Information Item

Land Use Advisory Committee

Meeting Date: November 19, 2026

Topic

Update on Decennial Systems Statement Dispute Resolutions

District(s), Member(s):	All Districts and Council members
Policy/Legal Reference:	Minn, Stats. §§ 473.856 – 473.857
Staff Prepared/Presented:	Angela R. Torres, Senior Manager, (651) 602-1566
Division/Department:	Local Planning Assistance / Community Development

Background

After adoption of the Regional Development Guide, the Metropolitan Land Planning Act requires that the Council provide local governments with a metropolitan system statement. System Statements are individualized for the community and provide information on forecasted growth, development expectations, key changes to the regional plan and system plans, and considerations affecting the community. The information is used by the community to review their comprehensive plan and prepare updates reflective of new regional policy and system plans. The Council issued System Statements on September 22, 2025.

Concerns with the System Statements are typically resolved through discussions between the local government and their Sector Representative. The areas of discussion usually revolve around forecasts. If an agreement cannot be reached, the local government can request a hearing by submitting a resolution that describes the concern and proposes amendments. The community can choose to have either the Land Use Advisory Committee or the Office of Administrative Hearings conduct a hearing. The reviewing body is required to issue a report to the Council within 30 days. The Council makes a final determination on any changes to the System Statement based on the report.

During the statutory review period which ended in December 2025, there were 183 System Statements accepted without formal dispute. Five cities submitted formal disputes including Farmington, Forest Lake, Hugo, North Oaks, and Oakdale. At the meeting on November 19, 2026, the Committee will hear about the final resolution to these disputes.

After System Statements are final, local governments have three years to complete their local comprehensive plan. The next comprehensive plan updates are due on December 31, 2028.

Statutory Responsibilities

Minn. Stat. § 473.856 Metropolitan System Statement; Amendments, requires the Council to provide local governments with a system statement when the regional development guide is revised or when amendments are made to metropolitan system plans. The adoption in February 2025 of Imagine 2050 initiates this requirement.

Minn. Stat.§ 473.857 System Statements; Reconciliation Procedures, establishes the process to resolve any disagreements over the content of a system statement if necessary. The Land Use Advisory Committee can play a special role in that process if the community chooses to have the Committee hold the hearing to review the dispute.