



May 19, 2025

Tony Wippler, Planning Manager
City of Farmington
430 Third Street
Farmington, MN 55024

RE: City of Farmington – Farmington Technology Park Comprehensive Plan Amendment – Notice of Council Action

Metropolitan Council Review File No. 22086-7
Metropolitan Council District No. 15

Dear Tony Wippler:

At its meeting on May 14, 2025, the Metropolitan Council reviewed the City's comprehensive plan amendment, based on the staff report (attached). The amendment re-guides 344.54 acres from Commercial, Low to Low/Med Density Residential, Medium Density Residential, Park/Open Space, and Non-Designated to Mixed Use (Commercial/Industrial). The site is located in the southeast portion of Farmington. The purpose of the amendment is to facilitate the development of a Technology Park/Data Center campus.

The Council found that this amendment conforms to the regional system plans for transportation, wastewater, and parks; is consistent with *Thrive MSP 2040* and Council policies; and is compatible with the plans of adjacent jurisdictions. The amendment did not improve the 2040 Plan's inconsistency with the Council's Housing Policy Plan, and that remains unchanged. However, the City may place the amendment into effect.

The Council's staff report detailed the following advisory comments:

Strongly advise the City that:

- a. Because of the potential volume and chemical characteristics of wastewater from this site, the Council is concerned about a potential wastewater system impact. Therefore, the Council advises the City to consider the full extent of the advisory comments in the Review Record for wastewater.
- b. Because of the volume of projected water use identified for this site, the Council is concerned about the potential water demand tradeoff between this immediate industrial use versus the population future growth of the City. Therefore, the Council advises the City to consider the full extent of advisory comments in the Review Record for water supply.

Advise the City:

- a. That its Plan remains inconsistent with Council housing policy, and it may not draw down funds awarded via Livable Communities Act (LCA) programs
- b. To implement the advisory comments in the Review Record for forecasts.

A copy of the staff report to the Council is attached for your records. The Council will append the amendment, submission form and supplemental information to the City's plan in the Council's files. If you have any questions regarding the review please contact Patrick Boylan, Principal Reviewer at 651-602-1438 or via email at patrick.boylan@metc.state.mn.us.

Sincerely,



Angela R. Torres, AICP, Senior Manager
Local Planning Assistance

Attachment

CC: Tod Sherman, Development Reviews Coordinator, MnDOT Metro
Wendy Wulff, Metropolitan Council District No. 16
Patrick Boylan, Sector Representative/Principal Reviewer
Reviews Coordinator

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