

Information Item

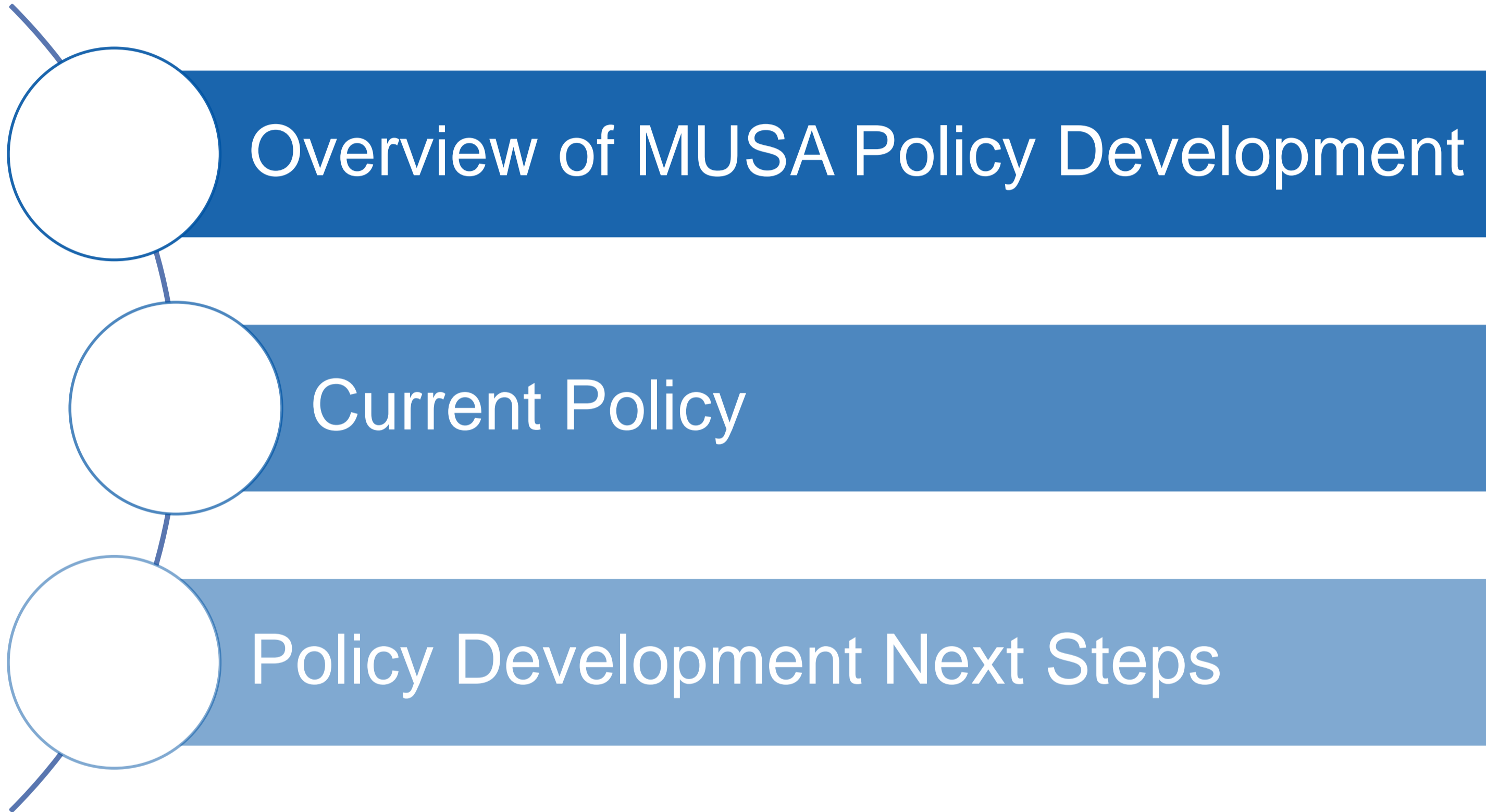
MUSA Policy Overview

October 17, 2016

Community Development Committee



Today's Discussion



What is the MUSA?



- Defined in comprehensive development guide
 - Area already served or planned for regional wastewater services
 - Definition and delineation evolved over time

1975 Metropolitan Development Guide

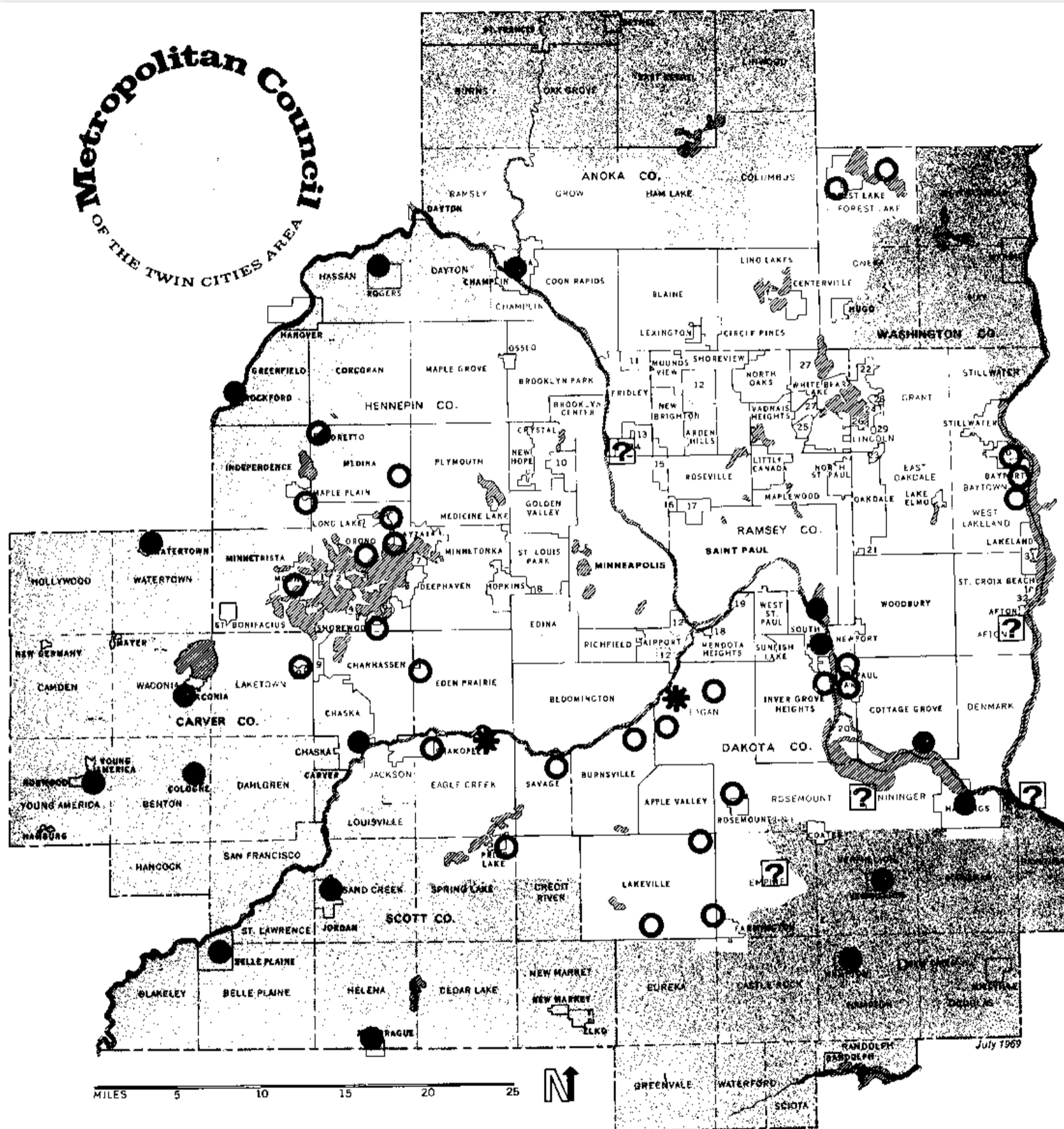
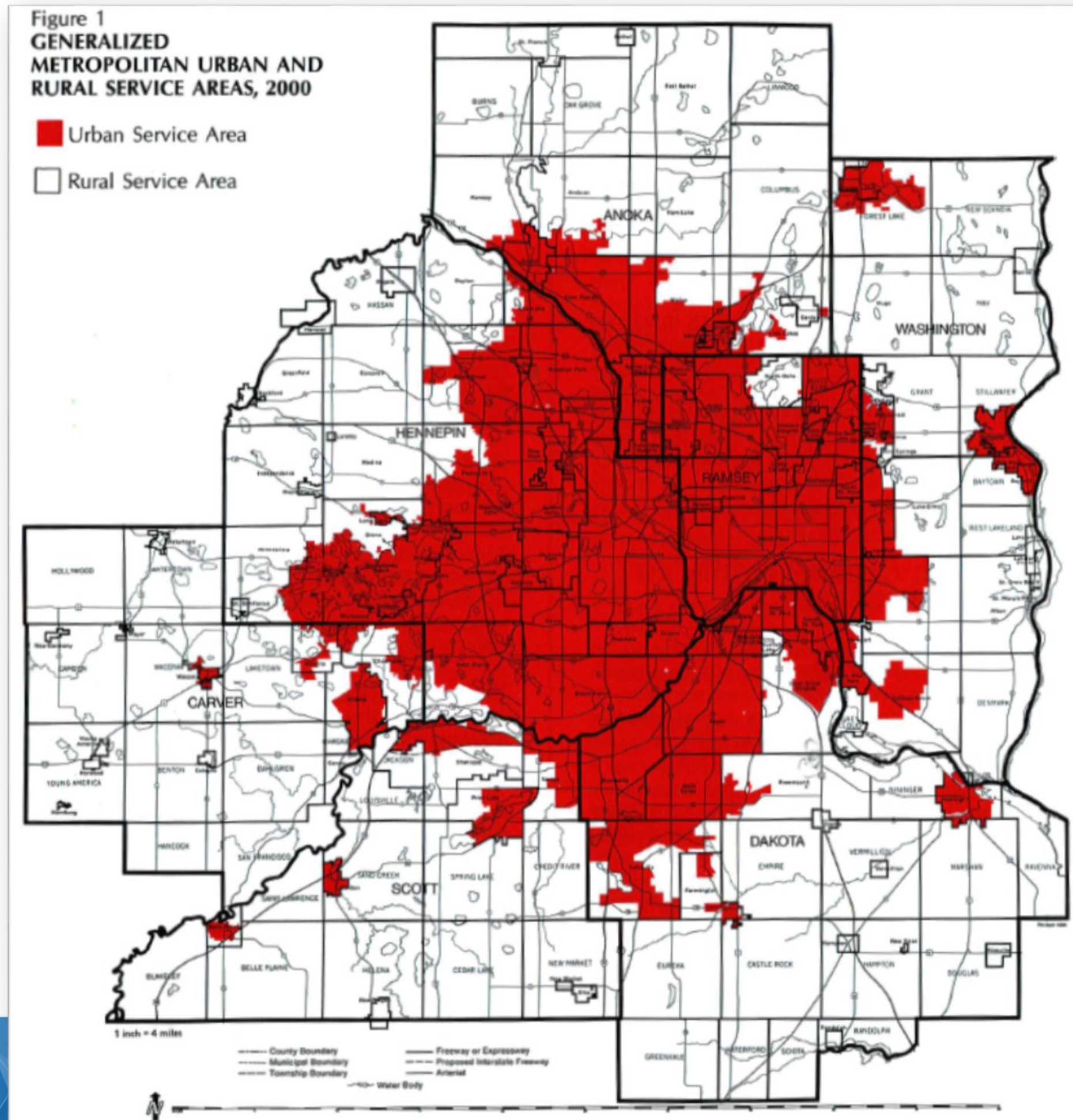


Figure 3. SEWAGE TREATMENT WORKS BY YEAR 2000

- Permanent, Existing in '68
- Interim, Existing in '68, Removed by 2000
- New Interim
- ★ New Permanent
- Further Study Required
- ▭ Service Region

- “Metropolitan Sewer Service Region”
- Loosely defined
- Correct the Region’s increasing water pollution problem
- Provide best long-range uses of rivers and lakes
- Guide development
- Planning for regional interceptors and regional treatment plants
- Focus on interim ‘clean up’ efforts

1988 Metropolitan Development and Investment Framework

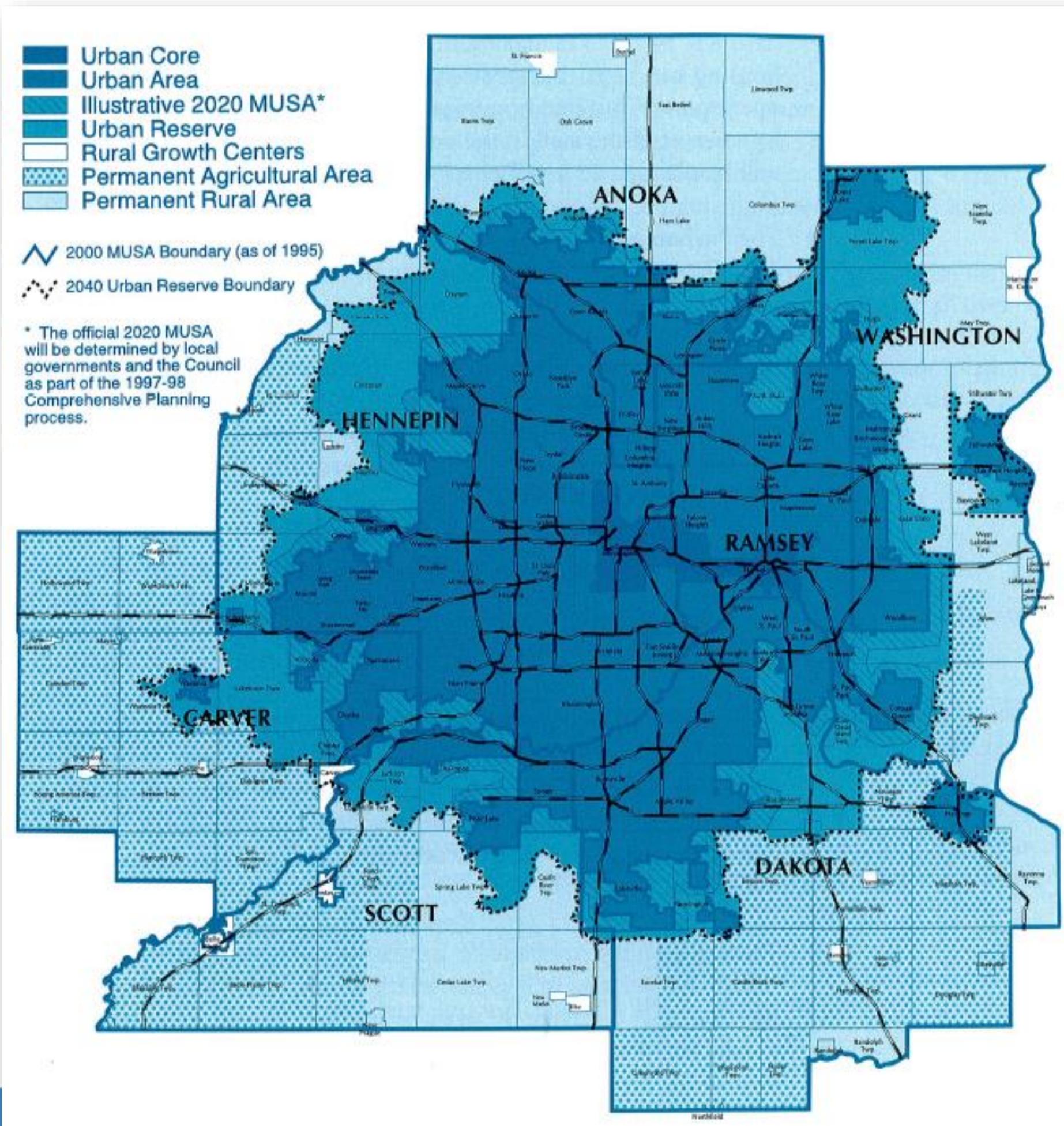


- MUSA boundaries more clearly defined
- Directing growth to the urban service area
- Land supply to accommodate forecasted growth through 2000
- Will not support development of facilities in “excess of forecasted need”
- Highest investment priority in serving 2 metro centers

1992 Interim MUSA Policy

- Developed for 3 reasons
 1. Lack of a policy basis for reviewing post-2000 MUSA expansion requests
 2. Ongoing studies needed to be completed still, including update of Metropolitan Development & Investment Framework
 3. Questions of fairness
- Policy
 - No more reviews of post-2000 MUSA expansions
 - “Substantial impact” or “substantial departure” standard
 - 1988 review standard carried through

1995: 2020 Regional Blueprint

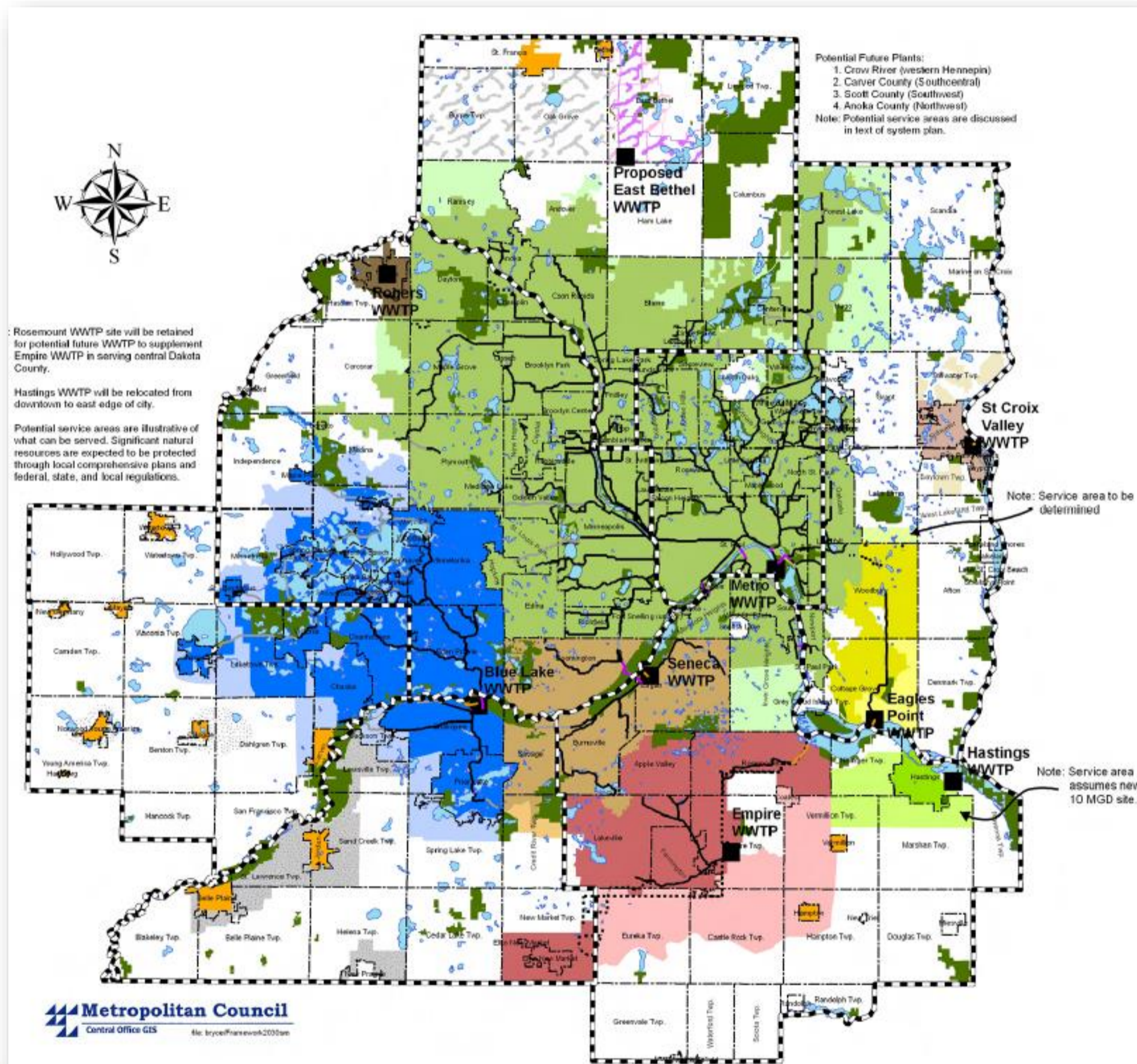


- MUSA Boundary extended to 2020
- Inclusion of the 2040 Urban Reserve
- Rural Service area divided into Permanent Rural and Permanent Agricultural Areas
- Only extend into rural areas in exceptional situations

2004 MUSA Guidelines

- Many requests for MUSA expansions or developing timing/staging change
- Ensure adequate supply of urban land to support growth
- Initiation of the Plat Monitoring Program
- Standard for reviewing requests:
 - Density ≥ 3 du/ac
 - Adequate capacity in regional and local wastewater systems
 - If City has I/I issues, needs to have a reduction plan in place

2005: 2030 Regional Development Framework

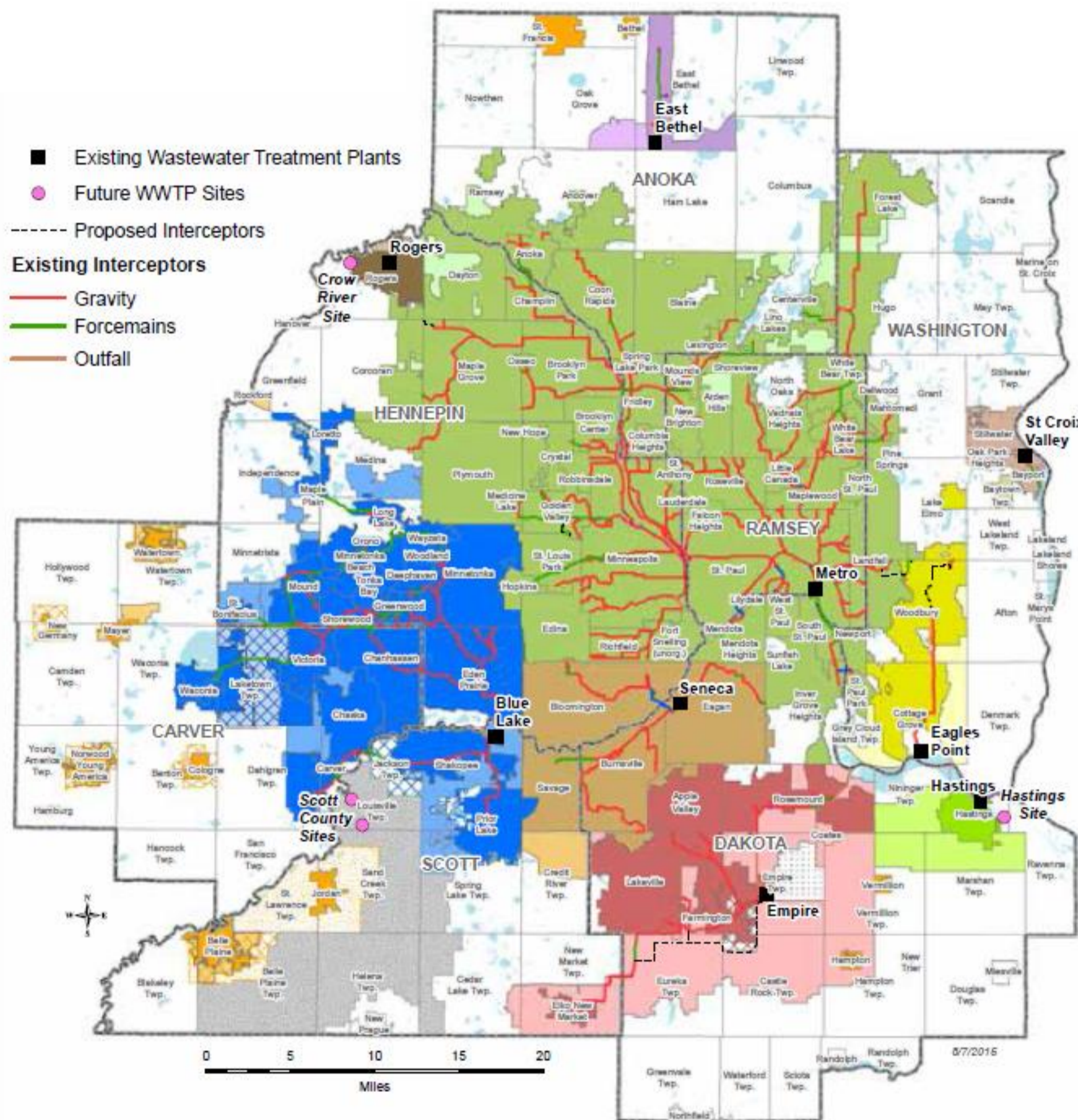


- Housing boom in early 2000s
- Pressure for development in the “developing edge”
- MUSA extended to 2030
 - To be further refined in 2008 decennial comprehensive plans
- Removal of the 2040 Urban Reserve
- New: Long-Term Sewer Service Area

2007 MUSA Implementation Guidelines

- Guidelines:
 - Minimum density: 3 du/ac overall
 - Credit for participation in Plat Monitoring Program
 - Lowest allowable guided density for newly guided land
 - Previously guided land considered “approved”
 - Replats and pre-1985 lots with failing SSTS not figured into density
- Purpose:
 - Allow more local flexibility
 - Be responsive to market forces
 - Acknowledge the performance of individual communities

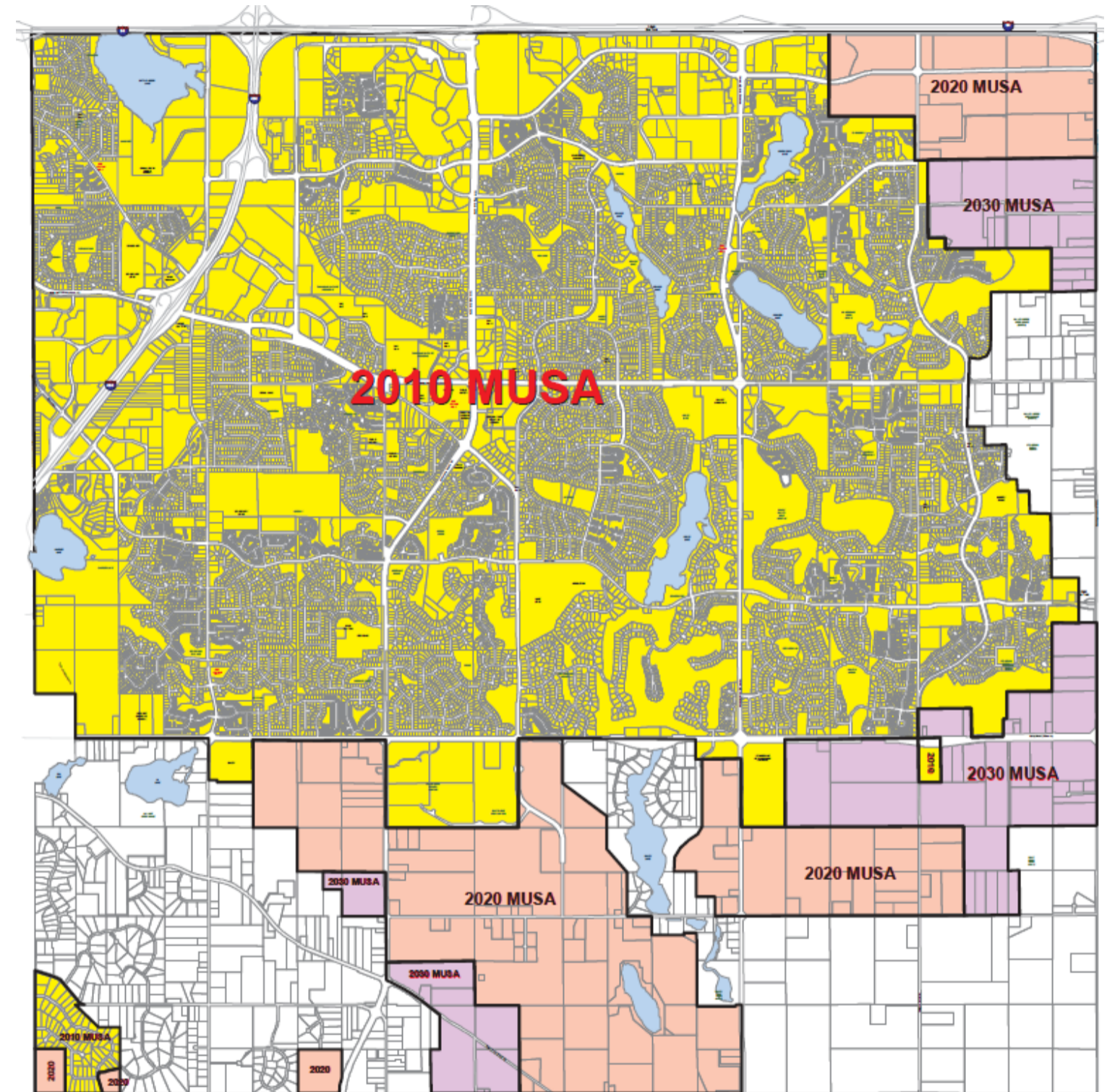
2014: Thrive MSP 2040



- Long-term Service Area refined and limited in 2008 comprehensive plans
- Housing crash late 2000s
- Tempered forecasted growth through 2040
- Land capacity in 2030 MUSA sufficient to support 2040 forecasted growth
- Staging/timing to be refined in 2040 Comprehensive Plans

Policy Application

- Staging identified by local government
- Council reviews for system impacts (density/flows) and forecast consistency
- Implementation guidelines for proposed changes to staging and expansions



Next Steps

- Update MUSA Implementation Guidelines
 - Housekeeping update: reflect Thrive MSP 2040 and current practice
 - Consideration for failing SSTS
 - Incorporate publicly owned BMPs for stormwater management into density calculations
 - CDC Input
- Draft Updated Guidelines
 - Collaboration with MetroCities
- CDC review of Updated Guidelines
- Council approval

Questions?

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