



MUSA Implementation Guidelines

Proposed Minor Update



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metro council.org

Overview

History

- First established in 2004
- Collaboration with Metro Cities
- Last updated in 2017 with adoption of *Thrive MSP 2040*

Purpose

- Allow more local flexibility
- Be responsive to market forces
- Acknowledge the performance of individual communities

Current Guidelines

- Minimum net density: 3 units/acre overall
- New and redevelopment
- Credit for participation in Plat Monitoring Program
 - Gives credit for installation of publicly owned stormwater facilities (outlots)
 - Excludes previously platted areas
- Excludes existing developments in annexation areas
- Excludes areas with failing subsurface sewage treatment systems (SSTS)

Changes in MUSA



How and why MUSA may change

- Policy changes (new policy plan)
 - System additions (Rogers WWTP)
- Local comp plans (refining the MUSA)
- Community growth (amendments around the edge)
- Local timing of development changes (changes to staging)
- SSTS failures

Lake Elmo – Tapestry Development



Regional Sewer Connection

- Issue:
 - 65 single-family homes on large rural lots
 - Failing communal sanitary sewer system
- Amendment:
 - Rural Area Development to Rural Single Family Sewered
 - Citywide planned density from 3.8 to 3.2 units/acre
- Council Action:
 - Community Designation change
 - MUSA extension

Process

Review Process

- ✓ Information Item Discussion
- ✓ Revise based on feedback
- ✓ Review as a Business Item

In Future

- Following adoption of the 2050 regional development guide review more broadly to reflect new policies

For Consideration

Minor Update

- Clarification for failing communal systems
- A few minor housekeeping changes for clarification



Proposed Edits

UPDATED GUIDELINES (dated April ~~2017~~ 2023)

1. The city's overall average net residential density for new development and redevelopment since 2000 must be a minimum of three units per developable acre. Determination of this density will be based on approved ~~preliminary~~ final plats as reported in the Plat Monitoring Program, if needed.
2. The following will not be counted in a city's density calculation:
 - a. Replatted areas that were previously platted and reported in the Plat Monitoring Program.
 - b. Existing developments that are part of townships or areas being annexed from townships.
 - c. Areas that have failing sub-surface sewage treatment systems (SSTS) and no on-site alternative SSTS locations. The city shall provide documentation from a licensed SSTS inspector confirming the failure of the existing system and the existing conditions on the site that prohibit the installation of a new SSTS.
3. Failing communal systems are not included in provision 2.c (above); areas with communal systems will be included in density calculations.
- ~~3.4.~~ Communities may receive credit for the installation of stormwater BMP facilities provided that the facilities are located on separate lots or outlots, are publicly-owned, properly maintained, and do not encroach upon or modify an existing natural resource.

Findings



That the proposed amendment:

- Supports a transparent review process
- Improves clarity
- Ensures consistent application of adopted guidelines
- Reinforces a shared understanding of application of guidelines

Proposed Action

That the Metropolitan Council:

1. Revise the Council's *Metropolitan Urban Service Area (MUSA) Implementation Guidelines* as shown in Attachment 1 of this Report.



Thank
you

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