



# MUSA Implementation Guidelines

Proposed Minor Update



March 20, 2023 Angela R. Torres, AICP [metro council.org](https://metro council.org)



# Today's Discussion



- Background on MUSA
- Current guidelines
- Proposed minor update
- Next steps



# Background





# What is MUSA?

## Metropolitan Urban Service Area (MUSA)



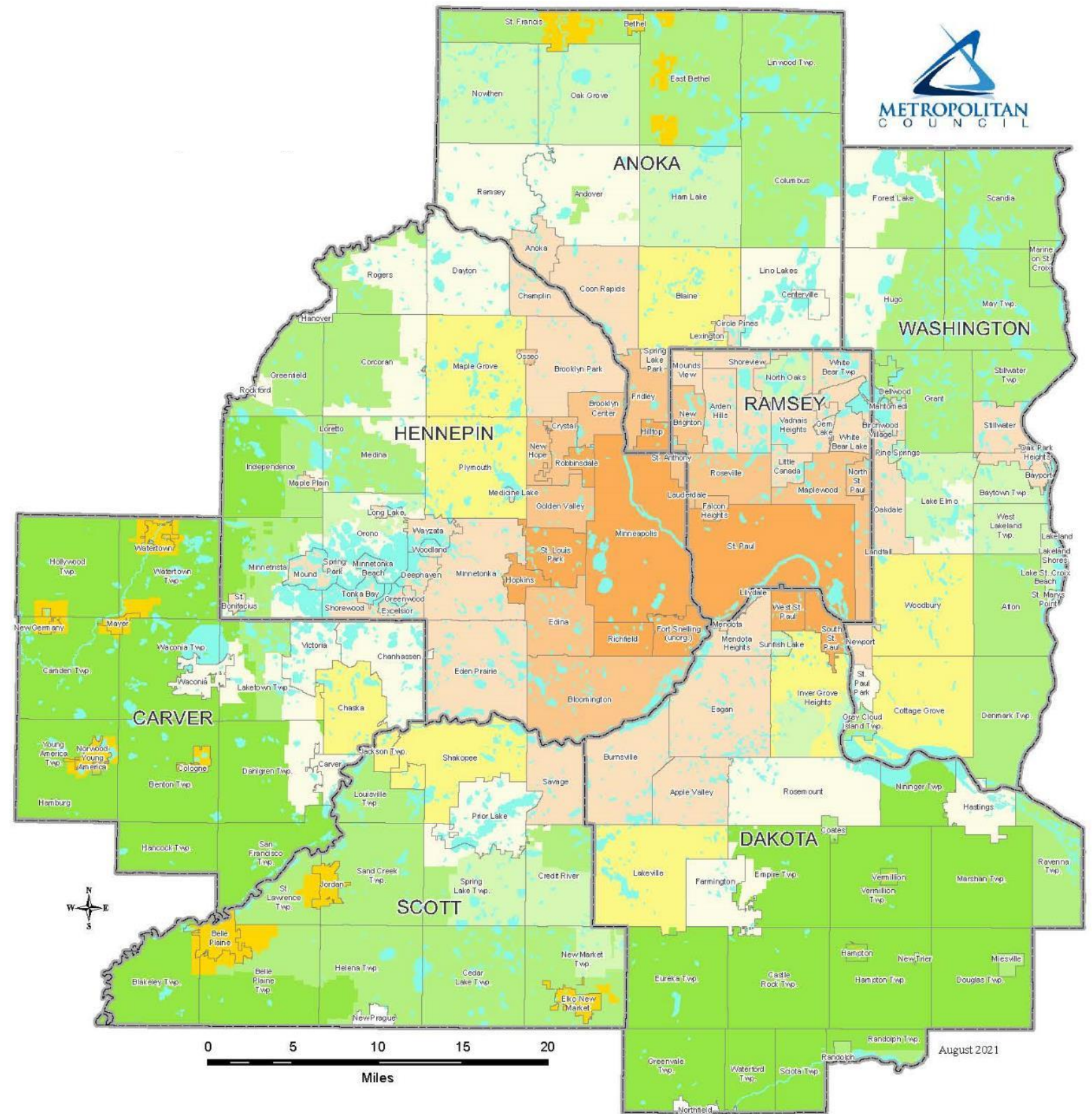
# Thrive MSP 2040 Community Designations (2014)

## Urban Service Areas

- Urban Center
- Urban
- Suburban
- Suburban Edge
- Emerging Suburban Edge

## Rural Service Areas

- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural



# Thrive MSP 2040 Land Use Policy

## Density Expectations

- Overall average density for new growth, development, and redevelopment
- Local governments:
  - Use
  - Location
  - Extent
  - Timing

### OVERALL DENSITY EXPECTATIONS FOR NEW GROWTH, DEVELOPMENT, AND REDEVELOPMENT

#### Metropolitan Urban Service Area: Minimum Average Net Density

Urban Center	20 units/acre
Urban	10 units/acre
Suburban	5 units/acre
Suburban Edge	3-5 units/acre
Emerging Suburban Edge	3-5 units/acre

#### Rural Service Area: Maximum Allowed Density, except Rural Centers

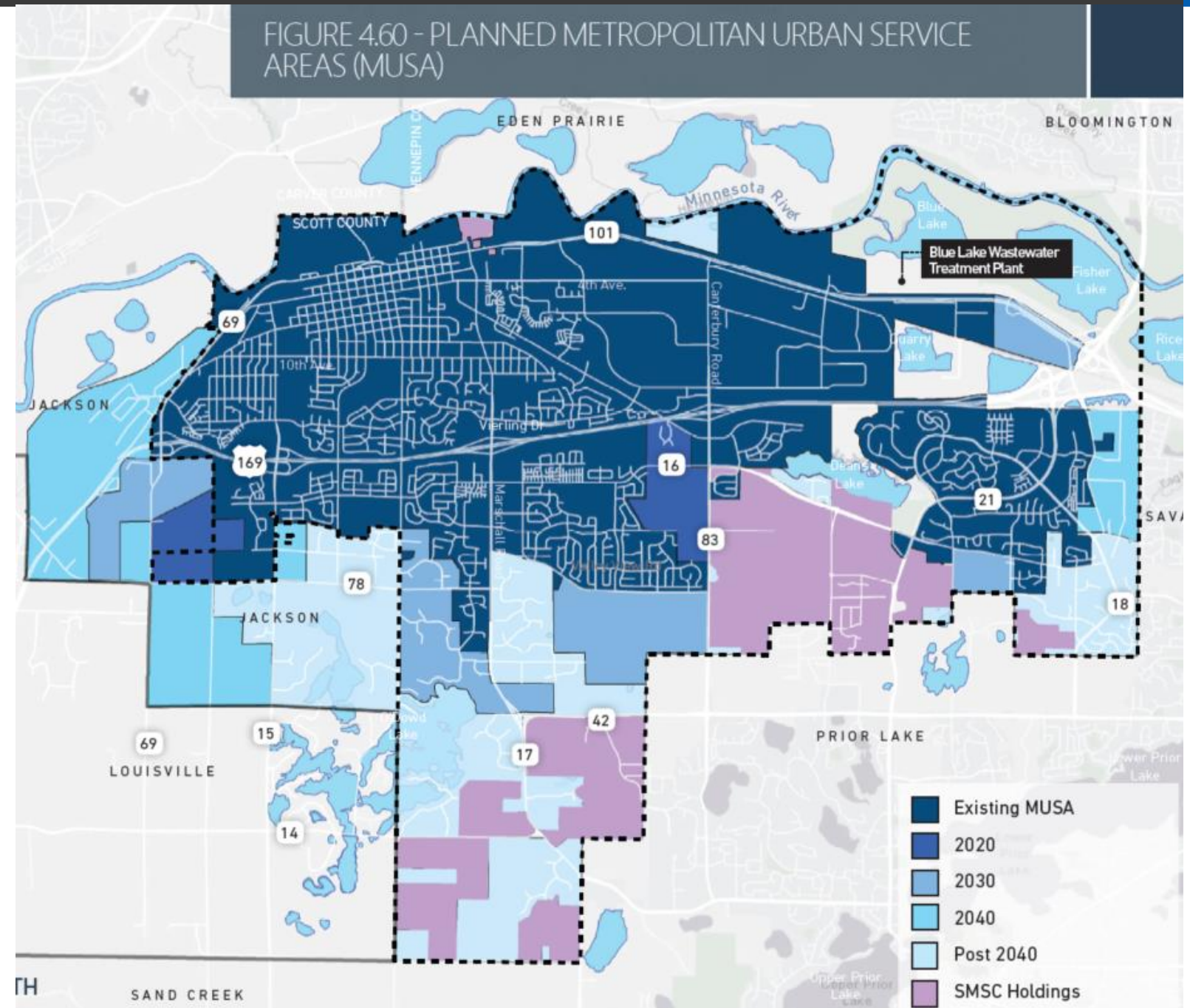
Rural Center	3-5 units/acre minimum
Rural Residential	1-2.5 acre lots existing, 1 unit/10 acres where possible
Diversified Rural	4 units/40 acres
Agricultural	1 unit/40 acres



# Staging Plans

## Local MUSA

- Staging identified by local government
- Council reviews for system impacts (density/flows), timing, and forecast consistency
- Proposed changes to local staging and expansions





# 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



# MUSA Implementation Guidelines





# 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)



# For Consideration



## Minor Update

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



# 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



# Proposed Edits

## UPDATED GUIDELINES (dated April 2017)

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 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. Failing communal systems are not included in this provision; areas with communal systems will be included in density calculations.



# Next Steps

## What to expect

- Respond to feedback and make revisions
- Revisit at future CDC meeting
- Review as a Business Item
- Following adoption of the 2050 regional development guide review more broadly to reflect new policies







Thank  
you

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