



IMAGINE²⁰₅₀

MUSA Expansion Criteria Discussion

Land Use Advisory Committee

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Today's Agenda



History of Metropolitan Urban Service Area



Imagine 2050: Regional Goals & Land Use Objectives

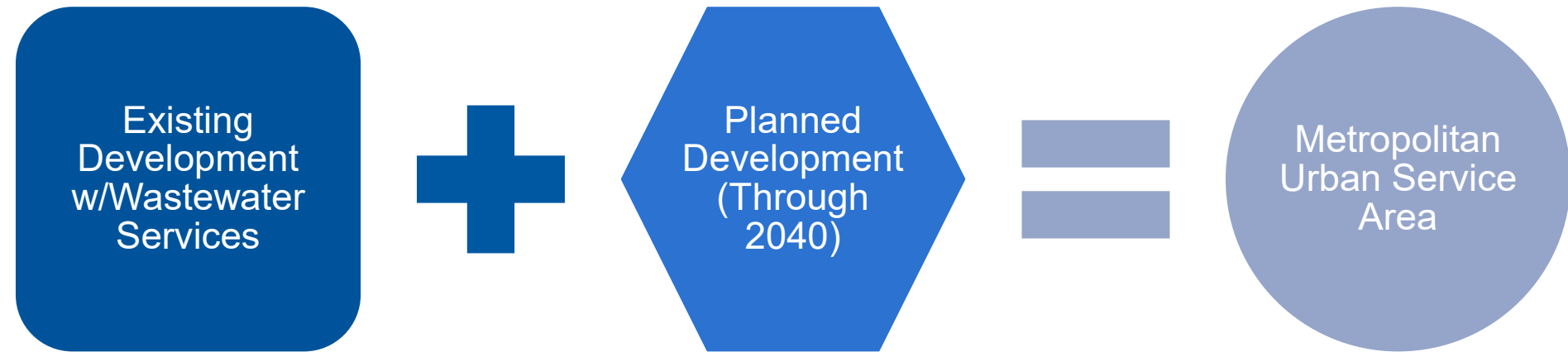


Potential Considerations



Discussion

What is the MUSA?

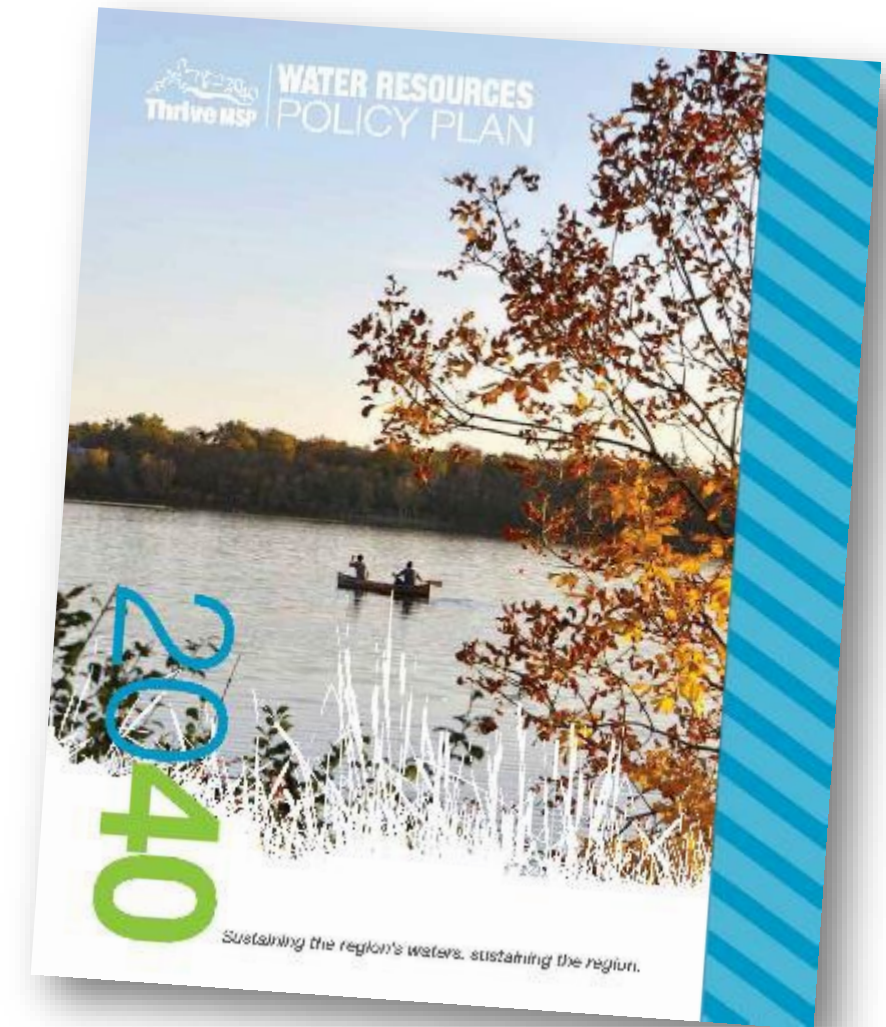


- **Defined in the regional development guide**
 - Area already served or planned for regional wastewater services
 - Definition and delineation evolved over time

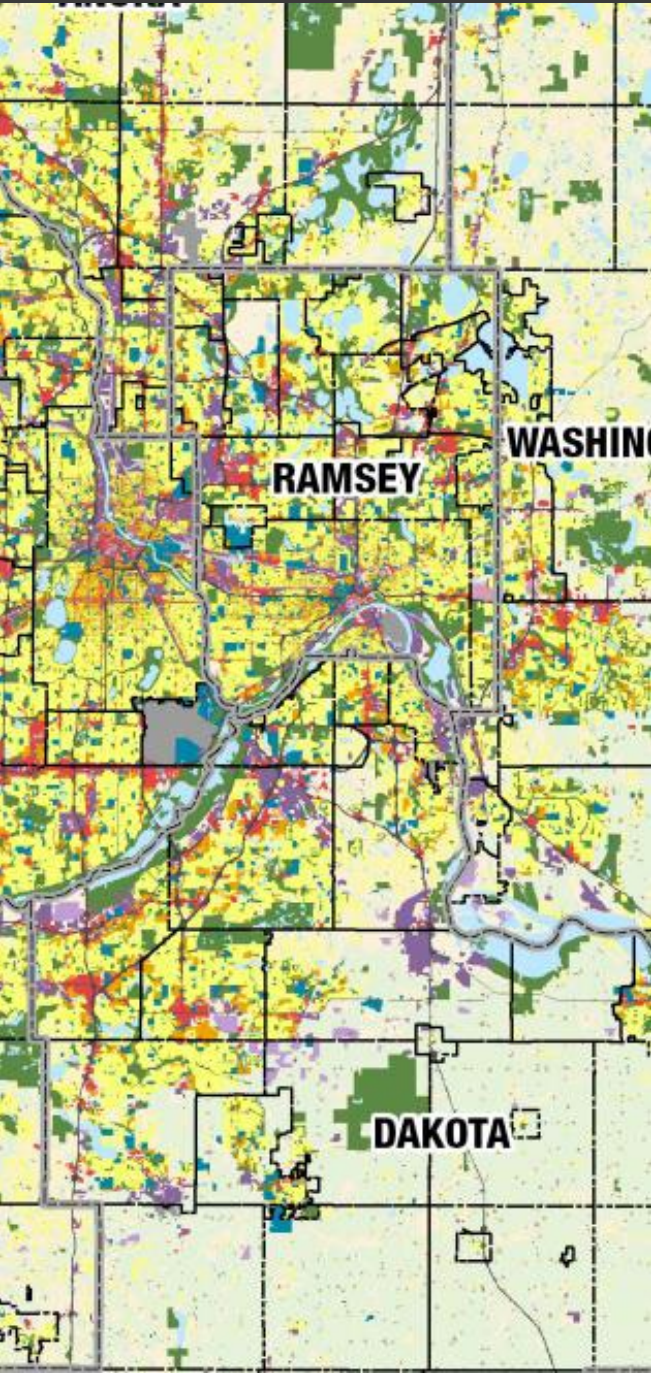
Regional Service Policies

Water Resource Policy Plan

- Conformance with Regional Wastewater System
- Consistency with Council Policies
- Compatibility with adjacent and affected governmental units
 - Accommodate projected growth
 - Provide sufficient land areas to accommodate growth. Developed vs. Undeveloped
 - Preserve areas for post-2040 growth.



Local comprehensive plans



- Defines the Community's vision
- Guides growth and development in that community
- Identifies key issues in community and how the community intends to deal with them
- Provides:
 - Basis for community's vision and principles
 - Reasoning for public facilities plans/budgets
 - Guidance on making local decisions

1975 Metropolitan Development Guide

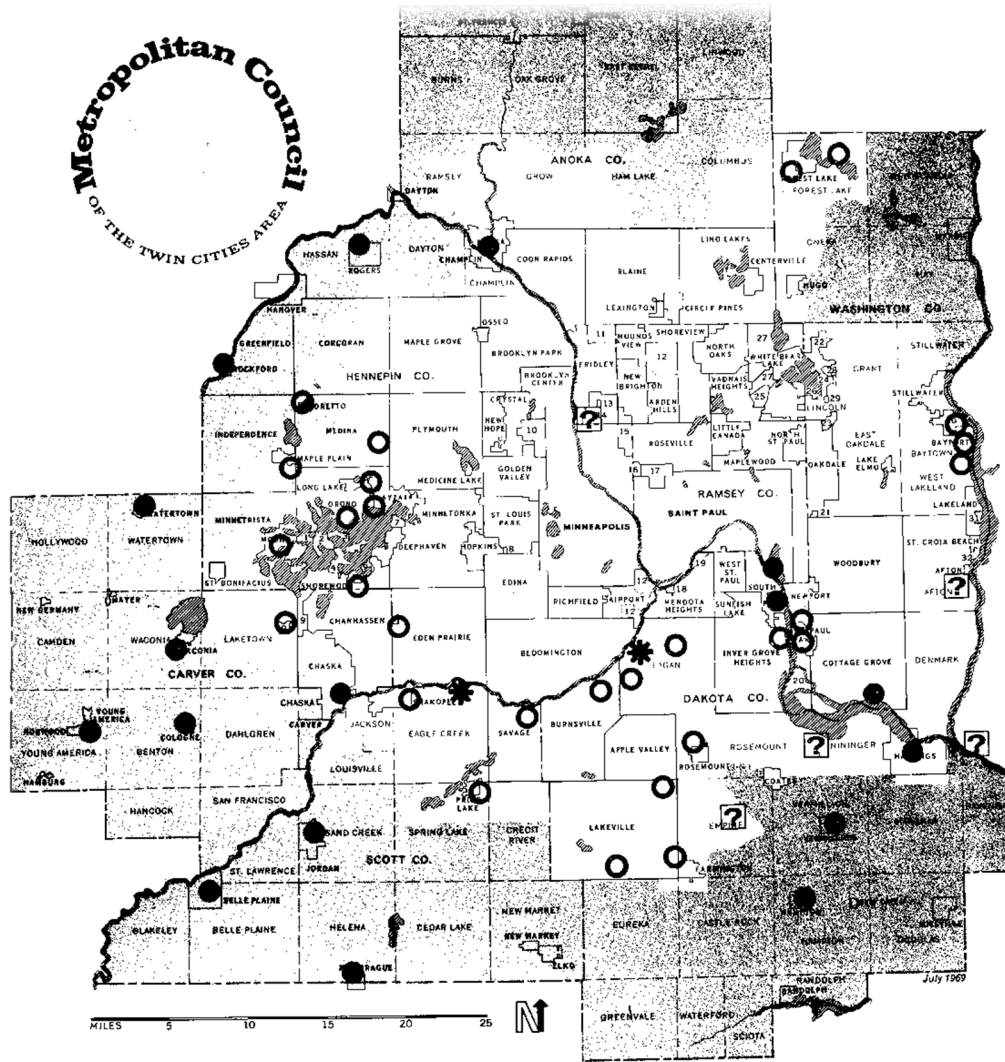
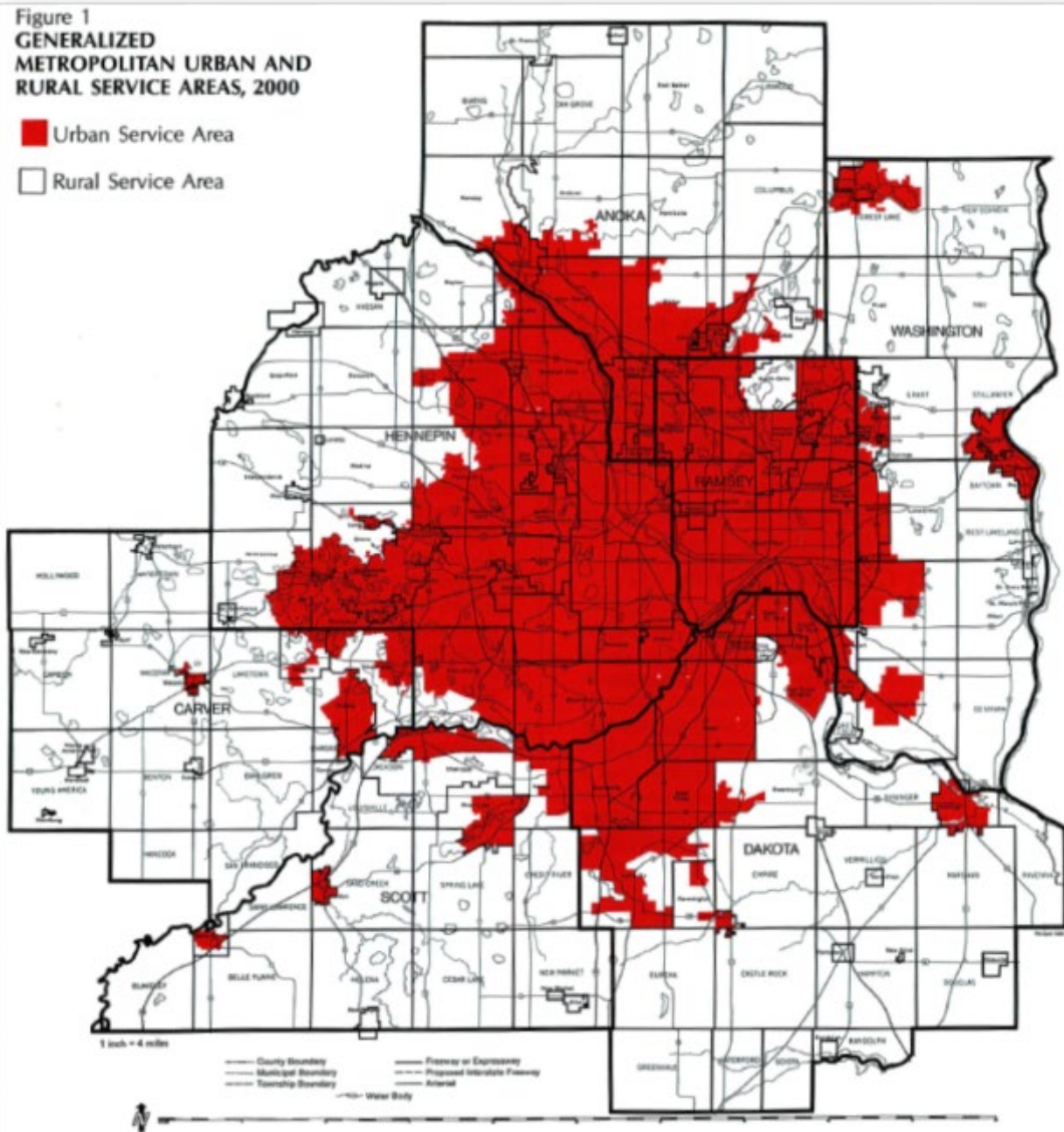


Figure 3. SEWAGE TREATMENT WORKS BY YEAR 2000

- “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 three reasons

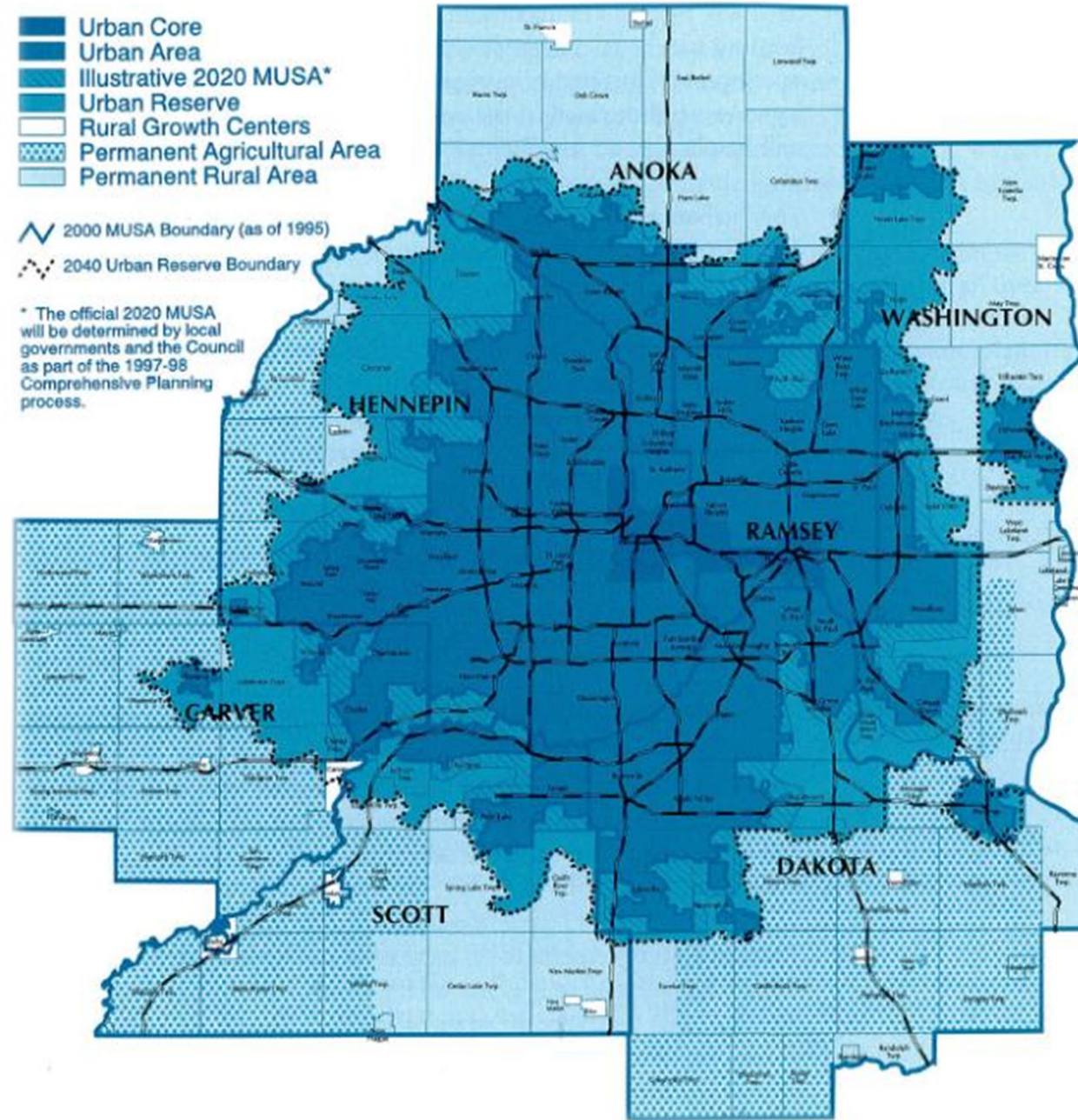
1. Lack of a policy basis for reviewing post-2000 MUSA expansion requests
2. Ongoing studies needed to be completed still, including update of Metropolitan Development & Investment Framework
3. Questions of fairness

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

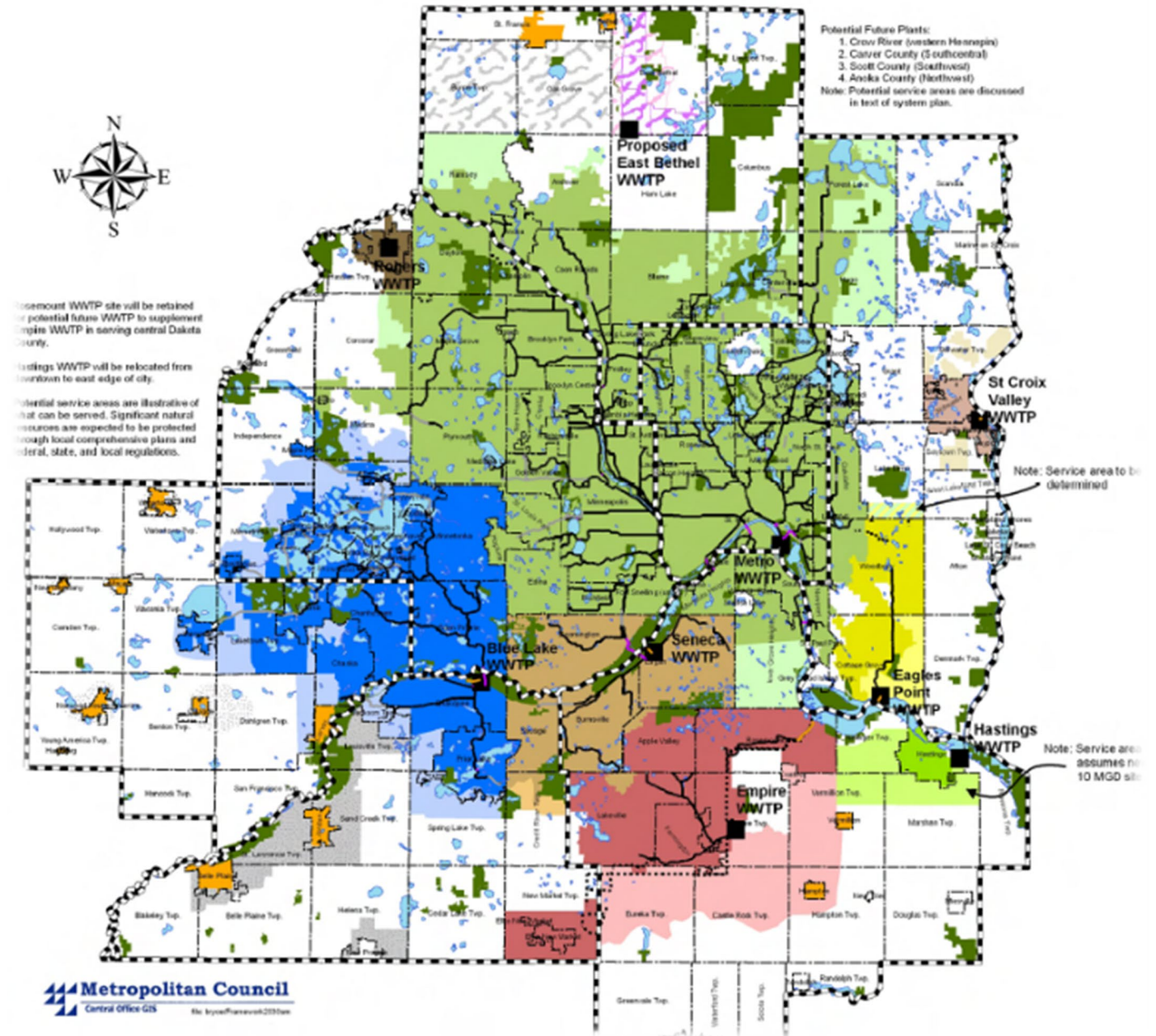
Guidelines

- 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
- 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



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

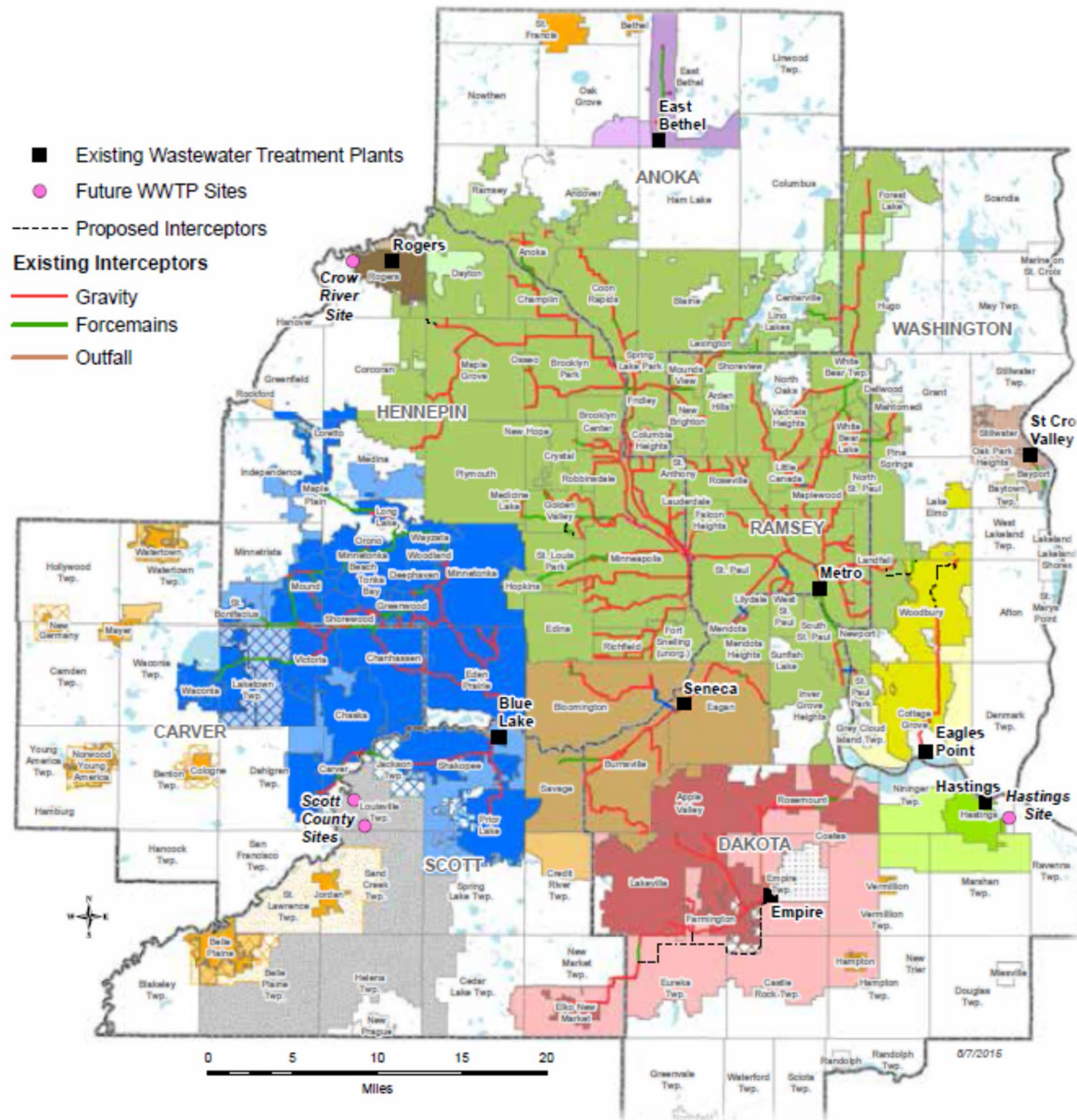
Guidelines

- 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

2017 MUSA Implementation Guidelines

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.

2023 MUSA Changes

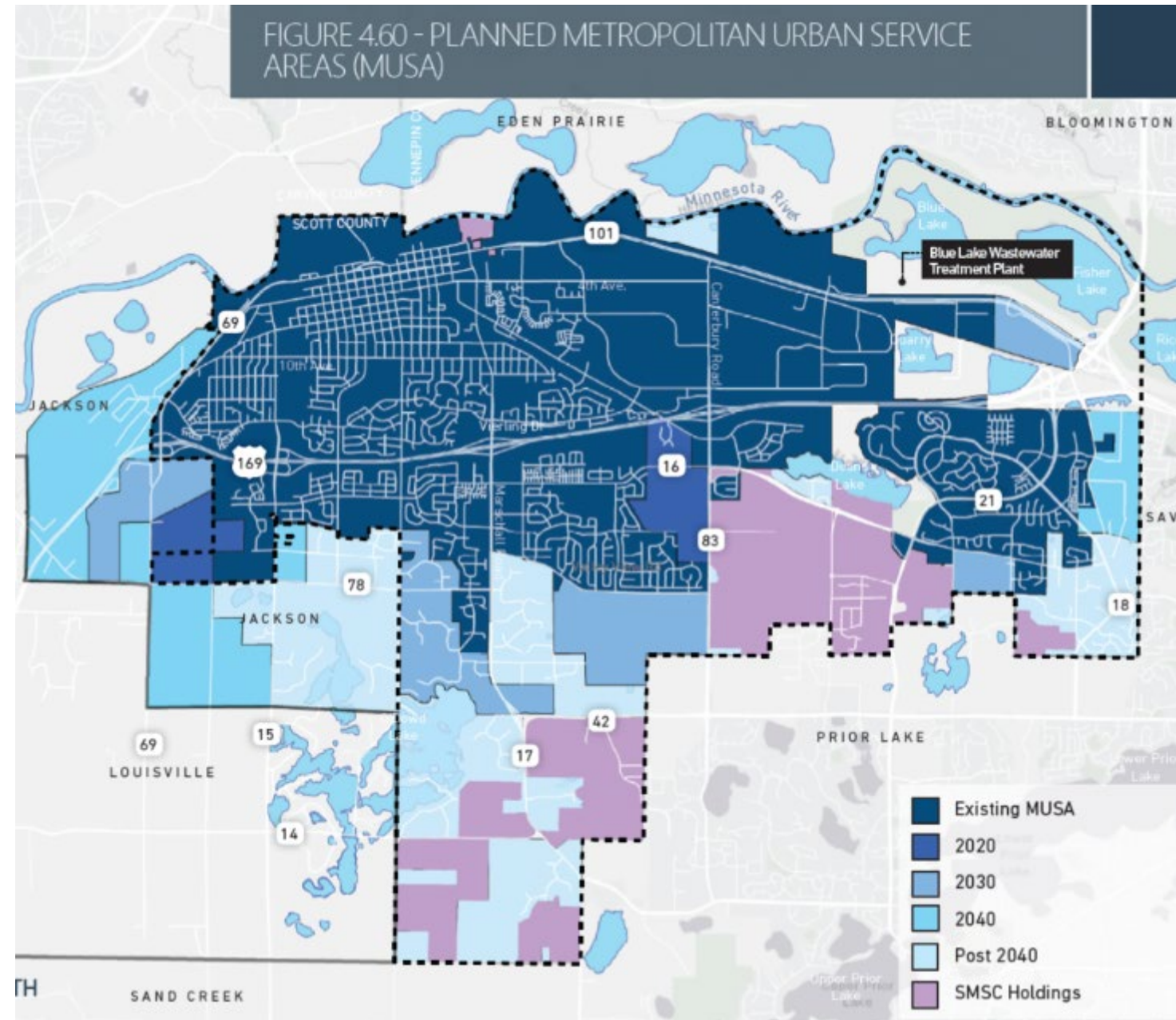


Minor Update

- Clarification for failing communal systems
- A few minor housekeeping changes for clarification
- Revisit more broadly after 2050 policy is established

Policy Application

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



Application Types

Expansion into the Rural Area

- Rural Community Designation
- Request to extend regional services for urbanized, sewer-serviced development where it was not previously planned or staged

Changes to Local Service in Urban Service Area Communities

- Urban Community Designation
- Requests to change:
 - Staging of local services (timing)
 - Geography of local services

Monitoring



Planned and Actual

- Comprehensive Plan Amendments
- Plat Monitoring Program
- Sewer Connection Permits
- Building Permit Data

Regional Goals

Our region is equitable and inclusive.

Racial inequities and injustices experienced by historically marginalized communities have been eliminated; and all people feel welcome, included, and empowered.

Our communities are healthy and safe.

All our region's residents live healthy and rewarding lives with a sense of dignity and wellbeing.

Our region is dynamic and resilient.

Our region meets the opportunities and challenges faced by our communities and the economy including issues of choice, access, and affordability.

We lead on addressing climate change.

We have mitigated greenhouse gas emissions and have adapted to ensure that our communities and systems are resilient to climate impacts.

We protect and restore natural systems.

We protect, integrate, and restore natural systems to protect habitat and ensure a high quality of life for the people of our region.

Land use objectives

1



Respect the relationship with land and water as a foundation for regional growth.

2



Maximize opportunities for growth in places well-served by transit, bicycle, and pedestrian infrastructure.

3



People live in vibrant, inclusive, connected, and safe communities.

4



Ensure that development activities contribute to the fullest protection and restoration of natural systems on every level.

5



People in all types of communities have housing opportunities that align with their needs.

6



Remedy past and present discriminatory land use practices.

7



Strengthen the climate resilience of neighborhoods and communities through sustainable land use and development patterns.

8



Support the economic wellbeing of our region and its communities.

Imagine 2050: MUSA Expansion Criteria



Potential Considerations for Discussion

- Requests for inclusion of new areas (without netting out others) would need to demonstrate a need for a forecast change.
 - Maintain a 20-year rolling land supply, regionally and locally
 - Local development demand and trends
- Require fulfillment of previous conditions related to Council-authorization of comprehensive plan or plan amendments, and fulfillment of program participation (like Plat Monitoring Program, building permit survey, etc.)
- Require that past performance has met density expectations
 - Consider a shorter look-back period for performance, or measure performance against rules in place at the time.
- Calculating capacity: exclude publicly protected areas, water bodies, wetlands, steep slopes, areas with limited depth to bedrock, and areas protected by public ownership/easement.
- Others?

Questions

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