

MUSA Implementation Guidelines

Imagine 2050 Update



Jan 13, 2026

metro council.org

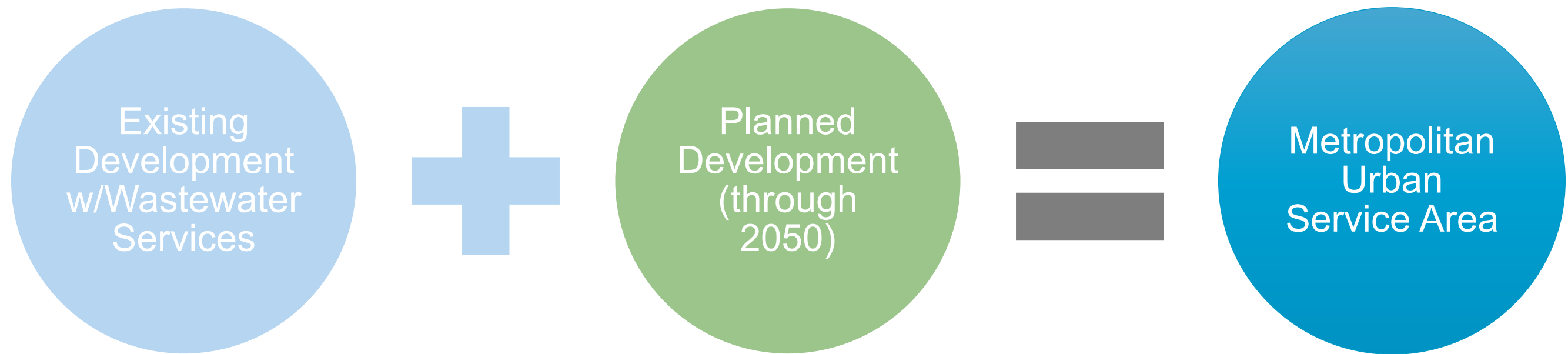
MUSA Implementation Guidelines

Today's Discussion

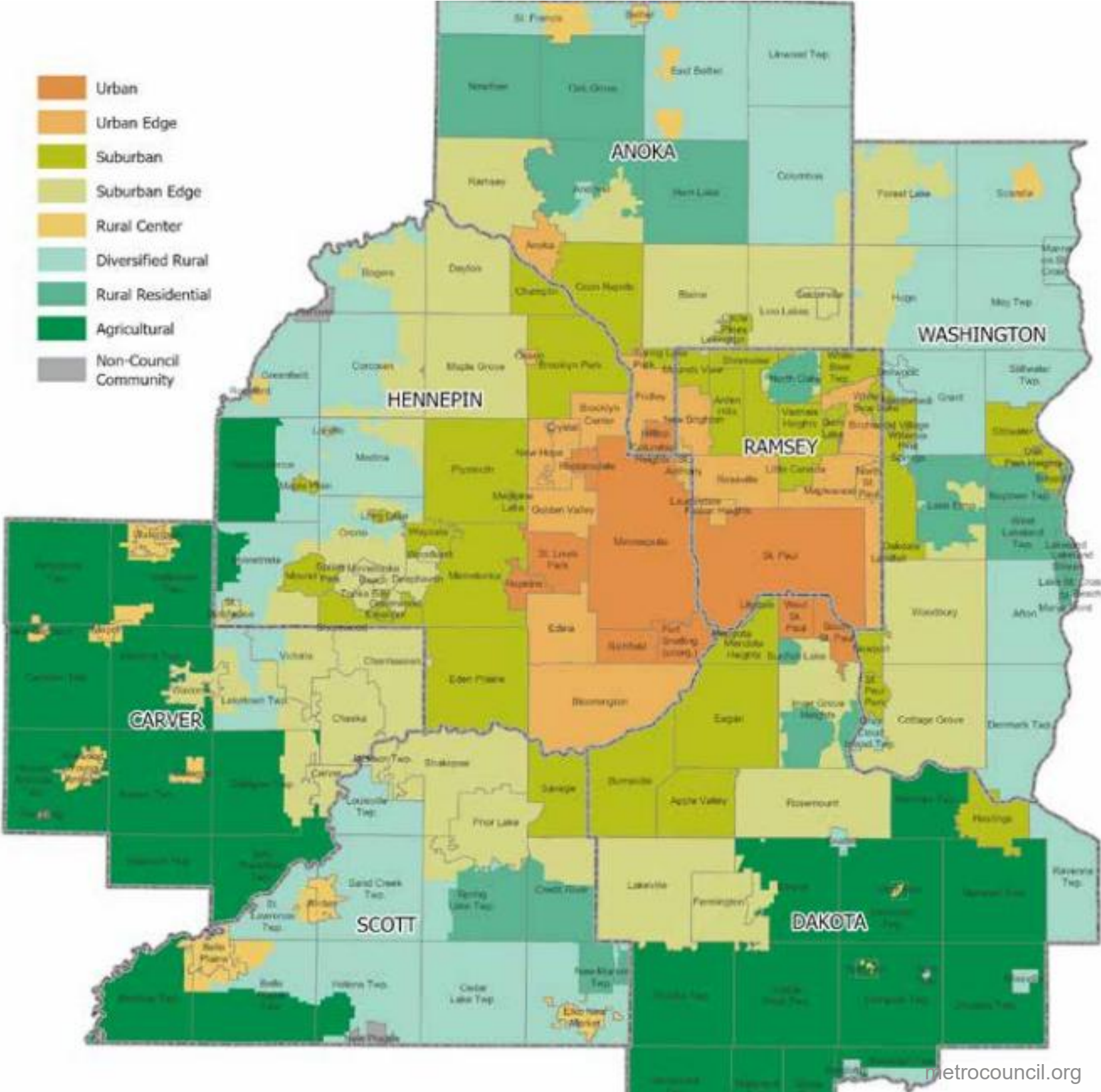
- Background
- Current guidelines
- Proposed changes
- Next steps

Metropolitan Urban Service Area (MUSA)

What is the MUSA?



Imagine 2050 Community Designations



Regional Service Policies



System and Policy Plans

- Conformance with Regional Wastewater System
 - Accommodate projected growth
 - Provide sufficient land areas to accommodate growth. Developed vs. Undeveloped
 - Preserve areas for post-2050 growth.
- Consistency with Council Policies
- Compatibility with adjacent and affected governmental units

Local comprehensive plans



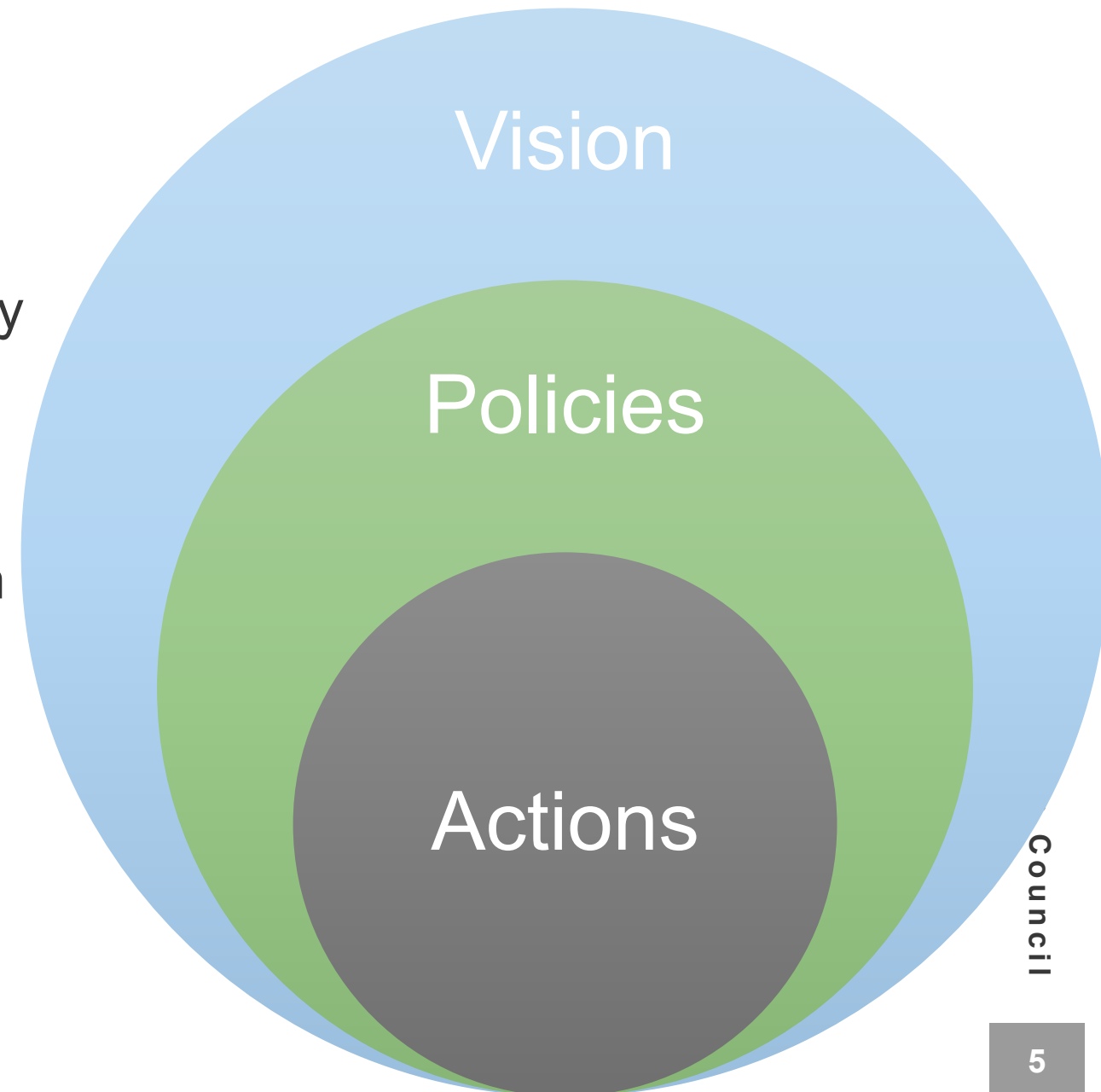
Community's vision

Guides growth and development in community

Identifies key issues in community and how the community intends to deal with them

Provides:

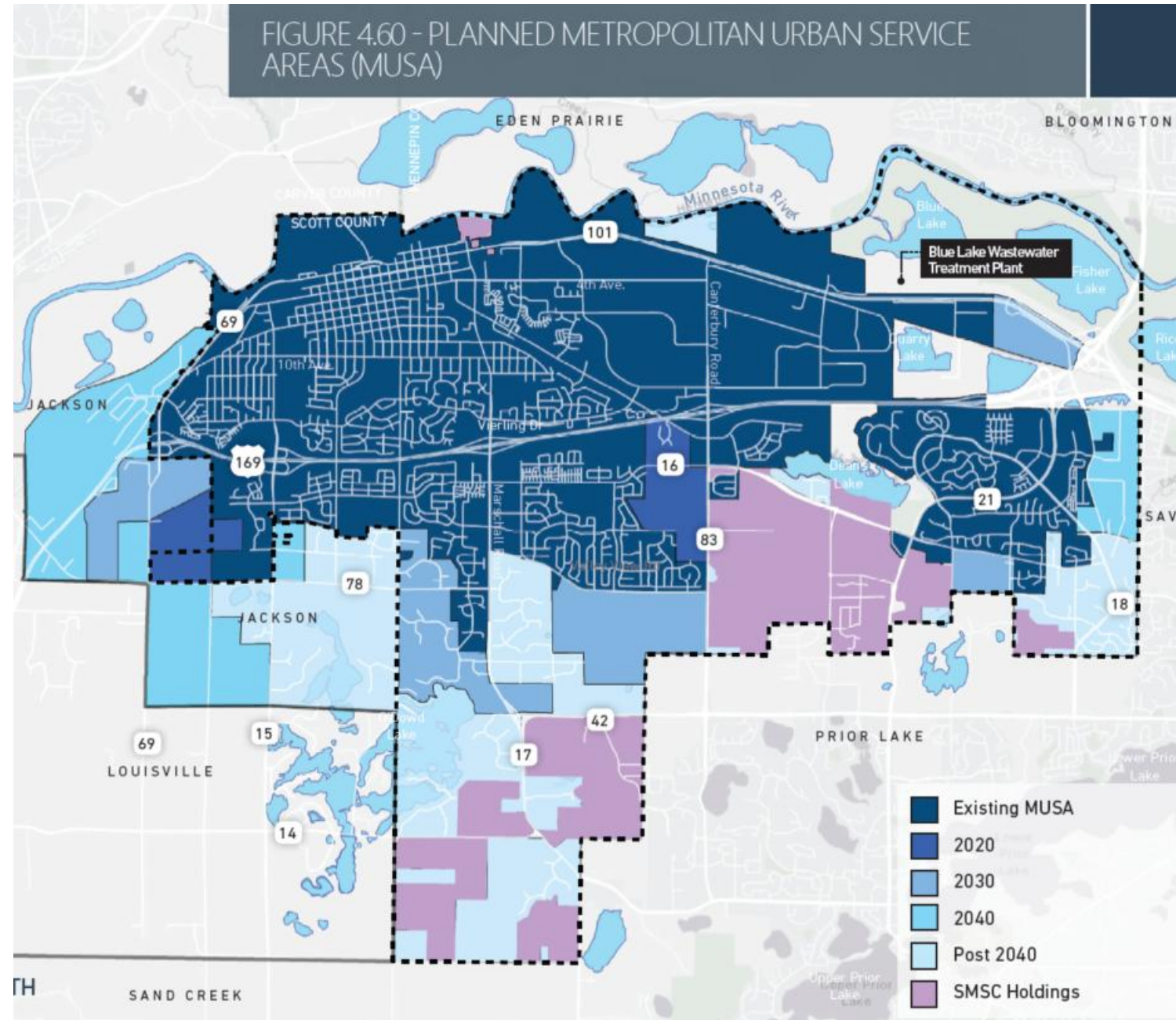
- Basis for community's vision and principles
- Reasoning for public facilities plans/budgets
- Guidance on making decisions



Metropolitan Urban Service Area (MUSA)

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



Monitoring Development



Planned and Actual

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

MUSA Implementation Guidelines

History

- First established in 2004
- Collaboration with Metro Cities
- Last Major updated in 2017 with adoption of *Thrive MSP 2040*
- Minor Update in 2023

Purpose

- Ensure transparent, clear, and consistent process for evaluating MUSA expansion request.
- Ensure orderly and efficient operation of regional system.

Current and Proposed Guidelines

- Cities are not required to included failing individual subsurface treatment systems (SSTS) that must be connected to the regional system in their density calculations. (2017 update).
- Cities are required to include failing communal SSTS that must be connected to the regional system in their density calculations (2023 update).

Proposed Policy



Mandated Connections

- Only if mandated by another regulatory agency.
- Requires new areas connecting to MUSA to accommodate forecasted growth at densities established by Metropolitan Council Policy.
- If forecasted growth and the existing density of the area connecting cannot meet regional density policy, allows an inefficiency surcharge to offset the density shortfall.
- Allows the Metropolitan Council to require the connecting area to pay for expenses associated with extending municipal services

Next Steps

- Respond to feedback and make revisions
- Revisit at future LUAC and CDC meeting (Q1 2026) as Business Item





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