



Draft Water and Sewer Extension Policy Options

To: Davidson Board of Commissioners
From: Jamie Justice, Town Manager
Date: August 1, 2018
Re: Draft Water and Sewer Extension Policy Options

1. OVERVIEW

Under the town's agreement with Charlotte Water, the town approves any water and sewer extension (extension of water and sewer lines to serve a property that is not a connection to existing lines adjacent to a property) to service a property. Currently the process entails approval by the town manager.

Staff was asked to bring forth a draft water and sewer extension policy for the town board to consider. The first draft for consideration was presented at the June 5, 2018 board meeting. After reviewing the draft policy and receiving public comment a 2nd modified draft policy has been created as another option.

This 2nd modified draft policy (August 7, 2018 version) requires that any water and sewer extension needed for a property in the extraterritorial jurisdiction (ETJ) not included in the rural area plan would come to the board for approval. Properties in the ETJ under the rural area plan would continue to follow the current process with town manager approval.

There are a few extension requests that would be applicable under this draft policy that could be brought to the board should this policy be approved.

Attached to the agenda is the June 5, 2018 draft policy, the August 7, 2018 draft policy, the Charlotte Water agreement exhibit, and the map exhibit.

2. RELATED TOWN GOALS

Strategic Plan:

Land Use Goal: the town of Davidson will align land-use policies including revision of development processes, zoning, and regulations to preserve our architectural history, manage residential growth, reduce the scale of future development, and enhance downtown (i.e., connect North and South Main streets).

Core Value(s):

- Davidson's traditional character is that of a small, historic college town, so land planning will reflect its historic patterns of village-centered growth including connection of neighborhoods, preservation of our historic resources, conservation of rural area, and provision of public spaces.

- Davidson's economic health is essential to its remaining a sustainable community, so town government will judiciously encourage and guide the location of new business opportunities.
- Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost.

Constituents served:

All citizens.

3. OPTIONS/PROS & CONS

Option 1: Approve the previous draft policy from the June 5th, 2018 board meeting.

Pros:

A written policy is created to replace the unwritten policy.

The Board makes the extension decisions directly and earlier in the process for growth management purposes.

Cons:

ETJ property owners have an additional step in the process before they can know if they can develop their properties.

Option 2: Approve the draft policy from the August 7th, 2018 board meeting.

Pros:

A written policy is created to replace the unwritten policy.

The Board makes the extension decisions directly and earlier in the process for growth management purposes.

The ETJ rural area plan property owners do not have an additional step in the process before they can know if they can develop their properties.

Cons:

ETJ non-rural area plan property owners have an additional step in the process before they can know if they can develop their properties.

Divides the ETJ property owners into two different groups with two different extension processes.

Option 3: Defer action until after the September 20th, 2018 mini-retreat.

Pros:

Allows for further study of the policy options.

Allows for full review of all the growth management tools so the water/sewer extension policy option can be considered with all the options.

Cons:

Continues the uncertainty.

Option 4: Do nothing which results in the current water/sewer extension process remaining in place.

Pros:

Allows the unwritten policy to continue.

ETJ property owners do not have an additional step in the process before they can know if they can develop their properties.

Cons:

The Board is not making the extension decisions directly and earlier in the process for growth management purposes.

4. FYI or RECOMMENDED ACTION

This is an FYI for discussion of the options at the August 7th, 2018 town board meeting.

5. NEXT STEPS

This is an FYI for the August 7th, 2018 town board meeting. If the Board chooses to pursue option 2 or 3, the proposed draft policy would be considered at the August 28, 2018 town board meeting. The policy would go into effect immediately if approved August 28th.

Any applicable extension requests under the policy after it's approved would then be brought to the town board at the August 28th board meeting for consideration.