

Resolution No.:	<u>19-1423</u>
Introduced:	<u>June 14, 2022</u>
Adopted:	<u>October 25, 2022</u>

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: County Council

SUBJECT: Ten-Year Comprehensive Water Supply and Sewerage Systems Plan, 2022-2031

Background

1. Section 9-501 et seq. of the Health-Environmental Article of the Maryland Code requires the governing body of each county to adopt and submit to the State Department of the Environment a comprehensive County Plan, and on a triennial basis comprehensively review its Plan.
2. In accordance with the State law on December 30, 1969, by Resolution No. 6-2563, the County Council adopted a Comprehensive Ten-Year Water Supply and Sewerage Systems Plan, which was approved by the State Department of the Environment.
3. The County Council has from time to time amended the Plan.
4. On June 2, 2022, the County Executive submitted the Recommended Montgomery County 2022-2031 Comprehensive Water Supply and Sewerage Systems Plan.
5. Recommendations on the 2022-2031 Comprehensive Water Supply and Sewerage Systems Plan were solicited from the Maryland-National Capital Park and Planning Commission, Washington Suburban Sanitary Commission staff, and affected municipalities.
6. A public hearing was held on July 12, 2022.
7. The Transportation and Environment Committee held worksessions on September 12, 2022 and October 3, 2022.
8. The County Council held a worksession on October 18, 2022.

Action

The County Council for Montgomery County, Maryland approves the following resolution:

The County Executive's Recommended Montgomery County 2022-2031 Comprehensive Water Supply and Sewerage Systems Plan is approved with the following changes, as shown in the attachments to this resolution.

This is a correct copy of Council action.



Judy Rupp
Clerk of the Council

Approved 2022 – 2031 Water and Sewer Plan: Summary Table of Text Revisions

In preparing the final version of the Approved 2022 – 2031 Water and Sewer Plan, the Montgomery County Department of Environmental Protection (DEP) made numerous revisions and updates to the June 2022 draft Plan text, as transmitted by the County Executive. Many of these changes were minor in nature, including editing corrections and minor wording revisions. In addition, DEP updated several of the GIS-generated map appearing throughout the text. The following table provides a summary of the more significant policy and other major revisions to the Executive's draft text.

APPROVED 2022 – 2031 COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN Revisions to the County Executive's Recommended June 2022 Draft Plan		
Section/Figure/Table Revised*	Initiated By	Revision
EXECUTIVE SUMMARY		
(pgs. ES-1 to ES-8)	DEP	Revised the Executive Summary, as needed, to reflect other changes in the Plan text (as identified below)
CHAPTER 1: OBJECTIVES AND POLICIES		
Section I.E.3.a. Washington Suburban Sanitary Commission (pg. 1-13)	Washington Suburban Sanitary Commission (WSSC Water)	Expanded the discussion of WSSC Water's role in the category change amendment process.
Section II.G.3.: Community Service for Properties Abutting Community System Mains (pg. 1-37)	County Council	In the text under <u>Technical Feasibility</u> , concerning new main extensions to existing abutting mains. Added that confronting properties eligible for community service from the main extension must be either improved or a recorded building lot.
Section II.G.3.c.: Transfer of an Abutting Mains Single Service Connection Qualification (pg. 1-40)	Transportation and Environment (T&E) Committee	Added new text under the abutting mains policy that allows, under strictly limited circumstances, the transfer of an abutting mains connection right from one qualifying property to another adjacent, commonly owned, ineligible property.
Section II.G.5.: Community Service for Commercial Land Uses (pg.1-45)	T&E Committee	Added a new section that addresses the provision of community service for commercial land uses located outside of the planned community water and sewer envelopes.
Section IV.A.2.c.: Efforts to Address Underserved and Unserved Communities (pg.)	County Council	Updated the discussion of the <u>Unserved and Underserved Subgroup</u> to include recent efforts to move the program forward, including the subgroup's final report, a general implementation plan, and presentations to WSSC Water Commissioners and elected officials from both Counties.
Section V.D: Review and Consideration of Plan Amendments (pg. 1-73)	WSSC Water & DEP	Expanded the discussion of the roles that the reviewing agencies play in the category change amendment review process.
CHAPTER 2: GENERAL BACKGROUND		
II.E.5.d Montgomery County's MS4 Permit (Page 2-17)	DEP	- Updated the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System Permit Program (AKA the MS4 Permit Program).
CHAPTER 3: WATER SUPPLY SYSTEMS		
Section II.C.2: Regional Drought Operations (Page 3-14)	WSSC Water	Updated the text to reflect revised operations rules and procedures for reducing the impacts of severe droughts in the Potomac River for the Washington Metropolitan Area Water Suppliers.
Plan Recommendation: Potential Use of Travilah Quarry for Additional Raw Water Storage (Page 3-19)	WSSC Water, DEP	Updated language on Plan Recommendation for Potential Use of Travilah Quarry for Additional Raw Water Storage
CHAPTER 4: SEWERAGE SYSTEMS		
Note: No substantive revisions to the County Executive's draft.		

Approved 2022 – 2031 Water and Sewer Plan: Summary Table of Text Revisions

APPENDIX A: GLOSSARY		
Note: No substantive revisions to the County Executive's draft.		
APPENDIX B: MULITIUSE SYSTEMS		
Note: No substantive revisions to the County Executive's draft.		
APPENDIX C: EXCEPTIONAL SERVICE POLICIES AND RECOMMENDATIONS		
Section II.N. RIVERWOOD DRIVE (pg. C-18 & Fig. C-F14)	County Council	Reduced the area proposed for removal from the Riverwood Drive restricted sewer service area. Part of the Potomac Manor Section 2 subdivision that currently lacks access to community sewer service will also remain in the restricted sewer service area. Made minor text changes to conform with this change.
APPENDIX D: AGENCIES		
Note: No substantive revisions to the County Executive's draft.		
APPENDIX E: MAJOR FACILITIES AND INSTITUTIONS		
Note: No substantive revisions to the County Executive's draft.		
APPENDIX F: SUMMARY OF CHANGES		
(pgs. F-1 – F-20)	DEP	Revised the appendix, as needed, to reflect other changes in the Plan text (as previously identified)

Approved 2022 – 2031 Water and Sewer Plan: Substantive Revisions to the Executive Draft Plan

[Bracketed Text] = Approved Deletions

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((Notes))

EXECUTIVE SUMMARY

((The following text revisions cited in the Executive Summary were included to reflect revisions elsewhere in the Plan text.))

CHAPTER 1 Section**II.G. Special Policies for Water and Sewer Service****II.G.3.: Community Service for Properties Abutting Community System Mains****II.G.3.a.: General Requirements**

((Page ES-2))

II.G.3.c.: Transfer of an Abutting Mains Single Service Connection Qualification

The text addresses the transfer of an abutting mains connection “right” from one eligible property to another, commonly owned, ineligible property under strictly limited conditions. The policy was previously silent concerning the acceptability of such an action. Among other requirements, the two properties must be adjacent to each other, and both must abut a qualifying water or sewer main. The property donating the connection right surrenders the connection right then becomes ineligible for the abutting mains service connection.

((Page ES-3))

II.G.5.: Community Service for Commercial Land Uses

This policy addresses the provision of community water and/or sewer service for properties with commercial land uses located outside the planned community service envelopes. The requirements for community service under this new policy closely mirror those of the private institutional facilities policy. Exceptions are that the commercial uses qualifying for community service do not need to be tax-exempt under the U.S. I.R.S. code and they cannot be located within the Rural and Rural Cluster Zones, in addition to the Agricultural Reserve Zone.

((Pages ES2- - ES 4))

IV.A.2.c.: [Replacing the WSSC-Built Extension Program] Efforts to Address Underserved and Unserved Communities

Reworked this section, focusing more on the current work of the Unserved and Underserved Communities subgroup. The subgroup is investigating improved means of providing public service main extensions to neighborhoods planned for public service but that lack access to existing mains. [The subgroup’s report is being finalized.] The subgroup’s report has been finalized, and along with a procedural and financial implementation plan, has been presented to elected officials in both Montgomery and Prince George’s Counties. WSSC-Water has drafted State legislation for a flat fee charge for proposed partial financing.

((Page ES-4))

V.D: Review and Consideration of Plan Amendments

Added text that expands the discussion of the primary reviewing agencies for service area category change requests and those agencies’ responsibilities in the process.

((Page ES-7))

Appendix C**II.N. RIVERWOOD DRIVE**

Service Recommendation & Comments: Explained that this restricted sewer service area is substantially larger than is necessary. Many parts of the restricted service area already have community sewer service. [In other areas, the technical limitations of extending sewer service across the cut for Sandy Landing Rd., 100 feet deep in some parts, makes such extensions impractical. The only areas that need to remain within the restricted sewer service area are Carrs Addition and Fox Meadow.] The areas excluded from the original restricted sewer service area are those with existing or direct access to community sewer service. The accompanying figure has been modified to match.

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CHAPTER 1**I.E.3.a.: Washington Suburban Sanitary Commission (WSSC Water, WSSC)**

((Page 1-13))

((Text added to clarify WSSC-Water's role in the category change review process.))

...

WSSC Water provides data and guidance to the Executive pertaining to capacity of the water supply and sewerage systems and to engineering and fiscal aspects of system expansion. WSSC Water's functions also include reviewing and commenting on the Recommended Comprehensive Water Supply and Sewerage Systems Plan and on proposed amendments, including water and sewer service area category change requests. For category change requests, WSSC Water addresses the technical feasibility of new community service, including system transmission and treatment capacities.

II.G.3.: Community Service for Properties Abutting Community System Mains**II.G.3.a.: General Requirements**Technical Feasibility of Service Connections ((underscored as in the text, not added language))

((Page 1-37))

((Text added to clarify which confronting properties, that abut new main extensions, can receive service connections from those mains. The intent is to not allow these main extensions to promote unapproved development.))

...

The requested main extension may offer abutting mains connections to other confronting properties provided that they are only improved properties or recorded building lots. These confronting properties must be served from the extended main; no additional extensions are allowed. DEP may grant an exception to this limitation in cases where an extension is needed for the relief of a failed onsite system. In cases where a service area category change is needed for a confronting property, the category change is not suitable for an advance action (see Section II.G.3.e.). The confronting properties will carry a notice that disallows any similar, additional main extensions. As with the general provisions of this abutting mains policy, a property newly abutting a new main extension is limited to a single service connection from the new main. Further, in such cases, the additional subdivision of the newly abutting property based on the provision of an abutting service connection is not allowed. Service connections from the extended main to other newly abutting properties must be direct connections from the main. Non-abutting service connections are not allowed in these cases.

II.G.3.: Community Service for Properties Abutting Community System Mains**II.G.3.c.: Transfer of an Abutting Mains Single Service Connection Qualification** ((Page 1-40))*((A new policy added at the direction of the T&E Committee to allow a "connection right" under the abutting mains policy to transfer from a qualifying property to an adjacent, co-owned property that does not qualify for an abutting mains connection.))*

The transfer of an available abutting mains service connection "right" from a qualifying property to another property that does not qualify for a connection right may be considered under this policy on a case-by-case basis. The approval of such a transfer of a service connection right will require that DEP make the following findings during a category change review process:

- Both properties must abut the water or sewer main with the donating property confirmed by DEP to be eligible for a single connection via the abutting mains policy.
- Both properties must be contiguous (i.e. share a property boundary).
- Both properties must be under common ownership.
- If improved, the property with the existing abutting mains connection right must have a fully functioning septic system that satisfies all current septic system permitting requirements.

Approved 2022 – 2031 Water and Sewer Plan: Substantive Revisions to the Executive Draft Plan

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including an established septic reserve area, under State and County law as verified by the Department of Permitting Services.

- The property donating the existing abutting mains connection right will no longer be eligible for public service through the abutting mains policy.
- Approval of the connection right transfer will be conditioned upon Planning Board confirmation of the receiving property as a building lot.

Provided that DEP determines that preceding requirements are satisfied, a service area category change may be approved through the administrative delegation process.

II.G.5.: Community Service for Commercial Land Uses

((Page 1-45))

((A new policy added at the direction of the T&E Committee to allow for the limited provision of community service for properties with commercial uses located outside the planned community service envelopes.))

This policy addresses the provision of community water and sewer service for commercial land uses located outside the planned community service envelopes. This is to help support commercial service (such as grocery and convenience stores, medical offices, and day-care facilities) in lower-density areas of the county where residents may otherwise have to travel many miles to avail themselves of these services. Properties eligible for consideration for community service are those with existing or proposed commercial uses as defined in the Montgomery County Zoning Ordinance.

The provisions of this commercial uses service policy (allowances, restrictions, procedural requirements) parallel those established in the Private Institutional Facilities (PIF) policy (see II.G.4, preceding), with the following exceptions:

- The commercial uses considered under this policy do not have to qualify as tax-exempt under Section 501 of Title 26 of the United States Code (Internal Revenue Service).
- Neither community water nor sewer service shall be used to support existing or proposed commercial uses within the Agricultural Reserve (AR), Rural (R), and Rural Cluster (RC) Zones.
- Water and sewer main extensions for these properties are required to stay within public rights of way and avoid sensitive environmental features such as streams and forests.
- Properties with residential structures converted or proposed to be converted to a commercial use may be considered for community service.

Properties that have submitted category changer requests for community service for an existing or proposed commercial use prior to the approval of this policy are not required to submit a concept plan for consideration by the Development Review Committee.

IV.A.: Washington Suburban Sanitary District**IV.A.2.: Local Service Extension Programs****IV.A.2.c.: Efforts to Address Underserved and Unserved Communities**

((Pages 1-67 – 1-68))

Unserved and Underserved Subgroup of the Bi-County Infrastructure Financing Committee ((underscored as in the text, not added language))

((A revision to update the status of the program since the preparation of the Executive draft Plan.))

Following the preparation of the 2014 subdistricts report, the effort to create a new extension financing system stagnated for several years. In late 2018 a new WSSC Water and bi-county working group formed to reexamine the unserved and underserved (U&U) communities issue. There was a concern that the prior subdistrict proposal would still result in unaffordable costs for new community service. This working group focused more closely on the financing issue, looking for alternate revenue sources to help offset the high costs of new main extensions. Several proposals are currently under consideration, including

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rate payer subsidies from WSSC Water, subsidies from County property tax revenues, and State grants and low-interest loans. However, in ongoing discussions the working group members have recognized that the subdistrict concept may still have value in organizing service extension locations and specific projects. [The workgroup will present its findings to WSSC Water and the governing bodies of the two counties when finalized.]

The workgroup has also developed a general implementation plan for this extension concept that includes a proposed financing system for the proposed main extensions. Implementation would divide financial responsibilities for new main extensions between affected property owners, the Counties, and WSSC-Water. State and Federal funding would also be pursued, as available. The workgroup presented its findings to WSSC Water Commissioners, both County Executives, the Prince George's County Council, and the Montgomery County Council Transportation and Environment Committee, receiving support to move forward with its proposals from each.

V.D: Review and Consideration of Plan Amendments

((Page 1-73))

((Text added to clarify the roles of the reviewing agencies in the category change request review process.))

Two primary pathways are used to consider and act on Plan amendments: the County Council's legislative review process and DEP's administrative delegation review process. For amendments requiring interagency review, DEP collects requests on a quarterly basis, with collection periods closing at the end of September, December, March and June of each fiscal year. DEP transmits packets of requested amendments to the [reviewing] agencies in the month following the close of each quarterly group. Agencies typically have 30 days to provide comments back to DEP. The reviewing agencies typically include the following:

- DPS, for issues concerning individual onsite systems and onsite system suitability.
- M-NCPPC, for issues concerning master plans and land use planning
- WSSC-Water, for issues concerning the feasibility of providing community water and sewer service, including system transmission and treatment capacities. WSSC-Water also advises DEP whether there are technical or policy issues that would complicate the provision of community service or that would make community service infeasible.
- Municipalities, on a case-by-case basis, for issues concerning local planning and infrastructure.

CHAPTER 2**II.E. Water Resources:****II.E.5. Water Quality Programs:**

((Pages 2-16 - 2-17))

((Updated the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System Permit Program (AKA the MS4 Permit Program)).

II.E.5.d Montgomery County's MS4 Permit:

The Department of Environmental Protection is the lead department coordinating the County's multi-department/agency response to meet the requirements of the MS4 Permit. The permit is a key driver of the County's strategic watershed management program. The MS4 Permits are issued for a five-year cycle. [The County's current MS4 Permit was issued on February 16, 2010 and expired on February 15, 2015. Until a new permit is issued, MDE administratively continues the County's 2010 permit. When a permit is administratively continued, all the terms and conditions of the existing permit remain fully effective and enforceable.] The County's current MS4 Permit was issued on November 5, 2021, by the Maryland Department of the Environment and expires on November 4, 2026. During the permit term, the County is required to:

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- By November 4, 2026, the County shall complete the restoration of 1,814 impervious acres that have not been treated to the maximum extent practicable by implementing stormwater BMPs, programmatic initiatives, or alternative control practices in accordance with the 2021 Accounting Guidance
- Show progress toward meeting the Total Maximum Daily Loads (TMDLs) Wasteload Allocations (WLAs) approved by the U.S. Environmental Protection Agency (EPA).
- Reduce trash and litter county-wide.
- Develop and implement a public outreach and education program that focuses on reducing stormwater pollution and litter
- Conduct preventive maintenance inspections of all Stormwater management facilities
- Implement laws and programs to reduce stormwater and pollution
- Submit annual progress reports to MDE.

((The remaining four paragraphs in this section were deleted from the text.))

CHAPTER 3**II.C: Water Supply Sources Programs and Policies:****II.C.2: Regional Drought Operations:**

((Pages 3-14 – 3-15))

((Updated the text to reflect revised operations rules and procedures for reducing the impacts of severe droughts in the Potomac River for the Washington Metropolitan Area Water Suppliers))

...

In response to the 2015 Water Supply study, the CO-OP utilities funded a follow-up study by Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Chapter 3: Water Supply Systems Executive Draft 2022-2031 Plan Page 3-15 the ICPRB to identify and evaluate water supply strategies to meet future challenges of growing regional demand for water including consideration of potential impacts of climate change on water resources. This study, completed in 2017, considered structural measures to add water supply capacity to meet the future regional need and operational changes to optimize the existing resources. Structural alternatives included the future potential future use of quarries in Maryland and Northern Virginia for raw water storage. Operational strategies included expanded coordinated operation of existing and planned water supply facilities and improved flow forecast models for the Potomac River. The work effort to explore and obtain Federal Funding assistance and the general planning effort is underway by WSSC Water and other COOP utilities for implementing the recommendations of the 2017 study.

Subsequently, the ICPRB published the 2020 WMA Water Supply study in September 2020. The study reaffirmed the need for supplemental storage to mitigate drought flows in the Potomac River stating, "Under all the 2040 Lower Flow scenarios, the addition of Travilah Quarry is necessary to avoid system failure in a severe drought." Beyond 2040 the benefits of the additional raw water storage from quarries remain but further population growth and potential impacts from climate change on flows on the Potomac and Patuxent Rivers may require that additional storage or other practices be implemented in the future. The impacts of climate change will continue to be evaluated as more information is available to gauge the impacts of climate change on hydrology.

As a result of the above regional planning efforts and recommendations, in Fiscal Year 2021, WSSC Water created a new CIP project entitled the Regional Water Supply Resiliency Project, which includes planning, preliminary engineering, community outreach, and coordination with elected officials for a regional raw water supply reservoir and raw water conveyance system to serve the long-range water supply needs of the Washington metropolitan region. The outcome of this work would better define the scope, budget and schedule of the project. This project was adopted by Montgomery and Prince George's Counties during the FY2021 CIP budget approval process. The capital project is contingent upon funding assistance and will proceed only if all other funding solicitation efforts by other agencies are not successful. Subsequently,

Approved 2022 – 2031 Water and Sewer Plan: Substantive Revisions to the Executive Draft Plan

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the work effort to explore and obtain Federal Funding assistance and to perform the general planning effort began soon afterwards by the ICPRB, WSSC Water, and other CO-OP utilities.

In August 2021 an application for federal funding assistance under the Water Resource Development Act (WRDA) 7001 process was submitted for the completion of a Feasibility Study to further evaluate and support the recommendation of the regional planning efforts. If authorized and appropriated, this work, which will be completed by the U.S. Army Corps of Engineers, will be the first step of many that will be required in the WRDA program to eventually obtain the remaining Federal Funding assistance required to execute the project. In the 2022 USACE Report to Congress on Future Water Resource Development the Metropolitan Washington Region was identified as eligible for authorization of a feasibility study under the WRDA program. In addition, the U.S. House of Representatives included authorization for a study in its version of WRDA 2022 (H.R. 7776), which passed the lower chamber on June 8, 2022. As of June 30, 2022, the Senate has yet to its version of WRDA 2022 and efforts are underway to lobby the relevant members of Congress. Once the WRDA 2022 is passed by both the House and Senate and signed by the President, then it will need to be appropriated. Appropriations could occur either under an FY23 or FY24 spending bill or in a possible reconciliation package.

Plan Recommendation: Potential Use of Travilah Quarry for Additional Raw Water Storage

((Page 3-19))

((Updated language on Plan Recommendation for Potential Use of Travilah Quarry for Additional Raw Water Storage))

[This Plan recommends a more comprehensive re-evaluation of the potential benefits to the regional and WSSC Water's water supply systems. Travilah Quarry is located within several miles of the Potomac Water Filtration Plant and could provide at least 7.5 billion gallons of raw water storage. This quarry has been evaluated by WSSC Water for several years and this Plan, along with the Potomac Subregion Master Plan encourages actions be taken to ensure its future availability to the water supply needs of the WSSC Water service area and the Washington Metropolitan Region.]

This Plan recommends acquisition of Federal Funding assistance to validate the previous planning studies in accordance with the Water Resource Development Act (WRDA) 7001 process as the first step in obtaining funding authorization from the U.S. Congress for the overall project. After the necessary funding is in place for subsequent phases of work, the goal is to ultimately develop an additional emergency raw water supply that would benefit not only WSSC Water customers but also much of the Washington Metropolitan Region. Once complete, this project will convert a quarry located within close proximity to the Potomac Water Filtration Plant into an approximate 7.8-billion-gallon water supply facility. This quarry has been evaluated by WSSC Water and the Interstate Commission on the Potomac River Basin for several years and this Plan, encourages actions be taken to ensure its future availability to the water supply needs of the WSSC Water service area and the Washington Metropolitan Region.

APPENDIX C**II.N. RIVERWOOD DRIVE**

(Pages C-18 – C-19 & Figure C-F14)

((The area proposed for removal from the restricted sewer service area was revised at the recommendation of County Council staff. This left most of the Potomac Manor Section 2 subdivision in the restricted sewer service area in addition to the other two subdivisions.))

...

DEP's recent review of this restricted sewer service area revealed that it is more extensive than is needed to limit sewer service from the Riverwood Dr. sewer main extension south of River Rd. Much of the original restricted service area already has community sewer service. Other areas in Potomac Manor are not reasonably accessible due to the steep stream valley along Sandy Landing Rd. Except where community service is required to relieve public health problems, the Riverwood Drive sewer main, and potential future extensions from that main, are restricted from serving the following subdivisions: Fox Meadow, [and] Carrs Addition, and part of Potomac Manor Section 2 as shown on Figure C-F14.

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Figure C-F14: Riverwood Drive Sewer Restricted Service Area

(The following text revisions cited in Appendix F were included to reflect revisions elsewhere in the Plan text.)

((Page F-1))

- For the Community Service for Abutting Mains Policy - Revised the policies for community service for properties abutting community service mains (II.G.3.):
 - Limited extensions of existing abutting mains may be considered in cases where an extension would allow for better placement of the service connection relative to the building receiving new service. This would also allow another property that abuts the new extension to qualify for community service under this policy (II.G.3.a). Properties that abut new main extensions are limited to one connection per property and new connections will be limited to improved properties and recoded building lots. That allowed connection cannot support subdivision or resubdivision of that newly abutted property.

Approved 2022 – 2031 Water and Sewer Plan: Substantive Revisions to the Executive Draft Plan

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- A new provision allows for the transfer of an abutting mains connection “right” from one eligible property to another, commonly owned, ineligible property under strictly limited conditions. Among other requirements, the two properties must be adjacent to each other, and both must abut a qualifying water or sewer main. The property donating the connection right surrenders the connection right then becomes ineligible for the abutting mains service connection. (II.G.3.c.)

...

- The Community Service for Commercial Land Uses policy addresses the provision of water and/or sewer service for properties with commercial land uses located outside the planned community service envelopes. The requirements for community service under this new policy closely mirror those of the private institutional facilities policy. Among the exceptions included are that the commercial uses qualifying for community service do not need to be tax-exempt under the U.S. I.R.S. code and they cannot be located within the Rural and Rural Cluster Zones, in addition to the Agricultural Reserve Zone. (II.G.5.)

APPENDIX C Section((Page F-7))

- In the Riverwood Drive section, [proposed to reduce the area of the existing restriction as part of the existing area already has public sewer service and other parts of the existing area are not accessible from the Riverwood Drive sewer main.] reduced the area of the existing restriction, removing those areas served by community sewerage systems and with existing and access to existing community sewerage systems. (II.N.)