



Albemarle County

Legislation Text

File #: 16-313, **Version:** 1

AGENDA DATE: 5/4/2016

TITLE:

ACSA 201500001, W.A. Wells Request for Water Service

SUBJECT/PROPOSAL/REQUEST: Request for public water service to serve existing residences on TMP 046000000023D and TMP 046000000023D1.

ITEM TYPE: Consent Action Item

STAFF CONTACT(S): Foley, Walker, Davis, Kamptner, Graham, Cilimberg, Benish

PRESENTER (S): N/A

LEGAL REVIEW: Yes

REVIEWED BY: Thomas C. Foley

BACKGROUND: The applicant is requesting ACSA Jurisdictional Area designation for water service to two 2.3 acre parcels (TMP 046000000023D0 and TMP 046000000023D1), each with an existing single-family home. The parcels are located on the south side of Polo Grounds Road, just east of the SOCA field site and south of the Montgomery Ridge development. The parcels are located within the designated Rural Area and are in the Rivanna Magisterial District. Polo Grounds Road in this area forms the boundary between the Development Area (north side) and Rural Area (south side). A spring located on the Montgomery Ridge development property across Polo Grounds Road has historically served these parcels, but has been failing and is no longer a reliable source for water. The on-site well now serving these parcels contains a high level of iron and sediment, which make the water undrinkable and have caused damage to water filter systems (see the applicant's request, Attachment A). The Virginia Department of Health has evaluated the information provided by the applicant and determined that the current wells create a health issue (see Attachment B), and there are no other viable well locations on-site where potable water can be assured.

STRATEGIC PLAN: Goal 2 - Critical Infrastructure. Prioritize, plan and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.

DISCUSSION: The Community Facilities chapter of the Comprehensive Plan includes Strategy 9a regarding the provision of public water and sewer service, which states: "Continue to provide public water and sewer in jurisdictional areas." The explanatory text following Strategy 9a is provided below, and the specific criteria for the provision of public water or sewer service to the designated Rural Areas is underlined.

"Water and sewer jurisdictional areas ensure the County's Growth Management Policy, Land Use Plan, and Develop Area Master Plans are implemented by guiding the direction of public utility placement. The areas also permit these services to be provided in a manner that can be supported by the utility's physical and financial capabilities. The jurisdictional areas are those portions of the County that can be served by water or sewer service, or both, and generally follow the Development Areas boundaries. Delineation and adoption of utility project jurisdictional areas by a local governing body is provided for in Virginia Code §15.2-5111. The

boundaries of the Development Areas are to be followed in delineating jurisdictional areas. Change to these boundaries outside of the Development Areas should only be allowed when: (1) the area to be included is adjacent to existing lines; and (2) public health and/or safety is in danger.”

Strategy 9a addresses the fact that public water and sewer systems are a potential catalyst for growth, and that capacities need to be efficiently and effectively used and reserved to serve the Development Areas. Continued connections of properties in the Rural Area should be the exception, as the further extension of lines into the Rural Area will strain limited water resources and capacity.

While water and sewer services by policy are intended to serve the designated Development Areas, this jurisdictional area request meets the Comprehensive Plan conditions for a Rural Area service exception noted in the criteria above because water lines are located on adjacent property to the north and there is a health or safety condition present on-site. There appear to be no other likely viable private water supply options available on-site.

BUDGET IMPACT: If this request is approved, there will be no budget impact to the County. The property owner will bear the cost of the water connection.

RECOMMENDATION:

Staff recommends that the Board set a public hearing for June 1, 2016 to consider amending the ACSA Jurisdictional Area to include Tax Map Parcel 046000000023D0 and 046000000023D1 for water to the existing structures only.

- A - Application's Request and Supporting Information
- B - Email from Virginia Department of Health
- C - Location Map, with Floodplain and Development