



Legislation Text

File #: 18-0191, **Version:** 1

Outside City Sewer or Annexation Genesis Rd.

SUMMARY: A developer is looking to purchase a piece of property north of the existing City Limits along Genesis Rd. He is wishing to develop a 55 unit RV Resort. In order for him to utilize the property to its maximum potential, he would have to have city sewer. He currently does not own the property, but is looking to see if it is possible to have the property annexed or outside city sewer extended to the property before he purchases it. After meeting with City Staff, it was recommended to him that we send his request to the Planning Commission. He could then gauge his decision to purchase the land based on the Planning Commission's recommendation on sewer access. If he does then buy the land, the request could move forward to City Council, at request of the property owner, without having to come back to the Planning Commission.

STAFF RECOMMENDATION: Staff has looked at the two potential options for sewer, annexation and outside city sewer. Existing sewer is approximately 725 feet from the property. If the property is annexed, the owner would be responsible for the material cost of the main line extension, approximately \$4,376.50. If annexation is denied in favor of outside city sewer, the owner would be responsible for 100% cost of the main line extension, approximately \$29,898.90. Neither of these amounts include any easements that may be required, which would also be the responsibility of the property owner.

There is a question in regard to the property being annexed, which would require a corridor annexation, since the surrounding property owners do not wish to be annexed at this time. Planning Staff will be in discussion with the City Attorney in regard to a corridor annexation of a state highway before the meeting, and his opinion will be provided to the Commission at the meeting and added to the minutes.

NECESSARY PLANNING COMMISSION ACTION: Make a recommendation for annexation, outside city sewer, or neither, and forward the recommendation to City Council upon request of the property owner.