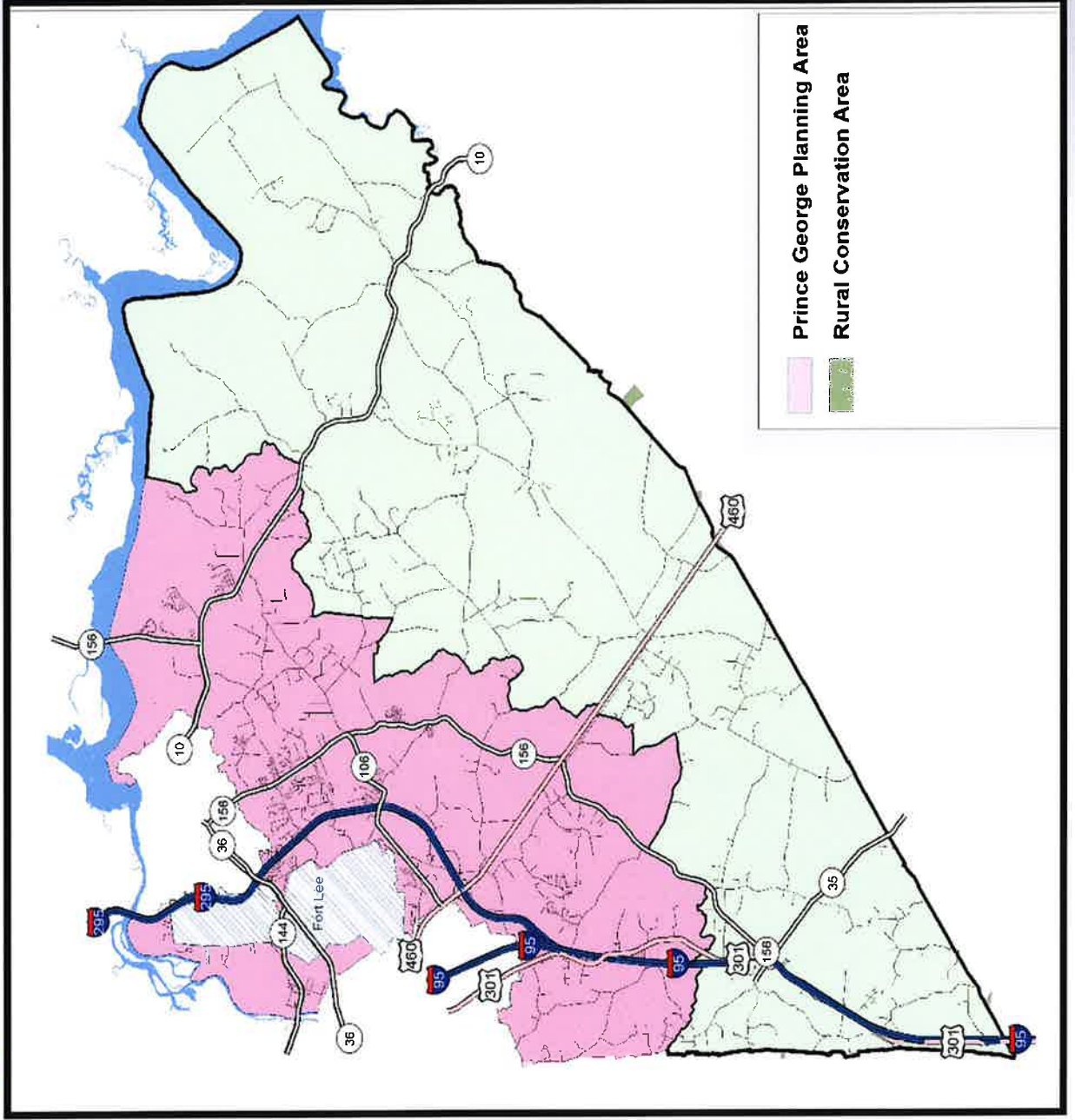


Utility Connections in the Prince George Planning Area



December 8, 2020

Planning Areas



Prince George Planning Area

- County's Designated Growth Area
- Requires all new "Development" to be connected to public utility services
- Waivers can be authorized by the Board
- The developer bears the financial cost of extending services to the development site
- Utility and Environmental policy
 - New development does not risk septic or well failure
 - Limits the risk the County will need to make unplanned line extensions with failing private facilities

Rural Conservation Area

- Designed to achieve conservation and preservation objectives
- No dense development
- Individual on-site well and septic systems will satisfy most limited residential development



Perceived and Potential Challenges

- Property owners are unable to “develop” (subdivide) properties for one or two lots in the Planning Area unless providing hookup for public utilities; most times cost prohibitive for small developments
- Smaller parcels at out-lying areas of Planning Area considered “undevelopable”
- County unable to “build-out” utilities in growth areas at this time
- Leads to more development occurring in the Rural Conservation Area because there are no utility infrastructure costs for lots

Possible Solutions

- Maintain current policy and ordinance requirements
- Create an area within the PGPA, and outside a planned utility service area where minor subdivisions (5 lots or less) are permissible without the requirement to connect to utilities until they become available
- All other areas within the PGPA and all major subdivisions (6 or more lots) would still require connection to utilities
- Explore additional options

Board of Supervisors Actions (required for changes)



1. Amendment of policy in Comprehensive Plan
2. Development of a Utility Area within the PGPA
3. Ordinance Amendments

Questions?

