



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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February 3, 2017

TO THE MEMBERS OF CITY COUNCIL CITY OF HARRISONBURG, VIRGINIA

SUBJECT: Consider a request from Fisher & Thompson Inc. per Section 7-2-4 of the City Code for the City of Harrisonburg to provide water service onto property located at 4448 Rawley Pike (Route 33) within Rockingham County.

EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: January 11, 2017

Vice Chair Fitzgerald read the request and asked staff to review.

Mrs. Banks said the subject property is located at 4448 Rawley Pike and is identified on Rockingham County's tax maps as parcel 107-(12)-L2. The parcel is approximately 2.5 miles west of the City limits along Route 33 (Rawley Pike). If approved, the applicant desires to connect onto City water services in order to serve an existing commercial use operating on the site.

Per Section 7-2-4 (b) of the City Code, all uses, other than residential uses involving fewer than ten units, requesting to be connected to the City's water and sewer infrastructure, shall be reviewed by Planning Commission and then forwarded to City Council for final approval or rejection. As noted above, this request is for a non-residential connection; thus Planning Commission review and City Council approval is necessary.

The City currently has water infrastructure in this area as the water line from Rawley Springs travels along Route 33 into the City limits. If approved, a water meter will be located at the right-of-way, next to Route 33, for the applicant to connect.

The proper application has been completed and submitted by the owners. The Public Utilities Department has completed the preliminary review of the request and has no issues with the daily demand of service to the subject site.

Staff has no concerns and the Public Utilities Department supports this application for the extension of water service into Rockingham County. Staff recommends alternative (1) to approve the request.

Vice Chair Fitzgerald asked if there were any questions for staff.

Mr. Finks said what sort of mechanisms are in place with Public Works as far as monitoring how many of these connections we will allow.

Mrs. Banks questioned if he was asking what type mechanisms are in place with the Public Utilities Department to monitor this.

Mr. Finks said I guess I am trying to figure who exactly would keep track of this, like how many we are allowing to go out into the County before we are really going to start limiting our infrastructure? How are we maintaining that; or what is the future plan on watching that?

Mike Collins, Director of Public Utilities, asked would you please restate your question?

Mr. Finks said what is the protocol as far as how many of these do we allow into the future, is there a limit or do we just allow as much as the City can handle at that time?

Mr. Collins said we do a build-out forecast. This particular one is so small that it is irrelevant in the whole large demand. That area along Route 33 has been served since 1898. There is not going to be a tremendous amount of growth up that way. We laid water lines from Rawley in 1898, 1927, in the 1940s and we are doing it again now, all those lines go through those properties. Until 1970 the water treatment plant was actually at Rawley so that was potable water. We do have forecasts of how much water we will allocate and our planning for outside the City with some reasonable amount of growth. This definitely falls within it; because we are nowhere near getting to where we are worried about getting too many applications. We have a long term forecast and we have quite a way to go. This makes a small dent in it.

Mr. Finks said as for my question it was not in specifically targeted towards this one property. I was just asking what the mechanism, over all, for when we get a lot of these in the year.

Mr. Collins said when you look at something like that what really drives that is two things: your raw water supply that you can secure and we are planning for that definitely; and our water treatment capacity and I think our growth is like another a couple hundred thousand at the most outside the City. This is probably again going to make such a small dent that we are still within that allowance. One large expansion of something could really make a significant difference. This is so small that we have enough leeway in that expansion of our water supply and water treatment plant that we are fine with this.

Mr. Finnegan said this map, this is the line from Rawley running in, so what happens if the County decides to start putting a lot of developments in here along that Route 33.

Mr. Collins said you hit a key word there “a lot.” What is “a lot?”

Mrs. Whitten said on the other side of the city, Reservoir Street is “a lot.” What is happening in the County on Reservoir Street.

Mr. Collins said that is correct, and it depends on how it gets done. We have a contract with the County that says we will sell them water up to a certain amount. So, if they take it under the contract, then we are contractually obligated and there is a defined cap to that. If it is just an individual customer who wants to be what we call a rural customer, where we bill them directly, then we have to make that decision of how close to the cap are we getting. We will review that. I do an update; we have what is called raw water supply management planning. Every year we take a look at developed and undeveloped lands and what we can accommodate outside the City. We take a look at it every year, so we reevaluate it every year if we ever get close.

Mr. Baugh said there really is stuff going around in the rumor mill about how County development east of town may currently be putting our water supply under a lot of stress, I do not know how much of it you hear, but I am getting the impression that conversations are taking place and people fret about that.

Mr. Collins said I would like to tell you we are not sitting here waiting until we have a problem to deal with it. We went to council several months ago when we were asking for \$26 million to take care of all our raw water supply. I can tell you with confidence that until I retire and leave it to somebody else,

the City will not have to worry about it. We are that far ahead in our planning should something accelerate like that. I want to reassure you when you see my name on that certificate I have looked at the request.

Vice Chair Fitzgerald asked if there was anything else. Hearing none, she asked Planning Commission for a motion on the request.

Mr. Finks moved to approve the Public Utility Application at 4448 Rawley Pike as presented by staff.

Mrs. Whitten seconded the motion.

Vice Chair Fitzgerald asked if there was any other discussion. Hearing none, she called for a voice vote on the motion.

All voted in favor (6-0) to recommend approval of the Public Utility Application at 4448 Rawley Pike as presented by staff.

Respectfully Submitted,

Alison Banks

Alison Banks
Senior Planner