



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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January 3, 2021

**TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA**

SUBJECT: *Consider a request from Mark Smith (Massanutten Animal Clinic) for water and sanitary sewer service onto property located at 2702 Spotswood Trail (Rockingham County)*

**EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION
MEETING HELD ON: December 8, 2021**

Chair Finnegan read the request and asked staff to review.

Ms. Banks said that per Section 7-2-4 (b) of the City Code, all uses located outside City limits, other than residential uses involving fewer than ten units, requesting to be connected to the City's water and sanitary sewer infrastructure, shall be reviewed by Planning Commission and then forwarded to City Council for final approval or rejection. This request is for a non-residential connection; thus, Planning Commission review and City Council approval is necessary.

The +/- 1.02-acre property is located approximately 500 feet east of the City limits, at 2702 Spotswood Trail (State Route 33). The site is zoned B-1, General Business District within Rockingham County and is identified as County tax map 109-(3)-L4B. If the applicant's request to connect to the City's water and sanitary sewer infrastructure is approved, the applicant would extend existing water and sanitary sewer infrastructure located within this area to the subject property.

When reviewing previous public utility application requests, staff has discussed that the City should be careful about extending more utilities into the County, as it may contribute to using the City's available water and sanitary sewer capacity, which could be detrimental to future development within the City, and it may indirectly lead to undesirable development around the edge of the City. The use of the subject property is an existing animal clinic. The Department of Public Utilities has completed the preliminary review of the request and has offered approval for extending City water service to the subject property noting that the proposed average daily use of 185 gallons is an insignificant size to have impact to the surrounding distribution system. The applicant will need to extend an existing 12-inch water main, located within the Route 33 right-of-way, to their property for service connection.

Currently, the subject property is being served by a 50+ year old septic system on the site. The system is described as old and near its functional end. Removing the septic and connecting to City services is the desired solution for the property owner and the Department of Public Utilities is supportive of the connection to City sanitary sewer infrastructure.

In August 2021, City Council approved a public utility application for the property directly adjacent to this site at 2557 East Market Street, Virginia Self Storage. As part of that approved connection the property owner was informed that they would be required to install a private sanitary sewer pump. The applicant for this request is currently working with the adjacent property owner and the Department of Public Utilities for approval of a two-party sanitary sewer pump. The approval of the two-party system is separate from the request to allow the property to connect to City infrastructure and will be reviewed by Public Utilities engineering staff after a decision is made regarding connection.

Staff has no concern with the connection to City water and sanitary sewer infrastructure and is supportive of the removal of a septic system from the environment.

Staff recommends approval of the request.

Chair Finnegan asked if there any questions for staff. Hearing none, he invited the applicant or applicant's representative to speak to their request.

Gil Colman, Colman Engineering, came forward on behalf of the applicant. Mark Smith is my client. He is the owner of the Massanutten Animal Clinic property and is making this request. We have been discussing this for a few months with Public Utilities and with the adjacent property owner. We have discussed easements, and everything is underway. We are not extending the main. It will just be service lines. The property has a water connection with the County. It is the same main and there is a vault that transfers the water from the City to the County. In conversations with the City, the City recommended that we get water and sewer from the City because that facilitates the accounting. Otherwise, they have to obtain the water usage information from the County. There is no additional demand, it is just service by the City. To the City's benefit, any County property has to pay more for water in the City than they pay from the County. I am happy to answer any questions.

Chair Finnegan asked if there were any questions for the applicant's representative. Hearing none, he asked if there was anyone in the room or on the phone wishing to speak to the request. Hearing none, he opened the matter for discussion.

Commissioner Whitten made a motion to recommend approval of the request.

Commissioner Baugh seconded the motion.

Chair Finnegan called for a roll call vote.

Commissioner Whitten	Aye
Commissioner Byrd	Aye

Councilmember Dent	Aye
Commissioner Baugh	Aye
Commissioner Armstrong	Aye
Commissioner Orndoff	Aye
Chair Finnegan	Aye

The motion to recommend approval of the request passed (7-0). The recommendation will move forward to City Council on January 11, 2022.