

## Water and Sewer Utility Extension Policies - Alachua County Comprehensive Plan

### **OBJECTIVE 3.1 Potable Water and Sanitary Sewer Element**

To provide for the coordination of public potable water and sanitary sewerage facility extensions in the unincorporated area of Alachua County with the Alachua County Future Land Use Element and capital improvement planning and programming.

**Policy 3.1.1** Alachua County shall designate an urban service area for future land uses with densities and intensities which will provide for efficient operation of central potable water and sanitary sewer service facilities, as well as the enabling of efficient line sizing by any potable water supplier or sanitary sewer collector.

**Policy 3.1.2** Alachua County shall coordinate any expansions in municipal potable water systems, municipal sanitary sewer systems, the school system, the highway systems, the drainage system, and any other relevant publicly provided facility through intergovernmental coordination mechanisms consistent with the Intergovernmental Coordination Element policies.

**Policy 3.1.3** Alachua County will establish a timing, staging, and capacity program in conjunction with the municipalities in the County for the expansion of potable water and sanitary sewer facilities into unincorporated service areas. This shall be coordinated in accordance with the Intergovernmental Coordination Element, Policy 5.1.7. The Capital Improvement Programs/Elements of Alachua County and the municipalities shall specify such facility expansion programs.

**Policy 3.1.5** Proposed extensions of potable water and sanitary sewer lines outside of the Urban Cluster designated by the Future Land Use Element shall be subject to approval by the Board of County Commissioners. Approval of such extensions shall be based on one or more of the following:

- (a) the Alachua County Board of County Commissioners finds that the absence of such facilities would result in a threat to the public health or safety; or
- (b) the Alachua County Board of County Commissioners finds that the extension of such facilities is necessary to enhance the safe, effective, and efficient delivery of central potable water or sanitary sewer service within an existing urban service area; or
- (c) the Alachua County Board of County Commissioners finds that the extension of such facilities would serve a purpose consistent with the Alachua County Comprehensive Plan, such as the retention and expansion of existing business and industry or the attraction of new business and industry in accordance with the Economic Element of this Plan, or the service of institutional or tourist/entertainment uses consistent with the Future Land Use Element; or
- (d) the Alachua County Board of County Commissioners finds that the extensions of such facilities is needed as part of a comprehensive expansion of public services to encourage urban development in a new area as part of a comprehensive plan amendment. In this case, such a finding must be consistent with Policy 3.1.6 below.

**Policy 3.1.6** Central potable water and sanitary sewer systems may be extended into new areas as part of a planned extension of urban services to that area based upon the following factors:

- (a) population growth rate;
- (b) maintenance of level of service standards for the potable water or sanitary sewer system;
- (c) adequacy of existing and planned supporting infrastructure;

Approval of such extensions would require the following:

- (a) Identification, scheduling, and designated funding for capital improvements to other public facilities needed to extend urban services. Such projects shall be incorporated into the five-year capital improvement program of the Alachua County Capital Improvement Element.
- (b) Adoption of necessary amendments to the Future Land Use map extending the urban cluster boundary.

### **Policy 6.2.2 Future Land Use Element**

Central water and sanitary sewer lines shall not be extended into the Rural/Agricultural area, unless these services are needed to correct a public or environmental health threat, or as necessary for the efficient delivery of services to the Urban Cluster, as provided in the adopted Potable Water and Sanitary Sewer element.