



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 6, 2016

Re: 801 E. Happy Hollow Road – Annexation Agreement (Case #16-46A)

Executive Summary

Approval of this request will result in the adoption of an annexation agreement permitting property located at 801 E. Happy Hollow to connect a proposed single-family dwelling to the City's sewer system. The proposed connection is subject to the terms of a territorial agreement between the City and the Boone County Regional Sewer District (BCRSD).

Discussion

City staff became aware of a property transfer between family members prior to the approval of the original annexation agreement approved by the Council on April 18, 2016. As a result, a new annexation agreement between the City and Jared and Kristen Taylor must be authorized prior to permitting new construction on the property to connect to BCRSD maintained sewer lines that flow into the City's treatment facilities.

Except for the substituted party, the proposed annexation agreement is in all aspects identical to the previously-approved annexation agreement. The subject property contains 15.1 acres, located on Happy Hollow Drive west of Highway 163. The property is separated from the current city boundary by a 50-foot strip of land, owned by Columbia Public Schools, along the subject property's western edge. The parcel is currently zoned Boone County A-2P (Planned Agriculture District).

The applicants intend to construct a second single-family residence on the property which is allowed under the existing A-2P zoning. A prerequisite to the issuance of a building permit for the second dwelling is that the property must have access to public sewer. Policy Resolution 115-97A Section 2(A) requires non-contiguous land owners to enter into an annexation agreement in order to connect to the city sewer system.

The required annexation agreement is attached and obligates the applicants to complete the annexation process (petition for annexation) once their property is contiguous with the city boundary. Upon becoming contiguous, a separate public hearing would be held to establish permanent city zoning on the property. The annexation agreement indicates that the applicant desires City A-1 (Agriculture) zoning which is generally consistent with the current County zoning.

Associated with this request is a concurrent review of Amendment No. 4 to the General Cooperative Agreement from March 2011 between the Boone County Regional Sewer District (BCRSD) and the City as it relates to the provision of sewer service outside the city's sewer service territory. The Cooperative Agreement establishes terms and conditions, service



providers, and customer distribution territories related to the provision of public sewer between BCRSD and the City.

Amendment No. 4 established a new territorial area, "Happy Hollow Estates", which will be governed by the terms of the 2011 Cooperative Agreement. The applicant's property and several surrounding parcels are included in the new territory. Amendment No. 4 was introduced to City Council on March 21 and was approved on April 4. Approval of the amendment was necessary to permit the applicant authorization to connect to the city's existing sewer line to the west.

Locator maps and annexation agreement are attached for reference.

Fiscal Impact

Short-Term Impact: None. Costs of extension will be borne by the applicant.

Long-Term Impact: Limited. Per the Cooperative Agreement, Boone County Regional Sewer District would be responsible for future maintenance of the installed sewer improvements. Upon annexation impacts may include increased public safety and infrastructure maintenance costs which may or may not be off-set by additional tax collections and user-fees.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Community Facilities & Services, Secondary Impact: Development, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Inter-Governmental Cooperation, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
4/18/2016	Approved annexation agreement (B85-16)
4/4/2016	Approved Amendment No. 4 to general cooperative agreement with Boone County Regional Sewer District (B69-16)



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Suggested Council Action

Approve the requested annexation agreement pursuant to approval of Amendment No. 4 to the general cooperative agreement with Boone County Regional Sewer District.