Introduced by Hindman Council Bill No. PR 115-97A

Permanent Record
Filed in Clerk's Office

A POLICY RESOLUTION

establishing a policy for the extension of City sewer service in areas outside the city limits.

WHEREAS, a significant amount of urban growth is occurring in unincorporated areas of Boone County surrounding the City of Columbia; and

WHEREAS, the City desires to encourage annexation in order to provide for the orderly growth of the city; and

WHEREAS, current annexation laws prevent the timely annexation of all the urban growth areas around Columbia into the city limits; and

WHEREAS, the City has a legitimate interest in the proper development of areas that may one day be within the city limits; and

WHEREAS, the City has a legitimate interest in the manner in which sewage is handled in areas surrounding the city, especially in areas where sewage effluent is discharged into streams flowing through the city; and

WHEREAS, it is in the long-term interest of the City of Columbia and of the urban growth area surrounding Columbia that the development occurring in this growth area be in accordance with City development standards; and

WHEREAS, the City Council desires to establish general policy guidelines for the Council and City staff to consider when evaluating requests for City sewer service outside the city limits.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The following policy guidelines shall apply to areas requesting City sewer service that are **contiguous** to the city limits:

A. City sewer service may be provided to an undeveloped area, tract, parcel or platted lot contiguous to the city limits only after the area has been annexed. All City development procedures and standards, including the platting process and land preservation regulations, shall apply to the area annexed.

B. City sewer service may be provided to a developed area, tract, parcel or platted lot contiguous to the city limits and under single ownership or control only after the area has been annexed. All facilities to be connected to the sewer system must be in compliance with City sewer standards and plumbing codes. The City will have all such facilities inspected and the property owners must agree to make any improvements necessary to bring the facilities into compliance.

C. City sewer service may be provided to a partially or fully developed area contiguous to the city limits which is not under single ownership or control but which is served by a centralized collection system only after the area has been annexed or the City Council has waived the annexation requirement. All facilities to be connected to the sewer system must be in compliance with City sewer standards and plumbing codes. The City will have all such facilities inspected and the property owners must agree to make any improvements necessary to bring the facilities into compliance.

SECTION 2. The following policy guidelines shall apply to areas requesting City sewer service that are **not contiguous** to the city limits:

A. City sewer service may be provided to an undeveloped area, tract, parcel or platted lot that is not contiguous to the city limits only after the property owners have entered into an annexation agreement with the City. All City development standards, including subdivision standards and land preservation regulations, shall be met in the area subject to the annexation agreement unless waived by the City Council.

B. City sewer service may be provided to a developed area, tract, parcel or platted lot that is not contiguous to the city limits and that is under single ownership or control only after the property owners have entered into an annexation agreement with the City. All facilities to be connected to the sewer system must be in compliance with City sewer standards and plumbing codes. The City will have all such facilities inspected and the property owners must agree to make any improvements necessary to bring the facilities into compliance.

C. City sewer service may be provided to a partially or fully developed area that is not contiguous to the city limits and that is not under single ownership or control but which is served by a centralized collection system only after the property owners have entered into an annexation agreement with the City or the City Council has waived the annexation agreement requirement. All facilities to be connected to the sewer system must be in compliance with City sewer standards and plumbing codes. The City will have all such facilities inspected and the property owners must agree to make any improvements necessary to bring the facilities into compliance.

SECTION 3. All annexation agreements required by this resolution shall provide that, when the property becomes contiguous to the city limits, the owners of the property shall petition the City for annexation. The agreements shall also provide that the owners of the property will not contest or oppose any annexation initiated by the City or by other parties that includes the property or that would allow the property to become contiguous. Annexation agreements shall be binding on all future owners of the property.

SECTION 4. This resolution is intended to establish general policy guidelines for City staff and City Council to consider when evaluating requests for City sewer service outside the city limits. This resolution shall not establish any right to City sewer service.

ADOPTED this 18th day of August, 1997.

ATTEST:

Penny St Romaine
City Clerk

Darrin Windman
Mayor and Presiding Officer

APPROVED AS TO FORM:

Fred Boeckmann
City Counselor