



Utility Service Policy for Property Outside City Limits

Effective May 14, 2002

This Utility Service Policy applies to properties within the City’s Water and Sewer Service Area and Future Land Use Map. The City reserves the right to grant services, in its sole discretion, under such terms and conditions as the City deems appropriate. For distribution, light and heavy manufacturing, processing, and industrial properties, the City reserves the right to waive, in its sole discretion, any provisions of the Utility Service Policy. The City reserves the right to provide water and/or sewer services, in its sole discretion, so long as the City’s water and/or sewer lines and infrastructure are available in such area and such service will have a positive fiscal impact on the City’s Utility System and so long as all other provisions of this Utility Service Policy are followed. All new development or redevelopment of property outside the City Limits that is served by City water and/or sewer shall comply with the City’s development and design standards and Future Land Use Map unless otherwise approved by City Council.

This Utility Service Policy is in addition to the City’s other policies, rules, regulations, procedures and ordinances.

Property Description	Proposed Development Type	City Council Action	Other Conditions
Undeveloped Non-Contiguous Property	1. Detached residential development with density no greater than City’s SF-2 standards.	No Council action required. Service may be approved by staff.	Property owner must execute Water and/or Sewer Service (Annexation) Agreement.
	2. Any other type of development per development plan or Project Standards Agreement.	Council reviews development plan or Project Standards Agreement and approves or rejects utility service.	Property owner must execute Water and/or Sewer Service (Annexation) Agreement.
Undeveloped Contiguous Property	1. Construction of a new single-family dwelling on a lot within an existing subdivision.	No Council action required. Service may be approved by staff.	Property owner must execute Water and/or Sewer Service (Annexation) Agreement.
	2. New development of any type outside of an existing single-family residential subdivision.	Property is subject to immediate annexation at City Council’s discretion.	Contact staff to set up a pre-application meeting to begin the annexation and rezoning process. Development must comply with City zoning.

Developed Non-Contiguous Property	1. Existing single-family home with well or septic tank that is no longer serviceable.	No Council action required. Service may be approved by staff.	Property owner must execute Water and/or Sewer Service (Annexation) Agreement.
	2. Additional new development or redevelopment of the property.	Council reviews development plan or Project Standards Agreement and approves or rejects utility service.	Property owner must execute Water and/or Sewer Service (Annexation) Agreement.
	3. Utility service request for an existing use with no new development or redevelopment.	Council reviews request and approves or rejects utility service.	Property owner must execute Water and/or Sewer Service (Annexation) Agreement.
Developed Contiguous Property	1. Existing single-family home with well or septic tank that is no longer serviceable.	No Council action required. Service may be approved by staff.	Property owner must execute Water and/or Sewer Service (Annexation) Agreement.
	2. Additional new development or redevelopment of the property.	Property is subject to immediate annexation at City Council's discretion.	Contact staff to set up a pre-application meeting to begin the annexation and rezoning process. Development must comply with City zoning.
	3. Utility service request for an existing use with no new development or redevelopment.	Property is subject to immediate annexation at City Council's discretion.	Contact staff to set up a pre-application meeting to begin the annexation and rezoning process.

Revised by City Council: 9/9/02; 12/8/03; 10/25/04; 2/27/06; 6/25/07; 9/8/14; 3/27/17