



SAT Sept. 25, 2014

PROPOSED REVISIONS TO TERMS AND CONDITIONS OF SALE OF UTILITIES OUTSIDE CITY LIMITS

- Water Resources Dept.
- Development and Sustainability Dept.
- City Attorney's Office

PROPOSED REVISIONS

- Water Service Outside City Limits
- Modification, with conditions, of required development standards
 - One parcel for detached single residence
 - Multi-residence and commercial must comply with development standards prior to receiving service
 - Deferral of road, fire and water improvements until annexation
 - Requires Utility Service Agreement recorded against the property

Terms and Conditions for the Sale of Utilities

- Establishes rules for sale of utilities
 - Currently, must comply with all City development standards
 - Annexation not required
- Utility Service Agreement Fee = Total of All Development Impact Fees

Utility Service Agreement History

- Prior to 1996
Minimal conditions, payment of applicable fees
- 1996 – 1998
Development Agreement, develop to Mesa standards, payment of applicable fees
- 1998 – 2001
Development Agreement, develop to Mesa standards, payment of applicable fees and water and/or wastewater impact fees
- 2001 – Present
Utility Service Agreement, develop to Mesa standards, payment of water and/or wastewater impact fees and Utility Service Agreement Fee

Council and Committee Reviews of Program

- 2007 – All properties required to Annex
- 2008 – Annexation Equity Fee established
- 2009 – Annexation not required if determined by staff not in City's best interest
- 2011 – Utility Service Fee (review of off-site conditions)
- 2012 – Off-Site Improvements (review of off-site conditions)
- 2012 – Review of Water Service Options for County Islands discussion (upheld current requirements)

DEVELOPING TO CITY STANDARDS

- Dedication of Right-of-Way or PUFÉ for appropriate street grid.
- Construction of adjacent street improvements
- Meet Fire Code Requirements
- Construct all water lines necessary for pressure/flow needs

PROPOSED CHANGES TO TERMS AND CONDITIONS

- Continue current policy of requiring a Utility Service Agreement,
- Staff evaluation of applications for compliance with City Standards but defer the following components until such time property owner requests annexation into the City of Mesa.
 - Construction of roadway improvements (eliminate in-lieu payments at time of utility service)
 - Installation of fire hydrants and water line extensions necessary to achieve fire flows: unless Water Resources determines there will be a detriment to water service or quality
 - If property does not comply with Fire access requirements, sprinklers in all building locations with no omissions would be an option

Recommendations Continued

- Delete Sections 3M and 3N – mandatory annexation is no longer part of the Council direction/policy
- 23. (Exceptions) replace A. to allow the City Manager or designee to modify improvement requirements except extensions of water lines adjacent to the parcel
- Provides for appeal of City Manager's decision to the Council Subcommittee

DIRECTION?

If Modifications Approved:

- **Council Introduction of Ordinance – October 6, 2014**
- **Council Action - October 20, 2014**