

CITY OF CHARLOTTESVILLE

JOINT PLANNING COMMISSION WORK SESSION

TUESDAY, MARCH 18, 2008 -- 6:00 P.M.

COUNTY OFFICE BUILDING ROOM 241

Planning Commissioners present

Mr. Michael Farruggio

Ms. Genevieve Keller

Mr. Hosea Mitchell

Mr. Dan Rosensweig

Mr. David Neuman

County Planning Commissioners present

Ms. Marcia Joseph

Mr. Cal Morris

Mr. Bill Edgerton

Mr. Jon Cannon

Mr. Eric Strucko

Ms. Julia Monteith

Staff Present:

Ms. Lauren Hildebrand, Director of Utilities

Mr. Gary Fern, Director Albemarle Service Authority

Ms. Missy Creasy, AICP, Planning Manager

Mr. Wayne Cilimberg, AICP, County Planning Director

Mr. Greg Kamptner, Deputy County Attorney

The meeting began at 6:00pm.

It began with a presentation by Lauren Hildebrand, Gary Fern and Tom Frederick on the state of Utilities in the region. Following the presentation, both commissions had the opportunity to ask questions

Mr. Morris asked if there was any idea about the number of subdivisions who are currently on failing septic that will need to be moved to public lines. Gary noted that with the changes in technology there are some opportunities to consolidate septic on site but there are many site constraints. There will likely be more conversations in the future.

Dan asked if the 50 year projections include the per cap decrease in consumption. Tom noted that a 5% decrease has been included. That is a conservative number since many conservation tools have been put into place.

Bill asked about the thickness of the utility line liners. It was noted that it is a few millimeters and increases flow because it creates a smooth path.

Bill asked if charges for new service are charged to the developer and new users or spread throughout the system. Gary noted that each project is negotiated and that the developers must pay for a fair share of the extensions. Bill noted that the Planning Commission has been told that capacity exists for the proposals they have. He wanted to make sure that current users are not supporting all of the upgrades.

Jon asked if the Buck Mountain property purchased by RWSA would be sold. Tom noted that they were likely going to continue to lease that property. He noted the buffering requirements that the lessees will have to abide by.

Mike asked if it was fair for current users to pay for future growth and felt this was a discussion the Planning Commissions should have. He asked if there was a way to levy fees from developers. Lauren noted that the subdivision ordinance dictates the requirements and that many projects that have come forward have not been of a high volume to generate fees.

Gennie asked if the zoning in place especially in the downtown, UVA and areas under development could be supported by the system. Lauren noted that staff is working to get a handle on that.

Mike asked about UVA's role in this. It was noted that UVA is a City customer and projects are looked at individually. Julia noted that UVA has a water conservation program that has lead to significant decrease in usage. Gary also noted that UVA has a representative at meetings for the region.

The meeting ended at 7:40pm.