

4.0 PUBLIC UTILITIES

Phase extension of public water and sewer to major development parcels in the OTC, consistent with the goals of the plan. To facilitate orderly development of business, industry, and housing, in designated areas, public utilities are necessary in advance, or concurrent with such development. Especially in the Core and Industrial sub-areas, the concept depends on these basic services to achieve the desired density or employment levels. Limitations in sewer treatment capacity may also discourage desired users from locating in the OTC and thereby delay plan implementation.

The County should review allocation of capacity and proposed sewer and water lines in relation to growth projections of the adopted plan. Phasing utilities should be accelerated in some areas to encourage infill development and relocate non-conforming uses to more appropriate sites. Incentives should be offered to encourage property owners to petition for capital project extensions. Streetscape plans should be coordinated with the installation of water lines. Lists of short and long-range capital project funding sources should be developed.