

CHAPTER 828

ZONING ORDINANCE: PROPOSALS TO EXTEND SANITARY SEWER SERVICE

828-1. Purpose and Authority

Pursuant to Indiana Code Section 36-7-4-503 the Monroe County Comprehensive Land Use Plan is inclusive of existing sewers and plans and policies for their development and extension within the Comprehensive Land Use Plan. Indiana Code Section 36-7-4-504 required each government entity within the planning jurisdiction to give consideration to the general policy and pattern of development set out in the comprehensive plan in the authorization, acceptance, or construction of sewers and connections. In order to assist the City of Bloomington Utilities in said consideration, and as required by the *Rules, Regulations and Standards of Service for City of Bloomington Utilities*, pursuant to the map which is included in said rules and which shall be adopted by the Plan Commission specifying those areas for which the Plan Commission Review specified in these regulations shall be required. In the areas so designated, the Plan Commission shall review proposals to extend sanitary sewer service, accept wastewater, or allow connection to an interceptor sewer for proposed development, except as modified by Section (karst, steep slopes, wetlands, water resources).

828-2. Criteria

The Commission shall consider the following criteria:

- (A) The Comprehensive Plan's recommended land use and development policy for the area;
- (B) The Comprehensive Plan's recommended policy with respect to the provision of sanitary sewer service to the area, and the relation of such service to 815-1 above;
- (C) The effect of the proposed sanitary sewer service or acceptance of flow on development patterns and the consistency of this effect with the Comprehensive Plan's land use and development policy.

828-3. Additional Factors

The Plan Commission may recommend approval of a proposed expansion of sanitary sewer service if it finds the following conditions are present:

- (A) Conformance of proposed development to be served by sewer extension or acceptance of flow with existing zoning;
- (B) The extent to which zoning decisions or development approvals specific to site have superseded the land use and development policy of the Comprehensive Plan;
- (C) The extent to which the proposed sewer extension or acceptance of flow serves existing development as opposed to facilitating or enabling new development.

828-4. Findings

The Commission shall make explicit findings on each criterion listed above. If the Commission determines that the proposed sewer extension or acceptance of flow is

consistent with the Comprehensive Plan, the Planning Department will forward a Finding of Appropriateness for Sewer Service Extension to the Bloomington Utilities Director.

[end of chapter]