

STORM WATER UTILITY ORDINANCE

STORM WATER UTILITY FEE

General Methodology

The Storm Water Utility Fee will be apportioned to all properties in the City that contribute storm water into the City's sewer system, from both surface runoff and underground footing drain inflow.

Runoff Potential & ESWU

The runoff potential for a typical single-family residential property is defined as a "standard unit", called an Equivalent Storm Water Unit (ESWU). Other property types (Non-Single Family Residential) are assigned a multiple of the "standard unit" by dividing their particular runoff potential by the "standard" runoff potential. The ESWU's are totaled for all the properties being assessed, and each property's share of the total is determined by dividing their particular ESWU by the total of the ESWU's. Information about runoff potential can be found at by clicking [Runoff Potential](#).

Storm Water Utility Fee

The storm water utility fee rate per ESWU will be determined each year. A particular parcel's Storm Water Utility Fee will be the current Storm Water Utility Fee Rate times the ESWU value for that property.

For 2019, the Storm Water Utility Fee Rate on a quarterly basis is \$14.39 per ESWU.

ESWU DETERMINATION

General Property Categories

Properties in the City are considered to be part of two general categories – single-family residential (SFR) or non-single-family residential. Non-single-family residential properties include two-family residential, multifamily residential, institutional (public properties, schools and churches), public recreational, commercial, business, office, and parking. The following interactive map shows property categories in the City and provides ESWU values for each parcel, [Categories and ESWU Map](#).

SFR Categories

Due to the variability in lot sizes across the City, the single-family residential (SFR) category is divided into six classes based on the total area of the parcel in order to group similarly developed properties together:

SFR CLASS	LOT SIZE RANGE
Class A	0.125 acres or smaller
Class B	0.126 to 0.250 acres
Class C	0.251 to 0.500 acres
Class D	0.501 to 0.750 acres
Class E	0.751 to 1.000 acres
Class F	1.001 acres or larger

“Standard Unit”

The most common property type in the City is the Class B SFR, which is considered to be the “standard unit” for determining ESWU’s. The Class B SFR properties comprise nearly 50% of the number of parcels in the City. The runoff potential for the “standard unit” is 3,071 square feet, which is equated to an ESWU value of 1.

ESWU’s for SFR Properties

The ESWU for each of the six lot-area categories for SFR properties is based on the average runoff potential for that category. For each group, the total impervious surface and pervious surface areas were summed up, and then divided by the number of parcels. Those areas were entered into the runoff potential equation to determine the average runoff potential for each category. The ESWU for each category is calculated by dividing the average runoff potential for each by 3,071 square feet. All single-family residential properties in each of the lot-size category are assigned the same ESWU for that category. The ESWU values for the single-family residential categories are summarized in the following table:

PROPERTY TYPE	AVG. RUNOFF POTENTIAL	ESWU
SFR Class A (0.125 acres or smaller)	2,392	0.8
SFR Class B (0.126 to 0.250 acres)	3,071	1.0
SFR Class C (0.251 to 0.500 acres)	5,803	1.9
SFR Class D (0.501 to 0.750 acres)	7,785	2.5
SFR Class E (0.751 to 1.000 acres)	9,590	3.1
SFR Class F (1.001 acres or larger)	14,297	4.7

ESWU’s for Non-SFR Properties

The ESWU for all other, non-SFR properties, is based on the unique runoff potential for each particular property. The impervious surface area and pervious surface area for each of these properties is measured, and the runoff potential is then calculated for each. The runoff potential value is divided by the “standard unit” runoff potential value of 3,071 square feet to calculate the ESWU value for the parcel. An example of this for a hypothetical site can be seen at [ESWU Example](#).

The impervious area measurements were determined by analyzing the aerial imagery of the individual parcel. The impervious area, total area, runoff potential and ESWU for each Non-SFR Property are included in [Categories and ESWU Map](#).

Storm Water Credits & Appeals

Property owners will have a means to appeal their ESWU determination or for having their storm water utility fee reduced (credits) when they employ methods for reducing the amount of runoff generated by their property that enters the sewer system. For more information on storm water appeals, follow the link to [Storm Water Appeals](#) or go the [Storm Water Appeals Application](#). For more information on storm water credits, see the information below or view the [Storm Water Credit Application](#).

STORM WATER CREDITS

Storm Water Utility Credits

Certain credits are offered to provide the opportunity for property owners to reduce the amount of storm water that enters the sewer system from their property. Methods for runoff reduction that rely on infiltration will require the property owner to conduct a [Percolation Test](#) at the location of the infiltration feature to verify that the existing soils can adequately receive the infiltration. [View the Soil Infiltration Testing Protocols in Appendix E](#). The following credits are offered for single-family residential (SFR) properties and non-SFR properties, with the associated annual base credit value:

CREDIT	APPLIES TO	QUARTERLY VALUE	RENEWAL PERIOD
Rain Barrels	SFR/Non-SFR	\$5	2 Years
Rain Garden/Bio-Swale	SFR/Non-SFR	\$10*	5 Years
Infiltration Trench/Dry Well	SFR/Non-SFR	\$10*	5 Years
Cistern	SFR/Non-SFR	\$10*	10 Years
Pervious Pavement	SFR/Non-SFR	ESWU Reduction	5 Years
Disconnect Footing Drain	SFR/Non-SFR	\$10*	10 Years
LID Building Measures	Non-SFR	ESWU Reduction	N/A
LID Site Measures	Non-SFR	ESWU Reduction	N/A
Enhanced Retention	Non-SFR	ESWU Reduction	N/A

Those credits marked with an asterisk (*) will be multiplied by the relative size of the parcel that the improvement makes on the property, provided that the improvement truly captures at least 50% of the impervious area that is draining directly to the sewer system, according to the following schedule:

SFR CLASS	CREDIT MULTIPLICATION FACTOR
Class A	.8
Class B	1.0
Class C	1.9
Class D	2.5
Class E	3.1
Class F	4.7

Improvements to non-SFR properties will be calculated on an individual basis, depending on how the improvement impacts their overall runoff factor. The size of the credit will be based on how much impact the measure will have relative to the overall size of the storm water fee being charged for the particular property the credit is being applied for.

When considering an improvement that would qualify for a credit, it is important to consider how the improvement will be located. A sample Class B lot layout that shows how a base property with an ESWU of 1.0 can be found under [Class B SFR Example](#). The drawing shows how the front half of the property typically drains to the street, while the back-half drains to the rear yard, where it tends to percolate into the ground (unless the property has been improved with a rear yard drainage system). Installing rain barrels or a rain garden in the rear yard, for example, under these conditions, may not qualify for a credit, as it will not make any meaningful reduction in runoff.

Storm Water Credit Application

All credits must be applied for by the property owner, and approved by the City. Design requirements for each type of credit can be found by following the links to each in the table, as well as criteria for meeting variable credit values. Approved credits will go into effect in the following yearly cycle, and some require periodic renewal. The City has the right to revoke any credits given if the information provided is discovered to be false or if use of the measures is discontinued. To apply for a Storm Water Credit, complete the [Storm Water Credit Application](#) and return it to the Water Department Billing Office, along with [Percolation Test](#) results and any supporting documentation, plans, sketches, pictures or calculations. To view

the LID manual, which is [Appendix E, follow this link](#). Applications submitted with incomplete or inaccurate data will not be approved.

Storm Water Credit Values

The value of any credit is to incentivize the effort to reduce runoff, and is not direct compensation for the actual volume of runoff that may or may not be removed from the sewer system in any given period of time or amount of precipitation as a result of the effort. As more and more property owners employ measures to reduce runoff, the City as a whole will benefit from reduced volumes of storm water and the associated costs.

ESWU Reductions

Certain non-SFR properties, especially public, institutional, commercial, retail and multi-family parcels will have the opportunity to construct [Low Impact Development \(LID\)](#) measures or enhanced storm water retention on the property that can potentially reduce the Storm Water Utility Fee. LID measures that reduce the impervious areas on a property or promote infiltration will have a direct impact on the calculation of the ESWU value for the property after re-development. An example of this for a hypothetical site can be seen at [ESWU Reduction Example](#). A property owner that elects to use the ESWU reduction for their property will not be eligible for other storm water credits.

Important Documents and Information on the Storm Water Rate Change

- [Storm Water Utility Ordinance](#)
- [Power Point presentation on Storm Water](#)