

C. P.W.
Treas.
Assessor
Auditor
P.L. Drainage Dist.
PA

8.21.01



STATE OF WASHINGTON
COUNTY OF JEFFERSON

In the matter of)
An Ordinance Establishing An Assessment System) No. 04-0815-01
For the Port Ludlow Drainage District)

WHEREAS, the Port Ludlow Drainage District was established under the procedures set forth in Chapter 85.38 Revised Code of Washington (RCW); and

WHEREAS, RCW 85.38 specifies the method by which Drainage Districts measure and impose assessments; and

WHEREAS, RCW 85.38 specifies that the County Engineer shall prepare a preliminary Drainage District assessment system for review by the Board of County Commissioners in a public hearing; and

WHEREAS, RCW 85.38 specifies that notice of the public hearing shall be made by publishing a notice in a newspaper of record and by mailing a notice to all District property owners; and

WHEREAS, RCW 85.38 specifies that the Board of County Commissioners shall adopt an ordinance finalizing the assessment system; and

WHEREAS, the County Engineer has prepared a preliminary Drainage District assessment system; and

WHEREAS, appropriate notices of the public hearing were made as per the requirements of RCW 85.38; and

WHEREAS, the Board of County Commissioners held a public hearing on July 24, 2001 to take testimony on the preliminary Drainage District assessment system;

NOW, THEREFORE, BE IT ORDAINED,

SECTION 1. PURPOSE AND SCOPE:

The purpose of this Ordinance is to establish an Assessment System to be used by the Port Ludlow Drainage District to set District assessments.

SECTION 2. AUTHORITY

This Ordinance is adopted under the authority conferred on Jefferson County by Chapter 85.38 Revised Code of Washington.

SECTION 3. ASSESSMENT SYSTEM:

The Assessment System is intended to create a fair and equitable rate structure for the Port Ludlow Drainage District. The actual assessment levied on all properties within the District will be set by the Port Ludlow Drainage District Commissioners through the adoption of the District budget.

The Assessment System shall be as specified in Appendix 1 of this Ordinance.

SECTION 4. ORDINANCE REVIEW

The Assessment System shall be reviewed and finalized by the Jefferson County Board of Commissioners at least once every four years as provided for in Chapter 85.38 Revised Code of Washington.

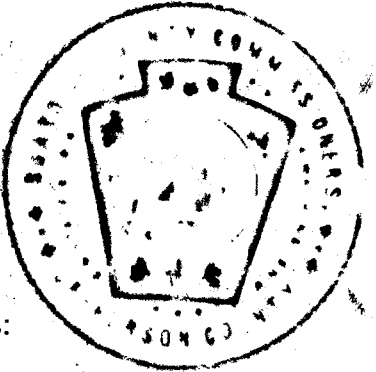
SECTION 5. SEVERABILITY:

If any section, subsection, sentence, clause, phrase, or figure of this ordinance or its application to any person or circumstances is held invalid, the remainder of the ordinance or the application to other persons or circumstances shall not be affected.

EFFECTIVE DATE:

This ordinance shall become effective twenty-one (21) days after adoption by the Board of County Commissioners.

PASSED AND ADOPTED THIS 15th DAY OF August, 2001.



SEAL:

ATTEST:

Lorna L. Delaney
Lorna L. Delaney
Clerk of the Board

BOARD OF COUNTY COMMISSIONERS

Glen Huntingford
Glen Huntingford, Chair

Dan Titterness
Dan Titterness, Member

Richard Wojt
Richard Wojt, Member

APPROVED AS TO FORM:
David Alvarez
Juleanne Dalzell **DAVID ALVAREZ**
Prosecuting Attorney for **MS DALZELL**

Port Ludlow Drainage District Assessment System Ordinance
Appendix 1: Assessment Calculation

As provided for in Chapter 85.38 Revised Code of Washington, the Port Ludlow Drainage District Assessment System is designed to generate \$1,000 in revenue for the District. The Assessment System determines the amount that each parcel within the District will be assessed per \$1,000 of District revenue. The District Commissioners will determine the total annual District assessment and the total amount assessed on each individual parcel through the adoption of the annual District budget. If, as an example, the District budget were set at \$80,000, the actual assessment on any parcel would be the amount assigned in the Assessment System multiplied by 80.

The Assessment System is based on a combination of two assessments. The first is an area assessment based on the parcel's acreage in proportion to the total acreage within the District. The second is an impervious surface assessment based on the parcel's impervious surface area in proportion to the total impervious surface area within the District.

Area Rate

10% of the assessment or \$100.00 is assigned to the land area within the District. There are 611 acres in the District. The standard area assessment rate is \$0.22 per acre per \$1,000 of District revenue. The Jefferson County Board of Commissioners has determined that 142 acres of undeveloped Reserve Area owned by Ludlow Maintenance Commission provide stormwater conveyance and mitigation. The Reserve Areas are assigned to Zone 0 and assessed at 25% of the standard area assessment rate. The Jefferson County Board of Commissioners has determined that the single family residential parcels within Port Ludlow No. 6 that are five acres or larger have unique characteristics that include a low proportion of impervious surface with a rate and direction of runoff with minimal impacts to the District. These parcels are assigned to Zone 2 and assessed at 25% of the standard area assessment rate. The reduced area assessment rate for parcels in Zones 0 and 2 is \$0.06 per acre per \$1,000 of District revenue.

Impervious Surface Rate

90% of the assessment or \$900.00 is assigned to the impervious surface area within the District. The following information regarding impervious surface area within the District is based on information from the Jefferson County Assessor's database and actual measurement of impervious surface in the District. There are 561 single family residences in the District. Based on a random sample of residences, a single family residence is assumed to have 3,000 square feet of impervious surface. 3,000 square feet of impervious surface is an Equivalent Residential Unit (ERU) of impervious surface. There are 137 multi-family residential units in the District. One multi-family residential unit is assumed to have 2,250 square feet (0.75 ERU) of impervious surface. There are 103 ERUs of multi-family residential development. There are 25.4 acres of impervious surface related to non-residential development in the District. At 3,000 square feet of impervious surface per ERU, this is equal to 369 ERUs. There are 1,033 ERUs of impervious surface in the District. The impervious surface area assessment rate is \$0.87 per ERU per \$1,000 of District revenue. This rate will decrease as additional impervious surface is constructed in the District.

Port Ludlow Drainage District Assessment System Ordinance
Appendix 1: Assessment Calculation

Parcel Assessment Formulas

The following formulas are intended to demonstrate how the assessments for various typical parcels are calculated. The formulas are based on current information from the Jefferson County Assessors parcel database and the assessment factors listed above. The assessment rates will change if additional areas are annexed into the District, if additional impervious surface is constructed in the District, or if there are revisions to the Assessor's database. Actual parcel assessments will be determined by applying the assessment calculation method at the time that assessments are made.

Standard Parcel Assessment Formula per \$1,000 of District Revenue

A parcel's assessment per \$1,000 of District revenue is based on the area rate times the parcel's area in acres plus the impervious surface rate times the parcel's impervious surface area measured in Equivalent Residential Units.

Parcel Assessment = (area rate x parcel acres) + (ERU rate x ERUs on the parcel)

Parcel Assessment = (\$0.22 x parcel acres) + (\$0.87 x ERUs on the parcel)

Single Family Residence Parcel Assessment Formula per \$1,000 of District Revenue

The assessment on a parcel with a single family residence (SFR) per \$1,000 of District revenue is based on the area rate times the parcel's area in acres plus the impervious surface rate times 1 ERU of impervious surface.

SFR Parcel Assessment = (area rate x parcel acres) + (ERU rate x 1 ERU)

SFR Parcel Assessment = (\$0.22 x parcel acres) + (\$0.87 x 1 ERU)

Multi-Family Residence Parcel Assessment Formula per \$1,000 of District Revenue

The assessment on a parcel with one multi-family residential unit (MFR) per \$1,000 of District revenue is based on the area rate times the parcel's area in acres plus the impervious surface rate times 0.75 ERU of impervious surface.

MFR Parcel Assessment = (area rate x parcel acres) + (ERU rate x 0.75 ERU)

MFR Parcel Assessment = (\$0.22 x parcel acres) + (\$0.87 x 0.75 ERU)

Zone 0 Parcel Assessment Formula per \$1,000 of District Revenue

A parcel in Zone 0 (Ludlow Maintenance Commission undeveloped Reserve Area) has an assessment per \$1,000 of District revenue based on the reduced area rate for Zone 0 times the parcel's area in acres.

Parcel Assessment = (reduced area rate x parcel acres)

Parcel Assessment = (\$0.06 x parcel acres)

Port Ludlow Drainage District Assessment System Ordinance
Appendix 1: Assessment Calculation

Zone 2 Single Family Residence Parcel Assessment Formula per \$1,000 of District Revenue

A parcel in Zone 2 (Port Ludlow No. 6 five acre residential lots) with a single family residence (SFR) has an assessment per \$1,000 of District revenue based on the reduced area rate for Zone 2 times the parcel's area in acres plus the impervious surface rate times 1 ERU of impervious surface.

Parcel Assessment = (reduced area rate x parcel acres) + (ERU rate x 1 ERU)

Parcel Assessment = (\$0.06 x parcel acres) + (\$0.87 x 1 ERU)

Zone 2 Vacant Parcel Assessment Formula per \$1,000 of District Revenue

A vacant parcel in Zone 2 (Port Ludlow No. 6 five acre residential lots) has an assessment per \$1,000 of District revenue based on the reduced area rate for Zone 2 times the parcel's area in acres.

Parcel Assessment = (reduced area rate x parcel acres)

Parcel Assessment = (\$0.06 x parcel acres)



1820 Jefferson Street
P.O. Box 1220
Port Townsend, WA 98368

Dan Titterness, District 1 Glen Huntingford, District 2 Richard Wojt, District 3

August 20, 2001

Port Ludlow Drainage District
District Commissioners
P.O. Box 65261
Port Ludlow, WA 98365

Re: Port Ludlow Drainage District Assessment System

Dear District Commissioners,

Enclosed is a copy of Jefferson County Ordinance No. 04-0815-01 establishing an assessment system for the Port Ludlow Drainage District. Please note that the ordinance becomes effective twenty-one (21) days from its adoption.

If you have any questions please contact me.

Sincerely,

Lorna Delaney
Lorna Delaney, CMC
Clerk of the Board

Enclosure