

orig: PLDD
cc: PW
PA
Treas.
Aud.
Asses.
Code
8/26/03

STATE OF WASHINGTON
County of Jefferson



In the Matter of Amending Ordinance }
No. 04-0815-01 to Revise the }
Assessment System for the Port Ludlow }
Drainage District }

ORDINANCE NO. 07-0825-03

WHEREAS, the Port Ludlow Drainage District was established by the voters of the proposed drainage district in the year 2000 and the assessment method for the District was established by adoption of Ordinance No. 04-0815-01 in August of 2001; and,

WHEREAS, the Commissioners of the Port Ludlow Drainage District submitted a letter to the Board of County Commissioners dated June 28, 2003 asking that the County Commissioners review and revise the assessment methodology for the Drainage District which requires that a public hearing be held; and,

WHEREAS, the public hearing was properly advertised, the District property owners were individually notified by mail and the hearing held on August 18, 2003 at 7:00 p.m. at the Port Ludlow Beach Club, 121 Marina View Drive in Port Ludlow, Washington; and,

WHEREAS, through the development of the Comprehensive Management Plan for the Drainage District it was found by the Drainage District Commissioners that the amount of reduction for the gross area assessment for the five acre parcels varies based on topography, and capital improvements required are general in nature and do not provide a greater benefit to developed lots than to undeveloped lots.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Jefferson County, Washington, that Appendix 1. Assessment System of Ordinance No. 04-0815-01 is hereby amended as indicated in the attached Appendix 1.

APPROVED AND ADOPTED this 25th day of August, 2003.



ATTEST:

Judi Mackey, Deputy

Lorna Delaney, CMC
Clerk of the Board

JEFFERSON COUNTY
BOARD OF COMMISSIONERS

[Signature]
Dan Titterness, Chair
[Signature]
Glen Huntingford, Member

(Voted Against)
Judi Mackey, Member

APPROVED AS TO FORM:
David Alvarez 8/25/03
David Alvarez,
Deputy Prosecuting Attorney

Port Ludlow Drainage District Assessment System Ordinance No. 07-0825-03
Appendix 1: Assessment System Calculation Method

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 \$70,000, the actual assessment on any parcel would be the amount assigned in the Assessment System multiplied by 70.

The Assessment System is based on a combination of two assessments. The first is an assessment on the parcel's acreage in proportion to the total acreage within the District. The second is an assessment on the parcel's impervious surface area in proportion to the total impervious surface area within the District. The proposed assessment would have 35 percent of the total assessment based on gross area acreage and 65 percent of the total assessment based on impervious area.

35% of the assessment, or \$350.00 of the \$1,000, is assigned to the land area within the District. The gross area acreage system of assessments for the District shall consist of a five-zone classification system (Zone 0, Zone 1, Zone 2, Zone 3, and Zone 4). Zone 0 are the areas permanently held in reserve or greenbelt areas that cannot be developed. Zone 1 are areas that can be developed, other than those in the succeeding zones, and comprise the majority of the District. Zone 2 are parcels in Port Ludlow No. 6 five-acre residential lots that completely drain into the District. Zone 3 are parcels in Port Ludlow No. 6 that partially drain into the District. Zone 4 are parcels in Port Ludlow No. 6 that completely drain out of the District. Zone 0 will pay 5 percent of the standard gross acreage assessment. Zone 1 will pay 100 percent of the standard gross acreage assessment. Zone 2 will pay 15 percent of the gross acreage assessment. Zone 3 will pay 10 percent of the gross area assessment. Zone 4 will pay 5 percent of the gross area assessment.

Based upon areas in Zone 0 of 120.6 acres, Zone 1 of 434.7 acres, Zone 2 of 38.1 acres, Zone 3 of 19.9 acres, and Zone 4 of 10.0 acres, the associated dollar value of benefits for a \$1000 hypothetical assessment is:

Zone 0 = \$0.039198 per acre
Zone 1 = \$0.783965 per acre
Zone 2 = \$0.117595 per acre
Zone 3 = \$0.078396 per acre
Zone 4 = \$0.039198 per acre

In addition, parcels in each zone, except Zone 4, will be assessed for impervious area based on Equivalent Residential Units (ERU). An Equivalent Residential Unit is defined as a single-family residence or 3,000 square feet of impervious surface. Multi-family residences are assigned 0.75 ERU. Parcels in Zone 4 will not pay an impervious area assessment.

65% of the assessment, or \$650.00 of the \$1,000, is assigned to the impervious surface area of the District. There are approximately 70 acres of impervious surface 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. A multi family residence is assigned 0.75 ERUs. Based upon a total of 986.1 ERUs within the District, the associated dollar value of benefits for a \$1000 hypothetical assessment is:

$$\text{Improvement assessment} = \$0.659190 \text{ per ERU}$$

The rates shown in this appendix have been rounded. The assessment database uses the actual data entered into the database, not the rounded rates shown in this example.

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

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

$$\text{Parcel Assessment} = (\text{area rate} \times \text{parcel area}) + (\text{ERU rate} \times \text{ERUs on the parcel})$$