

STATE OF WASHINGTON
COUNTY OF JEFFERSON

In the matter of)
An Ordinance Establishing An Assessment System) No. _____
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 _____ DAY OF _____, 2001.

BOARD OF COUNTY COMMISSIONERS

Glen Huntingford, Chair

Dan Titterness, Member

Richard Wojt, Member

SEAL:

ATTEST:

APPROVED AS TO FORM:

Lorna L. Delaney
Clerk of the Board

Juleanne Dalzell
Prosecuting Attorney

**Port Ludlow Drainage District Assessment System Ordinance
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.

30% of the assessment or \$300.00 is assigned to the land area within the District. There are 611 acres in the District. 154 acres are in undeveloped reserve areas that are exempt from assessment. There are 457 acres in the District that are subject to assessment. The assessment per acre is \$0.6565 per \$1,000 of District revenue.

70% of the assessment or \$700.00 is assigned to the impervious surface area of the District. There are 71.39 acres of impervious surface in the District. Based on a random sample of residences, a 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 1,036 ERUs of impervious surface in the District. The assessment per ERU is \$0.6750 per \$1,000 of District revenue.

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.

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

Parcel Assessment = (\$0.6565 x parcel area) + (\$0.6750 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 of the parcel and 3,000 square feet (1 ERU) of impervious surface.

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

SFR Parcel Assessment = (\$0.6565 x area of parcel) + (\$0.6750 x 1 ERU)