



**Board of Directors Meeting  
August 22, 2007**

**Status and Recommendations for  
Possible Credits or Fee Reductions  
For Large Single Family Residential  
(detached) Properties.**

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**Issue at Hand**

- Large lot single family detached properties are charged at the same rate as all other single family properties, which is based only on the number of square feet of impervious area.
- However, the large grassy areas that normally surround the impervious areas mitigate runoff so the net runoff from these properties is less than smaller parcels with the same impervious area.
- Therefore, should the large lot properties pay at a lower rate, similar to commercial properties?

**Existing Situation**

Single Family Residential Detached Charged Same Rate Per Square Foot for Impervious Area

Tier	Impervious Area (square feet)	2007 Annual Fee	Rate Structure	Rate per square foot
1	100 to 2,000	\$45.00		\$0.023640
2	2,001 to 2,900	\$60.00		\$0.023640
3	2,901 to 3,900	\$78.00		\$0.023640
4	3,901 to 7,500	\$105.00		\$0.023640
5	7,501 to 50,000	\$228.00		\$0.023640

**Existing Situation**

Non-Single Family Residential Charged a Different Rate Per Square Foot Based on Impervious Percent

Tier	Impervious Percent	2007 Annual Rate (per sq. ft.)
1	2% to 40%	\$0.015360
2	41% to 70%	\$0.023640
3	71% to 100%	\$0.031908

**Proposed Options**

- Provide a credit for large lot residential properties
- Charge large lot properties at the low density commercial rate
- Do nothing

**Existing Revenue Situation**

2007 Revenue Projection for Lower Density Single Family Residential Parcels by Category	
Percent Impervious	Total Fees for Category
0% to 10%	\$125,000
11% to 20%	\$240,000
21% to 30%	\$825,000
<b>TOTAL</b>	<b>\$1,190,000</b>

**Estimated Fiscal Impact of 25% Credits**

<b>Lost Revenue Projection from Potential Credits for Lower Density Single Family Residential Parcels by Category</b>		
<b>Percent Impervious</b>	<b>Total Fees for Category</b>	<b>Total Potential Lost Revenue @ 25% Credit per Each</b>
0% to 10%	\$125,000	\$31,000
11% to 20%	\$240,000	\$60,000
21% to 30%	\$825,000	\$207,000
<b>TOTAL</b>	<b>\$1,190,000</b>	<b>\$298,000</b>

**Estimated Fiscal Impact of Charging at Commercial Rate**

- To be provided at Board Meeting