



ISLAND COUNTY
PUBLIC WORKS DEPARTMENT
P.O. BOX 5000
COUPEVILLE, WA 98239

William E. Oakes, P.E., Public Works Director

March 16, 2012

To: Commercial and/or Industrial Property Owners
From: William E. Oakes, P.E., Public Works Director
Re: Clean Water Utility information for commercial and/or industrial property owners
in unincorporated Island County

In December 2010 the county established a Clean Water utility to protect surface and groundwater. The first year's fees (for 2011) were waived by the Board of Island County Commissioners for all properties. The County Commissioners committed other County funds to reduce the fees for commercial/industrial properties until 2014. The intent was to allow commercial/industrial property owners time to take measures to potentially reduce the utility fee.

The utility fee for a commercial/industrial property includes a base fee of \$39.13 per year; with additional fee for each additional 5000 square feet (sf.) of impervious surface, if your parcel has over 5000 sf. of impervious surface. This fee for each additional 5000 sf. of impervious surface will be \$19.57 per year for 2012 and 2013; however in 2014 it will rise to \$39.13 per year. For example, a property with 15,000 sf. of impervious surface would have a fee of \$78.27 per year $\$39.13 + (2 \times \$19.57)$ in 2012 and in 2013. That fee will increase in 2014 to \$177.39 per year $\$39.13 + (2 \times \$39.13)$.

There are several ways commercial/industrial property owners can have their fees reviewed, changed, or a credit established.

- A. Commercial/industrial parcel owners can request a review of their impervious surface coverage of their parcel once per year on or before July 1 each year, by submitting documentation showing their parcel boundary and impervious surface coverage is different from the basis for the current charges. Property owners can submit a site plan showing dimensions of the impervious surface coverage of the parcel. The site plan will be reviewed and a decision issued by the Public Works Department. Decisions of the Public Works Department on requests for rate adjustments based on a different analysis of impervious surface coverage may be appealed per ICC 15.03.130.
- B. A 10% discount from the charges established through resolution of the Board of Island County Commissioners shall be provided to a commercial parcel owner that has installed a system for storing, collecting, and reusing rainwater from a rooftop, installed at a commercial-use building, that has been designed and constructed in accordance with the Washington State Building Code Council's Permissive Rainwater Harvesting System

Guidelines For Nonresidential Occupancies (2002 or as amended), has a storage volume of at least 10% of the mean annual runoff volume generated from the contributing roof area, and for which design and construction has been approved by the Director of Public Works. Decisions of the Public Works Department may be appealed per ICC 15.03.13.

- C. All parcel owners, including commercial/industrial owners, can request a review based on incorrect zoning, incorrect classification in a sewer or drainage or diking district, or request a senior citizen/disabled credit.
- D. Any person owning a commercial or industrial parcel and receiving a billing statement for capital charges and making a timely payment therefore may apply to the Public Works Department for a rate adjustment for qualified on-site mitigation such as; low impact development practices identified in the technical guidance manual for Puget Sound (January 2005 or current addition), or equivalent water quality and quantity controls that exceed County standards and/or parcel-specific characteristics that significantly affect runoff or water quality.
 - 1. The burden of proof shall be on the applicant to show that the rate adjustment sought should be granted. Application shall include a drainage plan prepared by a licensed professional engineer documenting the predevelopment and post development surface and ground water quantity and quality conditions. Rate adjustments shall generally apply to the capital improvement portion of the fee. Rate adjustments, if granted, will be proportional to the effectiveness of the proposed mitigation in reducing surface and ground water quantity and quality impacts. Requirements for admissible documentation shall be determined by the Public Works Department.
 - 2. A rate adjustment fee of \$140 must be paid by the applicant. Any unused portion of the deposit fee will be refunded to the applicant. County costs in excess of the deposit fee will be paid by the applicant prior to the adjustment being granted.
 - 3. To be effective for the current billing year, applications for rate adjustment must be made by July 15. Applications received after July 15 shall only be effective for subsequent years.
 - 4. Decisions of the Public Works Department on requests for rate adjustments may be appealed. Provisions for appeals are provided for in ICC 15.03.130.

Where measurements of impervious surface area are required, the Public Works department will use the Assessor records, aerial or satellite photographs, and other such methods as the director may determine are needed.

Appeals of decisions of the Public Works Director are appealable to the Hearing Examiner under ICC 16.19. The basis of appeals is limited to specific items detailed in ICC 15.03.130.

For more information on the Clean Water utility, please visit our website at:

http://www.islandcounty.net/publicworks/clean_water_utility/