

Surface Water Master Plan

2017 Update SW Management Policy Discussion

May 15, 2017



2017 Master Plan Schedule

October 10, 2016	✓ Level of Service Discussion
May 15	← Policy Discussion
July 17	Plan update
August 7	Project and Program Prioritization
October 2	Rates & Financial Recommendation
November 2	Approval of Draft Plan

Purpose

Discuss and receive guidance on policy issues associated with the Surface Water Utility for completing the 2017 Surface Water Master Plan Update



Overview

- Stormwater Management Issues (4)
 - Policy Question
 - Alternatives
 - Recommendations

- Questions



Surface Water Management Policy Issues

- **Issue 1:** Use of Utility Funds on Private Property
- **Issue 2:** Private Property Facility Maintenance Enforcement
- **Issue 3:** Permitting for Surface Water Utility
- **Issue 4:** Basis for chargeable area for surface water management (SWM) fees

Issue 1: Use of Utility Funds on Private Property

- **Policy Question:** Should the Utility spend public funds for drainage systems on private properties?
- **Alternative 1:** Status quo – City funds used only where public infrastructure is threatened which affirms existing practices.
- **Alternative 2:** Develop a Program to Acquire Easement or Ownership of Priority Critical Infrastructures on Private Property that the City would then Operate and Maintain
- **Recommendation: Alternative 1**



Issue 2: Private Property Facility Maintenance Enforcement

- **Policy Question:** How should the City inspect and enforce maintenance of the stormwater facilities on private property?
- **Alternative 1:** Status quo - Use Current Inspection, Notification and Enforcement Mechanisms
- **Alternative 2:** Establish a Self-Certification Process that will provide property owners the opportunity to be proactive rather than reactive in managing their on-site stormwater facilities.
- **Recommendation: Alternative 2.**

Issue 3: Permitting for the Surface Water Utility

- **Policy Question:** Should the Utility implement a stormwater permit?
- **Alternative 1:** Status quo - Utilize existing permit process
- **Alternative 2:** Establish a Stormwater Permit - A single permit that will collection of required surface water information needed for NPDES compliance is tracked and reported consistently.
- **Recommendation: Alternative 2.**



Issue 4: Basis for Surface Water Management (SWM) Fee

- **Policy Question:** Should SWM fees be based on hard surface or impervious surface area for Multi-Family/Commercial Properties?



Hard Surface Vs Impervious Surface



Figure 1 – 3.25 Acre Commercial Property

- Rate Class 7 – Very Heavy
- % Impervious Surface is More than 85%
- SWM Fee is \$8,479/year

“**Hard Surface**”...an impervious surface, a permeable pavement, or a vegetated roof.



Figure 2 – 3.25 Acre Commercial Property with 1.5 Acre permeable pavement parking lot

- Rate Class 4 – Moderate
- % Impervious Surface is More than 20% but less than 45%
- SWM Fee is \$2,629/year

“**Impervious surface**”... a non-vegetated surface area

Issue 4: Basis for Surface Water Management (SWM) Fee

- **Policy Question:** Should SWM fees be based on hard surface or impervious surface area for Multi-Family/Commercial Properties?
- **Alternative 1:** Status quo - SWM fees based on impervious surface
- **Alternative 2:** Use Hard Surfaces for SWM Fees to reduce the risk of revenue decay for Multi-Family/Commercial Properties.
- **Recommendation: Alternative 2.**

Next Steps

- Incorporate Council guidance in Master Plan development.
- Recommend projects, programs, and other Utility management activities
- See you on July 17, 2017



Questions

