

**CITY OF ZANESVILLE  
STORMWATER UTILITY PROGRAM**

**POLICY: SPECIAL SITUATIONS****I. DISCUSSION:**

This is the fourteenth billing policy paper in a series of billing policy papers that document the overall billing mechanism development process. During the process of measuring the impervious areas for all non-residential properties located within the City of Zanesville, the JHA/ERC Team may encounter special and or unique situations that need to be addressed. These special situations pertain to measuring the impervious areas for the following types of properties by using and interpreting aerial photography:

- Railroad lines and railroad properties;
- Properties used for auto storage (a.k.a. junkyards);
- Properties used to store old auto and truck tires;
- Manufacturing properties that use outside and uncovered storage of raw materials such as coke.
- Covered docks; and
- Stone quarries.

Notifying the property owner of the situation, and scheduling an in-person visit would be the recommended and most accurate approach to determine the impervious areas for the above-mentioned property types. A consistent approach and decision needs to be made for interpreting the impervious areas for these properties.

**II. TAC RECOMMENDATION:**

With the understanding that in-person visits and/or a drive-by may be performed by city staff (Engineering Department), the JHA/ERC Team recommends that the City of Zanesville stormwater utility treat these special properties as follows:

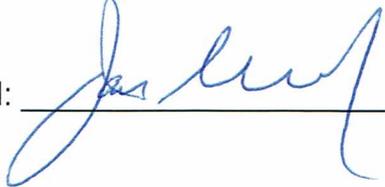
- Railroad lines will be treated as pervious and not be measured. However, any railroad yards will be measured and charged.
- Properties used for auto storage (a.k.a. junkyards) should have the areas used for auto storage determined. If the autos are stored on gravel or paved surfaces, these areas should be measured and treated as gravel or impervious area. If the driveways are gravel or paved surfaces, they should be measured and treated as gravel or impervious surfaces. All buildings and paved parking lots will also be included in the impervious area measurement.
- Properties used to store old auto and truck tires should have the areas beneath and used for storing tires determined. If the tires area stored on gravel or paved surfaces, these areas should be measured and treated as gravel or impervious

area. If the driveways are gravel or paved surfaces, they should be measured and treated as gravel or impervious surfaces. All buildings and paved parking lots will also be included in the impervious area measurement.

- Manufacturing properties that use outside and uncovered storage of raw materials should have the areas beneath said storage of materials determined. If the raw materials are being stored on gravel or paved surfaces, these areas should be measured and treated as gravel or impervious area. If the driveways are gravel or paved surfaces, they should be measured and treated as gravel or impervious area. All buildings and paved parking lots will also be included in the impervious area measurement.
- Stone quarry properties that store large piles of stone should only be charged for any structures, parking lots and driveways located within the property boundaries. The area used for storage of stone will not be included in the impervious area measurement.

**III. TAC ACTION:**

The TAC reviewed, discussed and approved this billing policy paper during the May 17, 2017 TAC meeting.

Approved:  \_\_\_\_\_

Date: 5/17/17 \_\_\_\_\_