

**CITY OF ZANESVILLE  
STORMWATER UTILITY PROGRAM**

**POLICY: PROPERTIES WITH MORE THAN ONE (1) PARCEL CONTAINING IMPERVIOUS AREA AND VACANT PROPERTIES**

**I. DISCUSSION:**

This is the twelfth billing policy paper in a series of billing policy papers that will document overall billing mechanism process. All non-residential property owners will be charged based upon the total measured impervious area for their properties. Two issues need to be discussed and resolved as they pertain to the aforementioned decisions. These issues are:

1. How should the City of Zanesville stormwater utility treat a situation whereby a property owner owns multiple (more than one) contiguous parcels that contain impervious area? And,
2. What are the ramifications of charging a minimum of one ERU to each developed and undeveloped property owner under the impervious area rate structure method?

*For purposes of the following discussion, a parcel would be defined as the land contained within a boundary as defined by the Muskingum County GIS data and associated legal description. A property is defined as more than one parcel with contiguous or shared parcel boundaries as defined by the Muskingum County GIS data and associated legal description, and with same ownership.*

Issue 1

The first issue above does not appear to be complicated as the impervious area for the multiple parcels (individually) would simply be measured and an ERU count would be determined. Although multiple parcel ownership is much more common with non-residential property types, situations may exist where a single-family property owner owns two or more contiguous parcels and may for example have the home on one parcel, a garage on a second parcel and a third parcel that is undeveloped. Should the Utility charge this property owner a minimum of one ERU for each parcel?

Issue 2

Under the impervious area rate structure method, charges are calculated based on the single-family residential average impervious area (ERU) by measuring the impervious area and dividing by the size of the ERU to determine the number of ERUs for a property. Vacant and undeveloped properties do not contain impervious area and therefore traditionally should be excluded from paying stormwater charges. Should the utility charge a minimum of one ERU to adjacent developed parcels with same ownership?

**II. TAC RECOMMENDATIONS:**

The JHA/ERC Team recommends that the City of Zanesville stormwater utility accept and implement the following policies:

1. Charge a minimum of one ERU per developed non-residential parcel.
2. Charge a minimum of one ERU per developed residential parcel containing one or more dwelling units. Contiguous residential parcels with the same owner and that contain impervious area and no additional dwelling units other than the main residence, will be consolidated (combined) and will be assigned 1 ERU
  - a. The process of determining contiguous residential parcels with the same owner is a manual process that will be performed by the JHA/ERC Team.
3. Any billing adjustments that result from the application above will be limited to one-year from discovery of any misapplication of the policy noted under Section II item 1 above. However, the City of Zanesville stormwater utility reserves the right to make any adjustments for unique situations that may arise.

**III. TAC ACTION:**

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



Date: \_\_\_\_\_

5/17/17