

# Storm Water Fee Billing Policy

City of West Jordan

Created January 1, 2011

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## Definition of Storm Water System

The Storm Water system consists of all gutters, grates, detention ponds, storm inlets, pipes, culverts and any drainage system used to collect rainwater and snowmelt, and deliver it to appropriate streams and waterways to prevent flooding and property damage throughout the city. The Storm Water system is completely separate from the Sewer system. Sewer (wastewater) is carried through separate pipes to the local wastewater treatment plant. But Storm Water is not cleaned or treated in any way. It is simply runoff from rain and snowmelt that is carried through pipes and drainage ditches to the Jordan River, which runs into the Great Salt Lake.

## New Storm Water Fee

The West Jordan City Council approved a new Storm Water Utility fee, which was included on residential and commercial utility bills beginning January 1, 2011. The Storm Water fee is necessary to provide funding to maintain the gutters, grates, detention ponds, storm water inlets, pipes, and culverts that collect rainwater runoff and prevent flooding of all city streets. City Council is very aware of the financial difficulty facing residents and businesses during these slow economic times. Many other cities have been charging a similar fee for years. West Jordan postponed implementing the fee for several years, but City Council and management have determined that additional revenues are needed to maintain the storm water system to an acceptable level and to comply with state and federal regulations. The fee appears as a separate item called "Storm Water" on the West Jordan utility bill, along with water, sewer, garbage, and lights.

## Services Provided by West Jordan's Storm Water Utility

- Locate, mark, and map all storm water inlets.
- Televis storm water system for repair, maintenance and illegal connection issues
- Clean system routinely with special attention to "hot spot" maintenance areas
- Repair and build gutters, grates, detention ponds, inlets, pipes, and culverts
- Storm water sampling and testing as required by state and federal law

## Fair Allocation of Storm Water Costs

All residents and businesses in West Jordan benefit from the citywide Storm Water system. If the system did not exist, roads throughout the city would become flooded after every rainstorm and travel would be impeded. In order to be fair, all residents and businesses must help bear the cost of maintaining the storm water system since all benefit from it. The City recognizes that some properties have curb and gutter that drain directly into the Storm Water system, and some properties do not. The location of storm gutters, drains, grates, pipes, or detention/retention ponds does not determine who is charged the monthly Storm Water fee. The Storm Water fee is applied to all developed or occupied residential and commercial properties in West Jordan since all benefit from the citywide system. Agricultural and vacant properties are the only exemptions. Fees will be determined by the type and size of property as described below:

## Properties to be billed

- A. Single Family detached and Duplex Residences
- B. Apartments and Condominiums
- C. Commercial property
- D. Government properties (other than City of West Jordan)

**Properties that will NOT be billed**

- A. Agricultural and undeveloped properties
- B. Portions of properties in excess of 20 acres
- C. Public streets

**Fee structure**

- A. Single Family detached and Duplex Residences will be billed for one (1) Equivalent Residential Unit (ERU) regardless of property size.
- B. All other properties will be billed by property size according to Salt Lake County records, by multiplying the “per ERU” rate on the Uniform Schedule of Fees and Charges (USFC) by the number of ERU’s assigned to the property, with each ERU being 4,000 square feet of lot size. The fee is capped at 20 acres. If a single owner’s property exceeds 20 acres in one location (parcels are adjacent), the property owner will be billed the full rate only for the first 20 acres.

<b>WHO RECEIVES THE BILL?</b>			
	<b>Utility Billing Customer</b>	<b>Property Owner</b>	<b>HOA, PUD, or Condo Assoc.</b>
<b>Single Family/Duplex</b>	X		
<b>Apartment/Condo/PUD common area</b>			X
<b>Commercial</b>			
One (1) business located on one(1) parcel	X		
One (1) business located on multiple parcels	X		
Multiple businesses located on one(1) parcel (office buildings, shopping centers)		X	
Multiple parcels, multiple businesses, common areas (shopping centers, strip malls)		X	
<b>Government owned</b>		X	
Note: when customer has several utility billing accounts associated with the same property, the storm fee for entire property may be assigned to one of their accounts.			

<b>FEE CALCULATION</b>	
	<b>ERU’s</b>
<b>Single Family/Duplex</b>	1 ERU per living unit
<b>All Others</b>	
0-20 acres	1 ERU per 4,000 sq.ft.
Over 20 acres	No fee
<b>Undeveloped, Agricultural</b>	No fee
Note: Each customer’s Storm Water Fee will be equal to ERU’s multiplied by the “per ERU” rate.	