



CLARK  
CONSERVATION DISTRICT



# Rates & Charges

Clark Conservation District and FCS Group

July 19th, 2017



# Clark Conservation District

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The mission of Clark Conservation District is to protect, conserve, and improve the natural resources of the District. Clark Conservation District focuses on water quality, soil management, and critical habitat areas. We also assist landowners in the use and conservation of natural resources.





# Service Area



- ◆ Clark Conservation District was established in 1942 and is a legal-sub division of state government that administers programs to conserve natural resources
- ◆ The District is a non-regulatory agency that was created to bridge the gap between local landowners and state and federal government

# **Background**

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- ◆ **Conservation District Assessment or Rates and Charges**
  - RCW 89.08
  
- ◆ **Clark District Board of Supervisors Rate System and Proposal**
  - Process
    - Council Work Session
    - Community support and public input
    - Council Public Hearing





# Programs of Clark CD

- ◆ Farm and Agricultural Lands
- ◆ Water Quality and Quantity
- ◆ Working Lands/Food System Economics and Development
- ◆ Aquatic Habitat
- ◆ Upland Habitat



# Programs – Farm and Agricultural Lands

## ◆ Farm and Agricultural Lands

- Small & large acreage education, technical and financial assistance for planning and implementation of Best Management Practices (BMPs)
- Assistance with regulatory requirements, permits, and designs

- ◆ Water Quality and Quantity
- ◆ Working Lands/Food System Economics and Development
- ◆ Aquatic Habitat
- ◆ Upland Habitat





# Programs – Water Quality and Quantity

- ◆ Farm and Agricultural Lands
- ◆ **Water Quality and Quantity**
  - Urban, rural, industrial stormwater education, technical and financial assistance for practice design, permits, and implementation
  - NPDES support for municipalities to meet requirements with landowners
  - Water quality and quantity education, monitoring, engineering, and volunteer events
  - Septic system assistance
- ◆ Working Lands/Food System Economics and Development
- ◆ Aquatic Habitat
- ◆ Upland Habitat







# Programs – Working Lands/Food System

- ◆ Farm and Agricultural Lands
- ◆ Water Quality and Quantity
- ◆ **Working Lands/Food System Economics and Development**
  - Implementation of ag infrastructure and farmland preservation programs
  - Partnership and support with agricultural and local food policy, land use, regulation, grants, and loans
- ◆ Aquatic Habitat
- ◆ Upland Habitat



Local farmer with converted electric tractor.







# Programs – Aquatic Habitat

- ◆ Farm and Agricultural Lands
- ◆ Water Quality and Quantity
- ◆ Working Lands/Food System Economics and Development
- ◆ **Aquatic Habitat**
  - Technical and financial assistance with aquatic lands, wetlands, flooding, slope stabilization, and habitat
  - Education, engineering, and permit assistance with stream and waterway projects
- ◆ Upland Habitat



Former culvert was a fish passage barrier, now fish-friendly bridge installed by Clark CD.



# Programs – Upland Habitat

- ◆ Farm and Agricultural Lands
- ◆ Water Quality and Quantity
- ◆ Working Lands/Food System Economics and Development
- ◆ Aquatic Habitat
- ◆ **Upland Habitat**
  - Technical and financial assistance with oak prairie, forests, pollinator habitat restoration, soil stabilization, invasive species and wildlife habitat
  - Education, engineering, and permit assistance with plant and wildlife habitat



# **Basic Funding**

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- ◆ District activities are currently supported through a combination of project-specific federal, state and local grants
- ◆ Grant funding fluctuates year-to-year and is a volatile revenue source for Clark CD.
- ◆ Implementing a system of rates and charges will provide a more reliable revenue source and will be tied to the direct and indirect benefits to each parcel.





# RCW 89.08.405 - Rates & Charges System

- ◆ Adds Conservation District “rates and charges” option – alternative to assessment approach
- ◆ Rate may be
  - Annual per acre amount ( $\leq$  \$0.10/acre)
  - Annual per parcel amount
    - $\leq$  \$15/parcel for counties  $>$  1.5 million population King County
    - $\leq$  \$10/parcel for counties  $>$  480,000 and  $\leq$  1.5 million population Pierce, Snohomish, Spokane Counties
    - $\leq$  \$5/parcel for counties  $\leq$  480,000 population All others
  - Annual per acre ( $\leq$  \$0.10/acre) + per parcel amount ( $\leq$  \$5/parcel)
- ◆ Within limitations, forest lands *may be* subject to rates or charges if served by the conservation district



# Rates vs. Assessments

- ◆ A **rate** is a charge intended to recover the cost of public programs based on services received or mitigation needed
  - Services received/impact may be indirect
    - May be different for each Program/Service offered
    - May be different for each land use category
- ◆ An **assessment** is a user charge intended to recover the cost of improvements/services that increase the value of the property charged





# General Approach

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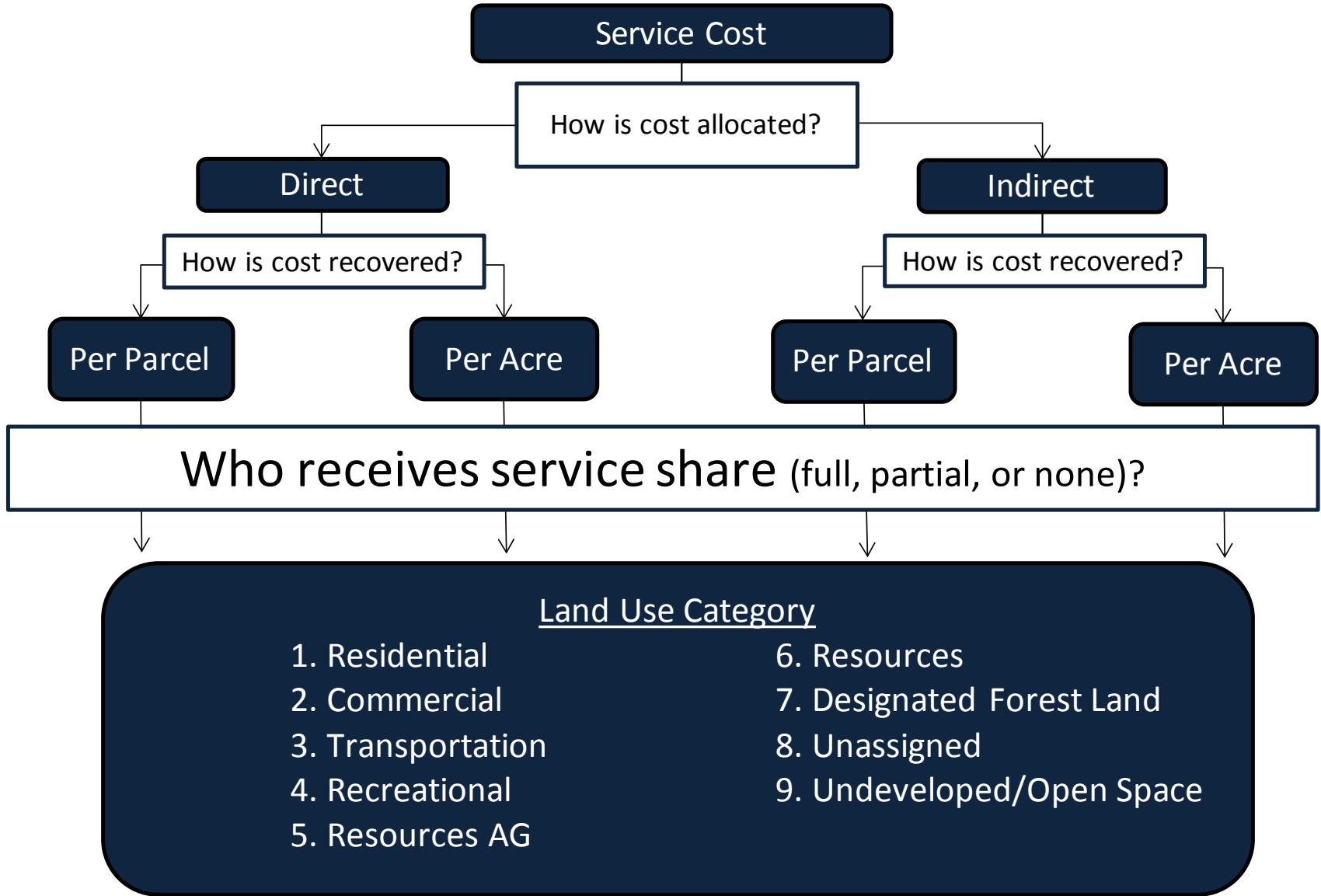
1. **Define Key Programs**
  - Farm and Agriculture Lands
  - Water Quality and Quantity
  - Working Lands/Food System Economics and Development
  - Aquatic and Upland Habitat
2. **Allocate Service & Associated Cost between Direct & Indirect**
3. **Determine Cost Recovery Basis (per acre v. per parcel)**
4. **Evaluate Customer Types Served by Program**
5. **Calculate Rates by Customer Type**





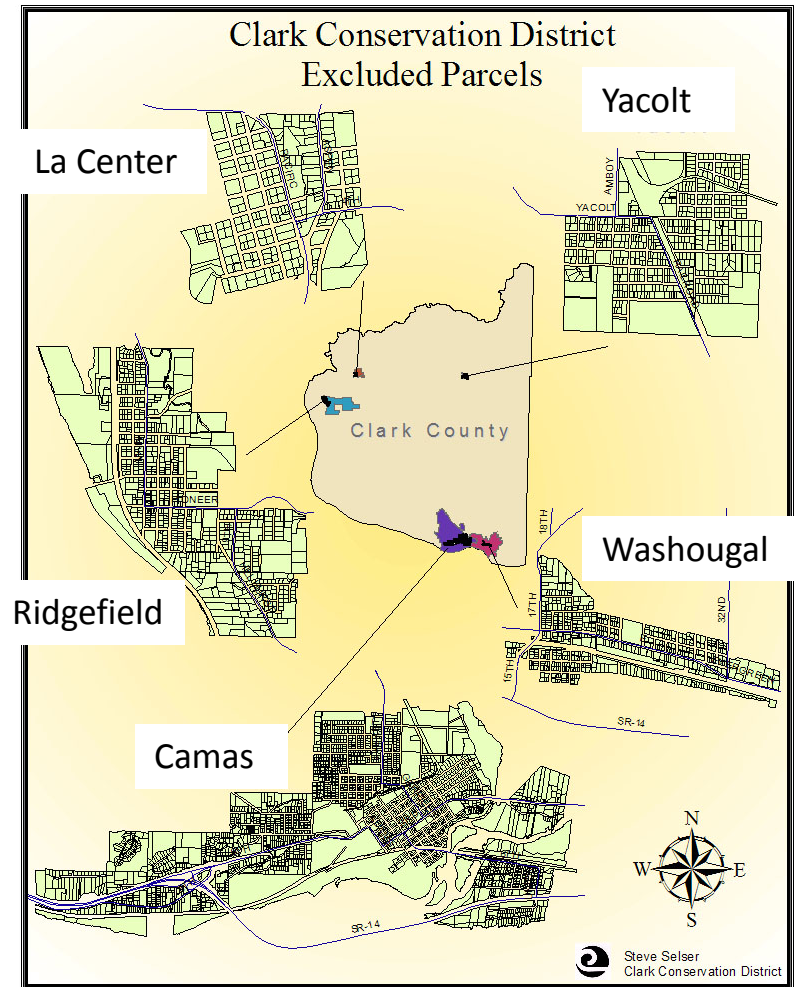


# Allocation Process



# Customer Base

- ◆ The land use categories are based on the present Department of Revenue land use of each parcel in the Clark County tax account assessment file
- ◆ There are a total of 160,499 chargeable parcels and 360,688 chargeable acres in the Conservation District service area
  - Parcels within the 1942 boundaries of Camas, La Center, Ridgefield, Washougal and Yacolt are currently excluded from the Clark Conservation District





# 2017 Budget

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Farm and Agricultural Lands

\$237,500



Water Quality and Quantity

\$262,000



Working Lands/Food System Economics and Development

\$239,500



Aquatic Habitat

\$222,875



Upland Habitat

\$123,125



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**GRAND TOTAL**

**\$1,085,000**







# Rates/Revenue Requirement

## Calculated Rates and Revenue Reconciliation - Merged

Land Use Category	Calculated Rates	
	Per Parcel	Per Acre
Residential	\$ 5.7800	\$ 0.1400
Commercial	\$ 5.7700	\$ 0.1300
Transportation	\$ 5.7700	\$ 0.1200
Recreational	\$ 5.7700	\$ 0.1200
Resources AG	\$ 5.7700	\$ 0.1300
Resources	\$ 5.7700	\$ 0.1300
Resource Designated Forest Land	\$ 5.7700	\$ 0.1200
Unassigned	\$ 5.7700	\$ 0.1200
Undeveloped/Open Space	\$ 5.7700	\$ 0.1300
<b>TOTAL</b>		

No of Charge Units	
No of Parcels	No of Acres
135,954	145,827
6,181	16,408
640	1,178
2,045	8,447
737	6,272
1,481	68,325
591	52,447
30	179
12,840	61,605
<b>160,499</b>	<b>360,688</b>

Revenue Reconciliation		
Parcel Charge	Acreage Charge	TOTAL
\$ 785,814	\$ 20,416	\$ 806,230
\$ 35,664	\$ 2,133	\$ 37,797
\$ 3,693	\$ 141	\$ 3,834
\$ 11,800	\$ 1,014	\$ 12,813
\$ 4,252	\$ 815	\$ 5,068
\$ 8,545	\$ 8,882	\$ 17,428
\$ 3,410	\$ 6,294	\$ 9,704
\$ 173	\$ 22	\$ 195
\$ 74,087	\$ 8,009	\$ 82,095
<b>\$ 927,439</b>	<b>\$ 47,725</b>	<b>\$ 975,164</b>

<i>Total Costs</i>	<i>\$ 1,085,000</i>
<i>Less: Total Other Revenues</i>	<i>\$ (112,690)</i>
<i>Net Revenues Needed from Rates</i>	<i>\$ 972,310</i>





# Rate Proposal

Rates are adjusted proportionally such that the highest rate is \$5.00 per parcel and \$0.10 per acre, as per statute

## Rates to be Charged and Revenue Calculation - Merged

Maximum Allowable Rates	Per Parcel	Per Acre
All Other Land Uses Max	\$ 5.0000	\$ 0.1000
Designated Forest Land Max	\$ 3.0000	\$ 0.0095

Land Use Category	Calculated Rates	
	Per Parcel	Per Acre
Residential	\$ 5.0000	\$ 0.1000
Commercial	\$ 4.9900	\$ 0.0900
Transportation	\$ 4.9900	\$ 0.0900
Recreational	\$ 4.9900	\$ 0.0900
Resources AG	\$ 4.9900	\$ 0.0900
Resources	\$ 4.9900	\$ 0.0900
Resource Designated Forest Land	\$ 2.9900	\$ 0.0100
Unassigned	\$ 4.9900	\$ 0.0900
Undeveloped/Open Space	\$ 4.9900	\$ 0.0900
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Calculated Revenues		
Parcel Charge	Acreage Charge	TOTAL
\$ 679,770	\$ 14,583	\$ 694,353
\$ 30,843	\$ 1,477	\$ 32,320
\$ 3,194	\$ 106	\$ 3,300
\$ 10,205	\$ 760	\$ 10,965
\$ 3,678	\$ 564	\$ 4,242
\$ 7,390	\$ 6,149	\$ 13,539
\$ 1,767	\$ 524	\$ 2,292
\$ 150	\$ 16	\$ 166
\$ 64,072	\$ 5,544	\$ 69,616
<b>\$ 801,068</b>	<b>\$ 29,724</b>	<b>\$ 830,792</b>

# In Summary

- ◆ Clark Conservation District Board of Supervisors requests adoption of an Ordinance to approve rate structure
- ◆ Rates are a more stable revenue source to provide funding for the Conservation District
- ◆ Proposed rates have a ceiling and cannot be raised without concurrence from the Board of County Councilors and Conservation District Board of Supervisors
- ◆ Requesting a ten year term for proposed rates







QUESTIONS?



# Clark Conservation District and FCS Group

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