



PIERCE CONSERVATION DISTRICT

Conserving Pierce County's Natural Resources Since 1949

RATE STUDY REPORT

July 2016

FCS GROUP

7525 166th Avenue NE, Suite D-215

Redmond, WA 98052

T: 425.867.1802 | F: 425.867.1937

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SECTION I: INTRODUCTION

Revised Code of Washington (RCW) 89.08.405 authorizes conservation districts to impose rates and charges as an alternative to the previous and continuing assessment approach. A rate is a charge intended to recover the cost of public programs based on services received or negative impacts customers impose. In a “rate construct” the services received and the impacts charged for may be indirect. Further, the rate may show consideration for “services furnished, to be furnished, or available to the landowner” or “benefits received, to be received, or available to the property” in addition to other factors. In 2015, RCW 89.08.405 (3)(a) of the bill was revised and now states:

“The system of rates and charges may include an annual per acre amount, an annual per parcel amount, or an annual per parcel amount plus an annual per acre amount. If included in the system of rates and charges, the maximum annual per acre rate or charge shall not exceed ten cents per acre. The maximum annual per parcel rate shall not exceed five dollars, except that for counties with a population of over four hundred eighty thousand persons, the maximum annual per parcel rate shall not exceed ten dollars, and for counties with a population of over one million five hundred thousand persons, the maximum annual per parcel rate shall not exceed fifteen dollars.”

Previously, the cap on the conservation districts per parcel rate was five dollars for any county under one million five hundred persons. With the 2015 revision, any county with over four hundred eighty thousand persons now has a cap of ten dollars and any county over one million five hundred persons has a cap of fifteen dollars. The ten cent per acre charge remains the same in the most current revision. The 2010 United States Census shows the Pierce County population as 795,225 persons, well over the new four hundred eighty thousand person tier. In consideration of the 2015 revision stated above, Pierce Conservation District can now charge up to ten dollars per parcel.

The timber and forest land provision also remains the same, stating that forest lands used solely for the planting, growing, or harvesting of trees may be subject to rates/special assessments if such lands are served by the activities of the conservation districts. However, the per acre rate/assessment shall not exceed one-tenth of the weighted average per acre rate or charge/assessment on all other lands, and in lieu of a per parcel charge, a charge of up to three dollars per forest landowner may be imposed on each owner whose forest lands are subject to a per acre rate/assessment.

To approve the rates and charges, RCW 89.08.405 references RCW 89.08.400, which states that “(t)he supervisors of a conservation district shall hold a public hearing on a proposed system of assessments...shall gather information and shall alter the proposed system of assessments when appropriate.”

The following section summarizes the rate analysis that has been developed for Pierce Conservation District. The goal of the analysis is to develop a rate structure and supporting rate that equitably recovers natural resource priority costs within the constraints defined by RCW 89.08.405.

SECTION II: RATE ANALYSIS

FCS GROUP and Pierce Conservation District (PCD) have worked together to create a rate structure and supporting analysis that features distinct rates by land use, based on the benefits, programs, and services received from each District program. Each District program and associated cost is subject to a three-step allocation process to establish unit costs – the building blocks of rate development. Each natural resource priority cost is first allocated between direct and indirect service/benefit provided. Cost recovery is then allocated among customer classes based on the comparative amount of service/benefit enjoyed by each customer class from the resource priority. The technical analysis in its entirety is provided in Appendix A.

A. GENERAL APPROACH

In order to facilitate application of the rate approach, PCD staff split programs/services into five major headings: Farm Planning and Agricultural Assistance, Water Quality Improvement, Habitat Improvement, Urban Agriculture and Local Food Access and Environmental Education. Each of these programs includes multiple services that aid in the development of the overall program. These programs/services and the benefits they provide are further defined below:

Farm Planning and Agricultural Assistance

This work is focused on Pierce County's recreational and commercial shellfish growing areas, high priority salmon streams, Pierce County Surface Water Management's Raise the Grade program objectives and lands adjacent to a water body with a Total Maximum Daily Load restriction. This program is also focused on delivering support programs to the agricultural growing areas and livestock farming communities to increase economic viability and in turn conserve soil.

Farm Planners, Farm Plan Assistant, Farm Education Specialist	Promote agricultural best management practices to prevent and reduce polluted water generated by runoff by assisting livestock and crop owners in planning and constructing farm improvements.
Archaeologist & Civil Engineer	Promote agricultural best management practices to prevent and reduce polluted water generated by runoff by assisting livestock owners in planning and constructing farm improvements.
Cost Share Funding	Promote agricultural best management practices to prevent and reduce polluted water generated by runoff by providing cost share funding for project construction.
Drainage Specialist	Promote soil & agricultural land protection to preserve irreplaceable natural soil systems by assisting farmers in planning and permitting responsible soil drainage practices.
New Farm Program Equipment, Crop Farm Specialist, Shoreline Outreach Specialist	Promote soil & agricultural land protection to preserve irreplaceable natural soil systems by assisting farmers in caring for soils and cover crops. Incentivize green shoreline implementation to promote marine shoreline

	habitat health and limit erosion. Work with shoreline landowners to replace hardened bank armoring with softer non-traditional improvements.
Rural Renewable Energy and Resource Conservation Manager	Increase climate resiliency by creating energy conservation plans specific to rural agricultural landowners. Reducing costs to agricultural producers by saving on energy costs to increase farm business viability.
Enhanced Soil Sampling	Assist landowners in better understanding the nutrient makeup of their pastures to support them in being better land managers and appropriate application of fertilizers and other nutrients. Implement practices with private landowners to reduce pollutants and erosion on farm and rural lands.
Technical/Regulatory Assistance	<p>Help conserve and protect high quality agricultural soils for the control and prevention of soil erosion, and for the prevention of flood water and sediment damages through: one-on-one site visits with landowners; development of best management practices plans; project coordination and implementation (e.g. fence and manure storage construction); referrals to other resources if assistance is beyond PCD expertise or jurisdiction.</p> <p>Help conserve and protect high quality agricultural soils by providing landowner education and development of a best management practices plan to help livestock and crop owners comply with mandated county regulations.</p>
Workshop/Education	Help conserve and protect high quality agricultural soils through landowner education through: one-on -one site visits with landowners; classroom workshops (e.g. mud prevention, manure management, and pasture management); tours of farms that are practicing good land management; hands-on learning classes (e.g. fence construction and rain barrel making classes); coordination of speakers for the small farm agriculture stage at the annual Mother Earth News Fair; coordinate support of the County's Farm Forum Workshop Series.
Ag. Infrastructure Support	Includes Farmers Markets, Mobile Slaughter Unit, Poultry Equipment Rentals, etc.) Act as hub for county-wide partnership of individuals, organizations, coops and government agencies to support the local agricultural economy. Provide technical assistance and funding opportunities for market-based incentives which retain high quality agricultural soils through prevention of land conversion to residential or commercial land use. Includes grants, loans, and technical assistance provided to local farm businesses and all market-based agricultural support organizations. Provide resources to help keep farmers on the land (e.g. mobile slaughter house, poultry processing unit, greenhouses and other agriculture infrastructure.)
Cost-Share	Assist local farm owners and operators by providing funding for the implementation of appropriate soil- and water-conserving and pollution prevention land use practices as well as practices that improve soil health and habitat restoration.
Farmland Protection	Includes Farmers Markets, Mobile Slaughter Unit, equipment rentals, etc.) Provide technical assistance and funding opportunities for market-

	based incentives which retain high quality agricultural soils through prevention of land conversion to residential or commercial land use. Provide funding opportunities to local agricultural businesses and non-profits which help retain high quality agricultural soils through prevention of land conversion to residential or commercial land use. Includes grants, loans, and technical assistance provided to local farm businesses and all market-based agricultural support organizations
Shellfish Partners	Provide educational events along waterways draining into recreational and commercial shellfish production areas to prevent damage to shellfish beds caused by erosion, nutrient/bacteria transport and sedimentation of stream channels, reservoirs, dams, ditches, and harbors; loading the air with soil particles; loss of fertile soil material in dust storms; and the accumulation of soil on lower slopes and its deposit over alluvial plains. Educate the public about the importance of conservation and restoration of natural resources for the working waterfront, shellfish, aquatic health, food, water quality, slope stabilization, and habitat.

Water Quality Improvement

This work is focused on Pierce County Surface Water Management's Raise the Grade program objectives, Total Maximum Daily Load restrictions, Green Stormwater Infrastructure opportunities and jurisdictional/partner needs.

Green Stormwater Infrastructure Program Coordinator	Implement green stormwater infrastructure program for joint programming, researching grants and cost-share opportunities with partner jurisdictions to assist with surface water improvement and tree canopy increase goals.
Plant Materials	Collaborate with partner jurisdictions on restoration projects to establish native plants and trees in high priority resource conservation areas.
NPDES Support	Support to county & agencies meeting minimum measures. Significant indirect benefit for all. Promote District-wide best management urban, suburban and rural conservation practices through education and outreach activities such as catch basin marking, Pierce EcoNet and Puget Sound Starts Here campaign. Lead projects at the request of partners to help them meet their NPDES requirements. Also participate in NPDES meeting group with representatives from Pierce County municipalities to coordinate efforts and limit duplication and maximize partnership opportunities.
Water Quality Monitoring (Surface and Groundwater)	Significant indirect benefit for all. Train and coordinate citizen water quality monitoring volunteers on streams and lakes of Pierce County. Maintain water quality monitoring equipment and supplies. Partner with municipalities, Tacoma-Pierce County Health Department, Dept. of Ecology, and USGS on specific projects (e.g. TMDL monitoring, groundwater model). Manage water quality data; upload data to Nature mapping website; submit reports upon request. Assist Pierce County with macroinvertebrate sampling for inclusion in Water Quality Score Card project and other uses.
Rain Garden & Low Impact	Significant indirect benefit for all. Assist municipal partners with rain garden projects, including community outreach, project coordination,

Development Support	and installation with volunteers. Provide rain garden technical assistance and recommendations to private landowners upon request. Beginning new outreach program to assist commercial properties in the Port of Tacoma and other areas in the County to install low impact development for stormwater treatment.
Water Quality	Promote district-wide water quality improvement upon urban, suburban and rural properties by conducting water quality trainings, macroinvertebrate monitoring workshops. Also conduct rain barrel, cistern and rain garden development workshops and technical assistance for citizens and municipal jurisdictions. Coordination of volunteers and implementation of improvements as needed to improve the quality of waters in our rivers, creeks and lakes flowing to Puget Sound.

Habitat Improvement

The riparian habitats of Pierce County, focused by high priority salmon streams, state, county and city-led efforts to improve water quality on impaired streams and priority habitats identified by partners and the feasibility for successful restoration.

Habitat Restoration Technician	Promote restoration of native plants and trees in collaboration with partner jurisdictions, non-governmental organizations and individual landowners.
Salmon Habitat Restoration Coordinator	Promote restoration of native salmon habitat in collaboration with partner jurisdictions, non-governmental organizations and individual landowners.
Plant Materials	Collaborate with partner jurisdictions on restoration projects to establish native plants and trees in high priority resource conservation areas.
Habitat Protection	Property acquisition to protect habitat, generally undevelopable. Purchase properties or conservation easements to protect high-quality wildlife habitat and key properties which will support the District's resource conservation mission. Implement appropriate habitat restoration or enhancement projects. Maintain existing agricultural activities where possible to preserve local farmland and support local agricultural producers.
Habitat Restoration and Technical Assistance	Working waterfront, shellfish, aquatic health, food, water quality, slope stabilization, habitat. Removal of invasives, plantings, restoration, water quality, soil stabilization. Significant indirect benefit for all. Cooperative activities to restore high-quality habitat include personal site visits with landowners; development of best management practices plan; recommendations for invasive/non-native weed eradication; project coordination and implementation (e.g. stream planting with volunteers); referrals to other resources if assistance is beyond PCD expertise or jurisdiction.
Invasive Species Program (knotweed and others)	Nexus with water quality, flood control, soil stabilization, recreation. Conduct surveys of invasive vegetation infestations, and suppress and/or eradicate harmful invasive vegetation. Educate urban, suburban and rural landowners about the dangers of invasive vegetation and proper control methods.

Urban Agriculture and Local Food Access (Harvest Pierce County)

The communities of focus are underserved, high need communities. This currently includes South and East Tacoma, Orting and Parkland-Midland and may expand to other communities in the future. The program also selects areas based on existing grassroots movements, support, partnerships and requests for programs.

Harvest Pierce County Capacity Building	Build and sustain the community-based food system through trainings and technical assistance to individuals, often in diverse and underserved communities.
Harvest AmeriCorps Member	Build and sustain the community-based food system through trainings and technical assistance to individuals, often in diverse and underserved communities.
Urban Agriculture/Entrepreneurship Program Development	Promote economic entrepreneurship in the local food system through trainings and technical assistance to individuals, often in diverse and underserved communities.

Environmental Education

Focused on all school-age youth in Pierce County with an emphasis on upper elementary students, connecting with formal educators and providing both school based and field trip education opportunities with an emphasis on hands-on, experiential learning.

School Transportation Assistance	Inspire and educate youth in environmental and agricultural issues by increasing access for school groups on field trips and day, hands-on experiences.
Water Festival Basic Funding	Inspire and educate youth in environmental and agricultural issues by increasing access to a meaningful large-venue event that includes hands-on programs, lessons and activities related to water quality protection and improvement.
Environmental Education Program Assistant	Inspire and educate youth in environmental and agricultural issues by increasing access for school groups on field trips and day experiences.
School Action Project Materials	Inspire and educate youth in environmental and agricultural issues by developing environmental education programming that incorporate and align with curriculum objectives and relevant learning standards
Education (Adult & K-12)	Workshops, classes, skills mostly for water quality. Significant indirect benefit for all. Promote District-wide water quality improvement upon urban, suburban and rural properties by conducting water quality trainings, macroinvertebrate monitoring workshops, etc. Lead field trips on topics including water quality, salmon life cycle and habitat, native plants, stormwater pollution, stream ecology, and macroinvertebrates. Promote best management practices at fairs and other public events. Lead coordination of Pierce County Children's Water Fest, Envirothon and other educational activities.

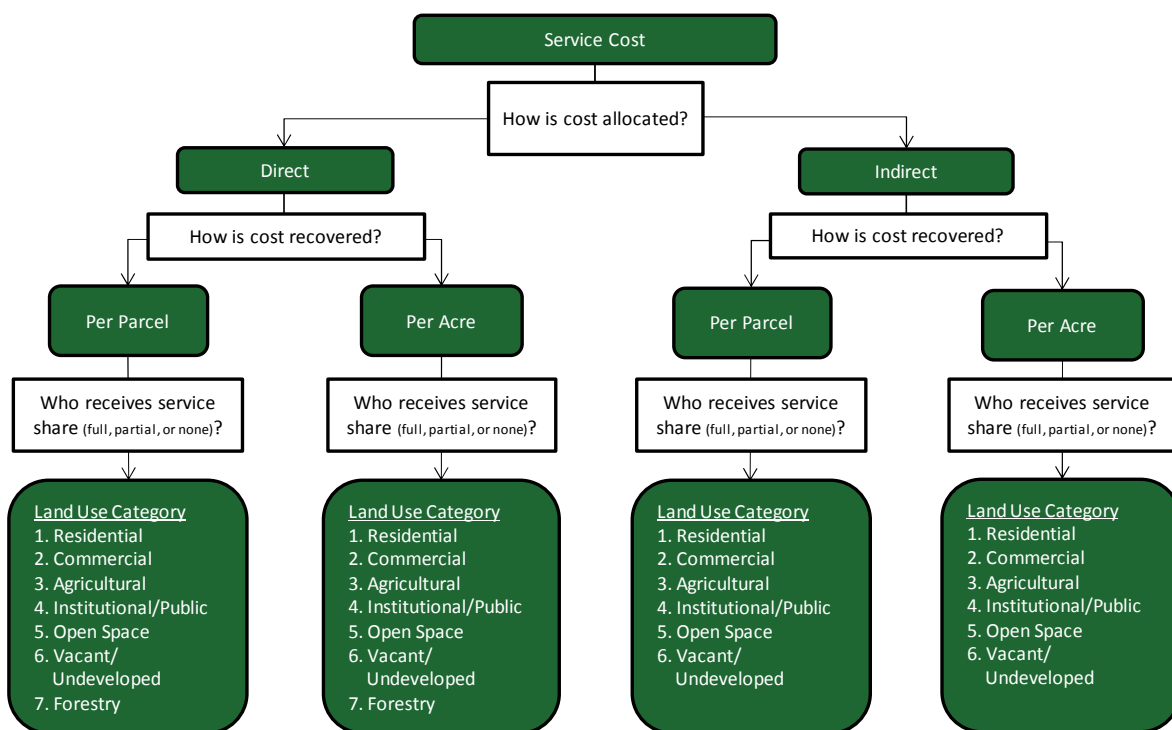
Using the collective expertise and judgment of PCD staff and the consultant, each natural resource priority cost was allocated between direct and indirect benefits provided. These decisions were

reached after much discussion and based on the specific benefits each program/service provides. Most services provided by the District are of indirect benefit as the entire county's population benefits when there is clean water, healthy soils, clean air, rich biodiversity, a strong agricultural economy and improved food access for all. Service costs assigned to direct benefit represent unique services that specifically target a subset of the customer base. The model also allows the costs to be recovered through per parcel and/or per acre charges.

The direct and indirect benefit costs of each program/service are then allocated to each land use category. Each customer class is evaluated for the level of benefit/service received: no benefit, partial benefit compared to other classes, or full proportional benefit received.

The chart below shows how these steps were followed for each natural resource priority.

Chart 1.1



The allocations for each program/service between direct and indirect benefits were informed by the Earth Economics Report *Special Benefit from Ecosystem Services: Economic Assessment of the King Conservation District*¹ which states that “approximately 1% of the total value provided by ecosystems is excludable benefit to the landowner.” The report also explains that “over 98% of the total economic value provided by healthy ecosystems is in the form of non-excludable services or special benefits that landowners share with others.”

¹ Pittman, J. & Batker, D. (2006). *Special Benefit from Ecosystem Services: Economic Assessment of the King Conservation District*. Tacoma, WA: Earth Economics. Retrieved July 11, 2012 from http://www.eartheconomics.org/FileLibrary/file/Reports/KCD_Special_Benefit_Analysis.pdf

Consistent with this analysis, the majority of programs/services and their associated costs were allocated as 1% direct and 99% indirect. In contrast, the Urban Agriculture and Local Food Access program (also referred to as Harvest Pierce County) as well as the Environmental Education program were determined to be 100% indirect. These two programs, as performed by PCD, are almost entirely of indirect benefit/service to the customer base.

One important result of the general approach is the recommendation that all costs be recovered in a per parcel, rather than per acre, rate. This determination recognizes that the direct and indirect benefits/services provided by the District are enjoyed by parcel owners with little or no relationship to the size of the parcel.

B. BUDGET

The 2017 PCD budget, developed by PCD staff, was split and allocated as shown in the following table. The contingency fund line item is intended to provide a responsible reserve in the event of unexpected emergencies or unplanned expenses that affect the essential work of the District.

Table 1.1

	Total Cost	Allocation Basis
Farm Planning & Agricultural Assistance		
Farm Planners, Farm Plan Assistant, Farm Education Specialist	\$ 403,800	3 1% Direct / 99% Indirect
Archaeologist (clustered) & Civil Engineer	248,100	3 1% Direct / 99% Indirect
Cost Share Funding	200,000	3 1% Direct / 99% Indirect
Drainage Specialist	83,520	3 1% Direct / 99% Indirect
New Farm Program Equipment/Crop Farm Specialist/Shoreline Outreach Specialist	347,440	3 1% Direct / 99% Indirect
Rural Renewable Energy and Resource Conservation Manager	88,520	3 1% Direct / 99% Indirect
Program Support (100% Indirect)	138,484	1 All Indirect
Program Support (99% Indirect/1% Direct)	335,621	3 1% Direct / 99% Indirect
Enhanced Soil Sampling	10,000	7 5% Direct / 95% Indirect
Existing Farm Planning & Agricultural Assistance Program Expenses	924,035	3 1% Direct / 99% Indirect
Contingency Reserve	760,969	1 All Indirect
Subtotal	\$ 3,540,490	
Habitat Improvement		
Habitat Restoration Technician	\$ 86,720	3 1% Direct / 99% Indirect
Salmon Habitat Restoration Coordinator	86,720	3 1% Direct / 99% Indirect
Plant Materials	14,912	3 1% Direct / 99% Indirect
Existing Habitat Improvement Program Expenses	491,427	1 All Indirect
Program Support (100% Indirect)	21,613	1 All Indirect
Program Support (99% Indirect/1% Direct)	47,204	3 1% Direct / 99% Indirect
Contingency Reserve	204,948	1 All Indirect
Subtotal	\$ 953,544	
Urban Agriculture & Local Food Access (Harvest Pierce County)		
HPC Capacity Building	\$ 81,120	1 All Indirect
Harvest Americorps Member	20,000	1 All Indirect
Urban Agriculture/Entrepreneurship Program Development	96,120	1 All Indirect
Program Support (100% Indirect)	62,960	1 All Indirect
Contingency Reserve	71,237	1 All Indirect
Subtotal	\$ 331,437	

Water Quality Improvement		
Green Stormwater Infrastructure Program Coordinator	\$ 181,120	7 5% Direct / 95% Indirect
Plant Materials	62,236	3 1% Direct / 99% Indirect
Program Support (100% Indirect)	24,397	1 All Indirect
Program Support (99% Indirect/1% Direct)	53,284	3 1% Direct / 99% Indirect
Existing Water Quality Program Expenses	643,628	3 1% Direct / 99% Indirect
Contingency Reserve	264,103	1 All Indirect
Subtotal	\$ 1,228,769	
Environmental Education		
School Bus Funding	\$ 5,000	1 All Indirect
Water Festival Basic Funding	30,696	1 All Indirect
Environmental Education Program Assistant	83,520	1 All Indirect
School Action Project Materials	7,500	1 All Indirect
Program Support (100% Indirect)	23,920	1 All Indirect
Existing Environmental Education Program Expenses	194,085	3 1% Direct / 99% Indirect
Contingency Reserve	94,377	1 All Indirect
Subtotal	\$ 439,099	
TOTAL	\$ 6,493,339	

C. CUSTOMER BASE

Consistent with the previous rate study, Pierce County parcel files have been used to determine the number of chargeable parcels available to PCD. When charging a rate, it is recommended to charge all those who receive service/benefit. The only exceptions include Joint Base Lewis McChord, which is not included in the database and will not be charged by the District, as well as timber and forest land, which are effectively precluded from per parcel rates under current statute language and have not been calculated otherwise for this rate study. Other exemptions are for parcel account types other than Real Property (Structures and Personal Property) and cities that have not opted in to PCD, including Auburn, Carbonado, Eatonville, Edgewood, Fife, Pacific, Roy, Ruston, South Prairie and Wilkeson.

The parcel data provided by Pierce County identified dozens of current land uses. The project team of PCD staff and the consultant recognized that it was possible to create meaningful distinctions based on the level of service/benefit received by groups or general classes of customers. Customer types in this model were broken into seven land use categories: Residential, Commercial, Agricultural, Institutional/Public, Vacant/Undeveloped, Open Space, and Forestry. These land use categories were based on the present use of each parcel, which is available in the Pierce County Tax Account data file. As described above, these land use categories were evaluated based on direct and indirect benefits received and were allocated either no benefit, partial benefit compared to other classes, or full proportional benefit compared to other classes.

D. RATE CALCULATION

As previously discussed, each line item in the budget is allocated based on the direct or indirect service/benefit provided, then allocated among customer classes based on the comparative amount of benefit/service received. The full rates are then calculated after subtracting other revenue, such as grant reimbursements, contracts, tree sale income, and other miscellaneous revenue. To the extent warranted, these offsetting revenues are allocated proportionately to each program/service. Per parcel rates range from \$15.6729 for Vacant/Undeveloped parcels to \$17.8640 for Residential parcels. All calculated rates can be seen in the following table.

Table 1.2**Calculated Rates and Revenue Reconciliation**

Land Use Category	Calculated Rates	No of Charge Units		Revenue Reconciliation	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ 17.8640	248,900	170,827	\$ 4,446,355	\$ 4,446,355
2 Commercial	\$ 17.2407	12,551	29,207	\$ 216,388	\$ 216,388
3 Agricultural	\$ 16.3885	1,319	26,185	\$ 21,616	\$ 21,616
4 Institutional / Public	\$ 17.2347	1,959	9,354	\$ 33,763	\$ 33,763
5 Vacant / Undeveloped	\$ 15.6729	28,357	148,446	\$ 444,436	\$ 444,436
6 Open Space	\$ 15.6800	5,941	88,307	\$ 93,155	\$ 93,155
7 Forested	\$ -	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ 5,255,712	\$ 5,255,712

<i>Total Costs</i>	<i>\$ 6,493,339</i>
<i>Less: Total Other Revenues</i>	<i>\$ (1,237,627)</i>
<i>Net Revenues Needed from Rates</i>	<i>\$ 5,255,712</i>

E. RATE ADJUSTMENT

The rates shown above would cover all budgeted costs less other revenue, but would exceed the ten dollar per parcel limit prescribed in RCW 89.08.405. To conform to this cap, the highest rate is decreased to ten dollars and the others are decreased proportionately. When the rates are decreased, the lowest per parcel rate becomes \$8.7734 for Vacant/Undeveloped parcels. With the per parcel rate cap increasing from five dollars to ten dollars in 2017 the District has chosen to phase in the rate increases to lessen the initial impact on property owners. The phase in strategy will take place over five years with the fifth year bringing the highest rate to the ten dollar per parcel cap. The phase in rate strategy can be seen in the tables below.

Table 1.3**Rates to be Charged and Revenue Calculation - Year 1**

Maximum Allowable Rates		Per Parcel	
All Other Land Uses Max		\$	6.2500
Designated Forest Land Max		\$	3.0000

Land Use Category	Calculated Rates	No of Charge Units		Calculated Revenues	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ 6.2500	248,900	170,827	\$ 1,555,625	\$ 1,555,625
2 Commercial	\$ 6.0319	12,551	29,207	\$ 75,707	\$ 75,707
3 Agricultural	\$ 5.7338	1,319	26,185	\$ 7,563	\$ 7,563
4 Institutional / Public	\$ 6.0298	1,959	9,354	\$ 11,812	\$ 11,812
5 Vacant / Undeveloped	\$ 5.4834	28,357	148,446	\$ 155,493	\$ 155,493
6 Open Space	\$ 5.4859	5,941	88,307	\$ 32,592	\$ 32,592
7 Forested	\$ -	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ 1,838,791	\$ 1,838,791

Rates to be Charged and Revenue Calculation - Year 2

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 7.2500
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates
	Per Parcel
1 Residential	\$ 7.2500
2 Commercial	\$ 6.9970
3 Agricultural	\$ 6.6512
4 Institutional / Public	\$ 6.9946
5 Vacant / Undeveloped	\$ 6.3607
6 Open Space	\$ 6.3636
7 Forested	\$ -
TOTAL	

No of Charge Units	
No of Parcels	No of Acres
248,900	170,827
12,551	29,207
1,319	26,185
1,959	9,354
28,357	148,446
5,941	88,307
-	261,536
299,027	733,864

Calculated Revenues	
Parcel Charge	TOTAL
\$ 1,804,525	\$ 1,804,525
\$ 87,820	\$ 87,820
\$ 8,773	\$ 8,773
\$ 13,702	\$ 13,702
\$ 180,371	\$ 180,371
\$ 37,806	\$ 37,806
\$ -	\$ -
\$ 2,132,997	\$ 2,132,997

Rates to be Charged and Revenue Calculation - Year 3

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 8.2500
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates
	Per Parcel
1 Residential	\$ 8.2500
2 Commercial	\$ 7.9621
3 Agricultural	\$ 7.5686
4 Institutional / Public	\$ 7.9594
5 Vacant / Undeveloped	\$ 7.2381
6 Open Space	\$ 7.2414
7 Forested	\$ -
TOTAL	

No of Charge Units	
No of Parcels	No of Acres
248,900	170,827
12,551	29,207
1,319	26,185
1,959	9,354
28,357	148,446
5,941	88,307
-	261,536
299,027	733,864

Calculated Revenues	
Parcel Charge	TOTAL
\$ 2,053,425	\$ 2,053,425
\$ 99,933	\$ 99,933
\$ 9,983	\$ 9,983
\$ 15,592	\$ 15,592
\$ 205,250	\$ 205,250
\$ 43,021	\$ 43,021
\$ -	\$ -
\$ 2,427,204	\$ 2,427,204

Rates to be Charged and Revenue Calculation - Year 4

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 9.2500
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates
	Per Parcel
1 Residential	\$ 9.2500
2 Commercial	\$ 8.9272
3 Agricultural	\$ 8.4860
4 Institutional / Public	\$ 8.9241
5 Vacant / Undeveloped	\$ 8.1154
6 Open Space	\$ 8.1191
7 Forested	\$ -
TOTAL	

No of Charge Units	
No of Parcels	No of Acres
248,900	170,827
12,551	29,207
1,319	26,185
1,959	9,354
28,357	148,446
5,941	88,307
-	261,536
299,027	733,864

Calculated Revenues	
Parcel Charge	TOTAL
\$ 2,302,325	\$ 2,302,325
\$ 112,046	\$ 112,046
\$ 11,193	\$ 11,193
\$ 17,482	\$ 17,482
\$ 230,129	\$ 230,129
\$ 48,236	\$ 48,236
\$ -	\$ -
\$ 2,721,411	\$ 2,721,411

Rates to be Charged and Revenue Calculation - Year 5

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 10.0000
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates	No of Charge Units		Calculated Revenues	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ 10.0000	248,900	170,827	\$ 2,489,000	\$ 2,489,000
2 Commercial	\$ 9.6511	12,551	29,207	\$ 121,130	\$ 121,130
3 Agricultural	\$ 9.1740	1,319	26,185	\$ 12,101	\$ 12,101
4 Institutional / Public	\$ 9.6477	1,959	9,354	\$ 18,900	\$ 18,900
5 Vacant / Undeveloped	\$ 8.7734	28,357	148,446	\$ 248,788	\$ 248,788
6 Open Space	\$ 8.7774	5,941	88,307	\$ 52,147	\$ 52,147
7 Forested	\$ -	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ 2,942,065	\$ 2,942,065

F. REVENUE FORECAST

Due to the rate cap, costs will have to be cut to decrease the budget to match the maximum forecasted revenue. The revenue shortfall will range from \$3.2900 to \$7.8640 per parcel in year five when the rate cap is met. The estimated revenue loss can be seen in the following table.

Table 1.4**Estimated Revenue Loss**

Land Use Category	Calculated Rates	No of Charge Units		Estimated Revenue Loss	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ (7.8640)	248,900	170,827	\$ (1,957,355)	\$ (1,957,355)
2 Commercial	\$ (3.6191)	12,551	29,207	\$ (45,424)	\$ (45,424)
3 Agricultural	\$ (3.4403)	1,319	26,185	\$ (4,538)	\$ (4,538)
4 Institutional / Public	\$ (3.6179)	1,959	9,354	\$ (7,087)	\$ (7,087)
5 Vacant / Undeveloped	\$ (3.2900)	28,357	148,446	\$ (93,296)	\$ (93,296)
6 Open Space	\$ (3.2915)	5,941	88,307	\$ (19,555)	\$ (19,555)
7 Forested	\$ -	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ (2,127,254)	\$ (2,127,254)

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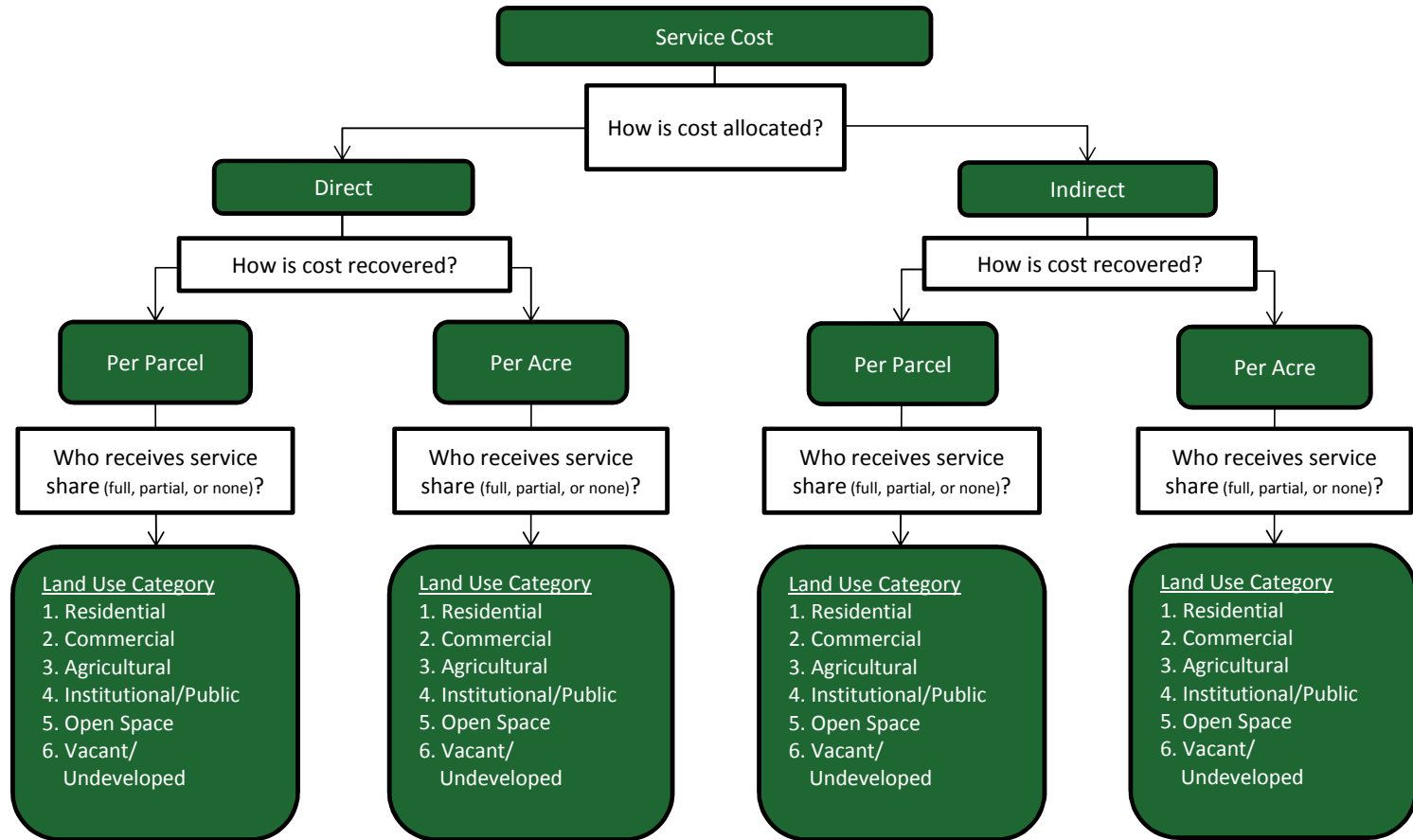
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APPENDIX A: TECHNICAL ANALYSIS

PIERCE CONSERVATION DISTRICT

Rates & Charges Model



PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Updated 2/12/16

Summary of Customer Database

LAND USE CATEGORIES SUMMARY			Total # of Parcels	Land Net Acres	Land Value - Current Year	Improvement Value - Current Year	Buildings	Exempt Cities [b]	Other Exemptions [c]	Parcels Currently Available to Charge
1	Residential		265,552	170,827	20,984,289,036	42,504,181,644	312,851	10,859	5,793	248,900
2	Commercial		25,397	29,207	6,758,592,108	11,483,719,638	14,702	1,037	11,809	12,551
3	Agricultural		1,483	26,185	246,965,600	155,228,200	1,723	36	128	1,319
4	Institutional / Public		2,267	9,354	1,126,748,700	3,698,228,700	2,588	102	206	1,959
5	Vacant / Undeveloped		34,132	148,446	2,770,169,779	1,464,545,239	600	1,451	4,324	28,357
6	Open Space		7,015	88,307	736,812,800	186,075,100	1,811	321	753	5,941
7	Forested		2,887	261,536	557,701,400	71,964,800	547	-	2,887	-
8	[Other]		-	-	-	-	-	-	-	-
9	[Other]		-	-	-	-	-	-	-	-
10	[Other]		-	-	-	-	-	-	-	-
11	EXEMPT		-	-	-	-	-	-	-	-
			338,733	733,864	33,181,279,423	59,563,943,321	334,822	13,806	25,900	299,027
			338,733	733,864	33,181,279,423	59,563,943,321	334,822	13,806	25,900	299,027

Assigned Land Use Category	Code	Description	Total # of Parcels [a]	Land Net Acres	Land Value - Current Year	Improvement Value - Current Year	Buildings	Exempt Cities [b]	Other Exemptions [c]	Parcels Currently Available to Charge
5 Vacant / Undeveloped	0	UNKNOWN	3,908	0.48	60,700	1,283,810,039	10	-	3,894	14
1 Residential	1101	SINGLE FAMILY DWELLING	213,321	130,077.33	17,474,708,092	35,352,437,700	251,750	8,312	999	204,010
1 Residential	1152	MOBILE/MFG HOME	16,281	6,998.80	235,434,600	343,886,417	14,942	397	3,114	12,770
1 Residential	1154	MH SR/DISABLED EXEMPT ADMIN COMBO	554	989.33	35,686,100	16,219,600	867	7	37	510
1 Residential	1155	MH TITLE ELIM	9,156	16,978.73	597,632,800	523,391,908	14,200	99	218	8,839
1 Residential	1197	COMM LND WITH SFR	288	405.16	75,859,500	12,499,000	250	78	7	203
1 Residential	1202	DUPLEX 2 UNITS	5,610	2,174.87	399,895,300	874,074,200	6,418	162	12	5,436
1 Residential	1203	TRIPLEX 3 UNITS	519	131.21	35,403,300	95,068,200	644	6	2	511
1 Residential	1204	FOURPLEX 4 UNITS	923	268.29	65,396,700	217,933,300	1,024	8	-	915
1 Residential	1300	RM BOARDING HOUSE	5	4.52	264,200	740,300	5	-	-	5
1 Residential	1305	MULTI FAM APTS 5 UNITS OR MORE	1,911	2,916.31	863,503,600	2,851,294,408	5,687	71	16	1,824
1 Residential	1306	MULTI FAM HIGH RISE 5 UNITS OR MORE	59	27.27	26,207,500	236,660,300	61	1	2	56
1 Residential	1307	SUBSIDIZED UNITS 5 OR MORE	72	136.08	43,942,100	147,957,255	214	1	1	70
1 Residential	1308	SUBSIDIZED HIGH RISE 5 OR MORE	1	0.37	288,300	1,847,700	1	-	-	1
1 Residential	1401	SFR CONDO	1,269	214.28	85,481,900	184,908,200	1,257	412	-	857
1 Residential	1402	DUPLEX CONDO	2,351	447.57	181,700,800	291,547,000	2,411	113	-	2,238
1 Residential	1403	TRIPLEX CONDO	531	57.17	41,645,200	63,894,800	538	138	-	393
1 Residential	1404	FOURPLEX OR MORE CONDO	2,886	299.76	158,076,100	241,809,600	2,892	340	-	2,546
1 Residential	1405	APT/CONDO 3 STOR OR LESS	4,024	282.73	158,003,200	385,850,600	4,053	516	98	3,410
1 Residential	1410	APT CONDO HIGH RISE	1,471	410.41	75,792,800	410,711,900	1,426	62	-	1,409
1 Residential	1440	MH PARK CONDO	715	134.36	32,558,500	24,968,100	622	-	289	426
1 Residential	1500	MH PARK	381	1,732.17	193,740,844	167,722,356	325	5	286	90
1 Residential	1501	RV PARK	18	81.85	8,893,300	5,047,300	18	2	6	10
2 Commercial	1600	HOTELS/MOTELS	228	186.88	93,896,600	216,098,000	165	28	110	90
2 Commercial	1700	INSTITUTIONAL LODGING	6	2.95	1,610,800	4,859,900	3	-	-	6
1 Residential	1800	OTHER RESIDENTIAL	2,540	6,058.81	194,174,300	40,600,900	2,585	129	40	2,371
2 Commercial	1840	RETIREMENT HOME	145	224.75	65,748,100	303,465,600	143	-	35	110
2 Commercial	1860	OTHER GROUP QTRS	18	20.74	5,345,100	8,513,200	22	1	1	16
2 Commercial	2100	FOOD MFG	88	106.66	32,314,800	64,782,100	53	4	42	42
2 Commercial	2200	TEXTILE MILL MFG	9	0.85	22,500	-	-	-	8	1
2 Commercial	2300	APPAREL & FINISH MFG	13	12.48	4,758,900	5,943,600	16	-	-	13
2 Commercial	2400	LUMBER & WOOD MFG	154	552.23	147,901,000	101,572,200	150	1	51	102
2 Commercial	2500	FURNITURE MFG	60	32.55	7,055,600	11,649,500	19	8	39	13
2 Commercial	2600	PAPER PROD MFG	20	99.81	32,598,000	186,371,600	7	-	8	12
2 Commercial	2700	PRINTING PUBLISHING	57	33.79	11,692,900	25,304,200	25	1	39	17
2 Commercial	2800	CHEMICAL MFG	53	92.02	23,773,600	40,140,500	68	2	16	35
2 Commercial	2900	PETRO INDUSTRIES	60	247.86	83,281,000	203,089,200	133	-	16	44
2 Commercial	3000	RUBBER PLASTIC PROD	7	-	-	-	-	-	7	-
2 Commercial	3100	LEATHER MFG	6	-	-	-	-	-	6	-
2 Commercial	3200	STONE/CLAY/GLASS MFG	62	204.93	58,766,400	75,782,500	61	1	25	36
2 Commercial	3300	PRIM METAL INDUSTRIES	48	136.50	37,409,000	136,335,900	46	3	11	34
2 Commercial	3400	FAB METAL PRODUCTS	206	747.94	137,500,000	458,560,800	169	16	85	105
2 Commercial	3500	SCI INSTR PHOTO OPTICAL WATCH MFG	9	11.68	2,459,200	5,413,000	5	1	2	6
2 Commercial	3900	MISC MFG	269	469.41	113,320,400	414,218,800	140	22	135	112
6 Open Space	4100	TRANSIT RR RIGHT OF WAY	50	287.88	8,586,000	471,500	3	1	1	48
6 Open Space	4111	OP PROP RR RIGHT OF WAY	212	380.01	32,073,200	1,090,800	3	16	4	193
2 Commercial	4112	RR EQUIP MAINT	-	-	-	-	-	-	-	-
2 Commercial	4113	RR PASSENGER TERMINALS	2	3.33	1,420,600	502,800	2	-	-	2
6 Open Space	4200	VEHICLE TRANSPORTATION	40	35.88	12,298,500	2,227,300	7	1	36	3
2 Commercial	4300	AIRCRAFT TRANSPORTATION	232	522.29	42,021,700	25,837,600	261	3	202	27
6 Open Space	4400	MARINE CRAFT TRANSPORTATION	39	615.33	205,975,900	38,386,400	41	-	17	22
6 Open Space	4500	STREET RIGHT OF WAY	1,087	1,082.13	12,215,500	11,100	4	97	36	954
2 Commercial	4600	AUTO PARKING	620	265.56	147,460,200	144,536,500	342	28	1	591
2 Commercial	4700	COMMUNICATION	228	96.08	16,355,200	31,960,100	76	8	148	72
2 Commercial	4800	UTILITIES	954	3,445.74	231,166,100	263,151,700	541	46	127	781
6 Open Space	4830	DRAINFLDS CATCH BASINS	944	1,161.63	5,559,100	10,200	4	43	19	882
6 Open Space	4836	WELL SITES	320	705.29	5,049,600	5,067,900	106	16	13	291
2 Commercial	4900	OTHER TRANS UTILITIES	108	532.07	56,509,400	21,772,400	40	8	48	52
2 Commercial	5020	OFFICE CONDO	322	38.51	24,406,100	74,609,499	320	5	1	316
2 Commercial	5030	DET GARAGE CONDO	72	1.28	415,000	496,800	72	-	-	72
2 Commercial	5050	MARINA SLIP CONDOS	52	8.94	4,882,300	4,676,900	53	-	2	50
2 Commercial	5060	WAREHOUSE CONDO	476	112.51	33,139,500	57,516,500	494	18	4	454
2 Commercial	5100	WHOLESALE TRADE	369	481.28	99,778,400	98,685,000	195	12	201	156
2 Commercial	5200	BLDG MTRL FARM EQUIP RETAIL	179	214.34	66,183,900	53,161,700	152	12	62	105
2 Commercial	5300	GEN MERCHANDISE RETAIL TRADE	711	398.61	216,073,750	278,775,350	666	17	102	592
2 Commercial	5320	DISCOUNT STORES	43	344.63	156,089,600	192,170,100	50	1	-	42
2 Commercial	5350	BIG BOX POWER CTR	65	395.55	202,646,700	262,644,614	108	1	2	62
2 Commercial	5360	NGB COMMUNITY SC	322	582.36	311,560,900	467,805,450	420	8	2	312
2 Commercial	5380	REGIONAL SC	27	195.69	99,327,800	294,188,000	31	-	2	25
2 Commercial	5390	OLDER BUSINESS DIST	275	50.27	38,363,400	104,001,400	265	20	1	254
2 Commercial	5400	FOOD RETAIL TRADE	424	181.89	70,087,900	95,089,800	144	7	293	124
2 Commercial	5410	CONVEN STORE MAY HAVE GAS	103	66.61	26,856,700	17,356,700	92	1	20	82
2 Commercial	5430	SPECIALTY FOOD MKTS	26	17.50	6,142,100	4,545,400	18	-	6	20
2 Commercial	5500	AUTO WRECKING RETAIL	170	119.64	19,127,700	6,251,500	47	1	135	34
2 Commercial	5505	MH SALES RETAIL	8	10.67	5,424,100	923,200	5	4	-	4
2 Commercial	5510	RV SALES RETAIL	50	60.51	36,025,400	13,604,900	42	24	7	19
2 Commercial	5515	AUTO DLR NEW AND USED RETAIL	220	265.63	161,242,900	151,817,800	149	32	47	141
2 Commercial	5520	USED CAR LOTS ONLY RETAIL	203	112.60	51,081,000	11,655,800	158	12	21	170
2 Commercial	5525	AUTO ACCESSORIES RETAIL	137	104.05	45,544,900	30,863,000	101	15	19	103
2 Commercial	5530	GAS STATION SERV GAR	116	8.22	5,966,200	3,888,900	34	7	95	14

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Updated 2/12/16

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3	Agricultural	1,483	26,185	246,965,600	155,228,200	1,723	36	128	1,319
4	Institutional / Public	2,267	9,354	1,126,748,700	3,698,228,700	2,588	102	206	1,959
5	Vacant / Undeveloped	34,132	148,446	2,770,169,779	1,464,545,239	600	1,451	4,324	28,357
6	Open Space	7,015	88,307	736,812,800	186,075,100	1,811	321	753	5,941
7	Forested	2,887	261,536	557,701,400	71,964,800	547	-	2,887	-
8	[Other]	-	-	-	-	-	-	-	-
9	[Other]	-	-	-	-	-	-	-	-
10	[Other]	-	-	-	-	-	-	-	-
11	EXEMPT	-	-	-	-	-	-	-	-
		338,733	733,864	33,181,279,423	59,563,943,321	334,822	13,806	25,900	299,027
		338,733	733,864	33,181,279,423	59,563,943,321	334,822	13,806	25,900	299,027

Assigned Land Use Category		Code	Description	Total # of Parcels [a]	Land Net Acres	Land Value - Current Year	Improvement Value - Current Year	Buildings	Exempt Cities [b]	Other Exemptions [c]	Parcels Currently Available to Charge
2	Commercial	5540	GAS STATION MINI MART	361	188.16	110,475,300	94,693,100	563	25	114	222
2	Commercial	5550	FUELING STATIONS	32	15.11	6,818,700	4,056,400	36	6	11	15
2	Commercial	5560	GAS STATION CASHIER BOOTH	15	9.51	5,517,600	2,690,800	30	-	1	14
5	Vacant / Undeveloped	5570	GAS STATION VAC NO PUMPS	2	0.38	228,200	1,000	1	-	-	2
2	Commercial	5600	APPAREL ACCESSRS RETAIL	144	3.26	2,006,800	1,791,500	7	-	134	10
2	Commercial	5700	RETAIL HOME FURNISHINGS	122	34.88	20,629,000	28,265,700	37	4	70	48
2	Commercial	5800	RESTAURANT	1,095	170.69	110,626,800	104,013,400	309	21	749	325
2	Commercial	5805	FAST FOOD	577	109.94	86,171,400	66,118,700	186	11	376	190
2	Commercial	5815	ESPRESSO SHOP	153	18.41	6,781,300	2,842,500	36	5	118	30
2	Commercial	5820	TAVERNS	185	42.01	16,916,100	17,811,100	110	13	75	97
2	Commercial	5822	ENTERTAINMENT BARS	22	57.77	26,148,600	13,551,500	11	8	7	7
2	Commercial	5825	SPORTS BAR REST LARGER TAV	18	8.34	4,440,900	3,913,700	11	2	2	14
2	Commercial	5900	OTHER RETAIL TRADE	1,360	202.95	85,850,200	95,149,000	315	15	1,060	285
2	Commercial	5999	RETAIL STAND ALONE	342	199.13	109,149,200	107,657,300	353	19	1	322
2	Commercial	6100	OFF INSURANCE REAL ESTATE FINANCE	605	119.15	63,190,700	174,152,600	164	7	438	160
2	Commercial	6110	BANKS	418	146.56	105,744,800	119,097,500	197	11	193	214
2	Commercial	6120	CREDIT UNIONS	70	6.29	3,781,400	9,848,600	7	-	57	13
2	Commercial	6199	MISC OFFICE SPACE	808	449.13	234,183,700	606,677,100	781	81	11	716
2	Commercial	6200	PERSONAL SERVICES	321	5.08	2,643,100	2,658,900	24	-	298	23
2	Commercial	6210	LNDRY & DRY CLEANING SERV	73	16.73	7,591,300	7,409,200	45	1	24	48
2	Commercial	6231	SALONS SPAS BARBER SHOPS	397	17.39	8,237,200	6,323,900	76	4	329	64
2	Commercial	6241	FUNERAL CREMATORY SERV	27	16.26	5,185,600	7,625,700	20	-	4	23
2	Commercial	6242	CEMETERIES	110	677.91	33,472,300	9,799,800	39	2	3	105
2	Commercial	6300	BUSINESS SERVICES	1,047	74.74	36,760,900	43,429,100	87	18	941	88
2	Commercial	6310	GEN WAREHOUSING STORAGE	920	3,318.68	951,909,800	1,808,266,300	987	125	22	773
2	Commercial	6373	REFRIG WAREHOUSE	22	127.77	32,480,200	81,465,500	13	2	13	7
2	Commercial	6380	MINI WAREHOUSING	262	397.60	116,001,841	192,730,684	731	9	22	231
2	Commercial	6390	RENTAL EQUIP AUTO TRUCK	120	30.62	15,592,900	10,457,700	39	3	88	29
2	Commercial	6394	EQUIPMENT LEASING	911	-	-	-	-	-	911	-
2	Commercial	6400	REPAIR SERVICES	289	106.93	37,342,200	23,949,700	183	20	120	149
2	Commercial	6410	AUTO REPAIR SERVICES	681	327.06	111,113,200	82,766,800	467	31	235	415
2	Commercial	6412	CAR WASH	53	14.65	9,109,500	4,984,400	38	3	19	31
2	Commercial	6420	MINI LUBE SERVICE	19	7.54	6,138,900	5,065,000	20	-	-	19
2	Commercial	6500	PROFESSIONAL SERVICES	1,247	129.53	66,282,600	116,002,500	264	19	975	253
2	Commercial	6510	HOSPITAL	44	579.04	67,479,700	995,275,100	77	-	1	43
2	Commercial	6511	MEDICAL OFFICES SERVICES	745	269.57	140,241,817	497,114,541	370	15	312	418
2	Commercial	6512	DENTAL SERVICES	421	37.68	23,008,000	27,947,100	93	8	308	105
2	Commercial	6516	NURSING CONVALESCENT HOSPITALS	63	135.72	29,282,300	83,987,200	47	3	8	52
2	Commercial	6520	VETERINARIAN SERVICES	108	32.93	11,866,900	16,260,800	41	2	60	46
2	Commercial	6600	CONTRACTOR SERVICES	1,200	1,147.92	236,109,600	101,675,100	668	97	580	523
2	Commercial	6700	GOVERNMENTAL SERVICES	228	1,592.08	260,102,300	466,341,800	253	20	4	204
4	Institutional / Public	6720	FIRE STATIONS	121	204.24	32,745,900	71,840,300	124	13	1	107
4	Institutional / Public	6730	POSTAL SERVICES	41	50.41	24,548,100	33,488,400	38	7	1	33
4	Institutional / Public	6740	PRISONS	14	1,419.00	14,662,500	148,215,900	27	-	2	12
4	Institutional / Public	6750	MILITARY BASES	18	458.91	34,476,600	15,311,000	14	-	18	-
4	Institutional / Public	6800	EDUCATIONAL SERVICES	186	630.36	63,220,900	130,763,000	115	2	119	65
4	Institutional / Public	6810	ELEM SCHOOLS 1 TO 6	229	1,455.75	208,393,600	682,799,600	499	13	-	216
4	Institutional / Public	6820	SEC SCHOOLS 7 TO 12	200	2,226.98	255,054,100	1,193,745,400	357	18	-	182
4	Institutional / Public	6830	UNIVERSITY/COLLEGES	142	231.25	52,917,000	271,711,500	187	-	1	141
4	Institutional / Public	6840	JR COLLEGES	11	314.71	44,344,700	182,082,000	41	-	-	11
4	Institutional / Public	6850	VOC TRADE SCHOOLS	9	126.05	24,369,200	140,963,200	42	-	1	8
4	Institutional / Public	6860	NURSERY SCHOOLS	146	120.60	22,352,500	26,433,000	121	4	35	107
4	Institutional / Public	6870	SPECIAL TRAINING SCHOOLS	17	286.71	20,207,900	16,979,000	23	-	3	14
2	Commercial	6900	MISC SERVICES	974	380.35	100,291,100	80,706,600	241	28	740	206
4	Institutional / Public	6910	RELIGIOUS SERVICES	1,030	1,544.63	259,817,400	613,405,200	918	40	8	982
4	Institutional / Public	7100	CULTURAL ACTIVITIES	29	163.56	11,959,900	66,295,400	25	-	5	24
4	Institutional / Public	7110	LIBRARIES	27	38.49	14,859,000	34,731,600	25	3	-	24
4	Institutional / Public	7200	OTHER PUB ASSEMBLY	47	82.57	42,819,400	69,464,200	32	2	12	33
2	Commercial	7210	MOTION PICTURE THEATERS	13	18.60	10,192,000	19,381,600	9	2	3	8
2	Commercial	7300	AMUSEMENTS	40	118.16	24,410,000	36,074,700	73	-	14	26
2	Commercial	7400	REC ACTIVITIES	330	1,029.71	132,061,000	185,937,100	146	15	121	194
2	Commercial	7410	GOLF COURSES	55	1,040.26	54,593,100	15,212,300	41	-	14	41
2	Commercial	7420	MARINAS	80	222.66	46,395,300	43,735,900	115	-	15	65
1	Residential	7430	BOAT HOUSES	666	-	-	13,110,600	661	-	666	-
2	Commercial	7500	RESORTS CAMPS	61	1,220.93	20,486,200	23,519,900	196	-	13	48
6	Open Space	7600	PARKS	707	5,732.00	180,236,100	30,715,600	154	58	14	635
6	Open Space	7630	GRNBELT COMMON AREAS	788	2,080.65	9,729,300	392,800	22	31	50	707
6	Open Space	7900	OTHER CULTURAL ACTIVITIES	1	-	-	-	-	-	1	-
6	Open Space	8100	AG NOT CURRENT USE	51	3.88	306,100	1,000	1	-	49	2
6	Open Space	8140	FARMS NOT CURRENT USE	8	43.42	949,100	294,000	2	1	3	4
3	Agricultural	8150	HORTICULTURAL SPECIALTIES	35	95.61	9,979,100	6,293,300	58	3	4	28
3	Agricultural	8200	AG RELATED ACTIVITIES	38	226.02	6,816,700	2,348,700	32	8	4	26
3	Agricultural	8300	CU FARM & AGRI RCW 84.34 CURRENT USE	1,341	25,454.48	215,982,700	141,673,600	1,589	25	96	1,220
3	Agricultural	8400	FISHING ACTIVITIES AND SERVICES	38	273.74	14,132,800	4,912,600	44	-	5	33
3	Agricultural	8491	CULTIVATED TIDELANDS	31	134.90	54,300	-	-	-	19	12
2	Commercial	8500	MINING ACTIVITIES	21	20.25	779,900	147,400	1	-	9	12
2	Commercial	8505	QUARRY SAND ROCK	131	2,250.31	93,712,500	52,769,800	37	4	2	125
6	Open Space	8510	MINERAL RIGHTS	441	57,886.76	355,700	7,700	681	-	441	-
7	Forested	8800	DESIG FOREST LND RCW 84.33	2,884	261,336.38	557,310,000	71,964,800	547	-	2,884	-
2	Commercial	8900	OTHER RESOURCE PROD	21	221.52	29,464,400	7,777,000	5	-	-	21

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Updated 2/12/16

Summary of Customer Database

LAND USE CATEGORIES SUMMARY		Total # of Parcels	Land Net Acres	Land Value - Current Year	Improvement Value - Current Year	Buildings	Exempt Cities [b]	Other Exemptions [c]	Parcels Currently Available to Charge
1	Residential	265,552	170,827	20,984,289,036	42,504,181,644	312,851	10,859	5,793	248,900
2	Commercial	25,397	29,207	6,758,592,108	11,483,719,638	14,702	1,037	11,809	12,551
3	Agricultural	1,483	26,185	246,965,600	155,228,200	1,723	36	128	1,319
4	Institutional / Public	2,267	9,354	1,126,748,700	3,698,228,700	2,588	102	206	1,959
5	Vacant / Undeveloped	34,132	148,446	2,770,169,779	1,464,545,239	600	1,451	4,324	28,357
6	Open Space	7,015	88,307	736,812,800	186,075,100	1,811	321	753	5,941
7	Forested	2,887	261,536	557,701,400	71,964,800	547	-	2,887	-
8	[Other]	-	-	-	-	-	-	-	-
9	[Other]	-	-	-	-	-	-	-	-
10	[Other]	-	-	-	-	-	-	-	-
11	EXEMPT	-	-	-	-	-	-	-	-
		338,733	733,864	33,181,279,423	59,563,943,321	334,822	13,806	25,900	299,027
		338,733	733,864	33,181,279,423	59,563,943,321	334,822	13,806	25,900	299,027
		-	-	-	-	-	-	-	-

Assigned Land Use Category		Code	Description	Total # of Parcels [a]	Land Net Acres	Land Value - Current Year	Improvement Value - Current Year	Buildings	Exempt Cities [b]	Other Exemptions [c]	Parcels Currently Available to Charge
5	Vacant / Undeveloped	9100	VACANT LAND UNDEVELOPED	24,628	133,890.85	1,545,273,199	5,991,000	178	935	66	23,627
5	Vacant / Undeveloped	9101	RES NO PERK VAC LND REQ DOC	273	526.69	13,419,100	52,500	7	26	-	247
6	Open Space	9109	FLOODWAY	465	2,258.40	12,714,600	-	-	4	2	459
5	Vacant / Undeveloped	9110	VAC LND BLDG RESTRICT DOC REQ	280	231.77	5,106,600	-	-	32	1	247
6	Open Space	9112	WETLANDS RECORDED	85	415.54	3,713,300	-	-	7	2	76
5	Vacant / Undeveloped	9140	RES LND WITH IMPROV LAND VAL ONLY	83	194.80	14,052,580	1,706,600	7	-	-	83
5	Vacant / Undeveloped	9145	RES LND WITH COMM BUILDING	12	37.31	3,482,700	824,100	7	-	-	12
5	Vacant / Undeveloped	9160	RES INDIAN RESERV LND	6	0.75	201,300	-	-	-	-	6
5	Vacant / Undeveloped	9166	VAC LND MAJOR PROBLEM	1,935	1,268.68	18,646,700	2,365,100	12	113	141	1,681
5	Vacant / Undeveloped	9170	COMM VAC LAND	1,920	8,258.83	607,161,200	78,094,800	111	187	16	1,717
5	Vacant / Undeveloped	9174	COMM VAC LND SP ENVIR APPR FILED	5	10.71	1,739,500	-	-	-	-	5
5	Vacant / Undeveloped	9178	COMM LND WITH IMPROV LAND VAL ONLY	113	247.94	46,744,800	13,645,400	59	22	-	91
5	Vacant / Undeveloped	9180	VAC INDUSTRIAL LAND	615	3,540.17	475,358,100	74,901,700	69	100	14	501
5	Vacant / Undeveloped	9184	IND VAC LND SP ENVIR APPR FILED	3	31.90	195,600	-	-	-	-	3
2	Commercial	9186	IND INDIAN RESERV LND	4	19.26	5,068,600	-	-	-	-	4
5	Vacant / Undeveloped	9188	IND LND WITH IMPROV LAND VAL ONLY	90	179.42	38,480,200	3,153,000	73	36	2	52
5	Vacant / Undeveloped	9190	TRANSFERRED DEVELOPMENT RIGHTS	3	25.84	19,300	-	-	-	-	3
7	Forested	9200	NON COMM FOREST	3	199.90	391,400	-	-	-	3	-
6	Open Space	9300	WATER AREAS	143	3,490.78	5,576,700	50,900	1	8	3	132
6	Open Space	9330	BAYS OR LAGOONS	2	8.62	165,400	-	-	-	-	2
6	Open Space	9390	OTHER WATER AREAS	26	106.30	1,957,600	-	-	-	-	26
6	Open Space	9391	SALTWATER TIDELANDS	699	792.43	39,346,200	11,660,800	118	-	27	672
6	Open Space	9400	CU OPEN SPACE RCW 84.34 CURRENT USE	882	11,064.23	191,087,100	95,687,100	664	37	27	818
7	Forested	9500	CU TIMBERLAND RCW 84.34 CURRENT USE	-	-	-	-	-	-	-	-
6	Open Space	9900	OTHER UNDEVEL LAND	25	156.30	8,917,800	-	-	1	8	16
5	Vacant / Undeveloped	(blank)	(blank)	256	-	-	-	-	-	190	66
Select Land Use Category			[Other]								-
TOTAL				338,733	733,863.70	33,181,279,423	59,563,943,321	334,822	13,806	25,900	299,027

[a] Total parcels including any exempt

[b] Cities include Auburn, Carbonado, Eatonville, Edgewood, Fife, Pacific, Roy, Ruston, South Prairie, Wilkeson and parcels with unknown jurisdiction

[c] Exemptions include all forest and timber land as well as PERS (Personal Property), STRUC (Structures), and MOBIL (Mobile Home) Account Types in Tax Account Table



PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Allocation Bases

Functional Allocation Bases

Allocation Bases	Indirect	Direct	TOTAL	Notes
1 All Indirect	100.0%	0.0%	100.0%	
2 All Direct	0.0%	100.0%	100.0%	
3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	
4 50% Direct / 50% Indirect	50.0%	50.0%	100.0%	
5 75% Direct / 25% Indirect	25.0%	75.0%	100.0%	
6 25% Direct / 75% Indirect	75.0%	25.0%	100.0%	
7 5% Direct / 95% Indirect	95.0%	5.0%	100.0%	
8 [Other]	100.0%		100.0%	
9 [Other]	100.0%		100.0%	
10 [Other]	100.0%		100.0%	
11 [Other]	100.0%		100.0%	
12 [Other]	100.0%		100.0%	

Customer Allocation Bases

Land Use Categories (Customer Classes)	No. of Parcels	No. of Acres	[Other]	[Other]	[Other]
1 Residential	248,900	170,827	-	-	-
2 Commercial	12,551	29,207	-	-	-
3 Agricultural	1,319	26,185	-	-	-
4 Institutional / Public	1,959	9,354	-	-	-
5 Vacant / Undeveloped	28,357	148,446	-	-	-
6 Open Space	5,941	88,307	-	-	-
7 Forested	-	261,536	-	-	-
8 [Other]	-	-	-	-	-
9 [Other]	-	-	-	-	-
10 [Other]	-	-	-	-	-
TOTAL	299,027	733,864	-	-	-

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Budget

2017

	Total Cost	Allocation Basis	Allocation Percentages			Allocated Costs		
			Indirect	Direct	Total	Indirect	Direct	Total
Farm								
Farm Planners, Farm Plan Assistant, Farm Education Specialist	\$ 403,800	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	\$ 399,762	\$ 4,038	\$ 403,800
Archaeologist (clustered) & Civil Engineer	248,100	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	245,619	2,481	248,100
Cost Share Funding	200,000	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	198,000	2,000	200,000
Drainage Specialist	83,520	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	82,685	835	83,520
New Farm Program Equipment/Crop Farm Specialist/Shoreline Out	347,440	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	343,966	3,474	347,440
Rural Renewable Energy and Resource Conservation Manager	88,520	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	87,635	885	88,520
Program Support (100% Indirect)	138,484	1 All Indirect	100.0%	0.0%	100.0%	138,484	-	138,484
Program Support (99% Indirect/1% Direct)	335,621	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	332,265	3,356	335,621
Enhanced Soil Sampling	10,000	7 5% Direct / 95% Indirect	95.0%	5.0%	100.0%	9,500	500	10,000
Contingency Reserve	507,989	1 All Indirect	100.0%	0.0%	100.0%	507,989	-	507,989
Subtotal	\$ 2,363,475					\$ 2,345,905	\$ 17,570	\$ 2,363,475
Habitat								
Habitat Restoration Technician	\$ 86,720	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	\$ 85,853	\$ 867	\$ 86,720
Salmon Habitat Restoration Coordinator	86,720	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	85,853	867	86,720
Plant Materials	14,912	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	14,763	149	14,912
Contingency Reserve	70,407	1 All Indirect	100.0%	0.0%	100.0%	70,407	-	70,407
Program Support (100% Indirect)	21,613	1 All Indirect	100.0%	0.0%	100.0%	21,613	-	21,613
Program Support (99% Indirect/1% Direct)	47,204	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	46,732	472	47,204
Subtotal	\$ 327,576					\$ 325,220	\$ 2,356	\$ 327,576
Harvest PC								
HPC Capacity Building	\$ 81,120	1 All Indirect	100.0%	0.0%	100.0%	\$ 81,120	\$ -	\$ 81,120
Harvest Americorps Member	20,000	1 All Indirect	100.0%	0.0%	100.0%	20,000	-	20,000
Urban Agriculture/Entrepreneurship Program Development	96,120	1 All Indirect	100.0%	0.0%	100.0%	96,120	-	96,120
Contingency Reserve	71,237	1 All Indirect	100.0%	0.0%	100.0%	71,237	-	71,237
Program Support (100% Indirect)	62,960	1 All Indirect	100.0%	0.0%	100.0%	62,960	-	62,960
Subtotal	\$ 331,437					\$ 331,437	\$ -	\$ 331,437
Water Quality								
Green Stormwater Infrastructure Program Coordinator	\$ 181,120	7 5% Direct / 95% Indirect	95.0%	5.0%	100.0%	\$ 172,064	\$ 9,056	\$ 181,120
Plant Materials	62,236	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	61,614	622	62,236
Contingency Reserve	87,893	1 All Indirect	100.0%	0.0%	100.0%	87,893	-	87,893
Program Support (100% Indirect)	24,397	1 All Indirect	100.0%	0.0%	100.0%	24,397	-	24,397
Program Support (99% Indirect/1% Direct)	53,284	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	52,751	533	53,284
Subtotal	\$ 408,929					\$ 398,718	\$ 10,211	\$ 408,929
Environmental Education								
School Bus Funding	\$ 5,000	1 All Indirect	100.0%	0.0%	100.0%	\$ 5,000	\$ -	\$ 5,000
Water Festival Basic Funding	30,696	1 All Indirect	100.0%	0.0%	100.0%	30,696	-	30,696
Environmental Education Program Assistant	83,520	1 All Indirect	100.0%	0.0%	100.0%	83,520	-	83,520
School Action Project Materials	7,500	1 All Indirect	100.0%	0.0%	100.0%	7,500	-	7,500
Program Support (100% Indirect)	23,920	1 All Indirect	100.0%	0.0%	100.0%	23,920	-	23,920
Contingency Reserve	41,241	1 All Indirect	100.0%	0.0%	100.0%	41,241	-	41,241
Subtotal	\$ 191,877					\$ 191,877	\$ -	\$ 191,877
Water								
Habitat Protection	\$ 108,836	1 All Indirect	100.0%	0.0%	100.0%	\$ 108,836	\$ -	\$ 108,836
Habitat Restoration & Technical Assistance	265,582	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	262,926	2,656	265,582
NPDES Support	146,165	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	144,704	1,462	146,165
Education (Adult & K-12)	194,085	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	192,145	1,941	194,085
Water Quality Monitoring (Surface & Groundwater)	146,261	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	144,798	1,463	146,261
Rain Garden (Industrial Stormwater)	77,076	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	76,306	771	77,076
Invasive Species Program (Knotweed & Others)	117,009	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	115,839	1,170	117,009
Water Quality	274,126	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	271,385	2,741	274,126
Contingency Reserve	363,888	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	360,249	3,639	363,888
Subtotal	\$ 1,693,029					\$ 1,677,187	\$ 15,842	\$ 1,693,029
Agriculture								
Technical/Regulatory Assistance (Farm productivity, Environmental	\$ 305,753	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	\$ 302,696	\$ 3,058	\$ 305,753
Workshop / Education	50,194	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	49,692	502	50,194
Regulatory Assistance	-	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	-	-	-
Ag. Infrastructure Support (MMU, Farmers Markets, Rentals, etc.)	441,984	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	437,564	4,420	441,984
Ag. Waste Reduction	-	2 All Direct	0.0%	100.0%	100.0%	-	-	-
Cost Share	50,461	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	49,956	505	50,461
Farmland Protection (GPF)	65,284	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	64,631	653	65,284
Shellfish Partners	10,360	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	10,256	104	10,360
Contingency Reserve	252,980	3 1% Direct / 99% Indirect	99.0%	1.0%	100.0%	250,450	2,530	252,980
Subtotal	\$ 1,177,015					\$ 1,165,245	\$ 11,770	\$ 1,177,015
TOTAL	\$ 6,493,339					\$ 6,435,590	\$ 57,749	\$ 6,493,339

Summary	Total Cost	Percentage	% Before Contingency	New Programs %	% w/o EE	Allocated Costs		
						Indirect	Direct	Total
Farm	\$ 2,363,475	36.40%	36.40%	64.64%	67.80%	\$ 1,155,330	\$ 17,019	\$ 1,172,349
Habitat	327,576	5.04%	5.04%	10.09%	10.58%	756,399	7,128	763,528
Harvest PC	331,437	5.10%	5.10%	9.23%	9.68%	624,999	3,611	628,610
Water Quality	408,929	6.30%	6.30%	11.39%	11.94%	885,934	7,196	893,130
Environmental Education	191,877	2.95%	2.95%	0.00%	0.00%	650,009	5,470	655,479
Water	1,693,029	26.07%	26.07%	0.00%	0.00%	301,870	2,633	304,502
Agriculture	1,177,015	18.13%	18.13%	0.00%	0.00%	318,954	1,823	320,777
NRP 8	-	0.00%	0.00%	4.66%	0.00%	507,989	-	507,989
TOTAL	\$ 6,493,339	100.0%	100.0%	100.00%	100.00%	\$ 5,201,484	\$ 44,879	\$ 5,246,364
less: Other Revenues	(1,237,627)							
NET TOTAL	\$ 5,255,712							

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Farm

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Farm Planners, Farm Plan Assistant, Farm Education Specialist - Indirect Benefit Costs

TOTAL COST
\$ 399,762

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 399,762

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 332,748	248,900	\$ 1.3369	
2	Commercial	12,551	2	12,551	4.20%	\$ 16,779	12,551	\$ 1.3369	
3	Agricultural	1,319	2	1,319	0.44%	\$ 1,763	1,319	\$ 1.3369	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 2,619	1,959	\$ 1.3369	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 37,910	28,357	\$ 1.3369	
6	Open Space	5,941	2	5,941	1.99%	\$ 7,942	5,941	\$ 1.3369	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 399,762	299,027	\$ 1.3369	

Notes:

Farm Planners, Farm Plan Assistant, Farm Education Specialist - Direct Benefit Costs

TOTAL COST
\$ 4,038

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 4,038

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	1	124,450	82.87%	\$ 3,346	248,900	\$ 0.0134	
2 Commercial	12,551	1	6,276	4.18%	\$ 169	12,551	\$ 0.0134	
3 Agricultural	1,319	2	1,319	0.88%	\$ 35	1,319	\$ 0.0269	
4 Institutional / Public	1,959	1	980	0.65%	\$ 26	1,959	\$ 0.0134	
5 Vacant / Undeveloped	28,357	1	14,179	9.44%	\$ 381	28,357	\$ 0.0134	
6 Open Space	5,941	1	2,971	1.98%	\$ 80	5,941	\$ 0.0134	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		150,173	100.00%	\$ 4,038	299,027	\$ 0.0135	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Farm

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Archaeologist (clustered) & Civil Engineer - Indirect Benefit Costs

TOTAL COST
\$ 245,619

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 245,619

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 204,445	248,900	\$ 0.8214	
2	Commercial	12,551	2	12,551	4.20%	\$ 10,309	12,551	\$ 0.8214	
3	Agricultural	1,319	2	1,319	0.44%	\$ 1,083	1,319	\$ 0.8214	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 1,609	1,959	\$ 0.8214	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 23,292	28,357	\$ 0.8214	
6	Open Space	5,941	2	5,941	1.99%	\$ 4,880	5,941	\$ 0.8214	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 245,619	299,027	\$ 0.8214	

Notes:

Archaeologist (clustered) & Civil Engineer - Direct Benefit Costs

TOTAL COST
\$ 2,481

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 2,481

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	1	124,450	82.87%	\$ 2,056	248,900	\$ 0.0083	
2 Commercial	12,551	1	6,276	4.18%	\$ 104	12,551	\$ 0.0083	
3 Agricultural	1,319	2	1,319	0.88%	\$ 22	1,319	\$ 0.0165	
4 Institutional / Public	1,959	1	980	0.65%	\$ 16	1,959	\$ 0.0083	
5 Vacant / Undeveloped	28,357	1	14,179	9.44%	\$ 234	28,357	\$ 0.0083	
6 Open Space	5,941	1	2,971	1.98%	\$ 49	5,941	\$ 0.0083	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		150,173	100.00%	\$ 2,481	299,027	\$ 0.0083	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Farm

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Cost Share Funding - Indirect Benefit Costs

TOTAL COST
\$ 198,000

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 198,000

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 164,809	248,900	\$ 0.6621	
2	Commercial	12,551	2	12,551	4.20%	\$ 8,311	12,551	\$ 0.6621	
3	Agricultural	1,319	2	1,319	0.44%	\$ 873	1,319	\$ 0.6621	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 1,297	1,959	\$ 0.6621	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 18,777	28,357	\$ 0.6621	
6	Open Space	5,941	2	5,941	1.99%	\$ 3,934	5,941	\$ 0.6621	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 198,000	299,027	\$ 0.6621	

Notes:

Cost Share Funding - Direct Benefit Costs

TOTAL COST
\$ 2,000

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 2,000

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	1	124,450	82.87%	\$ 1,657	248,900	\$ 0.0067	
2 Commercial	12,551	1	6,276	4.18%	\$ 84	12,551	\$ 0.0067	
3 Agricultural	1,319	2	1,319	0.88%	\$ 18	1,319	\$ 0.0133	
4 Institutional / Public	1,959	1	980	0.65%	\$ 13	1,959	\$ 0.0067	
5 Vacant / Undeveloped	28,357	1	14,179	9.44%	\$ 189	28,357	\$ 0.0067	
6 Open Space	5,941	1	2,971	1.98%	\$ 40	5,941	\$ 0.0067	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		150,173	100.00%	\$ 2,000	299,027	\$ 0.0067	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Farm

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Drainage Specialist - Indirect Benefit Costs

TOTAL COST
\$ 82,685

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 82,685

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 68,824	248,900	\$ 0.2765	
2	Commercial	12,551	2	12,551	4.20%	\$ 3,471	12,551	\$ 0.2765	
3	Agricultural	1,319	2	1,319	0.44%	\$ 365	1,319	\$ 0.2765	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 542	1,959	\$ 0.2765	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 7,841	28,357	\$ 0.2765	
6	Open Space	5,941	2	5,941	1.99%	\$ 1,643	5,941	\$ 0.2765	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 82,685	299,027	\$ 0.2765	

Notes:

Drainage Specialist - Direct Benefit Costs

TOTAL COST
\$ 835

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 835

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	1	124,450	82.87%	\$ 692	248,900	\$ 0.0028	
2 Commercial	12,551	1	6,276	4.18%	\$ 35	12,551	\$ 0.0028	
3 Agricultural	1,319	2	1,319	0.88%	\$ 7	1,319	\$ 0.0056	
4 Institutional / Public	1,959	1	980	0.65%	\$ 5	1,959	\$ 0.0028	
5 Vacant / Undeveloped	28,357	1	14,179	9.44%	\$ 79	28,357	\$ 0.0028	
6 Open Space	5,941	1	2,971	1.98%	\$ 17	5,941	\$ 0.0028	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		150,173	100.00%	\$ 835	299,027	\$ 0.0028	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Farm

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

New Farm Program Equipment/Crop Farm Specialist/Shoreline Outreach Specialist - Indirect Benefit Costs

TOTAL COST
\$ 343,966

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 343,966

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 286,305	248,900	\$ 1.1503	
2	Commercial	12,551	2	12,551	4.20%	\$ 14,437	12,551	\$ 1.1503	
3	Agricultural	1,319	2	1,319	0.44%	\$ 1,517	1,319	\$ 1.1503	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 2,253	1,959	\$ 1.1503	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 32,619	28,357	\$ 1.1503	
6	Open Space	5,941	2	5,941	1.99%	\$ 6,834	5,941	\$ 1.1503	
7	Forested	-	2	-	0.00%	\$ -	\$ -	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 343,966	299,027	\$ 1.1503	

Notes:

New Farm Program Equipment/Crop Farm Specialist/Shoreline Outreach Specialist - Direct Benefit Costs

TOTAL COST
\$ 3,474

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 3,474

Land Use Category	1	Allocation of Costs				Calculation of Rates		Note
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	1	124,450	82.87%	\$ 2,879	248,900	\$ 0.0116	
2 Commercial	12,551	1	6,276	4.18%	\$ 145	12,551	\$ 0.0116	
3 Agricultural	1,319	2	1,319	0.88%	\$ 31	1,319	\$ 0.0231	
4 Institutional / Public	1,959	1	980	0.65%	\$ 23	1,959	\$ 0.0116	
5 Vacant / Undeveloped	28,357	1	14,179	9.44%	\$ 328	28,357	\$ 0.0116	
6 Open Space	5,941	1	2,971	1.98%	\$ 69	5,941	\$ 0.0116	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		150,173	100.00%	\$ 3,474	299,027	\$ 0.0116	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Farm

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Rural Renewable Energy and Resource Conservation Manager - Indirect Benefit Costs

TOTAL COST
\$ 87,635

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 87,635

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 72,944	248,900	\$ 0.2931	
2	Commercial	12,551	2	12,551	4.20%	\$ 3,678	12,551	\$ 0.2931	
3	Agricultural	1,319	2	1,319	0.44%	\$ 387	1,319	\$ 0.2931	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 574	1,959	\$ 0.2931	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 8,310	28,357	\$ 0.2931	
6	Open Space	5,941	2	5,941	1.99%	\$ 1,741	5,941	\$ 0.2931	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 87,635	299,027	\$ 0.2931	

Notes:

Rural Renewable Energy and Resource Conservation Manager - Direct Benefit Costs

TOTAL COST
\$ 885

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 885

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	1	124,450	79.55%	\$ 704	248,900	\$ 0.0028	
2 Commercial	12,551	2	12,551	8.02%	\$ 71	12,551	\$ 0.0057	
3 Agricultural	1,319	2	1,319	0.84%	\$ 7	1,319	\$ 0.0057	
4 Institutional / Public	1,959	1	980	0.63%	\$ 6	1,959	\$ 0.0028	
5 Vacant / Undeveloped	28,357	1	14,179	9.06%	\$ 80	28,357	\$ 0.0028	
6 Open Space	5,941	1	2,971	1.90%	\$ 17	5,941	\$ 0.0028	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		156,449	100.00%	\$ 885	299,027	\$ 0.0030	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Farm

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Program Support (100% Indirect) - Indirect Benefit Costs

TOTAL COST
\$ 138,484

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 138,484

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ 115,270	248,900	\$ 0.4631	
2 Commercial	12,551	2	12,551	4.20%	\$ 5,813	12,551	\$ 0.4631	
3 Agricultural	1,319	2	1,319	0.44%	\$ 611	1,319	\$ 0.4631	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 907	1,959	\$ 0.4631	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 13,133	28,357	\$ 0.4631	
6 Open Space	5,941	2	5,941	1.99%	\$ 2,751	5,941	\$ 0.4631	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 138,484	299,027	\$ 0.4631	

Notes:

Program Support (100% Indirect) - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	1	124,450	82.87%	\$ -	248,900	\$ -	
2 Commercial	12,551	1	6,276	4.18%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.88%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	1	980	0.65%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	1	14,179	9.44%	\$ -	28,357	\$ -	
6 Open Space	5,941	1	2,971	1.98%	\$ -	5,941	\$ -	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		150,173	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Farm

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Program Support (99% Indirect/1% Direct) - Indirect Benefit Costs

TOTAL COST
\$ 332,265

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 332,265

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 276,566	248,900	\$ 1.1112	
2	Commercial	12,551	2	12,551	4.20%	\$ 13,946	12,551	\$ 1.1112	
3	Agricultural	1,319	2	1,319	0.44%	\$ 1,466	1,319	\$ 1.1112	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 2,177	1,959	\$ 1.1112	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 31,509	28,357	\$ 1.1112	
6	Open Space	5,941	2	5,941	1.99%	\$ 6,601	5,941	\$ 1.1112	
7	Forested	-	2	-	0.00%	\$ -	\$ -	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 332,265	299,027	\$ 1.1112	

Notes:

Program Support (99% Indirect/1% Direct) - Direct Benefit Costs

TOTAL COST
\$ 3,356

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 3,356

Land Use Category	1	Allocation of Costs				Calculation of Rates		Note
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	1	124,450	82.87%	\$ 2,781	248,900	\$ 0.0112	
2 Commercial	12,551	1	6,276	4.18%	\$ 140	12,551	\$ 0.0112	
3 Agricultural	1,319	2	1,319	0.88%	\$ 29	1,319	\$ 0.0223	
4 Institutional / Public	1,959	1	980	0.65%	\$ 22	1,959	\$ 0.0112	
5 Vacant / Undeveloped	28,357	1	14,179	9.44%	\$ 317	28,357	\$ 0.0112	
6 Open Space	5,941	1	2,971	1.98%	\$ 66	5,941	\$ 0.0112	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		150,173	100.00%	\$ 3,356	299,027	\$ 0.0112	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Farm

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Enhanced Soil Sampling - Indirect Benefit Costs

TOTAL COST
\$ 9,500

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 9,500

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 7,907	248,900	\$ 0.0318	
2	Commercial	12,551	2	12,551	4.20%	\$ 399	12,551	\$ 0.0318	
3	Agricultural	1,319	2	1,319	0.44%	\$ 42	1,319	\$ 0.0318	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 62	1,959	\$ 0.0318	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 901	28,357	\$ 0.0318	
6	Open Space	5,941	2	5,941	1.99%	\$ 189	5,941	\$ 0.0318	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 9,500	299,027	\$ 0.0318	

Notes:

Enhanced Soil Sampling - Direct Benefit Costs

TOTAL COST
\$ 500

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 500

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	1	124,450	82.87%	\$ 414	248,900	\$ 0.0017	
2 Commercial	12,551	1	6,276	4.18%	\$ 21	12,551	\$ 0.0017	
3 Agricultural	1,319	2	1,319	0.88%	\$ 4	1,319	\$ 0.0033	
4 Institutional / Public	1,959	1	980	0.65%	\$ 3	1,959	\$ 0.0017	
5 Vacant / Undeveloped	28,357	1	14,179	9.44%	\$ 47	28,357	\$ 0.0017	
6 Open Space	5,941	1	2,971	1.98%	\$ 10	5,941	\$ 0.0017	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		150,173	100.00%	\$ 500	299,027	\$ 0.0017	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Habitat Restoration Technician - Indirect Benefit Costs

TOTAL COST
\$ 85,853

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 85,853

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1	Residential	248,900	2	248,900	83.24%	\$ 71,461	248,900	\$ 0.2871	
2	Commercial	12,551	2	12,551	4.20%	\$ 3,603	12,551	\$ 0.2871	
3	Agricultural	1,319	2	1,319	0.44%	\$ 379	1,319	\$ 0.2871	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 562	1,959	\$ 0.2871	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 8,141	28,357	\$ 0.2871	
6	Open Space	5,941	2	5,941	1.99%	\$ 1,706	5,941	\$ 0.2871	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 85,853	299,027	\$ 0.2871	

Notes:

Habitat Restoration Technician - Direct Benefit Costs

TOTAL COST
\$ 867

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 867

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1	Residential	248,900	2	248,900	85.21%	\$ 739	248,900	\$ 0.0030	
2	Commercial	12,551	1	6,276	2.15%	\$ 19	12,551	\$ 0.0015	
3	Agricultural	1,319	1	660	0.23%	\$ 2	1,319	\$ 0.0015	
4	Institutional / Public	1,959	2	1,959	0.67%	\$ 6	1,959	\$ 0.0030	
5	Vacant / Undeveloped	28,357	2	28,357	9.71%	\$ 84	28,357	\$ 0.0030	
6	Open Space	5,941	2	5,941	2.03%	\$ 18	5,941	\$ 0.0030	
7	Forested	-	2	-	0.00%	\$ -	\$ -	\$ -	
TOTAL		299,027		292,092	100.00%	\$ 867	299,027	\$ 0.0029	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Salmon Habitat Restoration Coordinator - Indirect Benefit Costs

TOTAL COST
\$ 85,853

% to be Recovered from " per Parcel " Charge:	100.0%
Allocated Cost Basis for " per Parcel " Charge:	\$ 85,853

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 71,461	248,900	\$ 0.2871	
2	Commercial	12,551	2	12,551	4.20%	\$ 3,603	12,551	\$ 0.2871	
3	Agricultural	1,319	2	1,319	0.44%	\$ 379	1,319	\$ 0.2871	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 562	1,959	\$ 0.2871	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 8,141	28,357	\$ 0.2871	
6	Open Space	5,941	2	5,941	1.99%	\$ 1,706	5,941	\$ 0.2871	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 85,853	299,027	\$ 0.2871	

Notes:

Salmon Habitat Restoration Coordinator - Direct Benefit Costs

TOTAL COST
\$ 867

% to be Recovered from " per Parcel " Charge:	100.0%
Allocated Cost Basis for " per Parcel " Charge:	\$ 867

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential		248,900	2	248,900	85.21%	\$ 739	248,900	\$ 0.0030	
2 Commercial		12,551	1	6,276	2.15%	\$ 19	12,551	\$ 0.0015	
3 Agricultural		1,319	1	660	0.23%	\$ 2	1,319	\$ 0.0015	
4 Institutional / Public		1,959	2	1,959	0.67%	\$ 6	1,959	\$ 0.0030	
5 Vacant / Undeveloped		28,357	2	28,357	9.71%	\$ 84	28,357	\$ 0.0030	
6 Open Space		5,941	2	5,941	2.03%	\$ 18	5,941	\$ 0.0030	
7 Forested		-	2	-	0.00%	\$ -	\$ -	\$ -	
TOTAL		299,027		292,092	100.00%	\$ 867	299,027	\$ 0.0029	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Plant Materials - Indirect Benefit Costs

TOTAL COST
\$ 14,763

% to be Recovered from " per Parcel " Charge:	100.0%
Allocated Cost Basis for " per Parcel " Charge:	\$ 14,763

Land Use Category	1	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ 12,288	248,900	\$ 0.0494	
2 Commercial	12,551	2	12,551	4.20%	\$ 620	12,551	\$ 0.0494	
3 Agricultural	1,319	2	1,319	0.44%	\$ 65	1,319	\$ 0.0494	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 97	1,959	\$ 0.0494	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 1,400	28,357	\$ 0.0494	
6 Open Space	5,941	2	5,941	1.99%	\$ 293	5,941	\$ 0.0494	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 14,763	299,027	\$ 0.0494	

Notes:

Plant Materials - Direct Benefit Costs

TOTAL COST
\$ 149

% to be Recovered from " per Parcel " Charge:	100.0%
Allocated Cost Basis for " per Parcel " Charge:	\$ 149

Land Use Category	1	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ 124	248,900	\$ 0.0005	
2 Commercial	12,551	2	12,551	4.20%	\$ 6	12,551	\$ 0.0005	
3 Agricultural	1,319	2	1,319	0.44%	\$ 1	1,319	\$ 0.0005	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 1	1,959	\$ 0.0005	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 14	28,357	\$ 0.0005	
6 Open Space	5,941	2	5,941	1.99%	\$ 3	5,941	\$ 0.0005	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 149	299,027	\$ 0.0005	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Contingency Reserve - Indirect Benefit Costs

TOTAL COST
\$ 70,407

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 70,407

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	2	248,900	83.24%	\$ 58,604	248,900	\$ 0.2355	
2 Commercial	12,551	2	12,551	4.20%	\$ 2,955	12,551	\$ 0.2355	
3 Agricultural	1,319	2	1,319	0.44%	\$ 311	1,319	\$ 0.2355	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 461	1,959	\$ 0.2355	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 6,677	28,357	\$ 0.2355	
6 Open Space	5,941	2	5,941	1.99%	\$ 1,399	5,941	\$ 0.2355	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 70,407	299,027	\$ 0.2355	

Notes:

Contingency Reserve - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	2	248,900	83.24%	\$ -	248,900	\$ -	
2 Commercial	12,551	2	12,551	4.20%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.44%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ -	28,357	\$ -	
6 Open Space	5,941	2	5,941	1.99%	\$ -	5,941	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Program Support (100% Indirect) - Indirect Benefit Costs

TOTAL COST
\$ 21,613

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 21,613

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 17,990	248,900	\$ 0.0723	
2	Commercial	12,551	2	12,551	4.20%	\$ 907	12,551	\$ 0.0723	
3	Agricultural	1,319	2	1,319	0.44%	\$ 95	1,319	\$ 0.0723	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 142	1,959	\$ 0.0723	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 2,050	28,357	\$ 0.0723	
6	Open Space	5,941	2	5,941	1.99%	\$ 429	5,941	\$ 0.0723	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 21,613	299,027	\$ 0.0723	

Notes:

Program Support (100% Indirect) - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	2	248,900	85.21%	\$ -	248,900	\$ -	
2 Commercial	12,551	1	6,276	2.15%	\$ -	12,551	\$ -	
3 Agricultural	1,319	1	660	0.23%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	2	1,959	0.67%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	2	28,357	9.71%	\$ -	28,357	\$ -	
6 Open Space	5,941	2	5,941	2.03%	\$ -	5,941	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		292,092	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Habitat

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Program Support (99% Indirect/1% Direct) - Indirect Benefit Costs

TOTAL COST
\$ 46,732

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 46,732

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1	Residential	248,900	2	248,900	83.24%	\$ 38,898	248,900	\$ 0.1563	
2	Commercial	12,551	2	12,551	4.20%	\$ 1,961	12,551	\$ 0.1563	
3	Agricultural	1,319	2	1,319	0.44%	\$ 206	1,319	\$ 0.1563	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 306	1,959	\$ 0.1563	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 4,432	28,357	\$ 0.1563	
6	Open Space	5,941	2	5,941	1.99%	\$ 928	5,941	\$ 0.1563	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 46,732	299,027	\$ 0.1563	

Notes:

Program Support (99% Indirect/1% Direct) - Direct Benefit Costs

TOTAL COST
\$ 472

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 472

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	2	248,900	85.21%	\$ 402	248,900	\$ 0.0016	
2 Commercial	12,551	1	6,276	2.15%	\$ 10	12,551	\$ 0.0008	
3 Agricultural	1,319	1	660	0.23%	\$ 1	1,319	\$ 0.0008	
4 Institutional / Public	1,959	2	1,959	0.67%	\$ 3	1,959	\$ 0.0016	
5 Vacant / Undeveloped	28,357	2	28,357	9.71%	\$ 46	28,357	\$ 0.0016	
6 Open Space	5,941	2	5,941	2.03%	\$ 10	5,941	\$ 0.0016	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		292,092	100.00%	\$ 472	299,027	\$ 0.0016	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Harvest PC

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

HPC Capacity Building - Indirect Benefit Costs

TOTAL COST
\$ 81,120

% to be Recovered from " per Parcel " Charge:	100.0%
Allocated Cost Basis for " per Parcel " Charge:	\$ 81,120

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1	Residential	248,900	2	248,900	90.63%	\$ 73,522	248,900	\$ 0.2954	
2	Commercial	12,551	1	6,276	2.29%	\$ 1,854	12,551	\$ 0.1477	
3	Agricultural	1,319	2	1,319	0.48%	\$ 390	1,319	\$ 0.2954	
4	Institutional / Public	1,959	1	980	0.36%	\$ 289	1,959	\$ 0.1477	
5	Vacant / Undeveloped	28,357	1	14,179	5.16%	\$ 4,188	28,357	\$ 0.1477	
6	Open Space	5,941	1	2,971	1.08%	\$ 877	5,941	\$ 0.1477	
7	Forested	-	1	-	0.00%	\$ -	\$ -	\$ -	
TOTAL		299,027		274,623	100.00%	\$ 81,120	299,027	\$ 0.2713	

Notes:

HPC Capacity Building - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " per Parcel " Charge:	100.0%
Allocated Cost Basis for " per Parcel " Charge:	\$ -

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	1	124,450	82.87%	\$ -	248,900	\$ -	
2 Commercial	12,551	1	6,276	4.18%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.88%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	1	980	0.65%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	1	14,179	9.44%	\$ -	28,357	\$ -	
6 Open Space	5,941	1	2,971	1.98%	\$ -	5,941	\$ -	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		150,173	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Harvest PC

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Harvest Americorps Member - Indirect Benefit Costs

TOTAL COST
\$ 20,000

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 20,000

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1	Residential	248,900	2	248,900	90.63%	\$ 18,127	248,900	\$ 0.0728	
2	Commercial	12,551	1	6,276	2.29%	\$ 457	12,551	\$ 0.0364	
3	Agricultural	1,319	2	1,319	0.48%	\$ 96	1,319	\$ 0.0728	
4	Institutional / Public	1,959	1	980	0.36%	\$ 71	1,959	\$ 0.0364	
5	Vacant / Undeveloped	28,357	1	14,179	5.16%	\$ 1,033	28,357	\$ 0.0364	
6	Open Space	5,941	1	2,971	1.08%	\$ 216	5,941	\$ 0.0364	
7	Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		274,623	100.00%	\$ 20,000	299,027	\$ 0.0669	

Notes:

Harvest Americorps Member - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	2	248,900	83.24%	\$ -	248,900	\$ -	
2 Commercial	12,551	2	12,551	4.20%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.44%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ -	28,357	\$ -	
6 Open Space	5,941	2	5,941	1.99%	\$ -	5,941	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Harvest PC

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Urban Agriculture/Entrepreneurship Program Development - Indirect Benefit Costs

TOTAL COST
\$ 96,120

% to be Recovered from " per Parcel " Charge:	100.0%
Allocated Cost Basis for " per Parcel " Charge:	\$ 96,120

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1	Residential	248,900	2	248,900	90.63%	\$ 87,117	248,900	\$ 0.3500	
2	Commercial	12,551	1	6,276	2.29%	\$ 2,196	12,551	\$ 0.1750	
3	Agricultural	1,319	2	1,319	0.48%	\$ 462	1,319	\$ 0.3500	
4	Institutional / Public	1,959	1	980	0.36%	\$ 343	1,959	\$ 0.1750	
5	Vacant / Undeveloped	28,357	1	14,179	5.16%	\$ 4,963	28,357	\$ 0.1750	
6	Open Space	5,941	1	2,971	1.08%	\$ 1,040	5,941	\$ 0.1750	
7	Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		274,623	100.00%	\$ 96,120	299,027	\$ 0.3214	

Notes:

Urban Agriculture/Entrepreneurship Program Development - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " per Parcel " Charge:	100.0%
Allocated Cost Basis for " per Parcel " Charge:	\$ -

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	2	248,900	90.63%	\$ -	248,900	\$ -	
2 Commercial	12,551	1	6,276	2.29%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.48%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	1	980	0.36%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	1	14,179	5.16%	\$ -	28,357	\$ -	
6 Open Space	5,941	1	2,971	1.08%	\$ -	5,941	\$ -	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		274,623	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Harvest PC

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Contingency Reserve - Indirect Benefit Costs

TOTAL COST
\$ 71,237

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 71,237

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ 59,295	248,900	\$ 0.2382	
2 Commercial	12,551	2	12,551	4.20%	\$ 2,990	12,551	\$ 0.2382	
3 Agricultural	1,319	2	1,319	0.44%	\$ 314	1,319	\$ 0.2382	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 467	1,959	\$ 0.2382	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 6,755	28,357	\$ 0.2382	
6 Open Space	5,941	2	5,941	1.99%	\$ 1,415	5,941	\$ 0.2382	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 71,237	299,027	\$ 0.2382	

Notes:

Contingency Reserve - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ -	248,900	\$ -	
2 Commercial	12,551	2	12,551	4.20%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.44%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ -	28,357	\$ -	
6 Open Space	5,941	2	5,941	1.99%	\$ -	5,941	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Harvest PC

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Program Support (100% Indirect) - Indirect Benefit Costs

TOTAL COST
\$ 62,960

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 62,960

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1	Residential	248,900	2	248,900	90.63%	\$ 57,063	248,900	\$ 0.2293	
2	Commercial	12,551	1	6,276	2.29%	\$ 1,439	12,551	\$ 0.1146	
3	Agricultural	1,319	2	1,319	0.48%	\$ 302	1,319	\$ 0.2293	
4	Institutional / Public	1,959	1	980	0.36%	\$ 225	1,959	\$ 0.1146	
5	Vacant / Undeveloped	28,357	1	14,179	5.16%	\$ 3,251	28,357	\$ 0.1146	
6	Open Space	5,941	1	2,971	1.08%	\$ 681	5,941	\$ 0.1146	
7	Forested	-	1	-	0.00%	\$ -	\$ -	\$ -	
TOTAL		299,027		274,623	100.00%	\$ 62,960	299,027	\$ 0.2106	

Notes:

Program Support (100% Indirect) - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

Land Use Category	1	Allocation of Costs				Calculation of Rates		Note
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ -	248,900	\$ -	
2 Commercial	12,551	2	12,551	4.20%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.44%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ -	28,357	\$ -	
6 Open Space	5,941	2	5,941	1.99%	\$ -	5,941	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water Quality

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Green Stormwater Infrastructure Program Coordinator - Indirect Benefit Costs

TOTAL COST
\$ 172,064

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 172,064

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	2	248,900	83.24%	\$ 143,220	248,900	\$ 0.5754	
2 Commercial	12,551	2	12,551	4.20%	\$ 7,222	12,551	\$ 0.5754	
3 Agricultural	1,319	2	1,319	0.44%	\$ 759	1,319	\$ 0.5754	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 1,127	1,959	\$ 0.5754	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 16,317	28,357	\$ 0.5754	
6 Open Space	5,941	2	5,941	1.99%	\$ 3,419	5,941	\$ 0.5754	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 172,064	299,027	\$ 0.5754	

Notes:

Green Stormwater Infrastructure Program Coordinator - Direct Benefit Costs

TOTAL COST
\$ 9,056

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 9,056

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	2	248,900	88.82%	\$ 8,043	248,900	\$ 0.0323	
2 Commercial	12,551	2	12,551	4.48%	\$ 406	12,551	\$ 0.0323	
3 Agricultural	1,319	1	660	0.24%	\$ 21	1,319	\$ 0.0162	
4 Institutional / Public	1,959	1	980	0.35%	\$ 32	1,959	\$ 0.0162	
5 Vacant / Undeveloped	28,357	1	14,179	5.06%	\$ 458	28,357	\$ 0.0162	
6 Open Space	5,941	1	2,971	1.06%	\$ 96	5,941	\$ 0.0162	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		280,239	100.00%	\$ 9,056	299,027	\$ 0.0303	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water Quality

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Plant Materials - Indirect Benefit Costs

TOTAL COST
\$ 61,614

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 61,614

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	2	248,900	83.24%	\$ 51,285	248,900	\$ 0.2060	
2 Commercial	12,551	2	12,551	4.20%	\$ 2,586	12,551	\$ 0.2060	
3 Agricultural	1,319	2	1,319	0.44%	\$ 272	1,319	\$ 0.2060	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 404	1,959	\$ 0.2060	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 5,843	28,357	\$ 0.2060	
6 Open Space	5,941	2	5,941	1.99%	\$ 1,224	5,941	\$ 0.2060	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 61,614	299,027	\$ 0.2060	

Notes:

Plant Materials - Direct Benefit Costs

TOTAL COST
\$ 622

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 622

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	2	248,900	83.24%	\$ 518	248,900	\$ 0.0021	
2 Commercial	12,551	2	12,551	4.20%	\$ 26	12,551	\$ 0.0021	
3 Agricultural	1,319	2	1,319	0.44%	\$ 3	1,319	\$ 0.0021	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 4	1,959	\$ 0.0021	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 59	28,357	\$ 0.0021	
6 Open Space	5,941	2	5,941	1.99%	\$ 12	5,941	\$ 0.0021	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 622	299,027	\$ 0.0021	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water Quality

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Contingency Reserve - Indirect Benefit Costs

TOTAL COST
\$ 87,893

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 87,893

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ 73,159	248,900	\$ 0.2939	
2 Commercial	12,551	2	12,551	4.20%	\$ 3,689	12,551	\$ 0.2939	
3 Agricultural	1,319	2	1,319	0.44%	\$ 388	1,319	\$ 0.2939	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 576	1,959	\$ 0.2939	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 8,335	28,357	\$ 0.2939	
6 Open Space	5,941	2	5,941	1.99%	\$ 1,746	5,941	\$ 0.2939	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 87,893	299,027	\$ 0.2939	

Notes:

Contingency Reserve - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ -	248,900	\$ -	
2 Commercial	12,551	2	12,551	4.20%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.44%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ -	28,357	\$ -	
6 Open Space	5,941	2	5,941	1.99%	\$ -	5,941	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water Quality

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Program Support (100% Indirect) - Indirect Benefit Costs

TOTAL COST
\$ 24,397

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 24,397

Land Use Category	1	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ 20,307	248,900	\$ 0.0816	
2 Commercial	12,551	2	12,551	4.20%	\$ 1,024	12,551	\$ 0.0816	
3 Agricultural	1,319	2	1,319	0.44%	\$ 108	1,319	\$ 0.0816	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 160	1,959	\$ 0.0816	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 2,314	28,357	\$ 0.0816	
6 Open Space	5,941	2	5,941	1.99%	\$ 485	5,941	\$ 0.0816	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
8 [Other]	-		-	0.00%	\$ -	-	\$ -	
9 [Other]	-		-	0.00%	\$ -	-	\$ -	
10 [Other]	-		-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 24,397	299,027	\$ 0.0816	

Notes:

Program Support (100% Indirect) - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

Land Use Category	1	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ -	248,900	\$ -	
2 Commercial	12,551	2	12,551	4.20%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.44%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ -	28,357	\$ -	
6 Open Space	5,941	2	5,941	1.99%	\$ -	5,941	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water Quality

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Program Support (99% Indirect/1% Direct) - Indirect Benefit Costs

TOTAL COST
\$ 52,751

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 52,751

Land Use Category	1	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ 43,908	248,900	\$ 0.1764	
2 Commercial	12,551	2	12,551	4.20%	\$ 2,214	12,551	\$ 0.1764	
3 Agricultural	1,319	2	1,319	0.44%	\$ 233	1,319	\$ 0.1764	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 346	1,959	\$ 0.1764	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 5,002	28,357	\$ 0.1764	
6 Open Space	5,941	2	5,941	1.99%	\$ 1,048	5,941	\$ 0.1764	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 52,751	299,027	\$ 0.1764	

Notes:

Program Support (99% Indirect/1% Direct) - Direct Benefit Costs

TOTAL COST
\$ 533

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 533

Land Use Category	1	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	88.82%	\$ 473	248,900	\$ 0.0019	
2 Commercial	12,551	2	12,551	4.48%	\$ 24	12,551	\$ 0.0019	
3 Agricultural	1,319	1	660	0.24%	\$ 1	1,319	\$ 0.0010	
4 Institutional / Public	1,959	1	980	0.35%	\$ 2	1,959	\$ 0.0010	
5 Vacant / Undeveloped	28,357	1	14,179	5.06%	\$ 27	28,357	\$ 0.0010	
6 Open Space	5,941	1	2,971	1.06%	\$ 6	5,941	\$ 0.0010	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
8 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
9 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
10 [Other]	-	-	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		280,239	100.00%	\$ 533	299,027	\$ 0.0018	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Environmental Education

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

School Bus Funding - Indirect Benefit Costs

TOTAL COST
\$ 5,000

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 5,000

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	90.85%	\$ 4,543	248,900	\$ 0.0183	
2 Commercial	12,551	1	6,276	2.29%	\$ 115	12,551	\$ 0.0091	
3 Agricultural	1,319	1	660	0.24%	\$ 12	1,319	\$ 0.0091	
4 Institutional / Public	1,959	1	980	0.36%	\$ 18	1,959	\$ 0.0091	
5 Vacant / Undeveloped	28,357	1	14,179	5.18%	\$ 259	28,357	\$ 0.0091	
6 Open Space	5,941	1	2,971	1.08%	\$ 54	5,941	\$ 0.0091	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		273,964	100.00%	\$ 5,000	299,027	\$ 0.0167	

Notes:

School Bus Funding - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ -	248,900	\$ -	
2 Commercial	12,551	2	12,551	4.20%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.44%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ -	28,357	\$ -	
6 Open Space	5,941	2	5,941	1.99%	\$ -	5,941	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Environmental Education

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Water Festival Basic Funding - Indirect Benefit Costs

TOTAL COST
\$ 30,696

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 30,696

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	90.85%	\$ 27,888	248,900	\$ 0.1120	
2 Commercial	12,551	1	6,276	2.29%	\$ 703	12,551	\$ 0.0560	
3 Agricultural	1,319	1	660	0.24%	\$ 74	1,319	\$ 0.0560	
4 Institutional / Public	1,959	1	980	0.36%	\$ 110	1,959	\$ 0.0560	
5 Vacant / Undeveloped	28,357	1	14,179	5.18%	\$ 1,589	28,357	\$ 0.0560	
6 Open Space	5,941	1	2,971	1.08%	\$ 333	5,941	\$ 0.0560	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		273,964	100.00%	\$ 30,696	299,027	\$ 0.1027	

Notes:

Water Festival Basic Funding - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ -	248,900	\$ -	
2 Commercial	12,551	2	12,551	4.20%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.44%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ -	28,357	\$ -	
6 Open Space	5,941	2	5,941	1.99%	\$ -	5,941	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Environmental Education

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Environmental Education Program Assistant - Indirect Benefit Costs

TOTAL COST
\$ 83,520

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 83,520

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1	Residential	248,900	2	248,900	90.85%	\$ 75,879	248,900	\$ 0.3049	
2	Commercial	12,551	1	6,276	2.29%	\$ 1,913	12,551	\$ 0.1524	
3	Agricultural	1,319	1	660	0.24%	\$ 201	1,319	\$ 0.1524	
4	Institutional / Public	1,959	1	980	0.36%	\$ 299	1,959	\$ 0.1524	
5	Vacant / Undeveloped	28,357	1	14,179	5.18%	\$ 4,322	28,357	\$ 0.1524	
6	Open Space	5,941	1	2,971	1.08%	\$ 906	5,941	\$ 0.1524	
7	Forested	-	1	-	0.00%	\$ -	\$ -	\$ -	
TOTAL		299,027		273,964	100.00%	\$ 83,520	299,027	\$ 0.2793	

Notes:

Environmental Education Program Assistant - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	1	124,450	81.62%	\$ -	248,900	\$ -	
2 Commercial	12,551	1	6,276	4.12%	\$ -	12,551	\$ -	
3 Agricultural	1,319	1	660	0.43%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	1	980	0.64%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	1	14,179	9.30%	\$ -	28,357	\$ -	
6 Open Space	5,941	2	5,941	3.90%	\$ -	5,941	\$ -	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		152,484	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Environmental Education

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

School Action Project Materials - Indirect Benefit Costs

TOTAL COST
\$ 7,500

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 7,500

Land Use Category	1	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	90.85%	\$ 6,814	248,900	\$ 0.0274	
2 Commercial	12,551	1	6,276	2.29%	\$ 172	12,551	\$ 0.0137	
3 Agricultural	1,319	1	660	0.24%	\$ 18	1,319	\$ 0.0137	
4 Institutional / Public	1,959	1	980	0.36%	\$ 27	1,959	\$ 0.0137	
5 Vacant / Undeveloped	28,357	1	14,179	5.18%	\$ 388	28,357	\$ 0.0137	
6 Open Space	5,941	1	2,971	1.08%	\$ 81	5,941	\$ 0.0137	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		273,964	100.00%	\$ 7,500	299,027	\$ 0.0251	

Notes:

School Action Project Materials - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	2	248,900	83.24%	\$ -	248,900	\$ -	
2 Commercial	12,551	2	12,551	4.20%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.44%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ -	28,357	\$ -	
6 Open Space	5,941	2	5,941	1.99%	\$ -	5,941	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Environmental Education

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Program Support (100% Indirect) - Indirect Benefit Costs

TOTAL COST
\$ 23,920

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 23,920

Land Use Category	1	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	90.85%	\$ 21,732	248,900	\$ 0.0873	
2 Commercial	12,551	1	6,276	2.29%	\$ 548	12,551	\$ 0.0437	
3 Agricultural	1,319	1	660	0.24%	\$ 58	1,319	\$ 0.0437	
4 Institutional / Public	1,959	1	980	0.36%	\$ 86	1,959	\$ 0.0437	
5 Vacant / Undeveloped	28,357	1	14,179	5.18%	\$ 1,238	28,357	\$ 0.0437	
6 Open Space	5,941	1	2,971	1.08%	\$ 259	5,941	\$ 0.0437	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		273,964	100.00%	\$ 23,920	299,027	\$ 0.0800	

Notes:

Program Support (100% Indirect) - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ -	248,900	\$ -	
2	Commercial	12,551	2	12,551	4.20%	\$ -	12,551	\$ -	
3	Agricultural	1,319	2	1,319	0.44%	\$ -	1,319	\$ -	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ -	1,959	\$ -	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ -	28,357	\$ -	
6	Open Space	5,941	2	5,941	1.99%	\$ -	5,941	\$ -	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Environmental Education

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Contingency Reserve - Indirect Benefit Costs

TOTAL COST
\$ 41,241

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 41,241

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ 34,327	248,900	\$ 0.1379	
2 Commercial	12,551	2	12,551	4.20%	\$ 1,731	12,551	\$ 0.1379	
3 Agricultural	1,319	2	1,319	0.44%	\$ 182	1,319	\$ 0.1379	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 270	1,959	\$ 0.1379	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 3,911	28,357	\$ 0.1379	
6 Open Space	5,941	2	5,941	1.99%	\$ 819	5,941	\$ 0.1379	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 41,241	299,027	\$ 0.1379	

Notes:

Contingency Reserve - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.24%	\$ -	248,900	\$ -	
2 Commercial	12,551	2	12,551	4.20%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.44%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ -	28,357	\$ -	
6 Open Space	5,941	2	5,941	1.99%	\$ -	5,941	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Habitat Protection - Indirect Benefit Costs

TOTAL COST
\$ 108,836

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 108,836

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 90,591	248,900	\$ 0.3640	
2	Commercial	12,551	2	12,551	4.20%	\$ 4,568	12,551	\$ 0.3640	
3	Agricultural	1,319	2	1,319	0.44%	\$ 480	1,319	\$ 0.3640	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 713	1,959	\$ 0.3640	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 10,321	28,357	\$ 0.3640	
6	Open Space	5,941	2	5,941	1.99%	\$ 2,162	5,941	\$ 0.3640	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 108,836	299,027	\$ 0.3640	

Notes:

Habitat Protection - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	0	-	0.00%	\$ -	248,900	\$ -	
2 Commercial	12,551	0	-	0.00%	\$ -	12,551	\$ -	
3 Agricultural	1,319	0	-	0.00%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	0	-	0.00%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	0	-	0.00%	\$ -	28,357	\$ -	
6 Open Space	5,941	0	-	0.00%	\$ -	5,941	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		-	0.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Habitat Restoration & Technical Assistance - Indirect Benefit Costs

TOTAL COST
\$ 262,926

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 262,926

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 218,851	248,900	\$ 0.8793	
2	Commercial	12,551	2	12,551	4.20%	\$ 11,036	12,551	\$ 0.8793	
3	Agricultural	1,319	2	1,319	0.44%	\$ 1,160	1,319	\$ 0.8793	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 1,722	1,959	\$ 0.8793	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 24,934	28,357	\$ 0.8793	
6	Open Space	5,941	2	5,941	1.99%	\$ 5,224	5,941	\$ 0.8793	
7	Forested	-	2	-	0.00%	\$ -	\$ -	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 262,926	299,027	\$ 0.8793	

Notes:

Habitat Restoration & Technical Assistance - Direct Benefit Costs

TOTAL COST
\$ 2,656

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 2,656

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	2	248,900	83.24%	\$ 2,211	248,900	\$ 0.0089	
2 Commercial	12,551	2	12,551	4.20%	\$ 111	12,551	\$ 0.0089	
3 Agricultural	1,319	2	1,319	0.44%	\$ 12	1,319	\$ 0.0089	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 17	1,959	\$ 0.0089	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 252	28,357	\$ 0.0089	
6 Open Space	5,941	2	5,941	1.99%	\$ 53	5,941	\$ 0.0089	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 2,656	299,027	\$ 0.0089	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

NPDES Support - Indirect Benefit Costs

TOTAL COST
\$ 144,704

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 144,704

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 120,446	248,900	\$ 0.4839	
2	Commercial	12,551	2	12,551	4.20%	\$ 6,074	12,551	\$ 0.4839	
3	Agricultural	1,319	2	1,319	0.44%	\$ 638	1,319	\$ 0.4839	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 948	1,959	\$ 0.4839	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 13,722	28,357	\$ 0.4839	
6	Open Space	5,941	2	5,941	1.99%	\$ 2,875	5,941	\$ 0.4839	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 144,704	299,027	\$ 0.4839	

Notes:

NPDES Support - Direct Benefit Costs

TOTAL COST
\$ 1,462

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 1,462

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	2	248,900	83.24%	\$ 1,217	248,900	\$ 0.0049	
2 Commercial	12,551	2	12,551	4.20%	\$ 61	12,551	\$ 0.0049	
3 Agricultural	1,319	2	1,319	0.44%	\$ 6	1,319	\$ 0.0049	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 10	1,959	\$ 0.0049	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 139	28,357	\$ 0.0049	
6 Open Space	5,941	2	5,941	1.99%	\$ 29	5,941	\$ 0.0049	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 1,462	299,027	\$ 0.0049	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Education (Adult & K-12) - Indirect Benefit Costs

TOTAL COST
\$ 192,145

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 192,145

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 159,935	248,900	\$ 0.6426	
2	Commercial	12,551	2	12,551	4.20%	\$ 8,065	12,551	\$ 0.6426	
3	Agricultural	1,319	2	1,319	0.44%	\$ 848	1,319	\$ 0.6426	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 1,259	1,959	\$ 0.6426	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 18,221	28,357	\$ 0.6426	
6	Open Space	5,941	2	5,941	1.99%	\$ 3,817	5,941	\$ 0.6426	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 192,145	299,027	\$ 0.6426	

Notes:

Education (Adult & K-12) - Direct Benefit Costs

TOTAL COST
\$ 1,941

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 1,941

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential		248,900	2	248,900	83.24%	\$ 1,616	248,900	\$ 0.0065	
2 Commercial		12,551	2	12,551	4.20%	\$ 81	12,551	\$ 0.0065	
3 Agricultural		1,319	2	1,319	0.44%	\$ 9	1,319	\$ 0.0065	
4 Institutional / Public		1,959	2	1,959	0.66%	\$ 13	1,959	\$ 0.0065	
5 Vacant / Undeveloped		28,357	2	28,357	9.48%	\$ 184	28,357	\$ 0.0065	
6 Open Space		5,941	2	5,941	1.99%	\$ 39	5,941	\$ 0.0065	
7 Forested		-	2	-	0.00%	\$ -	\$ -	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 1,941	299,027	\$ 0.0065	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Water Quality Monitoring (Surface & Groundwater) - Indirect Benefit Costs

TOTAL COST
\$ 144,798

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 144,798

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1	Residential	248,900	2	248,900	83.24%	\$ 120,525	248,900	\$ 0.4842	
2	Commercial	12,551	2	12,551	4.20%	\$ 6,078	12,551	\$ 0.4842	
3	Agricultural	1,319	2	1,319	0.44%	\$ 639	1,319	\$ 0.4842	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 949	1,959	\$ 0.4842	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 13,731	28,357	\$ 0.4842	
6	Open Space	5,941	2	5,941	1.99%	\$ 2,877	5,941	\$ 0.4842	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 144,798	299,027	\$ 0.4842	

Notes:

Water Quality Monitoring (Surface & Groundwater) - Direct Benefit Costs

TOTAL COST
\$ 1,463

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 1,463

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1	Residential	248,900	2	248,900	83.24%	\$ 1,217	248,900	\$ 0.0049	
2	Commercial	12,551	2	12,551	4.20%	\$ 61	12,551	\$ 0.0049	
3	Agricultural	1,319	2	1,319	0.44%	\$ 6	1,319	\$ 0.0049	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 10	1,959	\$ 0.0049	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 139	28,357	\$ 0.0049	
6	Open Space	5,941	2	5,941	1.99%	\$ 29	5,941	\$ 0.0049	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 1,463	299,027	\$ 0.0049	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Rain Garden (Industrial Stormwater) - Indirect Benefit Costs

TOTAL COST
\$ 76,306

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 76,306

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1	Residential	248,900	2	248,900	83.24%	\$ 63,514	248,900	\$ 0.2552	
2	Commercial	12,551	2	12,551	4.20%	\$ 3,203	12,551	\$ 0.2552	
3	Agricultural	1,319	2	1,319	0.44%	\$ 337	1,319	\$ 0.2552	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 500	1,959	\$ 0.2552	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 7,236	28,357	\$ 0.2552	
6	Open Space	5,941	2	5,941	1.99%	\$ 1,516	5,941	\$ 0.2552	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 76,306	299,027	\$ 0.2552	

Notes:

Rain Garden (Industrial Stormwater) - Direct Benefit Costs

TOTAL COST
\$ 771

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 771

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	2	248,900	83.24%	\$ 642	248,900	\$ 0.0026	
2 Commercial	12,551	2	12,551	4.20%	\$ 32	12,551	\$ 0.0026	
3 Agricultural	1,319	2	1,319	0.44%	\$ 3	1,319	\$ 0.0026	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 5	1,959	\$ 0.0026	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 73	28,357	\$ 0.0026	
6 Open Space	5,941	2	5,941	1.99%	\$ 15	5,941	\$ 0.0026	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 771	299,027	\$ 0.0026	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Invasive Species Program (Knotweed & Others) - Indirect Benefit Costs

TOTAL COST
\$ 115,839

% to be Recovered from " per Parcel " Charge:	100.0%
Allocated Cost Basis for " per Parcel " Charge:	\$ 115,839

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 96,421	248,900	\$ 0.3874	
2	Commercial	12,551	2	12,551	4.20%	\$ 4,862	12,551	\$ 0.3874	
3	Agricultural	1,319	2	1,319	0.44%	\$ 511	1,319	\$ 0.3874	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 759	1,959	\$ 0.3874	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 10,985	28,357	\$ 0.3874	
6	Open Space	5,941	2	5,941	1.99%	\$ 2,301	5,941	\$ 0.3874	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 115,839	299,027	\$ 0.3874	

Notes:

Invasive Species Program (Knotweed & Others) - Direct Benefit Costs

TOTAL COST
\$ 1,170

% to be Recovered from " per Parcel " Charge:	100.0%
Allocated Cost Basis for " per Parcel " Charge:	\$ 1,170

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	1	124,450	93.10%	\$ 1,089	248,900	\$ 0.0044	
2 Commercial	12,551	0	-	0.00%	-	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.99%	\$ 12	1,319	\$ 0.0088	
4 Institutional / Public	1,959	2	1,959	1.47%	\$ 17	1,959	\$ 0.0088	
5 Vacant / Undeveloped	28,357	0	-	0.00%	-	28,357	\$ -	
6 Open Space	5,941	2	5,941	4.44%	\$ 52	5,941	\$ 0.0088	
7 Forested	-	2	-	0.00%	-	-	\$ -	
TOTAL	299,027		133,669	100.00%	\$ 1,170	299,027	\$ 0.0039	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Water Quality - Indirect Benefit Costs

TOTAL COST
\$ 271,385

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 271,385

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1	Residential	248,900	2	248,900	83.24%	\$ 225,892	248,900	\$ 0.9076	
2	Commercial	12,551	2	12,551	4.20%	\$ 11,391	12,551	\$ 0.9076	
3	Agricultural	1,319	2	1,319	0.44%	\$ 1,197	1,319	\$ 0.9076	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 1,778	1,959	\$ 0.9076	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 25,736	28,357	\$ 0.9076	
6	Open Space	5,941	2	5,941	1.99%	\$ 5,392	5,941	\$ 0.9076	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 271,385	299,027	\$ 0.9076	

Notes:

Water Quality - Direct Benefit Costs

TOTAL COST
\$ 2,741

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 2,741

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 2,282	248,900	\$ 0.0092	
2	Commercial	12,551	2	12,551	4.20%	\$ 115	12,551	\$ 0.0092	
3	Agricultural	1,319	2	1,319	0.44%	\$ 12	1,319	\$ 0.0092	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 18	1,959	\$ 0.0092	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 260	28,357	\$ 0.0092	
6	Open Space	5,941	2	5,941	1.99%	\$ 54	5,941	\$ 0.0092	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 2,741	299,027	\$ 0.0092	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Water

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Contingency Reserve - Indirect Benefit Costs

TOTAL COST
\$ 360,249

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 360,249

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 299,859	248,900	\$ 1.2047	
2	Commercial	12,551	2	12,551	4.20%	\$ 15,121	12,551	\$ 1.2047	
3	Agricultural	1,319	2	1,319	0.44%	\$ 1,589	1,319	\$ 1.2047	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 2,360	1,959	\$ 1.2047	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 34,163	28,357	\$ 1.2047	
6	Open Space	5,941	2	5,941	1.99%	\$ 7,157	5,941	\$ 1.2047	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 360,249	299,027	\$ 1.2047	

Notes:

Contingency Reserve - Direct Benefit Costs

TOTAL COST
\$ 3,639

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 3,639

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Note
1 Residential	248,900	2	248,900	83.24%	\$ 3,029	248,900	\$ 0.0122	
2 Commercial	12,551	2	12,551	4.20%	\$ 153	12,551	\$ 0.0122	
3 Agricultural	1,319	2	1,319	0.44%	\$ 16	1,319	\$ 0.0122	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 24	1,959	\$ 0.0122	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 345	28,357	\$ 0.0122	
6 Open Space	5,941	2	5,941	1.99%	\$ 72	5,941	\$ 0.0122	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 3,639	299,027	\$ 0.0122	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Agriculture

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Technical/Regulatory Assistance (Farm productivity, Environmental protection & Shellfish Partners) - Indirect Benefit Co

TOTAL COST
\$ 302,696

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 302,696

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	83.42%	\$ 252,511	248,900	\$ 1.0145	
2 Commercial	12,551	2	12,551	4.21%	\$ 12,733	12,551	\$ 1.0145	
3 Agricultural	1,319	1	660	0.22%	\$ 669	1,319	\$ 0.5073	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 1,987	1,959	\$ 1.0145	
5 Vacant / Undeveloped	28,357	2	28,357	9.50%	\$ 28,768	28,357	\$ 1.0145	
6 Open Space	5,941	2	5,941	1.99%	\$ 6,027	5,941	\$ 1.0145	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		298,368	100.00%	\$ 302,696	299,027	\$ 1.0123	

Notes:

Technical/Regulatory Assistance (Farm productivity, Environmental protection & Shellfish Partners) - Direct Benefit Cos

TOTAL COST
\$ 3,058

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 3,058

Land Use Category	1 Allocation of Costs				Calculation of Rates			Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	1	124,450	98.95%	\$ 3,025	248,900	\$ 0.0122	
2 Commercial	12,551	0	-	0.00%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	1.05%	\$ 32	1,319	\$ 0.0243	
4 Institutional / Public	1,959	0	-	0.00%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	0	-	0.00%	\$ -	28,357	\$ -	
6 Open Space	5,941	0	-	0.00%	\$ -	5,941	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		125,769	100.00%	\$ 3,058	299,027	\$ 0.0102	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Agriculture

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Workshop / Education - Indirect Benefit Costs

TOTAL COST
\$ 49,692

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 49,692

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.42%	\$ 41,453	248,900	\$ 0.1665	
2	Commercial	12,551	2	12,551	4.21%	\$ 2,090	12,551	\$ 0.1665	
3	Agricultural	1,319	1	660	0.22%	\$ 110	1,319	\$ 0.0833	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 326	1,959	\$ 0.1665	
5	Vacant / Undeveloped	28,357	2	28,357	9.50%	\$ 4,723	28,357	\$ 0.1665	
6	Open Space	5,941	2	5,941	1.99%	\$ 989	5,941	\$ 0.1665	
7	Forested	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		298,368	100.00%	\$ 49,692	299,027	\$ 0.1662	

Notes:

Workshop / Education - Direct Benefit Costs

TOTAL COST
\$ 502

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 502

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	1	124,450	98.95%	\$ 497	248,900	\$ 0.0020	
2 Commercial	12,551	0	-	0.00%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	1.05%	\$ 5	1,319	\$ 0.0040	
4 Institutional / Public	1,959	0	-	0.00%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	0	-	0.00%	\$ -	28,357	\$ -	
6 Open Space	5,941	0	-	0.00%	\$ -	5,941	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		125,769	100.00%	\$ 502	299,027	\$ 0.0017	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Agriculture

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Regulatory Assistance - Indirect Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ -	248,900	\$ -	
2	Commercial	12,551	2	12,551	4.20%	\$ -	12,551	\$ -	
3	Agricultural	1,319	2	1,319	0.44%	\$ -	1,319	\$ -	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ -	1,959	\$ -	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ -	28,357	\$ -	
6	Open Space	5,941	2	5,941	1.99%	\$ -	5,941	\$ -	
7	Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		299,027	100.00%	\$ -	299,027	\$ -	

Notes:

Regulatory Assistance - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	2	248,900	99.47%	\$ -	248,900	\$ -	
2 Commercial	12,551	0	-	0.00%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	0.53%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	0	-	0.00%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	0	-	0.00%	\$ -	28,357	\$ -	
6 Open Space	5,941	0	-	0.00%	\$ -	5,941	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		250,219	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Agriculture

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Ag. Infrastructure Support (MMU, Farmers Markets, Rentals, etc.) - Indirect Benefit Costs

TOTAL COST
\$ 437,564

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 437,564

Land Use Category	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	248,900	2	248,900	94.26%	\$ 412,428	248,900	\$ 1.6570
2 Commercial	12,551	2	12,551	4.75%	\$ 20,797	12,551	\$ 1.6570
3 Agricultural	1,319	1	660	0.25%	\$ 1,093	1,319	\$ 0.8285
4 Institutional / Public	1,959	2	1,959	0.74%	\$ 3,246	1,959	\$ 1.6570
5 Vacant / Undeveloped	28,357	0	-	0.00%	\$ -	28,357	\$ -
6 Open Space	5,941	0	-	0.00%	\$ -	5,941	\$ -
7 Forested	-	1	-	0.00%	\$ -	-	\$ -
TOTAL	299,027		264,070	100.00%	\$ 437,564	299,027	\$ 1.4633

Notes:

Ag. Infrastructure Support (MMU, Farmers Markets, Rentals, etc.) - Direct Benefit Costs

TOTAL COST
\$ 4,420

% to be Recovered from "per Parcel" Charge:	100.0%
Allocated Cost Basis for "per Parcel" Charge:	\$ 4,420

Land Use Category	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)
1 Residential	248,900	1	124,450	93.55%	\$ 4,135	248,900	\$ 0.0166
2 Commercial	12,551	1	6,276	4.72%	\$ 209	12,551	\$ 0.0166
3 Agricultural	1,319	2	1,319	0.99%	\$ 44	1,319	\$ 0.0332
4 Institutional / Public	1,959	1	980	0.74%	\$ 33	1,959	\$ 0.0166
5 Vacant / Undeveloped	28,357	0	-	0.00%	\$ -	28,357	\$ -
6 Open Space	5,941	0	-	0.00%	\$ -	5,941	\$ -
7 Forested	-	2	-	0.00%	\$ -	-	\$ -
TOTAL	299,027		133,024	100.00%	\$ 4,420	299,027	\$ 0.0148

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Agriculture

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Ag. Waste Reduction - Indirect Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

Land Use Category	1 No. of Parcels	Allocation of Costs				Calculation of Rates		Notes
		Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	0	-	0.00%	\$ -	248,900	\$ -	
2 Commercial	12,551	0	-	0.00%	\$ -	12,551	\$ -	
3 Agricultural	1,319	0	-	0.00%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	0	-	0.00%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	0	-	0.00%	\$ -	28,357	\$ -	
6 Open Space	5,941	0	-	0.00%	\$ -	5,941	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		-	0.00%	\$ -	299,027	\$ -	

Notes:

Ag. Waste Reduction - Direct Benefit Costs

TOTAL COST
\$ -

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ -

Land Use Category	1 No. of Parcels	Allocation of Costs				Calculation of Rates		Notes
		Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	0	-	0.00%	\$ -	248,900	\$ -	
2 Commercial	12,551	0	-	0.00%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	100.00%	\$ -	1,319	\$ -	
4 Institutional / Public	1,959	0	-	0.00%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	0	-	0.00%	\$ -	28,357	\$ -	
6 Open Space	5,941	0	-	0.00%	\$ -	5,941	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		1,319	100.00%	\$ -	299,027	\$ -	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Agriculture

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Cost Share - Indirect Benefit Costs

TOTAL COST
\$ 49,956

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 49,956

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential		248,900	2	248,900	83.42%	\$ 41,674	248,900	\$ 0.1674	
2 Commercial		12,551	2	12,551	4.21%	\$ 2,101	12,551	\$ 0.1674	
3 Agricultural		1,319	1	660	0.22%	\$ 110	1,319	\$ 0.0837	
4 Institutional / Public		1,959	2	1,959	0.66%	\$ 328	1,959	\$ 0.1674	
5 Vacant / Undeveloped		28,357	2	28,357	9.50%	\$ 4,748	28,357	\$ 0.1674	
6 Open Space		5,941	2	5,941	1.99%	\$ 995	5,941	\$ 0.1674	
7 Forested		-	0	-	0.00%	\$ -	-	\$ -	
TOTAL		299,027		298,368	100.00%	\$ 49,956	299,027	\$ 0.1671	

Notes:

Cost Share - Direct Benefit Costs

TOTAL COST
\$ 505

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 505

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	1	124,450	98.95%	\$ 499	248,900	\$ 0.0020	
2 Commercial	12,551	0	-	0.00%	\$ -	12,551	\$ -	
3 Agricultural	1,319	2	1,319	1.05%	\$ 5	1,319	\$ 0.0040	
4 Institutional / Public	1,959	0	-	0.00%	\$ -	1,959	\$ -	
5 Vacant / Undeveloped	28,357	0	-	0.00%	\$ -	28,357	\$ -	
6 Open Space	5,941	0	-	0.00%	\$ -	5,941	\$ -	
7 Forested	-	0	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		125,769	100.00%	\$ 505	299,027	\$ 0.0017	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Agriculture

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Farmland Protection (GPF) - Indirect Benefit Costs

TOTAL COST
\$ 64,631

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 64,631

Land Use Category	1	Allocation of Costs				Calculation of Rates		Notes
	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	
1 Residential	248,900	2	248,900	94.26%	\$ 60,918	248,900	\$ 0.2448	
2 Commercial	12,551	2	12,551	4.75%	\$ 3,072	12,551	\$ 0.2448	
3 Agricultural	1,319	1	660	0.25%	\$ 161	1,319	\$ 0.1224	
4 Institutional / Public	1,959	2	1,959	0.74%	\$ 479	1,959	\$ 0.2448	
5 Vacant / Undeveloped	28,357	0	-	0.00%	\$ -	28,357	\$ -	
6 Open Space	5,941	0	-	0.00%	\$ -	5,941	\$ -	
7 Forested	-	1	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		264,070	100.00%	\$ 64,631	299,027	\$ 0.2161	

Notes:

Farmland Protection (GPF) - Direct Benefit Costs

TOTAL COST
\$ 653

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 653

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	1	124,450	93.55%	\$ 611	248,900	\$ 0.0025	
2 Commercial	12,551	1	6,276	4.72%	\$ 31	12,551	\$ 0.0025	
3 Agricultural	1,319	2	1,319	0.99%	\$ 6	1,319	\$ 0.0049	
4 Institutional / Public	1,959	1	980	0.74%	\$ 5	1,959	\$ 0.0025	
5 Vacant / Undeveloped	28,357	0	-	0.00%	\$ -	28,357	\$ -	
6 Open Space	5,941	0	-	0.00%	\$ -	5,941	\$ -	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		133,024	100.00%	\$ 653	299,027	\$ 0.0022	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Agriculture

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Shellfish Partners - Indirect Benefit Costs

TOTAL COST
\$ 10,256

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 10,256

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	2	248,900	83.24%	\$ 8,537	248,900	\$ 0.0343	
2 Commercial	12,551	2	12,551	4.20%	\$ 430	12,551	\$ 0.0343	
3 Agricultural	1,319	2	1,319	0.44%	\$ 45	1,319	\$ 0.0343	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 67	1,959	\$ 0.0343	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 973	28,357	\$ 0.0343	
6 Open Space	5,941	2	5,941	1.99%	\$ 204	5,941	\$ 0.0343	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 10,256	299,027	\$ 0.0343	

Notes:

Shellfish Partners - Direct Benefit Costs

TOTAL COST
\$ 104

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 104

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	2	248,900	83.24%	\$ 86	248,900	\$ 0.0003	
2 Commercial	12,551	2	12,551	4.20%	\$ 4	12,551	\$ 0.0003	
3 Agricultural	1,319	2	1,319	0.44%	\$ 0	1,319	\$ 0.0003	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 1	1,959	\$ 0.0003	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 10	28,357	\$ 0.0003	
6 Open Space	5,941	2	5,941	1.99%	\$ 2	5,941	\$ 0.0003	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 104	299,027	\$ 0.0003	

Notes:

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Agriculture

0	No benefit
1	Partial benefit compared to other classes
2	Full proportional benefit compared to other classes

Contingency Reserve - Indirect Benefit Costs

TOTAL COST
\$ 250,450

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 250,450

		1	Allocation of Costs				Calculation of Rates		
Land Use Category		No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1	Residential	248,900	2	248,900	83.24%	\$ 208,466	248,900	\$ 0.8375	
2	Commercial	12,551	2	12,551	4.20%	\$ 10,512	12,551	\$ 0.8375	
3	Agricultural	1,319	2	1,319	0.44%	\$ 1,105	1,319	\$ 0.8375	
4	Institutional / Public	1,959	2	1,959	0.66%	\$ 1,641	1,959	\$ 0.8375	
5	Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 23,750	28,357	\$ 0.8375	
6	Open Space	5,941	2	5,941	1.99%	\$ 4,976	5,941	\$ 0.8375	
7	Forested	-	2	-	0.00%	\$ -	\$ -	\$ -	
TOTAL		299,027		299,027	100.00%	\$ 250,450	299,027	\$ 0.8375	

Notes:

Contingency Reserve - Direct Benefit Costs

TOTAL COST
\$ 2,530

% to be Recovered from " <i>per Parcel</i> " Charge:	100.0%
Allocated Cost Basis for " <i>per Parcel</i> " Charge:	\$ 2,530

	1	Allocation of Costs				Calculation of Rates		
Land Use Category	No. of Parcels	Benefits Adj. Factors	Adjusted Allocation	% Share	Allocated Cost	Rate Basis No of Parcels	Unit Cost (per Parcel)	Notes
1 Residential	248,900	2	248,900	83.24%	\$ 2,106	248,900	\$ 0.0085	
2 Commercial	12,551	2	12,551	4.20%	\$ 106	12,551	\$ 0.0085	
3 Agricultural	1,319	2	1,319	0.44%	\$ 11	1,319	\$ 0.0085	
4 Institutional / Public	1,959	2	1,959	0.66%	\$ 17	1,959	\$ 0.0085	
5 Vacant / Undeveloped	28,357	2	28,357	9.48%	\$ 240	28,357	\$ 0.0085	
6 Open Space	5,941	2	5,941	1.99%	\$ 50	5,941	\$ 0.0085	
7 Forested	-	2	-	0.00%	\$ -	-	\$ -	
TOTAL	299,027		299,027	100.00%	\$ 2,530	299,027	\$ 0.0085	

Notes:



PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Unit Costs

Land Use Categories	Per Parcel										
	Residential	Commercial	Agricultural	Institutional / Public	Vacant / Undeveloped	Open Space	Forested	[Other]	[Other]	[Other]	Average
Farm	\$ 7.9035	\$ 7.9063	\$ 7.9619	\$ 7.9035	\$ 7.9035	\$ 7.9035	\$ -	\$ -	\$ -	\$ -	\$ 7.9039
Habitat	\$ 1.0956	\$ 1.0919	\$ 1.0919	\$ 1.0956	\$ 1.0956	\$ 1.0956	\$ -	\$ -	\$ -	\$ -	\$ 1.0955
Harvest PC	\$ 1.1857	\$ 0.7120	\$ 1.1857	\$ 0.7120	\$ 0.7120	\$ 0.7120	\$ -	\$ -	\$ -	\$ -	\$ 1.1084
Water Quality	\$ 1.3697	\$ 1.3697	\$ 1.3526	\$ 1.3526	\$ 1.3526	\$ 1.3526	\$ -	\$ -	\$ -	\$ -	\$ 1.3675
Environmental Education	\$ 0.6878	\$ 0.4128	\$ 0.4128	\$ 0.4128	\$ 0.4128	\$ 0.4128	\$ -	\$ -	\$ -	\$ -	\$ 0.6417
Water	\$ 5.6623	\$ 5.6579	\$ 5.6666	\$ 5.6666	\$ 5.6579	\$ 5.6666	\$ -	\$ -	\$ -	\$ -	\$ 5.6618
Agriculture	\$ 4.1661	\$ 4.1500	\$ 2.5762	\$ 4.1500	\$ 2.2291	\$ 2.2291	\$ -	\$ -	\$ -	\$ -	\$ 3.9361
NRP 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 22.0707	\$ 21.3005	\$ 20.2477	\$ 21.2931	\$ 19.3636	\$ 19.3723	\$ -	\$ -	\$ -	\$ -	\$ 21.7149

Land Use Categories	Per Acreage										
	Residential	Commercial	Agricultural	Institutional / Public	Vacant / Undeveloped	Open Space	Forested	[Other]	[Other]	[Other]	Average
Farm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Habitat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Harvest PC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Quality	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Education	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Agriculture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NRP 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Allocated Costs by Customer Class

Land Use Categories	Per Parcel Charge Cost Bases									
	Residential	Commercial	Agricultural	Institutional / Public	Vacant / Undeveloped	Open Space	Forested	[Other]	[Other]	[Other]
Farm	\$ 1,967,183	\$ 99,232	\$ 10,502	\$ 15,483	\$ 224,120	\$ 46,955	\$ -	\$ -	\$ -	\$ -
Habitat	\$ 272,707	\$ 13,704	\$ 1,440	\$ 2,146	\$ 31,069	\$ 6,509	\$ -	\$ -	\$ -	\$ -
Harvest PC	\$ 295,123	\$ 8,936	\$ 1,564	\$ 1,395	\$ 20,189	\$ 4,230	\$ -	\$ -	\$ -	\$ -
Water Quality	\$ 340,914	\$ 17,191	\$ 1,784	\$ 2,650	\$ 38,355	\$ 8,036	\$ -	\$ -	\$ -	\$ -
Environmental Education	\$ 171,183	\$ 5,182	\$ 545	\$ 809	\$ 11,707	\$ 2,453	\$ -	\$ -	\$ -	\$ -
Water	\$ 1,409,336	\$ 71,012	\$ 7,474	\$ 11,101	\$ 160,441	\$ 33,665	\$ -	\$ -	\$ -	\$ -
Agriculture	\$ 1,036,946	\$ 52,086	\$ 3,398	\$ 8,130	\$ 63,212	\$ 13,243	\$ -	\$ -	\$ -	\$ -
NRP 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 5,493,392	\$ 267,343	\$ 26,707	\$ 41,713	\$ 549,092	\$ 115,091	\$ -	\$ -	\$ -	\$ -
% Share in Per Parcel Charge Cost Bases	84.60%	4.12%	0.41%	0.64%	8.46%	1.77%	0.00%	0.00%	0.00%	0.00%
% Share in Grand Total	84.60%	4.12%	0.41%	0.64%	8.46%	1.77%	0.00%	0.00%	0.00%	0.00%

Land Use Categories	Per Acreage Charge Cost Bases									
	Residential	Commercial	Agricultural	Institutional / Public	Vacant / Undeveloped	Open Space	Forested	[Other]	[Other]	[Other]
Farm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Habitat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Harvest PC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Quality	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Education	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Agriculture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NRP 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
% Share in Per Acreage Charge Cost Bases	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
% Share in Grand Total	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Land Use Categories	TOTAL ALLOCATED COSTS									
	Residential	Commercial	Agricultural	Institutional / Public	Vacant / Undeveloped	Open Space	Forested	[Other]	[Other]	[Other]
Farm	\$ 1,967,183	\$ 99,232	\$ 10,502	\$ 15,483	\$ 224,120	\$ 46,955	\$ -	\$ -	\$ -	\$ -
Habitat	\$ 272,707	\$ 13,704	\$ 1,440	\$ 2,146	\$ 31,069	\$ 6,509	\$ -	\$ -	\$ -	\$ -
Harvest PC	\$ 295,123	\$ 8,936	\$ 1,564	\$ 1,395	\$ 20,189	\$ 4,230	\$ -	\$ -	\$ -	\$ -
Water Quality	\$ 340,914	\$ 17,191	\$ 1,784	\$ 2,650	\$ 38,355	\$ 8,036	\$ -	\$ -	\$ -	\$ -
Environmental Education	\$ 171,183	\$ 5,182	\$ 545	\$ 809	\$ 11,707	\$ 2,453	\$ -	\$ -	\$ -	\$ -
Water	\$ 1,409,336	\$ 71,012	\$ 7,474	\$ 11,101	\$ 160,441	\$ 33,665	\$ -	\$ -	\$ -	\$ -
Agriculture	\$ 1,036,946	\$ 52,086	\$ 3,398	\$ 8,130	\$ 63,212	\$ 13,243	\$ -	\$ -	\$ -	\$ -
NRP 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 5,493,392	\$ 267,343	\$ 26,707	\$ 41,713	\$ 549,092	\$ 115,091	\$ -	\$ -	\$ -	\$ -
Percentage Share	84.60%	4.12%	0.41%	0.64%	8.46%	1.77%	0.00%	0.00%	0.00%	0.00%
										Control \$ 6,493,339



PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Other Revenues

Other Revenue Sources	2016
Puget Sound Caucus	\$ 1,500
Leases	3,700
16-10-IM	126,450
GTCF Ag COI	115,870
CCWF Farm	35,000
USDA FMPP	96,094
WSCC 2015-16 Shellfish	107,914
Clarks Creek NFWF	26,360
Stormwater COI	3,351
Floodplains by Design	40,000
Murray Creek Restoration	20,237
TRFF Childrens Water Festival	15,000
EcoNet Coordination 15/16	3,004
Pierce County ILF	6,000
TRFF Forestry COI Workshops	15,000
SPSSEG Inglin Planting Plan	10,000
Nisqually Grants	124,244
SPC Grants	45,269
PC Parks & Rec (Breseman)	997
2015/16 WCC Crew	110,565
Tree Sale	40,072
Pierce County Solid Waste	145,000
Tacoma Waste Water Utility	80,000
TPCHD - Walkability Grant	10,000
Tacoma Solid Waste	15,000
Metro Parks Tacoma	10,000
TRFF/Community of Interest	26,000
Donations/tee shirts/sponsorships	5,000
[Extra]	-
[Extra]	-
TOTAL	\$ 1,237,627

Based on FY2016 Annual Budget

Allocation of Other Revenues to Customer Classes

Land Use Category	Allocation Basis: % Allocation of Total Costs			Allocation of Other Revenues		
	Per Parcel Charge	Per Acreage Charge	TOTAL	Per Parcel Charge	Per Acreage Charge	TOTAL
1 Residential	84.60%	0.00%	84.60%	\$ 1,047,038	\$ -	\$ 1,047,038
2 Commercial	4.12%	0.00%	4.12%	\$ 50,955	\$ -	\$ 50,955
3 Agricultural	0.41%	0.00%	0.41%	\$ 5,090	\$ -	\$ 5,090
4 Institutional / Public	0.64%	0.00%	0.64%	\$ 7,951	\$ -	\$ 7,951
5 Vacant / Undeveloped	8.46%	0.00%	8.46%	\$ 104,657	\$ -	\$ 104,657
6 Open Space	1.77%	0.00%	1.77%	\$ 21,936	\$ -	\$ 21,936
7 Forested	0.00%	0.00%	0.00%	\$ -	\$ -	\$ -
8 [Other]	0.00%	0.00%	0.00%	\$ -	\$ -	\$ -
9 [Other]	0.00%	0.00%	0.00%	\$ -	\$ -	\$ -
10 [Other]	0.00%	0.00%	0.00%	\$ -	\$ -	\$ -
TOTAL	100.00%	0.00%	100.00%	\$ 1,237,627	\$ -	\$ 1,237,627

Calculation of Per Unit Revenues

Land Use Category	Allocated Other Revenues			No of Units		Per Unit Revenues	
	Per Parcel	Per Acreage	TOTAL	No of Parcels	No of Acres	Per Parcel	Per Acreage
1 Residential	\$ 1,047,038	\$ -	\$ 1,047,038	248,900	170,827	\$ 4.2067	\$ -
2 Commercial	\$ 50,955	\$ -	\$ 50,955	12,551	29,207	\$ 4.0599	\$ -
3 Agricultural	\$ 5,090	\$ -	\$ 5,090	1,319	26,185	\$ 3.8592	\$ -
4 Institutional / Public	\$ 7,951	\$ -	\$ 7,951	1,959	9,354	\$ 4.0585	\$ -
5 Vacant / Undeveloped	\$ 104,657	\$ -	\$ 104,657	28,357	148,446	\$ 3.6907	\$ -
6 Open Space	\$ 21,936	\$ -	\$ 21,936	5,941	88,307	\$ 3.6924	\$ -
7 Forested	\$ -	\$ -	\$ -	-	261,536	\$ -	\$ -
8 [Other]	\$ -	\$ -	\$ -	-	-	\$ -	\$ -
9 [Other]	\$ -	\$ -	\$ -	-	-	\$ -	\$ -
10 [Other]	\$ -	\$ -	\$ -	-	-	\$ -	\$ -
TOTAL / AVERAGE	\$ 1,237,627	\$ -	\$ 1,237,627	299,027	733,864	\$ 4.1388	\$ -

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Rate Summary

Alternative 3 - Front Load Existing Inflation										
Land Use Category	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
1 Residential	\$ 6.2500	\$ 7.2500	\$ 8.2500	\$ 9.2500	\$ 10.0000	\$ 10.0000	\$ 10.0000	\$ 10.0000	\$ 10.0000	\$ 10.0000
2 Commercial	\$ 6.0319	\$ 6.9970	\$ 7.9621	\$ 8.9272	\$ 9.6511	\$ 9.6511	\$ 9.6511	\$ 9.6511	\$ 9.6511	\$ 9.6511
3 Agricultural	\$ 5.7338	\$ 6.6512	\$ 7.5686	\$ 8.4860	\$ 9.1740	\$ 9.1740	\$ 9.1740	\$ 9.1740	\$ 9.1740	\$ 9.1740
4 Institutional / Public	\$ 6.0298	\$ 6.9946	\$ 7.9594	\$ 8.9241	\$ 9.6477	\$ 9.6477	\$ 9.6477	\$ 9.6477	\$ 9.6477	\$ 9.6477
5 Vacant / Undeveloped	\$ 5.4834	\$ 6.3607	\$ 7.2381	\$ 8.1154	\$ 8.7734	\$ 8.7734	\$ 8.7734	\$ 8.7734	\$ 8.7734	\$ 8.7734
6 Open Space	\$ 5.4859	\$ 6.3636	\$ 7.2414	\$ 8.1191	\$ 8.7774	\$ 8.7774	\$ 8.7774	\$ 8.7774	\$ 8.7774	\$ 8.7774
7 Forested	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL										
Annual Revenue Estimated	\$ 1,838,791	\$ 2,132,997	\$ 2,427,204	\$ 2,721,411	\$ 2,942,065	\$ 2,942,065	\$ 2,942,065	\$ 2,942,065	\$ 2,942,065	\$ 2,942,065
Cumulative Revenue by Year 10	\$ 26,772,796									

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

This number is used to calculate 4 month Contingency Reserve

\$ 1,395,635

Calculated Rates and Revenue Reconciliation

Land Use Category	Calculated Rates	No of Charge Units		Revenue Reconciliation	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ 17.8640	248,900	170,827	\$ 4,446,355	\$ 4,446,355
2 Commercial	\$ 17.2407	12,551	29,207	\$ 216,388	\$ 216,388
3 Agricultural	\$ 16.3885	1,319	26,185	\$ 21,616	\$ 21,616
4 Institutional / Public	\$ 17.2347	1,959	9,354	\$ 33,763	\$ 33,763
5 Vacant / Undeveloped	\$ 15.6729	28,357	148,446	\$ 444,436	\$ 444,436
6 Open Space	\$ 15.6800	5,941	88,307	\$ 93,155	\$ 93,155
7 Forested	\$ -	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ 5,255,712	\$ 5,255,712

Total Costs	\$ 6,493,339
Less: Total Other Revenues	\$ (1,237,627)
Net Revenues Needed from Rates	\$ 5,255,712

Rates to be Charged and Revenue Calculation - Year 1

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 6.2500
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates	No of Charge Units		Calculated Revenues	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ 6.2500	248,900	170,827	\$ 1,555,625	\$ 1,555,625
2 Commercial	\$ 6.0319	12,551	29,207	\$ 75,707	\$ 75,707
3 Agricultural	\$ 5.7338	1,319	26,185	\$ 7,563	\$ 7,563
4 Institutional / Public	\$ 6.0298	1,959	9,354	\$ 11,812	\$ 11,812
5 Vacant / Undeveloped	\$ 5.4834	28,357	148,446	\$ 155,493	\$ 155,493
6 Open Space	\$ 5.4859	5,941	88,307	\$ 32,592	\$ 32,592
7 Forested	\$ -	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ 1,838,791	\$ 1,838,791

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

1,838,791

Rates to be Charged and Revenue Calculation - Year 2

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 7.2500
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates	No of Charge Units		Calculated Revenues	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ 7.2500	248,900	170,827	\$ 1,804,525	\$ 1,804,525
2 Commercial	\$ 6.9970	12,551	29,207	\$ 87,820	\$ 87,820
3 Agricultural	\$ 6.6512	1,319	26,185	\$ 8,773	\$ 8,773
4 Institutional / Public	\$ 6.9946	1,959	9,354	\$ 13,702	\$ 13,702
5 Vacant / Undeveloped	\$ 6.3607	28,357	148,446	\$ 180,371	\$ 180,371
6 Open Space	\$ 6.3636	5,941	88,307	\$ 37,806	\$ 37,806
7 Forested	-	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ 2,132,997	\$ 2,132,997

2,132,997

Rates to be Charged and Revenue Calculation - Year 3

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 8.2500
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates	No of Charge Units		Calculated Revenues	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ 8.2500	248,900	170,827	\$ 2,053,425	\$ 2,053,425
2 Commercial	\$ 7.9621	12,551	29,207	\$ 99,933	\$ 99,933
3 Agricultural	\$ 7.5686	1,319	26,185	\$ 9,983	\$ 9,983
4 Institutional / Public	\$ 7.9594	1,959	9,354	\$ 15,592	\$ 15,592
5 Vacant / Undeveloped	\$ 7.2381	28,357	148,446	\$ 205,250	\$ 205,250
6 Open Space	\$ 7.2414	5,941	88,307	\$ 43,021	\$ 43,021
7 Forested	-	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ 2,427,204	\$ 2,427,204

2,427,204

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Rates to be Charged and Revenue Calculation - Year 4

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 9.2500
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates	No of Charge Units		Calculated Revenues	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ 9.2500	248,900	170,827	\$ 2,302,325	\$ 2,302,325
2 Commercial	\$ 8.9272	12,551	29,207	\$ 112,046	\$ 112,046
3 Agricultural	\$ 8.4860	1,319	26,185	\$ 11,193	\$ 11,193
4 Institutional / Public	\$ 8.9241	1,959	9,354	\$ 17,482	\$ 17,482
5 Vacant / Undeveloped	\$ 8.1154	28,357	148,446	\$ 230,129	\$ 230,129
6 Open Space	\$ 8.1191	5,941	88,307	\$ 48,236	\$ 48,236
7 Forested	\$ -	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ 2,721,411	\$ 2,721,411

2,721,411

Rates to be Charged and Revenue Calculation - Year 5

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 10.0000
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates	No of Charge Units		Calculated Revenues	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ 10.0000	248,900	170,827	\$ 2,489,000	\$ 2,489,000
2 Commercial	\$ 9.6511	12,551	29,207	\$ 121,130	\$ 121,130
3 Agricultural	\$ 9.1740	1,319	26,185	\$ 12,101	\$ 12,101
4 Institutional / Public	\$ 9.6477	1,959	9,354	\$ 18,900	\$ 18,900
5 Vacant / Undeveloped	\$ 8.7734	28,357	148,446	\$ 248,788	\$ 248,788
6 Open Space	\$ 8.7774	5,941	88,307	\$ 52,147	\$ 52,147
7 Forested	\$ -	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ 2,942,065	\$ 2,942,065

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Rates to be Charged and Revenue Calculation - Year 6

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 10.0000
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates
	Per Parcel
1 Residential	\$ 10.0000
2 Commercial	\$ 9.6511
3 Agricultural	\$ 9.1740
4 Institutional / Public	\$ 9.6477
5 Vacant / Undeveloped	\$ 8.7734
6 Open Space	\$ 8.7774
7 Forested	\$ -
TOTAL	

No of Charge Units	
No of Parcels	No of Acres
248,900	170,827
12,551	29,207
1,319	26,185
1,959	9,354
28,357	148,446
5,941	88,307
-	261,536
299,027	733,864

Calculated Revenues	
Parcel Charge	TOTAL
\$ 2,489,000	\$ 2,489,000
\$ 121,130	\$ 121,130
\$ 12,101	\$ 12,101
\$ 18,900	\$ 18,900
\$ 248,788	\$ 248,788
\$ 52,147	\$ 52,147
\$ -	\$ -
\$ 2,942,065	\$ 2,942,065

Rates to be Charged and Revenue Calculation - Year 7

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 10.0000
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates
	Per Parcel
1 Residential	\$ 10.0000
2 Commercial	\$ 9.6511
3 Agricultural	\$ 9.1740
4 Institutional / Public	\$ 9.6477
5 Vacant / Undeveloped	\$ 8.7734
6 Open Space	\$ 8.7774
7 Forested	\$ -
TOTAL	

No of Charge Units	
No of Parcels	No of Acres
248,900	170,827
12,551	29,207
1,319	26,185
1,959	9,354
28,357	148,446
5,941	88,307
-	261,536
299,027	733,864

Calculated Revenues	
Parcel Charge	TOTAL
\$ 2,489,000	\$ 2,489,000
\$ 121,130	\$ 121,130
\$ 12,101	\$ 12,101
\$ 18,900	\$ 18,900
\$ 248,788	\$ 248,788
\$ 52,147	\$ 52,147
\$ -	\$ -
\$ 2,942,065	\$ 2,942,065

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Rates to be Charged and Revenue Calculation - Year 8

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 10.0000
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates	No of Charge Units		Calculated Revenues	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ 10.0000	248,900	170,827	\$ 2,489,000	\$ 2,489,000
2 Commercial	\$ 9.6511	12,551	29,207	\$ 121,130	\$ 121,130
3 Agricultural	\$ 9.1740	1,319	26,185	\$ 12,101	\$ 12,101
4 Institutional / Public	\$ 9.6477	1,959	9,354	\$ 18,900	\$ 18,900
5 Vacant / Undeveloped	\$ 8.7734	28,357	148,446	\$ 248,788	\$ 248,788
6 Open Space	\$ 8.7774	5,941	88,307	\$ 52,147	\$ 52,147
7 Forested	\$ -	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ 2,942,065	\$ 2,942,065

Rates to be Charged and Revenue Calculation - Year 9

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 10.0000
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates	No of Charge Units		Calculated Revenues	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ 10.0000	248,900	170,827	\$ 2,489,000	\$ 2,489,000
2 Commercial	\$ 9.6511	12,551	29,207	\$ 121,130	\$ 121,130
3 Agricultural	\$ 9.1740	1,319	26,185	\$ 12,101	\$ 12,101
4 Institutional / Public	\$ 9.6477	1,959	9,354	\$ 18,900	\$ 18,900
5 Vacant / Undeveloped	\$ 8.7734	28,357	148,446	\$ 248,788	\$ 248,788
6 Open Space	\$ 8.7774	5,941	88,307	\$ 52,147	\$ 52,147
7 Forested	\$ -	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ 2,942,065	\$ 2,942,065

PIERCE CONSERVATION DISTRICT

Rates & Charges Model

Rates to be Charged and Revenue Calculation - Year 10

Maximum Allowable Rates	Per Parcel
All Other Land Uses Max	\$ 10.0000
Designated Forest Land Max	\$ 3.0000

Land Use Category	Calculated Rates	No of Charge Units		Calculated Revenues	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ 10.0000	248,900	170,827	\$ 2,489,000	\$ 2,489,000
2 Commercial	\$ 9.6511	12,551	29,207	\$ 121,130	\$ 121,130
3 Agricultural	\$ 9.1740	1,319	26,185	\$ 12,101	\$ 12,101
4 Institutional / Public	\$ 9.6477	1,959	9,354	\$ 18,900	\$ 18,900
5 Vacant / Undeveloped	\$ 8.7734	28,357	148,446	\$ 248,788	\$ 248,788
6 Open Space	\$ 8.7774	5,941	88,307	\$ 52,147	\$ 52,147
7 Forested	\$ -	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ 2,942,065	\$ 2,942,065

Estimated Revenue Loss

Land Use Category	Calculated Rates	No of Charge Units		Estimated Revenue Loss	
	Per Parcel	No of Parcels	No of Acres	Parcel Charge	TOTAL
1 Residential	\$ (7.8640)	248,900	170,827	\$ (1,957,355)	\$ (1,957,355)
2 Commercial	\$ (3.6191)	12,551	29,207	\$ (45,424)	\$ (45,424)
3 Agricultural	\$ (3.4403)	1,319	26,185	\$ (4,538)	\$ (4,538)
4 Institutional / Public	\$ (3.6179)	1,959	9,354	\$ (7,087)	\$ (7,087)
5 Vacant / Undeveloped	\$ (3.2900)	28,357	148,446	\$ (93,296)	\$ (93,296)
6 Open Space	\$ (3.2915)	5,941	88,307	\$ (19,555)	\$ (19,555)
7 Forested	\$ -	-	261,536	\$ -	\$ -
TOTAL		299,027	733,864	\$ (2,127,254)	\$ (2,127,254)

APPENDIX B: BOARD PRESENTATION PACKET
