



Howard County

Internal Memorandum

Subject: Testimony on CR#122-2019
A resolution amending the fee-in-lieu for constructing storm water management facilities.

To: Lonnie R. Robbins
Chief Administrative Officer

From: ✓ Valdis Lazdins, Director
Department of Planning and Zoning

Date: August 29, 2019

The Department of Planning and Zoning (DPZ) supports CR#122-2019 which would amend the fee-in-lieu for constructing storm water management (SWM) facilities. This resolution is necessary to update storm water fees to bring them up-to-date to reflect current costs for constructing storm water management facilities.

The change would increase the stormwater fee-in-lieu for non-Environmental Site Design (ESD) devices from \$72,000 to \$175,000 per acre foot of storage. Non-ESD devices manage the quantity of storm water associated with a development project while ESD devices manage storm water quality. This fee has not been increased since mid-1990s. The proposed changes will bring the fee in line with the current cost of constructing SWM facilities and ensure that when fees-in-lieu are paid, the county has appropriate funding to construct the necessary SWM improvements. The new fee is based on a case study for non-ESD facilities based on typical SWM ponds.

With the passage of CB#56-2018, also known as the Tiber-Hudson/Plumtree Watershed Moratorium, DPZ and the Department of Public Works (DPW) were tasked with leading a study to investigate "...the extent to which existing, planned, and future land use, storm water management, drainage infrastructure, and flood mitigation for property that drains in whole or in part to the Tiber Branch Watershed or the Plumtree Branch Watershed, and any other relevant factor, may contribute to flooding in each Watershed..." and submit "...recommendations about changes in law and procedures that may help protect the Watershed from the effects of future flood events."

In response, DPZ and DPW have developed a proposal that would require enhanced stormwater runoff management for new development and redevelopment in the Tiber-Hudson and Plumtree watersheds; achieved through changes to the Howard County Design Manual Volume I (Storm Drainage). Modifications would require high intensity, short duration storms that produce 6.6 inches of rain in 3.55 hours to be managed in both

watersheds. Additionally, managing the 10 and 100-year, 24-hour storm event would be required within the Plumtree. These design manual changes would be amended by a CR#123-2019.

This companion resolution, CR#123-2019, establishes a priority for SWM strategies. The use of a fee-in-lieu would only be allowed when options for providing storm water management on-site or within the same watershed on another property have been exhausted.

A resolution amending the fee-in-lieu for constructing storm water management practices

James R. Robbins
Chief Administrative Officer

Yalide Lashin, Director
Department of Planning and Zoning

August 23, 2019

The Department of Planning and Zoning is proposing CR#123-2019 which would amend the fee-in-lieu for constructing storm water management practices. The fee-in-lieu is a payment made by a property owner to the County in lieu of constructing storm water management practices on-site or within the same watershed on another property.

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