
TWIN ROCKS SANITARY DISTRICT

Definitions for Sewer Service Rates, Fees, and Types of Service

Section 1: Definitions.

- **Accessory Building**: a building that is built on the same property as a main building and is used for the purpose that is secondary to the main building that is usually detached from the main building. Examples of common accessory structures include a garden shed, play house, shop building, or detached carport or garage.
- **ADU - An accessory dwelling unit**: usually just called an ADU, is a secondary housing unit on a single-family residential lot. An ADU has a bathroom and a kitchen whether in a separate/secondary building from the main building or in an accessory building.
- **Bathroom or Restroom**: *Full Bath* is a room containing a toilet and/or urinal, shower and/or bathtub, and a sink. *Half Bath* is a room containing a toilet and/or urinal and a sink.
- **Connection Fee**: The fee charged to reimburse the District for its actual administrative costs and field costs to physically inspect the connection to the sewer system.
- **Equivalent dwelling unit (EDU)**: A measurement of demand on district facilities equivalent to a typical single-family dwelling.
- **FOG - Fats, Oils, and Grease**: FOG comes from meat fats in cooking and food scraps, cooking oil, shortening, lard, butter and margarine, gravy, and food products such as mayonnaise, salad dressing, sour cream and other foods high in fat. The impact of FOG poured down kitchen drains accumulates inside sewer pipes. When FOG enters the sanitary sewer system, it can harden in the pipes and cause blockages resulting in Sanitary Sewer Overflows (SSO's). FOG also reduces the capacity of the system and is detrimental to the wastewater treatment process. The result is that a considerable amount of money is spent every year removing the build-up of fats, oils, and grease.
- **Kitchen**: In Oregon, a Kitchen is a room or space in a habitable building that has permanent provisions for cooking. This includes 3 or more of the following:
 - a. cooking appliances, such as a stove, oven, microwave, or any similar appliances for cooking;
 - b. a refrigerator with a capacity of more than 5 cubic feet;
 - c. cabinets and/or countertop area that exceed 6 lineal feet;
 - d. sink;
 - e. a dishwasher or access to electrical and drain hookups for a dishwasher;
 - f. a 240V electrical outlet or gas piping outlet;
- **Laundry Facilities**: Clothes washing machines available for use by the public.
- **Living Unit**: A dwelling unit containing a bathroom facility and a kitchen facility.
- **Motel**: A commercial enterprise renting overnight sleeping facilities on a transient basis, i.e., anything less than one consecutive month at a time.
- **Multi-Family Dwelling**: a single building or complex of buildings that contains multiple separate housing units for residential use. Multi-family dwellings can include apartments, condominiums, duplexes, triplexes, fourplexes, and bungalow courts. Each Unit has a bathroom and kitchen.
- **Organizational Camps**: Nonprofit owned facilities providing bed space that can be public or semipublic.

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- **Public Restrooms:** Restrooms containing toilets and/or urinals or showers open available to the public to use for personal hygiene and comfort. This does not include toilets, urinals, or showers solely available to the clientele of an establishment or park.
- **Recreational Vehicle Dump Station:** Sewage disposal facilities available to the public. Each disposal hookup is considered a separate unit. This does not include dumping facilities solely available to the clientele of an establishment or park.
- **Single Family Dwelling:** A single-family residence, a mobile home, residential trailer, or residential recreational vehicle equipped with a kitchen facility and at least one bathroom facility.
- **System Development Charge (SDC):** A one-time fee that local governments charge to help pay for the infrastructure needed to support new development. SDCs can be used to pay for the construction and maintenance of public infrastructure systems, such as wastewater collection.
- **Unit:** A measurement of usage of a single-family dwelling unit for wastewater treatment. All fees and charges are set in accordance with this measurement. An EDU equals a typical single-family dwelling unit.

Section 2: Types of Service and EDU Equivalents

a. ADU (same as Multi Family)	1 Unit per Dwelling
b. Food Cart - Food Prep with a Fryer	1 Unit
c. Food Cart – Food Prep Only	0.5 Unit
d. Laundry Facility Available to Public	2.5 Unit per washing machine
e. Motel with Kitchen	0.5 Units per Motel Unit
f. Motel without Kitchen	0.4 Units per Motel Unit
g. Multi Family Dwelling	1 Unit per Dwelling
h. Organization Camps:	
1. Single Bed Space	0.15 Unit
2. Double Bed Space	0.225 Unit
3. Residence Unit	1 Unit
i. Public Restrooms	0.25 Unit per toilet, urinal, shower, or sink
j. Retail & Public Establishment	0.1 Unit per plumbing fixture or 1 Unit per Full Bath
k. Retail & Public Establishment	1 Unit per attached Living Units
l. RV Pak – Dump Station	1 Unit
m. RV Parks and County:	
1. Permanent Residences	1 Unit per Dwelling Unit
2. Full Hook-ups	0.4 Unit per space
3. Without sewer hook-up	0.25 Unit per space
n. Shop/Accessory Building	0.75 Unit with a Full Bath
o. Shop/Accessory Building	0.5 Unit with a Half Bath
p. Single Family Dwelling	1 Unit
q. Spas	0.5 Unit per Spa Unit

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Section 3: Connection Fees.

- Connection fees are based on each full unit equaling \$200.00, but in no event shall any connection fee be less than one full unit. Type of Service and Sewer Charge Units as in Section 2 per Unit acquirable.

Section 4: System Development Charge per Ordinance 2009/2010-1.

- **\$5,340.00 per EDU**
 - a. Infrastructure needed to support new development: \$5,160.00
 - b. Improvement Fee: \$ 180.00
- **SDC fees are required** and are based on each connection to the District’s lateral sewer line beginning at the property line or connecting to the District’s main sewer line. These include:
 - a. **A vacant property** adding a dwelling unit of any kind will requires an SDC Fee.
 - b. **An accessory building** connecting to a sewer line will require an SDC Fee.
 1. **Only exception for an SDC fee** for an accessory building is if a sewer connection for an accessory building is made to a sewer line that is on private property and that said line is already connected to the District’s sewer line.
- **SDC Fees will be set by Resolution as in Section 5** of Ordinance 2023/2024-1 and Ordinance 2009/2010-1 (Updating SDC fees and Establishing a Methodology for the Charge: Providing Appeal Provisions and Declaring an Emergency) adopted 11/12/2009.

Section 5: Other Fees.

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| a. Plan Review and Inspection Fees | 4% of estimated construction cost |
| b. Photocopy Charge | \$0.25 per Copy |
| c. Staff research time | \$25.00 per hour in 1/4-hour increments |
| d. NSF bank Fees | Actual costs incurred from bank |
| e. Construction Manual | \$25.00 |
| f. Lien Filing Fee | \$50.00 - Plus actual recording fees |
| g. Certified Mail Notices | Actual Cost or \$10.00 |
| h. Public Records Reproductions | \$3.00 per Photocopied page |
| i. Repair Materials Fee | Cost of time & materials for Twin Rocks Sanitary District |