

CLACKAMAS COUNTY SERVICE DISTRICT NO. 1
ASSESSMENT POLICY
For Assessment District 2009-1

The following assessment formula is applicable to Assessment District 2009-1, Clackamas County Service District No. 1 (CCSD#1). Each property within [Assessment District 2009-1](#) derives special benefits from the sanitary sewer facilities in one or more of the following ways:

GENERAL BENEFIT

General Benefit is a cost assigned to each property within the proposed Assessment District directly proportional to the total acreage of the property. Benefit is derived by all properties in Assessment District 2009-1 because of the availability of public sanitary sewer service, whether it is utilized immediately or in the future. All properties within the Assessment District will be assessed a General Benefit with the following exceptions: public rights-of-way, public utility facilities, operating railroad rights-of-way, cemetery interment lands, designated wetlands, sensitive area buffers and exclusive private roads. The General Benefit cost is calculated by dividing the total project cost, minus the Basic Unit Benefit and Service Lateral Benefit, by the total acres (less excluded lands). This calculation establishes a cost in dollars per acre, which is then assigned proportionately to the benefited properties.

BASIC UNIT BENEFIT

The **Basic Unit Benefit** is defined as the minimum amount each property in the Assessment District benefits from a point of connection to the public sanitary sewer system. This benefit is a fixed cost and is defined as the minimum connection charge as specified in CCSD#1 Sanitary Sewer Rules and Regulation Table XII.

The minimum connection charge listed in the CCSD#1 fee table is subject to change by Board approval.

The Basic Unit Benefit will not be assigned to public rights-of-way, public utility facilities, operating railroad rights-of-way, cemetery, interment lands, designated wetlands, sensitive area buffers and exclusive private roads. The Basic Unit Benefit is a fixed rate of one unit assigned to all developed properties and vacant buildable properties. Small tax lots which could not be developed separately under current land use regulations and that are contiguous with larger tax lots under common ownership will not be assessed for a Basic Unit Benefit, but will be assessed for General Benefit. Properties requesting additional service laterals will be assigned a basic unit cost for each additional connection to the public sanitary sewer system.

Future development will pay a proportional cost based on this policy.

SERVICE LATERAL BENEFIT

The **service lateral** (pipe) connects the property to the public sewer system. Benefit is derived by each property in Assessment District 2009-1 provided one or more private sanitary sewer service lateral (2) to the public sanitary sewer mainline. The **Service Lateral Benefit** is calculated based on the average cost of a private service lateral pipe from the mainline sewer to the property line of each benefited property. This fixed cost includes design engineering, traffic and erosion control, pipe and fittings, trench excavation, pipe bedding, imported trench backfill, street restoration and surveying.

Properties receiving one or more service connection laterals along a serviceable main will be assigned a Service Lateral Benefit for each lateral provided to the property.