

RESOLUTION NO. 2023-002

A RESOLUTION OF THE OUTLET BAY WATER AND SEWER DISTRICT, BONNER COUNTY, IDAHO, ADOPTING DISTRICT RATE SCHEDULE

WHEREAS the Outlet Bay water and Sewer District is authorized to collect rates and fees for services rendered pursuant to Idaho Code 42-3212(I);

WHEREAS the Outlet Bay Water and Sewer District has reviewed all rates and fees charged for services and determined that periodic revisions to fees may be necessary;

WHEREAS the Outlet Bay Water and Sewer District already has rates and fees established for some services; and

WHEREAS the Outlet Bay Water and Sewer District has determined that the rate schedule be amended to reflect the reasonable cost of providing services; and

WHEREAS, after the properly noticed public hearing on September 21, 2023, held prior to the adoption of this Resolution in accordance with Idaho Code Section 63-1311A, regarding new commercial rate structure, it was determined by the Outlet Bay Water and Sewer District to be in the best interests of the District and the citizens thereof that the commercial rate schedule be amended to include the new commercial rates which were addressed in the public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Outlet Bay Water and Sewer District, Bonner County, Idaho, that the following commercial rate schedule, attached hereto as Exhibit 1, which reflects the new rate schedule for commercial entities be adopted effective the 1st Day of October, 2023.

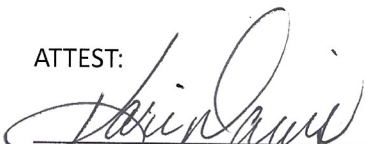
District staff is directed to take all administrative actions necessary to implement the listing of effective commercial rates and fees.

Any rate or fee inconsistent with the provisions of the Resolution is hereby repealed or superseded to the extent of such inconsistency, as appropriate.

This revised commercial fee schedule shall be effective beginning October 1, 2023, unless the authorized date is otherwise indicated in the Resolution and shall remain in force and effect until revised by subsequent Resolutions of the Outlet Bay Water and Sewer District.

DATED this 21st Day of September, 2023.

ATTEST:


Kari Davis, Administrative Treasurer



Tom Bell, Chairman of the Board

EXHIBIT I

OUTLET BAY SEWER DISTRICT SEWER SERVICE CLASSIFICATIONS

All Residential and Commercial parcels will be charged a quarterly Operating and Maintenance Fee which is a minimum of 1 ER once connected to the sewer district system but may be higher depending upon the classification of the parcel.

RESIDENTIAL

Residential shall be deemed to mean a separate dwelling occupied by one household with a single connection to Outlet Bay Sewer District system. A residence may be site-built or manufactured.

EXAMPLES:

House

Manufactured House

Shop/Living Quarters "Shouse" or "Barndominium"

Condominium (building or complex of buildings containing a number of individually owned or leased apartments houses)

RV – Allow up to 3 (not rentals – personal use only)

Apartment Complex (1ER per apartment, 2ER per duplex, 3ER per Triplex)

Residential rates will apply to "long-term" residential rentals occupied by one household. Long-term are rentals occupied by one renter or lease holder greater than 6 months per year.

Accessory Dwelling Unit (ADU) is an accessory building that contains living accommodations which includes bedroom(s), kitchen and bathroom. Bonner County allows one ADU per parcel. The ADU must be less than 900 square feet and a maximum of two bedrooms.

-Residential customer will be charged 1 ER for an ADU.

-If an ADU is rented or leased as a Commercial Housing unit, Commercial Housing rates will apply.

-Please note that Accessory Building (not an ADU) are not charged for an ER due to their classification as a non-living space.

Guest RV Hook-up is an RV sewer connection on a residential lot used solely for a customer's occasional guests. If at any time the Guest RV Hook-up is rented and/or occupied over 30 consecutive days, the Residential customer will be charged an additional .333 ER per RV Hook-up. (Occasional = infrequent or irregular intervals, now and then)

Commercial Housing: Commercial Housing shall be deemed any dwelling or location used and occupied for temporary or short-term stays in exchange for payment of a fee or provided with employment.

-RV Park = 1 ER + .333 ER per RV Hook-up

-Campground Campsites = .333 per campsite

-Motel/Hotel = 1ER +
Motel w/kitchen = .30
Motel = .15
Hotel w/kitchen = .30
Hotel = .15

-Boarding House – a boarding house is a house in which lodgers rent one or more rooms for one or more nights and sometimes for extended periods of weeks or months. A boarding house is also commonly known as Employee Housing.

1ER + .15 per bedroom

-Apartment in Commercial Building –
Permanent residence or long-term residential rental = 1ER
Commercial Housing Rental = 1 + .15 per bedroom

-VRBO/AirB&B/Short-term Rental Property – Advertised residential houses or apartments being rented as vacation rentals.

1ER + .15 per bedroom

COMMERCIAL BUSINESS

Home Business: It is recognized that some Residential customers operate small businesses from their homes to provide goods and services. Residential customers falling under this category would be charged the Residential rate of 1 ER as long as the home business does not increase the amount of sewer volume. Home Businesses do not have store fronts and/or public restrooms.

EXAMPLES:

Snow Plowing
Taxidermist
Wood Working
Painter
Electrician
Construction
Landscaping
Bookkeeper
Home Day Care (6 or less children; Idaho State does not require license)
and similar businesses)

If at any time the sewer volume exceeds the amount of a typical residential sewer customer and/or their business significantly changes, the Sewer District Board of Directors will re-evaluate the sewer rate of the Home Business customer and make changes accordingly.

Commercial 1: Commercial 1 customer will have a wastewater volume that is domestic in character and on an average basis does not exceed Residential customers. A Commercial 1 customer will be charged 1 ER unless they are attached to a Commercial Complex.

EXAMPLES:

- Professional Offices
- Retail Sales
- Northern Lights
- Public Library
- Gym/Workout
- Barber/Beautician (small shop)
- Post Office
- Expresso

Commercial 2: Commercial 2 customers will have an average wastewater volume that is greater than Commercial 1 classification. Sewer ERs for Commercial 2 customers will be determined using the following guidelines adopted by the Outlet Bay Sewer District.

Restaurant	1ER + # of chairs x .05 ER
Tavern/Bar	1 ER + # of chairs x .05 ER
Gas Pumps	# of pumps x .20 ER
Laundromat	1 ER + .10 ER per washing machine
Day Care (7 or more children)	1 ER + # of children/staff x .075 ER
School	1 ER + # of students/staff x .125 ER
Car Wash	Currently not allowed in district

Commercial Complex: Any development such as a shopping center, office park or industrial park, which consists of two or more establishments on a single platted lot, or which is designed, developed and managed as a unit.

The sewer district currently has four Commercial Complexes: Tamrak Gas/Grocery, Tamrak Hardware/Village, The Little Store and Hill's Resort. The guideline for calculating ERs for Commercial Complexes is as follows:

- Anchor Store = 1.25 ER
- Commercial 1 Business = .25 ER
- Commercial 2 Business = 1 ER + calculation

- Residential Rental = 1 ER Long-term residence (greater than 6 months)
- Commercial Housing = 1ER + .15 per bedroom (less than 6 months)

Example: XYZ Commercial Complex:

Anchor Business (Gas/Grocery)	+ 1.25 ER
Gas Pumps 4 x .20	+ 1.00 ER
Retail Store	+ 0.25 ER
Expresso	+ 0.25 ER

Tavern 1 ER + (30 x .05 ER)	+ 2.50 ER
Laundromat 1 ER + (29 X .10 ER)	+ 3.90 ER
Long-term Residential Rental	+ 1.00 ER
Total	10.15 ER

Exceptions:

The district has granted free sewer connections and/or no O&M charges for the following customers:

- West Priest Lake Fire District
- Priest Lake Ambulance
- Memory Gardens

Any sewer use that cannot be classified in one of the above classes shall have its ER computed on an individual basis by the Outlet Bay Sewer District. Special problems or conditions can be appealed to the Outlet Bay Sewer District Board by written notice, and will be considered on an individual basis.

Upon significant change in the usage of a commercial business (such as a change in occupancy of a connected business), the Board will review the classification upon request. Changes will be considered on a semi-annual basis.