

ORDINANCE 2024-0919A

ARCH CAPE WATER DISTRICT

**AN ORDINANCE AMENDING ORDINANCE NO. 98-1 WD TO MODIFY AND STANDARDIZE
CERTAIN DEFINITIONS FOR PURPOSES OF ASSESSING
SYSTEM DEVELOPMENT CHARGES**

WHEREAS, by and through Ordinance No. 98-1 WD (November 13, 1998) [“the 1998 Ordinance”], the Board of Commissioners (“Board”) of the Arch Cape Domestic Water Supply District (“District”) enacted a process for assessing system development charges (“SDCs”) on properties connecting to the District’s water delivery system; and

WHEREAS, subsection 3.J of the 1998 Ordinance defines “Dwelling Unit” to mean “a building or portion of a building designed for residential occupancy, consisting of one or more rooms which are arranged, designed, or used as living quarters for one family only”; and

WHEREAS, certain resolutions adopted after Ordinance 98-01 to implement the assessment of SDCs, such as Resolution No. 13-01 WD (March 18, 2013), which adopted a Systems Connection Policy, and Resolution No. 2024-0516B-4 WD (May 16, 2024), which modified the amount of SDC fees and charges to be assessed, use the term “Equivalent Dwelling Unit (“EDU”) instead of “Dwelling Unit” as the unit against which to assess an SDC; and

WHEREAS, the Board seeks to clarify the terms “Dwelling Unit” and “Equivalent Dwelling Unit” for purposes of assessing SDCs; and

WHEREAS, in anticipation of potential changes to Clatsop County’s Land Use Code regarding multi-family housing, the Board seeks to amend the definition of “multi-family housing” in subsection 3.O of the 1998 Ordinance;

NOW, THEREFORE, the Board hereby ordains as follows:

1. The definition in subsection 3.J of the 1998 Ordinance which currently reads, “Dwelling unit shall mean a building or portion of a building designed for residential occupancy, consisting of one or more rooms which are arranged, designed, or used as living quarters for one family only,” is hereby deleted and replaced with the following: “Equivalent Dwelling Unit shall mean a building or portion of a building designed for residential occupancy by a single family, excluding an Accessory Dwelling Unit (ADU) as defined in Clatsop County ORDINANCE NO. 23.03.” [Section 1 amended by Ordinance #2025-0213A, section 1, passed February 13, 2025]
2. Subsection O of the 1998 Ordinance, which currently reads “Multi-family housing’ shall mean attached dwelling units,” is hereby deleted and replaced with the following: “Multi-family housing shall mean individual Equivalent Dwelling Units located on a single parcel of land, whether or not such units are attached to another unit or units.”

3. All prior references to “Dwelling Unit” in the 1998 Ordinance or to “Equivalent Dwelling Unit” in ordinances and resolutions adopted prior to the effective date of this Ordinance shall be understood and deemed to reference the same definition, the implementation of such ordinances and resolutions is hereby ratified, and no material change to such ordinances or resolutions is intended or effected.

Adopted by the Arch Cape Domestic Water Supply District Board of Directors on September 19, 2024.

Attest:

W.C. Campbell III

Bill Campbell, Board President

Teri Fladstol

Teri Fladstol, Secretary