

ORDINANCE 24-0901 SD

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

WHEREAS, by and through Ordinance No. 98-1 SD (November 13, 1998) [“the 1998 Ordinance”], the Board of Commissioners (“Board”) of the Arch Cape Sanitary 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.I 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, 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;

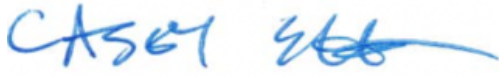
NOW, THEREFORE, the Board hereby ordains as follows:

1. The definition in subsection 3.I 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 OAR 6660-004-0040.” [Section 1 amended by Ordinance #2025-0201, section 1, passed February 20, 2025]
2. A new definition of “Multi-Family Housing” shall be added as Subsection N of the 1998 Ordinance, to read: “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.” Existing Subsections N through Q shall become Subsections O through R.
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 Sanitary District Board of Directors on September 19, 2024.

Attest:



Casey Short, Board President



Teri Fladstol, Secretary