

ORDINANCE 2025-0213C

ARCH CAPE DOMESTIC WATER SUPPLY DISTRICT

AN ORDINANCE ESTABLISHING WATER METERING REQUIREMENTS FOR PERMITTED USES BY CLATSOP COUNTY

The ARCH CAPE DOMESTIC WATER SUPPLY DISTRICT ordains as follows:

Section 1. Short Title

This Ordinance shall be known as “Establishing Water Metering Requirements Ordinance”.

Section 2. Scope and Purpose

- A. The Board of Commissioners of the Arch Cape Domestic Water Supply District (“District”) Board has determined that efficient and effective implementation of the District’s ordinances and policies for assessing fees and charges require that dwelling types, as defined by Clatsop County, have separate water metering requirements.
- B. Clatsop County has authority to establish Permitted Use of land in Arch Cape Rural Community Residential Zone (ACRCR).
- C. Clatsop County has Permitted Use dwelling types in their Land and Water Development and Use Code (LAWDUC) that were not envisioned in the District’s Ordinance 98-01, and Clatsop County may add, modify or delete dwelling types as Permitted Use in the future.
- D. Board seeks to establish a process by which water metering requirements by Permitted Use dwelling type may be modified by Resolution of the Board.

Section 3. Definitions

- A. Dwelling Type: Clatsop County LAWDUC category of dwelling units for the purpose of designating Permitted Use include, but are not limited to:
 - 1. Cluster Development - A development technique wherein house sites or structures are grouped together around accessways or cul-de-sacs, with the remainder of the tract left in open space or common open space. Clustering can be carried out in the context of a major or minor partition, subdivision, planned development or through the replatting of existing lots. No commercial or industrial uses are permitted in a cluster development.
 - 2. One Family Dwelling - A single household unit other than a mobile home whose construction is characterized by no common wall or ceiling with another unit.
 - 3. One Family Dwelling Detached - An attached building containing two or more dwelling units other than a mobile home which are individually owned with each owner having a recordable deed enabling the unit to be sold, mortgaged or exchanged independently.

4. Two Family (Duplex) - An attached building containing two dwelling units in single ownership.
- B. Dwelling Unit – Clatsop County LAWDUC definition of a permanent structure constituting a separate independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly, or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.
- C. Equivalent Dwelling Unit: Arch Cape Ordinance 2024-0919A definition of 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.
- D. Permitted Use: Clatsop County designation for approval of a proposed development of land.
- E. [Section 3, item ‘E – Water Meter’ amended by Ordinance #2025-0619, passed June 19, 2025]


Section 4. Determining Water Metering Requirements

- A. Permitted Use ‘One Family Dwelling’ dwelling types are required by the District to have one water meter. An owner of a ‘One Family Dwelling’ dwelling type may request an additional water meter if an additional equivalent dwelling unit is permitted and constructed.
- B. Permitted Use ‘One Family Dwelling Detached’ dwelling types are required by the District to have one water meter for each dwelling unit. An owner of a ‘One Family Dwelling Detached’ dwelling unit may request an additional water meter if an additional equivalent dwelling unit is permitted and constructed.
- C. Permitted Use ‘Two Family Dwelling (Duplex)’ dwelling types are required by the District to have two water meters. An owner of a ‘Two Family Dwelling’ dwelling unit may request an additional water meter if an additional equivalent dwelling unit is permitted and constructed.
- D. Permitted Use “Cluster Development” dwelling types are required by the District to have one water meter for each dwelling unit.
- E. To continue to align with Clatsop County Permitted Use dwelling types, additional metering requirements may be modified by a resolution of the Board approved by majority vote at a properly called public meeting.

Adopted by the Arch Cape Domestic Water Supply District Board of Directors on February 13, 2025.

Attest:


 Bill Campbell, Board President


 Teri Fladstol, Secretary