

**LAKWOOD WATER DISTRICT
PIERCE COUNTY, WASHINGTON
RESOLUTION NO. B-1475**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
LAKWOOD WATER DISTRICT, PIERCE COUNTY,
WASHINGTON, ADOPTING A POLICY REGARDING WATER
SERVICE CONNECTIONS AND GENERAL FACILITY
CONNECTION CHARGES FOR SINGLE FAMILY RESIDENCES
AND ACCESSORY DWELLING UNITS LOCATED ON A SINGLE
TAX PARCEL.**

WHEREAS, RCW 57.08.005(11) authorizes Lakewood Water District (District) to charge property owners seeking connection to the District's water system, as a condition to granting the right to connect, in addition to the cost of the connection, such reasonable connection charges as the District Board of Commissioners (Board) shall determine to be proper in order that those property owners shall bear their equitable share of the cost of the systems; and

WHEREAS, certain municipal jurisdictions served by the District authorize the use of accessory dwelling units (sometimes referred to as an ADU or ADUs) as a means of providing affordable housing alternatives to their residents; and

WHEREAS, the District desires to adopt a policy which sets water service rates and charges associated with properties that have ADUs; and

WHEREAS, the Board has considered whether to require separate connections, separate water meters, and the payment of additional water general facility connection charges (GFC or GFCs) for each single-family residence and separate ADU located on a single tax parcel; and

WHEREAS, the Board has determined that a separate water meter and an additional water GFC should be required for all ADUs located on a single tax lot with a single-family residence thereon; **NOW THEREFORE**

BE IT RESOLVED by the Board of Commissioners of the Lakewood Water District, Pierce County, Washington, that:

1. Definition of Accessory Dwelling Units. "Accessory dwelling unit" means a free-standing detached structure or an attached part of a structure that is subordinate and incidental to the main or primary dwelling unit and having complete living facilities exclusively for one single housekeeping unit, including permanent provisions for living, sleeping, cooking, and sanitation. An attached accessory dwelling unit is an accessory dwelling unit that has one or more walls in common with, or attached to, the primary dwelling unit.

A detached accessory dwelling unit is a free-standing accessory dwelling unit that is not attached or physically connected to the primary dwelling unit.

2. A tax parcel with a single-family residence and one or more than one ADU must have separate water meters for every single-family residence and each ADU, with the size of each water meter determined by District policies and standards. Determination of such policies and standards shall be an administrative decision of the Manager of the District.
3. All single-family residences and ADUs on a single tax parcel must pay one full GFC charge equal to the GFC charge for a single-family residence in effect at the time of payment.
4. All single-family residences and ADUs on a single tax parcel must pay all other charges (e.g., local facility charges) for a single-family residence in effect at the time of payment.
5. The ADU(s) on a tax parcel with a single-family residence shall fully comply with the ADU regulations and requirements as adopted and enforced by the land use agency with jurisdiction over such tax parcel.
6. A single tax parcel with a single-family residence and one or more ADUs connected to the District water system shall comply with the District's cross connection control policies before an ADU may be connected to and receive water service from the District water system.
7. If a single tax parcel with multiple structures provided service through one water connection subsequently subdivides or is otherwise segregated into more than one tax parcel, separate new water connections shall be required and paid for, for each structure located on the new, additional, or segregated tax parcel, and the owner of such new, additional, or segregated tax parcel shall be required to pay all District fees, costs, and charges associated with that new service. To continue receiving water service from the District, such a property may be required, in the District's sole discretion, to record an instrument approved by the District against the real property with the County Assessor's office reflecting this requirement.
8. The policies set forth in this resolution shall only apply to real property used for single-family residences. All other real property uses with connections to the District's water system, including multi-family, commercial, industrial, and public-institutional uses are governed by their respective District policies and standards.

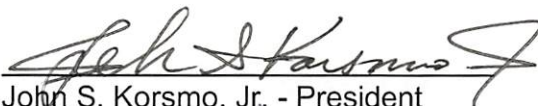
9. All District resolutions, policies, and procedures are hereby superseded, rescinded, and modified to be in accordance with this policy.
10. The provisions of this resolution shall be effective upon the date set forth below.

ADOPTED by the Board of Commissioners of the Lakewood Water District, Pierce County, Washington, at a regular meeting thereof this 21st day of July 2022.

Attest:



District Secretary



John S. Korsmo, Jr. - President



Gregory J. Rediske - Vice President



Gary J. Barton - Secretary