

# HIGHLINE WATER DISTRICT King County, Washington

## RESOLUTION 24-6-25C

### RESOLUTION AMENDING HIGHLINE WATER DISTRICT CODEBOOK (HWDC) TO CREATE AN ACCESSORY DWELLING UNIT (ADU) WATER SERVICE POLICY

**WHEREAS**, by passage of HB 1337 in 2023, the Washington State Legislature created an act to expand housing options by easing barriers to the construction and use of accessory dwelling units (ADU); and,

**WHEREAS**, the ADU Water Service Policy is designed support the Legislature’s intent to ease barriers by maximizing water service flexibility and minimizing encumbrances for property owners who desire to create ADUs; and,

**WHEREAS**, District staff presented the Board of Commissioners a draft ADU Water Service Policy on May 28, 2024, and recommend approval of this resolution.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Board of Commissioners authorizes the Accessory Dwelling Unit (ADU) Water Service policy (**Attachment #1** incorporated herein).
2. The General Manager or designee is authorized and directed to incorporate the policy in the applicable section of the Highline Water District Codebook (HWDC).

**ADOPTED BY THE BOARD OF COMMISSIONERS** of Highline Water District, King County, Washington, at an open public meeting held this **25th** day of **June 2024**.

### BOARD OF COMMISSIONERS

DocuSigned by:  
  
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**Kathleen Quong-Vermeire**, President

DocuSigned by:  
  
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**Vince Koester**, Secretary

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**Polly Daigle**, Commissioner

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**Todd Fultz**, Commissioner

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**Daniel Johnson**, Commissioner

## ACCESSORY DWELLING UNITS

An Accessory Dwelling Unit (ADU) is a small, self-contained residential unit located on the same lot as an existing single-family home. ADUs have all basic facilities needed for day-to-day living independent of the main home, such as a kitchen, sleeping area, and a bathroom. ADUs are classified as two types:

- Attached Accessory Dwelling Units (AADU) where the ADU is attached internally (like converted basement or attic) or via an addition to the existing single-family structure; or
- Detached Accessory Dwelling Units (DADU) where the ADU is a separate structure on the lot (including detached garages with living spaces).

### MINIMUM WATER METER SIZE

The minimum meter size for a single-family property with an ADU shall be ¾-inch. If the structure is required to be equipped with a residential fire sprinkler system, the minimum meter size shall be 1-inch for the protected structure. Water demands may warrant meter sizes greater than the minimum and should be requested by the Applicant or Designer when applying for a Certificate of Water Availability.

### COMMON METER POLICY

The District allows the existing single-family home and up to two (2) ADUs [may be either: two (2) AADU; or two (2) DADU; or one (1) AADU and one (1) DADU] to be connected to a common meter provided it is adequately sized for the total water demand for the entire property. If the existing meter is insufficient to support all water demands of the property, the meter will require upsizing and/or the installation of a separate water meter to each structure.

### SEPARATE METER POLICY

Properties with ADUs in excess of the number allowed under the Common Meter Policy will require a separate meter to each structure. In the event the single-family home and/or ADU(s) are converted into a condominium or other type of independent ownership separate from the principal unit, a separate meter is required for each structure. Applicants who intend to sell an ADU unit independently are encouraged to request a separate meter for each ADU at the time of the ADU construction or conversion.

### CONNECTION CHARGES

If the existing meter size is sufficient to serve the total water demands of the property under the Common Meter Policy, no additional connection charges are required. If the existing meter requires upsizing or the property requires a new service/meter, applicable installation and connection charges will apply.

Exceptions to connection charge policy may be allowed if the structure(s) served by an individual meter meets the eligibility requirements specified in the ERU Reduction Policy for Residential Fire Sprinkler Systems (REF 416).

**Agenda Item No.:** 5.3  
**Agenda Date:** 06/25/24  
**Reviewed By:** JSD

**Subject:** Resolution amending the Highline Water District Code (HWDC) to create an Accessory Dwelling Unit (ADU) Water Service Policy

CATEGORY		FINANCIAL			
<i>Executive</i>	<input type="checkbox"/>	<i>Expenditures?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<i>Administrative</i>	<input checked="" type="checkbox"/>	<i>Budgeted?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<i>Engineering/Operations</i>	<input type="checkbox"/>	<i>Not-to Exceed</i>			
		<i>Amount: \$ _____</i>			

**Attachments:**

1. Resolution 24-6-25C

**COMMENTS:**

By passage of HB 1337 in 2023, the Washington State Legislature created an act to expand housing options by easing barriers to the construction and use of accessory dwelling units (ADU). The ADU Water Service Policy is designed support the Legislature’s intent to ease barriers by maximizing water service flexibility and minimizing encumbrances for property owners who desire to create ADUs.

District staff presented the Board of Commissioners a draft ADU Water Service Policy on May 28, 2024, and recommend approval of this resolution.