

EXHIBIT A

**ACCESSORY DWELLING UNIT (ADU) POLICY &  
TECHNICAL REQUIREMENTS  
OLYMPIC VIEW WATER AND SEWER DISTRICT**

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### 1. INTRODUCTION

Accessory Dwelling Units (ADUs) offer a way to include smaller, affordable homes in established neighborhoods. These give homeowners the flexibility to share independent living areas with family members and others while maintaining privacy, including but not limited to, allowing seniors to age in place as they require more care, help extended families to be near one another, and providing rental income. ADUs help to address housing shortages by increasing supply in single family neighborhoods and provide an affordable place to rent. The benefits that ADU's offer have made them increasingly more popular.

It is the purpose of this Accessory Dwelling Unit (ADU) Policy and Technical Requirements document to formally address ADU fees and charges and to provide additional technical requirements for these dwellings as they pertain to water and sewer improvements. To the extent the requirements contained in this Policy and Technical Requirements differ from or conflict with the District Standards and Details, this document shall control.

An ADU in Olympic View Water & Sewer District (District) must be lawful and permitted through the agency having land use permitting authority (City of Edmonds, Town of Woodway, or Snohomish County). It is not the purpose of this policy to regulate land use that is within the authority of other local jurisdictions but rather to provide rules and regulations that are limited to the jurisdictional authority provided to Water and Sewer Districts pursuant to Chapter 57.08 RCW. This policy and the rules and regulations contained herein should be read within that context.

### 2. DEFINITIONS

Accessory Dwelling Unit (ADU) - An ADU is defined as an accessory dwelling unit that is either attached to the primary single-family dwelling unit (AADU) or is a detached accessory dwelling unit (DADU) that is located on the same residential parcel as the primary residence. An ADU is a habitable living unit single-family dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation.

Attached Accessory Dwelling Unit (AADU) – An AADU is an ADU that is physically attached to the primary single-family dwelling unit.

Detached Accessory Dwelling Unit (DADU) – A DADU is an ADU that consists partly or entirely of a building that is separate and physically detached from the primary single-family dwelling unit. Examples would include, but not be limited to tiny houses, backyard cottages, or converted outbuildings.

Equivalent Residential Unit (ERU) - The term used for the typical amount of water a single-family residence uses over the course of a day.

Single-Family Dwelling Unit – A detached single-family structure containing one dwelling unit, commonly known as a house.

### **3. WATER SERVICES, METERS AND METER FEES**

DADUs –

DADUs must be served by a separate service line and meter from the District's main. Meter fees will be assessed per the District's current meter rates. Water services and meters to DADUs shall be installed in accordance with the Districts Standard Details.

AADUs -

AADUs must be served by a separate service line and meter from the District's main. Meter fees will be assessed per the District's current meter rates. Water services and meters to AADUs shall be installed in accordance with the Districts Standard Details.

### **4. SIDE SEWER SERVICES**

Private side sewers and side sewer services shall be installed and inspected in accordance with the Districts Standard Details. The minimum slope for all side sewers is 2%. Additional permit and inspection charges may apply.

DADUs –

The private side sewer service for the DADU may be connected to the existing primary residence side sewer line on private property as long as the pipe size is 6" at the tie-in and is approved by the District. The existing pipe if not 6", must be upsized to 6" where the tie-in connection will be, and additional permit and inspection charges may apply. The DADU side sewer service must not connect or encroach into the internal plumbing of the existing primary residence.

AADUs –

The private side sewer service for the AADUs may be connected to the existing primary residence side sewer line on private property as long as the pipe size is 6" at the tie-in and is approved by the District. The existing pipe if not 6", must be upsized to 6" where the tie-in connection will be, and additional permit and inspection charges may apply. The AADU side sewer service must not connect or encroach into the internal plumbing of the existing primary residence.

### **5. CONNECTION CHARGES**

The below charges apply to water and sewer services separately, as applicable. Connection Charges are due at time of meter purchase and/or meter upsize.

DADUS –

DADUs at or under 800 square feet will be assessed an additional General Facility Charge (GFC) that is based on 0.75 Equivalent Residential Units (ERU) for both water and sewer

where applicable. DADUs over 800 square feet will be assessed an additional GFC that is based on 1.0 of an ERU for both water and sewer where applicable.

AADUs -

AADUs at or under 800 square feet will be assessed an additional General Facility Charge (GFC) that is based on 0.75 Equivalent Residential Units (ERU) for both water and sewer where applicable. AADUs over 800 square feet will be assessed an additional GFC that is based on 1.0 of an ERU for both water and sewer where applicable.

## **6. BILLING PROCESSES**

DADUs-

Billing will begin for a DADU when the meter has been dropped. If the property is sewer only, billing will begin after inspection of the sewer connection.

AADUs-

Billing will begin for an AADU when the meter has been dropped. If the property is sewer only, billing will begin after inspection of the sewer connection.

## **7. PROPERTY SALES/SUBDIVISION AND/OR REDEVELOPMENT**

When the District is notified of the sale of a property, staff will check with Snohomish County to verify if there are classifications for ADUs or multiple homes on the property and to see if permits were obtained for any additions to the property. Staff will also check the seller's listing to verify if an ADU was listed. If an ADU is discovered on the property, additional connection charges and other fees may be applied, as determined by the District.

ADUs may not be subdivided or otherwise segregated in ownership from the primary residential structure without contacting the local land use authority. Subdivision will incur additional connection charges and other fees, as determined by the District.

Irrespective of the detached structure building type, the property owner is required to enter into an agreement titled: Agreement for Additional Water and/or Sewer Service Connections upon Property Subdivision. This agreement will be recorded with Snohomish County as a covenant attached to the property with the recording fee paid by the property owner.