

From: [Plancom](#)
To: [Rachael Markle](#); [Steve Szafran](#); [Easton Craft](#); [David Maul](#); [William Montero](#); [Paul Cohen](#); [Jack Malek](#); [Laura Mork - Planning Commission](#); [Miranda Redinger](#); [Julie Ainsworth-Taylor](#); [Donna Moss](#); [Carla Hoekzema](#)
Subject: FW: [EXTERNAL] Study item 6a
Date: Thursday, March 29, 2018 4:03:26 PM
Attachments: [image001.png](#)

From: Diane Pottinger[SMTP:DIANEP@NORTHCITYWATER.ORG]
Sent: Thursday, March 29, 2018 4:03:18 PM
To: Plancom
Subject: [EXTERNAL] Study item 6a
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Commissioners –

The Developer should be made aware that they will have to bring the water system up to current standards in order to be giving a Certificate of Water Availability prior to constructing a Community Residential Facility. These facilities will be classified as commercial facilities which have a minimum fire flow requirement of 3,500 gpm compared to a single family residential fire flow requirements of 1,000 gpm. Depending on where they are located, they may have to install a larger water main in order to meet this increase fire flow requirement. It can be expensive to upgrade the water system. However, the District provides an option which allows the Community Residential Facility developer or any other developer who has undersized water mains, to enter into a latecomer agreement. The costs can then be shared with future developers who benefit from the water system upgrade. The District's latecomer agreements are for 15 years.

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