



1415 Freeway Drive
Mount Vernon, WA 98273-2429

Tel: (360) 424-7104

www.SkagitPUD.org

Exhibit "31"

November 29, 2022

Brian Gentry, Manager
Gages Crossing, LLC
504 E. Fairhaven Ave
Burlington, WA 98233

**RE: 957 S. Pine Street, P133596, P133597, P72178, P72179, P72181, P72180, P62772 & P72175
Single Family Townhome Residences (89-lot subdivision)
Water Availability**

Dear Mr. Gentry:

In response to your request, Skagit Public Utility District (PUD) has reviewed the above location for water availability and offers the following comments:

- The PUD presently owns and operates a 4-inch diameter water pipeline on S. Pine Street fronting the above-referenced property.
- In order to serve the above-referenced property with water, a waterline extension is required through the property. Costs related to the design and construction of waterline extensions are the responsibility of the customer. If desired, please contact me for additional information and requirements related to waterline extensions.
- Line extensions through private property require the granting of a twenty-foot wide utility easement to the PUD for operation, maintenance, and replacement purposes. The standard format for a utility easement is available upon request.
- The PUD has sufficient supply to furnish domestic water to the property. The PUD's ability to supply water in excess of domestic use for fire flow demand is dependent on a hydraulic analysis of the water system related to your proposed project, as well as the extent of the project's anticipated needs. Upsizing of existing PUD waterlines may be necessary to meet fire flow requirements, and costs related to the design and construction of waterline upsizing are the responsibility of the customer.
- Upon PUD acceptance of the completed waterline extension, receipt of the necessary application information, fees, easement, permit, site and billing address, and parcel number, a domestic metered water services to each of the anticipated 89 townhomes can be obtained in accordance with the PUD's Water Policy Manual. PUD's fees can be found in Appendix A of the Water Policy Manual, which can be viewed at the PUD office or online at <http://www.skagitpud.org/resources/document-repository/water-policy-manual/>.
- Upon request and receipt of sufficient information related to the project, the PUD can provide an estimate of water service fees and specific requirements at the above-referenced property.

- Upon request, the PUD can provide an estimate of the pressure in the existing waterline. Normal pressure is between 40 and 80 pounds per square inch.

The comments in this letter are based on information available at the time of writing. Modification to the water system or policy changes can make the information provided herein outdated. A re-evaluation of the comments is necessary one year after the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael E. Demers", with a long horizontal flourish extending to the right.

Michael E. Demers
Engineering Technician

MED:sp