

Memorandum

To: Planning Commission
From: Pete Sullivan, Senior Planner, 556-2406
Date: July 15, 2011
Subject: **Study Session, Capital Facilities and Utilities Elements - 2010/2011 Comprehensive Plan Update (L100259)**

PURPOSE

Enclosed materials are provided for Planning Commission review in advance of the July 20, 2011, public hearing and study session regarding amendments to the Capital Facilities and Utilities Elements. An issues matrix is also attached, reflecting the Commission's feedback related to the Capital Facilities Element.

Also attached is a separate memo to the Planning Commission concerning alternative implementation strategies for implementing the undergrounding requirement for utility distribution lines. The memo includes current Comprehensive Plan and Zoning Code requirements, three conceptual alternative for implementation, and a preliminary preferred recommendation for further evaluation from the Technical Committee. Staff asks the Planning Commission to hold a targeted discussion on alternative implementation concepts as part of the July 20 meeting.

BACKGROUND

The Planning Commission held its initial study session related to the Capital Facilities and Utilities elements on July 13. Amendments and Technical Committee Report were distributed as part of the July 1 packet.

MEETING PREPARATION

Please review the attached issue matrix and memo related to Utility undergrounding. The Commission identified six discussion issues related to the Capital Facilities Element and may be able to resolve all six during the July 20 meeting. Also, the Commission indicated during its July 13 meeting that it intends to focus on identifying discussion issues related to the Utilities Element on July 20.

Commissioners are encouraged to e-mail known discussion issues to staff prior to July 20, to gain a head-start on the process of issue identification, especially related to Utilities element.

Receiving this information ahead of time is appreciated, as it will allow more in-meeting time for discussion, and review of the utility undergrounding alternatives. Staff's notes currently show one preliminary issue related to the Utilities Element has been identified, having to do with harvesting grey water, use of composting toilets, and 'on-site waste management,' as related to policies UT-29, UT-33 and NEW 8.

REVIEW SCHEDULE

The Planning Commission's review schedule is as follows:

- Public hearing and study session:July 20
(including discussion of utility undergrounding)
- Study SessionJuly 27
(if needed)
- Report Approval.....August 17

QUESTIONS

Please contact Pete Sullivan at (425) 556-2406, ppsullivan@redmond.gov with questions and for additional information.

ATTACHMENTS

- Issue matrix, Capital Facilities and Utilities Elements
- Memo to Planning Commission: *Alternative strategies for implementing undergrounding requirement for utility distribution lines*