

Memorandum

To: Planning Commission

From: Jeff Churchill, AICP, Senior Planner, 425-556-2492

Date: November 28, 2012

Subject: **Redmond General Sewer Plan Amendment for Rose Hill Heights South**

INTRODUCTION/BACKGROUND

On November 14, 2012 the Planning Commission began review and discussion of the Rose Hill Heights South proposed amendment to the Redmond General Sewer Plan. Commissioners asked clarifying questions and identified a number of issues for discussion at the November 28, 2012 public hearing and study session.

FOLLOW-UP TO NOVEMBER 14 STUDY SESSION

The November 14, 2012 study session focused on a number of this proposal's technical elements. As requested, staff has provided responses to the statements from the applicant's November 13, 2012 letter in the enclosed issues matrix.

At the same time, staff views the policy dimension of this proposal raises as equally important. The Technical Committee Report identifies UT-27 through UT-30 as the core of Redmond's wastewater service policies. The overall purpose of these policies is to ensure a safe, efficient, and reliable service for all of Redmond's current and future customers, over the long term. Redmond staff is concerned that the applicant's proposal is not in the best long-term interest of future homeowners or the neighborhood. Even if it is technically possible to thread a shallow sewer extension between the street surface and two existing water lines, the long-term ramifications of this are concerning:

- The line would be at higher risk of damage or breakage because of limited cover
- Gravity service would be challenging at the front of the property because of shallow depth
- Water lines would be at higher risk of contamination because of their location under the sewer line

Redmond cares about these long-term ramifications because it (or Kirkland) would own and be responsible for the proposed shallow connection, and because homeowners who have any trouble with gravity service or other issues will come to the City looking for answers. Redmond's wastewater service policies, the plan that stems from those policies, and design standards that implement the plan, are meant to avoid these scenarios. The design standards do provide for

some flexibility in order to accommodate situations where no other alternative exists, but this is not one of those situations. Here, following the existing sewer plan for this subarea avoids these issues and is consistent with Redmond’s wastewater service policies.

PREPARATION FOR PUBLIC HEARING AND STUDY SESSION

Please review the enclosed issues matrix and written testimony provided by the applicant. The applicant’s testimony is available at www.redmond.gov/PlanningCommission by clicking on “Topics Under Review”. If you would like a hard copy, please let staff know as soon as possible; there are 276 pages of testimony.

Please consider all information regarding this proposal in light of Redmond’s wastewater service policies (UT-27 to UT-30), which are printed on page 11 of the Technical Committee Report, distributed on November 14, 2012. The key question for the Planning Commission to consider is: is the proposal consistent with these policies?

To help staff prepare, please send questions or discussion issues to staff in advance of the meeting.

REVIEW SCHEDULE

A public hearing and subsequent study session are scheduled for November 28, 2012. Staff anticipates that the Commission will make a recommendation on this proposal at the Commission’s December 5, 2012 meeting. Council review and action would follow in the first quarter of 2013.

ENCLOSURES

Issues Matrix for November 28, 2012

Written Testimony (available at www.redmond.gov/PlanningCommission, then click on “Topics Under Review”)

Please contact Jeff Churchill (jchurchill@redmond.gov) with questions or concerns.