

Rich West
24906 N.E. 80th St.
Redmond, Wa. 98053

Re: Redmond General Sewer Plan Amendment: Rose Hill Heights South

Dear Members Of The Redmond Planning Commission;

I reside at the above address and own the property located at 7050 -132nd Ave N.E. in Redmond, adjacent to and on the south side of, the applicant's property for the above referenced proposal. Please include this letter as part of the record for the hearing that was held on 11-28-12 regarding the subject proposal.

This proposal seems logical to me since the City of Kirkland's sewer line on 132nd Ave N.E. already exists south, but not north of the X shown on the proposal site plan. The City of Redmond's current plan is to construct a new sewer line, originating well north of the proposed area and continuing south beyond the X on the site plan. From the X on the site plan south within the proposed area this sewer line would be adjacent to and parallel with the existing City of Kirkland's sewer line. The City of Kirkland's existing sewer line is capable of servicing these properties. To extend the City of Redmond's sewer line south of the X on the site plan into the proposed area is an unnecessary wasteful redundancy, especially considering the environmentally sensitive and economically challenged times in which we live. Construction of a new sewer line would produce more actual sewer line, duplicating what is already there. It would also cause greater disruption, than simply connecting to the City of Kirkland's existing line, to the street, sidewalks, soils, traffic, underground utilities, etc.,. In the end the cost, for the unnecessary sewer line, would be passed on to an already financially challenged consumer.

The City of Redmond's Staff suggested that these side sewer connections might not meet standard for the minimum distance required between the water and sewer lines. Although the as-built drawings for the existing water and sewer lines indicate they would meet standard, they advised you not to rely on the as-built drawings. Short of having specific physical evidence to the contrary, the as-built drawings created at the time by those involved, would necessarily have to be deemed more reliable than second hand speculation many years later. For your purposes of discussion, to assume the as-built drawings are wrong and then render a decision would be inadequate. If they're wrong, maybe there is even more tolerance than required by standard. Furthermore, as-built drawings are intended as future reliable resources. At the time of installation of the side sewer connecting lines, if standard cannot be met construction could be halted. This is not an unreasonable risk since there is no actual known reason to doubt the as-built drawings. However, digging test holes in advance would be another way to make these determinations. The City of Redmond's Staff concern about the unlikely event of a side sewer line leak possibly posing a threat to the existing water line, should not automatically disqualify this proposal. That would be giving undo consideration to the exception not the norm. Care must be taken during construction not to disturb existing utilities and installation of side sewers would be inspected to ensure that future sewer line leaks do not occur. Furthermore, any contaminates

would have to penetrate the seal of the existing water line. If that were possible the existing water line potentially already would be contaminated due to ground water, oil from the road above, storm sewer, drainage from on site septic systems in the area, etc. One would have to accept the unlikely scenario of simultaneous failure of all of these systems in order for these sewer line connections to be a threat to the potable water supply. Precaution shouldn't preclude approval of this proposal.

It is unjustified to withhold connection to the City of Kirkland's sewer line by the property owners south of the X on the site plan, to pressure them to front or participate in the extension of the City of Redmond's sewer line, which they don't need, but would also service properties to the north of the X on the site plan who do need it. Nor does it guaranty the future participation, by the property owners south of the X on the site plan, in the extension of the City of Redmond's sewer line. Respectively, it is an unwarranted penalty to expect the southern property owners to front the expense and bare the burden of supplying sewer to the northern properties and then hope for some late comers reimbursement by northern property owners should they connect before the right of reimbursement expires in ten years. The northern property owners are not harmed by the southern owners connecting to the City of Kirkland's sewer. It does not prevent the northern property owners from extending the City of Redmond's sewer line and it does not increase the costs disproportionately (although that isn't the southern property owner's responsibility) since the cost for extending the sewer line is calculated by the lineal foot. It may well be more favorable for the southern property owners to build one, more expensive house per lot, using on site septic treatment, than to extend the City of Redmond's sewer line and build three less expensive houses. An example of building a more expensive house to sell in this area exists a few blocks away, at 12448 - N.E.72St. in Kirkland. A builder purchased a single lot in 2010 and within seven months built a house and sold it for \$805,000. For these reasons, it would be short sighted to rely on the southern property owners to front or participate in the future extension of the City of Redmond's sewer line. The property owners who's properties are south of the X on the site plan, that can be serviced by the City of Kirkland's existing sewer line, should not be required to provide or participate in providing sewer to the properties, that based on their proximity cannot be serviced by the City of Kirkland's sewer line (properties north of the X on the site plan).

This proposal would permanently resolve the sewer situation for about half of the properties along 132nd Ave N.E. If it were the City of Redmond's responsibility to provide sewer to this area, considering cost, risk and return on investment, they might view this more efficient proposal preferable to the current plan. As City Planners, I would think you would view this proposal more favorably than the existing plan since it readily stimulates private investment in the improvement to a declining area where the existing plan has no such effect for the foreseeable future.

The point I really want to stress is what is being proposed already exists. Two houses on 1342nd Ave N.E., south of the X on the site plan of the proposed area, are already connected to the City of Kirkland's sewer line in the same way that is being proposed. One of the home owners provided testimony at the hearing on 11-28-12. This provides strong evidence that the as-built drawings may well be accurate. However, more importantly, it proves that physical connection to and use of the City of Kirkland's existing sewer line is possible without disruption or contamination of the water line.

I encourage you to give this proposal serious consideration based on actual documented information provided, opposed to hypothetical situations that may not ever exist.

Thank you for your attention to this matter.

Sincerely

A handwritten signature in cursive script that reads "Rich West". The signature is written in dark ink and is positioned to the right of the word "Sincerely".

Rich West