

December 5, 2012  
Johanna Palmer  
On behalf of Carolyn DeYoung  
7324 132<sup>nd</sup> Ave NE  
Kirkland, WA 98033

City of Redmond  
Planning Commission  
Re: General Sewer Plan Map Amendment

Honorable Commission Members,

Please remember you are deciding on a change to a public comprehensive plan that involved many people over a long period of time. The purpose of the Comprehensive Plan is to provide a blueprint that is consistent and predictable for all. Making exceptions for single requests is not planning, it is being reactive.


I have estimated cost per future residence of "Option One", current sewer plan, is about \$15,000. This calculation assumes most of the half acre parcels will be built at the R6 zoning and includes 5 un-served parcels on NE 75<sup>th</sup> that could benefit from the Redmond sewer extension. I estimated 36 current or future homes and used the applicant's estimate of \$534,000. This is a reasonable cost given the service that the sewer would provide to the area.

Please keep in mind that all of the property owners that would be served by the proposed amendment would also be served by the existing plan.

Additionally, the possible danger to public health is a concern. Sewer pipes frequently leak, even when working flawlessly. To have a few homes served by sewers that could endanger the clean drinking water of thousands (both an 8" and a 24" water mains) seems to be penny-wise and pound-foolish. According to the applicant's own engineering report (dated May 4, 2009) the side sewers would only have 2 to 3.5 feet of cover at the property line instead of the standard 6 feet. This will leave the pipes more vulnerable to damage from future construction, tree roots, and natural disasters. Planting holes for landscaping frequently are deeper than two feet.

Every standard for sewer and water line construction I have researched said sewer lines are to be below water lines unless there is *no other choice*. There is another choice here, and that is to not make a change to the Comprehensive Plan and extend the Redmond sewer line.

Respectfully,



Johanna Palmer  
12911 NE 128<sup>th</sup> Pl  
Kirkland WA 98034