



TO: Mayor Marchione and City Council

FROM: Rob Odle, Director, Planning and Community Development, 425-556-2417
Tim Fuller, Director, Public Works, 425-556-2733
Colleen Kelly, Assistant Director, Community Planning, 425-556-2423
Lori Peckol, AICP, Policy Planning Manager, 425-556-2411
Scott Thomasson, Utility Engineering Manager, 425-556-2829
Jeff Churchill, AICP, Senior Planner, 425-556-2492

DATE: January 15, 2013

SUBJECT: STAFF REPORT: GENERAL SEWER PLAN AMENDMENT FOR ROSE HILL HEIGHTS SOUTH SUBAREA

The purpose of this staff report is to brief the City Council on a requested amendment to the General Sewer Plan in advance of a study session on this topic scheduled for January 22, 2013.

As part of the staff report, staff will ask if there are particular issues or questions that Council members would like to discuss at the study session.

BACKGROUND

Redmond's General Sewer Plan ensures that as Redmond grows, Redmond is served by a safe and efficient sewer system that is linked to regional wastewater systems. The General Sewer Plan describes existing facilities and needed system expansions and upgrades to serve projected growth over the next 20 years. The General Sewer Plan was last adopted in 2009.

Emerald Commercial II, LLC, represented by Yuval Sofer, proposes to amend a General Sewer Plan map for the Redmond-Kirkland Road Basin along 132nd Avenue NE. The Sewer Plan currently calls for the extension of a Redmond sewer main from the 13300 block of NE 75th Street west to the intersection with 132nd Avenue NE and then south along 132nd Avenue NE to NE 70th Street. The applicant proposes to amend the plan such that the planned extension would end just north of two parcels that the applicant owns in the 7300 block of 132nd Avenue NE. Properties from there south would instead connect to a City of Kirkland sewer main in 132nd Avenue NE. This would require that the Redmond and Kirkland City Councils establish an interlocal agreement that governs use of the Kirkland sewer main by Redmond property owners.

A map showing the proposed amendment can be found in the Planning Commission Report distributed to Council members on January 11, 2013. The report is also available to the public online by visiting www.redmond.gov/PlanningCommission and then selecting "Topics Under Review" at left.

PLANNING COMMISSION REVIEW AND RECOMMENDATION

The Planning Commission studied the proposed amendment during November and December 2012. On December 5, 2012, Commissioners voted 6-1 to recommend that the proposal not be adopted. Before making its recommendation, the Planning Commission held a public hearing at which six people testified orally and 14 people submitted written testimony. The testimony is included as part of the Planning Commission Report. The Commission's rationale for its recommendation is detailed in its report; in summary the Commission focused on:

- Consistency with Comprehensive Plan policy,
- Setting precedent and past precedent,
- Utility systems integrity and
- Fairness to current and future property owners and residents.

COUNCIL REVIEW SCHEDULE

The City Council is scheduled to review this proposal at its January 22, 2013, study session. To help make the best use of Council's time, staff requests that Council members identify in advance particular questions or issues that Council members wish to discuss at the study session. Council members are invited to share those with staff at the January 15, 2013, meeting during the staff report, or any time prior to the study session.

Staff will bring the proposal forward for action after the Council has had an opportunity to study it.