Memorandum

To: Planning Commission

From: Pete Sullivan, Senior Planner, 556-2406

Date: July 1, 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 13, 2011, initial study session regarding amendments to the Capital Facilities and Utilities Elements. These elements are being updated as part of the 2010-2011 periodic review of Redmond's Comprehensive Plan. Staff-recommended amendments to both elements are attached, as well as a single Technical Committee Report covering both elements.

BACKGROUND

Redmond is updating its Comprehensive Plan in response to City policies and Washington State Growth Management Act (GMA) requirements for periodic plan review.

MEETING PREPARATION

Please review the Technical Committee Report and recommended amendments to both elements, and identify any discussion topics, questions and comments in advance of the July 13 meeting. As you review the recommended amendments, please consider whether the updates adequately:

- Reflect Redmond's principles for sustainability, as contained in the report on the Livable Redmond event
- Reflect changes to the Growth Management Act and regional plans since the last update in 2004
- Reflect a planning horizon of 2030
- Reflect Planning Commission's direction on concepts during the summer 2010
- Reflect work completed, changes in conditions or City Council direction since the last update in 2004

In addition to the Planning Commission's overall review of proposed amendments, staff will ask the Planning Commission to hold a <u>targeted discussion on the topic of utility undergrounding as part of its July 20 meeting</u>. Policy UT-15 in the Utilities Element speaks to undergrounding existing utility distribution lines and identifies three means to implement the policy: 1) requiring undergrounding of utility distribution lines as a condition of development, 2) undergrounding utility lines or providing for future undergrounding as street projects occur, or 3) funding undergrounding through a capital improvement program or local improvement district.

In response to a request from City Council, staff is reviewing additional alternatives for implementing this policy, which will be presented in a separate memo to the Planning Commission in the July 15 packet. Staff requests Planning Commission consideration and recommendation on this topic as part of review and recommendation of the Utilities Element.

REVIEW SCHEDULE

The Planning Commission's upcoming review schedule for this item is as follows:

- ➤ Initial study session.....July 13
- ➤ Public hearing and study session:July 20 (including discussion of utility undergrounding)
- > Study Session......July 27 (if needed)
- Report Approval......August 17

QUESTIONS

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

ATTACHMENTS

- A) Technical Committee Report Capital Facilities and Utilities Elements
- B) Capital Facilities Element Staff-recommended amendments
- C) Utilities Element Staff-recommended amendments