

## Comprehensive Plan Policy Development – Utilities Element

Planning Commission policy review occurred on 10/8/14, 10/22/14 and 1/28/15, and Environmental Services Commission review occurred in 2013.

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
1	Section	<b>City-Managed Utilities - General Utility System</b>			
2	UT-2	<i>Manage utility systems effectively in order to provide reliable, quality service.</i>	The Utility uses metrics including <i>reliable</i> and <i>quality</i> to measure service. Adding <i>sustainable</i> to the list reflects the Utilities broader, evolving mission captured in its system plan.	<i>Manage utility systems effectively in order to provide reliable, <u>sustainable</u>, quality service.</i>	Concur
3	UT-X1	NEW	There are currently no policies about asset management in the Comp Plan.  Proposed language recognizes the risk management element of utility infrastructure asset management.	<u><i>Build and manage city-owned utility infrastructure assets to reduce the likelihood of risks to public safety, property and environment, and business/social disruption due to asset failure.</i></u>	Move to follow UT-2.  <u><i>Build and manage city-owned utility infrastructure assets to reduce the likelihood of risks to public safety, property and environment, and <del>business/social</del> disruption due to asset failure.</i></u>
4	UT-1	<i>Utilize design and construction standards which are environmentally sensitive, safe, cost-effective, and appropriate.</i>		No change	The Commission asked to change utilize to use throughout the plan. Staff recommends also change which in this and similar cases. <u><i>Use-Utilize design and construction standards <del>that</del> <del>which</del> are environmentally sensitive, safe, cost-effective, and appropriate.</i></u>
5	UT-X2	NEW	Introduces a concept for the city’s fiber optic network, encouraging public/private partnerships and establishing key facilities for co-location to minimize disruption and facilitate service delivery and competition.	<u><i>Encourage public-private partnerships to take advantage of the city’s fiber optic network to facilitate service delivery and competition for broadband deployment throughout the city.</i></u>	Consider adding “innovative”.  <u><i>Encourage public-private partnerships to take advantage of the city’s fiber optic network to facilitate <u>innovation</u>, service delivery and competition for broadband deployment throughout the city.</i></u>

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6	UT-X3	NEW	To add policy in support of new and emerging technologies that would benefit city-managed utility service delivery.	<u>Support new and emerging information and telecommunications technologies that would benefit city-managed utility service delivery by being sustainable, appropriate and viable.</u>	<del>Support</del> <u>Encourage new and cost-effective emerging information and telecommunications technologies that would benefit city-managed utility users and improve utility service and efficient water and energy use service delivery by being sustainable, appropriate and viable.</u>
7	UT-3	Ensure that the location, type, and size of all public facilities is determined and/or approved by the city.		No change	Concur
8	UT-4	Base the extension and sizing of system components on the land use plan of the area. System capacity will not determine land use.		No change	Concur
9	UT-5	Design, construct, and maintain facilities to minimize their impact on surrounding neighborhoods.		No change	Concur
10	UT-6	Encourage the joint use of public facilities. <i>Discussion: The development of a storm and surface water detention area as passive recreation in a public park is an example of such joint use.</i>	Updating the terminology reflects current practice.	<u>Encourage the joint use of public facilities such as the development of a storm and surface water detention area as passive recreation.</u>	Concur
11	UT-X4	NEW	There are currently no policies about using an asset management approach for utility infrastructure in the Comp Plan. Proposal would add general language about support for comprehensive asset management approach as a best practice to efficiently and equitably serve utility customers.	<u>Emphasize cost effective management of city utility systems over their lifetime, including planning for their renewal and replacement, balancing risk, and maintaining desired service levels. Forecast future capital and maintenance costs and manage rates so that customer rate revenue funds the cost of ownership equitably across generations.</u>	Concur
12	UT-X5	NEW	Education is a key part of Utility's mission and links to conservation efforts with existing technology so it should link to emerging policy too.	<u>Educate utility providers, consumers and the community about the benefits of emerging technologies.</u>	<u>Educate and inform utility providers, consumers and the community about the costs and benefits of emerging technologies.</u>

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13	UT-X6	NEW	<p>This would provide policy support that long range planning is appropriate and necessary.</p> <p>Alerts plan audience that system plans contain policies and level of service information specific to each utility, in addition to those broad policies stated in the plan.</p> <p>Makes reference to Bellevue Solid Waste planning, since it is appropriate to plan for a future beyond King Co Solid Waste transfer and disposal system.</p>	<p><u>Develop and periodically update functional utility system plans that forecast system capacity and needs for at least a 20 year planning horizon. These functional system plans for water, wastewater, storm water, and solid waste should contain system management and operational policies, levels of service, and policies anticipating far-reaching impacts in the Puget Sound region, including changes to water quality and supply, increased flood risks, and more variability in weather patterns.</u></p>	<p>Move latter portion of policy to narrative discussion.</p> <p><u>Develop and periodically update functional utility system plans that forecast system capacity and needs for at least a 20 year planning horizon. These functional system plans for water, wastewater, storm water, and solid waste should contain system management and operational policies, levels of service, and policies anticipating far-reaching impacts in the Puget Sound region, including changes to water quality and supply, increased flood risks, and more variability in weather patterns.</u></p>
14	UT-X7	NEW	<p>Recommended by the Environmental Services Commission to ensure that LID techniques are considered in infrastructure projects.</p>	<p><u>Consider Low Impact Development principles to minimize impervious surfaces and native vegetation loss on all infrastructure improvement projects.</u></p>	<p>Concur</p>
15	AN-3	Merge into the Utilities Element from defunct Annexation Element.	<p>Continues to provide support to Utility service areas—it is not common knowledge that the stormwater service area moves with city limits.</p>	<p><u>Make the city's <del>public service and</del> utility service areas coincide with the Potential Annexation Area, <del>wherever mutually agreeable.</del></u></p>	<p>Concur</p>
16	AN-6	Merge into the Utilities Element from defunct Annexation Element.	<p>This aligns with AN-2 and AN-3 for service delivery efficiencies.</p>	<p><u>Extend the service area boundaries only if landowners requesting service have begun the annexation process or have made prior agreements with city.</u></p>	<p>Concur</p>
17	AN-8	Merge into the Utilities Element from defunct Annexation Element.	<p>This aligns with AN-2 and AN-3 for service delivery efficiencies.</p>	<p><u>Utilize pre-annexation agreements only if immediate annexation cannot be required or is not reasonable.</u></p>	<p>Concur "Use" instead of "utilize"</p>
18	Section	<b>Intergovernmental Relations and Coordination (change title; consider : "Utility Coordination")</b>			

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
19	UT-7	<i>Extend water and sewer utility service to unserved areas of the utility service area, including extensions into potential annexation areas, if the city's costs are reimbursed and provided that service will be extended only upon annexation to the city, or if extensions are consistent with local and regional land use and utility comprehensive plans.</i>	By their definition, service areas are consistent with local plans.	<i>Extend water and wastewater utility service to unserved areas of the utility service area, including extensions into potential annexation areas, if the city's costs are reimbursed and provided that service will be extended only upon annexation to the city, <del>and if extensions are consistent with local and regional land use and utility comprehensive plans</del></i>	Concur
20	UT-8	<i>Recover all costs, including overhead costs, related to the extension of services, as well as the costs to maintain and operate these systems.</i>	Codified and no longer needed.	Delete	Concur
21	UT-9	<i>Coordinate with other jurisdictions and governmental entities in the planning and implementation of multi-jurisdictional utility facility additions and improvements.</i>		No change	Concur
22	UT-10	<i>Coordinate with the appropriate jurisdictions to ensure that utility facilities that are to be constructed in potential annexation areas are designed and built in accord with City of Bellevue standards.</i>		No change	Concur
23	UT-X8	NEW	Plan is currently silent on inter-agency coordination for emergency preparedness. Response is critical to utility service delivery following an event.	<u><i>Coordinate emergency preparedness and response with local and regional utility partners.</i></u>	Concur
24	Section	<b>Hazardous Waste</b>			

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
25	UT-11	<i>Cooperate with other private and public agencies in the region to manage and control hazardous waste and moderate risk waste, including hazardous household substances.</i>		No change	Add consideration of medical wastes resulting from epidemic treatments. <i>Cooperate with other private and public agencies in the region to manage and control hazardous waste and moderate risk waste, including <u>medical wastes and hazardous household substances</u>.</i>
26	UT-12	<i>Educate the public in the proper handling and disposal of hazardous household waste and on the use of alternative products or practices which result in reducing the use and storage of hazardous materials in homes and businesses.</i> <i>Discussion: Hazardous wastes should be properly disposed of according to procedures and standards set by federal, state, or regional agencies, such as those set forth in the King County-Seattle Local Hazardous Waste Management Plan.</i>		No change	Concur, and move existing discussion text to narrative.
27	UT-13	<i>Provide for the safe and convenient disposal of hazardous household waste through a permanent and conveniently located collection facility for Bellevue residents.</i>		No change	Concur

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28	Section	<b>Solid Waste</b>			
29	UT-14	Promote the recycling of solid waste materials by providing opportunities for convenient recycling and by developing educational materials on recycling, composting, and other waste reduction methods. <i>Discussion: Waste reduction and source separation are the city's preferred strategies for managing solid waste. Materials remaining after effective waste reduction and source separation should be handled in accordance with the King County Solid Waste Plan.</i>		No change	Concur
30	UT-15	Encourage and actively seek an effective regional approach to solid waste management.		No change	Concur
31	UT-16	Utilize the public review process in the selection and approval of sites for any disposal facility. <i>Discussion: In this review, sensitivity to aesthetics, health effects, and environmental conditions should be studied and fully considered.</i>	Rewrite for clarity.	<del>Utilize</del> Use the a public review process in the selection and approval of sites for any disposal facility, to study and consider - <i>Discussion: In this review, sensitivity to aesthetics, health effects, and environmental conditions should be studied and fully considered.</i>	<del>Utilize</del> Use the a public review process in the selection and approval of sites for any disposal facility, to study and consider - <i>Discussion: In this review, sensitivity to aesthetics, health effects, and the environment. al conditions should be studied and fully considered.</i>
32	UT-17	<i>Maintain a cost-effective and responsive solid waste collection system.</i> <i>Discussion: In selecting the elements of a solid waste collection system, all the costs and long term factors such as disposal options, should be considered.</i>	Add a broad policy statement that fully captures the Solid Waste Utility mission. Adding reference to these components and updating the discussion text makes them measurable.	<u>Maintain a safe, cost-effective and responsive solid waste collection system that provides convenient, efficient, environmentally-friendly and unobtrusive components and services. Provide support for contract renewals to examine these components and services with regard to cost and long-term factors such as disposal options.</u>	Consider alternative words for "unobtrusive." Staff suggests adding the word, "visually" to help clarify. <u>Maintain a safe, cost-effective and responsive solid waste collection system that provides convenient, efficient, environmentally-friendly and visually unobtrusive components and services. Provide support for contract renewals to examine these components and services with regard to cost and long term factors such as disposal options.</u>

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33	UT-18	<i>Manage solid waste collection to minimize litter and neighborhood disruption</i>		No change	Concur
34	UT-19	<i>Provide uniform collection service to areas annexed to city as soon as practicable.</i>	Annexation statutes already provide for this.	Delete	Concur
35	Section	<b>Wastewater Utility</b>			
36	UT-X9	NEW	An umbrella policy to direct the city to implement a wastewater system is consistent with implementing the Wastewater Utility Mission for ensuring public health and safety, and protecting the environment.	<u>Provide a reliable wastewater disposal system that ensures public health and safety, and protects the environment.</u>	Concur
37	UT-20	<i>Require sewer connections for all new development, including single family plats, unless otherwise allowed by state or county regulations.</i>	Updates terms.	<i>Require <del>sewer</del> wastewater connections for all new development, including single family plats, unless otherwise allowed by state or county regulations.</i>	Concur
38	UT-21	<i>Allow existing single family homes with septic systems to continue to utilize septic systems, providing there are no health or environmental problems.</i>  <i>Discussion: Homeowners are encouraged to connect to sewer systems where available. If existing septic systems pose health or environmental problems, homeowners should be required to connect to the sewer system if practicable.</i>	Seattle-King County Public Health determines requirements for connection, so clarity is needed around this responsibility. The city enables such connections according to its requirements.	<i>Allow existing single family homes with septic systems to continue to utilize septic systems, provided they remain in compliance with Seattle-King County Public Health requirements. <u>Homeowners are encouraged to connect to wastewater systems where available. If existing septic systems pose health or environmental problems fail to maintain compliance with Seattle-King County Public Health standards and cannot be brought into compliance, homeowners should be required to connect to the <del>sewer</del> wastewater system if practicable.</u></i>	<i>Allow existing single family homes with septic systems to continue to <del>utilize</del> <u>use</u> septic systems, provided they remain in compliance with Seattle-King County Public Health requirements. <u>Homeowners are encouraged to connect to wastewater systems where available. If existing septic systems pose health or environmental problems fail to maintain compliance with Seattle-King County Public Health standards and cannot be brought into compliance, homeowners should be required to connect to the <del>sewer</del> wastewater system if practicable.</u></i>
39	Section	<b>Storm and Surface Water Utility</b>			

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
40	UT-23	<i>Manage the storm and surface water system in Bellevue to maintain a hydrologic balance in order to prevent property damage, protect water quality, provide for the safety and enjoyment of citizens, and preserve and enhance habitat and sensitive areas.</i>	The ESC recommends edits that improved clarity, are consistent with the storm and surface water utility mission, and supports the goals of LID and of watershed-scale stormwater planning.	<u><i>Provide a storm and surface water system that controls damage from storms, protects surface water quality, supports fish and wildlife habitat, and protects the environment.</i></u>	Concur, but add back in safety and enjoyment text: <i>Provide a storm and surface water system that controls damage from storms, protects surface water quality, <u>provides for the safety and enjoyment of citizens</u>, supports fish and wildlife habitat, and protects the environment.</i>
41	UT-22	<i>Participate in regional watershed based efforts with the goals of achieving local watershed health and addressing Endangered Species Act issues, and strive to manage the city's storm and surface water system within a system wide, watershed based context.</i>	<p>ESC recommended edits that separate the participatory and management parts of this policy: Changing 'watershed' to "drainage basin" provides consistency with NPDES permit terminology and avoids confusion.</p> <p>Dropping the word 'city's' would better convey that the storm system is comprised of both public and private elements. The changed words avoid confusion and potential conflicts with the language of the NPDES permit.</p> <p>Watershed-scale stormwater planning supports the goals of LID and Ecology's interest in watershed based analysis</p>	<p><i>Participate in regional watershed based efforts with the goals of achieving local drainage basin health and addressing Endangered Species Act issues, <del>and strive to manage the city's storm and surface water system within a system wide, watershed based context.</del></i></p> <p><u><i>Manage the storm and surface water system within a system wide, watershed based context.</i></u></p>	Concur
42	UT-X10	NEW	Policy language in the Utilities Element should acknowledge that the City has a number of neighborhood plans that reflect unique existing conditions and visions of future development and redevelopment.	<u><i>Design context appropriate stormwater management facilities that reflect the unique character of the neighborhood in which the site is situated.</i></u>	Concur

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43	UT-24	<i>Enforce surface water controls to protect surface water quality. Discussion: Where septic system or underground storage tank removal/replacements pose a risk to surface water quality, include controls and programs to prevent contamination of surface water.</i>	The ESC noted that this policy was originally written for surface water protection from leaking underground storage tanks. Surface water quality is now broadly protected by local, state and federal regulations.	Delete	Concur
44	UT-25	<i>Educate the public on water quality issues.</i>	The ESC noted to update policy language to recognize need for water quality education specifically about low impact development, pollution prevention, aquatic habitat, and public engagement. Encourage coordination with schools as one option to further water quality education.	<u><i>Educate the public about water quality and specifically about low impact development, pollution prevention, aquatic habitat, and public engagement. Encourage coordination with schools as one option to further water quality education.</i></u>	Retain original policy language.
45	UT-X11	NEW	Also consider policy that connects the use of LID with how we manage stormwater.	<i>Encourage the use of low impact development and stormwater best management practices to manage stormwater runoff, which may result in smaller facilities constructed on- and off-site for flow control, conveyance, and water quality.</i>	Concur
46	Section	<b>Water Utility</b>			
47	UT-26	<i>Ensure a cost-effective water supply that meets the needs of the City of Bellevue. Discussion: To accomplish this, the city participates in the Cascade Water Alliance, facilitating the development of a regional water supply system that effectively balances regional water resources and regional East King County water supply needs and provides equitable participation in ownership and management.</i>	Revise this umbrella policy to fully capture water utility mission.	<u><i>Provide a reliable, cost-effective supply of safe, secure, high quality drinking water that meets the community's water needs in an environmentally responsible manner.</i></u>  <i>[Keep Discussion text but place in narrative]</i>	Concur

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48	UT-27	<i>Provide a water supply that meets all federal drinking water quality standards.</i>	Recognizes that there are federal AND state drinking water quality standards.	<i>Provide a water supply that meets all federal <u>and state</u> drinking water quality standards.</i>	Concur
49	UT-28	<i>Provide reliable water service for domestic use, fire flow protection, and emergencies.</i>		No change	Concur
50	UT-29	<i>Promote conservation and the wise and efficient use of the public water supply and discourage the waste of this valuable resource. Discussion: Bellevue will promote the efficient use of the public water supply to customers through education, technical assistance and incentive programs. Programs will be made available to customers locally or through the Cascade Water Alliance when programs are implemented by the Cascade partners throughout the Cascade Water Alliance.</i>	Clarity and reference.	<i>Promote conservation and the wise and efficient use of the public water supply and discourage the waste of this valuable resource. [Keep Discussion text but place in narrative <del>Discussion:</del> Bellevue will promote the efficient use of the public water supply to customers through education, technical assistance and incentive programs. Programs will be made available to customers locally or through the Cascade Water Alliance. <del>when programs are implemented by the Cascade partners throughout the Cascade Water Alliance.]</del></i>	Concur
51	UT-30	<i>Improve the quality and quantity of the water supply of well water users by allowing access to the city water system as contained in the Water Comprehensive functional Plan, and provided that at least the fair share costs are paid by the benefiting parties.</i>	Clarifies updated text reference to functional plan.	<i>Improve the quality and quantity of the water supply of well water users by allowing access to the city water system as contained in the Water <u>System</u> Functional Plan, and provided that at least the fair share costs are paid by the benefiting parties.</i>	Concur
52	UT-31	<i>Serve as a role model for the community in the efficient use of water.</i>		No change	Concur
53	Section	<b>General Non City-Managed Utilities</b>			
54	UT-X12	NEW		<i><u>Coordinate with non-city utility providers to ensure planning for system growth consistent with the city's Comprehensive Plan and growth forecasts.</u></i>	Concur

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55	UT-X13	NEW	Acknowledging support for emerging technologies in specific impact areas reinforces Utility intent to lessen demand on the utility grids.	<u>Support new and emerging information and telecommunications technologies that would benefit utility service delivery by being sustainable, appropriate and viable.</u>	Concur
56	UT-32	<i>Defer to the serving utility the implementation sequence of utility plan components.</i>		No change	Concur
57	UT-33	<i>Coordinate with the appropriate jurisdictions and governmental entities in the planning and implementation of multi-jurisdictional utility facility additions and improvements.</i>		No change	Concur
58	UT-34	<i>Require effective and timely coordination of all public and private utility trenching activities.</i>	ESC recommend expanding this policy to require coordination beyond just trenching, such as for culvert replacements, and utility facility conflict resolution.	<u>Require effective and timely coordination of all public and private utility activities such as trenching and culvert replacements.</u>	<i>Require effective and timely coordination of all public and private utility activities including <del>such as</del> trenching and culvert replacements.</i>
59	UT-X14	NEW	Advance city's objective of increasing internet access.	<u>Encourage widespread, affordable, high-speed internet access, including access to competing telecommunications services and new forms of technology to provide the community with choice and to facilitate innovation.</u>	Concur
60	UT-X15	NEW			Consider adding a policy aspiring to be the most connected. Potential policy wording: <u>Maintain Bellevue's competitive advantage and attraction as a highly connected community.</u>
61	UT-X16	NEW	Cross reference this as appropriate in the Economic Development Element	<u>Assess the coverage and quality of residential and business access to internet and telecommunication services and explore opportunities to enhance service to areas of need.</u>	Concur

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62	UT-X17	NEW	Provide guidance to the permitting process of being supportive of deploying new technology while protecting neighborhood character.	<u>Ensure a permitting process that achieves a balance between encouraging deployment of advanced high-speed telecommunications infrastructure and protecting neighborhood character.</u>	Concur
63	UT-35	<i>For infrastructure projects within street public rights-of-way, assist in the coordination between telecommunications providers to ensure that all interested parties are given the opportunity to install facilities in common trenches.</i>	Helps with policy intent to coordinate undergrounding.	<u>Facilitate coordination between telecommunications providers as a key consideration in city street right of way infrastructure projects to ensure opportunities to install facilities in common trenches.</u>	Concur
64	UT-36	<i>Limit the amount of disturbance to city infrastructure by encouraging co-location of telecommunications conduit in the public right-of-way.</i>			Concur
65	UT-37	<i>Routinely inform telecommunications companies authorized to provide services within Bellevue about the schedules for projects within the city's Capital Investment Program which offer an opportunity to install telecommunications infrastructure during the construction of the city's projects.</i>	Simplify	<u>Inform telecommunications companies authorized to provide services within Bellevue about Capital Investment Program project opportunities to install telecommunications infrastructure.</u>	<u>Inform telecommunications companies authorized to provide services within Bellevue about the schedule for capital Investment Program projects and opportunities to install telecommunications infrastructure.</u>
66	UT-38	<i>Require notification to the city prior to a utility's maintenance or removal of vegetation in city right-of-way.</i>			Concur

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67	UT-39	<i>Require the undergrounding of all new electrical distribution and communication lines except that interim installation of new aerial facilities may be allowed if accompanied by a program to underground through coordination with the city and other utilities. Require the undergrounding of all existing electrical distribution and communication lines where a change in use or intensification of an existing use occurs, unless delayed installation is approved as part of a specific program to coordinate undergrounding of several utilities or in conjunction with an undergrounding program for several sites or when related to street improvements. Interim facilities should be limited to the aerial installation of a new line of 1/2" diameter or less.</i>	Evolving discussion between city utility element and connectivity teams support separating telecommunication facilities from electrical distribution.	<i>Require the undergrounding of all new electrical distribution <del>and communication lines</del> except that interim installation of new aerial facilities may be allowed if accompanied by a program to underground through coordination with the city and other utilities. Require the undergrounding of all existing electrical distribution <del>and communication lines</del> where a change in use or intensification of an existing use occurs, unless delayed installation is approved as part of a specific program to coordinate undergrounding of several utilities or in conjunction with an undergrounding program for several sites or when related to street improvements. <del>Interim facilities should be limited to the aerial installation of a new line of 1/2" diameter or less.</del></i>	Continue to review
68	UT-X18	NEW	Provide additional direction on underground coordination at the time of street projects.	<u><i>Determine, when implementing street projects, whether the relocation of distribution facilities underground is required and if so, the manner of payment: tariff schedule, capital improvement program, or the formation of a local improvement district.</i></u>	<del>Determine, w</del> <u><i>When implementing street projects, determine whether the relocation of distribution facilities underground is required. and If so, determine the manner of payment: tariff schedule, capital improvement program, or the formation of a local improvement district.</i></u>

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69	UT-X19	NEW	<p>Provide policy support for seeking state legislation.</p> <p>Revision proposed to address need to work with a range of entities to address the need to fully fund the mitigation to meet community expectations, while removing language that advocates for lobbying.</p>	<p><u>Advocate for state legislation that provides for funding opportunities that help mitigate the neighborhood impacts of deploying electrical and telecommunications infrastructure.</u></p>	<p>Continue to review. Consider revised language:  <u>Seek opportunities to mitigate the neighborhood impacts of deploying electrical and telecommunications infrastructure through new funding sources.</u></p> <p>New revision confirmed on 1/28/15:  <u>Work with Puget Sound Energy, telecom providers, state regulatory agencies, and other responsible parties to develop funding tools that enable full mitigation of the neighborhood impacts of deploying electrical and telecommunications infrastructure.</u></p>
70			<p>The Urban Design Element contains a number of policies that address design and visual impacts that can be cross-referenced here.</p>	<p><i>[cross reference with Urban Design Element policies that address visual impacts]</i></p>	
71	UT-X20	NEW	<p>Communication lines (telephone and cable) are often located on electrical line poles. However, the electrical line is the determinant for when the lines are undergrounded. Therefore the policy on undergrounding communication lines is proposed to be addressed separate from UT-39. This will support deployment of high-speed internet services and maintain the city's priority for undergrounding all lines at the time of new development.</p>	<p><u>Allow new aerial telecommunication lines on existing systems provided that they are designed to address visual impacts and required to be placed underground at the time of undergrounding electrical distribution lines.</u></p>	<p><u>Allow new aerial telecommunication lines on existing systems provided that they shall be designed to address visual impacts and are required to be placed underground at the time of undergrounding electrical distribution lines.</u></p>

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72	UT-X21	NEW	Propose a new policy, in response to public comment, to help identify opportunities to support neighborhoods efforts to underground existing electrical distribution lines.	<u>Support neighborhood efforts to underground existing electrical distribution lines where a significant number of neighborhood residents have demonstrated a willingness and ability to cover the non-utility share of project costs.</u>	Concur
73	UT-40	<i>Require the reasonable screening and/or architecturally compatible integration of all new above ground utility facilities.</i>		<i>Require the reasonable screening and/or architecturally compatible integration of all new <del>above-ground</del>-utility and telecommunication facilities.</i>	Concur
74	UT-41	<i>Protect Bellevue’s aesthetic quality and infrastructure investment from unnecessary degradation caused by the construction of telecommunication infrastructure.</i>		No change	Concur
75	UT-42	<i>Encourage directional pruning of trees and phased replacement of improperly located vegetation planted in the right-of-way. Perform pruning and trimming of trees in an environmentally sensitive and aesthetically acceptable manner and according to professional arboricultural specs and standards.</i>	Minor change	<i>Encourage directional pruning of trees and phased replacement of improperly located vegetation <del>planted</del> in the right-of-way. Perform pruning and trimming of trees in an environmentally sensitive and aesthetically acceptable manner and according to professional arboricultural specs and standards.</i>	Concur
76	UT-43	<i>Encourage consolidation on existing facilities where reasonably feasible and where such consolidation leads to fewer impacts than would construction of separate facilities. Discussion: Examples of facilities which could be shared are towers, electrical, telephone and light poles, antenna, substation sites, trenches, and easements.</i>		No change	Concur

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77	UT-44	<p><i>Encourage the use of utility corridors as non-motorized trails.</i></p> <p><i>Discussion: The city and utility company should coordinate the acquisition, use, and enhancement of utility corridors for pedestrian, bicycle and equestrian trails and for wildlife corridors and habitat.</i></p>		No change	Concur
78	UT-45	Avoid, when reasonably possible, locating overhead lines in greenbelt and open spaces as identified in the Parks, Recreation, and Open Space Plan.		No change	Concur
79	UT-46	Facilitate the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources.		No change	Concur
80	UT-47	<p>Facilitate and encourage conservation of resources.</p> <p><i>Discussion: Items the city should consider in implementing this policy include conserving the use of electric energy in its own facilities, and adopting practical and cost-effective energy building codes.</i></p>		No change	Concur
81	UT-48	Encourage cooperation with other jurisdictions in the planning and implementation of multi-jurisdictional utility facility additions and improvements. Decisions made regarding utility facilities shall be made in a manner consistent with, and complementary to, regional demand and resources, and shall reinforce an interconnected regional distribution network.		No change	Concur

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82	UT-49	Encourage communication among the city, the WUTC, and utilities regulated by the WUTC about the distribution of costs for existing and proposed utility facilities; especially requirements for the undergrounding of transmission, distribution, and communication lines exceeding statewide norms.		No change	Concur
83	UT-50	Encourage system practices intended to minimize the number and duration of interruptions to customer service.		No change	Concur
84	UT-51	Prior to seeking city approval for facilities, encourage utilities service providers to solicit community input on the siting of proposed facilities which may have a significant adverse impact on the surrounding community.		No change	Concur
85	UT-52	Encourage utility providers to erect limited on-site signage on all sites purchased for future major utility facilities to indicate the utility's intended use of the site.		No change	Concur
86	UT-53	Require all utility equipment support facilities to be aesthetically compatible with the area in which they are placed by using landscape screening and/ or architecturally compatible details and integration		No change	Concur
87	UT-54	Support federal or state actions that would preserve local government authority to regulate time, manner and place of construction in the right-of-way.		No change	Concur

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
88	Section	<b>Non City-Managed Utilities - Wireless Communication Facilities</b>			
89	UT-55	<i>Require the placement of personal wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.</i>	Minor change to address design and to be consistent with the code definition of wireless communication facility.	<i>Require the placement <u>and design</u> of <del>personal</del> wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.</i>	Concur
90	UT-56	<i>Encourage permit applicants to submit an area wide plan that demonstrates the lowest land use impacts consistent with telecommunication customer needs.</i>	Make it clear that this is required in the code.	<del>Encourage</del> <u>require</u> <i>permit applicants to submit an area wide plan that demonstrates the lowest land use impacts consistent with telecommunication customer needs.</i>	Review with applicable code section.
91	UT-57	<i>Allow exchanges (“swaps”) between providers of permitted wireless communication facilities sites, to encourage industry cooperation and coordination.</i>		No change	Concur
92	UT-58	<i>Require wireless equipment constructed in the public rights of way in residential areas to be under 30 inches high.</i>		No change	Concur

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
93	UT-59	<p><i>Recognize that personal wireless communication facilities will be deployed in all areas of the city to provide coverage and capacity consistent with the changing use of wireless technology. Minimize the attendant impacts, particularly the visual impacts of, personal wireless communication facility towers, lattice towers and structures by utilizing criteria for the design and location of such facilities that appropriately balance the need for wireless services and the impacts of the necessary facilities.</i></p> <p><i>Discussion: Remaining policies illustrate the techniques appropriate to balancing the need for wireless services and the impacts of the necessary facilities.</i></p>	Shorten the policy while maintaining its intent, due to overlap with UT-55 and 60.	<p><i>Recognize that <del>personal</del> wireless communication facilities will be deployed in all areas of the city to provide coverage and capacity consistent with the changing use of wireless technology. <del>Minimize the attendant impacts, particularly the visual impacts of, personal wireless communication facility towers, lattice towers and structures by utilizing criteria for the design and location of such facilities that appropriately balance the need for wireless services and the impacts of the necessary facilities.</del></i></p>	<p>Keep second part of policy.</p> <p><i>Recognize that <del>personal</del> wireless communication facilities will be deployed in all areas of the city to provide coverage and capacity consistent with the changing use of wireless technology. Minimize the attendant impacts, particularly the visual impacts of, wireless communication facility towers, lattice towers and structures by utilizing criteria for the design and location of such facilities that appropriately balance the need for wireless services and the impacts of the necessary facilities.</i></p>
94	UT-60	<p><i>Minimize visual impacts of personal wireless communication facilities by encouraging deployment in land use districts in the following preferred and descending order when possible, considering the provider's coverage needs: 1) Nonresidential land use districts, except Transition Areas; 2) Transition Areas; 3) Multifamily (R-20 and R-30) districts; and 4) and Park sites and Residential districts.</i></p>	Change to be consistent with the code definition of wireless communication facility.	<p><i>Minimize visual impacts of <del>personal</del> wireless communication facilities by encouraging deployment in land use districts in the following preferred and descending order when possible, considering the provider's coverage needs: 1) Nonresidential land use districts, except Transition Areas; 2) Transition Areas; 3) Multifamily (R-20 and R-30) districts; and 4) and Park sites and Residential districts.</i></p>	Concur

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
95	UT-61	<i>Minimize visual impacts of personal wireless communication facilities by encouraging system designs in the following preferred and descending order: 1) attached to public facility structures, building mounted, or integrated with utility poles, light standards, and signal supports; 2) co-located on utility poles, light standards, signal supports; and 3) free standing towers.</i>	Change to be consistent with the code definition of wireless communication facility.	<i>Minimize visual impacts of <del>personal</del> wireless communication facilities by encouraging system designs in the following preferred and descending order: 1) attached to public facility structures, building mounted, or integrated with utility poles, or light standards; 2) collocated on utility poles, light standards; and 3) free standing towers.</i>	Concur
96	UT-62	<i>Upgrade wireless communication facilities as improvements in telecommunications technology create smaller and less visually intrusive facilities by requiring removal of abandoned facilities.</i>	Simplify language.	<u><i>Require removal of abandoned facilities that are visually intrusive whenever facilities are replaced or upgraded.</i></u>	<u><i>Require timely removal of abandoned facilities that are visually intrusive whenever facilities are replaced or upgraded.</i></u>
97	UT-63	<i>New freestanding facility towers and structures should only be considered when no feasible alternative exists or when visual intrusion is less than associated with placing the facility on an existing structure or building.</i>	Duplicative of UT-61	Delete	Concur
98	UT-64	<i>Encourage the use of utility poles and towers on public rights of way to install wireless equipment compatible with other utility functions.</i>	Duplicative of UT-61	Delete	Concur
99	UT-65	<i>Encourage the use of sites developed with utility facilities to install wireless equipment compatible with other utility functions.</i>	Clarify policy language	<i>Encourage <del>the use of sites developed with utility facilities to install</del> wireless equipment <u>to be installed in a manner compatible with other utility functions.</u></i>	Concur

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
100	UT-66	<i>For infrastructure opportunities on city property, other than street rights-of-way, encourage the use of appropriate city owned properties for lease to install wireless communications equipment that is compatible with existing city uses of the sites and consistent with land use requirements.</i>		No change	Concur
101	UT-67	<i>Encourage the co-location of telecommunications equipment on city sites which reduce total impact of antennas on the community.</i>		No change	Concur
102	UT-X22	NEW	Recognize that this industry is constantly evolving and regulations may need to be updated.	<u>Periodically review and update regulations to respond to changes in technology and community conditions to balance impacts with the need for service.</u>  <b>Correction: the words “wireless facility” need to be added for the policy to be understood:</b> <u>Periodically review and update wireless facility regulations to respond to changes in technology and community conditions to balance impacts with the need for service.</u>	Concur
103	Section	<b>Non City-Managed Utilities - Additional Electrical Facilities Policies</b>			
104	UT-68	<i>Encourage the public to conserve electrical energy through public education.</i>		No change	Concur
105	UT-69	<i>Encourage city and utility involvement with regional or statewide agencies when and if they are developing policies regarding exposure to electric and magnetic fields (EMF) or other utility issues.</i>		No change	Concur

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
106	UT-70	<i>Review periodically, the state of scientific research on EMF and make changes to policies if the situation warrants.</i>	Broaden policy to ensure that it remains relevant even as terminology and health related issues evolve beyond EMF.	<i>Review periodically, the state of scientific research <u>of potential health impacts associated with electrical facilities and</u> make changes to policies if the situation warrants.</i>	<i>Review <del>periodically, the state of</del> <u>new accepted</u> scientific research <u>of potential health impacts associated with electrical and telecommunications</u> facilities and make changes to policies if the situation warrants.</i>
107	UT-71	<i>Require in the planning, siting, and construction of all electrical facilities, systems, lines, and substations that the electrical utility strike a reasonable balance between potential health effects and the cost and impacts of mitigating those effects by taking reasonable cost-effective steps.</i>		No change	Concur

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
108	UT-72	<p><i>Work with Puget Sound Energy to implement the electrical service system serving Bellevue in such a manner that new and expanded transmission and substation facilities are compatible and consistent with the land use pattern established in the Comprehensive Plan.</i></p> <p><i>Discussion: Where feasible, electrical facilities should be sited within the area requiring additional service. Electrical facilities primarily serving commercial and mixed use areas should be located in commercial and mixed use areas, and not in areas that are primarily residential. Further, the siting and design of these facilities should incorporate measures to mitigate the visual impact on nearby residential areas. These considerations must be balanced with the community's need to have an adequate and reliable power supply.</i></p>		No change	Concur

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
109	UT-73	<p><i>Require siting analysis through the development review process for new facilities, and expanded facilities at sensitive sites, including a consideration of alternative sites.</i></p> <p><i>Discussion: Sensitive facility sites are those new facilities and existing facilities proposed to be expanded where located in or in close proximity to residentially-zoned districts such that there is potential for visual impacts absent appropriate siting and mitigation. The city will update Figure UT.5a to the extent needed to stay current with changes in PSE’s system planning.</i></p>		No change	Concur
110	UT-74	<p><i>Avoid, minimize and mitigate the impacts of new or expanded electrical facilities through the use of land use regulations and performance standards that address siting considerations, architectural design, site screening, landscaping, maintenance, available technologies, and other appropriate measures.</i></p>		No change	Concur

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
111	UT-75	<p>Work with and encourage Puget Sound Energy to plan, site, build and maintain an electrical system that meets the needs of existing and future development, and provides highly reliable service for Bellevue customers.</p> <p><i>Discussion: Providing highly reliable service is a critical expectation for the service provider, given the importance of reliable and uninterrupted electrical service for public safety and health, as well as convenience. Highly reliable service means there are few and infrequent outages, and when an unavoidable outage occurs it is of short duration and customers are frequently updated as to when power is likely to be restored. A highly reliable system will be designed, operated and maintained to keep pace with the expectations and needs of residents and businesses as well as evolving technologies and operating standards as they advance over time.</i></p>		No change	Concur
112	UT-X23	NEW	Water and Wastewater utility facilities such as pump stations and reservoirs provide lifeline support to residents and businesses and prevent property and environmental damages should take precedence over other less critical user needs.	<u>Encourage the prioritization of restoring electrical service to water and wastewater utility facilities following power outages.</u>	Concur

Line #	Policies	Existing Policy or New Topic	If action proposed, why?	Staff Proposed Change	Planning Commission Direction
113	UT-X24	NEW	Clarifies city role in regional utility systems for SCL line and Olympic pipeline with reference to maintenance and franchise authority.	<u>Provide oversight of Seattle City Light and Olympic Pipeline infrastructure located in Bellevue by implementing applicable electrical facility regulatory and franchise agreement authority.</u>	Concur