

**APPENDIX F. POTENTIALLY APPLICABLE
COMPREHENSIVE PLAN AND SHORELINE
MASTER PROGRAM GOALS AND POLICIES**

Table F-1. King County Planning Goals and Policies

King County Planning Document	Section*	Topic*	Goal or Policy and Text
King County Comprehensive Plan 2012 (2013 Update)	Environment	Greenhouse Gas Emissions	Policy E-201: King County should participate in and support appropriate local, regional, and national efforts and organizations focused on reducing greenhouse gas emissions and preparing for climate change impacts.
			Policy E-227: King County should support appropriate comprehensive approaches to reduce greenhouse gas emissions, such as market-based emissions reduction programs and products, renewable energy standards for electricity production, and vehicle efficiency performance standards.
	Economic Development	Land Use	Policy ED-404: Through local subarea planning and partnerships with other agencies and organizations, King County should use zoning, incentives, or other measures to ensure that an appropriate proportion of the land adjacent or near to major public infrastructure facilities is used to capitalize on the economic benefit of that infrastructure. The surrounding land uses should be compatible with the economic development uses or a buffer provided as necessary.
	Services, Facilities, and Utilities	Sustainability	Policy F-203: When service providers are planning and designing facilities, King County should encourage them to use sustainable development practices.
		Essential Public Facilities	Policy F-226: Proposed new or expansions to existing essential public facilities should be sited consistent with the King County Comprehensive Plan. Listed existing essential public facilities should be preserved and maintained until alternatives or replacements for such facilities can be provided.
			Policy F-227: King County and neighboring counties, if advantageous to both, should share essential public facilities to increase efficiency of operation. Efficiency of operation should take into account the overall value of the essential public facility to the region and the county and the extent to which, if properly mitigated, expansion of an existing essential public facility located in the county might be more economical and environmentally sound.
Policy F-228: King County should strive to site essential public facilities equitably so that no racial, cultural, or socio-economic group is unduly impacted by essential public facility siting or expansion decisions. No single community should absorb an inequitable share of these facilities and their			

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			<p>impacts. Siting should consider equity, environmental justice and environmental, economic, technical and service area factors. The net impact of siting new essential public facilities should be weighted against the net impact of expansion of existing essential public facilities, with appropriate buffering and mitigation. Essential public facilities that directly serve the public beyond their general vicinity shall be discouraged from locating in the Rural Area.</p> <p>Policy F-229: A facility shall be determined to be an essential public facility if it has one or more of the following characteristics:</p> <ul style="list-style-type: none"> a. The facility meets the Growth Management Act definition of an essential public facility; b. The facility is on a state, county or local community list of essential public facilities; c. The facility serves a significant portion of the county or metropolitan region or is part of a countywide service system; or d. The facility is the sole existing facility in the county for providing that essential public service. <p>Policy F-230: Siting analysis for proposed new or expansions to existing essential public facilities shall consist of the following:</p> <ul style="list-style-type: none"> a. An inventory of similar existing essential public facilities in King County and neighboring counties, including their locations and capacities; b. A forecast of the future needs for the essential public facility; c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities; d. An analysis of the proposal’s consistency with policies F-226 through F-229; e. An analysis of alternatives to the facility, including decentralization, f. conservation, demand management and other strategies; g. An analysis of economic and environmental impacts, including mitigation, of any existing essential public facility, as well as of any new site(s) under consideration as an alternative to expansion of an existing facility; h. Extensive public involvement; and i. Consideration of any applicable prior review conducted by a public agency, local government, or citizen’s group.

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		Service Reliability	Policy F-301: Energy providers' resource and facility plans should be consistent with the King County Comprehensive Plan and should provide for a reliable source of energy in the event of natural disaster or other potential threats of disruption to service.
		Alternative Energy/New Technology	<p>Policy F-303: King County should encourage land uses and development that will improve energy efficiency, and should support the expansion of renewable energy resources through development regulations, prudent variances and active incentive programs when the benefits of doing so outweigh the costs.</p> <p>Policy F-307: King County should foster the development and increased use of clean, renewable and alternative fuel and energy technologies</p> <p>Policy F-311: King County should encourage its energy utilities to provide energy efficiency services and renewable energy options to all their customers. Additionally, the County should encourage the state and energy utilities to mitigate the environmental and greenhouse gas emissions impacts of energy and, as conservation and alternative energy sources demonstrate capacity to address energy needs, phase out existing fossil fuel based power plants, especially coal based sources.</p> <p>Policy F-321: King County encourages:</p> <ol style="list-style-type: none"> a. the use of solar energy; b. the siting of roads, lots, landscaping and buildings for improved solar orientation; c. the use of passive solar design and active solar technologies; and d. the protection of solar access.
		Utility Corridors/ Facilities	Policy F-324: To address the cumulative effects of multiple energy facilities, King County should continue to participate in state and federal processes for licensing, authorizing, or certifying, and any such renewals, of existing and proposed power generation projects within King County. King County's review of individual projects in the state and federal processes should consider consistency with designated land uses and environmental protection goals. Specifically, power generation projects should: <ol style="list-style-type: none"> a. Have climate change impacts considered and mitigated to the greatest extent practical;

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			<ul style="list-style-type: none"> b. Be consistent with, and preferably directly incorporated in, utility integrated resource plans; c. Use renewable resources to the greatest extent practical; d. Include public engagement; e. Not significantly interfere with commercial forestry operations; f. Be located and operated in a manner such that impacts to salmonid fish and wildlife are minimized; g. Avoid unstable and erosion-prone areas; h. Include performance bonding to fund erosion control; i. Provide full mitigation for construction and operation impacts; j. Avoid, to the extent practicable, diminishing scenic values; and k. Incorporate adequate public safety measures.
			<p>Policy F-325: King County and the utilities should identify and preserve corridors to accommodate future electric power transmission and distribution lines. Corridor designation should include:</p> <ul style="list-style-type: none"> a. Identification of appropriate shared uses and recognition of the values provided by nonutility uses, such as recreation; b. Recognition of county roads as utility corridors; and c. Evaluation of proposed facility plans on a system-wide basis, rather than project-by-project.
			<p>Policy F-326: When new, expanded or upgraded transmission is required, use of existing corridors that have above-ground utilities should be evaluated first. King County should facilitate appropriate corridor sharing among different utility types and owners.</p>
			<p>Policy F-327: New electrical distribution lines should be installed underground where reasonably feasible and not a health or safety concern. The county should encourage underground placement of existing distribution lines through such tools as local improvement districts.</p>
		Health and Safety	<p>Policy F-328: King County will monitor scientific research on potential human health effects of extremely low frequency electric and magnetic fields (EMF). If federal or state agencies promulgate rules to reduce exposure to EMF — through changes in the use of appliances, construction practices, the location of electrical infrastructure or other activities — the county shall inform its citizens and take appropriate actions.</p>

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		Hazardous Liquid and Gas Transmission Pipelines	<p>Policy F-331: King County recognizes that federal and state regulatory programs govern the design, construction, and operation of hazardous liquid and gas transmission pipelines. To preserve the safety and reliability of the hazardous liquid and gas transmission pipeline system, land use, zoning, and regulations shall be consistent with state and federal requirements.</p> <p>Policy F-334: When new, expanded, or upgraded hazardous liquid or gas transmission pipelines are required, use of existing corridors should be evaluated first. King County should facilitate appropriate corridor sharing among different utility types and owners.</p> <p>Policy F-338: Land uses shall be restricted within hazardous liquid and gas transmission pipeline rights-of-way. Passive recreational uses, such as hiking trails, may be allowed if the risk to life and property is assessed and determined to be minimal.</p> <p>Policy F-339: King County should promote the safety and reliability of the hazardous liquid and natural gas transmission pipeline systems by requiring developers, contractors, and excavators to notify the state, pipeline operators, and utilities through the one-number locator service, before beginning excavation or construction.</p>
	Parks, Open Space and Cultural Resources	Parks and Recreation	<p>Policy P-109: King County shall provide local parks, trails and other open spaces in the Rural Area. Local parks, trails and other open spaces that complement the regional system should be provided in each community in Rural Areas to enhance environmental and visual quality and meet local recreation needs.</p>
	Rural Area and Natural Resource Lands	Land Use	<p>Policy R-655: Public services and utilities within and adjacent to APDs shall be designed to minimize significant adverse impacts on agriculture and to maintain total farmland acreage and the area's historic agricultural character.</p>
	Shorelines	Shoreline Management	<p>Policy S-203: King County, when determining allowable uses and resolving use conflicts in the shoreline jurisdiction, shall apply the following preferences and priorities in the order listed below:</p> <p>Reserve shoreline areas for water-dependent and associated water related uses. Harbor areas, established pursuant to Article XV of the State Constitution, and other areas that have reasonable commercial navigational</p>

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			<p>accessibility and necessary support facilities, such as transportation and utilities, should be reserved for water-dependent and water-related uses that are associated with commercial navigation, unless adequate shoreline is reserved for future water-dependent and water-related uses and unless protection of the existing natural resource values of such areas preclude such uses. Shoreline mixed-use developments may be allowed if they include and support water dependent uses and address specific conditions that affect water dependent uses.</p>
			<p>Policy S-313: ensure that public and private development proposals protect and restore the aesthetic quality of shorelines</p>
			<p>Policy S-536: King County shall limit the size of new over-water structures in the Aquatic Shoreline Environment to the minimum necessary to support the structure's intended use.</p>
			<p>Policy S-538: King County shall require all developments and uses on navigable waters or their beds in the Aquatic Shoreline Environment to be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife and materials necessary to create or sustain their habitat, particularly those species dependent on migration.</p>
			<p>Policy S-539: King County shall not allow uses in the Aquatic Shoreline Environment that adversely impact the ecological processes and functions of critical saltwater and freshwater habitats, except when necessary to achieve the objectives of RCW 90.58.020, and then only when the adverse impacts are mitigated according to the sequence described in WAC 173-26-201(2)(e) as necessary to assure no net loss of shoreline ecological processes and functions.</p>
			<p>Policy S-701: King County shall give preference to uses in the shoreline that are consistent with the control of pollution and prevention of damage to the natural environment or are unique to or dependent upon the shoreline.</p>

King County Planning Document	Section*	Topic*	Goal or Policy and Text
		Utility Corridors/ Facilities	<p>Policy S-760: Utility facilities shall be designed and located to assure no net loss of shoreline ecological processes and functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses, while meeting the needs of future populations in areas planned to accommodate growth.</p> <p>Policy S-762: Transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, shall be located outside of the shoreline jurisdiction where feasible. Transmission facilities located within the shoreline jurisdiction shall assure no net loss of shoreline ecological processes and functions.</p> <p>Policy S-763: Utilities should be located in existing developed rights-of-way and corridors to the maximum extent practical.</p> <p>Policy S-764: Unless no other feasible alternative location exists, King County should discourage:</p> <ul style="list-style-type: none"> a. Locating pipelines and cables in water, on tidelands or roughly parallel to the shoreline; and b. The development of facilities that may require periodic maintenance that disrupts shoreline ecological processes and functions.

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Table F-2. Beaux Arts Village Planning Goals and Policies

Beaux Arts Village Planning Document	Section*	Topic*	Goal or Policy and Text
Town of Beaux Arts Village 2014 Comprehensive Plan (Draft) 2014	Land Use	Views and Aesthetics	Plan Statement: Maintain desirability of residential character
Town of Beaux Arts Village Shoreline Master Program 2014	Utilities		Policy 6.14.1: A. Repair, maintenance, expansion and upgrades to existing primary utilities, including the City of Bellevue’s sanitary sewer line and the Town’s municipal water or stormwater management systems, should be allowed. B. New primary utilities should be prohibited.

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Table F-3. Bellevue Planning Goals and Policies

Bellevue Planning Document	Section*	Topic*	Goal or Policy and Text
City of Bellevue Comprehensive Plan 2015	Citizen Engagement	Land Use	Policy CE-4: Balance the interests of the commercial and residential communities when considering modifications to zoning or development regulations.
	Capital Facilities	Essential Public Facilities	Policy CF-16: Define essential public facilities, consistent with the Growth Management Act.
			Policy CF-17: Require essential public facilities to be sited and designed according to city standards and criteria in order to minimize potential impacts to the community, while recognizing the public importance and difficult-to-site nature of such facilities.
			Policy CF-18: Participate in inter-jurisdictional efforts to site County-wide or statewide essential public facilities. Pursue agreements among jurisdictions to mitigate against the disproportionate burden that may fall on the jurisdiction

Bellevue Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>which becomes the site of a facility.</p> <p>Policy CF-19: Impose conditions of approval or other measures within the scope of the city’s authority to mitigate environmental, compatibility, public safety, or other impacts of the essential public facility.</p> <p>Policy CF-20: Work to site or expand essential public facilities in ways that equitably balance social, environmental, and economic impacts to achieve citywide and regional planning objectives.</p>
			<p>Policy CF-21: Locate Secure Community Transition Facilities, as defined by RCW 71.09.020 now or as hereafter amended, outside of single family and multifamily residential districts. Provide a separation between Secure Community Transition Facilities and residentially developed property in other land use districts.</p>
	Environment	Alternative Energy/New Technology	<p>Policy EN-4: Promote and invest in energy efficiency and renewable energy resources as an alternative to nonrenewable resources.</p>
	Land Use	Land Use	<p>Goal: To develop and maintain a land use pattern that protects natural systems and retains trees and open space; maintains and strengthens the vitality, quality and character of Bellevue’s neighborhoods; and focuses development activity in Downtown and other commercial and residential centers.</p> <p>Policy LU-2: Retain the city’s park-like character through the preservation and enhancement of parks, open space, and tree canopy throughout the city.</p> <p>Policy LU-29: Help communities to maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve.</p> <p>Policy LU-1: Promote a clear strategy for focusing the city’s growth and development as follows:</p> <ol style="list-style-type: none"> 1. Direct most of the city’s growth to the Downtown regional growth center and to other areas designated for compact, mixed use development served by a full range of transportation options. 2. Enhance the health and vitality of existing single family and multifamily residential neighborhoods.

Bellevue Planning Document	Section*	Topic*	Goal or Policy and Text
			3. Continue to provide for commercial uses and development that serve community needs.
		Views and Aesthetics	Policy LU-13: Support neighborhood efforts to maintain and enhance their character and appearance. Policy LU-14: Protect residential areas from the impacts of nonresidential uses of a scale not appropriate to the neighborhood.
	Housing	Neighborhoods	Policy N-1: Maintain neighborhoods as safe and welcoming environments for everyone to enjoy.
	Parks and Recreation	Views and Aesthetics	Plan Statement: Define and enhance neighborhood character by using open space as visual relief to separate and buffer between uses.
		Natural Features	Policy PA-5: Obtain, for preservation, natural areas that are sensitive to urbanization or represent a valuable natural and aesthetic resource to the community.
		Utility Corridors/ Facilities	Policy PA-7: Maximize use of public lands by collaborating with other City projects and programs to incorporate utility, storm drainage, underutilized right-of-way and other public lands into the parks and open space system.
		Vegetation	Policy PA-29: Design, construct, operate, and maintain parklands and facilities to preserve the ecology of natural systems on parklands.
			Policy PA-30: Protect and retain, in a natural state, significant trees and vegetation in publicly and privately-dedicated greenbelt areas.
		Land Use	Policy PA-31: Manage Bellevue’s forest resources, including street trees, formal plantings, and self-sustaining natural stands, to ensure their long term vitality. Policy PA-37: Require a public review process for the conversion to non-recreational use of park lands and facilities.
	Urban Design	Views and Aesthetics	Policy UD-1: Enhance the appearance, image and design character to make Bellevue an inspiring place to be.
			Policy UD-2: Preserve trees as a component of the skyline to retain the image of a “City in a Park.”

Bellevue Planning Document	Section*	Topic*	Goal or Policy and Text
			Policy UD-3: Foster and value the preservation of open space as a dominant element of the city's character.
			Policy UD-6: Encourage the green and wooded character of existing neighborhoods.
			Policy UD-7: Support neighborhood efforts to maintain and enhance their character and appearance.
			Policy UD-62: Views of water, mountains, skylines or other unique landmarks from public places should be identified and preserved as valuable civic assets.
	Utilities	Alternative Energy/New Technology	Plan Statement: employment of new technology that improves utility services and reliability while balancing aesthetic, health and safety, economic, and environmental factors.
		Utility Corridors/Facilities	Plan Statement: Aesthetic impact of utilities can be reduced by using existing facilities, where feasible. Examples of facilities that might be shared are towers; electrical, telephone and light poles; substation sites; trenches; and easements.
			Utilities Goals: <ul style="list-style-type: none"> To develop and maintain all utilities at the appropriate levels of service to accommodate the city's projected growth. To ensure reliable utility service is provided in a way that balances public concerns about infrastructure safety and health impacts, consumer interest in paying a fair and reasonable price for service, potential impacts on the natural environment, and aesthetic compatibility with surrounding land uses. Utility facilities are permitted and approved by the city in a fair and timely manner and in accord with development regulations, to encourage predictability. New technology to improve utility services and reliability is used in balance with health and safety, economic, aesthetics, and environmental factors.
			Policy UT-1: Manage utility systems effectively in order to provide reliable, sustainable, quality service.
		Policy UT-2: Build and manage city-owned utility infrastructure assets to	

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			reduce the likelihood of risks to public safety, property and environment, and disruption due to asset failure.
			Policy UT-3: Use design and construction standards that are environmentally sensitive, safe, cost-effective, and appropriate.
			Policy UT-6: Ensure that the location, type, and size of all public facilities is determined and/or approved by the city.
			Policy UT-7: Base the extension and sizing of system components on the land use plan of the area. System capacity will not determine land use.
			Policy UT-8: Design, construct, and maintain facilities to minimize their impact on surrounding neighborhoods.
			Policy UT-9: Encourage the joint use of public facilities such as the development of a storm and surface water detention area as passive recreation.
			Policy UT-10: 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.
			Policy UT-11: Educate and inform utility providers, consumers and the community about the costs and benefits of emerging technologies.
			Policy UT-12: Develop and periodically update functional utility system plans that forecast system capacity and needs for at least a 20 year planning horizon.
			Policy UT-13: Consider Low Impact Development principles to minimize impervious surfaces and native vegetation loss on all infrastructure improvement projects.
			Policy UT-45: Coordinate with non-city utility providers to ensure planning for system growth consistent with the city's Comprehensive Plan and growth forecasts.

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			<p>Policy UT-46: Support new and emerging information and telecommunications technologies that would benefit utility service delivery by being sustainable, appropriate and viable.</p> <p>Policy UT-47: Defer to the serving utility the implementation sequence of utility plan components.</p> <p>Policy UT-48: Coordinate with the appropriate jurisdictions and governmental entities in the planning and implementation of multi-jurisdictional utility facility additions and improvements.</p> <p>Policy UT-49: Require effective and timely coordination of all public and private utility activities including trenching and culvert replacements.</p> <p>Policy UT-51: Maintain Bellevue’s competitive advantage and attraction as a highly connected community.</p> <p>Policy UT-57: Require notification to the city prior to a utility’s maintenance or removal of vegetation in city right-of-way.</p> <p>Policy UT-58: Require the undergrounding of all new electrical distribution 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 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.</p> <p>Policy UT-59: When implementing street projects, determine whether the relocation of distribution facilities underground is required. If so, determine the manner of payment: tariff schedule, capital improvement program, or the formation of a local improvement district.</p> <p>Policy UT-60: 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.</p>

Bellevue Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>Policy UT-61: 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.</p> <p>Policy UT-61: Support neighborhood efforts to underground existing electrical transmission and distribution lines.</p> <p>Policy UT-64: Require the reasonable screening and/or architecturally compatible integration of all new utility and telecommunication facilities.</p> <p>Policy UT-65: Protect Bellevue’s aesthetic quality and infrastructure investment from unnecessary degradation caused by the construction of telecommunication infrastructure.</p> <p>Policy UT-66: Encourage directional pruning of trees and phased replacement of improperly located vegetation in the right-of-way. Perform pruning and trimming of trees in an environmentally sensitive and aesthetically acceptable manner and according to professional arboricultural specifications and standards.</p> <p>Policy UT-68: Encourage the use of utility corridors as non-motorized trails. 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.</p> <p>Policy UT-69: Avoid, when reasonably possible, locating overhead lines in greenbelt and open spaces as identified in the Parks and Open Space System Plan.</p> <p>Policy UT-71: Facilitate and encourage conservation of resources. 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.</p> <p>Policy UT-72: 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.</p>

Bellevue Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>Policy UT-74: Encourage system practices intended to minimize the number and duration of interruptions to customer service.</p>
			<p>Policy UT-77: 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.</p>
			<p>Policy UT-91: Encourage the public to conserve electrical energy through public education.</p>
			<p>Policy UT-92: 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.</p>
			<p>Policy UT-93: Review new accepted scientific research of potential health impacts associated with electrical and telecommunications facilities and make changes to policies if the situation warrants.</p>
			<p>Policy UT-94: 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.</p>
			<p>Policy UT-95: 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 local context and the land use pattern established in the Comprehensive Plan. 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.</p>
			<p>Policy UT-96: Require siting analysis through the development review process for new facilities, and expanded facilities at sensitive sites, including a consideration of alternative sites.</p>

Bellevue Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>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 Map UT-7 to the extent needed to stay current with changes in Puget Sound Energy’s system planning.</p> <p>Policy UT-97: 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.</p> <p>Policy UT-99: 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>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.</p> <p>Policy UT-100: Encourage the prioritization of restoring electrical service to water and wastewater utility facilities following power outages.</p> <p>Policy UT-101: Administer applicable regulations and franchise agreement authority over the Seattle City Light and Olympic Pipeline infrastructure located in Bellevue.</p>
		Energy	<p>Policy UT-70: Facilitate the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources.</p>

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Table F-4. Clyde Hill Planning Goals and Policies

Clyde Hill Planning Document	Section*	Topic*	Goal or Policy and Text
Clyde Hill Comprehensive Plan 2015	Environment	Energy	ENV Policy 6.4: Support implementation of Washington State’s Renewable Portfolio Standard and federal policy on reducing greenhouse gas emissions from power production.
	Land Use	Utilities	LU Policy 1.7: Provide policy guidelines that protect views and helps balance the sometimes conflicting benefits of views and trees.
	Utilities	Utilities	UTIL Policy 1.1: Continue to provide technical assistance to those neighborhoods that wish to pursue the undergrounding of electrical, telephone, and cable lines. UTIL Policy 1.8: Work with electrical utility to address reliability in electrical service.

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Table F-5. Hunts Point Planning Goals and Policies

Hunts Point Planning Document	Section*	Topic*	Goal or Policy and Text
Draft Comprehensive Plan Update for the Town of Hunts Point 2014	Implementation	Views and Aesthetics	The Plan states that its tree code regulates the removal and replacement of significant trees to “soften the visual impacts of development” and protect the Town’s wooded and sylvan character
Shoreline Master Program 2015	Shoreline Use Policies	Utilities	Policy 6.12 B. In areas where utilities must cross shoreline jurisdiction, they shall do so by the most direct route feasible, unless such a route would negatively impact an environmentally critical area, obstruct public access to the shoreline, or interfere with the navigability of a waterbody regulated by this SMP. C: Use of construction methods that avoid greater impact shall be used when feasible, which may include directional boring, use of sleeves or other construction methods which reduce or avoid temporary and long-term adverse ecological impacts.

Hunts Point Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>D. High voltage electric transmission lines are prohibited within shoreline jurisdiction.</p> <p>J. New accessory utility lines, including electricity and communications, shall be located underground. Existing above ground lines shall be moved underground when properties are redeveloped or in conjunction with major system upgrades or replacements.</p>

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Table F-6. Issaquah Planning Goals and Policies

Issaquah Planning Document	Section*	Topic*	Goal or Policy and Text
City of Issaquah Comprehensive Plan 2015	Introduction and Vision 2040	Energy	Care for the natural environment by...reducing greenhouse gas emission and air pollutants.
		Parks and Recreation	The public realm is a community value and we strive to connect all aspects of the public realm through trails, shared use routes and other connections.
		Public Services	The region will support development with adequate public facilities and services in a coordinated, efficient and cost effective manner that supports local and regional growth planning objectives.
		Utilities and Public Services	Ensure City utilities are maintained and improved while minimizing disruptions to affected areas when utility improvements and new construction are required.
			Coordinate utilities and public facilities to ensure needed utility services will be available when development occurs.
			Encourage utility conservation efforts that minimize demand for natural resources.
			Provide efficient and cost-effective public services.
Provide high-quality public safety services and well-maintained and dependable public facilities...The cost of providing and maintaining quality services and facilities is shared equitably, balancing the needs of the community with those of the individual.			

Issaquah Planning Document	Section*	Topic*	Goal or Policy and Text
		Vegetation	As part of our fundamental value and identity of forested character, tree cutting will be minimized outside Central Issaquah through stronger protection of the forested hillsides. Protection of our remaining forested hillsides and tree canopy enhancement on developed hillsides will ensure that Issaquah’s Alps will provide the forested transition from our adjacent natural areas outside the Urban Growth Boundary.
	Economic Vitality Element	Views and Aesthetics	EV Policy A3: Plan for utility and other infrastructure assets to be available in commercial areas, as addressed in the Utility element.
	Land Use Element	Vegetation	<p>LU Policy A5 Maintain the forested character of older developed hillsides such as Squak Mountain, Cougar Mountain (not including Talus) Tiger Mountain and the Plateau (such as Overdale Park) by requiring that new and infill development should be made compatible through: limited clearing/grading provisions; protection and preservation of existing tree canopy; limiting size of development and number of buildings within clusters; limiting lot size and height provisions; and providing links to sidewalks and bike paths since a vehicular grid may be difficult in hillside development. For those hillside neighborhoods that have recently undergone dense urban development, such as Issaquah Highlands, Talus and Lakeside, protect and preserve the remaining forested hillsides and restore the area over time so that it once again attains the forested character so valued by the community. Restoration adds to habitat, erosion protection and offsetting the urban heat island effects and can include tree plantings in parks, critical area buffers, and other locations where appropriate.</p> <p>LU Goal B. Achieve and maintain an overall tree canopy of at least 50% for reasons such as, but not limited to, offsetting the urban heat island effects, sequestering carbon dioxide emissions, and creating an inviting pedestrian environment.</p> <p>LU Policy B1 Address the management of trees on two distinct levels.</p> <p>a. Identify trees in our urban environments that create difficult conditions for the maintenance of tree health, including limited root and canopy space, poor soil quality inconsistent water, light and heat as well as pollution and mechanical and chemical damage.</p>

Issaquah Planning Document	Section*	Topic*	Goal or Policy and Text
			b. Preserve the forest ecosystems found in Native Growth Protection and open space areas through maintenance and restoration including planting of appropriate trees, removal of invasive plants and adequate drainage and watering.
			LU Policy B2 Retain existing trees in critical areas and their buffers, along designated pedestrian corridors and in other green spaces. Increase and enhance the City's Tree Canopy through a program of tree planting in public areas, including street trees in planter strips, public parks, open spaces and City facilities. Consider programs that create incentives for residents and businesses to plant trees on their private property.
			LU Policy B3 Maintain and strengthen, where possible, Tree City USA status.
		Parks and Recreation	LU Policy A11 Support the goals of the Mountains to Sound Greenway Project.
		Views and Aesthetics	<p>LU Policy A12 Integrate natural features such as wetlands, riparian corridors and forested hillside views into the site design as amenities and protect them as environmental resources. Require natural resources management practices into site development and operation by:</p> <ul style="list-style-type: none"> a. incorporating natural drainage practices into park development to provide community amenities and watershed benefits, where appropriate and feasible; b. integrating the Green Necklace into the riparian corridors to achieve multiple benefits, including enhanced fish and wildlife habitat, trail connections and environmental education; and c. allowing flexibility in building design, orientation, spacing and landscaping.
			LU Policy E4 Enhance Riparian corridors and wetlands to integrate the views and open space they provide into all developments, where applicable.

Issaquah Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>LU Policy H9 Preserve, to the extent possible while achieving other City goals, existing views of the Issaquah Alps, Mount Rainier and the Sammamish Plateau from public spaces including circulation facilities, parks and open space using methods such as increasing distances between high-rise buildings, retaining or creating view corridors, and strategic placement of building bulk or height.</p>
			<p>LU Policy H10 Minimize the view impact of hillside development from the valley floor and other hillsides by strategically integrating the architecture, siting and landscaping into the natural environment. Techniques might include:</p> <ul style="list-style-type: none"> • using color hues which help buildings blend into the forested hillsides; • using non-reflective surfaces to reduce glare; • shifting buildings so they are not in a horizontal row; or • strategically locating trees and other landscaping to reduce perceived bulk and retain the forested hillside appearance.
		Critical Areas	<p>LU Policy C3 Require new development and substantial redevelopment to comply with adopted standards and buffers to protect critical areas.</p>
		Climate	<p>LU Goal F. Encourage innovative climate solutions which advance the City towards a carbon neutral community.</p> <p>LU Policy F1 Educate residents, businesses and developers regarding ways to limit the community’s impact upon climate change such as through development and redevelopment requirements, improved efficiency, carbon sequestration and other climate solutions.</p> <p>LU Policy F2 Encourage all development and infrastructure in the public and private sectors which:</p> <p>a. Use less energy and have a lower climate impact, and incorporate into developments, where possible.</p> <p>LU Policy F3 Reduce the city-wide greenhouse gas emissions, compared to a 2007 baseline, below 25% by 2020, below 50% by 2030 and below 80% by 2050.</p>

Issaquah Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>LU Policy F4 Reduce the impacts of climate through education, incentives, policies and regulations that require reduction and mitigation of greenhouse gas and carbon dioxide equivalent emissions in all land uses and by providing incentives for innovative climate solutions which advance the City towards a carbon neutral community.</p> <p>LU Policy F6 Consider establishing a program to support energy efficiency retrofits of existing buildings which will not be redeveloped in the short term.</p>
		Alternative Energy	<p>LU Policy F7: Work with Puget Sound Energy and other state and federal programs to expand Issaquah participation in the Green Power Program, a voluntary way for residents and businesses to buy renewable energy equal to the amount of electricity they use.</p>
		General	<p>LU Policy M5: Proactively coordinate with regional jurisdictions and agencies to ensure that regional funding priorities do not overlook the needs of Issaquah.</p>
		Utility Corridors/ Facilities	<p>LU Policy N8: Control impacts of development on the following when annexing.</p> <ul style="list-style-type: none"> • land use, including density, design, signage, landscaping and open space provisions; • surface and groundwater (wellhead protection and aquifer recharge area and flooding); • critical areas and natural resources; • parks and recreation; • utilities; • transportation; • housing; • schools; • economic vitality; and • Issaquah’s Treasures.
	Housing Element	Energy	<p>H Policy A8 Encourage energy efficiency and other sustainability and conservation measures into new and preserved housing, as well as the use of environmentally sensitive housing development practices.</p>

Issaquah Planning Document	Section*	Topic*	Goal or Policy and Text
	Human Services Element	Energy	HS Policy K1 Support utility assistance programs for low income households, including financial assistance, weatherization and conservation programs in order to help reduce individual household utility costs and provide for increased housing stability.
	Parks and Recreation Element	Views and Aesthetics	P Policy B5.4 Scenic Visual Resources: Preserve the quality of surrounding scenic and visual resources provided by the natural open space areas, such as the forested hillsides of the “Issaquah Alps.” Encourage orienting park development such that and facilities and activities preserve these picturesque vistas for all to enjoy.
	Utilities and Public Services Element	Land Use	Goal A. Facilitate the development of all utilities and public services at the appropriate levels of service to accommodate Issaquah's planned growth and ensure reliability of utilities and public services.
		Essential Public Facilities	U Policy I1: Essential public facilities shall be sited and designed to ensure compatibility with the surrounding neighborhood.
		Health and Safety	U Policy A2: Ensure utility provision maximizes public safety, minimizes adverse environmental impacts, and is compatible with surrounding land uses. Balance public concerns over the potential safety and health impacts of utility and public service infrastructure, consumers’ interest in paying a fair and reasonable price for the utility and public service provider's product or service, the natural environment and the potential impacts of utility or public service infrastructures, and the community’s desire that utility and public service projects be aesthetically compatible with surrounding land uses.
Utilities	<p>U Policy A4 Manage public facilities systems in order to provide reliable, quality service and require that the location, type and size of all public facilities be determined and/or approved by the City.</p> <p>U Policy B4 Promote the efficiency of utility placement both in cost and timing through methods such as:</p> <ul style="list-style-type: none"> a. collocate public and private utilities in shared trenches or utility corridors where possible; b. coordinate facility planning so utilities may locate in transportation corridors and other dedicated rights-of-way; 		

Issaquah Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>c. provide timely notice to utilities or coordinate with them when construction/repair of existing and new roadway, bridges or sidewalks is anticipated;</p> <p>d. provide expeditious permitting, recognizing that avoiding utility project delay can minimize service disruptions and associated costs for residents and business;</p> <p>e. design new public infrastructure to allow for projected future utilities that may be placed within those facilities at a later time; and</p> <p>f. encourage joint use of utility corridors for utilities, recreation and appropriate nonmotorized connections.</p> <p>U Policy F2: Require that all maintenance, repair and installation activities by utilities are in compliance with the city codes and policies including critical areas regulations.</p> <p>U Policy F3: Require the undergrounding of all new electrical distribution lines where it is reasonably feasible and in accordance with State rules, regulations and tariffs.</p> <p>U Policy F4: Encourage the consolidation of facilities such as towers, poles, antenna, substation sites, trenches, and easements, and rights-of-way where reasonably feasible and in accordance with prudent utility practice to minimize adverse impacts on adjacent land uses.</p> <p>U Policy F5: Decisions regarding utility facilities shall be made consistent with the City's land use goals, regional demand and resources, and shall reinforce an interconnecting regional distribution network.</p>
<p>City of Issaquah Shoreline Master Program 2013</p>	<p>Utilities - Regulations</p>	<p>Shoreline Management</p>	<p>Policy 5.18.1: New public or private utilities, including utility production and processing facilities and transmission facilities, should be located outside of the shoreline area unless they are required for an authorized shoreline use</p>
		<p>Utility Corridors/ Facilities</p>	<p>Policy 5.18.1: Utilities should be located in existing rights-of-way and corridors wherever possible; joint use of rights-of-way and corridors should be encouraged; new utility facilities should be located and designed to preserve natural shoreline features and to avoid public recreation and public access areas.</p>

Issaquah Planning Document	Section*	Topic*	Goal or Policy and Text
		Views and Aesthetics	Policy 5.18.1: Utility facilities and corridors should be located to protect scenic views, and wherever possible, utility facilities should be placed underground or conversely alongside or under bridges.

* The *Section* column indicates the element/chapter of the comprehensive plan where the goal or policy text was found. The *Topic* column indicates the subject matter that is covered by the goal or policy text.

Table F-7. Kirkland Planning Goals and Policies

Kirkland Planning Document	Section*	Topic*	Goal or Policy and Text
City of Kirkland Comprehensive Plan 2015	Community Character Element	Views and Visual Resources	Goal CC-3: Accommodate change within the Kirkland community and the region in a way that maintains Kirkland’s livability and beauty.
			Goal CC-4: Maintain and enhance Kirkland’s built and natural environment by strengthening the visual identity of Kirkland and its neighborhoods.
			Policy CC-4.5: Protect public scenic views and view corridors. Public views of the City, surrounding hillsides, Lake Washington, Seattle, the Cascades and the Olympics are valuable not only for their beauty but also for the sense of orientation and identity that they provide. Almost every area in Kirkland has streets and other public spaces that allow our citizens and visitors to enjoy such views. View corridors along Lake Washington’s shoreline are particularly important and should continue to be enhanced as new development occurs. Public views can be easily lost or impaired and it is almost impossible to create new ones. Preservation, therefore, is critical. Private views are only protected where specifically mentioned in some of the neighborhood plan chapters of the Comprehensive Plan and in the City’s development regulations.
			Policy CC-4.6: Preserve and enhance natural landforms, vegetation, and scenic areas that contribute to the City’s identity and visually define the community, its neighborhoods and districts.
			Policy CC-4.10: Maintain and enhance the appearance of streets and other public spaces.

Kirkland Planning Document	Section*	Topic*	Goal or Policy and Text
			Policy CC-4.11: Minimize impacts on residential neighborhoods.
	Economic Development	Views and Visual Resources	Policy ED 4.1: Encourage construction and maintenance of infrastructure systems for utilities, transportation, and telecommunication that optimize service delivery to the business community.
	Land Use Element	Views and Visual Resources	Policy LU-1.3: Encourage attractive site and building design that is compatible in scale and in character with existing or planned development.
			Goal LU-6: Establish a coordinated and connected system of open space throughout the City that: <ul style="list-style-type: none"> • Preserves natural systems, • Protects wildlife habitat and corridors, • Provides land for recreation, and • Preserves natural landforms and scenic areas.
		Land Use	Policy LU-1.4: Create effective transitions between different land uses.
			Policy LU-1.5: Regulate land use and development in environmentally sensitive areas to ensure improve and protect environmental quality and avoid unnecessary public and private costs.
			Policy LU-4.1: Maintain and enhance the character of Kirkland’s residential areas.
			Policy LU-4.4: Consider neighborhood character and integrity when determining the extent and type of land use changes.
		Parks and Recreation	Policy LU-6.3: Consider the City’s streets and the Cross Kirkland Corridor as integral parts of the overall open space network.
		Alternative Energy/New Technology	Policy LU-7.2: Decrease energy use, promote renewable energy, and promote public health through land use strategies that promote a mix of housing, employment, and services at intensities sufficient to promote walking, bicycling, and transit.
		Essential Public Facilities	Policy LU-8.1: Work cooperatively with King County, the State and/or other cities to site essential public facilities.

Kirkland Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>Policy LU-8.2: Consider the following in siting essential public facilities:</p> <ul style="list-style-type: none"> • Accessibility to the people served; • Public involvement; • Protection of neighborhoods; • Preservation of natural resources; • The cost-effectiveness of service delivery; • Location near transit and mixed-use centers; and • The goals and policies of the City’s Comprehensive Plan.
			<p>Policy LU-8.3: Design essential public facilities as well as government and community facilities to reduce incompatibility with adjacent land uses.</p>
	Parks, Recreation, and Open Space Element	Views and Visual Resources	<p>The City should pursue opportunities to provide appropriate public access (e.g. trails, viewpoints wildlife viewing areas, and boat landings) within natural areas to support passive recreation and environmental education.</p>
		Parks and Recreation	<p>Goal PR-3: Protect, preserve, and restore publicly-owned natural resource areas.</p>
			<p>Policy 3.1: Maintain and enhance Kirkland’s waterfront parks to connect residents with the water, provide unique recreational experiences, and support tourism.</p> <p>Policy 4.2: Develop, enhance and maintain signature greenways and trails that stretch across the community and that connect residents to the City’s many parks, natural areas, recreation facilities and other amenities.</p> <p>Kirkland Waterfront: The City should strive to create a continuous pedestrian and bicyclist greenway along the lakeshore through parks, neighborhood greenway improvements, and trail easements.</p> <p>Cross Kirkland Corridor: Develop or improve parks adjacent to the Cross Kirkland Corridor to provide additional amenities and create pleasant destinations or stopping points along the trail.</p>
	Shoreline Area Element	Shoreline Management	<p>Policy SA-2.1: Designate properties as Natural in order to protect and restore those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions that are sensitive to potential impacts from human use.</p>

Kirkland Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>Any use or development activity that would potentially degrade the ecological functions or significantly alter the natural character of the shoreline area should be severely limited or prohibited, as follows:</p> <p>Roads, utility corridors, and parking areas that can be located outside of Natural designated shorelines should be prohibited unless no other feasible alternative exists. Roads, bridges and utilities that must cross a Natural designated shoreline should be processed through a Shoreline Conditional Use.</p> <p>Policy SA-25.1: Locate new utilities and related appurtenances outside of the shoreline area, unless this location is reasonably necessary for the efficient operation of the utility.</p> <p>To minimize potential impacts, these facilities should be located outside of the shoreline area, and in particular, outside of the aquatic environment, where feasible. If necessary within the shoreline, utility facilities should be located and designed in a manner that preserves the natural landscape and shoreline ecology, and minimizes conflicts with present and planned land uses.</p> <p>Alternative energy use such as solar- and wind-based energy systems should be encouraged within the shoreline environment, provided that any potential adverse impacts are minimized.</p> <p>Policy SA-25.2: Minimize impacts from the location, design, and maintenance of utility facilities located within the shoreline.</p>
		Utility Corridors /Facilities	Policy SA-25.3: Encourage consolidation of utilities within existing rights-of-way or corridors.
	Utilities Element	Views and Visual Resources	<p>Policy U-1. 78: Install new and, where feasible, existing utility distribution lines underground. Undergrounding utilities can be especially effective along major routes with good regional views; especially of Lake Washington and within view corridors. The City should explore prioritizing the undergrounding of existing utility lines in these areas.</p> <p>Policy U-7.6: Screen above ground equipment cabinets and other structures associated with electrical distribution without hindering access as required by the provider.</p>

Kirkland Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>Policy U-7.7: Require siting analysis in the development review process for new and expanded electrical transmission and substation facilities to address land use and sensitive areas and provide mitigation to minimize visual and environmental impacts.</p> <p>New or expanded aerial transmission lines should be sited and designed to minimize impacts to critical areas, preserve trees, and reduce visual impacts, especially where views of Lake Washington, the Olympic Mountains and view corridors are affected.</p>
		Utility Corridors/ Facilities	<p>Policy U-1.8: Install new and, where feasible, existing utility distribution lines underground.</p> <p>Policy U-1.9: Encourage the joint use of utility corridors and facilities consistent with prudent utility practice.</p> <p>Policy U-7.5: Require new and, where feasible, existing electrical distribution lines in the right of way to be underground.</p> <p>Goal U-8: Facilitate the development and maintenance of non-City-managed utilities at the appropriate levels of service.</p> <p>Policy U-8.1: Work with non-City-managed utilities and review facility plans to ensure that they reflect and support Kirkland’s land use plan. Likewise, the City should work with providers to ensure that utilities are available to support land uses and to maintain appropriate levels of service.</p> <p>Policy U-8.3: Coordinate with the appropriate utility provider when considering land use decisions in the vicinity of proposed facility locations to ensure land use compatibility.</p>
		Health and Safety	<p>Goal U-3: Protect public health and environmental quality through appropriate and efficient design, installation, and maintenance of sanitary sewer facilities infrastructure.</p> <p>Policy U-7.7: Require siting analysis in the development review process for new and expanded electrical transmission and substation facilities to address land use and sensitive areas and provide mitigation to minimize visual and environmental impacts.</p> <p>In addition, while the impacts of exposure to electric and magnetic fields (EMF) on health remains a question, minimizing potential risk is appropriate.</p>

Kirkland Planning Document	Section*	Topic*	Goal or Policy and Text
			Accepted low-cost methods should be considered to reduce exposure without unduly burdening the utility provider. The city should be involved with regional or statewide agencies when and if they develop policies regarding exposure to EMF. Periodic review of the state of scientific research on EMF may warrant changes to policies.
		Hazardous Liquid and Gas Transmission Pipelines	<p data-bbox="953 467 1892 589">During development review and construction of projects in the vicinity of the pipeline, setting requirements for avoidance of damage and coordination between Kirkland and the pipeline operator, Olympic Pipeline Company, or its successor can help avoid problems.</p> <p data-bbox="953 602 1892 667">Goal U-6: Reduce the risk to public safety and the environment in the event of a hazardous liquid pipeline failure.</p> <p data-bbox="953 680 1892 712">Policy U-6.1: Establish standards to minimize pipeline damage. Require development activity near pipelines to provide the following information in order to evaluate the proposal:</p> <ul data-bbox="989 786 1871 1127" style="list-style-type: none"> <li data-bbox="989 786 1871 875">• Location of the liquid pipeline corridor in relation to proposed structures, utilities, or clearing and grading activities. <li data-bbox="989 878 1871 967">• Proposed techniques to minimize the potential disturbance to the pipeline prior to and during construction. <li data-bbox="989 971 1871 1036">• Potential stormwater discharge impacts to the pipeline, and mitigation measures to prevent erosion. <li data-bbox="989 1039 1871 1104">• Setbacks and other site design techniques to minimize the potential hazard. <li data-bbox="989 1107 1871 1127">• Emergency plans as appropriate. <p data-bbox="953 1143 1892 1240">Policy U-6.2: Coordinate with the pipeline operator when developments are proposed near the hazardous liquid pipeline corridor to reduce the potential for problems. The City and operator should communicate and coordinate their review. Methods include the following:</p> <ul data-bbox="989 1313 1814 1398" style="list-style-type: none"> <li data-bbox="989 1313 1814 1398">• Notifying the pipeline operator of proposed development projects located near the pipeline corridor.

Kirkland Planning Document	Section*	Topic*	Goal or Policy and Text
			<ul style="list-style-type: none"> • Receiving verification that the pipeline operator has received and reviewed the proposal, and provided comments prior to City review of development activity. • Seeking the pipeline operator’s participation in preconstruction meetings if warranted. • Seeking monitoring by the pipeline operator of development that involves land disturbance or other significant work within or near the pipeline corridor. <p>Policy U-6.3: Prohibit new high consequence land uses from locating near a hazardous liquid pipeline corridor. Design proposed expansions of high consequence land uses to avoid increasing the level of risk in the event of a pipeline failure, and where feasible, to reduce the risk.</p> <p>Land uses with high-density on-site populations that cannot be readily evacuated or protected in the event of a pipeline failure are considered “high consequence land uses.” Examples are schools and multifamily housing exclusively for the elderly or the handicapped.</p> <p>Uses such as these carry a relatively higher risk and have higher potential consequences in the event of a pipeline failure and therefore are not as appropriate as other uses near pipelines. Facilities that serve critical “lifeline” or emergency functions, such as fire and police facilities or utilities that provide regional service, are also considered “high consequence land uses.”</p> <p>Policy U-6.4: Require maintenance of the hazardous liquid pipeline corridor through a franchise agreement or other mechanisms.</p> <p>The pipeline operator can help reduce the likelihood of accidental damage by adequately maintaining the pipeline corridor.</p> <p>Dense vegetation such as blackberry bushes can impede visibility and access. Instead, the pipeline corridor can be properly maintained with grass or other low-growing vegetation that enables easy inspection while preventing erosion. Ensuring that the pipeline locations are marked and that missing markers are replaced is also important, as is periodic aerial inspection of the pipeline corridor to detect potential problems. Kirkland can assist this effort when permits are necessary for inspections or repair with prompt permit processing.</p>

Kirkland Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>The pipeline operator should maintain the pipeline corridor on a continual basis by:</p> <ul style="list-style-type: none"> • Maintaining vegetation to enable visibility and access for inspection while ensuring that such maintenance does not contribute to soil erosion; • Using plant species and plantings that prevent erosion; • Ensuring that above and below grade pipeline markers containing information, such as operator name and number and facility type, are in place; and • Conducting periodic visual inspections of the corridor.
		Alternative Energy/New Technology	<p>Policy U-6.6: Continue to work with other jurisdictions, state and federal governments, and the pipeline operator to seek improvements in safety measures for hazardous liquid pipelines.</p> <p>Working with other jurisdictions and agencies as part of a unified approach to addressing pipeline safety issues is important. This unified approach can address issues such as maintaining a model franchise agreement, periodic review of the pipeline operator’s safety action plan to identify any deficiencies, and advocacy of City concerns regarding pipeline safety regulations.</p> <p>Goal U-7 (related to Alternatives 2 and 3): Promote energy infrastructure that is energy-efficient, addresses climate change, and protects the community character.</p> <p>Policy U-7.1: Encourage the public to conserve energy through public education.</p> <p>Policy U-7.2: Participate in regional efforts to increase renewable electricity use 20% beyond 2012 levels countywide by 2030, phase out coal fire electricity sources by 2025, limit construction of new natural gas based electricity power plants, and support development of increasing amounts of renewable energy sources.</p> <p>Policy U-7.3: Work with and encourage PSE to provide clean and renewable energy that meets the needs of existing and future development, and provides sustainable, highly reliable, and energy efficient service for Kirkland customers.</p> <p>Policy U-7.4: Promote the use of small to large scale renewable energy production facilities.</p>

Kirkland Planning Document	Section*	Topic*	Goal or Policy and Text
		Health and Safety	Policy U-8.6: Coordinate emergency response for utility disaster recovery. During disasters, effective incident coordination between utility providers and emergency management is imperative. Plans should include provisions for mitigating impact of collapsed electrical poles and towers, pipeline failures of all kinds (water, sewer, petroleum), for restoration of service as quickly as possible, and for the citywide implementation of emergency management plans.

* The *Section* column indicates the element/chapter of the comprehensive plan where the goal or policy text was found. The *Topic* column indicates the subject matter that is covered by the goal or policy text.

Table F-8. Medina Planning Goals and Policies

Medina Planning Document	Section*	Topic*	Goal or Policy and Text
City of Medina Comprehensive Plan 2015	Parks and Open Space Goals and Policies	Views and Aesthetics	Policy PO-P3: The City shall seek to acquire view rights to preserve the views of view parks
	Utilities Plan	Utilities	Policy UT-P1: The City shall coordinate with applicable service providers to seek repairs and upgrades to existing utility facilities as necessary to maintain and/or improve efficiency, reliability, and/or capacity.
	Utilities	Utilities	UT-P2: The City shall provide leadership and seek to develop a plan to underground remaining above-ground utility lines.
Shoreline Master Program 2014	Shoreline Management Sub-Element	Views and Aesthetics	Policy SM-P12.1: All development and uses on waters, or their beds, should be located and designed with consideration to public views. Policy SM-P12.4: Public’s visual access to all shoreline areas should be preserved and enhanced through development regulations, such as setbacks and high limits that ensure view corridors.
		Shoreline Management	Policy SM-P15.2: One of the policies stated in the SMP is that new utilities should be located outside of the shoreline jurisdiction “unless no other feasible location exists” (SM-P15.2; SMP). Should they be required in the shoreline, utility facilities and corridors need to be located in manner that preserves that

Medina Planning Document	Section*	Topic*	Goal or Policy and Text
			natural landscape, minimizes conflict with neighboring land uses, and minimizes impacts on the aesthetic qualities of the shoreline.
		Utility Corridors/ Facilities	Policy SM-P15.3: It is suggested that facilities be placed underground whenever possible. Joint use of rights-of-way is also encouraged under the SMP.
			Policy SM-P15.5: Joint use of rights-of-way is also encouraged under the SMP.

* The *Section* column indicates the element/chapter of the comprehensive plan where the goal or policy text was found. The *Topic* column indicates the subject matter that is covered by the goal or policy text.

Table F-9. Newcastle Planning Goals and Policies

Newcastle Planning Document	Section*	Topic*	Goal or Policy and Text
Newcastle 2035 – 2015 Comprehensive Plan Update (Final Draft) 2015	Land Use Element	Land Use	Land Use Goals LU-G3: preserve the existing character, scale, and neighborhood quality as new development occurs LU-G8: Strive to preserve and enhance natural features, such as stream channels, that contribute to the City’s scenic beauty. LU-G13: The City shall identify lands useful for public purposes such as utility and transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses.
			Policy LU-P17: Non-residential uses may be allowed in new residential developments when proposed uses are determined to be both viable and beneficial to the surrounding neighborhood.
	Views and Aesthetics	Policy LU-P19: Specifically, the Plan encourages placement of utility lines in shared utility corridors and recommends that aesthetics be considered during design and maintenance. In general, the Plan states that design guidelines should be used to “promote the aesthetic vision of the community”	

Newcastle Planning Document	Section*	Topic*	Goal or Policy and Text
		Water Resources	Policy LU-P58: Stream crossings for streets, utilities, and other development should be avoided where reasonable alternatives have lesser impacts on habitats. Stream channels should not be placed in culverts unless absolutely necessary for property access. Where no reasonable alternatives are possible, impacts on habitats shall be minimized with compensatory mitigation provided as appropriate.
	Utilities Element	Utilities	<p>The Utilities Element addresses utilities not owned or operated by the City of Newcastle. The goal and supporting policies emphasize coordinated utility planning, including co-location of utility lines in shared utility corridors. The City of Newcastle recommends that the aesthetics and safety of utility corridors be considered in their design and maintenance.</p> <p>Utilities Goals:</p> <p>UT-G1: To ensure that utilities including electricity, natural gas, and telecommunications transmission are available or can be provided to serve the projected population growth within the planning area in a manner which is fiscally and environmentally responsible, justified by projected future demand, aesthetically acceptable to the community and safe for nearby inhabitants.</p>
		Utility Corridors/ Facilities	<p>Policy UT-P1: The City shall require that the undergrounding of new utility distribution lines, with the exception of high voltage electrical transmission lines.</p> <p>Policy UT-P2: The City shall require the undergrounding of existing utility distribution lines where physically feasible as streets are widened and/or areas are redeveloped based on coordination with local utilities.</p> <p>Policy UT-P3: The City shall promote co-location of major utility transmission facilities such as high-voltage electrical transmission lines and water and natural gas trunk pipelines within shared utility corridors, to minimize the amount of land allocated for this purpose and the tendency of such corridors to divide neighborhoods.</p> <p>Policy UT-P4: The City of Newcastle shall promote co-location of utility distribution facilities and share trenches in coordination of construction timing to minimize construction related disruption to the public and to reduce the cost of public utility delivery.</p>

Newcastle Planning Document	Section*	Topic*	Goal or Policy and Text
			Policy UT-P6: The City shall promote conservation measures to reduce the need for additional utility distribution facilities in the future.
			Policy UT-P7: Where found to be safe, the City shall promote recreational use of utility corridors such as trails, sport courts, and similar facilities.
			Policy UT-P8 The City shall encourage utility providers to limit disturbance to vegetation within major utility transmission corridors to what is necessary for the safety and maintenance of transmission facilities.
			Policy UT-P10 The City should require utility providers to design and construct overhead transmission lines in a manner that is environmentally sensitive, safe, and aesthetically compatible with surrounding land uses.
			Policy UT-P12: The City should encourage the replacement of outdated equipment with technologically updated or advanced alternatives, providing that the cost of the updated equipment is fiscally reasonable.
			Policy UT-P14 The City should require utility providers to minimize visual and other impacts of transmission towers and overhead transmission lines on adjacent land uses through careful siting and design.
			Policy UT-P15 The City should require new telecommunications and electric utility distribution lines to be installed underground within the City where practical in accordance with rules, regulations, and tariffs applicable to the serving utility.
			Policy UT-P16 The City should require new, modified, or replacement transmission structures (such as lattice towers, monopoles, and the like) to be designed to minimize aesthetic impacts appropriate to the immediate surrounding area whenever practical.
			Policy UT-P17 The City should require an analysis from utilities that states either the direct benefits to the City of high capacity transmission lines or the necessity of high capacity transmission lines through the City.
			Policy UT-P19 The City shall require utility providers to mitigate the loss of significant trees from the construction of new or expanded transmission facilities.

Newcastle Planning Document	Section*	Topic*	Goal or Policy and Text
			Policy UT-P20 The City shall, where appropriate, require reasonable landscape screening of site-specific above-ground utility facilities in order to diminish visual impacts.
		Health and Safety	Policy UT-P5: The City shall monitor current research efforts to determine whether electrical or magnetic fields pose a potential health danger. The City shall coordinate with other jurisdictions to pursue development of land use regulations consistent with the findings.
	Housing Element	Land Use	Policy HO-P2: The City shall protect the quality and character of existing single family neighborhoods as described in the Land Use Element.
		Health and Safety	Policy HO-P8.A: The City should plan for neighborhoods that promote active living and limit exposure to harmful environments.

* The *Section* column indicates the element/chapter of the comprehensive plan where the goal or policy text was found. The *Topic* column indicates the subject matter that is covered by the goal or policy text.

Table F-10. Redmond Planning Goals and Policies

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
City of Redmond Comprehensive Plan 2030 2015	Goals Vision Framework Policies	Goals	Goals for Redmond <ul style="list-style-type: none"> To conserve agricultural lands and rural areas, to protect and enhance the quality of the natural environment, and to sustain Redmond’s natural resources as the City continues to accommodate growth and development. To retain and enhance Redmond’s distinctive character and high quality of life, including an abundance of parks, open space, good schools and recreational facilities. To emphasize choices and equitable access in housing, transportation, stores and services. To support vibrant concentrations of retail, office, service, residential and recreational activity in Downtown and Overlake.

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
		Utilities	Infrastructure and services meet the needs of a growing population and promote a safe and healthy community. The planning and placement of utilities in Redmond has supported the community’s vision for the location and amount of growth. Long-term planning for utilities has contributed to a high quality of life for Redmond residents and businesses by ensuring efficient utility delivery. Proper utility planning has also protected Redmond’s natural environment and resources.
		Shoreline Management	Policy FW-7: Protect and restore the natural resources and ecological functions of shorelines, maintain and enhance physical and visual public access, and give preference to uses that are unique or dependent on shoreline locations.
		Views and Aesthetics	<p>Policy FW-9: Support Redmond as an urban community that values clean air and water, views of stars at night, and quiet neighborhoods.</p> <p>Policy FW-38: Maintain Redmond as a green city with an abundance of trees, forested areas, open space, parks, wildlife habitats, riparian corridors, access to shorelines and other elements of its beautiful natural setting.</p> <p>Policy FW-40: Ensure that building and site design maintain and enhance Redmond’s character, retain identities unique to neighborhoods and districts, and create places that are high-quality, attractive and inviting to people.</p>
		Alternative Energy/New Technology	Policy FW-10: Additionally, promote efficient energy performance and use of energy sources that move beyond fossil fuels.
		Land Use	<p>Policy FW-12: Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use and best management practices of land, provides opportunities to improve human health and equitable provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond’s sense of community and character.</p> <p>Policy FW-13: Ensure that the land use pattern in Redmond meets the following objectives:</p> <ul style="list-style-type: none"> • Takes into account the land’s characteristics and directs development

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>away from environmentally critical areas and important natural resources;</p> <ul style="list-style-type: none"> • Supports the preservation of land north and east of the city outside of the Urban Growth Area, for long-term agricultural use, recreation and uses consistent with rural character; • Provides for attractive, affordable, high-quality and stable residential neighborhoods that include a variety of housing choices; <p>Advances sustainable land development and best management practices, multimodal travel and a high quality natural environment.</p> <p>Policy FW-22: Make each neighborhood a better place to live or work by preserving and fostering each neighborhood’s unique character and preparation for a sustainable future, while providing for compatible growth in residences and other land uses, such as businesses, services or parks.</p> <p>Policy FW-26: Foster Old Town’s identity as a destination that has retained its historic identity and traditional downtown character; ensure that it is linked through attractive pedestrian connections to the rest of Downtown and provides an inviting atmosphere in which to shop, stroll or sit during the day and evening.</p>
		Parks and Recreation	<p>Policy FW-29: Maintain and promote a vibrant system of parks and trails that are sustainably designed, preserve various types of habitat and protect the natural beauty of Redmond.</p>
		Public Services and Facilities	<p>Policy FW-31: Plan, finance, build, rehabilitate and maintain capital facilities and services consistent with the following principles:</p> <ul style="list-style-type: none"> • Ensure that capital facilities are sustainable, well designed, attractive and safe; • Provide facilities and services that protect public health and safety; <p>Ensure adequate provision of needed infrastructure and services;</p>
		Views and Aesthetics	<p>Policy CC-18: Use design standards and design review to accomplish the following:</p> <ul style="list-style-type: none"> • Ensure the elements of design, proportion, rhythm and massing are correct for proposed structures and the site;
	Community Character and Historic Preservation		

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
			<ul style="list-style-type: none"> • Retain and create places and structures in the city that have unique features; • Ensure that building scale and orientation are appropriate to the site; • Encourage the use of high-quality and durable materials, as well as innovative building techniques and designs; • Promote environmentally friendly design and building techniques such as LEED for the construction or rehabilitation of structures; • Minimize negative impacts, such as glare or unsightly views of parking; • Incorporate historic features whenever possible; • Maintain integrity of zones such as Old Town with unique or historic qualities; and • Ensure that the design fits with the context of the site, reflecting the historic and natural features and character. <p>Policy CC-23: Encourage landscaping that:</p> <ul style="list-style-type: none"> • Creates character and a sense of place, • Retains and enhances existing green character, • Preserves and utilizes native trees and plants, • Enhances water and air quality, • Minimizes water consumption, • Provides aesthetic value, • Creates spaces for recreation, • Unifies site design, • Softens or disguises less aesthetically pleasing features of a site, and • Provides buffers for transitions between uses or helps protect natural features.
	Capital Facilities	Health and Safety	<p>Future Vision for Redmond: Infrastructure and services meet the needs of a growing population and promote a safe and healthy community.</p>
		Land Use	<p>Policy CF-18: Identify lands useful for public purposes in functional plans and in the appropriate elements of the Comprehensive Plan. Identify alternative sites or lands more generally where acquisition is not immediate. Identify lands specifically when acquired and used for public purposes on the Land Use Map, or in the appropriate elements of the Comprehensive Plan where not otherwise identified by City or other governmental agency functional plans.</p>

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
	Land Use Policies	Land Use	Policy LU-14: Encourage the provision of needed facilities that serve the general public, such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern.
		Public Services and Facilities	Policy LU-15: Support equitable delivery of and access to human services by allowing these uses in suitable locations and encouraging their creation through incentives or bonuses and other innovative measures.
		Essential Public Facilities	Policy LU-16: Allow essential public facilities in those zones in which they would be compatible. Classify the type of land use review, such as whether the use is permitted or conditionally allowed, based on the purpose of the zone and the facility's potential for adverse impacts on uses and the environment. Consider allowing all essential public facilities in the Manufacturing Park zone if such uses are not compatible elsewhere.
		Parks and Recreation	<p>Policy LU-64: <u>Urban Recreation and Open Space Designation</u> Allowed Uses. Implement this designation through the Urban Recreation zone. Permit uses that fit a constrained area, such as public parks; trails; agricultural uses, including the keeping of animals compatible with the size of the property; riding stables and farm residences. Consider allowing uses, such as ball fields, outdoor private recreation areas, such as golf courses used primarily for nonmotorized recreation; limited accessory uses, such as a restaurant, and regional utilities.</p> <p><u>Urban Recreation, Semirural</u> Environmental hazards, such as flooding and seismic hazards, limit the suitability of the Sammamish and Bear Creek Valleys for development. The valleys are also subject to development limitations due to the need to provide for groundwater recharge, the presence of important fish habitats and likely wetlands, and the need to provide appropriate transitions to agricultural and rural areas north and east of Redmond. Significant infrastructure constraints, including transportation and utilities, also affect the type of uses suitable for these places.</p>

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
	Neighborhoods – Bear Creek	Views and Aesthetics	<p>Bear Creek is unique in Redmond: it is a residential area adjacent to Downtown that contains large, ecologically important open spaces enjoyed not only by those who live there, but also by those whose only link with the neighborhood is a commute on Avondale Road.</p> <p>Bear Creek continues to be a safe neighborhood where people feel connected to one another. The neighborhood has a green character. It retains a significant tree canopy, and those in the neighborhood take advantage of the latest in energy efficient and low-impact development techniques. The Bear/Evans Creek valley—the neighborhood’s front yard—continues to have a rural-agricultural feel.</p> <p>Policy N-BC-3: Preserve the public view corridor from Avondale Road through the Keller Farm toward Mount Rainier.</p>
	Neighborhoods – Education Hill	Views and Aesthetics	<p>Policy N-EH-2: Identify public view corridors unique to the Education Hill Neighborhood, such as those of the Sammamish River and Sammamish Valley, Bear Creek Valley and the Cascade Mountains, Lake Sammamish and Mount Rainier. Design streets, trails and parks, as well as elements adjacent to the public right-of-way, to preserve and enhance those view corridors, while considering safety and privacy concerns of private property owners.</p> <p>Neighborhood Vision: Education Hill is an attractive, green area. Critical areas, such as streams and unstable slope areas, have been protected from development. Most of the slopes overlooking the Sammamish and Bear Creek Valleys are maintained in a native, undeveloped condition to protect the environment and preserve the woodland views valued by neighborhood residents.</p> <p>Panoramic views from various locations on Education Hill further add to the neighborhood’s character and identity and include vistas of Bear Creek Valley and the Cascade Mountains to the east; Mount Rainier, Downtown Redmond, Lake Sammamish and the Cascade foothills to the south; and the Sammamish River and Sammamish Valley to the west.</p>
	Neighborhoods - Idylwood	Utility Corridors/ Facilities	<p>Policy N-ID-27: Promote undergrounding utility lines along West Lake Sammamish Parkway, NE 24th Street and NE 36th Street. Coordinate undergrounding of utility lines with significant street improvement projects as feasible.</p>

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>Utilities throughout the Idylwood Neighborhood offer possible opportunities for upgrade over the next 20 years. The electrical and communication infrastructure is the most visible and significant component for residents. The elevated conduit experiences many issues during wet and windy weather, in part due to the proximity of dense, mature vegetation. The neighborhood supports priority undergrounding along corridors that provide the backbone of the electrical infrastructure for the Idylwood Neighborhood.</p>
	<p>Neighborhoods – North Redmond</p>	<p>Utilities</p>	<p>The State Growth Management Act (GMA) and King County Countywide Planning Policies direct cities to be the provider of local urban services to urban areas. North Redmond property owners within the Urban Growth Area (UGA) who decide to subdivide their land are required to install urban water and sewer systems. Policies in the Utility Element of the Comprehensive Plan seek to achieve the following: to protect the environment by minimizing disruption of the natural and built environment when placing utilities, to encourage provision of utilities in an economical fashion, and to minimize disruption that results from the provision of utilities to the natural vistas and to open spaces within the neighborhood. As development in North Redmond continues, it is ever important to ensure that reliable and consistent utility services are available to its residents.</p>
<p>Views and Aesthetics</p>		<p>Policy N-NR-9: Promote the preservation of public view corridors through a variety of techniques, such as innovative site design.</p>	
		<p>Policy N-NR-10: Preserve scenic, public view corridors toward the Cascades and the Sammamish Valley. Public view corridors are defined along NE 116th Street, 172nd Avenue NE, NE 122nd Street to 162nd Place NE, 154th Place NE, Redmond-Woodinville Road, and along the easement of the Redmond/Puget Sound Energy Trail.</p>	
	<p>Policy N-NR-28: Preserve and enhance, or reestablish, dense vegetation within the Wedge subarea. Select and maintain species for required tree preservation, common landscaping, visual screening, building setbacks, front yards and other required landscape areas to provide vegetation that is multistory at maturity, native, noninvasive and appropriate to the site.</p>		

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
		Utility Corridors/ Facilities	<p>Policy N-NR-78: Require the undergrounding of all new utilities in North Redmond and as older utility lines are updated, with the exception of the Puget Sound Energy high voltage transmission lines. Coordinate the undergrounding of existing overhead utilities as street construction or maintenance occurs in these service areas.</p> <p>Policy N-NR-79: Minimize excavation, clearing and grading within the Wedge subarea, as feasible, by combining all utility easements and by combining other corridors and easements such as:</p> <ul style="list-style-type: none"> • Street right-of-way, • Nonmotorized paths, and • Other existing unvegetated corridors.
	Neighborhoods – Sammamish Valley	Views and Aesthetics	<p>Policy N-SV-4: Development of the area adjacent to the Sammamish Valley, west of Redmond Woodinville Road, and north of NE 116th Street shall be required to protect significant tree stands, views from the valley and maintain the rural quality of the site. Development of the area shall be required to protect agricultural lands and to minimize the potential of trespass and overspray. Measures to protect agricultural lands include setbacks on new development, density limitations, and stormwater measures to prevent runoff from flooding agricultural lands.</p>
	Neighborhoods – Willows/Rose Hill	Views and Aesthetics	<p>The following policy applies to the Willows Corridor north of the Puget Sound Energy transmission line right-of-way. This policy is intended to maintain the desired features of the Willows Corridor, allow for the continued use of the area by high technology businesses, protect development from natural hazards, and minimize the impacts of development on sensitive areas and the Sammamish Valley. The design concepts set forth in the policy below shall be implemented through regulations that use criteria to achieve the concepts.</p> <p>Policy N-WR-G-1: Developments within the Willows Corridor north of the Puget Sound Energy transmission line right-of-way shall be designed to ensure the following:</p> <ul style="list-style-type: none"> • Important natural features of the hillside corridor are preserved. • The area maintains a pastoral and parkway appearance.

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
			<ul style="list-style-type: none"> • Buildings are visually compatible with the forested hills and open pastures of the Willows Corridor. Buildings and parking do not dominate views of the Willows Corridor. • Developments are visually separated from each other and Willows Road with areas of open space. • High-quality site and building designs are maintained. • Pedestrian and bicycle links to Willows Road are provided. • Nearby residential uses to the west are visually buffered from the development through screening by topography, trees or other measures.
			<p>The purpose of the open space is to provide visual relief from the massing and scale of the built environment</p>
			<p>Development in the Willows Corridor must be managed to protect the valley from negative impacts, such as increases in stormwater. Development must also be set back from the valley to preserve view corridors and so it does not interfere with agricultural practices north of NE 116th Street.</p>
	Parks, Arts, Recreation, Culture and Conservation	Views and Aesthetics	<p>Policy PR-34: Encourage the acquisition of resource parkland to protect environmental resources, represent significant natural and visual assets, provide circulation linkages, wildlife corridors and habitat, and ensure adequate separation and buffers between various land uses.</p>
			<p>Policy PR-49: Encourage King County to develop and maintain the trail on the west side of the Sammamish River to enhance access to and views of the Sammamish River.</p>
			<p>Policy PR-52: As a complement to the citywide pedestrian pathway system, the City should develop a visual system for enhancing connections to the shoreline and identifying shoreline areas, considering such elements as street graphics, landscaping, street furniture or artwork. (SMP)</p>
	Shoreline Master Program	Views and Aesthetics	<p>Policy SF-3: Provide a comprehensive and focused system of physical, visual and cultural access to Redmond’s shorelines.</p>
<p>Policy SF-5: Maintain shoreline views.</p>			

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>Policy SL-38: Maintain public view corridors as identified in RZC 21.42, Identification of Citywide Public View Corridors, where required, within the shoreline and from upland areas to the shoreline in shoreline developments, through appropriately designed building setbacks, height and bulk, clustering of structures, density bonuses where allowed, or similar design strategies.</p> <p>Policy SL-39: Encourage shoreline development that provides views of the water from the development, using appropriate building location and design, thoughtful selection and location of landscaping, and other design strategies.</p> <p>Policy SL-40: Maintain view corridors from Avondale Road and Union Hill Road in the Bear Creek Design District land north of Bear and Evans Creeks and east of Avondale Road, subject to the nexus and proportionality tests laid out by the U.S. Supreme Court.</p> <p>Policy SL-74: Locate utilities, where feasible, within existing utility corridors. Locate above-ground utilities away from fish and wildlife habitat, public access areas, and view corridors.</p> <p>Policy SL-81: Prohibit outdoor lighting levels for security, building and parking lot lighting, and intensive recreational uses in the shoreline that exceed the minimum necessary for safe and effective use. Screen all lighting, except for minimum pedestrian lighting, from the shoreline through landscaping, shields or other design measures.</p>
		Shoreline Management	Policy SL-50 Avoid location of nonwater-dependent and nonwater-related uses, activities, and development, except for essential transportation and utilities facilities, waterward of the ordinary high water mark. Transportation and utilities facilities may be allowed where no feasible alternative exists and negative impacts to salmon and steelhead habitat are mitigated.
		Utility Corridors/ Facilities	Policy SL-73: Locate regional utilities outside of the shoreline. Locate such facilities away from public access areas and view corridors and away from the shoreline to the farthest location possible where a nonshoreline location is not feasible.
	Utilities	Utilities	Policy UT-2: Design and maintain public utility facilities to meet service standards identified in the Capital Facilities Element and corresponding functional plans.

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
			Map UT-1: Shows the locations of major existing electrical facilities.
			Map UT-2: Shows proposed major electrical facilities.
		Alternative Energy/New Technology	<p>Policy UT-3: Encourage the use of innovative technologies to:</p> <ul style="list-style-type: none"> • Provide and maintain utility services; • Reduce the negative impacts of additional utility service demands; • Improve the existing service; and • Reduce, where appropriate, the overall demand on utility systems.
			<p>Policy UT-59: Work with energy service providers to promote an affordable, reliable and secure energy supply that increases development and use of renewable and less carbon-intensive sources, and that minimizes demand and consumption.</p>
			<p>Policy UT-71: Encourage and provide opportunities to convert existing homes or businesses to natural gas from oil and less efficient electric space and water heating equipment.</p>
			<p>Policy UT-72: Facilitate efforts to develop a natural gas fuel infrastructure. This may include:</p> <ul style="list-style-type: none"> • Updating regulations to address this technology, • Training fire and police personnel so they are well versed with this technology, • Taking leadership or cooperating with other jurisdictions in building a natural gas fueling facility for government vehicles, and <p>Identifying areas for the potential siting of a biomass production facility.</p>
			<p>Policy UT-73: Promote, support, and increase the use of clean alternative energy by:</p> <ul style="list-style-type: none"> • Advocating for the development of renewable energy sources; • Facilitating development and use of innovative technologies, such as alternative fuels and on-site renewable energy; and • Providing incentives for development that incorporates renewable energy.
		Utility Corridors/ Facilities	<p>The electrical transmission system is a utility system that fills an essential public need. Therefore, zoning should allow the siting of major transmission lines at or above 115 kilovolt capacity and substation facilities in areas where it</p>

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>is reasonably necessary to provide efficient service. With coordination between the utility and the City in advance of facility siting, problems of conflicting land uses may be reduced or avoided.</p>
			<p>Policy UT-9: Promote the efficiency of utility placement both in cost and timing through methods such as the following:</p> <ul style="list-style-type: none"> • Collocate public and private utilities in shared trenches or utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable legal and safety considerations; • Coordinate facility planning so that utilities may locate in transportation corridors and other dedicated rights-of way; • Design new public infrastructure to allow for projected future utilities that may be placed within those facilities at a later time; and <p>Encourage joint use of utility corridors for utilities, recreation and appropriate nonmotorized connections.</p>
			<p>Policy UT-12: Design, locate and construct facilities to minimize adverse impacts to the environment and to protect environmentally sensitive areas. Take into account both individual and cumulative impacts. Minimize impacts through actions such as:</p> <ul style="list-style-type: none"> • Using construction methods and materials to prevent or minimize the risk of overflows into watercourses and water bodies; • Locating utility corridors in existing cleared areas; • Locating utility facilities and corridors outside of wetlands; • Minimizing crossings of fish-bearing watercourses; • Using biostabilization, riprap or other engineering techniques to prevent erosion where lines may need to follow steep slopes; and • Minimizing corridor widths.
			<p>Policy UT-13: Require underground installation of all new utility distribution lines, except where underground installation would cause greater environmental harm than alternatives or where the Washington Utilities and Transportation Commission tariff structure is not consistent with this policy. Consider new technologies such as wireless transmission as they become available.</p>

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
			Policy UT-62: Allow electrical utility facilities as a permitted use where appropriate to ensure that land is available for the siting of electrical facilities.
		Views and Aesthetics	<p>Policy UT-15: Require reasonable screening or architecturally compatible design of above ground utility facilities, such as transformers and associated vaults. Promote high-quality design of utility facilities through measures such as:</p> <ul style="list-style-type: none"> • Use of varied and interesting materials, • Use of color, • Additions of artwork, and • Superior landscape design.
		Land Use	<p>Policy UT-58: Work with energy service providers to ensure energy facility plans reflect and support Redmond’s Land Use Plan and that energy resources are available to support the Land Use Plan.</p>
			<p>Policy UT-61: Recognize the current Electrical Facilities Plan, authored by Puget Sound Energy, as the facility plan for electrical utilities serving Redmond and the vicinity. Use this plan, where it is consistent with Redmond’s land use goals, as a guide in identifying and preserving utility corridors and locating electrical facilities.</p>
			<p>Policy UT-63: Coordinate with Puget Sound Energy or any successor when considering land use designations or new development in the vicinity of proposed facility locations that might affect the suitability of the designated areas for location of facilities.</p>
		Energy	<p>Policy UT-59: Work with energy service providers to promote an affordable, reliable, and secure energy supply that increases development and use of renewable and less carbon-intensive sources, and that minimizes demand and consumption.</p>
		Health and Safety	<p>Policy UT-67: Require designs that incorporate known and accepted low-cost technological methods of reducing magnetic fields or the exposure to them when siting high voltage electrical facilities until further research provides more information on the health effects of electromagnetic fields. Methods may include:</p> <ul style="list-style-type: none"> • Line configurations that reduce field strength,

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
			<ul style="list-style-type: none"> • Sufficient right-of-way widths, and • Sufficient height of lines from the ground for high-voltage transmission facilities. <p>Policy UT-68: Periodically review the state of scientific research on ELF/EMF and modify policies and regulations, if warranted, by changing knowledge or if new state or federal regulation requires changes.</p>
		Hazardous Liquid and Gas Transmission Pipelines	<p>Policy UT-89: Require proposed developments, expansions of existing uses and construction projects, both public and private, located near hazardous liquid pipeline to:</p> <ul style="list-style-type: none"> • Show the location of the liquid pipeline corridors in relation to proposed structures, utilities, or clearing and grading activities; • Use techniques prior to and during construction to minimize the potential for disturbing the pipeline; • Identify and mitigate potential erosion over pipelines from storm water discharge; • Use setbacks and other site design techniques to minimize the potential hazard; and • Develop emergency plans as appropriate. <p>Policy UT-90: Coordinate with the pipeline operator when developments are proposed near a hazardous liquid pipeline corridor to reduce the potential for problems. Methods include but are not limited to:</p> <ul style="list-style-type: none"> • Notifying the pipeline operator of proposed development projects located within one-quarter mile of a pipeline corridor; • Seeking the pipeline operator’s participation in preconstruction meetings for projects located within 150 feet of a pipeline corridor; • Requesting the operator to determine if additional measures above the normal locating process are necessary to physically verify the pipeline locations before proceeding to develop; and • Seeking monitoring by the pipeline operator of development that involves land disturbance or other significant work within the pipeline corridor, or within 30 feet of a pipeline, whichever is greater.

Redmond Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>Policy UT-91: Prohibit new high consequence land uses from locating near a hazardous liquid pipeline corridor. Design proposed expansions of existing high consequence land uses to, at a minimum, avoid increasing the level of risk in the event of a pipeline failure, and where feasible, to reduce the risk.</p> <p>Policy UT-92: Require appropriate mitigation measures that help reduce adverse impacts in the event of a pipeline failure to be used by commercial, industrial, multifamily, or other development which, because of proximity to a hazardous liquid pipeline corridor, poses safety concerns due to characteristics of the occupants, development, or site.</p> <p>Policy UT-115: New or expanded structures and other significant land disturbance shall be setback from hazardous liquid pipelines to minimize the likelihood of accidental damage to the pipelines. Required setbacks shall not deny all reasonable economic use of property.</p> <p>Policy UT-117: Locating new high consequence land uses near a hazardous liquid pipeline corridor represents an unusually high risk and shall not be allowed. Proposed expansions to high consequence land uses located near pipeline corridors shall at a minimum be designed to avoid increasing the level of risk in the event of a pipeline failure, and where feasible, reduce the risk.</p>
			<p>Policy UT-118: Commercial, industrial, multi-family or other development which, because of proximity to a hazardous liquid pipeline corridor, poses safety concerns due to characteristics of the occupants, development or site, shall use appropriate mitigation measures to help reduce adverse impacts in the event of a pipeline failure.</p>

* The *Section* column indicates the element/chapter of the comprehensive plan where the goal or policy text was found. The *Topic* column indicates the subject matter that is covered by the goal or policy text.

Table F-11. Renton Planning Goals and Policies

Renton Planning Document	Section*	Topic*	Goal or Policy and Text
<p>City of Renton Comprehensive Plan 2015</p>	<p>Land Use</p>	<p>Views and Aesthetics</p>	<p>Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.</p>
			<p>Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.</p>
			<p>Policy L-48: Accommodate change within the Renton community in a way that maintains Renton’s livability and natural beauty.</p>
			<p>Policy L-55: Protect public scenic views and public view corridors, including Renton’s physical, visual and perceptual linkages to Lake Washington and the Cedar River.</p>
			<p>Policy L-56: Preserve natural landforms, vegetation, distinctive stands of trees, natural slopes, and scenic areas that contribute to the City’s identity, preserve property values, and visually define the community and neighborhoods.</p>
			<p>Policy L-60: Thoughtfully balance the need for appropriate lighting levels for safety and security to avoid light intrusion and glare impacts, and to preserve the night sky.</p>
		<p>Essential Public Facilities</p>	<p>Policy L-6: Site and design essential public facilities to be efficient and convenient while minimizing impacts on surrounding uses. Facilities should be sited on an arterial street, where there is good access to transportation, including transit service, location, and where parking requirements are appropriate to the use. If the use is people intensive, it should be in a Center, compatible with surrounding uses, and co-located with other uses when possible.</p>
	<p>Land Use</p>	<p>Policy L-7: Coordinate with King County to ensure consistent land development policies in the Potential Annexation Area.</p>	
	<p>GHG Emissions</p>	<p>Policy L-44: Support and implement the Mayor’s Climate Protection Agreement, climate pledges and commitments undertaken by the City, and other multi-jurisdictional efforts to reduce greenhouse gases, address climate change, sea-level rise, ocean acidification, and other impacts to global conditions.</p>	

Renton Planning Document	Section*	Topic*	Goal or Policy and Text
	Housing and Human Services Element	Health and Safety	<p>Policy CF-7: Protect public health, enhance environmental quality and promote conservation of man-made and natural resources through appropriate design and installation of public facilities.</p> <p>Goal HHS-A: Adopt best available housing practices and implement innovative techniques to advance the provision of affordable, fair, healthy, and safe housing for renters, homeowners, and the homeless. Adopt a strategic housing plan tailored to achieve this goal.</p> <p>Goal HHS-H: Actively work to increase the availability of healthy, equitable and affordable housing for people in all demographic groups and at all income levels and promote a balance of housing and the amenities needed by residents at the neighborhood level, such as childcare, availability of fresh food, recreational opportunities, and medical care.</p> <p>Policy HHS-21: Support the development of housing and neighborhoods that are sited, designed, constructed, and maintained to promote environmentally healthy and safe living. “Environmental health,” in this context, includes factors of the natural and built environment that affect human health, such as physical, chemical, and biological factors external to a person.</p> <p>Policy U-2: Promote the health and safety of Renton citizens from environmental hazards associated with utility systems through the proper design and siting of utility facilities.</p>
	Shoreline Management Program	Shoreline Management	<p>SHORELINE MANAGEMENT GOALS</p> <p>The City adopts the goals and principles of the Shoreline Management Act as provided in RCW 90.58.020 and as particularly relevant to Renton.</p> <ol style="list-style-type: none"> 1. The shoreline jurisdiction is one of the most valuable and fragile of the City’s natural resources. There is appropriate concern throughout the watershed and the greater Puget Sound Region relating to the utilization, protection, restoration, and preservation of the shoreline jurisdiction. 2. Ever increasing pressures of additional use are being placed on the shoreline jurisdiction, which in turn necessitates increased coordination in its management and development. 3. Much of the shoreline jurisdiction and the uplands adjacent thereto are in private ownership. Unrestricted construction on the privately owned

Renton Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>or publicly owned shorelines is not in the best public interest; therefore, coordinated planning is necessary in order to protect the public interest associated with the shoreline jurisdiction while recognizing and protecting private property rights consistent with the public interest.</p> <ol style="list-style-type: none"> 4. There is a clear and urgent demand for a planned, rational, and concerted effort, jointly performed by federal, state, and local governments, to prevent the inherent harm in an uncoordinated and piecemeal development of the City's shoreline jurisdiction. 5. It is the intent of the City to provide for the management of the shoreline jurisdiction by planning for and fostering all reasonable and appropriate uses. The Shoreline Master Program is designed to ensure the development in a manner that, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. 6. The City's shoreline policies are intended to protect against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto. 7. In the implementation of the Shoreline Master Program, the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines shall be preserved to the greatest extent feasible consistent with the overall best interest of the state, the county, and the people generally. To this end, uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment or are unique to or dependent upon use of the state's shoreline. 8. Alterations of the natural condition of the shoreline, in those limited instances when authorized, shall be given priority for single family residences and their appurtenant structures; ports; shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines; industrial and commercial developments that are particularly dependent on their location on or use of the shoreline jurisdiction; and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines.

Renton Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>9. Permitted uses in the shorelines zone shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline jurisdiction and any interference with the public's use of the water.</p> <p>Objective SH-A: Provide for use of the limited water resource consistent with the goals of the Shoreline Management Act by providing a preference for water-oriented uses.</p> <p>Objective SH-B: Provide that the policies, regulations, and administration of the Shoreline Master Program ensure that new uses, development, and redevelopment within the shoreline jurisdiction do not cause a net loss of shoreline ecological functions.</p> <p>Objective SH-D: The resources and amenities of all shorelines and the ecological processes and functions they provide, such as wetlands, upland and aquatic vegetation, fish and wildlife species and habitats, as well as scenic vistas and aesthetics should be protected and preserved for use and enjoyment by present and future generations. Natural shorelines are dynamic with interdependent geologic and biological relationships. Alteration of this dynamic system has substantial adverse impacts on geologic and hydraulic mechanisms important to the function of the water body and can disrupt elements of the food chain.</p> <p>Policy SH-1: Reasonable and appropriate shoreline uses and activities should be planned for:</p> <ol style="list-style-type: none"> 1. Short-term economic gain or convenience in development should be evaluated in relationship to potential long-term effects on the shoreline. 2. Preference should be given to those uses or activities which enhance the natural functions of shorelines, including reserving appropriate areas for protecting and restoring ecological functions to control pollution and prevent damage to the natural environment and public health. 3. Provide for the following priority in shoreline use and modification of the shoreline: <ol style="list-style-type: none"> a. Water-dependent and associated water related uses are the highest priority for shorelines unless protection of the existing natural resource values of such areas precludes such uses. b. Water-related and water-enjoyment uses that are compatible with

Renton Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>ecological protection and restoration objectives, provided that adequate area is reserved for future water-dependent and water-related uses.</p> <ul style="list-style-type: none"> c. Multiple use developments may be allowed if they include and support water-oriented uses and contribute to the objectives of the act including ecological protection and restoration and/or public access. d. Limit non-water-oriented uses to those locations where access to the water is not provided or where the non-water-oriented uses contribute to the objectives of the Act, including ecological protection and restoration and/or public access. e. Preserve navigational qualities, and the infrastructure that supports navigation, to support water-oriented use. <p>4. Recognize existing single-family residential uses and neighborhood character and ensure that existing uses, new uses, and alteration of facilities:</p> <ul style="list-style-type: none"> a. Do not result in a net loss of shoreline ecological functions. b. Avoid disturbance of unique and fragile areas. c. Are provided with adequate public services including water, sanitary sewer, and stormwater management. <p>5. Future shoreline subdivision, multi-family developments, and planned urban developments of more than four units should provide public benefits, including ecological protection and restoration, and/or public or community access.</p> <p>6. New residential developments should provide open space areas at or near the shoreline through clustering of dwellings.</p> <p>Policy SH-2: Aesthetic considerations should be integrated with new development, redevelopment of existing facilities, or for general enhancement of shoreline areas and should include:</p> <ul style="list-style-type: none"> 1. Identification and preservation of areas with scenic vistas and areas where the shoreline has high aesthetic value as seen from both upland areas, areas across the water, and recreational and other uses on the water. 2. Appropriate regulations and criteria should ensure that development provides designs that contribute to the aesthetic enjoyment of the

Renton Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>shoreline for a substantial number of people and provide the public with the ability to reach, touch, and enjoy the water's edge and view the water and shoreline.</p> <p>3. Regulations and criteria for building siting, maximum height, setbacks, screening, architectural controls, sign regulations, designation of view corridors, and other provisions should ensure that development minimizes adverse impacts on views of the water from public property or views enjoyed by a substantial number of residences.</p> <p>Policy SH-3: All shoreline policies, regulations, and development shall recognize and protect private rights consistent with the public interest and, to the extent feasible, shall be designed and constructed to protect the rights and privacy of adjacent property owners. Shoreline uses and activities should be discouraged if they would cause significant noise or odor or unsafe conditions that would impede the achievement of shoreline use preferences on the site or on adjacent or abutting sites.</p> <p>Policy SH-4: When necessary, Shoreline modifications should emulate and allow natural shoreline functions to the extent feasible and where needed utilize bioengineering or other methods with the least impact on ecological functions.</p> <p>Policy SH-5: Native shoreline vegetation should be conserved to maintain shoreline ecological functions and mitigate the direct, indirect and/or cumulative impacts of shoreline development, wherever feasible.</p> <p>Policy SH-6: Existing natural resources should be conserved through regulatory and non-regulatory means that may include regulation of development within the shoreline jurisdiction, ecologically sound design, and restoration programs, including:</p> <ol style="list-style-type: none"> 1. Water quality and water flow should be maintained at a level to permit recreational use, to provide a suitable habitat for desirable forms of aquatic life, and to satisfy other required human needs. 2. Aquatic habitats and spawning grounds should be protected, improved and, when feasible, increased to the fullest extent possible to ensure the likelihood of salmon recovery for listed salmon stocks and to increase the populations of non-listed salmon stocks.

Renton Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>3. Wildlife habitats should be protected, improved and, if feasible, increased.</p> <p>4. Unique natural areas should be designated and maintained as open space for passive forms of recreation and provide opportunities for education and interpretation. Access and use should be restricted, if necessary, for the conservation of these areas.</p> <p>Policy SH-10: Shoreline areas having historical, cultural, educational, or scientific value should be identified and protected.</p> <p>Policy SH-14:</p> <p>2. New over-water structures should be limited to water-dependent use and the length, width, and height of over-water structures should be limited to the smallest reasonable dimensions.</p> <p>3. Shoreline developments should be designed to maintain or enhance aesthetic values and scenic views.</p> <p>Policy SH-16: Future economic uses and activities should utilize the shoreline to achieve the use and other goals of the Act and The Shoreline Master Program, including:</p> <p>1. Economic uses and activities should locate the water-oriented portion of their development along the shoreline.</p> <p>2. New over-water structures should be limited to water-dependent use and the length, width, and height of over-water structures should be limited to the smallest reasonable dimensions.</p> <p>3. Shoreline developments should be designed to maintain or enhance aesthetic values and scenic views.</p>
	Utilities	Utility Corridors/ Facilities	<p>GOAL U-O: Promote the availability of safe, adequate, and efficient electrical service within the City and its planning area, consistent with the regulatory obligation of the utility to serve customers.</p> <p>Goal U-P: Promote the safe transport and delivery of natural gas and other fuels with the planning area.</p>

Renton Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>Policy U-3: Promote the co-location of new utility infrastructure within rights-of-way and utility corridors and coordinate construction and replacement of utility systems with other public infrastructure projects to minimize construction-related costs and disruptions.</p> <p>Policy U-72: Coordinate with local and regional electricity providers to ensure the siting and location of transmission and distribution facilities is accomplished in a manner that minimizes adverse impacts on the environment and adjacent land uses.</p> <p>Policy U-73: Encourage electricity purveyors to make facility improvements and additions within existing utility corridors wherever possible.</p> <p>Policy U-74: Require underground electricity infrastructure installation to be coordinated with the City of Renton Public Works Department to prevent cross-boring through existing water, sewer, or natural gas lines.</p> <p>Policy U-75: Coordinate with local and regional purveyors of natural gas for the siting of transmission and distribution infrastructure within the Renton Planning Area.</p> <p>Policy U-77: Allow extension of natural gas distribution infrastructure within the Renton Planning Area, provided such facilities are consistent with development assumptions in the Land Use Element of the Comprehensive Plan.</p>
		Health and Safety	<p>Policy U-78: Require underground natural gas infrastructure installation to be coordinated with the City of Renton Public Works Department to prevent cross-boring through existing utility lines.</p>

* The *Section* column indicates the element/chapter of the comprehensive plan where the goal or policy text was found. The *Topic* column indicates the subject matter that is covered by the goal or policy text.

Table F-12. Sammamish Planning Goals and Policies

Sammamish Planning Document	Section*	Topic*	Goal or Policy and Text
<p>City of Sammamish Comprehensive Plan (Draft) 2015</p>	<p>Environmental Element</p>	<p>Land Use</p>	<p>Policy EC.1.4: Consider identifying and protecting where appropriate the following special areas:</p> <ul style="list-style-type: none"> a. Natural areas including significant trees, b. Scenic areas such as designated view corridors, c. Natural drainage areas, including the Erosion Hazard Near Sensitive Water Bodies and Wetland Management Areas designated locations and the those areas draining to Erosion d. Hazard Near Sensitive Water Bodies and Wetland Management Areas, e. Urban landscaped areas such as public or private golf courses and parks, f. Land reserved as open space or buffers tracts as part of development, including parcels subject to density averaging, where appropriate, and g. Lands designated as open space under the Current Use taxation-open space established according to King County for tax assessment purposes. <p>Policy EC.1.21: Encourage the preservation of open space through incentives, such as the King County Public Benefit Rating System (PBRs) or other programs to encourage land donation.</p> <p>Policy EC.1.23: Establish a system of publicly owned natural areas to:</p> <ul style="list-style-type: none"> a. Protect the integrity of wildlife habitat and conservation sites, b. Protect corridors between natural areas, where feasible c. Preserve outstanding examples of Sammamish’s diverse natural heritage, and d. Provide a broad range of opportunities for educational, interpretive and recreational programs to meet community needs, and. e. Facilitate completion of the vision of an Emerald Necklace, an approximately 28-mile nonmotorized greenbelt encircling the Plateau.
		<p>Alternative Energy/New Technology</p>	<p>Policy EC.7.3:</p> <p>Goal: Be a regional model in mitigating and adapting to climate change.</p> <p>Policy: Consider a multi-pronged approach to climate change mitigation, including support for energy efficiency, vehicle trip reduction, and environmental protection.</p>

Sammamish Planning Document	Section*	Topic*	Goal or Policy and Text
	Housing Element	Views and Aesthetics	<p>Goal H.1: Neighborhood Vitality and Character Promote safe, attractive, and vibrant residential and mixed-use neighborhoods. Encourage housing design that is sensitive to quality, design, and intensity within neighborhoods and with surrounding land uses. Land use policies and regulations should emphasize compatibility with existing neighborhood character. In areas where the existing character is in transition, new development should be designed to incorporate the qualities of well-designed neighborhoods.</p> <p>Policy H.1.1: Ensure that new development and redevelopment are sensitive to the context of existing and planned neighborhood character.</p>
	Land Use Element	Land Use	<p>Policy LU.2.2: Promote complementary and compatible development and smooth transitions between differing land uses.</p> <p><u>Residential Districts</u> The residential districts implement Comprehensive Plan policies for housing quality, diversity (such as townhomes, cottage housing, apartments, duplex, and single-family detached), and affordability, and efficient use of land, public services, and energy. The R-1 district should be applied in areas with, or in proximity to, lands with area-wide environmental constraints, wildlife corridors, or in established neighborhoods of the same density. In the R-1 district, the primary uses are single detached dwellings clustered as appropriate in relation to environmental constraints. The R-4 through R-8 districts, provide for predominantly single detached dwelling units at varying densities. The R-12 through R-18 districts allow for a mix of multifamily development at a variety of densities. Minimum residential densities should be met in the R-8, R-12, R-18, TC-A, and TC-B districts. In all residential districts, accessory uses and complementary nonresidential uses may be allowed.</p> <p><u>Neighborhood Business</u> The Neighborhood Business District provides small scale convenient daily retail and personal services for a limited service area, minimizes the impacts of commercial activities on nearby properties, and provides for limited residential development not to exceed R-8 density.</p>

Sammamish Planning Document	Section*	Topic*	Goal or Policy and Text
			<p><u>Community Business</u></p> <p>The Community Business District provide convenience and comparison retail and personal services for local service areas serving neighborhoods that cannot be served conveniently by larger commercial centers. Compared to the Neighborhood Business District, a wider range of uses are permitted, including small-scale office and mixed-use developments.</p> <p><u>Office</u></p> <p>The Office District provides for pedestrian and transit-oriented, high-density employment office uses together with the potential for complementary retail and urban density residential development in certain locations.</p> <p><u>Town Center</u></p> <p>The Town Center designations create a focused mixed-use center for the City, provide opportunity for a variety of housing types and retail and office uses; provide for a comprehensive system of parks, open spaces and trails; establish an efficient circulation system; provide community and civic facilities; establish a distinctive design character; and promote sustainability, including an integrated stormwater management system. The planned development pattern encourages the most intensive development in core mixed use development areas.</p> <p>Designations within Town Center include the following:</p> <ul style="list-style-type: none"> • Town Center A—Commercial focus • Town Center B—Residential focus • Town Center C—Lower intensity residential • Town Center D—Civic campus • Town Center E—Reserve <p>The Town Center subarea plan and implementing development regulations provide additional guidance for town center development.</p> <p><u>Public Institution</u></p> <p>This classification recognizes publicly owned facilities and sites that offer governmental, utility, recreational, educational, and emergency response services, respectively, to the community.</p>

Sammamish Planning Document	Section*	Topic*	Goal or Policy and Text
		Views and Aesthetics	<p>Policy LU.2.3: Recognize and preserve the natural environment as an important element of the City’s identity.</p> <p>Policy LU.2.4: Where appropriate, develop design guidelines and development regulations to support the following:</p> <ul style="list-style-type: none"> a. Compatibility with natural site features b. Retention of trees and native vegetation c. Low impact development d. Development at a scale and character appropriate to the site e. Design that supports the human scale f. Design that reflects community character g. Landscaping to enhance building and site appearance and function h. Integrated and connected access for bicycles, pedestrians and vehicles i. Balanced consideration of automobile and pedestrian/bicycle mobility and safety j. Usable passive and active open space, including community gathering places k. Cohesive design character that minimizes visual clutter l. Sense of personal safety <p>Goal LU.3: Preserve and enhance the natural features, quality, character and function of the City’s residential neighborhoods.</p> <p>Policy LU.3.4: Consider establishing a program to acquire property for public purposes consistent with the policies of this comprehensive plan. This evaluation should include consideration of the feasibility of both fee simple acquisition and the acquisition of development rights, as well as identification of potential funding sources, grants, and gifting strategies. Priorities for acquisition may include: protection of environmentally sensitive areas, preservation of view corridors, preservation of parcels that convey a unique sense of the community’s character or historical tradition, parcels to provide breaks in development patterns along designated arterials, passive and active recreation opportunities.</p> <p>Goal LU.5: Ensure that public facilities support and strengthen community character.</p>

Sammamish Planning Document	Section*	Topic*	Goal or Policy and Text
			Goal LU.6: Promote development design that maintains a harmonious relationship with the natural environment.
		Vegetation	Policy LU.6.2: Maximize tree retention and assure restoration where tree retention is not feasible.
		Alternative Energy/New Technology	Goal LU.9: Encourage sustainable development. Policy LU.9.1: Identify and adopt zoning code amendments to allow distributed energy generation (solar, wind, etc.) compatible with surrounding uses and adopt incentives that promote distributed generation.
	Utilities Element	Introduction	Goal UT.1: Promote and encourage development and maintenance of all utilities at levels of service adequate to accommodate existing and projected growth.
		Utility Corridors/ Facilities	UT.1.1: Support the timely expansion, maintenance, operation, and replacement of utility infrastructure in order to meet anticipated demand for growth identified in the Land Use Element.
			UT.1.2: Utilize franchise agreements with private utility providers and interlocal agreements with public utility providers as a means to protect and advance adopted City goals and policies.
			Goal UT 2: Support coordination with service providers to minimize cost and service disruption
			UT 2.1: Coordinate the timing of construction activities with public and private utilities to minimize disruption to the public and reduce costs of utility delivery
			UT 2.2: Promote co-location of new public and private utility distribution facilities in shared trenches.
			UT.3.1: Promote the undergrounding of utilities where physically and financially feasible and in coordination with local utilities.
	Goal UT.4: Facilitate citywide utility services that are consistent, reliable, equitable, competitive, and financially sustainable.		
Utilities	Policy UT.4.1: Coordinate with utility providers to ensure that services are provided at competitive rates citywide.		

Sammamish Planning Document	Section*	Topic*	Goal or Policy and Text
		Views and Aesthetics	Goal UT.3: Encourage placement, siting and design of utilities to support community character and promote uninterrupted service.
		Policy UT.3.2: Encourage aesthetically compatible design of above-ground utility facilities	
		Policy UT.3.3: Minimize the visual impacts of telecommunications facilities and towers in the community.	
	Parks and Recreation	Policy UT.3.4: Promote recreational use of utility corridors, such as trails, sports courts, or similar facilities.	
	Alternative Energy/New Technology	Policy UT.4.2: Seek to maximize effectiveness and efficiency of utility services provided to Sammamish residents.	
	Goal UT.5: Encourage the use of innovative measures and new technologies to reduce overall demand and enhance service to city residents.		
	Policy UT.5.1: Encourage opportunities for individual businesses or homeowners to become more energy independent by reducing energy use and/or generating a portion of their energy needs on site.		
	Policy UT.5.2: Remove barriers in the city codes to the use of alternative energy sources for homes and businesses, including such technologies as solar panels, wind-powered turbines, biomass/biogas, and fuel cells.		
	Policy UT.5.3: Support renewable energy production by encouraging businesses and homeowners to consider purchase of green power through programs such as Puget Sound Energy's Green Power Program.		
	Shoreline Element	Utility Corridors/ Facilities	<ul style="list-style-type: none"> a. New public or private utilities should be located inland from the land/water interface, preferably outside of shoreline jurisdiction, unless: They have a water-dependent component such as a water intake or outfall; or Water crossings are unavoidable; or Other locations are infeasible; or They are required for authorized shoreline uses consistent with this Program. b. Utilities should be located and designed to avoid public recreation and public access areas and significant natural, historic, archaeological or cultural resources. c. Development of pipelines and cables, particularly those running roughly parallel to the shoreline, and development of facilities that may require

Sammamish Planning Document	Section*	Topic*	Goal or Policy and Text
			<p>periodic maintenance that would disrupt shoreline ecological functions, should be discouraged except where no other reasonable alternative exists.</p> <p>d. When existing utilities located within shoreline jurisdiction require maintenance or other improvements to address public health and safety, the maintenance/improvement should be designed and implemented to minimize additional impacts on the shoreline environment and consideration should be given to correcting past impacts caused by the utility.</p> <p>e. Public utility development should use low impact development stormwater management techniques and other methods that protect, enhance, and restore shoreline ecological functions where reasonable.</p> <p>f. When new utilities are to be located within shoreline jurisdiction, they should be installed in such a manner to achieve no net loss of ecological function. City of Sammamish Shoreline Master Program</p>
<p>City of Sammamish Shoreline Master Program Update 2011</p>	<p>25.03.020 Conservation Goals</p>	<p>Views and Aesthetics</p>	<p>The following goals address the preservation of natural resources, scenic vistas, aesthetics, and vital shoreline areas for fisheries and wildlife and for the benefit of present and future generations.</p> <ul style="list-style-type: none"> • Acquire (i.e., through purchase, easements, donation or other agreement), and maintain as open space, shorelines with unique or valuable natural attributes for public benefit. • Preserve, enhance and/or protect shoreline resources (i.e., wetlands and other fish /wildlife habitats) for their ecological functions and values, and aesthetic and scenic qualities. • Maintain natural dynamic processes of shoreline formation and sustainability through effective stewardship, management, and use of shorelines • Where feasible, enhance or restore areas that are biologically and/or aesthetically degraded while maintaining appropriate use of the shoreline. • Maintain or enhance shoreline vegetation to protect water quality, fish and wildlife habitat, and other ecological functions and processes. • Implement policies that can help reverse impacts caused by existing or past development activities that adversely affect ecological or shoreline functions such as untreated stormwater discharges.

Sammamish Planning Document	Section*	Topic*	Goal or Policy and Text
			<ul style="list-style-type: none"> • Manage the City’s programs, services, and operational infrastructure in a manner that achieves no net loss of ecological or shoreline functions. • Achieve no net loss of ecological functions of Sammamish shorelines
	25.03.030 Public Access Goals	Utility Corridors/ Facilities	Ensure that public utility and transportation rights-of-way, including street ends that abut the shoreline, are made available for public access and use where appropriate (see RCW 35.79.035).
	25.03.070 Transportation and Public Facility Goals	Utility Corridors/ Facilities	<p>The following goals address the general location and extent of existing and proposed thoroughfares, transportation/circulation routes, as well as other public utilities and facilities.</p> <ol style="list-style-type: none"> 1. Develop efficient circulation systems in harmony with the topography and other natural characteristics of the shoreline and in a manner that assures the safe movement of people and goods while minimizing adverse effects on shoreline use and development or on shoreline ecological functions and processes. 2. Provide and/or enhance physical and visual public access to shorelines along public roads (i.e. turnouts and viewpoints) in accordance with the public access goals. 3. Limit circulation systems in the shoreline jurisdiction to those that serve permitted and/or preferred shoreline uses. 4. Limit transportation infrastructure in shoreline jurisdiction to the minimum necessary to accomplish its purpose.
	25.04.040 Recreational Use Policies	Parks and Recreation	(3) Public recreational development should be located where existing infrastructure (utilities and roads) is adequate, or may be provided without significant damage to shoreline features commensurate with the number and concentration of anticipated users.
	25.04.060 Utility Use Policies	Utility Corridors/ Facilities	<ol style="list-style-type: none"> 1. New public or private utilities should be located inland from the land/water interface, preferably outside of shoreline jurisdiction, unless: <ol style="list-style-type: none"> a. They have a water-dependent component such as a water intake or outfall; or b. Water crossings are unavoidable; or c. Other locations are infeasible; or d. They are required for authorized shoreline uses consistent with this Program.

Sammamish Planning Document	Section*	Topic*	Goal or Policy and Text
			<ol style="list-style-type: none"> 2. Utilities should be located and designed to avoid public recreation and public access areas and significant natural, historic, archaeological or cultural resources. 3. Development of pipelines and cables, particularly those running roughly parallel to the shoreline, and development of facilities that may require periodic maintenance that would disrupt shoreline ecological functions, should be discouraged except where no other reasonable alternative exists. 4. When existing utilities located within shoreline jurisdiction require maintenance or other improvements to address public health and safety, the maintenance/improvement should be designed and implemented to minimize additional impacts on the shoreline environment and consideration should be given to correcting past impacts caused by the utility. 5. Public utility development should use low impact development stormwater management techniques and other methods that protect, enhance, and restore shoreline ecological functions where reasonable. <p>When new utilities are to be located within shoreline jurisdiction, they should be installed in such a manner to achieve no net loss of ecological function.</p>
	25.07.010 Summary of Uses, Approval Criteria, and Process	Land Use	Utilities are permitted in the Lake Sammamish Shoreline Residential, Lake Sammamish Urban Conservancy, Pine and Beaver Lakes Shoreline Residential, Pine and Beaver Lakes Urban Conservancy.
	Archaeological, Historic and Cultural Resources Policies	Shoreline Management	Shoreline use and development should not significantly and negatively impact, destroy, or damage any site having historic, cultural, scientific or educational value.
	Critical Areas and Environmental Protection	Shoreline Management	New shoreline uses and developments should occur in a manner that maintains existing natural shorelines, assures no net loss of shoreline ecological functions and processes and protects critical areas and associated buffers within the shoreline jurisdiction as designated in SMC 21A.50.

Sammamish Planning Document	Section*	Topic*	Goal or Policy and Text
	Policies		New shoreline uses and developments should be designed and conducted in accordance with the regulations of this Program to avoid, minimize and mitigate damage to the ecology and environment. These regulations are designed to protect shoreline ecological functions and processes. Shoreline ecological functions that should be protected include, but are not limited to, fish and wildlife habitat, conservation and recovery of threatened or endangered species, food chain support and water temperature maintenance. Shoreline processes that should be protected include, but are not limited to, water flow; infiltration; groundwater recharge and discharge; sediment delivery, transport, and storage; organic matter input; and nutrient and pathogen removal.
	Dredging Policies	Shoreline Management	New development should be sited and designed to avoid the need for maintenance dredging. When allowed, dredging should be planned and operated to minimize adverse impacts to shoreline ecology, to existing shoreline uses, and to minimize interference with navigation.
	Flood Hazard Reduction Policies	Shoreline Management	New development within the floodplains associated with the City's shorelines that would individually or cumulatively increase the risk of flood damage should be discouraged.
	Shoreline Use Policies	Shoreline Management	The following uses/developments should be given preference consistent with the priority listed below for locating within the shoreline jurisdiction when they are consistent with City zoning regulations and located, designed, and maintained in a manner that is consistent with this Program: <ul style="list-style-type: none"> i. Water-dependent and water-related use/development; and ii. Public uses and developments that provide physical and/or visual access to the shoreline for substantial numbers of people, and iii. Single-family residences developed consistent with the policies of 25.04.030(1). Non-water-oriented uses/developments should be limited to those shoreline locations where water-oriented uses are inappropriate. Non-water-oriented uses/developments should be allowed only when they demonstrably contribute to the objectives of the Shoreline Management Act.

Sammamish Planning Document	Section*	Topic*	Goal or Policy and Text
	Site Planning Policies	Shoreline Management	<p>New shoreline uses and developments should be designed in a manner that directs land alteration to the least sensitive portions of the site to maximize vegetation conservation; minimize impervious surfaces and runoff; protect riparian, nearshore and wetland habitats; protect fish and wildlife and their habitats; protect archaeological, historic and cultural resources; and preserve aesthetic values.</p> <p>New shoreline uses and developments should not deprive other uses and users of reasonable access to navigable waters and/or restrict access of treaty tribes to their “usual and accustomed” areas.</p>
	Views and Aesthetics Policies	Views and Aesthetics	<p>New shoreline uses and developments should be encouraged to minimize obstructions of the public’s visual access to the water and shoreline from public lands, rights-of way and other public property.</p> <p>New shoreline uses and developments should not significantly detract from shoreline scenic and aesthetic qualities that are derived from natural or cultural features, vegetative cover and historic sites/structures.</p>
	Water Quality, Stormwater and Nonpoint Pollution Policies	Shoreline Management	<p>New shoreline uses and developments are encouraged to minimize impervious surface and incorporate low impact development stormwater management techniques where reasonable to minimize surface water runoff and prevent water quality degradation.</p>

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