

Medina Comprehensive Plan Proposed 2024 Updates

Section 8 - UTILITIES ELEMENT

INTRODUCTION

The Growth Management Act (GMA) requires the utility element of the comprehensive plan to consist of “the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.”

EXISTING CONDITIONS

~~There are four utilities that provide services to Medina: electricity, natural gas, telecommunications, and garbage and recyclables collection. The majority of electrical, gas and telephone lines are located along or within public rights-of-way.~~

~~Medina receives utility service from several providers. Electrical and natural gas services are both supplied power is supplied by Puget Sound Energy, Inc (PSE). It is estimated that the average residential customer uses 11,539 kilowatt hours per year. Puget Sound Energy, Inc. PSE maintains two sub-stations in Medina: one adjacent to Wells-Medina Nursery on 84th Avenue NE and the other at the corner of NE 10th Street and 80th Avenue NE adjacent to Medina Park. As much larger homes have replaced demolished smaller ones on numerous parcel in Medica since the beginning of the century, electric line capacity has been maxed-out in certain parts of the City.~~

~~Natural gas is provided by Puget Sound Energy. And cable television is provided under a franchise agreement with Comcast.~~

~~Numerous companies provide cell phone, land-line telephone and Internet service to Medina. Small wireless facilities, as regulated by Section 16.38 of the Medina City Code (MCC) provide cell coverage throughout the City. Comcast/Infinity provides traditional cable TV service, in addition to high-speed Internet connections to local residential customers. Fiber optic cable is not available in Medina.~~

~~Telephone service is provided to Medina by CenturyLink. The telecommunications industry is in the midst of significant advances in technology. Cellular and optical fiber technologies are transforming the way service is delivered, and the physical barriers that separate voice, data and video communications are rapidly disappearing. New technologies relating to wireless communications have increased the community’s demand for wireless communication services. In order to better meet this demand, in 2010 the City revised its telecommunications regulations. The updated regulations are intended to encourage improved delivery of wireless technologies throughout the City.~~

~~In 2010, the City entered into a nonexclusive telecommunications franchise agreement with ATC Outdoor DAS, LLC (ATC) to upgrade existing wireless communication facilities in Medina. The distributed antenna system subsequently installed by ATC conforms to the City's updated telecommunication regulations, and is designed to meet projected capacity needs for at least five years.~~

Solid waste and recycling for Medina is handled under a UTP franchise agreement with Republic Services. There is currently no household hazardous waste transfer stations repository in the City, though Medina is proportionately funding Bellevue's recycling activities to allow its residents the opportunity to utilize hazardous waste programs there.

All of the above services are provided to Medina customers on an individual basis, and it is the providers' responsibility to maintain equipment and handle service problems and inquiries. With the exception of the two PSE Puget Sound Energy, Inc. electrical substations, two cell phone towers and numerous small-cell ~~and the distributed antenna systems~~, there are no other major facilities operated by these providers within the City limits.

UTILITIES PLAN

~~Utilities services will likely continue to be provided by the companies previously indicated. Given the minimal population growth, growth related impacts on system capacities are not likely to occur very rapidly. Presently, there do not appear to be any problems related to system capacity.~~ While Medina's population is not expected to grow rapidly in the next ten years, the utility demand, particularly for electrical power, will. The trend of buying properties to tear down existing dwellings and build new homes that are two, three, four and more times larger than the demolished homes will spur this increased demand, along with accompanying new technologies, like residential electric vehicle (EV) charging stations. ~~Yet, while existing utility lines should be sufficient to meet the City's present needs, overtime repairs and~~ Upgrades to the existing system may will be necessary to maintain and/or improve efficiency, reliability and/or capacity. Additional gas, Internet, telephone and electrical hook-ups will be made on an individual, as needed basis. ~~There are no plans by any of the~~ Providers will need to review their plans and may need to locate major/minor new facilities in the City, based on their future projections.

The City actively encourages future undergrounding of remaining above ground service utility lines, as well as distribution lines, where feasible. The financial constraints of the prohibitive costs of any additional undergrounding of utilities is recognized by the City. Alternative sources of electrical power, such as solar, will be encouraged, while protecting Medina's tree canopy as well. ~~in conjunction with street projects. Although undergrounding has been required for new construction for some time, there are a number of areas of the City that are still served by aerial lines. Above ground installations are aesthetically problematic and subject to weather-related damage. The replacement of aerial wiring has been and should remain the primary responsibility of homeowners. However, the City can provide leadership to encourage progress on undergrounding.~~

Household waste reduction and recycling of waste materials will continue to be encouraged. In addition, the City will continue to work with Bellevue to provide special and hazardous waste programs.

GOALS

UT-G1 To maintain and upgrade utility services sufficient to serve the City's projected housing-size growth and other needs over the next ten years.

UT-G2 To minimize the negative aesthetic and environmental impacts caused by utility services by undergrounding service and distribution type electric lines, along with any other applicable remediation, where feasible.

~~**UT-G3** To underground all remaining overhead utilities.~~

POLICIES

UT-P1 The City shall coordinate with applicable electric, gas, landline telephone, cell telephone and Internet service providers to seek repairs and upgrades to existing utility facilities as necessary to maintain and/or improve efficiency, reliability, and/or capacity.

UT-P2 The City shall provide leadership and seek to develop a plan to underground remaining above-ground service and distribution power utility lines.

UT-P3 The City shall continue to encourage household waste reduction and recycling of waste materials continue work and maintain a working relationship with Bellevue to jointly fund the current encourage special and hazardous waste programs.