

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of four easements to Puget Sound Energy Inc. (PSE) across City of Bellevue-owned property along 148th Avenue NE and NE 8th Street.

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EXECUTIVE SUMMARY

This Resolution will authorize the execution of four easements across City of Bellevue-owned property along 148th Avenue NE, 148th Ave SE and NE 8th Street. These easements are required by PSE to construct, operate, mitigate and perform restoration for a new 115kV transmission line to link the Lake Hills and Phantom Lake electrical substations.

RECOMMENDATION

Move to adopt Resolution No. 9558

If approved, effective date: 02/19/2019

BACKGROUND/ANALYSIS

In 2011, PSE applied for a land use conditional use permit (CUP) and shoreline conditional use permit (SCUP) to construct a new 115kV transmission line to link the Lake Hills and Phantom Lake electrical substations. These two substations are the only substations in Bellevue that are not served by multiple transmission lines. The project was longed planned by PSE to increase electrical reliability in this area of Bellevue. The project underwent over four years of regulatory analysis, including an analysis of alternatives, before being approved by the City Council in May 2015 by Ordinance 6226. Litigation followed, which ultimately ended in 2017 when courts upheld the Council's approval of the permit.

With the action approving the permit, the City included many conditions to minimize and mitigate impacts of constructing and maintaining the line. While the majority of the project will be constructed within the public right-of-way (ROW) and governed by PSE's electrical franchise agreement, the ROW is not wide enough in all places to accommodate all of PSE's facilities. In order to complete and operate the project and comply with the conditions of approval imposed by Ordinance 6226, PSE needs to obtain four easements from the City of Bellevue. The easements on City property are necessary for construction and operation of the project and for PSE to comply with the mitigation and restoration conditions of the City's land use approval.

Utilities and Parks Department staff have reviewed the easements and have found little to no impact to the City's use of the property resulting from granting these easements. Therefore, staff recommends

authorizing the execution of four easements across City of Bellevue-owned property along 148th Avenue NE, 148th Avenue SE and NE 8th Street. The four easements and the compensation for them are more particularly described in the table below.

Park Properties:	
Lake Hills Greenbelt, 405 and 401 148 th Ave SE Parcel Numbers: 3425059021 and 3425059047 (29,830 SF x \$1.15/SF x 25% of fee value)	\$8,600.00
Utility Properties:	
Kelsey Creek Drainage Basin, 800 148 th Avenue NE Parcel Number: 0011200470 (4,906 SF x \$0.60/SF x 25% of fee value) = \$735 (150 SF x \$0.60/SF x 100% of fee value) = \$90	\$1,000.00
Kelsey Creek Drainage Basin, 15190 NE 8 th Street Parcel Number: 2625059272 (1,500 SF x \$66.67/SF x 25% of fee value)	\$25,000.00
Crossroads Reservoir Pump Station 16023 and 16049 NE 8 th Street Parcel Number: 3316500045 and 3316500035 (5,565 SF x \$80.00/SF x 25% of fee value) = \$111,300 (150 SF x \$80.00/SF x 25% of fee value) = \$12,000	\$124,000.00
Total:	\$158,600.00

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code/State Law

Under BCC 4.32.060, any sale of real property shall be submitted to Council for approval. The conveyance of an easement across City-owned property constitutes the sale of an interest in real property.

City Procedure

All requests for the conveyance of easements across City-owned property are put through a review by the department with custodial authority of the property as well as other departments that may be impacted by the easement. If an offer of financial compensation is involved, the offer and any appraisals are reviewed and as necessary, staff negotiates the value to ensure the City receives fair market value.

Fiscal Impact

If this Resolution is approved, PSE will compensate the City for the conveyance of easements in the amount of \$158,600. Of this total, the Utilities Department will receive \$150,000 and the remaining \$8,600 will be deposited into the Land Purchase Revolving Fund for future use.

OPTIONS

1. Adopt the Resolution authorizing execution of four easements to Puget Sound Energy Inc. (PSE) across City of Bellevue-owned property along 148th Avenue NE and NE 8th Street.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Easement Exhibit Map
- B. Vicinity Map

Proposed Resolution No. 9558

AVAILABLE IN COUNCIL LIBRARY

Proposed Easements and Ordinance:

Proposed easement for Lake Hills Greenbelt, 405 and 401 148th Ave SE

Proposed easement for Kelsey Creek Drainage Basin, 800 148th Avenue NE

Proposed easement for Kelsey Creek Drainage Basin, 15190 NE 8th Street

Proposed easement for Crossroads Reservoir Pump Station, 16023 and 16049 NE 8th Street

Copy of Ordinance 6226