

# Project Request

Conditional Use and Shoreline Conditional Use approval to construct a new 115kV overhead transmission line running between Lake Hills Substation and Phantom Lake Substation. Also includes upgrades to each Substation.

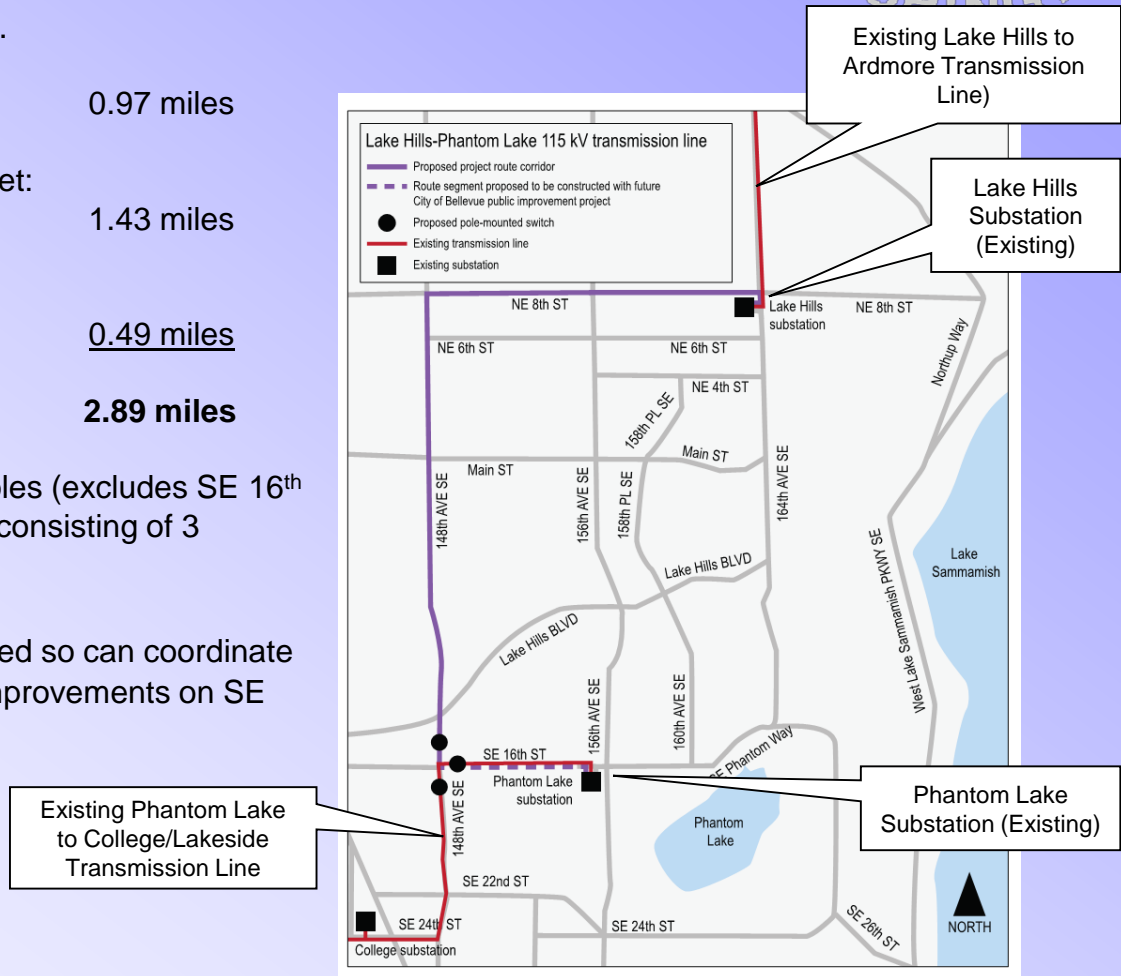


## Length of the Line:

- Lake Hills Substation to 148<sup>th</sup> Ave. NE Down NE 8<sup>th</sup> Street: **0.97 miles**
  - Line along 148<sup>th</sup> Avenue NE & SE from NE 8<sup>th</sup> Street to SE 16<sup>th</sup> Street: **1.43 miles**
  - SE 16<sup>th</sup> Street from 148<sup>th</sup> Ave. SE to Phantom Lake Substation \*: **0.49 miles**
- Total: 2.89 miles**

**Number of Poles:** Approximately 39 poles (excludes SE 16<sup>th</sup> Street portion of the alignment) and line consisting of 3 Conductors (“wires”)

\* SE 16<sup>th</sup> portion of the alignment deferred so can coordinate with City’s C.I.P. project for roadway improvements on SE 16<sup>th</sup> Street.



# Review Process



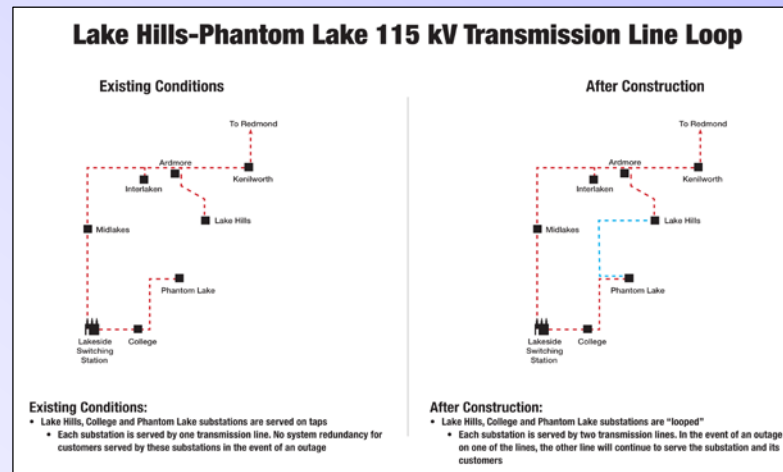
## Conditional Use AND Shoreline Conditional Use Permits

- Both are Process III quasi-judicial decisions made by the City Council.
- Both Conditional Use approvals will not be final decisions until the East Bellevue Community Council (EBCC) votes to approve the ordinance passed by the City Council at a public hearing.
- Shoreline Conditional Use – within 8 days of the EBCC’s approval action on the Shoreline Conditional Use, the Director shall send the City’s approval documents to Department of Ecology for final decision.

# Purpose of Proposal



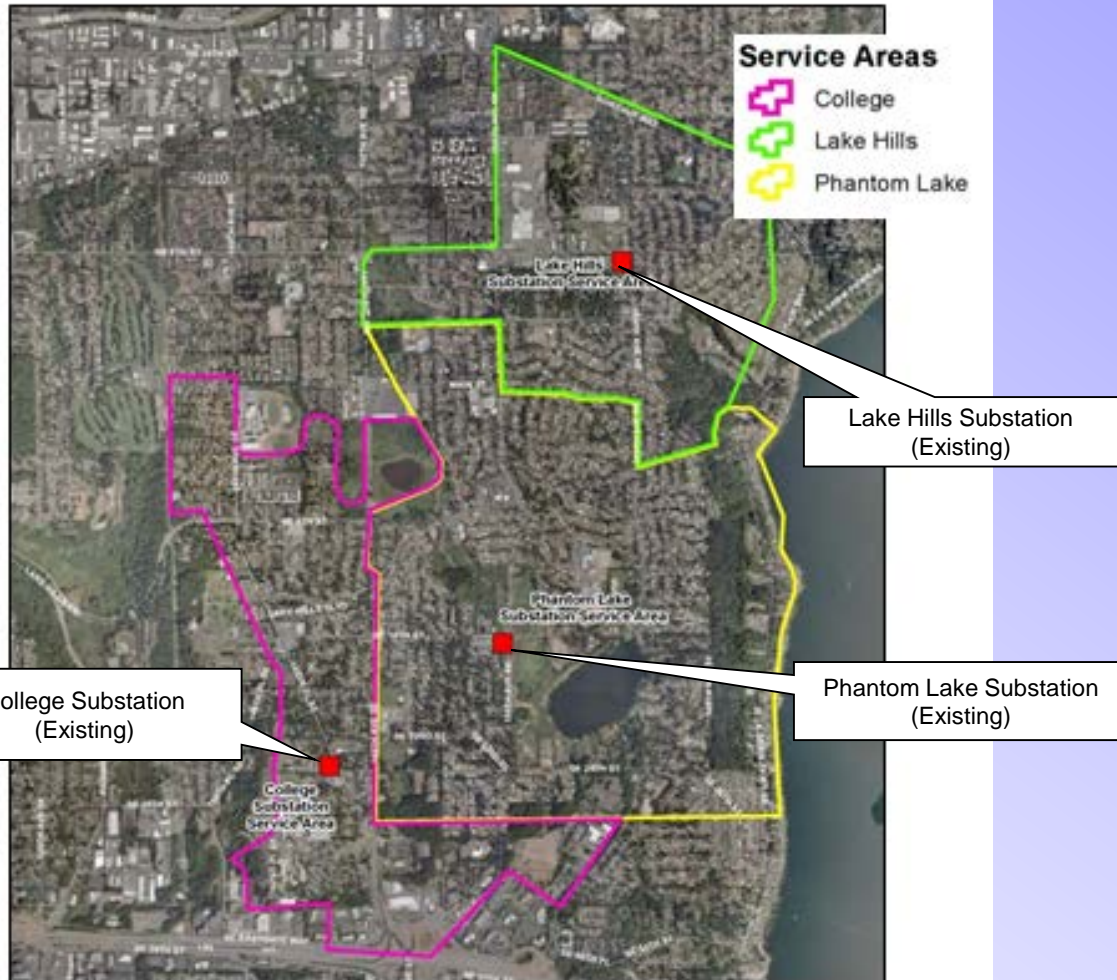
1. Will provide **improved reliability** for the Lake Hills and Phantom Lake neighborhoods and allow for better use of existing capacity at existing substations by linking currently unconnected portions of the electrical grid system.
  - Lake Hills Substation and Phantom Lake Substations currently each fed by only one transmission line each.
  - New Transmission Line will create a “loop” – each Substation will be fed by two transmission lines.
  - Will provide redundancy – with two lines, if one line goes out, the second line will be able to feed the Substation(s) and needs of PSE’s customers, resulting in fewer outages.
2. Will provide **increased flexibility** for PSE to make repairs without affecting service.



# Neighborhoods Served



## Service Areas



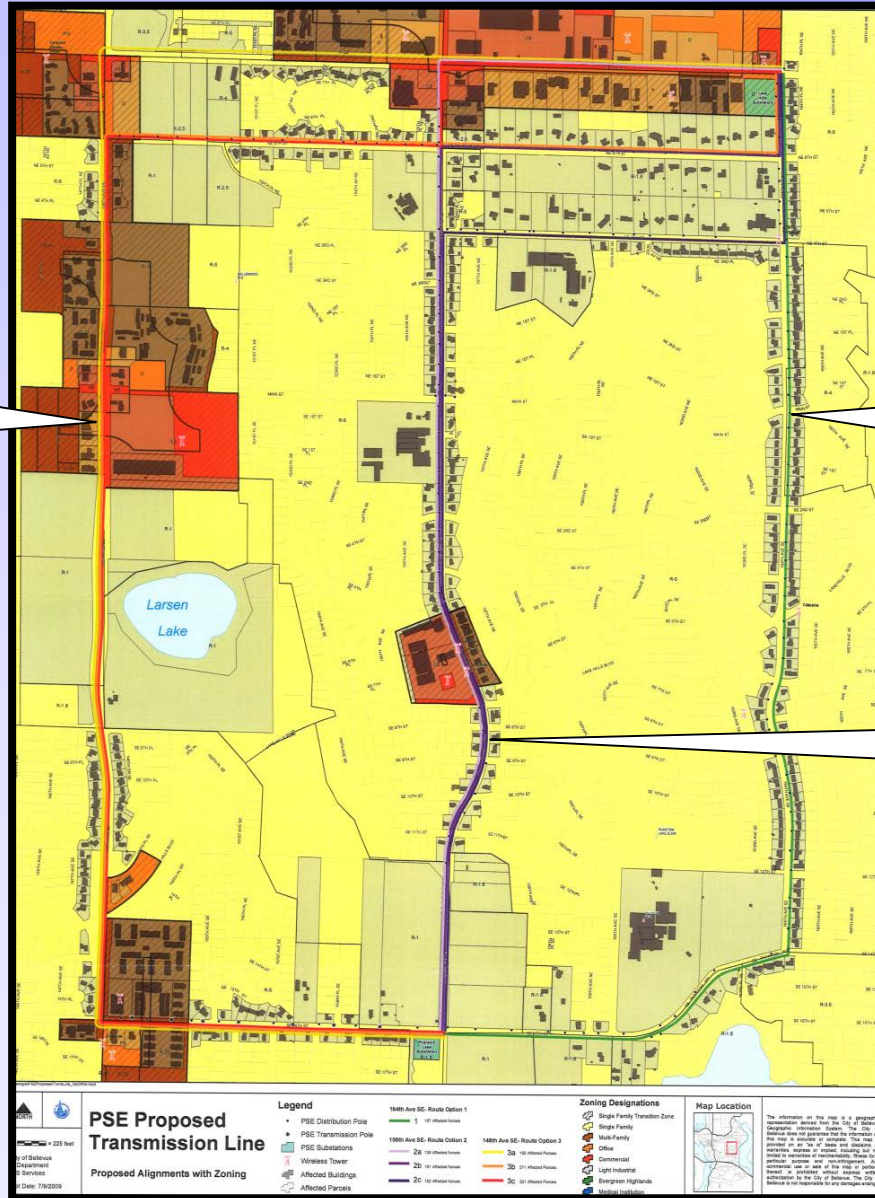
# Siting Analysis Alternatives/Land Uses & Zoning



148<sup>th</sup> Avenue NE/SE Alignment – Current Proposal

164<sup>th</sup> Avenue NE/SE Alignment

156<sup>th</sup> Avenue NE/SE Alignment



Refer to Alternative Siting Analysis in Section G of the Project File

# Restoration and Mitigation



- Restoration (due to construction) and mitigation (due to impacts from work in critical areas and/or critical area buffers and significant tree removal) will be required.
- Conceptual Mitigation Plan submitted as part of these Conditional Use applications (Section G, page 1 of Project File).
- In addition, PSE must compensate City for the loss of 295 mature city-owned trees.



# Consistency with Land Use & Zoning Requirements



Per Section IV. of the staff report, the proposal has met the following applicable Land Use and Zoning regulations found in the Land Use Code:

1. **Electrical Facilities – LUC 20.20.255** *(page 29 of staff report)*
2. **Critical Areas – LUC 20.25H**
  - LUC 20.25H.055.C.2 – General Performance Standards *(page 31 of staff report)*
  - LUC 20.25H.100 – Wetlands Performance Standards *(page 32 of staff report)*
  - LUC 20.25H.180.C & D.3 – Floodplains Performance Standards *(page 33 of staff report)*
  - LUC 20.25H.080.A & B – Streams *(page 34 of staff report)*
3. **Shoreline Overlay District – LUC 20.25E**
  - LUC 20.25E.080.B Shorelines – General Regulations *(page 34 of staff report)*
  - LUC 20.25E.080.G Shorelines – Clearing and Grading Regulations *(page 36 of staff report)*
  - LUC 20.25E.080.U Shorelines – Utilities Regulations *(page 37 of staff report)*

# Public Noticing



## 1. PSE Public Meeting PRIOR to Conditional Use Application

- Nov. 13, 2007
- April 2, 2009
- June 15, 2010
- April 28, 2011

## 2. City of Bellevue Public Meetings AFTER Conditional Use Application

- May 31, 2012
- May 21, 2013

## 3. East Bellevue Community Council (EBCC) Courtesy Hearings

- June 5, 2012
- September, 2012
- June 4, 2012

## 4. Public Noticing:

- Notice of Application and Public Meeting: May 3, 2012
- Notice of Second Public Meeting: May 21, 2013
- Minimum Comment Period: May 27, 2012
- Notice of Recommendation: October 30, 2014



# Process III Decision Criteria



- **Conditional Use Permit Decision Criteria –  
LUC 20.30B.140**  
(Section IX, page 57 of staff report)
- **Shoreline Conditional Use Decision Criteria –  
LUC 20.30C.155**  
(Section IX, page 60 of staff report)

# Staff Recommendation



**The Director Recommends Approval of the Shoreline Conditional Use Permit and Conditional Use Permit with the following Conditions (also found in Section X of the staff report).**



## Public Hearing

**PSE Lake Hills to Phantom Lake Transmission Line  
11-131123-LB (Conditional Use)  
12-127693-WA (Shoreline Conditional Use)**