

# **PSE Lake Hills to Phantom Lake Transmission Line Public Hearing**



**File #'s 11-131123-LB (Conditional Use)  
12-127693-WA (Shoreline Conditional Use)**

**April 20, 2015**

**Development Services Department**

**Carol Helland, Land Use Division Director**

**Sally Nichols, Senior Planner**



# Project Request

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

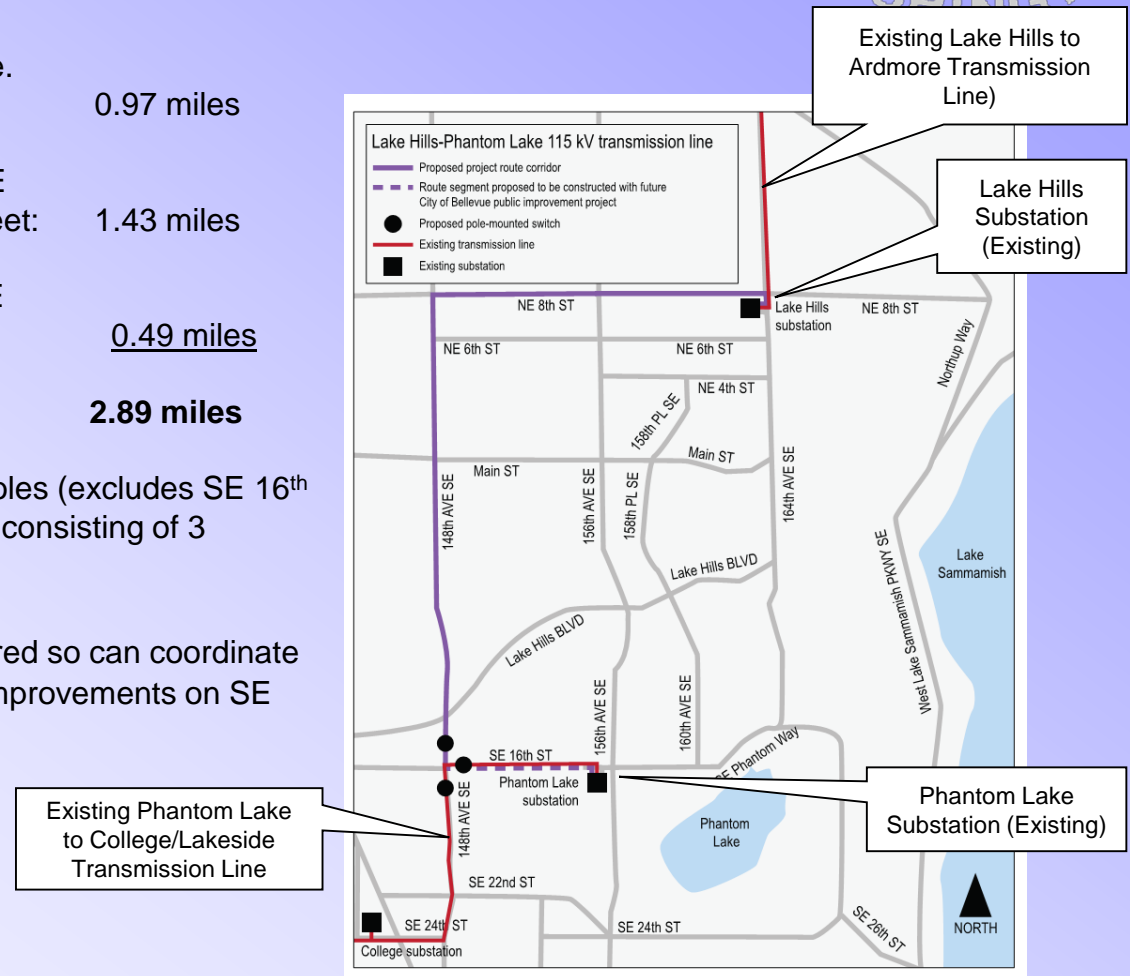
## Length of the Line:

- 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.





# Project Permits - Final



## **Critical Areas Land Use Permit – Process II**

- Administrative Decisions by DSD
- Issued October 30, 2014
  - Approval of the CALUP with Conditions
  - Mitigated Determination of Non-Significance
- Appeal Period Closed: November 13, 2014 without appeal

## **Shoreline Substantial Development Permit – Process II**

- Administrative Decisions by DSD
- Issued October 30, 2014
  - Approval of the SSDP with Conditions
  - Mitigated Determination of Non-Significance
- Appeal Period Closed: November 20, 2014 without appeal



# Project Permits – Before the City Council

## Conditional Use/Shoreline Conditional Use Permits

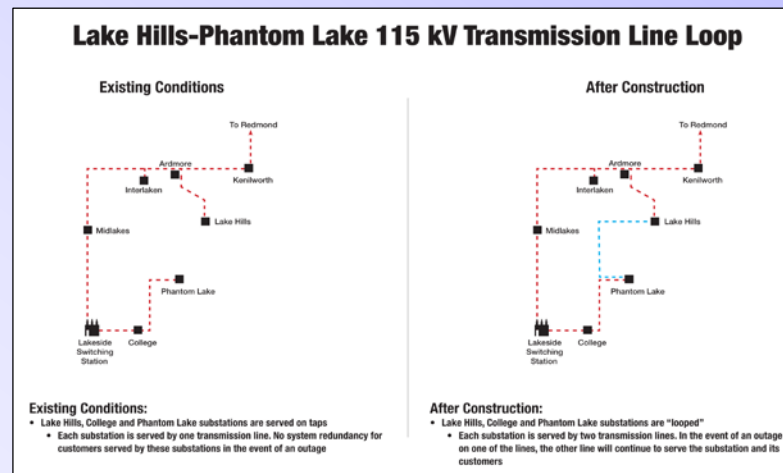


- Both are Process III quasi-judicial decisions
  - DSD Recommendation Issued: October 30, 2014
  - Public Hearing before the Hearing Examiner: November 20, 2014
  - Hearing Examiner Recommendation Issued: December 19, 2014
  - Appeal Period Closed without Appeal: January 2, 2015
- Final Decision made by the City Council must be based on the record
  - No new information can be considered
  - Staff Presentation before Council provided on January 26, 2015
  - Final Council action rescheduled from February 2 to April 20, 2015
- 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.
- 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



College Substation  
(Existing)

Lake Hills Substation  
(Existing)

Phantom Lake Substation  
(Existing)



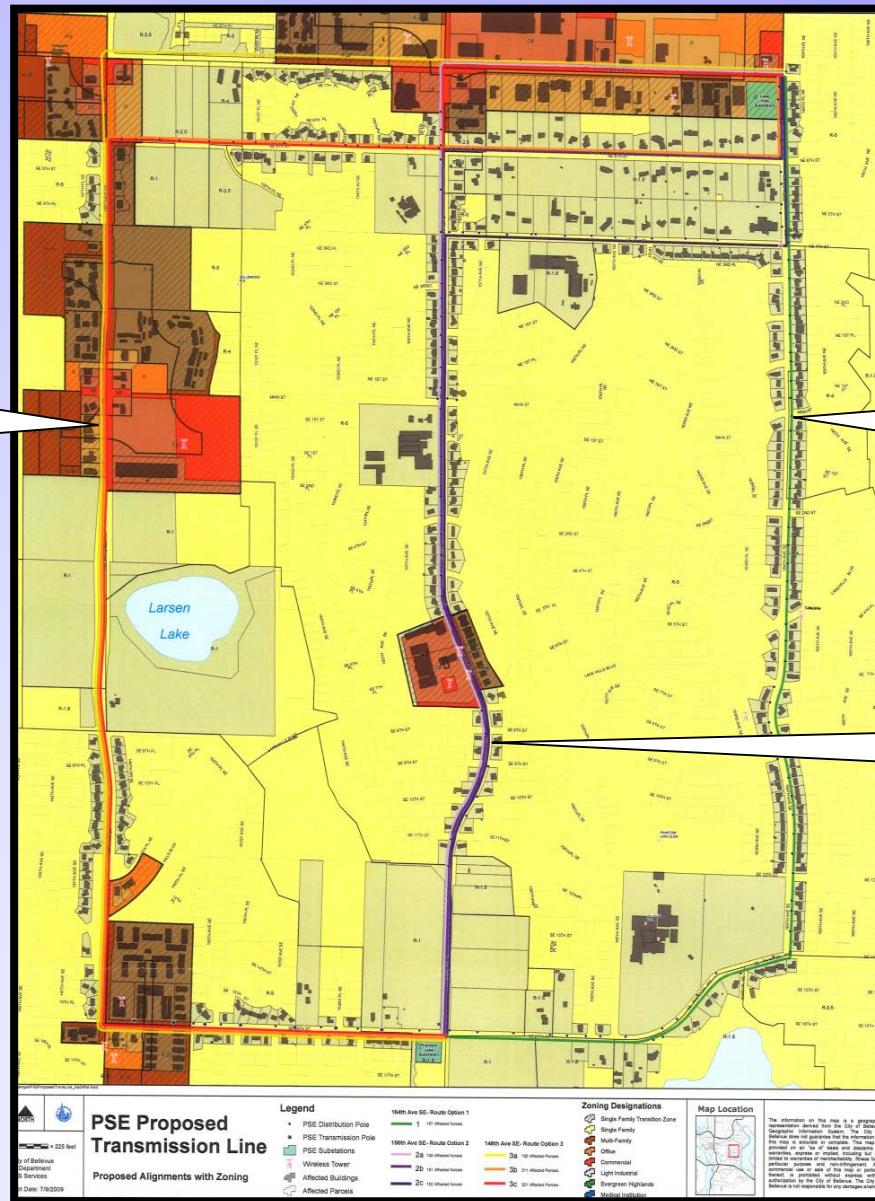
# Siting Analysis Alternatives/Land Uses & Zoning



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

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

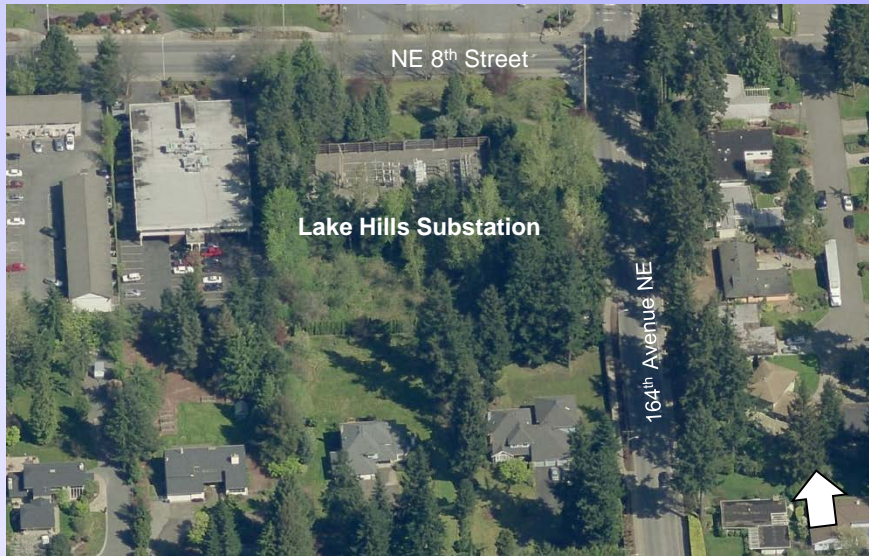
156<sup>th</sup> Avenue NE/SE  
Alignment



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



# Substation Upgrades

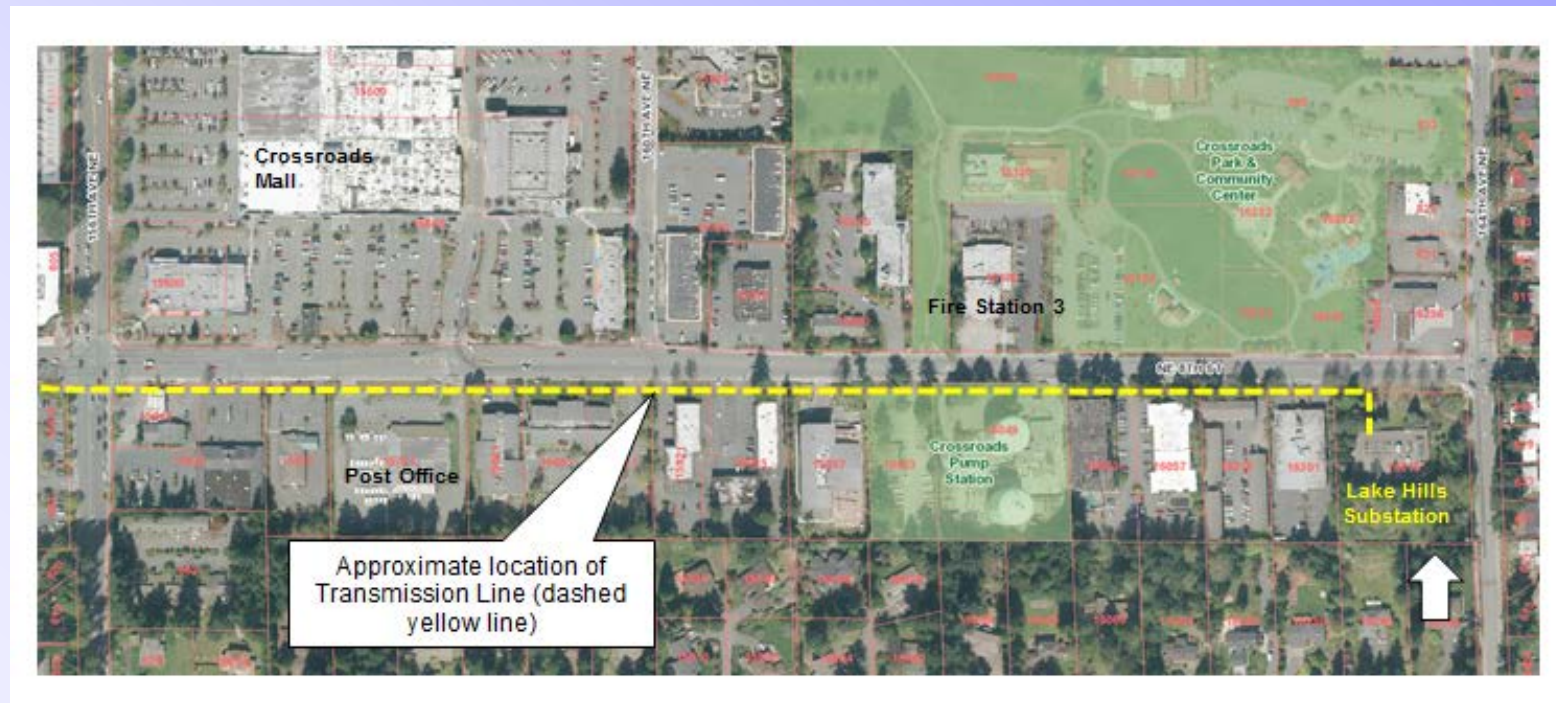




# Proposed Route – Vicinity Maps



NE 8<sup>th</sup> Street – 164<sup>th</sup> Avenue NE to 156<sup>th</sup> Avenue NE







## NE 8<sup>th</sup> Street – 156<sup>th</sup> Avenue NE to 148<sup>th</sup> Avenue NE





## 148<sup>th</sup> Avenue NE – NE 8<sup>th</sup> Street to Main Street



Kelsey Creek



## 148<sup>th</sup> Avenue NE – Main Street to SE 8<sup>th</sup> Street





## 148<sup>th</sup> Avenue NE –SE 8<sup>th</sup> Street to SE 16<sup>th</sup> Street

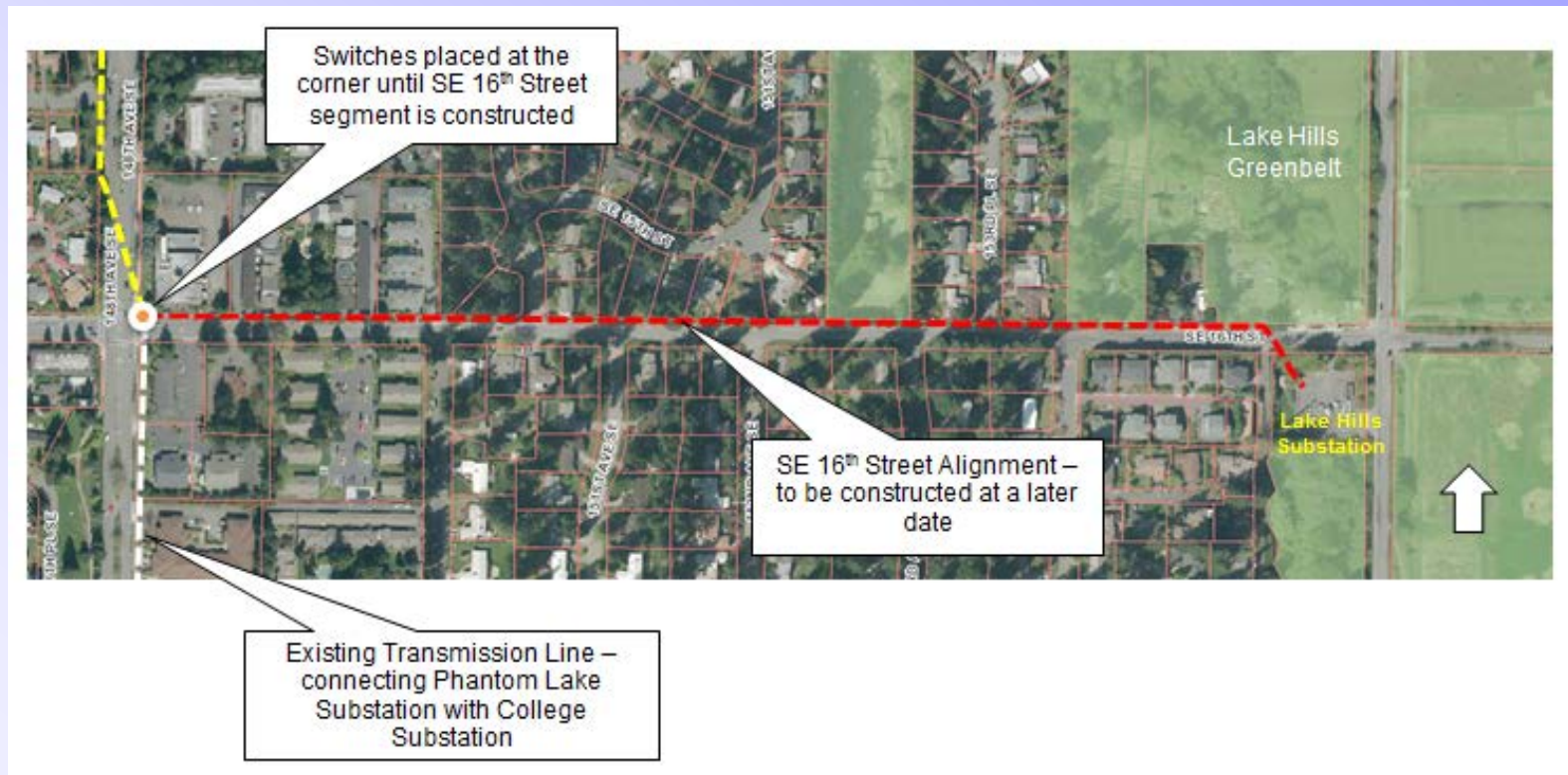




## SE 16<sup>th</sup> Street – 148<sup>th</sup> Avenue SE to 156<sup>th</sup> Avenue SE

SE 16th Street Alignment will be postponed to be designed in tandem with the City's CIP Project PW-W/B-82 – SE 16<sup>th</sup> Street Roadway Improvements 148<sup>th</sup> Ave. SE to 156<sup>th</sup> Ave. SE (project design currently at 30%).

Per SEPA Mitigated Determination of Non-Significance (MDNS), PSE will not be allowed to run an overhead Transmission Line down the south side of the street.





# 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 of the Project File).
- In addition, PSE must compensate City for the loss of 295 mature city-owned trees - \$856,740 to be used for materials only (plants, soil and irrigation)





# 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
- Notice of Decision / SEPA / Recommendation / Public Hearing: October 30, 2014

## 5. Public Hearing before the Hearing Examiner

- November 20, 2014



# Public Comments (Pages 45 – 54 of the staff report)



## **Questions Related to Need:**

- ✓ What is the project area? Does it affect neighborhoods directly?
- ✓ What is the history of outages?
- ✓ Does this project help protect from transformer and/or pole top failures?

## **Questions Related to Routing:**

- ✓ Has there been any consideration about placing power lines in the street medians?
- ✓ How will the increase in rates be determined?
- ✓ Why can't this line be undergrounded?
- ✓ Why does the line have to go down the south side of SE 16<sup>th</sup> Street?
- ✓ What are the costs involved?

## **Questions Related to Construction:**

- ✓ How long will construction take and when will it begin?

## **General Questions:**

- ✓ How will the public be affected by electric magnetic fields?
- ✓ Why do so many trees have to be removed?
- ✓ Could poles be taller to reduce the need for vegetation removal?
- ✓ There are Comprehensive Plan Policies that do not support this proposal.
- ✓ Will noise from the transmission line be audible?
- ✓ Does PSE compensate residents for impacts to property values from transmission lines?
- ✓ Will property owners be able to use the easement area on their property?



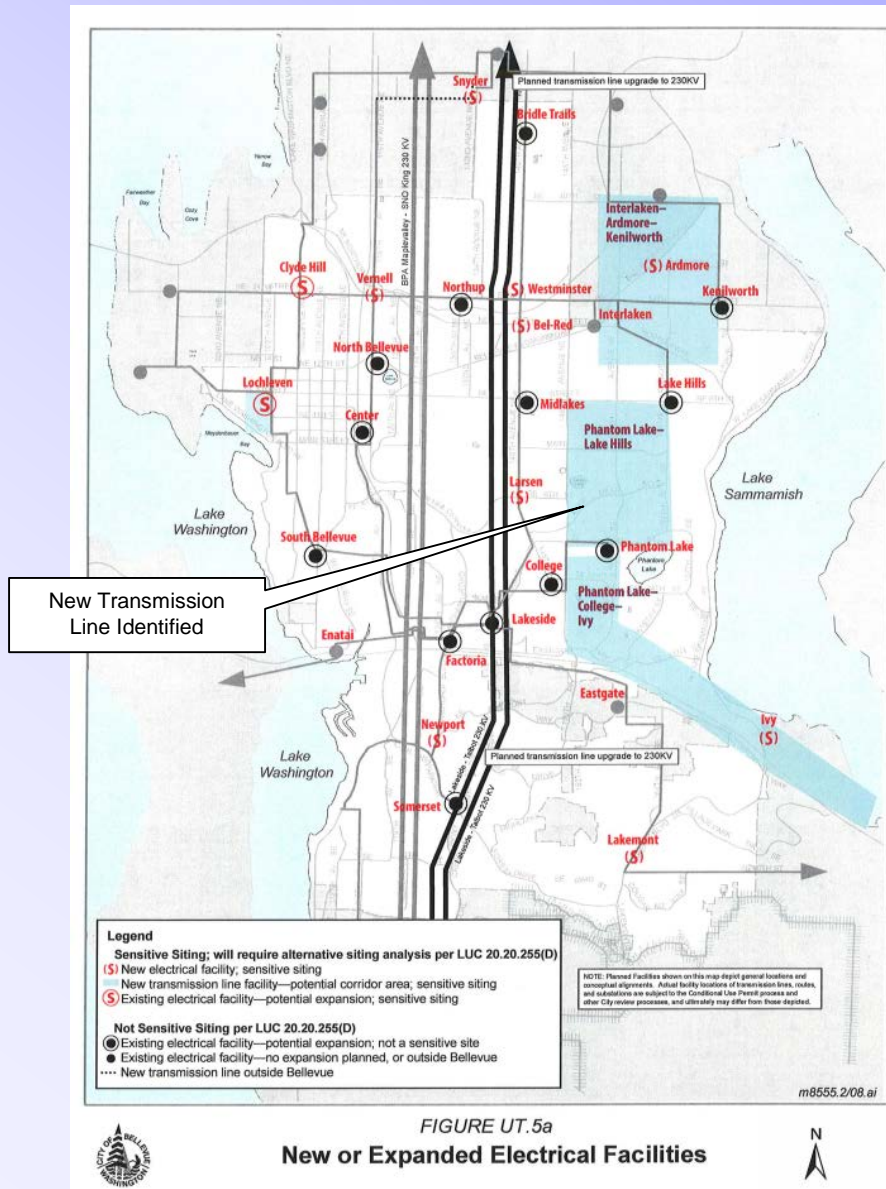
# Comprehensive Plan



## Balance of Objectives:

1. Providing reliable electrical service to underserved geographic area to meet needs of today and the future.
2. The City's vision of Bellevue as a 'City in a Park' and protection of ecological resources.
3. Authority to underground does not extend to transmission lines – Comprehensive Plan Policy UT-39

Analysis in Staff Report – Attachment E.





# Hearing Examiner Recommendation



**The Hearing Examiner Recommends  
Approval of the PSE Shoreline Conditional  
Use Permit and Conditional Use Permit  
Applications subject to Conditions**

*(Recommended Conditions of Approval from the Hearing  
Examiner Recommendation following page 26)*



# Recommended Conditions of Approval

*(Page 27 of the Hearing Examiner Recommendation)*

**A. ONGOING COMPLIANCE REQUIREMENTS** *(Page 27 of the Hearing Examiner Recommendation)*

**B. GENERAL CONDITIONS** *(Pages 28 – 29 of the Hearing Examiner Recommendation)*

1. Noise & Construction Hours (MDNS)

2. Facility Activation/Completion of Work

3. Pole Design

**C. PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS** *(Page 30 of the HE Recommendation)*

1. Right-of-Way Use Permit

2. Off-Street Parking

3. Engineering Plans





# Recommended Conditions of Approval (continued)



## **C. PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS** *(Pages 31 - 34 of the HE Recommendation)*

- 4. Pavement Restoration**
- 5. Safety**
- 6. Utilities**
- 7. Disturbance and Restoration (MDNS)**
- 8. Final Landscape & Irrigation Plans – Mitigation AND Restoration (MDNS)**
- 9. Final Plans for Substation Upgrades**
- 10. Tree Removal and Mitigation Landscaping within Critical Areas and Critical Area Buffers (Wetlands/Shorelines)**
- 11. Pesticides, Herbicides and Fertilizers**



# Recommended Conditions of Approval (continued)



## **C. PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS** *(Page 34 - 36 of the HE Recommendation)*

12. Maintenance and Monitoring Plan for Restoration and Mitigation Work
13. Landscape Maintenance Assurance Device for Areas of Restoration and Mitigation
14. Fee in Lieu (MDNS)
15. Alignment on SE 16<sup>th</sup> Street (MDNS)
16. Development Agreement for SE 16<sup>th</sup> Street Alignment Vesting (MDNS)
17. Changes to Pole Location and/or Alignment



# Process III Decision Criteria



- **Conditional Use Permit Decision Criteria –  
LUC 20.30B.140**  
*(Pages 22-23 of the Hearing Examiner Recommendation)*
- **Additional Criteria for Electrical Utility Facilities  
LUC 20.20.255**  
*(Pages 23-25 of the Hearing Examiner Recommendation)*
- **Shoreline Conditional Use Decision Criteria –  
LUC 20.30C.155**  
*(Pages 24-25 of the Hearing Examiner Recommendation)*



# City Council Deliberations



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