

**East Bellevue Community Council**  
Summary Minutes of Regular Meeting

June 1, 2021  
6:30 p.m.

Virtual Meeting  
Bellevue, Washington

PRESENT: Chair Hummer, Vice Chair Epstein, Alternate Vice Chair Dhananjaya,  
Councilmember Gooding and Councilmember Kasner

ABSENT: None.

STAFF: Chad Barnes, Assistant City Attorney  
Carol Orr, Land Use Planner  
Heidi Bedwell, Environmental Planning Manager

1. **CALL TO ORDER**

The meeting was called to order at 6:31 p.m.

2. **EXECUTIVE SESSION**

Chair Hummer announced recess to Executive Session for approximately 30 minutes to discuss one item of potential litigation.

At 7:03 p.m., Chair Hummer announced that the Executive Session would continue for approximately 20 minutes.

The meeting resumed at 7:31 p.m.

3. **ROLL CALL/FLAG SALUTE**

Deputy City Clerk Karin Roberts called the roll. All Councilmembers were present. Councilmember Dhananjaya led the flag salute.

4. **APPROVAL OF AGENDA**

Councilmember Gooding moved to amend the agenda to add under Agenda Item 9, Resolutions, a motion to remand a previous action. The EBCC disapproved Resolution No. 591 during its May 4 meeting, thereby disapproving City Council Ordinance No. 6575. Vice Chair Epstein seconded the motion.

Councilmember Gooding noted the EBCC's interest in remanding the matter to the City Council to request an ordinance that does not exceed the requirements of state law. He said the entire City of Bellevue, including the East Bellevue Community Council jurisdiction, must comply with the

state Growth Management Act (GMA). Referring to the minimum parking requirements reflected in Ordinance No. 6575 for certain housing near transit, Councilmember Gooding suggested that the half-mile radius to frequent transit service should be modified to be consistent with the quarter-mile radius reflected in state law.

Councilmember Kasner said he appreciated the EBCC's effort to comply with state law. To complete this process under RCW 35.14, the City must present the EBCC with a new ordinance that reflects the EBCC's desire to restrict the terms of Ordinance No. 6575 to state law requirements. Mr. Kasner thanked everyone for their work on this issue.

Chair Hummer expressed support for reducing the radius of certain housing to frequent transit service from one-half mile to one-quarter mile. She said she was hoping for other changes. However, certain items would violate the new state law.

The motion to approve the agenda as amended carried by a vote of 5-0.

5. **COMMUNICATIONS: WRITTEN AND ORAL:** None.
6. **REPORTS OF CITY COUNCIL, BOARDS, and COMMISSIONS:** None.
7. **REPORT OF THE CHAIR:** None.
8. **PUBLIC/COURTESY HEARINGS**
  - (a) Courtesy Hearing: NE 8<sup>th</sup> Street Partners Rezone

Chair Hummer introduced the courtesy hearing and discussion regarding the NE 8<sup>th</sup> Street Partners rezone application. She recalled that the EBCC was established to address certain land use decisions within its jurisdiction when the area was originally annexed by the City of Bellevue.

Chad Barnes, Assistant City Attorney, noted that this is a quasi-judicial matter for the EBCC. He said the appearance of fairness doctrine is intended to ensure that strict procedural requirements are followed to provide a fair and transparent process and decision. He suggested that EBCC members disclose any conflicts of interest or ex parte communications regarding the rezone application. Ex parte communications are contacts with proponents or opponents of the proposed rezone.

Mr. Barnes suggested that Chair Hummer ask council members to comment about whether they have any known conflicts of interest or ex parte communications. If an ex parte communication is disclosed, the council member should identify the name of the person involved in the communication, as well as the date and the substance of the communication.

Responding to Chair Hummer, Vice Chair Epstein said he had no conflicts of interest and no ex parte contacts.

Councilmember Dhananjaya said he had no conflicts of interest and no ex parte communications.

Councilmember Gooding said he had no conflicts of interest and no ex parte communications.

Councilmember Kasner said he had no conflicts of interest and no ex parte communications.

Chair Hummer said she had no conflicts of interest and no ex parte communications.

Carol Orr, Land Use Planner, Development Services Department (DSD), described the NE 8<sup>th</sup> Street Partners Rezone proposal for property located at 13635 and 13655 NE 8<sup>th</sup> Street in the northwest corner of the EBCC jurisdiction. The sites are currently zoned Office (O) and are surrounded by multifamily development.

The rezone follows the approval by the EBCC of the related Comprehensive Plan Amendment (CPA) on January 5, 2021 through the adoption of Resolution No. 584. A rezone request is a quasi-judicial Process III land use application as described in Land Use Code 20.35.320. Staff will evaluate the proposal and prepare a recommendation for consideration by the Hearing Examiner. Ms. Orr said that public notification of the project included two signs on the property, the City's May 20 weekly permit bulletin, and legal noticing in The Seattle Times. The Hearing Examiner will conduct a public hearing and issue a recommendation to the City Council, which will issue the final decision on the rezone. The EBCC will be asked to take action on the rezone following the City Council's decision.

Ms. Orr said staff is beginning to review the rezone application. The purpose of the courtesy hearing is to collect public comment that will be added to the project file for consideration during the review process. The decision of the City Council will not go into effect in the EBCC jurisdiction until the EBCC takes action.

Councilmember Dhananjaya moved to open the courtesy hearing. Councilmember Gooding seconded the motion, which carried by a vote of 5-0.

No one came forward to comment.

Vice Chair Epstein moved to close the courtesy hearing. Councilmember Gooding seconded the motion, which carried by a vote of 5-0.

Jessica Roe, a land use attorney representing NE 8<sup>th</sup> Street Partners, noted that the applicant was unable to attend the meeting this evening. She thanked EBCC members for their support of the CPA related to the property on NE 8<sup>th</sup> Street near 140<sup>th</sup> Avenue NE. The CPA approved a map designation of Multifamily-High (MF-H) to allow for residential development on the site.

Harold Moniz, representing Collins Woerman, said the rezone proposal complies with the adopted CPA. He said the current Office-zoned property is surrounded by residential development and the new project will provide additional housing.

Responding to Chair Hummer, Mr. Barnes suggested asking whether anyone in the audience had comments or questions based on the comments of the applicant's representatives. No one came forward to speak.

Responding to Chair Hummer, Ms. Orr said that anyone wishing to review the public record on the rezone application may contact her or may send an email to [dsRecords@bellevuewa.gov](mailto:dsRecords@bellevuewa.gov) with a reference to File No. 21-104902-LQ.

Councilmember Kasner said he supported the CPA and he looks forward to the future project.

Ms. Hummer noted that the EBCC will hold a public hearing and take action on the rezone application at a future meeting.

Chair Hummer wondered whether the property owners in the area of the rezone site could work together to provide pedestrian access between their properties and NE 8<sup>th</sup> Street.

(b) Courtesy Hearing: Energize Eastside North Segment

Chair Hummer introduced the hearing and discussion regarding Puget Sound Energy's Energize Eastside North Segment project.

At 8:07 p.m., Councilmember Kasner moved to extend the meeting to 9:30 p.m. The motion was seconded by Vice Chair Epstein and carried by a vote of 5-0.

Mr. Barnes reminded the EBCC and the public that this project is a quasi-judicial matter, which implicates the appearance of fairness doctrine. He suggested that EBCC members disclose whether they have any known conflicts of interest and/or have had any ex parte communications regarding the project.

Councilmember Kasner said he has no conflict of interest and has had no ex parte contacts with proponents or opponents of the project.

Councilmember Dhananjaya said he has no conflict of interest related to the project. He noted, however, that a flier with information regarding the project was left at his doorstep. Mr. Barnes said that would not typically be considered an ex parte communication. However, he suggested that Mr. Dhananjaya provide the communication to staff if he still has it.

Councilmember Gooding said he had no conflicts of interest and no ex parte communications.

Vice Chair Epstein said he had no conflicts of interest and no ex parte communications.

Chair Hummer said she had no conflicts of interest and no ex parte communications with proponents or opponents of the Energize Eastside permit application.

Heidi Bedwell, Environmental Planning Manager, said she is the land use project manager for the permit applications submitted by PSE for the construction of their transmission lines. The

Energize Eastside project proposes to replace existing 115 kV transmissions lines with 230 kV lines between Renton and Redmond. The project includes a new Richards Creek substation in Bellevue, and PSE is proposing to apply for permits to construct the project in two phases. The first phase in south Bellevue upgrades 3.3 miles of existing lines between the Lakeside Substation and the southern city boundary. Land use permits for the South Segment have been approved and construction of the substation has begun. Construction permits for the South Segment transmission line are anticipated to be approved this summer.

Ms. Bedwell said the North Segment replaces approximately 5.2 miles of existing transmission lines from the Lakeside Substation to the northern city limits of Bellevue. The project will replace wooden H-frame poles with steel monopoles ranging from 77 feet to 121 feet high. The existing wooden poles range in height from 54 feet to 79 feet. The transmission line passes through the west side of the EBCC jurisdiction.

The proposed North Segment project requires the approval of two land use permit applications: 1) Conditional Use Permit (CUP), Process III, File No. 21-104991-LB, and 2) Critical Areas Land Use Permit, Process II, File No. 21-104989-LO. The CUP is required for new or expanding electrical utility facilities proposed on sensitive sites. The critical areas permit is necessary because the project will impact critical areas and their associated buffers and structure setbacks.

Ms. Bedwell said the notice of application has been received for both permits and tonight is the first required public meeting. Staff has been reviewing the application materials. Prior to the issuance of the Director's decision on the critical areas permit and the Director's recommendation on the CUP, the City will hold another informational public meeting. Ms. Bedwell recalled that the Final Environmental Impact Statement (FEIS) was released in March 2018. The EIS is not a decision document but is intended to identify and disclose the potential environmental impacts of PSE's proposal and to provide recommendations for mitigation measures.

The CUP application results in a Process III, quasi-judicial decision by the City Council. The Director will prepare a recommendation for the Hearing Examiner. The Hearing Examiner will hold a public hearing and make a recommendation to the City Council regarding the permit application. After the City Council adopts an ordinance, the EBCC will vote to approve or disapprove the ordinance. The decision of the EBCC may be appealed to King County Superior Court. For the critical areas permit application (Process II), the Director issues the decision and the decision is appealable to the Hearing Examiner and to the Superior Court.

Ms. Bedwell said the proposal also triggers the need for a critical areas permit because a portion of the proposal will impact critical areas. A critical areas land use permit is a Process II decision made by the Director, concurrently with the Director's recommendation on the CUP. The Director's decision may be appealed to the Hearing Examiner, who adjudicates the appeal. The Hearing Examiner's decision may be appealed to the Superior Court.

Ms. Bedwell said the Land Use Code (LUC) contains regulations regarding electrical facilities general standards [LUC 20.20.255]. Specific information must be addressed as part of the CUP application, including an alternative siting analysis (ASA). The code section contains specific

decision criteria and design standards for electrical utilities facilities. The proposal must comply with the CUP criteria found in LUC 20.30B and with critical areas permit decision criteria found in LUC 20.25H and 20.30P. The recommendations of the Director and the Hearing Examiner are to be based on the applicable LUC criteria.

Ms. Bedwell noted that public meetings have been held to comply with Process III requirements. The public may submit written comments to the Director at any point prior to the public hearing. Additionally, the members of the public may submit written comments or make oral comments during the Hearing Examiner's public hearing. Ms. Bedwell offered tips for effective public comment including putting comments in writing, providing additional site or context information, considering whether the proposal meets the decision criteria, and suggesting appropriate mitigation. She encouraged those providing public comment to be as specific as possible and to consider the LUC decision criteria. Staff is in the early stages of permit review and there will be another informational public meeting before the Director's report is prepared for the Hearing Examiner.

Moving on, Renee Zimmerman, Local Government and Community Engagement Manager for PSE, noted that Sara Leverette, PSE legal counsel, was also attending the meeting. Ms. Zimmerman provided an overview of the Energize Eastside project. She described the need for the project to support Bellevue's continued growth. The project must meet specific federal requirements and PSE has the responsibility to provide safe and reliable power at a reasonable cost for customers. The Energize Eastside project helps PSE in continuing to meet that responsibility.

The existing transmission corridor was established in the late 1920s and early 1930s. The last major update to the backbone of the Eastside's transmission was in the 1960s. Ms. Zimmerman said the current electrical infrastructure is nearing its capacity. She said the Energize Eastside project meets Bellevue's energy needs, as well as federal requirements, and it is the most cost-effective and reliable solution to PSE's transmission capacity deficiency.

Ms. Zimmerman described the three components of PSE's solution: 1) a new substation to provide additional capacity, 2) upgraded transmission lines in the existing utilities corridor to deliver power to homes and businesses, and 3) continued aggressive energy conservation. After nearly four years of study and extensive dialogue communities, PSE selected the Eastside corridor as the final route for the Energize Eastside project. PSE will rebuild approximately 16 miles of existing transmission lines to replace 115 kV lines with 230 kV lines and will build a new substation in central Bellevue next to the current Lakeside substation. For the overall Energize Eastside project, every four poles will be replaced with one or two poles. She said there will be more trees than now when the project is fully completed.

Ms. Zimmerman said that federal reliability standards require that PSE proactively plan their system to determine whether there are vulnerabilities that could compromise reliability. These mandatory standards prevent future large-scale blackouts and help ensure community health and safety. Ms. Zimmerman said PSE's current Eastside system is strained today under peak conditions. She said PSE has complex corrective action plans in place to protect the integrity of

the grid and, ultimately, the reliability of service to customers. Ms. Zimmerman said the current electrical system on the Eastside is becoming increasingly vulnerable to power outages.

Ms. Zimmerman provided background information regarding the planning process for the Energize Eastside project. She recalled that in 2019, the City issued CUPs to PSE for the South Bellevue Segment of the Energize Eastside project. She described the alignment of and facilities included in the North Segment project. She said the project reduces the number of poles from 87 to 41.

Ms. Zimmerman said the current utilities corridor intersects the East Bellevue Community Council jurisdiction for approximately 1.2 miles. PSE's existing corridor borders the western edge of the EBCC boundary. The number of poles along the 1.2 miles of transmission line through the EBCC jurisdiction is reduced from 42 to 10 poles. Ms. Zimmerman presented photo simulations of the project area. She said the number of trees to be removed has been vastly overstated within the community. She said approximately 430 regulated trees along the North Segment will be removed to meet safety clearances, and 40 of those are in the EBCC jurisdiction. She said PSE's goal is to have more trees than currently exist upon project completion.

Ms. Zimmerman described PSE's plans and regulations related to the co-located Olympic pipeline. She said safety is a top priority for PSE in its design, construction and operations. She said that PSE's power lines have safely shared the utilities corridor with the Olympic pipeline for more than 50 years. She said PSE's close coordination with the pipeline operator has ensured the mutual safety of the infrastructure and neighbors along the corridor. She noted that pipeline safety was studied in the EIS.

Chad Barnes, Assistant City Attorney, said the EBCC's rules indicate that the number of speakers should not be limited at a public courtesy hearing. He said the rules allow the EBCC to continue a meeting to a specific time and place by a majority vote.

Chair Hummer said the EBCC has been involved in other quasi-judicial matters in which the EBCC's input was not taken into consideration. She said she was frustrated that the EBCC did not receive information regarding this topic earlier in the year.

Councilmember Kasner moved to open the courtesy hearing. Vice Chair Epstein seconded the motion, which carried by a vote of 5-0.

1. Don Marsh, President of the Coalition of Eastside Neighborhoods for Sensible Energy (CENSE), said the organization was established seven years ago in response to the threat posed by PSE's Energize Eastside project. He focused on three key questions: 1) Is the Energize Eastside project needed?, 2) Is the project safe?, and 3) Why is PSE constructing this project? He suggested that the electrical capacity studies related to the Energize Eastside project were based on an unrealistic, extreme scenario. Mr. Marsh said the project is based on a forecast from PSE's 2013 integrated resource plan. In 2026, PSE's demand is expected to exceed a system-wide overload level set by the unlikely coincidence of the crises referenced in the previous scenario.

Mr. Marsh said the Washington Utilities and Transportation Commission (WUTC) has criticized PSE for years regarding the company's practice of producing wildly aggressive and inaccurate demand forecasts. He said PSE cannot predict conservation levels beyond a 10-year horizon. Mr. Marsh highlighted data reported by PSE to the Federal Energy Regulatory Commission (FERC). He said that peak demand for electrical power has been declining slightly every year over the past decade due to conservation efforts, better technology and warmer winters. He said that peak demand is the central issue related to the Energize Eastside project. Mr. Marsh said PSE has not disclosed data that proves the need for the project.

Mr. Marsh commented regarding safety concerns. He suggested that the existing utilities corridor is not wide enough to accommodate the new higher-voltage transmission lines. He expressed concern regarding the colocation of two 50-year-old petroleum pipelines. He recalled the explosion related to the pipeline near Bellingham several years ago. He said the pipeline is 10 times closer to Tyee Middle School than California safety regulations would allow. He expressed concern regarding the potential for fires caused by a mishap with the pipeline.

Mr. Marsh said the Energize Eastside project has already cost PSE \$90 million. The total cost of the project is likely to exceed \$200 million. He said PSE receives a 10-percent return on investment for infrastructure projects, which it collects from customers through higher electric bills. He said PSE could collect approximately \$20 million annually for the lifetime of the project, or a minimum of 50 years, with a total cost to customers exceeding \$1 billion. Mr. Marsh said PSE's revenues have declined 48 percent since 2009. He said a copy of the report shared with the EBCC is available online at [www.CENSE.org/Bellevue](http://www.CENSE.org/Bellevue).

2. Richard Aramburu, legal counsel for CENSE since 2015, commented on how to apply the facts and factors described by Mr. Marsh in making the EBCC's decision. He said Bellevue's code for electrical facilities requires that PSE demonstrate that there is an operational need for the facility. He said the code has a location selection hierarchy for electrical facilities in Bellevue, which favors commercial areas over residential areas. He said there is also a requirement in the code that the City consider a range of technologies (e.g., solar energy, battery facilities) for electrical power. Mr. Aramburu asserted that the Bellevue City Council did not trust PSE to make these decisions. Rather, the City indicated that there must be a showing of work for need, reliability, location and technology.

Mr. Aramburu expressed concern that PSE split the Energize Eastside project into separate components (i.e., North and South segments). He said the North Segment project must be considered under the 2021-2022 standards criteria and forecast and not based on the 2013 forecast. He noted his May 27 letter to the EBCC to provide written comments. He said the City of Seattle reports that energy efficiency is offsetting economic growth in terms of the demand for electrical capacity. He said that PSE indicated to the WUTC in July 2020 that its July 2020 forecast reflected a significantly lower peak load capacity need than the previous forecast. PSE also stated that the peak load forecast does not project a material capacity need for the next five years.

3. Warren Halverson, a Bridle Trails resident, expressed frustration that the issues and concerns related to the Energize Eastside project have not been resolved over the past few years.



He said the project is the most costly and environmentally destructive solution with perhaps the greatest risk to public safety of any previous project. He questioned the need for the project, noting that the stated need is based on data that has not been updated for several years. He asked for data-driven evidence that the Energize Eastside project will improve local electrical reliability. He expressed concern about the potential danger of constructing the project along the oil pipeline alignment. Mr. Halverson expressed concern about the removal of trees to accommodate the project as well as other environmental impacts. He asked EBCC members to listen carefully and to pursue current information. He asked the City to provide separate but similar informational meetings in the north 4.2 miles of the utilities corridor in Bellevue.

4. Barbara Braun said she has lived in Bellevue for 16 years and is involved in several community organizations including 300 Trees. She said the City must stop the removal of trees. She noted the City's goal to achieve a 40-percent tree canopy. She said the community must plant 75,000 trees through 2050 to achieve that goal. She said PSE removed approximately 300 trees in 2020 for the 148<sup>th</sup> Avenue project, and the trees have not yet been replaced. The Energize Eastside project will remove 143 trees from north Bellevue. She said PSE plans to replace the significant trees, and 89 percent of the significant trees are on private property. She said there is no guarantee that trees lost in East Bellevue will be replaced in East Bellevue. She expressed concern regarding the cost of the Energize Eastside project. She said the project provides no benefits to Bellevue residents and businesses and no path to clean energy. She said greenhouse gas emissions must be reduced by 50 percent by 2030. She asked the EBCC to deny the project permits. She said CENSE submitted a petition that included 131 signatures by Lake Hills residents.

5. Court Olson said he lives within the EBCC jurisdiction. He noted that he sent a three-page letter to the EBCC the previous Thursday. He said he has an engineering background and has been overseeing the design and construction of commercial buildings over the past four decades. He said buildings are the source of 80 percent of the demand on the electrical grid. He said he has been attending annual PSE integrated resource planning meetings as a technical advisor for a number of years. He said PSE frequently overestimates its future energy demand. He said the demand has been relatively flat over the past 10 years, due largely to increased energy efficiency in buildings. He said PSE has not demonstrated the need for the Energize Eastside project.

Barbara Braun indicated that Barbara Chevalier had signed up to speak but was not able to participate tonight. She noted that Ms. Chevalier requested a second date to make her comments.

6. Suzanne Meston, speaking on behalf of the Bridle Trails area's Trails and Maintenance Association, asked the City to provide a separate public meeting for the North Segment project. She said she received a mailed notification announcing that a public hearing would be held as part of the EBCC's June 1 meeting. She said the notification indicated that PSE would present current data regarding the project and the EBCC would hear public comment. Ms. Meston expressed concern that residents were not given adequate notice regarding tonight's meeting. She said the mailer did not provide instructions for participating in the EBCC meeting. Ms. Meston noted her understanding that the City Council, and not the EBCC, has the final decision-making authority over land use decisions in Bridle Trails. She said the mailer does not indicate whether

this is the only opportunity for information and public comment before the City Council makes its decision. Ms. Meston highlighted concerns regarding the need for the project, lack of study regarding alternative solutions, impacts on neighborhood character, public safety, the loss of mature trees, and costs to ratepayers. She asked the EBCC to share residents' concerns with PSE and to request additional information. She asked the City to schedule a public meeting in north Bellevue, with adequate advance notice, to provide a project update.

7. Loretta Lopez, speaking on behalf of the Bridle Trails Community Club, said PSE's plan reflects old approaches to current issues. She said there are new technologies and better solutions for electrical reliability. She said PSE does not respect the character of residential neighborhoods. She said the Land Use Code indicates that residential neighborhoods should not bear the burden of electrical facilities because they are not producing the need for the energy. She said the project will result in a significant loss of trees and vegetation. She expressed skepticism regarding PSE's statement that there will be more trees upon the completion of the project than now. She expressed concern regarding the loss of large, mature trees. Ms. Lopez expressed concern regarding the safety of using steel monopoles next to the Olympic pipeline. She said that Bridle Trails residents have not received an update or been given the opportunity to provide input over the past few years. She said she did not understand why Bridle Trails residents received notification to provide public comment before the EBCC when the neighborhood is not within the EBCC's jurisdiction. She said Bridle Trails residents would like a separate public meeting regarding the North Segment project.

8. Loretta Lopez, speaking as an individual, said she has lived in the Bridle Trails area for 30 years. She expressed concern regarding the notification sent to Bridle Trails residents about the EBCC meeting and hearing. She suggested that the City should have sent the notice earlier with a clear explanation about the EBCC and the hearing process. Ms. Lopez said she raised the issue of a conflict of interest regarding the representation of the EBCC by the City Attorney's Office. She anticipates that the Energize Eastside permit decision will be appealed. She said the EBCC should be represented by outside counsel to avoid a conflict of interest.

At 9:15 p.m., Mr. Barnes suggested that the EBCC make a motion to continue the hearing and meeting beyond 9:30 p.m.

Chair Hummer said the EBCC's rules indicate that the number of speakers should not be limited at a public courtesy hearing. Given that additional persons wish to provide comment, Ms. Hummer suggested that the EBCC consider continuing the remainder of the public courtesy hearing to the next regular EBCC meeting in July.

Vice Chair Epstein moved to continue the public courtesy hearing to the next regular EBCC meeting in July. Councilmember Gooding seconded the motion.

Councilmember Kasner suggested that the announced speaker, Gerald Hughes, should be allowed to speak regardless of the outcome of the motion. He said a number of people have been waiting for two or more hours and they should be allowed to speak tonight. He said he will not support the motion.

Chair Hummer concurred with Councilmember Kasner. She said that Councilmembers have not yet been able to comment and there are additional agenda items.

Councilmember Dhananjaya said he supports allowing participants to speak. He asked whether the EBCC should prioritize speakers based on whether they are EBCC residents.

Deputy City Clerk Karin Roberts said there are approximately 17 more individuals on the list to speak. However, she was not sure if all of them were still participating in the meeting.

Councilmember Gooding said he is in favor of allowing people to speak if they are still connected to the meeting. However, he believes a second meeting is needed and the EBCC will need to make a decision about where to draw the line in the list of individuals wishing to speak tonight.

Vice Chair Epstein concurred with allowing more individuals to speak tonight.

The motion to continue the public courtesy hearing to the EBCC's regular July meeting failed by a vote of 0-5.

Chair Hummer noted the vote and moved forward with the courtesy hearing.

Councilmember Kasner moved to extend the meeting until 10:30 p.m. Councilmember Dhananjaya seconded the motion, which carried by a vote of 5-0.

9. Gerald Hughes thanked the EBCC members for their service and recalled that he served five years on the EBCC. He said the EBCC has jurisdiction over only one-third of a mile of the transmission line. If the EBCC denies the project, the City Council can still approve the project and it will just go on a different route. He said PSE's energy demand forecasts have been inaccurate for decades. He said that years ago, PSE projected the need for 20 nuclear power plants and 10 coal-fired plants in the region. He said PSE's analysis focused unrealistically on a number of crises happening at the same time. Mr. Hughes said he hopes the City Council does not approve the project, but he believes it will.

10. Curtis Allred said he has been a Bellevue resident for 15 years, and he has been following the Energize Eastside project since 2014. He served on PSE's original community advisory group (CAG) and participated in the EIS process. He said he is convinced that the project is not needed based on critical data revealed by CENSE and other sources. He noted PSE's evasive posturing and conflicting marketing materials. He believes that PSE is motivated by financial gains for their shareholders. Mr. Allred said the project is damaging for the community. He said PSE should be implementing modern technologies to improve electrical reliability instead of investing in large, outdated infrastructure projects.

11. Norm Hansen, a Bridle Trails resident, said he has lived in Bellevue for approximately 50 years and he has been working with PSE over the past 25 years, trying to improve electrical reliability in the Bridle Trails area. He served as a technical member of the integrated resource plan committee and as a member of PSE's CAG in 2013 and 2014. He opined that the EBCC

should deny the Energize Eastside North Segment permit. He said the described electrical facility does not meet Bellevue's Land Use Code Chapter 20.20.255 regarding siting alternatives. He raised the issue of equity, noting that the Bridle Trails subarea of residential housing already has six high voltage transmission lines and two substations, with a third substation planned. He said it is time for PSE to consider modern energy solutions.

12. Lori E. expressed concern that the Energize Eastside project is outdated and will cause adverse environmental and neighborhood impacts. She said PSE justifies the need for the project using studies published between 2012 and 2015. She said the data used to forecast peak demand in those studies was even older. She said peak demand for electricity declined over the past decade. She asked the EBCC to insist that PSE provide peak demand data for the substations included in the North Segment project. She noted that she lives in Newcastle.

13. Sue Stronk, also a Newcastle resident, said the utilities right-of-way (ROW) is too narrow to collocate the Energize Eastside project with the two oil pipelines. She said the project is unsafe because the width of the ROW does not meet the industry guideline of 120-150 feet. She said that transmission lines are typically placed in the center of a corridor. However, that cannot be done with the Energize Eastside project due to the oil pipelines. She said PSE states that it will follow Olympic Pipeline Company's safety protocol during construction. However, it is unclear who is responsible for the overall safety of the utility corridor. She asked the EBCC to deny the project permit because it does not meet electric safety code guidelines.

14. Jennifer Keller, a Lake Hills resident, said she has lived in Bellevue for the past 18 years. She encouraged the City to look toward the future and to embrace clean energy, energy efficiency and power storage technologies. She said the data used by PSE to justify the Energize Eastside project is weak and outdated, and the project is not needed. She encouraged PSE to instead invest in smarter technologies, demand management, clean energy and batteries. She noted that she submitted written comments to the EBCC the previous week. She said PSE has been inflating its projected demand for electricity for many years. She said PSE used an unrealistic scenario to rationalize the need for the project.

15. Jeanne DeMund, a Renton resident, said she has been following the Energize Eastside project for seven years. She expressed concern that PSE has not considered alternatives instead of using its outdated, unverified demand forecast. She said alternative power technologies have advanced significantly, and an analysis of alternatives is required by LUC section 20.20.255. She said no analysis has been performed related to the summer peak demand. She said the project permit should be denied.

16. Michiel Worries said he lives in the Glendale area near the proposed Energize Eastside project. He said the Glendale community was not invited to provide feedback in the past, despite its proximity to the project. He said a summary of community input in 2014 is consistent with his concerns. He highlighted concerns about the environmental and aesthetic community impacts. He expressed concern regarding visual impacts and said that the poles are higher than the tree canopy. He suggested that the project will negatively impact property values. He expressed concern regarding the collocation with the Olympic pipeline. He said there is a body of research regarding the effects of high voltage power lines and metal poles in the proximity of a pipeline.

There is an indication that high voltage power lines cause corrosion and lead to defects in pipelines. He said it is unacceptable to double the voltage of the power lines. He summarized his concerns regarding safety, pole height, visual impacts and quality of life. He asked the EBCC to encourage PSE to consider better options.

17. Anne Newcomb said she is a co-lead of the Washington Clean Energy Coalition and a member of the Washington State Sierra Club energy committee. She said the Energize Eastside project will adversely affect many Eastside residents and pose a danger to neighborhoods. She said she has attended most of PSE's 2021 integrated resource plan meetings. She is impressed with the significant reduction in energy demand anticipated over the next 10 years. She encouraged the use of clean energy (i.e., solar, battery storage) to help meet peak demand without the need to build new local transmission lines. She said the cost of solar energy has decreased by 70 percent since 2013, and the cost of battery storage has decreased nearly 80 percent. She said PSE has not factored the costs and efficiency improvements of solar and batteries into its analysis. She said the last study completed by PSE for the Energize Eastside project was in 2015. She said solar energy and battery storage are much better solutions for meeting peak demands and she urged the EBCC to use its power to deny the project and move toward a clean energy future.

18. Karen Esayian recalled that in March 2008, the City Council adopted two ordinances related to PSE's electrical system. Ordinance No. 5802 amended the Utility Element of Bellevue's Comprehensive Plan relating to transmission lines. It states that it is important to ensure that new and expanded electrical facilities are sensitive to neighborhood character. The ordinance included a map highlighting the sensitive sites requiring special review. Ordinance No. 5805 amended the Land Use Code and enacted standards for new or expanded electrical utility facilities, including transmission lines. In August 2015, the City Council adopted Ordinance No. 6251, which updates the Comprehensive Plan and indicates that the City recognized that residents needed additional protection in future land use decisions regarding utility lines. She asked the EBCC to make its decision based on the existing land use codes.

19. Sam Esayian said he has been a Bellevue resident for 45 years. He questioned the wisdom of excavating near the two pipelines to install new electrical facilities. He said the poles and wires were put in place approximately 90 years ago before there were surrounding residential areas. In the late 1960s or early 1970s, the City and PSE agreed to allow the Olympic pipelines in PSE's ROW. Mr. Esayian said PSE's literature does not disclose that the diameter of the poles installed in 2007 was 1.5 feet to 2 feet wide. The poles to be installed with the Energize Eastside project have diameters ranging from 4 feet to 6 feet. He questioned the need for the project and whether it is worth taking a chance on a catastrophic event. He urged the EBCC to deny the project permit.

20. John Ellis said he has lived in Bellevue for 50 years. He said he agrees with much of what has been said tonight. He said the Energize Eastside project is expensive and uses outdated technology to fix a problem that does not exist. He urged the EBCC to deny the permit.

21. Barbara Braun read written comments submitted by Michelle Mentzer. Her comments expressed concern regarding the removal of trees for PSE's projects, including for the Lake Hills

transmission line. She expressed concern about the high voltage lines and the removal of 400 trees. Ms. Mentzer expressed concern regarding the pole height and visual impacts. She encouraged the EBCC to deny the project.

22. Janis Medley said she has lived in Bellevue for 14 years. She said PSE claims that the project is needed to meet the increasing peaks in electrical demand on the Eastside. She said PSE argues that its project is consistent with neighborhood character because transmission lines are already part of the character of areas along the utilities corridor. She said she is not convinced by PSE's position regarding the need for the project or its sensitivity to neighborhood character. She said PSE documents submitted to the WUTC indicate that peak demand is declining throughout its service area. However, PSE claims that peak demand on the Eastside is growing. Ms. Medley said the large poles are inconsistent with neighborhood character. She asked the EBCC to insist that PSE provide data from Eastside substations to verify PSE's claim of an increasing peak demand.

At 10:14 p.m., Councilmember Kasner moved to close the courtesy hearing. The motion was seconded by Vice Chair Epstein and carried by a vote of 5-0.

Chair Hummer suggested continuing the discussion to the regular July meeting. Mr. Barnes confirmed that a meeting may be continued to a specific date and time.

Councilmember Kasner acknowledged that the public comment portion of the courtesy hearing has been closed. However, the item should be continued to allow EBCC discussion during the next meeting.

Councilmember Kasner moved to continue discussion of PSE's Energize Eastside project to the July 6 regular meeting of the East Bellevue Community Council. Councilmember Dhananjaya seconded the motion, which carried by a vote of 4-1 with Councilmember Gooding opposed.

## 9. **RESOLUTIONS**

### (a) Motion to Remand a Previous Action

Kari Sand said she is legal counsel this evening regarding this item.

Councilmember Gooding moved to amend an action previously adopted with regard to Resolution No. 591 approved by the EBCC on May 4, 2021, in order to clarify that the extent of the disapproval is limited to only those provisions in City Council Ordinance No. 6575 that exceed the requirements of the state Growth Management Act (GMA). Councilmember Dhananjaya seconded the motion.

Councilmember Kasner noted that the EBCC cannot amend Resolution No. 591 but is offering a clarification. He said the action of the motion is to raise the possibility of approving a new affordable housing ordinance that complies with the GMA but does not change to a higher standard. He recommended taking action on a new resolution to allow EBCC members to fulfill their duties while complying with state law.

Chair Hummer commented on her opposition to City Council Ordinance No. 6575. She said her intent is to not exceed the minimum requirements established under the state GMA. For example, the half-mile radius to frequent transit service criteria should be limited to the state GMA requirement of a one-quarter mile radius to frequent transit service in East Bellevue.

The motion carried by a vote of 5-0.

Ms. Sand said Councilmember Kasner is correct that an additional resolution is needed to clarify the rationale for the EBCC's decision. She said that item will be included on the July 6 meeting agenda.

10. **NEW BUSINESS**

(a) Appointments to the EBCC Continuation Pro and Con Argument Committees

Chair Hummer said the EBCC received three applications for the pro argument committee from Jeanne Elliott, Leonard McGhee and Bal Simon.

Councilmember Kasner moved to appoint Jeanne Elliott, Leonard McGhee and Bal Simon to prepare the "for continuation" position statement in the 2021 Voters' Pamphlet. Vice Chair Epstein seconded the motion, which carried by a vote of 5-0.

(b) Adoption of Voters' Pamphlet Explanatory Statement

Councilmember Kasner moved to adopt the explanatory statement for the 2021 Voters' Pamphlet. Councilmember Dhananjaya seconded the motion, which carried by a vote of 5-0.

11. **CONTINUED COMMUNICATIONS**

Councilmember Kasner said the Lake Hills Neighborhood Association (LHNA) will have a virtual meeting on June 17 to discuss the need for a traffic light at the intersection of Lake Hills Boulevard and 156<sup>th</sup> Avenue SE. He noted that he plans to attend.

Chair Hummer asked EBCC members to let Ms. Roberts know if they plan to attend the meeting.

12. **APPROVAL OF MINUTES**

(a) Summary Regular Meeting Minutes of May 4, 2021

Councilmember Kasner moved to approve the minutes of the May 4, 2021 Regular Meeting. Councilmember Dhananjaya seconded the motion, which carried by a vote of 5-0.

13. **ADJOURNMENT**

Councilmember Kasner moved to adjourn the meeting. The motion was seconded by Councilmember Dhananjaya and carried by a vote of 5-0.

At 10:34 p.m., Chair Hummer declared the meeting adjourned.

Karin Roberts, CMC  
Deputy City Clerk

/kaw