



# INFORMATIONAL MEETING

## Energize Eastside

Puget Sound Energy's New Substation and Transmission Line Replacement

The City's review of PSE's application for a Conditional Use and Critical Areas Land Use Permit is continuing and nearing completion. This meeting\* is another opportunity for residents and interested parties to learn about the proposed project and the permitting process. PSE will provide a general overview of the project and Bellevue City staff will provide more information about how to engage in the next steps of the process, including the public hearing. The meeting will be similar in format to the meeting held in November 2017 and if you're unable to attend, the City's PowerPoint presentation will be posted to the project webpage after the meeting.

\*Code required meeting per LUC 20.20.255.C1b Electrical Utility Facilities

**Date:** Thursday September 6, 2018  
**Time:** 6:00 PM- 8:00 PM  
Bellevue City Hall, 450 110<sup>th</sup> Ave NE  
See <https://bellevuewa.gov/> for directions and parking

### Proposal

Puget Sound Energy, Inc. (PSE) proposes to construct a new substation, Richards Creek Substation, in Bellevue and upgrade two existing 115 kV transmission lines with 230 kV lines. Collectively this proposal, which spans from Renton to Redmond, is referred to as Energize Eastside.

The project involves the replacement of existing wood H-frame poles with steel monopoles of a variety of designs. Within the existing utility corridor, the proposed pole locations for the rebuilt lines will generally be in the same locations as the existing poles.

Permits for the South Bellevue Segment include upgrading 3.3 miles (the Bellevue portion) of existing 115-kilovolt lines with 230-kilovolt lines between the Lakeside Substation and Bellevue's southern city limits (see Figure 1).

### For More Information

<https://development.bellevuewa.gov/zoning-and-land-use/public-notice-and-participation/energize-eastside-updates/>

### Staff Contact

Permit Project Manager: Heidi M. Bedwell, Environmental Planning Manager, 425-452-4862 [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)



Figure 1: Proposed transmission



# AGENDA

## Energize Eastside Bellevue South Segment

Conditional Use Permit (File # 17-120556-LB) Critical Areas Land Use Permit (File # 17-120557-LO)

Thursday September 6, 2018, Bellevue City Hall

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**6:00 Public Meeting Begins-Welcome**  
Please be sure to sign in!

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**6:10-6:15 Meeting Objective and Guidelines** Susan Hayman,  
Enviro Issues  
Facilitator

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**6:15-6:35 Permit Process Overview** Heidi Bedwell,  
City of Bellevue  
Outline of permitting process, comments received to date, how to participate in the public hearing.

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**6:35-6:55 Project Presentation** Keri Pravitz,  
PSE

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**7:00-7:30 Comments Welcome**

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**7:30-8:00 Open House- Questions Answered**

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### City of Bellevue Handouts Available:

- Project Fact Sheet
- City Code- General Requirements- Electrical Facility Decision Criteria- CUP and Critical Areas
- Public Comment Form


#### **General Guidelines**

- Keep comments respectful and constructive
- Honor the time limits to give others a chance to speak
- Be a courteous audience
- Please mute electronic devices

#### **Informal comment session format**


*Please help us accommodate as many speakers tonight as possible:*

- Up to three minutes/speaker; five minutes/organization
- One turn at the microphone before offering a Round 2
- Clapping/cheering slows us down – please use “jazz hands” instead



# PSE's Energize Eastside

CITY OF BELLEVUE




## WELCOME

- ❖ Permit Applications
- ❖ Permit Process Overview
- ❖ Opportunities for Public Comment
- ❖ How Application Evaluated
- ❖ How to Provide Effective Comment
- ❖ **Public Comments Received**
- ❖ **Public Hearing**
- ❖ **Anticipated Schedule and Next Steps**



## ❖ Permit Applications

CONDITIONAL USE PERMIT- PROCESS I <small>FILE # 17-220556-41</small>	CRITICAL AREAS LAND USE PERMIT- PROCESS II <small>FILE # 17-220557-10</small>
<ul style="list-style-type: none"> <li>• Quasi-judicial Decision- City's Hearing Examiner</li> <li>• Director Recommendation to Hearing Examiner</li> <li>• Hearing Examiner Conducts Public Hearing and Makes Decision</li> <li>• Hearing Examiner Decision Appealable to City Council</li> <li>• City Council Decision Appealable to Superior Court</li> </ul>	<ul style="list-style-type: none"> <li>• Administrative Decision- Director Of Development Services</li> <li>• Director Decision Appealable to Hearing Examiner</li> <li>• Appeal Consolidated With Process I Public Hearing</li> <li>• Hearing Examiner Decision Also Appealable To Superior Court</li> </ul>



## ❖ Process Overview

We are here

CONDITIONAL (single use permit)	Notice of Application	Public Meeting & Comment Period <small>Staff Review</small>	Service Request <small>Recommendation</small>	Public Hearing	Hearing Examiner <small>Issues Decision</small>
CRITICAL AREAS Process	Notice of Application	Public Meeting & Comment Period <small>Staff Review</small>	Director Issues <small>Decision</small>		

City of Bellevue, 10000 1st Avenue, Bellevue, WA 98004

Phone: 206.462.2000 | Fax: 206.462.2001 | Website: www.bellevuewa.gov

Not Available
Not Available  
Mar 2, 2018

❖ How Application Is Evaluated



- **Electrical Facilities General Standards (LUC 20.20.255)**
- **Conditional Use Decision Criteria (LUC 20.30B)**
- **Critical Areas and Critical Areas Land Use Permit Decision Criteria (LUC 20.25H and 20.30P)**

❖ Opportunities for Public Comment



- **Informational Public Meetings**
- **At Any Point in Time During Permit Review Process**  
May Submit Written Comments to the Director Prior to the Public Hearing
- **Public Hearing**  
May Submit Written Comments at the Public Hearing, or Make Oral Comments at the Public Hearing

❖ How to Provide Effective Comment



- Put your comments in writing
- Provide additional site or context information that may affect the project
- Consider how the proposal does or does not meet the decision criteria
- Suggest appropriate mitigation to address concerns
- All comments are treated equally
- Stick to facts and be as specific as possible

Comments Received

- ❖ Approximately 70 individuals: citizens, organizations (CENSE and CSEE), agencies (King County Wastewater Treatment Division), and tribes (Muckleshoot Indian Tribe).
- Project Need
- Alternative Project
- Safety and Risk
- Process
- Property Access
- Trail Access
- Tree Canopy

## Comments Received

- Noise Pollution
- Ratepayer Funds and Cost
- Property Value
- Aesthetics and Views
- Inconsistency with Land Use Code and Comprehensive Plan
- Impacts and Mitigation for the Somerset Neighborhood
- Critical Areas and Culvert Design Information
- Stormwater Design
- Wetland Impacts and mitigation

## Public Hearing

- Role of the Hearing Examiner
- General Hearing Format
- Any person may participate in the public hearing
  - Submitting written comments to the Director
  - Submitting written comments to the Hearing Examiner
  - Providing oral comments during the hearing
- Hearing Examiner considers recommendation and public comments
- Preparing the record and issuing a decision

## Anticipated Schedule and Next Steps

- Public hearing anticipated early November 2018
- Notice of the Director's Recommendation 21-days prior to the public hearing
- Prehearing conference prior to public hearing after notice of recommendation

## For more information:

### City of Bellevue Permitting

<https://development.bellevuewa.gov/zoning-and-land-use/public-notices-and-participation/energy-easement-updates/>

### EIS

<http://www.energizeeasiteis.org/>

### Mail Comments to:

Heidi M. Bedwell, Environmental Planning Manager,  
Development Services Department  
450 110<sup>th</sup> Ave NE  
Bellevue, WA 98004



[hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)



**Informational Public Meeting:**

Thursday September 6, 2018 Bellevue City Hall  
Energize Eastside Bellevue (CUP File # 17-120556-LB) (CALUP File # 17-120557-LO)

Please sign in and indicate how you'd like to receive information about the project.



**Name**

**Email or Postal Address**

1. Don Marsh
  2. Sue Steaks
  3. Lisa Leimer
  4. Peter Braun
  5. Karen Escajia
  6. Janis Metley
  7. Barry Zimmerman
  - 8.
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  - 19.
- don.m.marsh@gmail.com  
SBUDS@COMCAST.NET  
LLEIMER@ICLOUD.COM

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**Informational Public Meeting:**

Thursday September 6, 2018 Bellevue City Hall  
Energize Eastside Bellevue (CUP File # 17-120556-LB) (CALUP File # 17-120557-LO)

Please sign in and indicate how you'd like to receive information about the project.



**Name**

**Email or Postal Address**

1. DANIEL RENN
  2. Mari Elworth
  3. Liane Harner
  4. \_\_\_\_\_
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  19. \_\_\_\_\_
- DAN\_SABINA@YAHOO.COM  
ljemail@comcast.net  
lianeharner@hotmail.com



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## GENERAL DEVELOPMENT REQUIREMENTS

### **20.20.255 Electrical utility facilities.**

#### **A. Purpose.**

The purpose of this section is to regulate proposals for new or expanding electrical utility facilities and to minimize impacts associated with such facilities on surrounding areas through siting, design, screening, and fencing requirements.

#### **B. Applicability.**

This section applies to all proposals for new or expanding electrical utility facilities as defined in LUC 20.50.018.

#### **C. Required Review.**

For new or expanding electrical utility facilities proposed on sensitive sites as described by Figure UT.5a of the Utilities Element of the Comprehensive Plan, the applicant shall obtain Conditional Use Permit approval under Part 20.30B LUC. For expansions of electrical utility facilities not proposed on sensitive sites as described by Figure UT.5a, the applicant shall obtain Administrative Conditional Use Permit approval under Part 20.30E LUC.

1. **Conditional Use Permit.** In addition to the requirements set forth in Part 20.30B LUC and Part 20.25B LUC (if applicable), the applicant shall:

- a. Complete the alternative siting analysis as set forth in subsection D of this section;
- b. Hold an informational public meeting prior to the public hearing required by LUC 20.35.137 and in addition to the informational public meeting required in LUC 20.35.127; and
- c. Comply with all applicable decision criteria and design standards set forth in this section.

2. **Administrative Conditional Use.** In addition to the requirements set forth in Part 20.30E LUC and Part 20.25B LUC (if applicable), the applicant shall comply with all decision criteria and design standards set forth in this section, provided the applicant is not required to complete the alternative siting analysis set forth in subsection D of this section.

#### **D. Alternative Siting Analysis.**

In addition to the requirements set forth in Part 20.30B LUC, Part 20.25B LUC (if applicable), and the decision criteria and design standards set forth in this section, the applicant shall identify alternative sites, provide required content showing analysis relating to identified sites, describe technologies considered, and describe community outreach conducted for proposals relating to new or expanding electrical utility facilities on sensitive sites as described in this section.

1. **Alternative Sites Analyzed.** Prior to submittal of the application for Conditional Use Permit required pursuant to subsection C of this section, the applicant shall identify not less than three alternative site options to meet the system needs for the proposed new or expanding electrical utility facility. At least one of the alternative sites identified by the

applicant shall be located in the land use district to be primarily served by the proposed electrical utility facility.

2. Content of Alternative Siting Analysis. Upon submittal of the Conditional Use Permit application required pursuant to subsection C of this section, the applicant shall submit results of the siting analysis which:

- a. Describe the sites identified in subsection D.1 of this section and the land use districts within which the sites are located.
- b. Map the location of the sites identified in subsection D.1 of this section and depict the proximity of the sites to Neighborhood Business Land Use Districts, Residential Land Use Districts, and Transition Areas.
- c. Describe which of the sites analyzed are considered practical or feasible alternatives by the applicant, and which of the sites analyzed are not considered practical or feasible, together with supporting information that justifies the conclusions reached. For sites located within a Neighborhood Business Land Use District, Residential Land Use District, and/or Transition Area (including the Bel-Red Office/Residential Transition (BR-ORT), the applicant shall:
  - i. Describe whether the electrical utility facility location is a consequence of needs or demands from customers located within the district or area; and
  - ii. Describe whether the operational needs of the applicant require location of the electrical utility facility in the district or area.
- d. Identify a preferred site from the alternative locations considered for the proposed new or expanding electrical utility facility. The following location selection hierarchy shall be considered during identification of the preferred site alternative: (i) nonresidential land use districts not providing transition, (ii) nonresidential Transition Areas (including the Bel-Red Office/Residential Transition (BR-ORT), and (iii) residential areas. The applicant may identify a preferred site alternative in a Residential Land Use District or Transition Area (including the Bel-Red Office/Residential Transition (BR-ORT) upon demonstration that the location has fewer site compatibility impacts than a nonresidential land use district location.

3. Technology Considered for the Preferred Site Alternative. Upon submittal of the Conditional Use Permit application required pursuant to subsection C of this section, the applicant shall:

- a. Describe the range of technologies considered for the proposed electrical utility facility;
- b. Describe how the proposed electrical utility facility provides reliability to customers served;
- c. Describe components of the proposed electrical utility facility that relate to system reliability; and
- d. Describe how the proposed facility includes technology best suited to mitigate impacts on surrounding properties.

4. **Community Outreach Conducted.** Upon submittal of the Conditional Use Permit application required pursuant to subsection C of this section, the applicant shall provide a description of all methods of community outreach or involvement conducted by the applicant prior to selecting a preferred site for the proposed electrical utility facility.

**E. Decision Criteria.**

In addition to the requirements set forth in Part 20.30B LUC, Part 20.30E LUC, Part 20.25B LUC (if applicable), and other applicable provisions of this section, all proposals to locate or expand electrical utility facilities shall comply with the following:

1. The proposal is consistent with Puget Sound Energy's System Plan;
2. The design, use, and operation of the electrical utility facility complies with applicable guidelines, rules, regulations or statutes adopted by state law, or any agency or jurisdiction with authority;
3. The applicant shall demonstrate that an operational need exists that requires the location or expansion at the proposed site;
4. The applicant shall demonstrate that the proposed electrical utility facility improves reliability to the customers served and reliability of the system as a whole, as certified by the applicant's licensed engineer;
5. For proposals located on sensitive sites as referenced in Figure UT.5a of the Utility Element of the Comprehensive Plan, the applicant shall demonstrate:
  - a. Compliance with the alternative siting analysis requirements of subsection D of this section;
  - b. Where feasible, the preferred site alternative identified in subsection D.2.d of this section is located within the land use district requiring additional service and residential land use districts are avoided when the proposed new or expanded electrical utility facility serves a nonresidential land use district;
6. The proposal shall provide mitigation sufficient to eliminate or minimize long-term impacts to properties located near an electrical utility facility.

**F. Design Standards.**

In addition to the requirements set forth in Part 20.30B LUC, Part 20.30E LUC, Part 20.25B LUC (if applicable), and other applicable provisions of this section, all proposals to locate or expand an electrical utility facility shall comply with the following:

1. **Site Landscaping.** Electrical utility facilities shall be sight-screened as specified in LUC 20.20.520.F.2 or as required for the applicable land use district. Alternatively, the provisions of LUC 20.20.520.J may be used, provided this subsection does not apply to transmission lines as defined in LUC 20.50.018;
2. **Fencing.** Electrical utility facilities shall be screened by a site-obscuring fence not less than eight feet in height, provided this subsection does not apply to transmission lines as defined in LUC 20.50.018. This requirement may be modified by the City if the site is not considered sensitive as referenced in Figure UT.5a of the Utility Element of the Comprehensive Plan, is adequately screened by topography and/or existing or added

vegetation, or if the facility is fully enclosed within a structure. To the maximum extent possible, all electrical utility facility components, excluding transmission lines, shall be screened by either a site-obscuring fence or alternative screening;

3. Required Setback. The proposal (including required fencing) shall conform to the setback requirement for structures in the land use district; and

4. Height Limitations. For all electrical utility facility components, including transmission lines, the City may approve a request to exceed the height limit for the underlying land use district if the applicant demonstrates that:

- a. The requested increase is the minimum necessary for the effective functioning of the electrical utility facility; and
- b. Impacts associated with the electrical utility facility have been mitigated to the greatest extent technically feasible.

**G. Mitigation Measures.**

The City may impose conditions relating to the location, development, design, use, or operation of an electrical utility facility to mitigate environmental, public safety, or other identifiable impacts. Mitigation measures may include, but are not limited to, natural features that may serve as buffers, or other site design elements such as fencing and site landscaping as provided for in subsection F of this section.

**H. Independent Technical Review.**

The City may require the applicant pay for independent technical review by a consultant retained by the City for review of materials submitted by the applicant to demonstrate compliance with the requirements of the alternative siting analysis contained in subsection D of this section, the decision criteria contained in subsection E of this section and the design standards contained in subsection F of this section. (Ord. 5876, 5-18-09, § 11; Ord. 5805, 3-3-08, § 8)

**CONDITIONAL USE PERMIT**

**20.30B.140 Decision criteria.**

The City may approve or approve with modifications an application for a Conditional Use Permit if:

- A. The conditional use is consistent with the Comprehensive Plan; and
- B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and
- C. The conditional use will be served by adequate public facilities including streets, fire protection, and utilities; and
- D. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and
- E. The conditional use complies with the applicable requirements of this Code.

**CRITICAL AREAS LAND USE PERMIT**

**20.30P.140 Decision criteria.**

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

- A. The proposal obtains all other permits required by the Land Use Code; and
- B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and
- C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and
- D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and
- E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and
- F. The proposal complies with other applicable requirements of this code.



FACT SHEET

Proposal

Puget Sound Energy, Inc. (PSE) proposes to construct a new substation, Richards Creek Substation, in Bellevue and upgrade 16 to 18 miles of two existing 115 kV transmission lines with 230 kV lines. Collectively this proposal, which spans from Renton to Redmond, is referred to as Energize Eastside.

In Bellevue, PSE is proposing to apply for permits to construct the project in two phases.

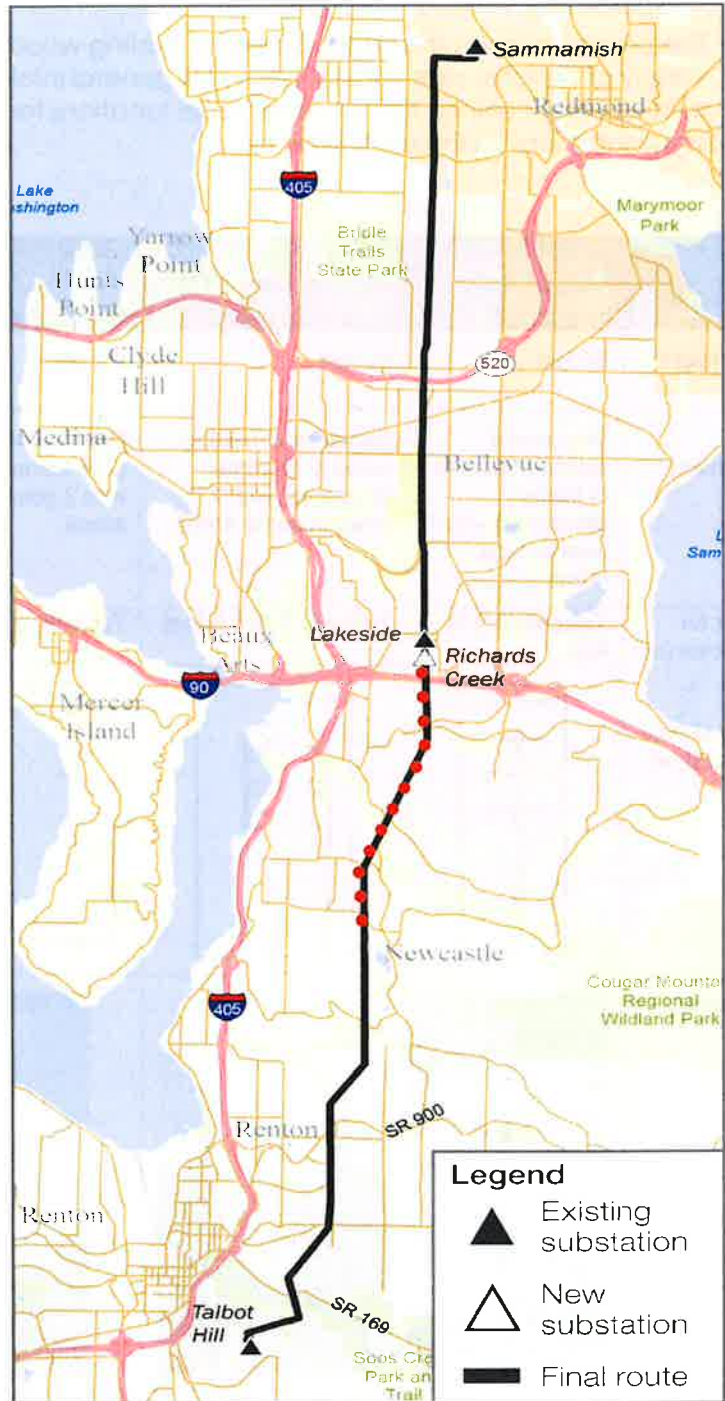
Permitting Phase 1

Permits for the South Bellevue Segment include upgrading 3.3 miles (the Bellevue portion) of existing 115 kV lines with 230 kV lines between the Lakeside Substation and the southern city limits of Bellevue.

The remainder of the southern portion of the project continues through the City of Newcastle, unincorporated King County and the City of Renton.

Permitting Phase 2

Permits for the northern segment (north of the Lakeside Substation to the northern city limits) have not been applied for yet but are anticipated for submittal by PSE in late spring or early summer 2018.



South Bellevue

Figure 1: Proposed transmission alignment



**FACT SHEET**

**Project Description**

The project involves the replacement of existing wood H-frame poles with steel monopoles of a variety of designs. (See Table 1 below for general information about pole design.) Within the existing utility corridor, the proposed pole locations for the rebuilt lines will generally be in the same locations as the existing poles.

	1 Double-Circuit Monopole (C-1)	2 Single-Circuit Monopoles (C-2)	2 Single-Circuit Monopoles (C-16)	1 Double-Circuit Monopole (C-1B)	2 Single-Circuit Monopoles (C-18)
Typical Height	95 feet	94 feet	81 feet	99 feet	96 feet
Pole Replacement	Replaces 4 existing poles (2 H-frame structures) with 1 pole in most areas	Replaces 4 existing poles (2 H-frame structures) with 2 poles in some areas	Replaces 4 existing poles (2 H-frame structures) with 2 poles in some areas	Replaces 4 existing poles (2 H-frame structures) with 1 pole in most areas	Replaces 4 existing poles (2 H-frame structures) with 2 poles in some areas
Diameter for typical poles (at base)	Typically 4.5–6 feet	Typically 3.5–5.5 feet	Typically 2.5-5.5 feet	Typically 4.5-6 feet	Typically 3.5-6.5 feet
Drawing of Pole Configuration					
Simulations					

Table 1: Pole Designs





FACT SHEET

The project includes construction of the Richards Creek Substation, a new 230 kV to 115 kV substation, located directly south of PSE's existing Lakeside Switching Substation. The new substation will be on parcel 1024059083 (13625 SE 26th St.), currently used as a PSE pole-storage yard. The parcel is 8.46 acres in size and contains critical areas (i.e., steep slopes, wetlands and streams). Access to the substation is from SE 30th Street. See Figure 2 and 3 below.



Figure 2: Proposed Richards Creek

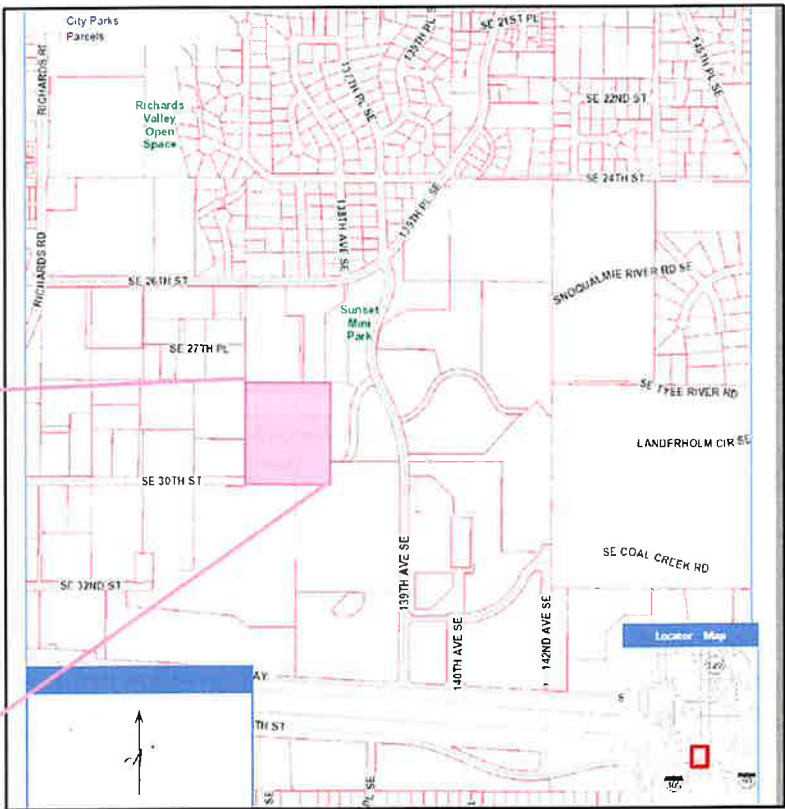


Figure 3: Richard Creek Substation Vicinity Map

To meet federal National Energy Regulatory Corporation (NERC) vegetation management requirements and PSE standards, selective tree removal will be required within the existing managed transmission corridor. PSE proposes removal of up to 550 trees within the substation property and their transmission right of way (i.e., existing corridor). PSE has submitted a Vegetation Management Plan with their application detailing the management requirements and the proposed tree removal. Mitigation for tree removal will be determined through the conditional use process. Preliminary mitigation plans have been submitted for critical-areas impacts.



# FACT SHEET

## Permit Process

PSE has submitted an application for a [Conditional Use Permit \(File # 17-120556-LB\)](#) and a [Critical Areas Land Use Permit \(File # 17-120557-LO\)](#).

A Conditional Use Permit (CUP) is a [Process I land use decision](#), a quasi-judicial decision made by the City's Hearing Examiner, who will make a decision on the application after holding a public hearing. The decision of the Hearing Examiner on a Process I application is appealable to the City Council. The City Council action deciding the appeal and approving, approving with modifications, or denying a project is the final City decision on a Process I application. A final decision on the application may be appealed to Superior Court.

A Critical Areas Land Use Permit (CALUP) is a [Process II land use decision](#), an administrative decision made by the director of Development Services. Appeal of a process II decision is consolidated with the Process I public hearing on the recommendation for the CUP. The decision of the hearing examiner may also be appealed to Superior Court.

<b>CONDITIONAL Land Use Permit</b>	<b>Notice of Application</b>	<b>Public Meeting &amp; Comment Period Staff Review</b> *	<b>Director Issues Recommendation</b>	<b>Public Hearing</b>	<b>Hearing Examiner Issues Decision</b> <sup>1, 4</sup>
<b>CRITICAL AREAS Permit</b>	<b>Notice of Application</b>	<b>Public Meeting &amp; Comment Period Staff Review</b>	<b>Director Issues Decision</b> <sup>2, 4</sup>		

<sup>1</sup> Decision can be appealed to the City Council

<sup>3</sup> Decision can be appealed to the Shoreline Hearings Board (Not applicable)

<sup>2</sup> Decision can be appealed to the Hearing Examiner

<sup>4</sup> Decision by EBCC or decisions on administrative appeals (notes 1-3) can be appealed to King County Superior Court

## Next Steps & Public Participation

Staff continues to evaluate the proposal and is waiting for additional information from PSE in response to the city's request. Once all information has been provided, the Director will finish preparing the decision and recommendation staff report. [Public comments](#) will be accepted up until the point staff prepares a recommendation on the applications. Comments should be directed to the permit project manager listed below.

It is anticipated that a public hearing may be held in early **November 2018**. Notice of the public hearing is sent to the same parties listed on the notice of application and additional parties of record. The notice will be published 21-days prior to the public hearing. Prior to the hearing, the hearing examiner will hold a prehearing conference. Any person interested in the project may attend the prehearing conference. During the conference the hearing examiner will explain the format and procedures of the hearing. Comments may be provided during the public hearing either as written or oral comment.

## Staff Contacts

Permit Project Manager: Heidi M. Bedwell, Environmental Planning Manager, 425-452-4862  
[hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)  
Liz Stead, Land Use Director, [estead@bellevuewa.gov](mailto:estead@bellevuewa.gov)  
Mike Brennan, Development Services Director, [mbrennan@bellevuewa.gov](mailto:mbrennan@bellevuewa.gov)



# AGENDA

## Energize Eastside Bellevue South Segment

Conditional Use Permit (File # 17-120556-LB) Critical Areas Land Use Permit (File # 17-120557-LO)

Tuesday November 14, 2017, South Bellevue Community Center

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<b>6:30</b>	<b>Public Meeting Begins-Welcome</b> Please be sure to sign in!	
<hr/>		
<b>6:30-6:40</b>	<b>Meeting Objective and Guidelines</b>	Susan Hayman, Enviro Issues Facilitator
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<b>6:40-6:50</b>	<b>Permit Process Overview</b>  Outline of permitting process, opportunities for public comment and engagement, and tips on how to provide effective timely comments.	Heidi Bedwell, City of Bellevue
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<b>6:50-7:10</b>	<b>Project Presentation</b>	Keri Pravitz, PSE
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<b>7:10-8:00</b>	<b>Comments Welcome</b>	
<hr/>		
<b>8:00-9:00</b>	<b>Open House- Questions Answered</b>	

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*\*Note: The meeting will adjourn promptly at 9:00. Meeting cleanup will occur between 9:00-9:30 as the Community Center is only open until 9:30.*

### City of Bellevue Handouts Available:

- Project Fact Sheet
- City Code- General Requirements- Electrical Facility Decision Criteria- CUP and Critical Areas
- Public Comment Form

#### **General Guidelines**

- Keep comments respectful and constructive
- Honor the time limits to give others a chance to speak
- Be a courteous audience
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#### **Informal comment session format**

*Please help us accommodate as many speakers tonight as possible:*

- Up to three minutes/speaker; five minutes/organization
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#### Permitting Phase 1

Permits for the South Bellevue Segment include upgrading 3.3 miles (the Bellevue portion) of existing 115 kV lines with 230 kV lines between the Lakeside Substation and the southern city limits of Bellevue.

The remainder of the southern portion of the project continues through the City of Newcastle, unincorporated King County and the City of Renton. Bellevue only has permitting authority for work proposed within Bellevue city limits.

#### Permitting Phase 2

Permits for the northern segment (north of the Lakeside Substation to the northern city limits) have not been applied for yet.



South Bellevue

Figure 1: Proposed transmission alignment



**FACT SHEET**

## Project Description

The project involves the replacement of existing wood H-frame poles with steel monopoles of a variety of designs. (See Table 1 below for general information about pole design.) Within the existing utility corridor, the proposed pole locations for the rebuilt lines will generally be in the same locations as the existing poles.

	1 Double-Circuit Monopole (C-1)	2 Single-Circuit Monopoles (C-2)	2 Single-Circuit Monopoles (C-16)	1 Double-Circuit Monopole (C-1B)	2 Single-Circuit Monopoles (C-18)
Typical Height	95 feet	94 feet	81 feet	99 feet	96 feet
Pole Replacement	Replaces 4 existing poles (2 H-frame structures) with 1 pole in most areas	Replaces 4 existing poles (2 H-frame structures) with 2 poles in some areas	Replaces 4 existing poles (2 H-frame structures) with 2 poles in some areas	Replaces 4 existing poles (2 H-frame structures) with 1 pole in most areas	Replaces 4 existing poles (2 H-frame structures) with 2 poles in some areas
Diameter for typical poles (at base)	Typically 4.5–6 feet	Typically 3.5–5.5 feet	Typically 2.5-5.5 feet	Typically 4.5-6 feet	Typically 3.5-6.5 feet
Drawing of Pole Configuration	<p>230 kV/115 kV</p>	<p>230 kV</p>	<p>(230kV) (230kV) C-16</p>	<p>(230kV) C-1B</p>	<p>(230kV) (230kV) C-18</p>
Simulations					

Table 1: Pole Designs



FACT SHEET

The project includes construction of the Richards Creek Substation, a new 230 kV to 115 kV substation, located directly south of PSE's existing Lakeside Switching Substation. The new substation will be on parcel [1024059130](#) (13625 SE 26<sup>th</sup> Street), currently used as a PSE pole-storage yard. The parcel is 8.46 acres in size and contains critical areas (i.e., steep slopes, wetlands and streams). Access to the substation is from SE 30<sup>th</sup> Street. See Figure 2 and 3 below.



Figure 2: Proposed Richards Creek

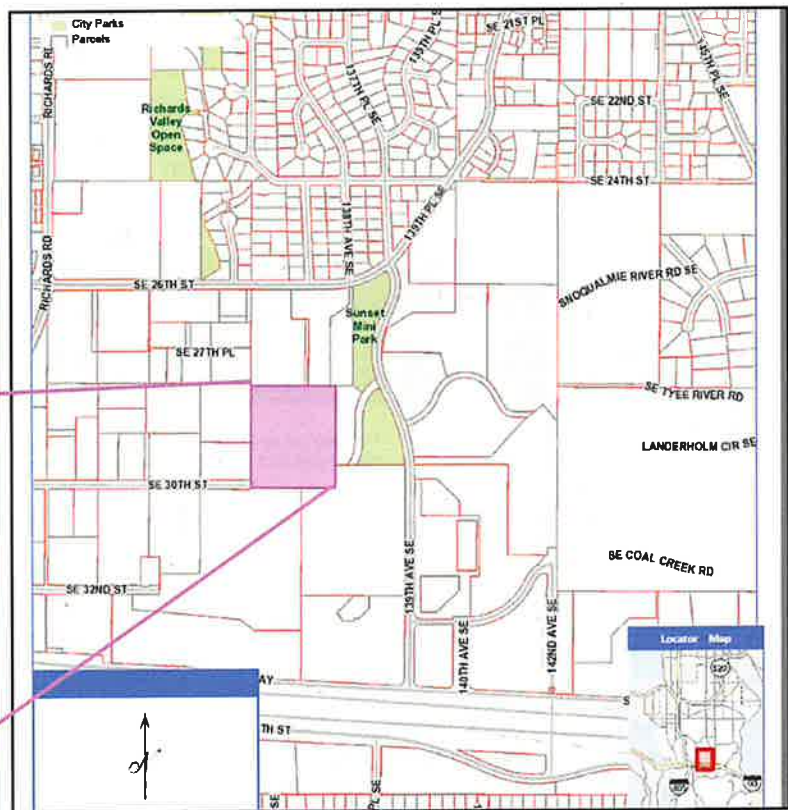


Figure 3: Richard Creek Substation Vicinity Map

To meet federal National Energy Regulatory Corporation (NERC) vegetation management requirements and PSE standards, selective tree removal will be required within the existing managed transmission corridor. PSE proposes removal of up to 550 trees within the substation property and their transmission right of way (i.e., existing corridor). PSE has submitted a [Vegetation Management Plan](#) with their application detailing the management requirements and the proposed tree removal. Mitigation for tree removal will be determined through the conditional use process. Preliminary mitigation plans have been submitted for critical-areas impacts.



FACT SHEET

Permit Process

PSE has submitted an application for a Conditional Use Permit (File # 17-120556-LB) and a Critical Areas Land Use Permit (File # 17-120557-LO).

A Conditional Use Permit (CUP) is a Process I land use decision, a quasi-judicial decision made by the City's Hearing Examiner, who will make a decision on the application after holding a public hearing. The decision of the Hearing Examiner on a Process I application is appealable to the City Council. The City Council action deciding the appeal and approving, approving with modifications, or denying a project is the final City decision on a Process I application. A final decision on the application may be appealed to Superior Court.

A Critical Areas Land Use Permit (CALUP) is a Process II land use decision, an administrative decision made by the director of Development Services. Appeal of a process II decision is consolidated with the Process I public hearing on the recommendation for the CUP. The decision of the hearing examiner may also be appealed to Superior Court.

Table with 2 rows: CONDITIONAL Land Use Permit and CRITICAL AREAS Permit. Columns include Notice of Application, Public Meeting & Comment Period Staff Review, Director Issues Recommendation/Decision, Public Hearing, and Hearing Examiner Issues Decision.

1 Decision can be appealed to the City Council
2 Decision can be appealed to the Hearing Examiner
3 Decision can be appealed to the Shoreline Hearings Board (Not applicable)
4 Decision by EBCC or decisions on administrative appeals (notes 1-3) can be appealed to King County Superior Court

Next Steps & Public Participation

Both applications are required to be noticed in the city's weekly permit bulletin. Notice occurred on Thursday, Oct. 19 and includes a direct mailing to properties within 500 feet of properties that are adjacent to the transmission corridor, signs posted along the corridor and newspaper notification in the Seattle Times.

A public meeting will also be held. The purpose of the meeting is to outline the permit process and have the applicant describe the proposed project to interested parties. The public meeting is scheduled for Tuesday, Nov. 14 from 6:30-9:00 PM at the South Bellevue Community Center Community Room, 14509 SE Newport Way. Public comments will be accepted up until the point staff prepares a recommendation on the applications.

Notice of the public hearing is sent to the same parties listed on the notice of application and additional parties of record. The public hearing will not occur until after the Final Environmental Impact Statement (FEIS) is released. For more information on the FEIS process, please visit: EnergizeEastsideEIS.org Note: The FEIS is anticipated to be released in early 2018. No staff recommendation (or decision) will be issued until after the FEIS is complete.

Staff Contacts

Heidi M. Bedwell, Environmental Planning Manager, 425-452-4862 hbedwell@bellevuewa.gov
Liz Stead, Land Use Director, estead@bellevuewa.gov
Mike Brennan, Development Services Director, mbrennan@bellevuewa.gov

## GENERAL DEVELOPMENT REQUIREMENTS

### 20.20.255 Electrical utility facilities.

#### A. Purpose.

The purpose of this section is to regulate proposals for new or expanding electrical utility facilities and to minimize impacts associated with such facilities on surrounding areas through siting, design, screening, and fencing requirements.

#### B. Applicability.

This section applies to all proposals for new or expanding electrical utility facilities as defined in LUC 20.50.018.

#### C. Required Review.

For new or expanding electrical utility facilities proposed on sensitive sites as described by Figure UT.5a of the Utilities Element of the Comprehensive Plan, the applicant shall obtain Conditional Use Permit approval under Part 20.30B LUC. For expansions of electrical utility facilities not proposed on sensitive sites as described by Figure UT.5a, the applicant shall obtain Administrative Conditional Use Permit approval under Part 20.30E LUC.

1. Conditional Use Permit. In addition to the requirements set forth in Part 20.30B LUC and Part 20.25B LUC (if applicable), the applicant shall:

- a. Complete the alternative siting analysis as set forth in subsection D of this section;
- b. Hold an informational public meeting prior to the public hearing required by LUC 20.35.137 and in addition to the informational public meeting required in LUC 20.35.127; and
- c. Comply with all applicable decision criteria and design standards set forth in this section.

2. Administrative Conditional Use. In addition to the requirements set forth in Part 20.30E LUC and Part 20.25B LUC (if applicable), the applicant shall comply with all decision criteria and design standards set forth in this section, provided the applicant is not required to complete the alternative siting analysis set forth in subsection D of this section.

#### D. Alternative Siting Analysis.

In addition to the requirements set forth in Part 20.30B LUC, Part 20.25B LUC (if applicable), and the decision criteria and design standards set forth in this section, the applicant shall identify alternative sites, provide required content showing analysis relating to identified sites, describe technologies considered, and describe community outreach conducted for proposals relating to new or expanding electrical utility facilities on sensitive sites as described in this section.

1. Alternative Sites Analyzed. Prior to submittal of the application for Conditional Use Permit required pursuant to subsection C of this section, the applicant shall identify not less than three alternative site options to meet the system needs for the proposed new or expanding electrical utility facility. At least one of the alternative sites identified by the



applicant shall be located in the land use district to be primarily served by the proposed electrical utility facility.

2. Content of Alternative Siting Analysis. Upon submittal of the Conditional Use Permit application required pursuant to subsection C of this section, the applicant shall submit results of the siting analysis which:

- a. Describe the sites identified in subsection D.1 of this section and the land use districts within which the sites are located.
- b. Map the location of the sites identified in subsection D.1 of this section and depict the proximity of the sites to Neighborhood Business Land Use Districts, Residential Land Use Districts, and Transition Areas.
- c. Describe which of the sites analyzed are considered practical or feasible alternatives by the applicant, and which of the sites analyzed are not considered practical or feasible, together with supporting information that justifies the conclusions reached. For sites located within a Neighborhood Business Land Use District, Residential Land Use District, and/or Transition Area (including the Bel-Red Office/Residential Transition (BR-ORT), the applicant shall:
  - i. Describe whether the electrical utility facility location is a consequence of needs or demands from customers located within the district or area; and
  - ii. Describe whether the operational needs of the applicant require location of the electrical utility facility in the district or area.
- d. Identify a preferred site from the alternative locations considered for the proposed new or expanding electrical utility facility. The following location selection hierarchy shall be considered during identification of the preferred site alternative: (i) nonresidential land use districts not providing transition, (ii) nonresidential Transition Areas (including the Bel-Red Office/Residential Transition (BR-ORT), and (iii) residential areas. The applicant may identify a preferred site alternative in a Residential Land Use District or Transition Area (including the Bel-Red Office/Residential Transition (BR-ORT) upon demonstration that the location has fewer site compatibility impacts than a nonresidential land use district location.

3. Technology Considered for the Preferred Site Alternative. Upon submittal of the Conditional Use Permit application required pursuant to subsection C of this section, the applicant shall:

- a. Describe the range of technologies considered for the proposed electrical utility facility;
- b. Describe how the proposed electrical utility facility provides reliability to customers served;
- c. Describe components of the proposed electrical utility facility that relate to system reliability; and
- d. Describe how the proposed facility includes technology best suited to mitigate impacts on surrounding properties.

4. **Community Outreach Conducted.** Upon submittal of the Conditional Use Permit application required pursuant to subsection C of this section, the applicant shall provide a description of all methods of community outreach or involvement conducted by the applicant prior to selecting a preferred site for the proposed electrical utility facility.

E. **Decision Criteria.**

In addition to the requirements set forth in Part 20.30B LUC, Part 20.30E LUC, Part 20.25B LUC (if applicable), and other applicable provisions of this section, all proposals to locate or expand electrical utility facilities shall comply with the following:

1. The proposal is consistent with Puget Sound Energy's System Plan;
2. The design, use, and operation of the electrical utility facility complies with applicable guidelines, rules, regulations or statutes adopted by state law, or any agency or jurisdiction with authority;
3. The applicant shall demonstrate that an operational need exists that requires the location or expansion at the proposed site;
4. The applicant shall demonstrate that the proposed electrical utility facility improves reliability to the customers served and reliability of the system as a whole, as certified by the applicant's licensed engineer;
5. For proposals located on sensitive sites as referenced in Figure UT.5a of the Utility Element of the Comprehensive Plan, the applicant shall demonstrate:
  - a. Compliance with the alternative siting analysis requirements of subsection D of this section;
  - b. Where feasible, the preferred site alternative identified in subsection D.2.d of this section is located within the land use district requiring additional service and residential land use districts are avoided when the proposed new or expanded electrical utility facility serves a nonresidential land use district;
6. The proposal shall provide mitigation sufficient to eliminate or minimize long-term impacts to properties located near an electrical utility facility.

F. **Design Standards.**

In addition to the requirements set forth in Part 20.30B LUC, Part 20.30E LUC, Part 20.25B LUC (if applicable), and other applicable provisions of this section, all proposals to locate or expand an electrical utility facility shall comply with the following:

1. **Site Landscaping.** Electrical utility facilities shall be sight-screened as specified in LUC 20.20.520.F.2 or as required for the applicable land use district. Alternatively, the provisions of LUC 20.20.520.J may be used, provided this subsection does not apply to transmission lines as defined in LUC 20.50.018;
2. **Fencing.** Electrical utility facilities shall be screened by a site-obscuring fence not less than eight feet in height, provided this subsection does not apply to transmission lines as defined in LUC 20.50.018. This requirement may be modified by the City if the site is not considered sensitive as referenced in Figure UT.5a of the Utility Element of the Comprehensive Plan, is adequately screened by topography and/or existing or added

vegetation, or if the facility is fully enclosed within a structure. To the maximum extent possible, all electrical utility facility components, excluding transmission lines, shall be screened by either a site-obscuring fence or alternative screening;

3. Required Setback. The proposal (including required fencing) shall conform to the setback requirement for structures in the land use district; and

4. Height Limitations. For all electrical utility facility components, including transmission lines, the City may approve a request to exceed the height limit for the underlying land use district if the applicant demonstrates that:

- a. The requested increase is the minimum necessary for the effective functioning of the electrical utility facility; and
- b. Impacts associated with the electrical utility facility have been mitigated to the greatest extent technically feasible.

**G. Mitigation Measures.**

The City may impose conditions relating to the location, development, design, use, or operation of an electrical utility facility to mitigate environmental, public safety, or other identifiable impacts. Mitigation measures may include, but are not limited to, natural features that may serve as buffers, or other site design elements such as fencing and site landscaping as provided for in subsection F of this section.

**H. Independent Technical Review.**

The City may require the applicant pay for independent technical review by a consultant retained by the City for review of materials submitted by the applicant to demonstrate compliance with the requirements of the alternative siting analysis contained in subsection D of this section, the decision criteria contained in subsection E of this section and the design standards contained in subsection F of this section. (Ord. 5876, 5-18-09, § 11; Ord. 5805, 3-3-08, § 8)

**CONDITIONAL USE PERMIT**

**20.30B.140 Decision criteria.**

The City may approve or approve with modifications an application for a Conditional Use Permit if:

- A. The conditional use is consistent with the Comprehensive Plan; and
- B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and
- C. The conditional use will be served by adequate public facilities including streets, fire protection, and utilities; and
- D. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and
- E. The conditional use complies with the applicable requirements of this Code.

**CRITICAL AREAS LAND USE PERMIT**

**20.30P.140 Decision criteria.**

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

- A. The proposal obtains all other permits required by the Land Use Code; and
- B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and
- C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and
- D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and
- E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and
- F. The proposal complies with other applicable requirements of this code.

**Sign-In Sheet**  
 Informational Public Meeting Re: Energize Eastside Bellevue (South)  
 South Bellevue Community Center



DSD 003954

Name	Address or Email
1. Pat McEiffert	pmceiffert@aol.com ✓
2. Gordon Horn	gordon@lawtek.com ✓
3. Bob West	blbwest@gmail.com No address
4. Julia Lei	mllei@yahoo.com ✓
5. Don Marsh	don.m.marsh@gmail.com ✓
6. Roger Orth	rorth@comcast.net ✓
7. Russ Bergmann	rbergmann@netmail.com ✓
8. AMIT JAIN	amits.jain@gmail.com ✓
9. <del>Shree Shank</del>	98056-1732 12917 SE SE SPR / Newcastl ✓
10. Lorei EUDRTH	98056-1700 8605 129th Ct SE Newcastle ✓ combined
11. Pamela Clurth	8605 129th Ct SE Newcastle ✓ to me duty
12. Karen B. Sanyal	98006-3065 41001 - 135th Ave SE B. ✓
13. Janis medley	98006-3059 4609 - Somerset Dr SE B. ✓
14. Amy E. Sanyal	4601 135th Ave SE B. ✓
15. Danye Denise Nickolsan	4518 Somerset Dr SE ✓ 98006-3062
16. Fimalic Rossore	4154(?) 4514(?) 454 " " ? Not valid address
17. Sangeetha Rajendran	8613 129th Court S.E. Newcastle ✓
18. Shrey Chiff	98056-1754 8435 188th Ave SE Newcastle ✓

**Sign-In Sheet**  
 Informational Public Meeting Re: Energize Eastside Bellevue (South)  
 South Bellevue Community Center



DSD 003955

**Name**

**Address or Email**

- |                             |                                 |
|-----------------------------|---------------------------------|
| 1. Prigya Talreja           | prigya.talreja@gmail.com ✓      |
| 2. STEVE FURK               | * FURK@comcast.net ✓            |
| 3. SUNT AULREID             | YOU HAVE IT CWTalreja@msn.com ✓ |
| 4. TODD DAVIS               | rdavis1209@gmail.com ✓          |
| 5. Michelle Law             | michellelaw3@hotmail.com ✓      |
| 6. Tawana + Harlan Kaurwain | Kaurwain@comcast.net ✓          |
| 7. Tara's Kristi Wier       | KHWEIR@aol.com ✓                |
| 8. DERRON QUINN, MS         | doblaureid@msn.com ✓            |
| 9. Lois Hayes               | loisboulder@comcast.net ✓       |
| 10. Garry Andrews           | AG2912@msn.com ✓                |
| 11. Kathy Johnson           | KathynJohnson@gmail.com ✓       |
| 12. Robert Johnson          | robert.johnson@gmail.com ✓      |
| 13. SOY MILLER PATTIE       | SOYMILLER.PATTIE@HOTMAIL.COM ✓  |
| 14. WJ Miller               | WJmiller1@Frontier.com ✓        |
| 15. Gerald Hughes           | ghughes@isomedia.com ✓          |
| 16. Amy FRO                 | angfrod@yahoo.com ✓             |
| 17. ALDEN HANSEN            | HANSEMP@AOL.COM ✓               |
| 18. ARLIN LIVESA            | arlinlivesa@gmail.com ✓         |

**Sign-In Sheet**  
 Informational Public Meeting Re: Energize Eastside Bellevue (South)  
 South Bellevue Community Center



DSD 003956

**Name**

**Address or Email**

- |     |                       |                                       |
|-----|-----------------------|---------------------------------------|
| 1.  | Maya Keelmen          | 4586 144th Ave SE Bellevue ✓          |
| 2.  | Steve DiDonnelly      | 4551 146th Ave SE " ✓ 98006 2450      |
| 3.  | Jessica McColgin      | 1015 - 149th Place NE Astoria?        |
| 4.  | Steve <del>Am</del> ? | 9424 117th Ave NE Kirkland WA 98033 ✓ |
| 5.  | Dawn Anderson         | 13702 SE 23rd St. 98005-4014 ✓        |
| 6.  | SARAH ANX<br>CFO/IG   | 516 157th AVE SE Bellevue 98003 ✓     |
| 7.  | Fiona Coffield        |                                       |
| 8.  |                       |                                       |
| 9.  |                       |                                       |
| 10. |                       |                                       |
| 11. |                       |                                       |
| 12. |                       |                                       |
| 13. |                       |                                       |
| 14. |                       |                                       |
| 15. |                       |                                       |
| 16. |                       |                                       |
| 17. |                       |                                       |
| 18. |                       |                                       |



# PSE's Energize Eastside

CITY OF BELLEVUE  
PERMITTING OVERVIEW

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INFORMATIONAL PUBLIC MEETING

November 14, 2017

6:30-9:00PM





## WELCOME

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- ❖ Permit Applications
- ❖ Permit Process Overview
- ❖ Opportunities for Public Comment
- ❖ How Application Evaluated
- ❖ How to Provide Effective Comment

As many of you who have attended the EIS meetings know, my name is Heidi Bedwell. I am the Environmental Planning Manager with the city. I am the project manager for the EIS preparation and I am also the permit review contact for the subject permit applications.

This evening I will provide you with a description of the permits that are in review with the city, an overview of the permitting process, and opportunities for public comment throughout the process. I'll share the decision criteria that is used to evaluate the permit applications and give you some guidance on how you can provide effective and meaningful comments.

# Permit Applications



## CONDITIONAL USE PERMIT- PROCESS I FILE # 17-120556-LB

- Quasi-judicial Decision- City's Hearing Examiner
- Director Recommendation to Hearing Examiner
- Hearing Examiner Conducts Public Hearing and Makes Decision
- Hearing Examiner Decision Appealable to City Council
- City Council Decision Appealable to Superior Court

## CRITICAL AREAS LAND USE PERMIT- PROCESS II FILE # 17-120557-LO

- Administrative Decision- Director Of Development Services
- Director Decision Appealable to Hearing Examiner
- Appeal Consolidated With Process I Public Hearing
- Hearing Examiner Decision Also Appealable To Superior Court

PSE chose to phase construction of the project, which Bellevue's city codes does allow. The permit application is for the south phase of the project within the city of Bellevue from Lakeside substation to the southern city border. The city cannot compel PSE to apply for permits in any specific manner, and the city does not control the land use process in the other jurisdictions where permitting and construction is anticipated to also occur. The city can and will process the permit applications that we receive consistent with Bellevue's city code.

PSE has submitted for two land use permits. The first is a Conditional Use Permit and the second is a Critical Areas Permit. The two permits have different decision processes and decision makers. However, the review of the applications is conducted concurrently.

The conditional use permit is a process I decision. This means it is a quasi-judicial decision made by the city's hearing examiner. The Director will prepare a recommendation to present to the hearing examiner and the hearing examiner will hold a public hearing and make a decision on the permit application. The hearing examiner's decision is appealable to the city Council and the City Council's decision is appealable to Superior Court.

In addition to the conditional use permit, the proposal also triggers the need for a

critical areas permit because a portion of the proposal will impact critical areas. Unlike the CUP, a critical area land use permit is a process II decision that is made by the Director. The decision is made concurrently with the Director's recommendation on the CUP.

After the decision is issued, if an appeal is filed for the CALUP, the appeal will be combined with the public hearing on the CUP. The hearing examiner would make a decision on the CUP along with the appeal of the CALUP. This decision is also further appealable to Superior Court.

# Process Overview



We are here

<b>CONDITIONAL Land Use Permit</b>	Notice of Application	Public Meeting & Comment Period Staff Review	Director Issues Recommendation	Public Hearing	Hearing Examiner Issues Decision <sup>1</sup>
<b>CRITICAL AREAS Permit</b>	Notice of Application	Public Meeting & Comment Period Staff Review	Director Issues Decision <sup>2</sup>		

<sup>1</sup> Decision can be appealed to the City Council  
<sup>2</sup> Decision can be appealed to the Hearing Examiner  
<sup>3</sup> Decisions by EBCC or decisions on administrative appeals (notes 1 & 2) can be appealed to King County Superior Court

EIS Preparation      EIS Available

This graphic depicts the major process steps for the two land use decision processes. As noted previously the applications are being reviewed concurrently so this image is showing both the similarities and differences in these two processes.

Note that the EIS preparation is going on concurrently, but separate, from the permit process. The EIS is not a decision document like a permit. Rather the EIS is intended to identify and disclose potential significant adverse environmental impacts associated with a proposal and provide recommended mitigation measures for public agencies to consider during the permitting process. The information and mitigation identified in the EIS when completed will inform the permitting decisions.

What I want to highlight this evening however is the permitting steps. The first major step in the permit process after an application is submitted is to provide Notice of the Application. Notice of the application was provided in the city's weekly permit bulletin to property owners adjacent to the corridor and properties within 500 feet of those properties.

The second major step is the staff review, and the public meetings and comment period. The applications are being reviewed by city staff for compliance with city codes and standards, and this evening is the first of two required public meetings. The second public meeting will be held before the director issues their

recommendation. On the next slide I'll detail the opportunities for public comment.

After the second public meeting, staff will prepare a report that includes the director's decision on the critical areas land use permit and a recommendation on the conditional use permit. The decision and recommendation will not happen until after the FEIS is available.

Notice of the decision, recommendation, and public hearing will be provided in the city's weekly permit bulletin. Notice will be sent to the same property owners who received the notice of application as well as those who have submitted comment on the project.

Next the hearing examiner will hold the required public hearing and, as noted previously, make a decision on the CUP and any appeal, if filed, on the CALUP.

## ❖ Opportunities for Public Comment



- **Informational Public Meeting**
- **At Any Point in Time During Permit Review Process**
  - Includes Second Public Meeting
  - May Submit Written Comments to the Director Prior to the Public Hearing
- **Public Hearing**
  - May Submit Written Comments at the Public Hearing, or Make Oral Comments at the Public Hearing

I trust that you are all here because you have an interest in this proposal. And there are several ways in which you can provide comments throughout the permit review process. The first is at tonight's Informational Public Meeting. As noted on the agenda, there will be opportunity to provide comments this evening. The primary purpose of the meeting isn't to take public comment. However, we have allotted some time if there is an interest to do so this evening. There are also comment postcards available if you have something you'd like to have included in the record. These can simply be mailed to me. Comments should be provided in writing this evening as we are not recording or creating a transcript of tonight's meeting.

In addition to tonight's opportunities, you can also submit comments at any point throughout the review process. You may submit written comments to the director prior to the public hearing, up until the recommendation is prepared. There will also be a second public meeting before the director's recommendation is prepared and before the public hearing. I want to acknowledge that I've received some comments concerning the timing of the director's recommendation and public hearing. Again, the recommendation and hearing will not occur before the FEIS is available now estimated for early February. The amount of time after the FEIS and when a hearing will be scheduled depends somewhat on the volume of comments received as well as

the to request additional information from the applicant. Typical CUP processes take between 6-9 months before hearing. Based on the typical timeline that would put us near a hearing between April and June. More information about the timing of the hearing will be provided as the permit review progresses.

Finally, the public hearing also provides an opportunity for you to submit written comments to the hearing examiner at the public hearing, or make oral comments at the public hearing. You may take this opportunity even if you have not submitted comments during the staff review period.

## How Application Is Evaluated



### ➤ **Electrical Facilities General Standards (LUC 20.20.255) and Conditional Use Decision Criteria (LUC 20.30B)**

- A. The conditional use is consistent with the Comprehensive Plan; and
- B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and
- C. The conditional use will be served by adequate public facilities including streets, fire protection, and utilities; and
- D. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and
- E. The conditional use complies with the applicable requirements of this Code.

### ➤ **Critical Areas and Critical Areas Land Use Permit Decision Criteria (LUC 20.25H and 20.30P)**

- A. The proposal obtains all other permits required by the Land Use Code; and
- B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and
- C. The proposal incorporates the performance standards of Part [20.25H](#) LUC to the maximum extent applicable; and
- D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and
- E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC [20.25H.210](#); except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and
- F. The proposal complies with other applicable requirements of this code.

The Director and the Hearing Examiner's decisions are to be based on the applicable LUC decision criteria and will include any conditions to ensure consistency with development regulations.

We have available copies of the referenced relevant code sections from the land use code that will be used to evaluate the permit application. These include the general requirements for electrical utility facilities, part 20.20.255. The Conditional Use Decision Criteria part 20.30B, the development requirements for the critical areas overlay district 20.25H, and the decision criteria for a critical areas land use permit 20.30P.





## ❖ How to Provide Effective Comment

- Put your comments in writing
- Provide additional site or context information that may affect the project
- Consider how the proposal does or does not meet the decision criteria
- Suggest appropriate mitigation to address concerns
- All comments are treated equally
- Stick to facts and be as specific as possible

If you're taking the time to provide comment on the permit applications then please keep in mind the following guidelines and considerations.

Put your comments in writing

Provide additional site or context information that may affect the project

Consider how the proposal does or does not meet the decision criteria

Suggest appropriate mitigation to address concerns

All comments are treated equally (majority does not rule)

Stick to facts and be as specific as possible. If you don't like the project or an aspect of the project- say why. I oppose the project is not as effective as I oppose the project because it fails to...

The city appreciates the time and efforts citizens take in providing comments and takes care to consider all comments when making decisions or recommendations.

## For more information:

### **City of Bellevue Permitting**

<https://development.bellevuewa.gov/zoning-and-land-use/public-notice-and-participation/energize-eastside-updates/>

### **EIS**

<http://www.energizeeastsideeis.org/>

### **Mail Comments to:**

Heidi M. Bedwell, Environmental Planning Manager,  
Development Services Department  
450 110<sup>th</sup> Ave NE  
Bellevue, WA 98004

Or

[hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)



I wanted to point to two different webpages that contain additional information. The first is the city of Bellevue's permitting page. You can subscribe to receive notices when updates are made to this page. The EIS page also contains a significant amount of information related to the EIS preparation.

Finally, if you are interested in providing comment or have questions you may contact me via mail or email