



PSE's Energize Eastside

CITY OF BELLEVUE

INFORMATIONAL PUBLIC MEETING

September 6, 2018

6:00-8:00PM



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

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



❖ Process Overview

We are here

CONDITIONAL Land Use Permit	Notice of Application	Public Meeting & Comment Period Staff Review	Director Issues Recommendation	Public Hearing	Hearing Examiner Issues Decision ^{1, 3}
CRITICAL AREAS Permit	Notice of Application	Public Meeting & Comment Period Staff Review	Director Issues Decision ^{2, 3}		

¹ Decision can be appealed to the City Council

² Decision can be appealed to the Hearing Examiner

³ Decision by EBCC or decisions on administrative appeals (notes 1 & 2) can be appealed to King County Superior Court

EIS Preparation

EIS Available
March 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-notice-and-participation/energize-eastside-updates/>

EIS

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

Mail Comments to:

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Or

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