

MEMO TO: City Council
FROM: John Marchione, Mayor
DATE: April 19, 2011

QUASI-JUDICIAL

SUBJECT: ORDINANCE: CONDITIONAL USE PERMIT FOR THE PSE ARDMORE SUBSTATION, L100421

I. RECOMMENDED ACTION

Adopt the ordinance approving the Conditional Use Permit, subject to the conditions outlined in the Hearing Examiner's report dated March 15, 2011, for the Ardmore Substation proposal.

II. DEPARTMENT CONTACT PERSONS

Rob Odle, Director, Planning and Community Development, 425-556-2417
Judd Black, Planning Manager, 425-556-2426
Steven Fischer, Principal Planner, 425-556-2432

III. DESCRIPTION/BACKGROUND

Puget Sound Energy has proposed to construct the Ardmore Substation, to be located at 2245 Bellevue-Redmond Road, which will be a combined distribution and transmission switching substation, with associated transmission and distribution lines. The new substation will consolidate the existing Interlaken Substation on the new larger Ardmore site. This will provide greater reliability of the electrical service while allowing for removal of the existing Interlaken substation and its associated transmission lines.

Conditional Use Permits are a mechanism by which the City may require special conditions on development or on the use of land in order to ensure that designated uses or activities are compatible with other uses in the same land use district or in the vicinity of the subject property. The code requires that Puget Sound Energy obtain a Conditional Use Permit for the construction of a new substation and, due to their height, for the installation of the transmission poles.

The Hearing Examiner held the public hearing for this project on February 14, 2011, and there were two individuals who offered public comment and spoke in opposition to the project. The Findings of Fact, Conclusions, and Recommendations of the Hearing Examiner for this application were provided to City Council. The reconsideration period expired on March 29, 2011, and one request was filed with the Examiner.

The City Council will be holding a closed record public meeting, as provided for in the Redmond Community Development Guide, Section 20F.30.45-110(3), since the open

record public hearing was held by the Hearing Examiner. At this meeting, Council shall allow each side (proponents and opponents) to speak for a maximum of ten minutes each. No new evidence may be presented by either speaker, and testimony shall be limited to argument based upon the Hearing Examiner's record.

IV. IMPACT

Service Delivery: Staff does not anticipate any significant impact in service delivery needs or fiscal impact as a result of the approval of this project.

V. ALTERNATIVES

A. **Approve the Hearing Examiner's recommendation.** The Hearing Examiner has recommended approval with certain conditions of the Conditional Use Permit for the Ardmore Substation proposal. Approval of this recommendation will allow this project to move forward as designed.

B. **Approve the Hearing Examiner's recommendation with modifications.** The City Council may choose to approve the Hearing Examiner's recommendation with modifications, based on Council findings that alternate conditions would better implement adopted regulations. This action would likely result in a redesign of the project.

C. **Not approve the Hearing Examiner's recommendation.** The City Council may choose not to approve the Conditional Use Permit for the Ardmore Substation proposal, based on findings that the project, as designed, is inconsistent with adopted regulations or policies. This action would result in a redesign of the project and a significant delay in project schedule.

D. **Remand the application to the Hearing Examiner for additional review limited to specific issues identified by the Council.** The City Council may identify specific issues that must be addressed before a decision can be issued. These issues may be remanded to the Hearing Examiner and the applicant for further review. Upon resolving the issues, the application could be brought back before the City Council for consideration. This action would likely result in a significant delay in the project schedule.

VI. TIME CONSTRAINTS

There are no specific time constraints regarding the approval of this project; however, state law requires timely processing of development applications.

VII. LIST OF ATTACHMENTS

Attachment A: Ordinance

Attachment B: Vicinity Map

Attachment C: Site Plan

Attachment D: Detailed Project Description

Attachment E: Hearing Examiner's Findings, Conclusion, Decision and Recommendation

/s/
Robert G. Odle, Planning Director

4/6/11
Date

Approved for Council Agenda: /s/
John Marchione, Mayor

4/12/11
Date