

PSE SAMMAMISH- JUANITA 115 KV TRANSMISSION LINE

LAND-2020-00198

CONSOLIDATED TYPE II & TYPE III PERMIT PROCESS

PUBLIC HEARING 9/13/2021



PERMIT TYPE, PROCESS, AND AUTHORITY

- Site Plan Entitlements are a Type II process (RZC Table 21.76.050.B.)
 - Type II Permits are reviewed and approved by the Technical Committee (RZC 21.76.050.G).
- Conditional Use Permits are a Type III process (RZC Table 21.76.050.B.)
 - Type III Permits are reviewed and approved by the Hearing Examiner (RZC 21.76.050.H).
- Consolidated Review follows highest number process type (III) (RZC 21.76.050.E.2).
 - Technical Committee makes recommendation to Hearing Examiner (RZC 21.75.050.H.1).
 - Hearing Examiner conducts open record public hearing (RZC 21.76.050.H.1).
 - Appealable to King County Superior Court (RZC 21.76.050.H.1).


IMPORTANT DATES

- 3/12/2020 Application Date
- 3/24/2020 Notice of Application
- 5/21/2020 Redmond Public Meeting
- 6/18/2020 Kirkland Public Meeting
- 11/18/2020 SEPA Issued (Kirkland)
- 5/11/2021 Technical Committee Recommendation
- 8/23/2021 Notice of Public Hearing
- 9/13/2021 Public Hearing



PROJECT DETAILS

- 29 new poles
- 8 replacement poles
- New transmission line (3-wire configuration)
- Improvements in Sammamish Substation yard
- Widening of existing railroad ballast to accommodate construction and maintenance access road
- 6 culvert replacements




PUGET SOUND ENERGY

PUGET SOUND ENERGY

Sammamish-Juanita 115 kV Transmission Line and Access Road

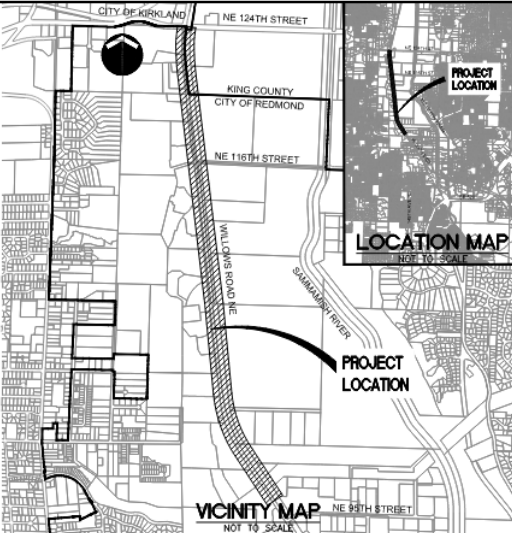
LAND USE PERMIT SET - MAY 2021



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CONTACT PERSONNEL

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JON YAMASHITA, P.L.S.	OTAK, INC. (SURVEYOR)	425.822.4446

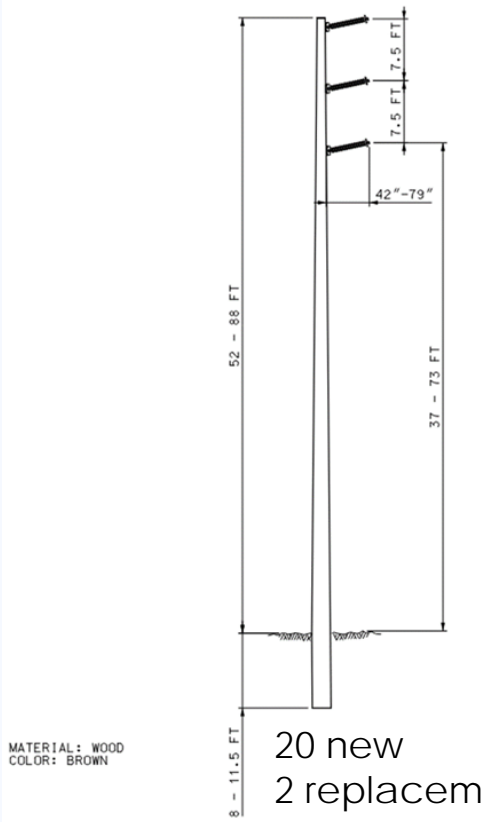


VICINITY MAP
NOT TO SCALE

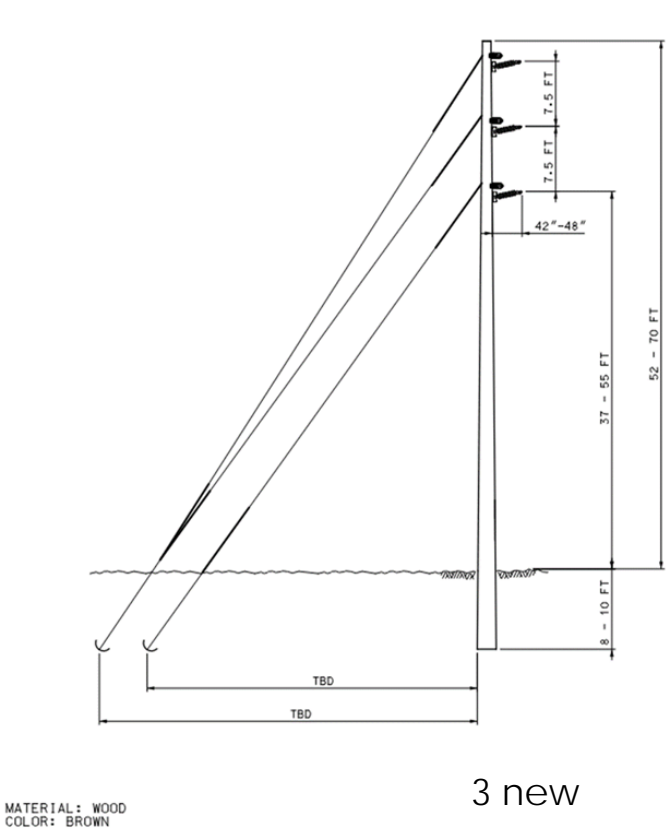
INDEX OF DRAWINGS

DRAWING NO.	GENERAL	DESCRIPTION
1.01	COVER SHEET, VICINITY MAP, AND SHEET INDEX	
1.02	LEGEND, ABBREVIATIONS, AND GENERAL NOTES	
1.03-1.06	SURVEY CONTROL AND RIGHT-OF-WAY PLANS	
1.07-1.10	EXISTING FEATURES	
TEC AND DEMOLITION		
2.01-2.11	TEC AND DEMOLITION PLAN	
2.90	TEC DETAILS	
GRADING AND DRAINAGE		
3.01-3.02	ACCESS ROAD GRADING AND DRAINAGE PLAN AND PROFILE	
3.90-3.92	DETAILS	
CULVERT		
4.01-4.04	CULVERT PLAN AND SECTION	
4.90-4.92	CULVERT DETAILS	
LANDSCAPE		
5.01-5.11	RESTORATION PLAN	
5.90	RESTORATION DETAILS	

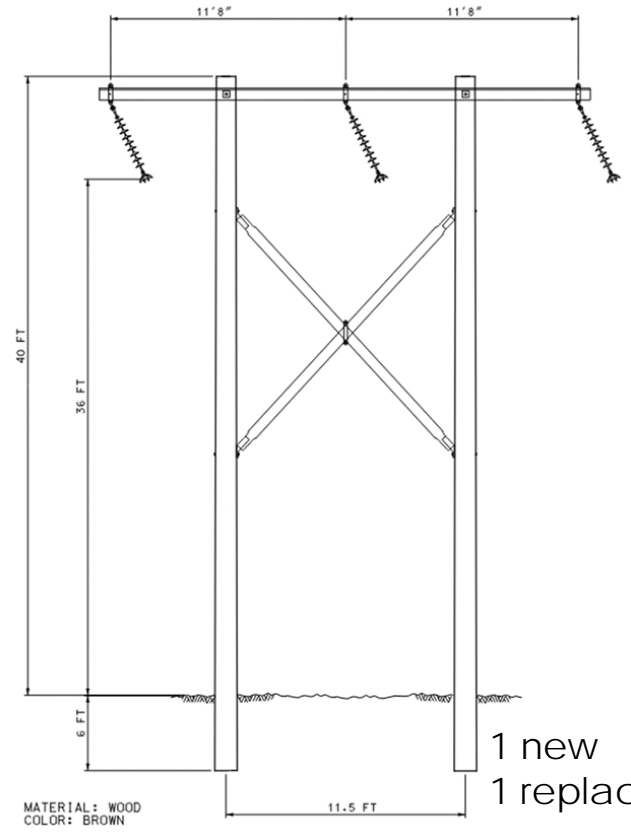
WOOD POLE STYLES



20 new
2 replacement



3 new

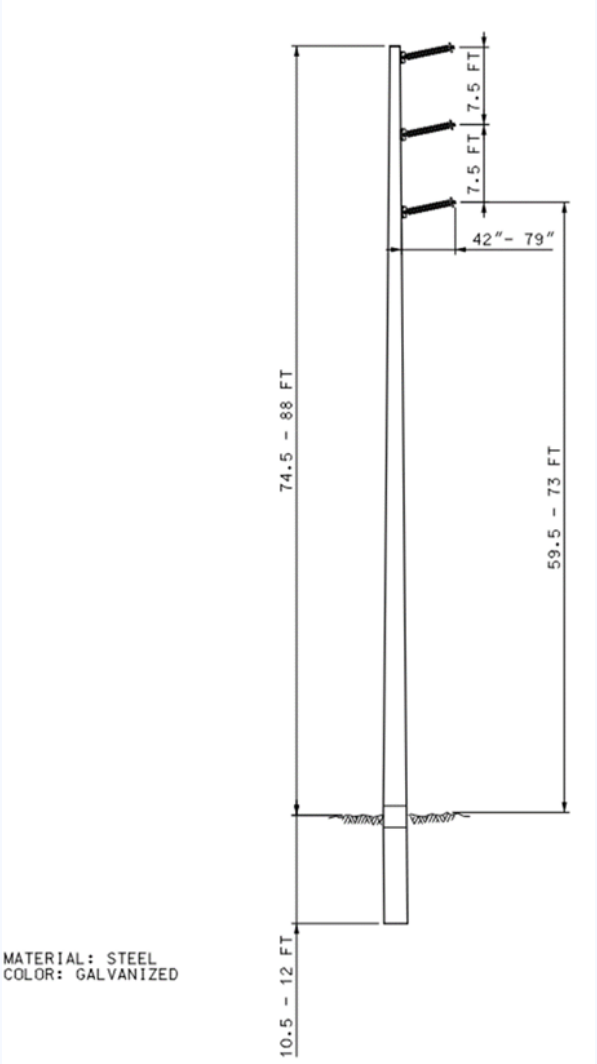
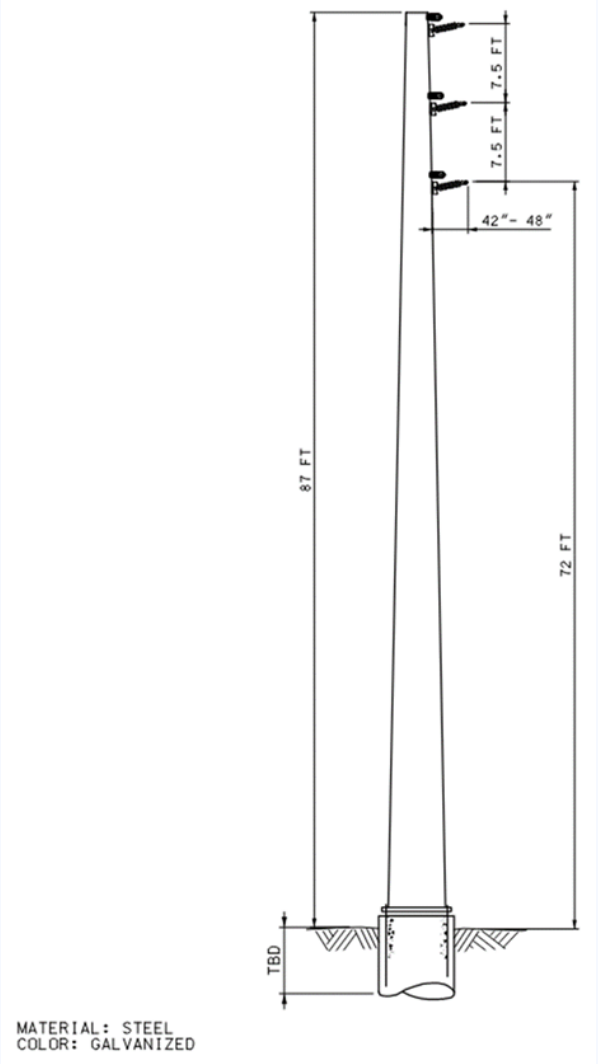


1 new
1 replacement

STEEL POLE STYLES

Left: 2 new, 4 replacement

Right: 3 new, 1 replacement



CRITERIA APPLICABLE TO LAND USE APPLICATIONS

Proposed land use actions within the city must comply with the criteria listed in RZC 21.76.070.B.3.a

- **A proposed project's consistency with the City's development regulations shall be determined by consideration of:**
 - A. The type of land use;
 - B. The level of development, such as units per acre or other measures of density;
 - C. Availability of infrastructure, including public facilities and services needed to serve the development; and
 - D. The character of the development, such as development standards.

- **Upon review of a land use permit and accompanying site plan, the decision maker shall determine whether building design and/or site design complies with the following provisions:**
 - A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
 - B. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
 - C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
 - D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section; and
 - E. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

ANALYSIS OF HOW CRITERIA IS MET

A proposed project's consistency with the City's development regulations shall be determined by consideration of:

- A. The type of land use;
- B. The level of development, such as units per acre or other measures of density;
- C. Availability of infrastructure, including public facilities and services needed to serve the development; and
- D. The character of the development, such as development standards.

Staff Response: Transmission lines are categorized as a Regional Utility and are permitted outright in the Business Park and Manufacturing Park zoning districts and require a Conditional Use Permit in the Urban Recreation zoning district. The level of development for these facilities is not measured in density. The proposed Sammamish-Juanita 115 kV project will help ensure the electric grid supports capacity and reliability within the region. There are no specific development standards for Regional Utilities.

ANALYSIS OF HOW CRITERIA IS MET

Upon review of a land use permit and accompanying site design, the decision maker shall determine whether the building design and/or site design complies with the following criteria:

- A. The Comprehensive Plan, RZC 21.02, *Preface*, RZC Article I, *Zone-Based Regulations*, RZC Article II, *Citywide Regulations*, and the Appendices that carry out these titles;
- B. The provisions of RMC Title 15, *Buildings and Construction*, that affect building location and general site design;
- C. The Washington State Environmental Policy Act (SEPA) if not otherwise satisfied;
- D. RZC Article VI, *Review Procedures*, to the extent it provides the procedures to ensure compliance with the requirements in subsections B.3.a.ii.B and B.3.a.ii.C of this section; and
- E. Both within and outside the Transition Overlays, decision makers authorized by the RZC to decide upon discretionary approvals may condition such approvals and development permits, including but not limited to site plan approvals, to minimize adverse impacts on other properties and uses, and to carry out the policies of the Comprehensive Plan.

Staff Response: City staff have reviewed the proposed 115kV electric transmission line and determined it complies with the Comprehensive Plan and RZC. RMC Title 15 does not apply as transmission lines are not subject to the Building Code. The City of Kirkland assumed Lead Agency Status on this project and issued a Determination of Non-Significance. The Site Plan Entitlement was elevated to a Type III permit consistent with the process for Conditional Use Permits per RZC 21.76.050.E.2.

CRITERIA APPLICABLE TO CONDITIONAL USE PERMITS

A Conditional Use Permit must comply with the criteria listed in RZC 21.76.070.K.4

- a. The Conditional Use Permit is consistent with the RZC and the Comprehensive Plan;
- b. The location, size, and height of building, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;
- c. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristics of the use that would have an adverse impact;
- d. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood; and
- e. The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area or conditions are established to mitigate adverse impacts on such facilities.

ANALYSIS OF HOW CRITERIA IS MET

RZC 21.76.070.K.4.a, The Conditional Use Permit is consistent with RZC and the Comprehensive Plan.

RZC Compliance:

- ✓ Conforms to the relevant Land Use Tables
- ✓ Complies with Critical Areas Regulations
- ✓ Complies with Tree Protection Regulations
- ✓ Complies with Stormwater Regulations
- ✓ Complies with Public View Corridor Regulations

ANALYSIS OF HOW CRITERIA IS MET

RZC 21.76.070.K.4.a, The Conditional Use Permit is consistent with RZC and the Comprehensive Plan.

- UT-9** Promote the efficiency of utility placement both in cost and timing through methods such as the following:
- Collocate public and private utilities in shared trenches or utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable legal and safety considerations;
 - Coordinate facility planning so that utilities may be located in transportation corridors and other dedicated rights-of-way;
 - Provide timely notice to utilities or coordinate with them when the construction or repair of existing and new roadways, bridges, or sidewalks is anticipated;
 - Provide a reasonable regulatory climate, recognizing that utilities provide a critical service to the community;
 - Provide expeditious permitting, recognizing that avoiding utility project delay can minimize service disruptions and associated costs for residents and businesses;
 - Design new public infrastructure to allow for projected future utilities that may be placed within those facilities at a later time; and
 - Encourage joint use of utility corridors for utilities, recreation and appropriate nonmotorized connections.

ANALYSIS OF HOW CRITERIA IS MET

RZC 21.76.070.K.4.a, The Conditional Use Permit is consistent with RZC and the Comprehensive Plan.

UT-60 Coordinate and seek to cooperate with other jurisdictions when energy transmission facility additions or improvements cross jurisdictional boundaries. Include efforts to achieve consistency between jurisdictions in permit timing.

UT-61 Recognize the current Electrical Facilities Plan, authored by Puget Sound Energy, as the facility plan for electrical utilities serving Redmond and the Vicinity. Use this plan, where it is consistent with Redmond's land use goals, as a guide in identifying and preserving utility corridors and locating electrical facilities.

UT-62 Allow electrical utility facilities as a permitted use where appropriate to ensure that land is available for the siting of electrical facilities.

ANALYSIS OF HOW CRITERIA IS MET

RZC 21.76.070.K.4.b, The conditional use is designed in a manner which 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.

Staff Response: The proposed transmission line will be constructed within the former rail corridor that is generally 75' to 100' in width. There is an existing transmission line east of Willows Road NE that turns west into the Sammamish Substation just north of NE 91st Street. PSE worked with the City to propose pole heights and span lengths that achieve transmission line compatibility along the corridor, while avoiding critical areas to the extent possible. The project includes widening of the ballast for a gravel construction access and maintenance road and replacement of three culverts with fish passable culverts as well as replacement of three standard culverts with new culverts to achieve enhanced stormwater conveyance. Transmission lines and open space are compatible uses and multi-use corridors are common.

ANALYSIS OF HOW CRITERIA IS MET

RZC 21.76.070.K.4.c, The location, size, and height of building, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.

Staff Response: The location, size, and height of the proposed powerlines does not hinder neighborhood circulation, nor does it discourage the permitted development or use of neighboring properties.

ANALYSIS OF HOW CRITERIA IS MET

RZC 21.76.070.K.4.d, The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristics of the use that would have an adverse impact.

Staff Response: The Sammamish-Juanita proposal is an electrical transmission line and therefore does not have code regulated hours of operation.

ANALYSIS OF HOW CRITERIA IS MET

RZC 21.76.070.K.4.e, The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

Staff Response: The proposal is an electrical transmission line and does not generate pedestrian and vehicular traffic. An occasional maintenance truck will visit the site and use the maintenance access road, which will not interfere with traffic on Willows Road.

ANALYSIS OF HOW CRITERIA IS MET

RZC 21.76.070.K.4.f, The conditional use will be supported by adequate public facilities or services, and will not adversely affect public services to the surrounding area or conditions are established to mitigate adverse impacts on such facilities.

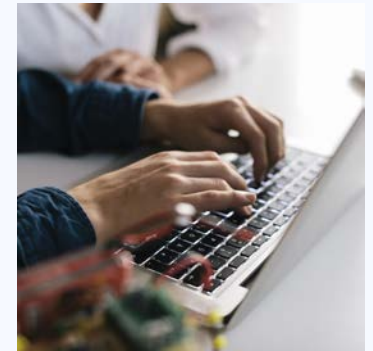
Staff Response:

The Sammamish-Juanita project is an infrastructure project intended to deliver electricity to the surrounding area.

PUBLIC COMMENTS

WRITTEN COMMENTS

- Questions about whether the proposal will create additional noise and methodology used to determine anticipated noise.
- Question regarding the former substation fire from a few years ago and Fire Department readiness.



PUBLIC MEETING COMMENTS

- How will Willows Road be affected during construction?
- Any planned service interruptions during construction?
- Why does the project need to be constructed?
- Will view regulations be met?
- Inequity regarding height for power poles versus height for driving range fencing/netting.



RECOMMENDATION

Approve with Conditions outlined in the Technical Committee's Report to the Hearing Examiner