

B

Appendix B: Supplemental Information: Land Use

APPENDIX B-1. METHODS FOR DETERMINING STUDY AREA

The adjacent parcel study area was created for the right-of-way by selecting all parcels adjoining the right-of-way where the corridor will be running. For areas not in a current right-of-way, a qualitative approach was used. The goal was to capture all of the parcels that were next to or adjoining the PSE easement. This included both the parcel the easement runs through (easement parcel) and the adjoining parcels, within a reasonable distance. A reasonable distance methodology assumes that if the easement parcel is large, the adjoining parcels on the nearby side are brought in, while those on the far side are left out. A common example is represented in Figure B-1. Here, it is reasonable to assume that the parcels on the east are close enough to be adjacent, but the parcels on the west are not.

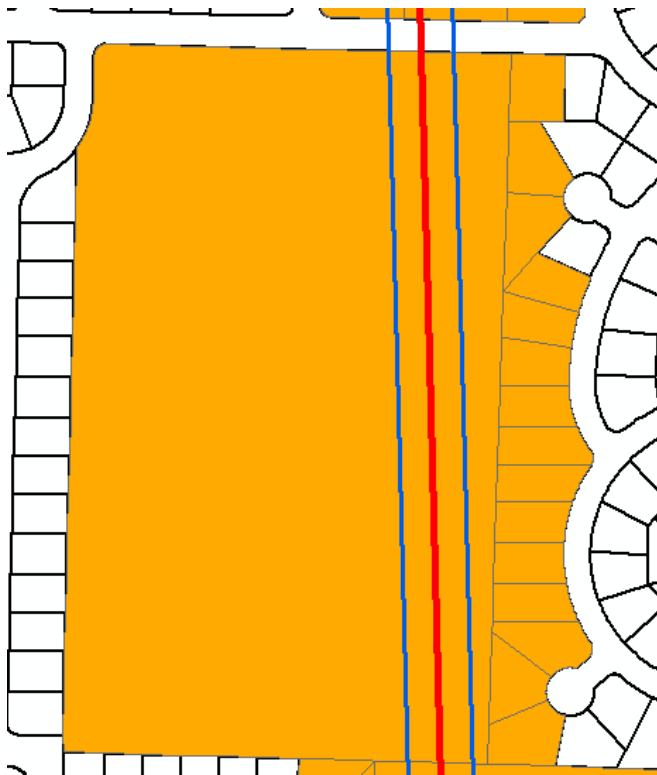


Figure B-1. Adjacent Parcels for Study Area Example

APPENDIX B-2. APPLICABLE ZONING REGULATIONS BY STUDY AREA CITY

The tables below list the zoning districts of parcels included in the study area, shown by segment and option. In each zoning district, an electric utility facility would either be designated as a permitted, conditional, or prohibited use. If an electrical facility is considered a conditional use, the applicable jurisdiction would require a public hearing in front of the hearing examiner. Also included in the tables is each jurisdiction’s definition of an electrical utility facility or utility.

Redmond Segment			
Electrical Utility Facility	Electrical Utility Facility defined as: unstaffed facilities, except for the presence of security personnel, that are used for or in connection with or to facilitate the transmission, distribution, sale, or furnishing of electricity, including but not limited to electric power substations (RZC 21.78)		
Zoning Districts	Permitted	Conditionally Permitted	Prohibited
R-1		X	
R-4		X	
R-5		X	
R-6		X	
R-12		X	
BP	X		
MP	X		

Source: City of Redmond Municipal Code. Accessed August 2016. Available at: <http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?tocid=003#secid-1067>.

Bellevue Segments

Electrical Utility Facility

Electrical Utility Facility defined as: distribution substations, transmission stations, transmission switching stations, or transmission lines that are built, installed, or established. (Bellevue LUC 20.50.018 E)

Zoning Districts	Permitted	Conditionally Permitted	Prohibited
R-1		X	
R-1.8		X	
R-2.5		X	
R-3.5		X	
R-5		X	
R-10		X	
R-15		X	
R-20		X	
R-30		X	
BR-GC		X	
CB		X	
O		X	
OLB		X	
PO		X	
LI		X	
BR-CR		X	
BR-ORT		X	

Source: <http://www.codepublishing.com/WA/Bellevue/LUC/BellevueLUC2020.html#20.20.255>

Newcastle Segment

Electrical Utility Facility (Regional)

Electrical Utility Facility (Regional) defined as: a facility for the distribution or transmission of services from or to an area beyond Newcastle; including but not limited to: electrical distribution substations, electrical transmission stations, electrical transmission switching stations, electrical transmission lines greater than 115 kV and maintenance and utility yards (NMC 18.96.689).

Zoning Districts	Permitted	Conditionally Permitted ¹	Prohibited
R-1		X	
R-4		X	
R-6		X	
R-6-P		X	
R-18		X	
CB		X	
O		X	
LOS		X	

¹ Subject to additional criteria listed in NMC 18.44.052.

Source: <http://www.codepublishing.com/WA/Newcastle/#!/Newcastle18/Newcastle1808.html#18.08.060>

Renton Segment

Utilities Large

Utilities Large defined as: Utilities Large includes large-scale facilities with either major above-ground visual impacts, or serving a regional need such as two hundred thirty (230) kV power transmission lines, natural gas transmission lines, and regional water storage tanks and reservoirs, regional water transmission lines or regional sewer collectors and interceptors. (RMC4-11-210)

Zoning Districts	Permitted	Conditionally Permitted	Prohibited
R-1		X	
R-4		X	
R-6		X	
R-8		X	
R-10		X	
R-14		X	
IL		X	
RC		X	
COR		X	
CV		X	
CA		X	

Source: <http://www.codepublishing.com/WA/Renton/#!/renton04/Renton0403/Renton0403090.html#4-3-090>

APPENDIX B-3. APPLICABLE POLICIES BY STUDY AREA CITY

Policies by Subarea Plan

Subarea Plan	Policy
Redmond	
Comprehensive Plan	<p>Infrastructure and services meet the needs of a growing population and promote a safe and healthy community. The planning and placement of utilities in Redmond has supported the community’s vision for the location and amount of growth. Long-term planning for utilities has contributed to a high quality of life for Redmond residents and businesses by ensuring efficient utility delivery. Proper utility planning has also protected Redmond’s natural environment and resources.</p> <p>FW-12: Ensure that the land use pattern accommodates carefully planned levels of development, fits with existing uses, safeguards the environment, reduces sprawl, promotes efficient use and best management practices of land, provides opportunities to improve human health and equitable provision of services and facilities, encourages an appropriate mix of housing and jobs, and helps maintain Redmond’s sense of community and character.</p> <p>FW-13: Ensure that the land use pattern in Redmond meets the following objectives:</p> <ul style="list-style-type: none"> • Takes into account the land’s characteristics and directs development away from environmentally critical areas and important natural resources; • Supports the preservation of land north and east of the city outside of the Urban Growth Area, for long-term agricultural use, recreation and uses consistent with rural character; • Provides for attractive, affordable, high-quality and stable residential neighborhoods that include a variety of housing choices; <p>Advances sustainable land development and best management practices, multimodal travel and a high quality natural environment.</p> <p>FW-22: Make each neighborhood a better place to live or work by preserving and fostering each neighborhood’s unique character and preparation for a sustainable future, while providing for compatible growth in residences and other land uses, such as businesses, services or parks.</p>

Subarea Plan	Policy
	<p>CF-18: Identify lands useful for public purposes in functional plans and in the appropriate elements of the Comprehensive Plan. Identify alternative sites or lands more generally where acquisition is not immediate. Identify lands specifically when acquired and used for public purposes on the Land Use Map, or in the appropriate elements of the Comprehensive Plan where not otherwise identified by City or other governmental agency functional plans.</p>
	<p>LU-14: Encourage the provision of needed facilities that serve the general public, such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern.</p>
	<p>UT-58: Work with energy service providers to ensure energy facility plans reflect and support Redmond's Land Use Plan and that energy resources are available to support the Land Use Plan.</p>
	<p>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.</p>
	<p>UT-63: Coordinate with Puget Sound Energy or any successor when considering land use designations or new development in the vicinity of proposed facility locations that might affect the suitability of the designated areas for location of facilities.</p>
	<p>UT-59: Work with energy service providers to promote an affordable, reliable, and secure energy supply that increases development and use of renewable and less carbon-intensive sources, and that minimizes demand and consumption.</p>

Bellevue

<p>Comprehensive Plan</p>	<p>CE-4: Balance the interests of the commercial and residential communities when considering modifications to zoning or development regulations.</p>
	<p>LU-2: Retain the city's park-like character through the preservation and enhancement of parks, open space, and tree canopy throughout the city.</p>
	<p>LU-29: Help communities to maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve.</p>
	<p>LU-1: Promote a clear strategy for focusing the city's growth and development as follows:</p> <ol style="list-style-type: none"> 1. Direct most of the city's growth to the Downtown regional growth center and to other areas designated for compact, mixed use development served by a full range of transportation options.

Subarea Plan	Policy
	<ol style="list-style-type: none"> 2. Enhance the health and vitality of existing single family and multifamily residential neighborhoods. 3. Continue to provide for commercial uses and development that serve community needs.
	<p>UT-8: Design, construct, and maintain facilities to minimize their impact on surrounding neighborhoods.</p>
	<p>UT-45: Coordinate with non-city utility providers to ensure planning for system growth consistent with the city's Comprehensive Plan and growth forecasts.</p>
	<p>UT-47: Defer to the serving utility the implementation sequence of utility plan components.</p>
	<p>UT-48: Coordinate with the appropriate jurisdictions and governmental entities in the planning and implementation of multi-jurisdictional utility facility additions and improvements.</p>
	<p>UT-58: Require the undergrounding of all new electrical distribution lines except that interim installation of new aerial facilities may be allowed if accompanied by a program to underground through coordination with the city and other utilities. Require the undergrounding of all existing electrical distribution lines where a change in use or intensification of an existing use occurs, unless delayed installation is approved as part of a specific program to coordinate undergrounding of several utilities or in conjunction with an undergrounding program for several sites or when related to street improvements.</p>
	<p>UT-62: Support neighborhood efforts to underground existing electrical transmission and distribution lines.</p>
	<p>UT-63: Support neighborhood efforts to form financial arrangements, such as local improvement districts, to cover the non-utility share of project costs for undergrounding electrical lines.</p>
	<p>UT-64: Require the reasonable screening and/or architecturally compatible integration of all new utility and telecommunication facilities.</p>
	<p>UT-66: Encourage directional pruning of trees and phased replacement of improperly located vegetation in the right-of-way. Perform pruning and trimming of trees in an environmentally sensitive and aesthetically acceptable manner and according to professional arboricultural specifications and standards.</p>
	<p>UT-67: Encourage consolidation on existing facilities where reasonably feasible and where such consolidation leads to fewer impacts than would construction of separate facilities. Examples of facilities that could be shared are towers, electrical, telephone and light poles, antenna, substation sites, trenches, and easements.</p>
	<p>UT-68: Encourage the use of utility corridors as non-motorized trails. The city and utility company should coordinate the acquisition, use, and enhancement of utility corridors for pedestrian, bicycle and equestrian trails and for wildlife corridors and habitat.</p>

Subarea Plan	Policy
	<p>UT-69: Avoid, when reasonably possible, locating overhead lines in greenbelt and open spaces as identified in the Parks and Open Space System Plan.</p> <p>UT-72: Encourage cooperation with other jurisdictions in the planning and implementation of multi-jurisdictional utility facility additions and improvements. Decisions made regarding utility facilities shall be made in a manner consistent with, and complementary to, regional demand and resources, and shall reinforce an interconnected regional distribution network.</p> <p>UT-74: Encourage system practices intended to minimize the number and duration of interruptions to customer service.</p> <p>UT-75: Prior to seeking city approval for facilities, encourage utilities service providers to solicit community input on the siting of proposed facilities which may have a significant adverse impact on the surrounding community.</p> <p>UT-77: Require all utility equipment support facilities to be aesthetically compatible with the area in which they are placed by using landscape screening and/or architecturally compatible details and integration.</p> <p>UT-94: Require in the planning, siting, and construction of all electrical facilities, systems, lines, and substations that the electrical utility strike a reasonable balance between potential health effects and the cost and impacts of mitigating those effects by taking reasonable cost-effective steps.</p> <p>UT-95: Work with Puget Sound Energy to implement the electrical service system serving Bellevue in such a manner that new and expanded transmission and substation facilities are compatible and consistent with the local context and the land use pattern established in the Comprehensive Plan.</p> <p>UT-96: Require siting analysis through the development review process for new facilities, and expanded facilities at sensitive sites, including a consideration of alternative sites and collocation.</p> <p>UT-98: Discourage new aerial facilities within corridors that have no existing aerial facilities.</p>
Bel-Red Corridor Plan	Utility-related cabinets that occur in the right-of-way should not call attention to themselves, and therefore should not be decorated.
Wilburton Grand Connection Initiative	No policies that could impact the project.
Bel-Red Subarea Plan	No policies that could impact the project.
Bridle Trails Subarea Plan	Policy S-BT-34: Provide Bellevue-owned utility service to surrounding jurisdictions in accordance with the Annexation Element of the Comprehensive Plan.

Subarea Plan	Policy
Eastgate Subarea Plan	No policies that could impact the project.
Factoria Subarea Plan	<p data-bbox="553 317 1404 380">Policy S-FA-24: Encourage the undergrounding of utility distribution lines in areas of new development and redevelopment.</p> <p data-bbox="553 401 1404 464">Policy S-FA-35: Minimize disruptive effects of utility construction non property owners, motorists, and pedestrians.</p> <p data-bbox="553 485 1404 705">Policy S-FA-49: Incorporate infrastructure improvements and implement design guidelines that will enhance pedestrian crossings (respecting the significant traffic volumes and multiple turning movements at these intersections), improve transit amenities, and develop an active building frontage along Factoria Boulevard with direct pedestrian routes to retail storefronts from the public sidewalk and weather protection for pedestrians.</p> <p data-bbox="553 726 1404 821">Policy S-FA-52. Allow buildings to abut the Factoria Boulevard public right-of-way, so long as there is adequate space for the arterial sidewalks.</p> <p data-bbox="553 842 1404 936">Policy S-FA-51: Consider establishing a maximum building setback from the right-of-way for structures along the Factoria Boulevard commercial corridor.</p>
Newport Hills Plan	<p data-bbox="553 961 1404 1024">Policy S-NH-55: Encourage undergrounding of utility distribution lines on existing development where reasonably feasible.</p> <p data-bbox="553 1077 1404 1140">Policy S-NH-50. Include the following elements in a redeveloped commercial district: new commercial buildings at the street edge</p>
Richards Valley Plan	<p data-bbox="553 1199 1404 1314">Policy S-RV-19. Encourage the combination of utility and transportation rights-of-way in common corridors and coordinate utility construction with planned street and bike lane improvements which could result in a more efficient allocation of funds.</p> <p data-bbox="553 1346 1404 1472">Policy S-RV-20. Use common corridors for new utilities if needed. <i>Discussion: If new power lines are needed in the Subarea, they should be developed in areas that already contain power lines, rather than causing visual impacts in new areas.</i></p>
SE Bellevue Plan	N/A
Wilburton/NE 8 th St Plan	<p data-bbox="553 1556 1404 1640">Policy S-WI-43: Encourage the undergrounding of utility distribution lines in developed areas and require the undergrounding of utility distribution lines in new developments when practical.</p> <p data-bbox="553 1671 1404 1724">Policy S-WI-49. Allow flexibility for commercial buildings to be sited near frontage property lines.</p>

Subarea Plan	Policy
Newcastle	
Comprehensive Plan	<p>UT-P1: The City shall require that the undergrounding of new utility distribution lines, with the exception of high voltage electrical transmission lines.</p> <p>UT-P2: The City shall require the undergrounding of existing utility distribution lines where physically feasible as streets are widened and/or areas are redeveloped based on coordination with local utilities.</p> <p>UT-P3: The City shall promote collocation of major utility transmission facilities such as high voltage electrical transmission lines and water and natural gas trunk pipe lines within shared utility corridors, to minimize the amount of land allocated for this purpose and the tendency of such corridors to divide neighborhoods.</p> <p>UT-P10 The City should require utility providers to design and construct overhead transmission lines in a manner that is environmentally sensitive, safe, and aesthetically compatible with surrounding land uses.</p> <p>UT-P12: The City should encourage the replacement of outdated equipment with technologically updated or advanced alternatives, providing that the cost of the updated equipment is fiscally reasonable.</p> <p>UT-P14 The City should require utility providers to minimize visual and other impacts of transmission towers and overhead transmission lines on adjacent land uses through careful siting and design.</p> <p>UT-P17 The City should require an analysis from utilities that states either the direct benefits to the City of high capacity transmission lines or the necessity of high capacity transmission lines through the City.</p> <p>LU-G3: preserve the existing character, scale, and neighborhood quality as new development occurs</p> <p>LU-G8: Strive to preserve and enhance natural features, such as stream channels, that contribute to the City's scenic beauty.</p> <p>LU-G13: The City shall identify lands useful for public purposes such as utility and transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses.</p> <p>LU-P17: Non-residential uses may be allowed in new residential developments when proposed uses are determined to be both viable and beneficial to the surrounding neighborhood.</p> <p>HO-P2: The City shall protect the quality and character of existing single family neighborhoods as described in the Land Use Element.</p>
Newcastle Subarea Plan	Policy S-NC-44: Encourage the use of utility and railroad easements and rights-of-way for hiking, biking, and equestrian trails wherever appropriate in the Subarea.

Subarea Plan	Policy
Renton	
Comprehensive Plan	<p>L-48: Accommodate change within the Renton community in a way that maintains Renton’s livability and natural beauty.</p> <p>L-55: Protect public scenic views and public view corridors, including Renton’s physical, visual and perceptual linkages to Lake Washington and the Cedar River.</p> <p>L-56: Preserve natural landforms, vegetation, distinctive stands of trees, natural slopes, and scenic areas that contribute to the City’s identity, preserve property values, and visually define the community and neighborhoods.</p> <p>U-2: Protect the health and safety of Renton citizens from environmental hazards associated with utility systems through the proper design and siting of utility facilities.</p> <p>U-3: Promote the co-location of new utility infrastructure within rights-of-way and utility corridors and coordinate construction and replacement of utility systems with other public infrastructure projects to minimize construction-related costs and disruptions.</p> <p>U-7: Non-City utility systems should be constructed in a manner that minimizes negative impacts to existing development and should not interfere with operation of City utilities. City development regulations should otherwise not impair the ability of utility providers to adequately serve customers.</p> <p>U-72: Coordinate with local and regional electricity providers to ensure the siting and location of transmission and distribution facilities is accomplished in a manner that minimizes adverse impacts on the environment and adjacent land uses.</p> <p>U-73: Encourage electricity purveyors to make facility improvements and additions within existing utility corridors wherever possible.</p>

4-3-090 City of Renton Shoreline Master Program Regulations

In addition to the various plan policies listed in the table above, the Shoreline Master Program applies for any portion of the project that is in a designated Shoreline of the State or within 200 feet of the ordinary high water mark or the floodway, whichever is greater. As a portion of the project crosses the Cedar River shoreline (in Renton), the following regulations would apply to any structure that lies within the Shoreline jurisdiction.

Part 4-3-090(C)(2)(c) Shoreline High Intensity Overlay District Acceptable Activities and Uses

Acceptable Activities and Uses: As listed in RMC 4-3-090E Use Regulations.

Part 4-3-090(C)(4)(c) Shoreline High Intensity Overlay District Acceptable Activities and Uses

Subject to RMC 4-3-090E Use Regulations, which allows land uses in RMC Chapter 4-2 in this overlay district, subject to the preference for water-dependent and water-oriented uses. Uses adjacent to the water's edge and within buffer areas are reserved for water oriented development, public/community access, and/or ecological restoration.

Part 4-3-090(D)(2)(a) General Development Standards, Environmental Effects, No Net Loss of Ecological Functions

i. No net loss required: Shoreline use and development shall be carried out in a manner that prevents or mitigates adverse impacts to ensure no net loss of ecological functions and processes in all development and use. Permitted uses are designed and conducted to minimize, in so far as practical, any resultant damage to the ecology and environment (RCW 90.58.020). Shoreline ecological functions that shall be protected include, but are not limited to, fish and wildlife habitat, food chain support, and water temperature maintenance. Shoreline processes that shall be protected include, but are not limited to, water flow; erosion and accretion; infiltration; ground water recharge and discharge; sediment delivery, transport, and storage; large woody debris recruitment; organic matter input; nutrient and pathogen removal; and stream channel formation/maintenance. ii. Impact Evaluation Required: In assessing the potential for net loss of ecological functions or processes, project-specific and cumulative impacts shall be considered and mitigated on- or off-site. iii. Evaluation of Mitigation Sequencing Required: An application for any permit or approval shall demonstrate all reasonable efforts have been taken to provide sufficient mitigation such that the activity does not result in net loss of ecological functions. Mitigation shall occur in the following prioritized order: (a) Avoiding the adverse impact altogether by not taking a certain action or parts of an action, or moving the action. (b) Minimizing adverse impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce adverse impacts. (c) Rectifying the adverse impact by repairing, rehabilitating, or restoring the affected environment. (d) Reducing or eliminating the adverse impact over time by preservation and maintenance operations during the life of the action. (e) Compensating for the adverse impact by replacing, enhancing, or providing similar substitute resources or environments and monitoring the adverse impact and taking appropriate corrective measures.

Part 4-3-090(D)(2)(c) General Development Standards, Environmental Effects, Critical Areas within Shoreline Jurisdiction

i. Applicable Critical Area Regulations: The following critical areas shall be regulated in accordance with the provisions of RMC 4-3-050 Critical Area Regulations, adopted by reference except for the provisions excluded in subsection 2, below. Said provisions shall apply to any use, alteration, or development within shoreline jurisdiction whether or not a shoreline permit or written statement of exemption is required. Unless otherwise stated, no development shall be constructed, located, extended, modified, converted, or altered, or land divided without full compliance with the provision adopted by reference and the Shoreline Master Program. Within shoreline jurisdiction, the regulations of RMC 4-3-050 shall be liberally construed together with the Shoreline Master Program to give full effect to the objectives and purposes of the provisions of the Shoreline Master Program and the Shoreline Management Act.

If there is a conflict or inconsistency between any of the adopted provisions below and the Shoreline Master Program, the most restrictive provisions shall prevail.

- (a) Aquifer protection areas.
 - (b) Areas of special flood hazard.
 - (c) Sensitive slopes, twenty-five percent (25%) to forty percent (40%), and protected slopes, forty percent (40%) or greater.
 - (d) Landslide hazard areas.
 - (e) High erosion hazards.
 - (f) High seismic hazards.
 - (g) Coal mine hazards.
 - (h) Fish and wildlife habitat conservation areas: Critical habitats.
 - (i) Fish and wildlife habitat conservation areas: Streams and Lakes: Classes 2 through 5 only.
- ii. Inapplicable Critical Area Regulations: The following provisions of RMC 4-3-050 Critical Area Regulations shall not apply within shoreline jurisdiction:
- (a) RMC 4-3-050N Alternates, Modifications and Variances, Subsections 1 and 3 Variances, and
 - (b) RMC 4-9-250 Variances, Waivers, Modifications and Alternatives.
 - (c) Wetlands, including shoreline associated wetlands, unless specified below.
- iii. Critical Area Regulations for Class 1 Fish Habitat Conservation Areas: Environments designated as Natural or Urban Conservancy shall be considered Class 1 Fish Habitat Conservation Areas. Regulations for fish habitat conservation areas Class 1 Streams and Lakes are contained within the development standards and use standards of the Shoreline Master Program, including but not limited to RMC 4-3-090F.1 Vegetation Conservation, which establishes vegetated buffers adjacent to water bodies and specific provisions for use and for shoreline modification in Subsections 4-3-090E and 4-3-090F. There shall be no modification of the required setback and buffer for non-water dependent uses in Class 1 Fish Habitat Conservation areas without an approved shoreline conditional use permit.
- iv. Alternate Mitigation Approaches: To provide for flexibility in the administration of the ecological protection provisions of the Shoreline Master Program, alternative mitigation approaches may be applied for as provided in RMC 4-3-050N Alternates, Modifications and Variances, subsection 2. Modifications within shoreline jurisdiction may be approved for those critical areas regulated by that section as a Shoreline Conditional Use Permit where such approaches provide increased protection of shoreline ecological functions and processes over the standard provisions of the Shoreline Master Program and are scientifically supported by specific studies performed by qualified professionals.