

APPENDIX G. APPLICABLE POLICIES AND CODE REQUIREMENTS FOR VIEWS AND VISUAL RESOURCES

Table G-1. Planning Policies

Plans	Protected Views and Visual Resources	Guidance for Reducing Visual Impacts
King County		
King County Comprehensive Plan 2013 Update (including the King County SMP)	Shorelines (Plan Policy S-313)	N/A
	Parks, trails and other open spaces in the Rural Area (Plan Policy P-109)	N/A
King County Municipal Code (KCMC) <i>Current through April 15, 2015</i>	The Code does not include any policies or regulations that guide development of new utilities to reduce impacts to views or visual resources.	
Beaux Arts Village		
Town of Beaux Arts Village 2015-2035 Comprehensive Plan (2015)	Residential Character	N/A
Beaux Arts Village Municipal Code (BAVC) <i>Current through April 9, 2013</i>	The Code does not include any policies or regulations that guide development of new utilities to reduce impacts to views or visual resources.	
Beaux Arts Village SMP 2014	Shorelines	Utilities prohibited in the urban conservancy, shoreline residential, and aquatic shoreline areas.
		All development on navigable water should consider impacts to public views
Bellevue		
Bellevue Comprehensive Plan 2015	Views of water, mountains, and skylines from public places (Plan Policy UD-23)	N/A
	N/A	Requires utility equipment and support facilities be aesthetically compatible with surrounding area (Plan Policy UD-53).

Plans	Protected Views and Visual Resources	Guidance for Reducing Visual Impacts
	N/A	Consolidate utility facilities and co-locate multiple utilities (Plan Policy UT-43).
	N/A	States preference for use of new technology to reduce visual impacts.
	Green belts and open spaces per Parks and Open Space System Plan	Avoid locating overhead lines in greenbelts or open spaces (Plan Policy UT-45).
	Factoria Boulevard (Plan Policy S-FA-32)	N/A
	Views of Richards Creek, Kelsey Creek, and Mercer Slough (Plan Policy S-RV-13)	N/A
	Pathways and access points with views of Sunset Creek, Richards Creek, Coal Creek, and Mercer Slough (Plan Policy S-FA-18)	N/A
	Unique open spaces, landmarks, and viewpoints (Plan Policy S-RV-24.)	N/A
	Single-family neighborhood views in Eastgate (Plan Policy S-EG-20.)	N/A
	Bellevue Community College (Plan Policy S-EG-30.)	N/A
Bellevue City Code <i>Current through August 3, 2015</i>	N/A	Visual and aesthetic impacts associated with the EPF must be mitigated to the greatest extent technically feasible (BCC 20.20.350C.5.b).
	N/A	Electrical utility facilities shall be sight-screened through landscaping and fencing (BCC 20.20.255).
Bellevue SMP (In Progress)	Shoreline Master Program is currently in progress.	

Plans	Protected Views and Visual Resources	Guidance for Reducing Visual Impacts
Clyde Hill		
City of Clyde Hill 2015-2035 Comprehensive Plan	Lake Washington, the Seattle Skyline, Maydenbauer Bay, Kirkland, and downtown Bellevue	N/A
Clyde Hill Municipal Code (CHMC) <i>Current through June 9, 2015</i>	The natural visual character of the city , including its views of Lake Washington, the mountain ranges, treed areas, and the Seattle skyline (CHMC 17.50.010)	N/A
	Views and visual resources that create a special character for the community and support property values (CHMC 17.77.020)	N/A
Clyde Hill SMP (N/A)	Clyde Hill does not have an SMP	
Hunts Point		
2014 Draft Comprehensive Plan Update for the Town of Hunts Point	Hunt Point's wooded and sylvan character	Tree Code regulates removal and replacement of significant trees to soften visual impacts.
Hunts Point Municipal Code (HPMC) <i>Current through April 13, 2015</i>	View corridors of wetlands (HPMC 16.15.010)	N/A
Town of Hunts Point SMP 2015	Shorelines	High voltage electric transmission lines are prohibited within shoreline jurisdiction (Policy 6.12)
Issaquah		
City of Issaquah Comprehensive Plan 2015	Tree Canopy	N/A
	Hillside Views	Integrate hillside views into site design as amenities and protect them as environmental resources (LU Policy A12).

Plans	Protected Views and Visual Resources	Guidance for Reducing Visual Impacts
	N/A	Integrate views and open space provided by riparian corridors and wetlands into all developments, where applicable (LU Policy E4).
	N/A	Encourage new trails and viewing points along Issaquah Creek (LU Policy H4).
	Views of Issaquah Alps, Mount Rainier, and the Sammamish Plateau from public spaces (LU Policy H9)	N/A
	Hillside	Minimize the view impact of hillside development from the valley floor and other hillsides by strategically integrating the architecture, siting and landscaping into the natural environment (LU Policy H10).
	Surrounding Land Uses	Ensure utility provision is compatible with surrounding land uses. Balance public concerns over utility infrastructure (such as safety, price, and natural environment) with the community's desire that utility and public service projects be aesthetically compatible with surrounding land uses (U Policy A2).
	Parks and Open Space	Preserve and enhance the beauty of the City of Issaquah through the parks and open spaces that make up the City's park system (P Policy B5).
	Landscapes and Vistas from Parks	Promote retention and replication of the area's natural beauty and ecology (mountains, plantings, water etc.), sounds and vistas in the park system (P Policy B5.2).
	Natural Open Space Areas, such as the Forested Hillsides of the Issaquah Alps (P Policy B5.4)	N/A
	Open Space and Views	Preserve open space and views in accordance with view policies found in the Land Use Element (EV Policy D8).

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	Surround Land Uses	Provide opportunities for artists' and design professionals' involvement and review in early design phases of community facilities, amenities and infrastructure in order to enhance the aesthetics of these projects (C Policy C2).
Issaquah Municipal Code (IMC) <i>Current through April 20, 2015</i>	N/A	Fence height should be 8 feet tall or less. Preferred materials for fences are listed, as well as exemptions for use of hedging (IMC 18.07.120).
	Shorelines	Preference for underground utilities (IMC 18.07.480).
City of Issaquah SMP 2013	Public's views of the water	Shoreline uses and development should be designed and maintained to minimize obstructions of the public's views of the water.
	N/A	Development in shoreline areas should consider the scale, arrangement and modulation of site buildings and elements to achieve a balance of open space and development.
Kirkland		
Kirkland 2035 (2015)	Public views of the City, surrounding hillsides, Lake Washington, Seattle, the Cascades, the Olympics, and view corridors along Lake Washington's shoreline (Plan Policy CC-4.5).	Require siting analysis in the development review process for new and expanded electrical transmission and substation facilities to address land use and sensitive areas and provide mitigation to minimize visual and environmental impacts (Policy U-7.7).
	Natural landforms, vegetation, and scenic areas that contribute to the City's identity and visually define the community (Plan Policy CC-4.6).	N/A
	Public Spaces (Plan Policy CC-4.10)	N/A
	N/A	Screen above ground equipment associated with electrical distribution without hindering access as required by the provider (Policy U-7.6).

Plans	Protected Views and Visual Resources	Guidance for Reducing Visual Impacts
Kirkland Zoning Code (KZC) <i>Current through June 16, 2015</i>	Shorelines	Locate utility facilities outside of the shoreline. If required in shoreline, place where it will not obstruct scenic views (KZC 83.240).
		Utilities shall provide screening of facilities from the lake and adjacent properties in a manner that is compatible with the surrounding environment (KZC 83.240).
		No permit shall be issued for any new or expanded or structure more than 35 feet above average grade level that will obstruct the view to the lake of a substantial number of residences on or adjoining the shoreline, except where this Chapter does not prohibit a height of more than 35 feet and only when overriding considerations of the public interest will be served (KZC 83.240).
		Development within the shoreline areas located west of Lake Washington Boulevard and Lake Street South shall include public view corridors that provide the public with an unobstructed view of the water. The intent of the corridor is to provide an unobstructed view from the adjacent public right-of-way to the lake and to the shoreline on the opposite side of the lake (KZC 83.240).
Kirkland SMP (2010)	Lake Washington	Maximize public access, use, and visual access to the lake within Carillon Point and the surrounding commercial area (Policy SA-7.3).
	Shorelines	Enhance the physical and visual linkages to Lake Washington in the Juanita Business District (Policy SA-7.4).
		Provide a high quality shoreline environment where the public enjoys access to and views of the lake (Goal SA-1)
	Locate utility facilities and corridors to protect scenic views and prevent impacts to the aesthetic qualities of the shoreline (Policy SA-25.4).	

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		Require new development or redevelopment to include establishment or preservation of appropriate shoreline vegetation. Proper plant selection and design should be done to ensure that views are not diminished (Policy SA-3.3).
		Minimize tree clearing and thinning activities along the shoreline and require mitigation for trees that are removed (Policy SA-16.2).
		Locate utility facilities and corridors to protect scenic views and prevent impacts to the aesthetic qualities of the shoreline (Policy SA-25.4).
	Public View Corridors	Preserve public view corridors along the City’s street networks and public parks (Policy SA-26.1).
		Locate and design new development to provide view corridors of Lake Washington from Lake Washington Boulevard and Lake Street South south of the Central Business District (Policy SA-26.2).
Medina		
City of Medina Comprehensive Plan (2015)	Views from parks and open spaces (Plan Policy PO-P3)	N/A
	The Country Club and Golf Course	N/A
	Large tracts of public and private open space that can be viewed from residential lots and City streets	N/A
	Views of Seattle, Mercer island, and Mount Rainer from the Medina Beach Property	N/A
	Lake and territorial views from residences	N/A

Plans	Protected Views and Visual Resources	Guidance for Reducing Visual Impacts
Medina Municipal Code (MMC) <i>Current through July 13, 2015</i>	Views from adjoining properties and streets	All electrical utilities should be housed in buildings and structures that minimize visual impacts (MMC 20.32.040).
	Views of a “significant number” of nearby residential properties	Combine utility corridors and placing utility infrastructure underground whenever feasible (MMC 20.64.060).
	Shoreline	Regional utility facilities involved in production, processing and transmission must be located outside of the shoreline jurisdiction “unless no other feasible option exists” (MMC 20.64.060).
City of Medina, Washington SMP (2014)	Views of Lake Washington from public parks (Plan Policy SM-P12.1)	N/A
	Scenic views of a significant number of nearby residential properties (Plan Policy SM-P12.1)	Locate regional utility facilities outside of the shoreline jurisdiction or in a manner that doesn’t obstruct residential views (Plan Policy SM-P12.1).
	Public’s visual access to shoreline areas (Plan Policy SM-P12.4)	N/A
	N/A	Locate new utilities outside of the shoreline “unless no other feasible location exists” If unavoidable, locate utility facilities and corridors in manner that preserves that natural landscape, minimizes conflict with neighboring land uses, and minimizes impacts on the aesthetic qualities of the shoreline (Plan Policy SM-P15.2).
	N/A	Place facilities underground whenever possible (Plan Policy SM-P15.3).
	N/A	Promotes joint use of rights-of-way (Plan Policy SM-P15.5).
Newcastle		
Draft 2015 Update to the City of Newcastle Comprehensive Plan	Existing neighborhood scale and character (Plan Policy LU-G3)	N/A

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	Natural features, such as stream channels that contribute to the City's scenic beauty (Plan Policy LU-G8)	N/A
	N/A	Placement of utility lines in shared utility corridors and recommends that aesthetics be considered during design and maintenance (Plan Policy LU-P19).
	N/A	Promote co-location of major utility transmission facilities (Plan Policy UT-P3).
	N/A	Limit disturbance to vegetation within major utility transmission corridors (Plan Policy UT-P8).
	N/A	Require utility providers to design and construct overhead transmission lines in a manner that is aesthetically compatible with surrounding land uses (Plan Policy UT-P10).
	N/A	Require utility providers to minimize visual impacts of transmission towers and overhead transmission lines on adjacent land uses through careful siting and design (Plan Policy UT-P14).
	N/A	Require new, modified, or replacement transmission structures (such as lattice towers, monopoles, and the like) to be designed to minimize aesthetic impacts appropriate to the immediate surrounding area whenever practical (Plan Policy UT-P16).
	N/A	Require utility providers to mitigate the loss of significant trees from the construction of new or expanded transmission facilities (Plan Policy UT-P19).
	N/A	Require reasonable landscape screening of site-specific above-ground utility facilities in order to diminish visual impacts (Plan Policy UT-P20).
Newcastle Municipal Code (NMC) <i>Current through May 5, 2015</i>	The Code does not include any policies or regulations that guide development of new utilities to reduce impacts to views or visual resources.	

Plans	Protected Views and Visual Resources	Guidance for Reducing Visual Impacts
City of Newcastle SMP (N/A)	The City of Newcastle does not have an SMP.	
Redmond		
Vision 2030 City of Redmond Comprehensive Plan	Views of Mount Rainier, Mount Baker, the Cascade Mountains, Lake Sammamish, the Sammamish River, Bear and Evans Creeks, and the open and pastoral vistas in the northern Sammamish River Valley	N/A
	Unique public views that provide a sense of place	N/A
	View corridors should, such as: <ul style="list-style-type: none"> • From Avondale Road and Union Hill Road in the Bear Creek Design District land north of Bear and Evans Creeks and east of Avondale Road (Plan Policy SL-40). • Scenic, public view corridors toward the Cascades and the Sammamish Valley (Plan Policy NR-10). • NE 116th Street (Plan Policy NR-10) • 172nd Avenue NE (Plan Policy NR-10) • NE 122nd Street to 162nd Place NE (Plan Policy NR-10) • 154th Place NE (Plan Policy NR-10) • Redmond-Woodinville Road (Plan Policy NR-10) 	N/A

Plans	Protected Views and Visual Resources	Guidance for Reducing Visual Impacts
	<ul style="list-style-type: none"> • Along the easement of the Redmond/Puget Sound Energy Trail (Plan Policy NR-10) • Sammamish River (Plan Policy N-EH-2) • Sammamish Valley(Plan Policy N-EH-2) • Bear Creek Valley(Plan Policy N-EH-2) • Cascade Mountains(Plan Policy N-EH-2) • Lake Sammamish(Plan Policy N-EH-2) • Mount Rainier(Plan Policy N-EH-2) • Avondale Road through the Keller Farm toward Mount Rainier (Plan Policy N-BC-3) 	
	Visual access to shorelines, including existing parks and trails adjacent to the shorelines and a in a few places from view corridors or from major arterials or bridges	Place utilities within existing utility corridors and have regional transmission lines be located outside of the shoreline and away from view corridors (Plan Policy SL-73 and SL-74).
	The river; views of surrounding hillsides, mountains, and tree line; large open spaces, such as the Sammamish River, Downtown Central Park, the Redmond Central Connector, Anderson Park and Bear Creek	
	Tree stands, views from the valley, and rural area adjacent to the Sammamish Valley, west of Redmond- Woodinville	N/A

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	Road, and north of NE 116th Street (Plan Policy N-SV-4)	
	The Willows Corridor, north of the Puget Sound Energy transmission line right-of-way (Plan Policy N-WR-G-1)	N/A
	Natural vistas and open spaces within neighborhoods.	Bury all new utilities and older utility lines that are being updated in North Redmond, as well as those located in the Idlywood neighborhood. An exception is made for PSE's high-voltage transmission lines (Policy N-NR-78 and N-ID-27).
	N/A	Bury utility lines along West Lake Sammamish Parkway, NE 24th Street, and NE 36th Street (Plan Policy N-ID-27).
	Education Hill's panoramic views of Bear Creek Valley, the Cascade Mountains, Mount Rainier, Downtown Redmond, Lake Sammamish, the Cascade foothills, the Sammamish River, and the Sammamish Valley	N/A
	Views of Lake Sammamish and Marymoor Park from the Idylwood neighborhood	N/A
	Woodland views from neighborhood residences	Keep the slopes overlooking the Sammamish and Bear Creek Valleys undeveloped.
	N/A	Throughout the plan, landscaping is encouraged to provide aesthetic value, unify site design, and soften or disguise "less aesthetically pleasing features of a site" (Comp Plan; CC-23). The Plan requires "reasonable screening or architecturally compatible design of above ground utility facilities, such as transformers and associated vaults" (Policy UT-15; Comp plan). It suggests promoting well-designed utility facilities through use of color, varied and interesting materials, art work, and superior landscape design.

Plans	Protected Views and Visual Resources	Guidance for Reducing Visual Impacts
	Views associated with shoreline areas	N/A
Redmond Zoning Code (RZC) <i>Current through June 16, 2015</i>	Appearance of Public Ways	Underground electrical facilities if economically-feasible (RZC 21.17).
	Shoreline Views	Underground electrical facilities or integrate them with trails or other open space connections to the shoreline (RZC 21.68).
Redmond SMP (2009)	Bear/Evans Creek Valley	<p>Public shoreline views along the Bear/Evans Creek Valley are protected to some degree by Citywide Shoreline Public Views.</p> <p>Minimize negative visual impacts on adjacent or nearby residential uses and recreational uses in the Agriculture and Urban Recreation zones and shoreline areas. The use of certain materials, shapes and colors and landscaping may be required in order to minimize visual impacts (200.170.45-080).</p>
	Shorelines	Where feasible, visual and physical access to the shoreline should be required.
	Lake Sammamish, open and pastoral vistas in the northern Sammamish River valley, and Mount Rainier along Bear and Evans Creeks	N/A
	Public view corridors as identified in 20D.42.50.	Site development should blend with natural landforms and be designed to maximize scenic views identified as public view corridors.
		<p>Locate regional utilities outside of the shoreline. Locate such facilities away from public access areas and view corridors and away from the shoreline to the farthest location possible where a non-shoreline location is not feasible (SL-73).</p> <p>Locate utilities, where feasible, within existing utility corridors. Locate above-ground utilities away from view corridors (SL-74).</p>

Plans	Protected Views and Visual Resources	Guidance for Reducing Visual Impacts
Renton		
City of Renton Comprehensive Plan (2015)	High volume of trees and clear mountain views	N/A
	Public scenic views and public view corridors, such as “physical, visual, and perceptual linkages to Lake Washington and Cedar River” (Policy L-55).	N/A
	Natural forms, 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 neighborhoods” (Policy L-56).	N/A
	Lakes and shorelines	N/A
	Views of the water from public property or views enjoyed by a substantial number of residences	N/A
	N/A	Design shoreline developments to maintain or enhance aesthetic values and scenic views (Policy SH-16).
	N/A	Make facility improvements and additions within existing corridors wherever possible (Policy U-73).
City of Renton Municipal Code (RMC) <i>Current through November 16, 2015</i>	Shoreline	Design shoreline use and development to maintain shoreline scenic and aesthetic qualities derived from natural features, such as shore forms and vegetative cover (RMC 4-3-090.D.3)
		Prohibits utilities in the Shoreline Natural shoreline environment designation (RMC 4-3-090.E.1).
	N/A	Visual prominence of structures must be minimized, including light, glare, and reflected light (RMC 4-3-090.D.3).

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	N/A	Aboveground utilities must be screened with masonry, decorative panels, and/or evergreen trees, shrubs, and landscaping sufficient to form an effective sight barrier within a period of five (5) years (RMC 4-6-090).
City of Renton SMP 2011	Scenic and aesthetic qualities derived from natural features of the shoreline, such as vegetative cover and shore forms (Ordinance No. 5633).	N/A
	Shoreline	Reduce the visual prominence of structures, including an associated light and glare (Ordinance No. 5633).
		Prohibits utilities in the Shoreline Natural shoreline environment designation (Ordinance No. 5633).
Sammamish		
City of Sammamish Comprehensive Plan (2015 Draft)	Streams, lakes, forested areas and other natural features	N/A
	Parks and recreation facilities	N/A
	View corridors and parcels that convey a unique sense of the community's character	N/A
	N/A	Bury utilities if it is "physically and financially feasible." If unavoidable, have above-ground utility facilities be aesthetically compatible with the surrounding area.
	N/A	Minimize visual impacts associated with towers in the community.
Sammamish Municipal Code (SMC) <i>Current through March 17, 2015</i>	The Code does not include any policies or regulations that guide development of new utilities to reduce impacts to views or visual resources.	

Plans	Protected Views and Visual Resources	Guidance for Reducing Visual Impacts
City of Sammamish SMP Update August 2011	Lakes, rivers, and streams, and all tributary waters and wetlands in the City (Including Lake Sammamish, Pine Lake, Beaver Lake)	N/A
	Visual access to shorelines	N/A
Yarrow Point		
Town of Yarrow Point Comprehensive Plan 2015-2035	N/A	Long-term vision for electrical utility infrastructure is to have it placed underground.
Yarrow Point Municipal Code (YPMC) <i>Current through June 10, 2014</i>	N/A	Underground existing and new electrical facilities (YPMC 12.12.020).
Town of Yarrow Point SMP 2012	N/A	Utilities that must be located within the shoreline should be placed in existing rights-of-way or corridors.

Note: For this programmatic EIS, subarea plans were not reviewed unless their goals and policies were embodied in the community-wide comprehensive plan.