

**East Bellevue Community Council**  
Summary Minutes of Regular Meeting

August 2, 2016  
6:30 p.m.

Lake Hills Clubhouse  
Bellevue, Washington

PRESENT: Chair Capron, Vice Chair Hummer, and Councilmembers Gooding and Kasner

ABSENT: Councilmember Hughes

STAFF: None.

1. **CALL TO ORDER**

The meeting was called to order at 6:31 p.m. with Chair Capron presiding.

2. **ROLL CALL**

The Deputy City Clerk called the roll. All Councilmembers except Mr. Hughes were present.

3. **FLAG SALUTE**

Chair Capron led the flag salute.

4. **COMMUNICATIONS: WRITTEN AND ORAL**

Michelle Wannamaker, commented on the Eastgate/I-90 Land Use and Transportation project. She said the plan reflects densities that are double the intensity of other commercial properties in the area. *[Chair Capron noted that the Eastgate area is outside of the East Bellevue Community Council boundary.]* Ms. Wannamaker expressed concern about the transit-oriented development (TOD) with housing units next to the Park and Ride, which will have densities up to six times the existing zoning. She recalled that the Citizen Advisory Committee recommended a five-part implementation plan. Ms. Wannamaker would like the City to complete the transportation study before moving forward with Land Use Code changes. She asked the EBCC to deny approval of the Land Use Code changes at the TOD/Park and Ride site until the traffic study is completed.

Alice Fong said she works for United Way of King County. She announced the upcoming Day of Caring focused on mobilizing volunteers to serve in Bellevue and King County. She asked the public to submit ideas for community projects.

Alvin Lofton said a 30-foot guest house has been placed five feet from his backyard fence. He expressed concern about the potential for increased densities in single-family neighborhoods.

Responding to Mr. Lofton, Chair Capron said the EBCC has authority over certain land use decisions only within its jurisdictional boundaries. In further response, Mr. Capron said an election is held every four years to continue or discontinue the Community Council. EBCC members are elected every four years as well, and they frequently run unopposed.

Don Boettiger suggested that Mr. Lofton contact the City's Code Compliance staff to determine whether the guest house is legal.

## 5. **REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS**

### (a) Community Council Business and New Initiatives

Chair Capron read Councilmember Hughes' report. Mr. Hughes stated that he and Councilmember Kasner took the City's new Comprehensive Planning Manager on a tour of East Bellevue, and both Councilmembers attended the Lake Hills Neighborhood Association picnic. Mr. Hughes provided information about a Great Horned Owl family living on property southeast of the Mormon Temple. He expressed concern about how future redevelopment might affect the wildlife habitat.

Councilmember Kasner recalled that City Councilmember Lynne Robinson previously started an affordable housing initiative. Mr. Kasner said many residents of Highland Village have recently attended City Council meetings regarding the anticipated closure of the apartment complex, which provides relatively affordable housing. He noted that he attended the affordable housing forum and said local school teachers cannot afford to live in Bellevue. He said the City Council appointed a technical advisory group (TAG) to study affordable housing issues. He encouraged the public to become involved in this issue.

Mr. Kasner said he attended the Eastside Transportation Alliance meeting and the Eastgate/I-90 Plan open house. While the EBCC does not have jurisdiction over Eastgate development, Mr. Kasner encouraged residents to take their input and concerns to the City Council. He said more information is provided on the City's web site. Mr. Kasner said he and Councilmember Hughes took Terry Cullen, the City's new Comprehensive Planning Manager, on a tour of the Lake Hills area. Mr. Kasner said the subarea name was recently changed from Southeast Bellevue to Lake Hills. The Lakemont area is now called the Southeast Bellevue Subarea.

Councilmember Kasner reported that he attended public hearings regarding the budget at the City Council meetings on June 6 and July 18. He said he provided public comment opposing the unfunded SE 16<sup>th</sup> Street project in the Transportation Facilities Plan (TFP) and encouraging improvements to the NE 8<sup>th</sup> Street and 148<sup>th</sup> Avenue NE intersection. He said improvements to the intersection at Main Street and 148<sup>th</sup> Avenue are moving forward for completion this year. The project was delayed after bids were too high three years ago.

Mr. Kasner said he attended the open house for the Bellevue Essentials class. He noted that Councilmembers Hummer and Hughes completed the class, and Mr. Kasner will take it this year. Mr. Kasner said he met with Deputy City Manager Kate Berens recently to discuss a number of issues. He spoke with City Councilmember Kevin Wallace recently as well on a number of issues including Sound Transit.

Mr. Kasner reported that more than 200 residents attended the Lake Hills neighborhood picnic. He thanked everyone who worked on the event. He noted efforts to organize two future events at Lake Hills Village: 1) September 8 panel discussion regarding the Sound Transit 3 ballot measure, and 2) October 13 candidate forum for 41<sup>st</sup> District and 48<sup>th</sup> District legislative candidates.

Councilmember Hummer reported that she attended meetings in June and July at Bellevue College regarding plans for the college. The college is building three student housing buildings over the next 10 years, with the first to be completed next year to house primarily international students. She said 30-40 neighbors attended the meetings, many to express concerns regarding traffic and parking issues. The college does not plan to build parking facilities due to the proximity of the housing to the Park and Ride, and dining facilities are not anticipated within the housing structure. Ms. Hummer said the college presented its Master Plan extending over the next 40-50 years.

Ms. Hummer said she attended the Eastgate/I-90 public hearing held by the City's Planning Commission at Bellevue College on June 22. She and Councilmember Kasner attended the affordable housing forum.

Ms. Hummer said she completed her research on electrical substations and learned that three were established in Bellevue between 1972 and 1982. An additional substation was added and multiple substation upgrades have been completed since 2008. Ms. Hummer opined that this conflicts with statements by Puget Sound Energy that the grid has not been enhanced since its early installation.

#### 6. **APPROVAL OF AGENDA**

Councilmember Kasner moved to approve the agenda. Councilmember Gooding seconded the motion, which carried unanimously.

#### 7. **DEPARTMENT REPORTS**

##### (a) Memo regarding Arias-Hunt Preliminary Short Plat

Chair Capron referred the Council to the memo regarding the Arias-Hunt Preliminary Short Plat in the meeting packet. There is an application to subdivide property located at 15443 NE 6<sup>th</sup> Street into five new lots. Short plats are Process II administrative decisions that may be appealed to the Hearing Examiner. Mr. Capron said the application meets the Land Use Code's criteria for a short plat. This information is provided as a courtesy notice to the EBCC.

Councilmember Kasner said he had no problem with the project. However, he said there is an administrative conditional use permit (ACUP) pending for Cedar Park Christian School, which is located next to the Walgreen's at 140<sup>th</sup> Avenue and NE 8<sup>th</sup> Street. He expressed an interest in more information on that project. Chair Capron said the only application he is aware of for that site relates to Sound Transit/Metro parking during the construction of light rail.

With regard to the short plat, Ms. Hummer noted the potential that additional large properties in the area could be subdivided in the future as well.

8. **PUBLIC/COURTESY HEARINGS**

- (a) Courtesy Hearing on Proposed Amendments to Land Use Code to incorporate Low Impact Development Principles

Catherine Drews, Assistant City Attorney, introduced the courtesy hearing on proposed amendments to the Land Use Code to incorporate Low Impact Development Principles. She said a number of mechanisms were considered by the Planning Commission. The three primary proposals are to: 1) minimize impervious surfaces; 2) reduce vegetation loss, including trees; and 3) address the clustering of development onto a lot.

Ms. Drews recalled that this initiative is a condition of the City's stormwater permit under the State Department of Ecology (DOE). She said the DOE does not provide specific requirements in terms of stating that impervious surfaces must be reduced by a certain percentage. However, the permit requires that the City develop a process and codes that make low impact development the commonly preferred method of site development.

Ms. Drews said best management practices include rain gardens, permeable pavement, water retention features, and other elements. Principles apply to site layout, retaining vegetation, and minimizing the construction footprint. However, the principles might not ultimately apply to every site. The City wants to balance low impact development with supporting urban growth and economic development goals.

Ms. Drews referred to page 4 of the meeting packet for the project principles approved by the City Council.

With regard to minimizing impervious surfaces, Ms. Drews said the City is considering establishing the concept of hard surfaces as an alternative to impervious surfaces. Hard surfaces equate to the maximum impervious surface plus permeable surfaces. The mix of impervious and permeable surfaces cannot exceed the coverage limit currently in place by the City. Should the use of permeable surfacing be deemed technically not feasible, the application may use impervious surfaces up to the maximum hard surface allotment in the current code. Ms. Drews said the DOE provides a checklist for determining technical feasibility.

Ms. Drews said all of the information on the Low Impact Development project is available on the City's web site on the Planning Initiatives page. She highlighted the Land Use Code table that provides general dimensional requirements for maximum lot coverage by structures, maximum impervious surface, and maximum hard surface coverage.

Ms. Drews said the Utilities Department is developing a citywide map indicating the capability of infiltration for specific sites. She noted that the Low Impact Development principles apply only to development and redevelopment.

Ms. Drews said the proposed tree retention approach establishes a hierarchy for selecting locations and trees to retain. It allows the Director of Development Services to require a maintenance assurance device to ensure the health of the trees, which is currently required for landscaping over a five-year period. Ms. Drews said these practices are already in common usage but they are not reflected in the code. The proposal creates a new definition for landmark trees and modifies the definition of significant trees.

Councilmember Kasner observed that it appears it will be easier to remove trees under the proposed code than under the current code. Ms. Drews said the changes are recommended by Development Services staff who work with the tree retention code on a daily basis. The requirements can be modified if they do not achieve tree retention goals.

Ms. Drews said the clustering of development on a site is already in place in the Planned Unit Development (PUD) code. Clustering allows the conservation of on-site natural features and vegetation.

Ms. Drews said the Planning Commission will hold a public hearing on Low Impact Development Principles on September 14. The Planning Commission will subsequently transmit a recommendation to the City Council, which will discuss the proposals in the fall. The principles must be in place by December 31, and a final hearing will be held before the EBCC in December.

Councilmember Kasner questioned whether the City Council could make a decision earlier in the fall, to allow time for the EBCC to take action and avoid the potential need for a special meeting in December. Ms. Drews said a number of City Council discussions on the topic are scheduled for October and November to ensure adequate time for discussion and a timely decision.

Mr. Kasner requested a copy of the Planning Commission's transmittal to the City Council on October 3. Ms. Drews said staff will send copies to the EBCC and it will be available online as well. She encouraged the EBCC to submit comments for the September 14 hearing as well.

Chair Capron opened the courtesy hearing.

Responding to Mr. Lofton, Ms. Drews said there will be no reduction in setback requirements.

Responding to Curt Allred, Ms. Drews said setback requirements will still apply to adjacent properties with structures, even under the allowance for zero lot lines related to the clustering of development.

Michelle Wannamaker described a lot on a steep hill that was grandfathered under King County's regulations and developed as a short plat. She said a portion is classified as a critical area. She expressed concern that individuals from other countries who are purchasing properties might not understand the requirements related to critical areas. She is concerned about a future landslide on or below the site.

Ms. Drews said that, when the Eastgate area was annexed, if a property was already under development, the City enforced the County's requirements. She said the County codes are

relatively strict and address tree retention requirements. If the property owner applies for any changes to the permits, they will be processed under the City's codes.

Ms. Wannamaker questioned whether the City provides education to property owners. She said she has observed the removal of vegetation on certain properties after the City has inspected and approved the development. Ms. Drews said the City provides language interpretation for developers and property owners, customer service at the permit desk, and printed information for the public. Chair Capron said the public may also file complaints with the City's Code Compliance staff.

Mr. Lofton stated his understanding that a 15-foot setback does not mean that the structure must be 15 feet from the property line. His understanding is that the City measures the perimeter and averages the required setback.

Chair Capron said he believed that applies to auxiliary structures, but that the main house must comply with the stated setbacks.

Ms. Drews said setback averaging is used in the Land Use Code. She invited Mr. Lofton to visit the City's land use desk to speak to a planner about specific issues and lots. Ms. Drews said the Low Impact Development Principles only affect the amount of impervious surface on a lot, and the site clustering concept does not change existing regulations.

Councilmember Hummer said the tree canopy was a primary topic with Utilities Department staff during the Bellevue Essentials class. However, she opined that certain development and capital improvement projects have relatively significant impacts to the tree canopy.

Ms. Drews said short plats are required to retain 30 percent of the diameter of the trees. If too many trees are removed, they must be replaced through the City's enforcement action. She noted that there are varying opinions citywide about trees.

Stephanie Walter expressed concern that clustering and zero lot lines will result in increased density. Ms. Drews said the City's PUD regulations have been in place for a long time, and there are several PUDs throughout the city. A development may not exceed the density of the underlying zoning, but flexibility regarding the configuration of the site is provided.

Responding to Barbara Benson, Ms. Drews confirmed that the goal is to cluster development to preserve more open space on lots. Ms. Benson said her initial understanding was that zero lot line meant people would not own property. She realizes now that that is not the meaning. She said the concept allows development up to the lot line on one side. However, an increased setback would be required on another part of the site to compensate for that allowance. This could result in the PUD structures being farther from adjacent properties' structures. Ms. Drews confirmed that understanding. Ms. Benson said she was relieved once that was explained to her in the past.

Chair Capron said the City of Denver allows development to the lot line on one side and a 10-foot setback on the other. This is to facilitate fire and emergency vehicle access to the rear of properties.

Chair Capron closed the courtesy hearing. He observed that Low Impact Development Principles appear to provide good responsible development.

- (b) Public Hearing to consider Ordinance No. 6296 regarding Interim Zoning Controls Prohibiting Medical Marijuana Cooperatives and Marijuana Research Uses

Ms. Drews said the City Council approved Ordinance No. 6296 adopting interim zoning controls prohibiting medical marijuana cooperatives and marijuana research uses, and imposing civil penalties and abatement actions for certain violation of the Medical Cannabis Act. The ordinance is effective for six months while the City Council holds a public hearing and adopts permanent regulations.

Ms. Drews said state law allows medical marijuana cooperatives of up to four individuals who may grow medical marijuana in their homes. However, the City Council voted to prohibit the cooperatives in residential areas. She said medical marijuana is now available in retail stores. The City Council also banned marijuana research uses. No one has requested a research license from the City, and the City Council decided to ban the use until more information is available about the state law and its implementation.

Ms. Drews said state law allows local governments to impose civil penalties and to take abatement actions for violations (e.g., odor or visual impacts, growing more than the allowed number of plants, etc.) of the Medical Cannabis Act. This allows Code Enforcement staff, rather than the Police, to respond to certain complaints.

Chair Capron opened the public hearing.

Chris Arundell said he noticed a home that was sold approximately six months ago in the vicinity of SE 4<sup>th</sup> Street and 158<sup>th</sup> Avenue. He said a tall pole was placed on the property but he has not observed any construction activity. He said there have been a number of cars in the driveway and on the street. He wondered whether the house could be a medical marijuana situation. Ms. Drews confirmed that, if he has any concerns about criminal activity in his neighborhood, he should contact the Bellevue Police Department.

Councilmember Hummer referred everyone to [www.publicstuff.com](http://www.publicstuff.com) as a way to report neighborhood concerns (e.g., graffiti, traffic issues, crime, debris in the right-of-way, etc.). There is also the MyBellevue mobile app for reporting concerns or suggestions.

Chair Capron closed the public hearing.

## 9. **RESOLUTIONS**

- (a) Consideration of Resolution No. 557 regarding City Council Ordinance No. 6296

Councilmember Kasner moved to adopt Resolution No. 557 approving City Council Ordinance No. 6296. Chair Capron seconded the motion, which carried unanimously.

10. **COMMITTEE REPORTS:** None.

11. **UNFINISHED BUSINESS:** None.

12. **NEW BUSINESS**

(a) Potential Future Agenda Items

- Eastgate Land Use Code Amendments

Responding to the Chair, Deputy City Clerk Charmaine Arredondo said the Eastgate Land Use Code amendments are anticipated to go before the City Council in October. The topic will be discussed with the EBCC in November or December. An update on the MyBellevue app will be provided in September.

Responding to Mr. Kasner, Ms. Arredondo said she will request information from staff regarding public art at Lake Hills Village.

Councilmember Kasner requested a budget discussion in September or October.

At 8:05 p.m., Chair Capron declared a short break. The meeting resumed at 8:15 p.m.

Chair Capron introduced the next agenda items providing presentations regarding Puget Sound Energy's Energize Eastside project. There is currently a 115 kV line through the western end of the EBCC area in a utilities corridor shared by the Olympic pipeline. Mr. Capron said the presentations tonight are an opportunity to hear two perspectives regarding the project. However, the Community Council will not discuss the merits of the project, which could follow a 16-block corridor through the EBCC jurisdiction. Mr. Capron said issues include safety, reliability, and other impacts to East Bellevue. However, it is not the EBCC's role to analyze the need for the project, which is regulated by the City Code.

Mr. Capron said the Energize Eastside project is separate from the Lake Hills transmission line project denied by the EBCC and currently in the appeal process with the courts. The oral argument phase is slated for November and a decision is anticipated early next year.

(b) Presentation by Puget Sound Energy regarding Energize Eastside Project

Councilmember Kasner said this is not a quasi-judicial matter. He said this is an opportunity for Puget Sound Energy (PSE) and the Coalition of Eastside Neighborhoods for Sensible Energy (CENSE) to present their perspectives and to provide information that they feel is relevant.

Dan Koch, Director of Electric Operations, Puget Sound Energy, introduced Jens Nedrud, Energize Eastside Project Manager, and Andrew Lightfoot, Transmission Engineer.

Mr. Koch said PSE has been working on the project for approximately three years. PSE's plan has been reflected in the City's Comprehensive Plan since the 1990s. He said he would focus the presentation on the scope of the project in the EBCC area and pipeline safety issues.

Mr. Koch provided a brief overview of the project and described how growth is straining the existing electric transmission system. He said the need for the project has been studied extensively, including during the past four years. He said the Eastside grid was constructed in the early 1960s and has not been upgraded since that time. He said energy conservation is not sufficient to address increased demand.

Mr. Koch said the plan's solutions involve substations, new transmission lines, and continued conservation. The project is needed to meet federal requirements, enacted after the 2003 northeast United States blackout, regarding utility operations and planning. Mr. Koch said PSE studied a number of alternatives including batteries, solar energy, local distributive generation, and additional conservation.

Mr. Koch said that, if a solution is not implemented, the use of corrective action plans to meet federal requirements will increase and become more complex. This makes the electrical system more vulnerable to outages and, potentially, rolling blackouts that could affect up to 133,000 customers to ensure system reliability.

Mr. Koch described the project scope in East Bellevue. The existing utility corridor runs for approximately one mile along the west side of the EBCC area, primarily along the Glendale Country Club. The Energize Eastside project would reduce the number of poles from 42 to 10, enhance the visual impacts of the infrastructure, and increase safety.

Mr. Lightfoot presented project simulations based on the preliminary design model and recent photography. He described the equipment and infrastructure contained in the Energize Eastside project plan. The average pole height through the EBCC corridor is 100 feet. He said electrical transmission lines and the Olympic pipeline have coexisted safely in the same corridor since the 1960s.

Mr. Lightfoot said PSE and the Olympic Pipe Line Company have been working together to develop a project-specific construction plan. PSE will meet or exceed all industry standards including an access plan for every pole location and safety measures (i.e., temporary fencing for work areas, the utilization of steel plates for equipment crossings, the use of third-party pipeline inspectors, and special excavation for activity within a certain distance of the pipeline). The proposed poles will be located farther from the pipeline than the existing poles. PSE's maintenance activities are conducted several times per year and coordinated with the Olympic Pipe Line Company. Mr. Lightfoot said PSE recently replaced four poles in the Newcastle area, in coordination with Olympic, to accommodate a new apartment development. The pipeline company performs routine inspections and monitors the pipeline's operations 24 hours per day.

Mr. Nedrud recalled that the Energize Eastside project was launched in 2013. PSE spent 2014 working with the community to develop route alternatives. The environmental review process is underway, and PSE anticipates submitting formal permit applications next year. The environmental impact statement (EIS) review process is led by the City of Bellevue in

partnership with Kirkland, Newcastle, Redmond, and Renton. The EIS process has been completed in two phases: 1) programmatic review of the alternative, and 2) further analysis of the preferred alternative. There will be a 45-day comment period when the Phase 2 Draft EIS is released, and the final EIS report will be based on both phases.

Mr. Koch said safety is PSE's top priority, and the preferred alternative is to use the existing infrastructure corridor. He reiterated that the alignment travels through approximately one mile of the EBCC area, reduces the number of poles from 42 to 10, and places the infrastructure farther from the pipeline. He encouraged the public to engage in the EIS comment process.

Responding to Chair Capron, Mr. Koch said the electric power infrastructure has been in the utility corridor since the 1930s, before the pipeline was added. Mr. Koch said PSE augers the holes and inserts the poles to the required depth. Mr. Lightfoot said PSE will install more structural loading when necessary.

Chair Capron questioned whether the pipeline meets current industry safety standards. Mr. Koch said yes and explained that pipelines are regulated by the federal government. PSE has hired a national expert to review the project design and to address issues related to collocating the two types of infrastructure.

Responding to Councilmember Kasner, Mr. Nedrud described the placement of the 10 poles compared to the current 42 poles using the graphic simulation. In further response, Mr. Nedrud said the poles are taller and therefore might be visible to more houses in certain locations.

Responding to Councilmember Kasner, Mr. Capron said he does not believe the new poles will be visible from his home. Mr. Capron observed that most residents who currently see four poles and wires will see one pole with the new project. However, houses at higher elevations might see a pole and wires that are not currently visible.

Responding to Alice Fong, Mr. Koch said the poles currently under consideration are made of steel that is treated to blend in with the environment. However, additional options exist to improve the appearance (e.g., artistic elements).

Responding to Stephanie Walter, Mr. Nedrud said PSE has identified approximately 90 trees to be removed along the East Bellevue corridor, which includes trees as small as an inch in diameter. He said vegetation standards change when going from 115 kV lines to 230 kV lines.

Responding to Don Boettiger, Mr. Lightfoot said the average height from the ground to the wires at pole locations is 55 feet.

Don Marsh said it is encouraging to see PSE's analysis of safety issues. Responding to Mr. Marsh, Mr. Nedrud said the safety report will be completed in early fall.

Warren Halverson said he appreciated the information. He said the EIS process has been confusing and lengthy. Responding to Mr. Halverson, Mr. Koch said PSE has announced its preferred route (Willow 2), which is the project it would like to construct. However, PSE must have alternatives available should unforeseen obstacles arise.

Sue Stronk, a Newcastle resident, questioned the minimum distance between electrical wires and homes. Mr. Lightfoot said the Energize Eastside project reflects a 21-foot clearance, which could be reduced to 15 feet during high winds because the wires allow six feet of movement.

Norm Hansen said the preferred alignment travels through 1.2 miles of the EBCC area. He opined that the best practice nationally, from a reliability standpoint, is to place electrical infrastructure underground. He questioned the cost to underground 1.2 miles of infrastructure. Chair Capron said that analysis has been completed and the cost is extremely high.

Mr. Nedrud said the industry standard for distribution lines connecting to homes is underground installation because the cost is comparable to aerial distribution lines. However, only one half of one percent of new 230 kV transmission lines are placed underground across the entire country. The cost comparison is roughly \$5 million per mile for an aerial transmission line versus \$25 million to \$30 million per mile for underground placement. Mr. Koch said underground outages are more complicated and take much longer to repair.

Responding to Councilmember Kasner, Mr. Koch said the one half of one percent figure refers to new transmission lines where there is not an existing utility corridor. In those cases, the comparison of aerial versus underground costs is different than when an existing corridor is available.

Chair Capron thanked PSE staff for the presentation and discussion.

- (c) Presentation by the Coalition of Eastside Neighborhoods for Sensible Energy (CENSE) regarding Energize Eastside Project

Don Marsh, President of the Coalition of Eastside Neighborhoods for Sensible Energy (CENSE), said he will focus on safety, reliability and aesthetic impacts of the Energize Eastside project. However, he noted that more information is provided on CENSE's posters at the back of the room, and he would be happy to talk to individuals following the meeting. Mr. Marsh referred to Councilmember Hummer's comments earlier in the meeting that PSE was not accurate in saying it had not upgraded the electrical system since the 1960s. Mr. Marsh said PSE added three transmission lines through Bellevue over the past 20 years, which increased electrical capacity by 150 percent.

Mr. Marsh thanked the EBCC for providing this opportunity for a presentation. He said a growing movement of Eastside residents are not convinced that PSE's plan for a huge transmission line is the only way to address energy needs. Mr. Marsh said there are better ways to proceed with a decision that will have a significant impact on the livability, safety, and economy of Eastside cities.

Mr. Marsh said CENSE is a group of volunteers who have been working hard to analyze the Energize Eastside project for more than two years. He said PSE's project extends 18 miles through 29 Eastside neighborhoods and places 230 kV electric power lines in close proximity to the two aging pipelines that deliver millions of gallons of jet fuel to SeaTac Airport. The project will remove or modify 8,000 mature trees along the route according to PSE.

Mr. Marsh said the preferred alignment will have a significant impact on East Bellevue, with 86 homes, four apartment buildings, and the Glendale Country Club within 500 feet of the line. He said it is important to consider the safety hazards related to the construction of the Energize Eastside project in close proximity to the pipeline.

Mr. Marsh said CENSE and PSE agree that safety is a top priority. He said there are three kinds of risks to be addressed when collocating pipelines and transmission lines: 1) construction risk, 2) corrosion risk, and 3) arcing risk. He said these are described in a recent study titled: Criteria for Pipelines Co-existing With Electric Power Lines. He said the report is readily available online, and a link is provided in CENSE's report on safety which can be found through a Google search for "CENSE safety first."

Mr. Marsh said a construction accident caused a pipeline explosion near Bellingham in 1999 that resulted in fatalities. The pipeline had been damaged a few years earlier, and the Olympic Pipe Line company completed a repair that subsequently failed. Mr. Marsh said PSE has stated that it will take extraordinary precautions to prevent such a scenario from happening in Bellevue. However, despite their best efforts, the construction will not be without risk. He said CENSE is concerned about the excavation of deep holes near the pipelines and the movement of heavy machinery on top of the pipelines. Even if construction does not cause an immediate problem, the activity could weaken joints or welds in the pipelines that could contribute to future failures.

Mr. Marsh expressed concern about the potential adverse impact of introducing electric current next to the pipelines. He said the current accelerates the corrosion of the pipelines. He said the above-referenced study indicates that a new pipeline was pierced by corrosion within a few months of colocation. He said the report addresses factors that affect the risk of corrosion including distance, management of the electric current, and the length of the transmission line corridor. He observed that PSE's project reflects significant risks based on the criteria.

Mr. Marsh expressed concern about the flammability of the pipelines. He recalled that one of PSE's transmission lines fell in the Bridle Trails neighborhood a few years ago, and electricity arced through the pipeline. The damage was deemed severe enough to warrant the closure of the pipeline while the section was replaced. Mr. Marsh said PSE's new line would carry five times more power, increasing the potential for a pipeline breach before electricity could be disconnected.

Mr. Marsh said he was told that, in the case of a fire, the Bellevue Fire Department would handle evacuations and the fire would be fought by the BP/pipeline emergency response personnel. Mr. Marsh suggested there would be a 30-minute delay to obtain the chemical necessary for fighting the fire from SeaTac Airport.

Mr. Marsh said PSE is addressing safety issues identified in the report noted above. However, CENSE would like to see an expert consultant address better ways to meet the region's energy needs. He asked Councilmembers to carefully weigh the costs and benefits of the Energize Eastside project for the residents of East Bellevue. He expressed concern about construction impacts, loss of trees, the height of the new power poles, and the impact on property values.

Mr. Marsh said PSE's project will provide no benefits to East Bellevue. He said PSE's data indicates that the likelihood of outages is low. However, PSE states it must meet federal reliability standards. Mr. Marsh said PSE is significantly exceeding the federal reliability criteria. He said the assumptions many years ago that formed the basis for the Energize Eastside project have changed. Mr. Marsh said conservation has resulted in a decrease in energy usage over the past several years. He encouraged investments in smart technology and smart energy policies.

Chair Capron reiterated that the role of the EBCC and the City is to process the permit applications submitted for the project, and not to design the project or to propose alternatives.

Alvin Lofton observed that both presentations contain theoretical assertions about safety and danger without clear data supporting either side. He questioned whether there have been comparable projects. Mr. Marsh said he did not know of a comparable project in terms of the extent of the infrastructure, although there are pipelines near power lines in other areas.

Responding to the audience, Mr. Marsh said he was told by PSE staff that the current electrical system is rated up to 1,000 amps. The new system could carry up to 1,500 amps at peak capacity.

Mr. Nedrud said the electrical current actually decreases when voltage increases. The 230 kV line will reduce the current compared to a 115 kV line.

Mr. Marsh noted his understanding that it is possible electrical current could increase at certain peak times, even with higher voltage lines. He said CENSE requested critical infrastructure information from PSE four times, and the requests were denied. He said that critical infrastructure information on PSE obtained from the federal government indicates that energy demand is not growing at the rate reported to the public by PSE.

Warren Halverson said it would be important to show visual representations of the poles in terms of how many people will be impacted. He suggested that the visual impacts should be analyzed in greater detail and from different angles.

Chair Capron noted that this project will become a quasi-judicial matter when PSE files its permit applications. At that point, the EBCC will not be able to discuss the project. Mr. Capron said the EBCC has been cautioned by the City Attorney to not formulate opinions in favor or opposed to the project at this time.

Mr. Capron thanked everyone for their participation.

13. **CONTINUED COMMUNICATIONS:** None.

14. **EXECUTIVE SESSION:** None.

15. **APPROVAL OF MINUTES**

(a) Summary Regular Meeting Minutes of June 7, 2016

Councilmember Gooding moved to approve the minutes of the June 7, 2016 Regular Meeting, and Councilmember Hummer seconded the motion. The motion carried unanimously.

16. **ADJOURNMENT**

At 9:37 p.m., Chair Capron declared the meeting adjourned.

Charmaine Arredondo  
Deputy City Clerk

/kaw