

CITY OF LYNDEN

EXECUTIVE SUMMARY



Meeting Date:	September 19, 2022	
Name of Agenda Item:	Puget Sound Energy Conditional Use Permit 22-01, Variances 22-02 and 22-03	
Section of Agenda:	New Business	
Department:	Planning Department	
Council Committee Review:	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
	Legal Review: <input type="checkbox"/> Yes - Reviewed <input type="checkbox"/> No - Not Reviewed <input checked="" type="checkbox"/> Review Not Required	
Attachments:		
Draft City Council Findings of Fact, Planning Commission Resolution 22-03, August 18, 2022 Final Technical Review Report, CUP 22-01 and Variance 22-02 and 22-03 Application Narrative, Site Plan, and Landscape Plan		
Summary Statement:		
<p>The Planning Commission considered a Conditional Use Permit (CUP) application and two corresponding variance requests at a public hearing on August 25th for Puget Sound Energy (PSE) who was represented by Emily Hagin and the PSE design team.</p> <p>A CUP is required as PSE is proposing to expand an electrical substation within a RM-3 residential zone into the vacant lot immediate west of the existing substation located at 131 E. Front Street. PSE was previously granted a Conditional Use Permit in 1999 which was considered during the review of these applications. The variance requests relate to design considerations specific to an electrical substation. This includes a request for greater fence (wall) heights than typically allowed in order to properly secure the site, and a request to allow structures within the front setback in order to efficiently use the allotted space.</p> <p>The update to the sub-station will result in greater capacity and more resilient electrical infrastructure. It will also provide additional enclosure of electrical infrastructure inside of the enclosure and an overall reduction in equipment height. Staff worked closely with PSE representatives regarding the impact of this project as it is closely located to residences and adjacent to a frequently used sidewalk. The result is a replacement of the entire substation enclosure to more attractive materials, an updated landscape for the entire site, and access points designed to prevent the encroachment of vehicles onto the sidewalk.</p> <p>The Technical Review Committee and the Planning Commission recommend approval of the CUP 22-01 and Variances 22-02 and 22-03 with specific conditions that have been detailed in the attached draft findings of fact.</p>		
Recommended Action:		
Motion to approve with specific conditions, and authorize the Mayor's signature on the Findings of Fact, for Conditional Use Permit 22-01, Variance 22-02 and 22-03 regarding the expansion of the Puget Sound Energy Substation located at 131 East Front Street.		