

CITY OF LYNDEN



HEARINGS EXAMINER TITLE 19 VARIANCE APPROVAL PROCESS

City of Lynden use only:

VAR # 22-03 Staff Initials: _____

Property Owner

Name: Puget Sound Energy

Address: 131 E. Front Street Lynden, WA 98264

Telephone Number: 360-319-6424 E-mail Address: emily.hagin@pse.com

Applicant (Agent, Land Surveyor or Engineer)

Name: Emily Hagin (Puget Sound Energy)

Address: 1110 Kentucky Street Bellingham, WA 98229

Telephone Number: 360-319-3424 E-mail Address: emily.hagin@pse.com

Who is the primary contact for this project? This person will receive all official correspondence for the project. Property owner ☐ Applicant ☒

Property Information

Project Location (street address / block range): 131 E. Front Street Lynden, WA 98264

Variance Request:

Section of the Municipal Code to be varied:

LMC 19.22.04B - Accessory Structure Setbacks

Identify Desired Result: PSE is requesting accessory substation structures be placed within 20 ft. front setback to meet substation design and safety clearances.

☒ **Criteria must be attached (19.47.110)**

By signing this application, I certify that all the information submitted is true and correct. I also understand that no final approval will be issued until all final review costs are paid in full.

Submitted By: Emily E. Hagin Date: 5/20/22

Property owner signature: _____ Date: _____

Property owner printed name: Emily Hagin Date: 5/20/22

RECEIVED

400.00

CITY OF LYNDEN



CRITICAL AREAS CHECKLIST VARIANCE APPROVAL PROCESS

Section: 20 Township: T40N Range: R03E Parcel Number: 4003204443980000

Site Address: 131 E. Front Street Lynden, WA 98264

Proposed Uses: Upgrade and expand existing PSE Lynden Substation

Please answer the following questions concerning Critical Area indicators *located on or within 200-feet of the project area*:

- a. Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject area? (If yes, please attach a list of document titles).
☐ Yes ☒ No ☐ Unknown
- b. Are there any surface waters (including year-round and seasonal streams, lakes, ponds, swamps)?
☐ Yes ☒ No ☐ Unknown
- c. Is there vegetation that is associated with wetlands?
☐ Yes ☒ No ☐ Unknown
- d. Have any wetlands been identified?
☐ Yes ☒ No ☐ Unknown
- e. Are there areas where the ground is consistently inundated or saturated with water?
☐ Yes ☒ No ☐ Unknown
- f. Are there any State or Federally listed sensitive, endangered, or threatened species and habitats?
☐ Yes ☒ No ☐ Unknown
- g. Are there slopes of 15% or greater?
☐ Yes ☒ No ☐ Unknown
- h. Is the project located within a Flood Hazard Zone?
☐ Yes ☒ No ☐ Unknown
- i. Do you know of any landslide hazard areas?
☐ Yes ☒ No ☐ Unknown

I grant permission to the field inspector to enter the building site to determine the presence or absence of critical areas.

I understand that if the information on this form is later determined to be incorrect, the project or activity may be subject to conditions or denial as necessary to meet the requirements of Chapter 16.16 of the Lynden Critical Areas Ordinance.

Applicant's Signature

Date

LEGAL DESCRIPTION OF PROPERTY (includes Gap area and 6 PSE parcels)

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 1 HAWLEY AND LAWRENCES ADDITION TO LYNDEN AS FILED IN VOLUME 1 OF PLATS, PAGE 46, RECORDS OF WHATCOM COUNTY, WASHINGTON;

THENCE SOUTH 66°34'31" WEST ALONG THE NORTHWESTERLY RIGHT OF WAY MARGIN OF FRONT STREET A DISTANCE OF 70.00 FEET;

THENCE NORTH 22°22'34" WEST A DISTANCE OF 140.00 FEET TO THE SOUTHEASTERLY MARGIN OF AN UNNAMED ALLEY BETWEEN FRONT AND GROVER STREETS;

THENCE NORTH 66°34'31" EAST ALONG SAID SOUTHWESTERLY MARGIN A DISTANCE OF 70.00 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITORS FILE NO. 1529480, RECORDS OF SAID COUNTY;

THENCE NORTH 22°27'21" WEST ALONG THE WESTERLY LINE OF A PORTION OF A VACATED ALLEY AS DESCRIBED IN CITY OF LYNDEN VACATION ORDINANCE NO. 1102, A DISTANCE OF 20.00 FEET;

THENCE NORTH 66°34'31" EAST ALONG THE NORTHERLY LINE OF SAID VACATED ALLEY A DISTANCE OF 72.49 FEET TO THE WEST LINE OF SAID BLOCK 1;

THENCE NORTH 01°39'49" EAST ALONG SAID WEST LINE OF BLOCK 1, A DISTANCE OF 22.08 FEET;

THENCE NORTH 66°34'31" EAST ALONG A LINE 162 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF GROVER STREET, A DISTANCE OF 125.22 FEET;

THENCE SOUTH 23°25'56" EAST ALONG A LINE 25 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF LOT 3 OF SAID BLOCK 1, A DISTANCE OF 81.41 FEET TO SAID NORTHWESTERLY RIGHT OF WAY MARGIN;

THENCE SOUTH 41°25'46" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY MARGIN A DISTANCE OF 231.96 FEET TO THE POINT OF BEGINNING.

Hearing Examiner Variance Application Criteria per 19.47.110 -

A. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property on behalf of which the application is located.

The proposed substation expansion upgrade is located within RM-3 zoning (residential multi-family). Substations are a conditional use within this zoning jurisdiction and it is an existing use. It is not overreaching any of the use limitations permitted within this zoning. PSE owns the adjacent property the substation footprint will expand.

The project serves to benefit the community of Lynden, as it will address a number of aging infrastructure, reliability and future capacity issues. Expansion of the substation footprint will allow PSE to do the necessary upgrades to increase reliability for customers served by the substation and accommodate for future load growth in the area.

B. That such variance is necessary, because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property, to provide it with rights and privileges permitted to other properties in the vicinity and zone in which the subject property is located.

Design clearances, vehicle drive path and safety are the key reasons why structures need to be located within the 20ft front setback for the proposed substation expansion. PSE has identified five areas that influenced design and placement of equipment within the 20ft front setback.

Area 1 (Clearance) – PSE is required to maintain clearances between the fence and the nearest energized equipment (in this case the energized bus on the standalone structure). Therefore, the structures near Area 1 cannot shift further north. This limitation affects the amount of driving and working space PSE will have below in Area 2 and Area 3.

Area 2 (Clearance) – In order to remove the breaker near Area 2, workspace and work clearances must be maintained. There are three factors affecting the location of the Capacitor Banks:

- Swinging Entrance Gate to the West
- MPAC to the East
- Breaker to the North

The proposed capacitor banks location closer to the solid fence has the least effect on the three factors listed above. In addition, the capacitor bank is approximately 8ft tall and will not be visible from the street.

Area 3 (Drive Path) – Approximately 20ft has been dedicated to ensure a drive path between the surrounding structures. Moving the control house outside of the 20ft setback would eliminate the drive path near Area 3 needed for routine operations and maintenance as well as emergency repair.

Area 4 (Drive Path) – Approximately 17ft has been dedicated to ensure a drive path between the surrounding structures. Moving the Metalclad Switchgear outside of the 20ft setback will completely

block access to the equipment near Area 5 and any equipment in the northern direction of Area 5. Access to Area 5 is critical for regular operations and maintenance as well as emergency repair.

Area 5 (Safety) – Metalclad switchgear must be located at least 25ft away from each transformer. Transformers are oil-filled equipment. Moving the Metalclad Switchgear outside of the 20ft front setback will in turn encroach on the desired 25ft buffer and increase the risk of potential fires.

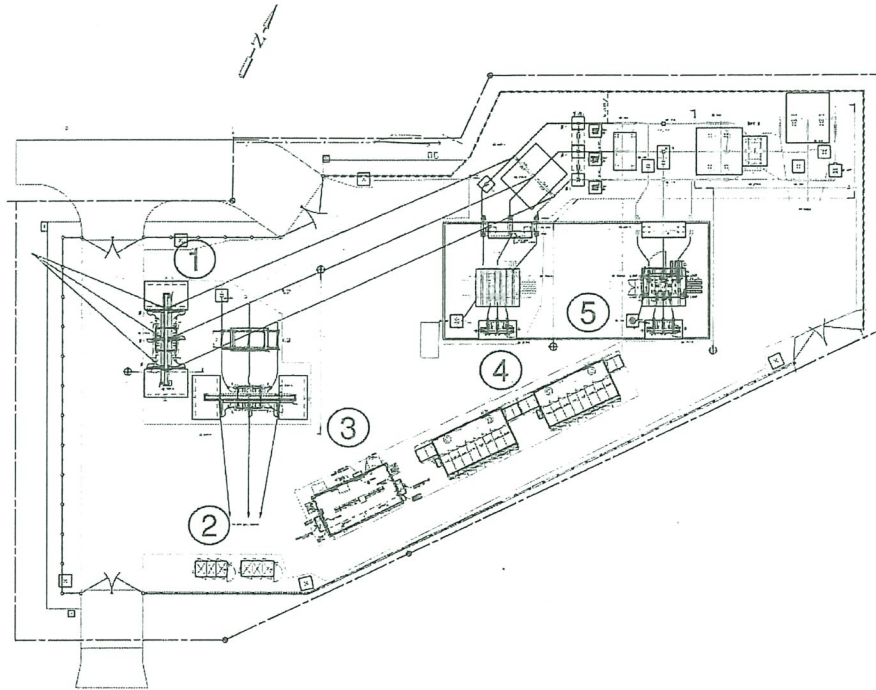


Figure 1: Identified Substation Areas that need to meet electrical space and design criteria.

C. That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is located.

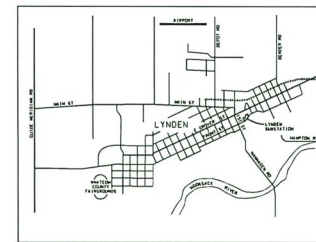
The proposed substation expansion upgrade will not be injurious to the property or improvements in the vicinity and zone. The upgrades actually reduce the risk of being injurious by replacing end of life equipment to increase safety and reliability to the surrounding vicinity. The site will be secured with fencing and landscaping to keep it isolated from the public and only accessible to authorized substation personnel.



PUGET
SOUND
ENERGY

LYNDEN 115kV SUBSTATION

SECTION 20, TOWNSHIP 40 NORTH, RANGE 3 EAST, W.M.
CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON



VICINITY MAP
NO SCALE

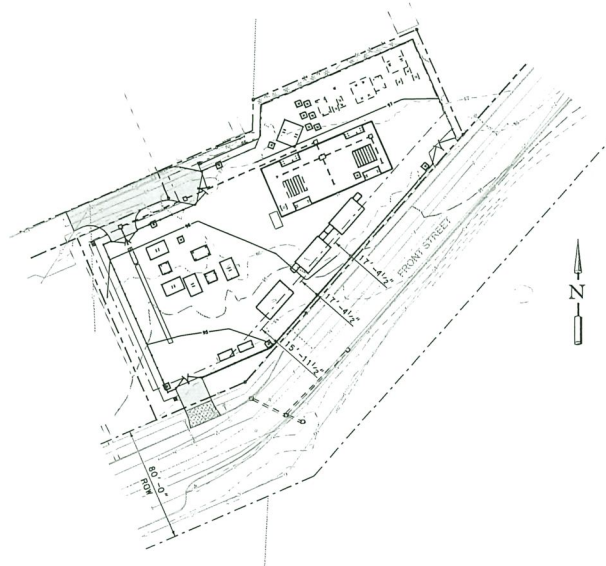
SURVEY NOTES:

- PURPOSE OF THIS SURVEY:** THIS SURVEY WAS PERFORMED DURING DECEMBER, 2018 IN SUPPORT OF A PUGET SOUND ENERGY SUBSTATION AND TRANSMISSION DESIGN PROJECT AND IS INTENDED TO BE USED FOR THIS PURPOSE. SPECIFIC INFORMATION SHOWN HEREON SHOULD BE VERIFIED AS TO ITS ACCURACY IF THIS SURVEY IS TO BE USED FOR PURPOSES OTHER THAN THAT IT WAS INTENDED FOR.
- BASIS OF BEARING:** WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD-83/11.
- VERTICAL DATUM:** NAVD-88
NOTE: NAVD 88 = NAVD 83 MINUS 3.5'. SOURCE = CORPSCON FOR WINDOWS CONVERSION SOFTWARE VER 6.0.1
- TREES:** TREE SURVEY HAS NOT BEEN CONDUCTED. TREES SHOWN HEREON DO NOT COMPRISE ALL TREES WITHIN PROJECT LIMITS.
- METHODOLOGY:** FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A LEICA M550 TOTAL STATION AND A LEICA CS14 GPS RECEIVER. THIS SURVEY COMPLES WITH THE MINIMUM REQUIRED "ERROR OF CLOSURE" OF 1:10,000 FOR WASHINGTON STATE PLANE COORDINATES AS SET FORTH PER W.A.C. 332-130-090 (AND POSITIONAL TOLERANCE LEVELS OF LESS THAN 0.01 METERS).
- PROPERTY LINES:** PROPERTY LINES SHOWN HEREON ARE BASED ON RECENTLY AVAILABLE PLATS/SURVEYS/RIGHT OF WAY PLANS/PIERCE COUNTY ASSESSOR INFORMATION/GIS DATA. AS NOTED HEREON, SPECIFIC PROPERTY LINES HAVE BEEN VERIFIED TO A HIGHER LEVEL OF ACCURACY TO BE USED FOR DETERMINING EXACT LOCATION OF FEATURES IN THOSE AREAS.
- ENCUMBRANCES:** EASEMENTS AND RESTRICTIONS OF RECORD SHOWN HEREON PER DOCUMENTS PROVIDED BY CLIENT. NO FURTHER SEARCH INTO PUBLIC RECORDS WAS REQUESTED OR PERFORMED. ACCORDINGLY, NO GUARANTEE IS MADE THAT ALL ENCUMBRANCES THAT MAY EXIST ON SITE ARE SHOWN.
- UNDERGROUND UTILITIES:** SHOWN REPRESENT FIELD SURVEYED PAINT MARKS AS PLACED ON THE GROUND BY A UTILITY LOCATE SERVICE TOGETHER WITH AVAILABLE UTILITY AS-BUILT AND REFERENCE DRAWINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED OR THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION. THE UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
- CONTIGUOUS INTERVAL:** 1 FOOT
- SUBSURFACE CONDITIONS:** WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
- SENSITIVE AREAS:** WETLANDS FOR THE ENTIRE PSE SUBSTATION PROJECT WERE DELINEATED (INCLUDING UPDATES TO PREVIOUS DELINEATIONS) AND BUFFER WIDTHS WERE PROVIDED BY ENCO ENVIRONMENTAL CORPORATION. THE DELINEATION FOR WETLANDS A, B, & C ON PARCEL NUMBER 081864800 WERE PERFORMED IN OCTOBER 2015 AND THESE 3 WETLANDS EDGES WERE RE-CONFIRMED IN THE FIELD ON SEPTEMBER 7, 2017 AND APRIL 11/12, 2019. THE DELINEATION FOR WETLAND D WAS PERFORMED ON APRIL 11-12, 2019.
- UNDERGROUND UTILITIES:** MUST BE CALLED NOT LESS THAN 48 HOURS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN NEARLY SUBSTANTIAL REPAIR COSTS, UP TO THREE TIMES THE COST OF REPAIRS TO THE SERVICE.

LEGAL DESCRIPTION:

PARCEL NO. 1
A TRACT OF LAND, SITUATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., DESCRIBED AS FOLLOWS: TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 1, HAWLEY AND LAWRENCE'S ADDITION TO LYNDEN, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 46, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE WESTERLY ALONG THE NORTHERLY LINE OF FRONT STREET TO FEET; THENCE NORTHERLY AT RIGHT ANGLES TO FRONT STREET 140 FEET; THENCE EASTERLY PARALLEL TO FRONT STREET TO FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO FRONT STREET 140 FEET TO POINT OF BEGINNING, LESS ROADS.

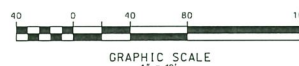
SITUATE IN WHATCOM COUNTY, WASHINGTON
SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.



SITE INFORMATION:

PROPERTY OWNER: PUGET SOUND ENERGY
PARCEL NO: 1
ADDRESS: 127 E FRONT ST.
LYNDEN, WA 98264
ZONING: GC (GENERAL COMMERCIAL)

SITE PLAN



GRAPHIC SCALE
1" = 40'

PSE ENGINEERING CONTACTS 355 110TH AVE NE, BELLEVUE WA, 98004			
GROUP	NAME	PHONE	EMAIL
PROJECT MANAGEMENT	HECTOR GONZALEZ	425-396-3709	hector.gonzalez@pse.com
ELECTRICAL	SERGEY RUSSU	425-396-3839	sergey.russu@pse.com
CIVIL	JASON HENRY	425-396-3784	jason.henry@pse.com
CONSTRUCTION MANAGEMENT	CODY SPENCE	425-466-8946	cody.spence@pse.com
PERMITTING	EMILY HAGIN	360-647-6506	emil.ly.hagin@pse.com

LEGEND

---	PROPERTY LINE	---	EXISTING MAJOR CONTOUR
---	EXISTING SUBSTATION CHAIN LINK FENCE	---	EXISTING MINOR CONTOUR
---	PROPOSED SUBSTATION CHAIN LINK FENCE	---	PROPOSED CONTOUR
---	EXISTING CONCRETE PANEL FENCE	---	VEGETATION/TREE LINE
---	PROPOSED CONCRETE PANEL FENCE	---	WATER LINE
---	PROPOSED NON-CONDUCTIVE FENCE	---	SANITARY SEWER LINE
---	BUILDING SET BACK LINE	---	DIVID TELEPHONE LINE
---	EXISTING FOUNDATION	---	NATURAL GAS LINE
---	PROPOSED FOUNDATION	---	WATER METER
---	POWER POLE AND GUY WIRE	---	WATER METER
---	CATCH BASIN	---	INTERVAL CONTROL VALVE
---	STORM PIPE	---	FIRE HYDRANT
---	VAULT	---	SIGN

DRAWING LIST:

DRAWING NO.	SHEET NO.	TITLE
D-21030	1	SITE PLAN AND GENERAL NOTES
D-21031	2	ALTA/NSPS SURVEY
D-21032	1	TEMPORARY EROSION/SEDIMENT CONTROL PLAN
D-21033	1	TEMPORARY EROSION/SEDIMENT CONTROL DETAILS
D-21033	1	GRADING AND FENCING PLAN
D-21034	1	GRADING AND FENCING SECTIONS AND DETAILS
D-21034	2	DRAINAGE PLAN
D-21035	1	DRAINAGE DETAILS
D-21035	1	TOPOGRAPHIC SURVEY
D-21036	1	FOUNDATION PLAN
D-21036	1	STRUCTURAL PLAN

60% DESIGN
NOT FOR CONSTRUCTION

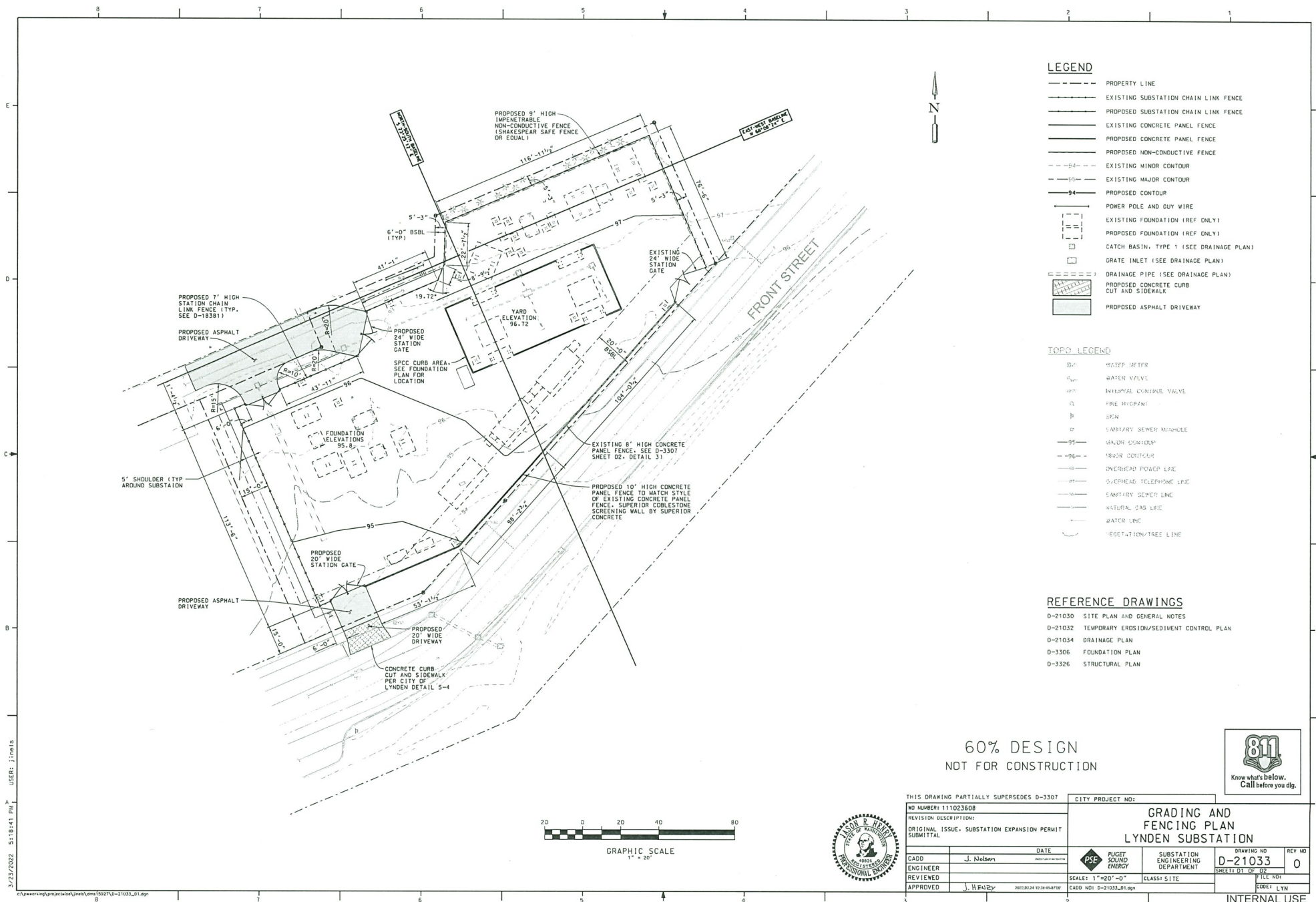


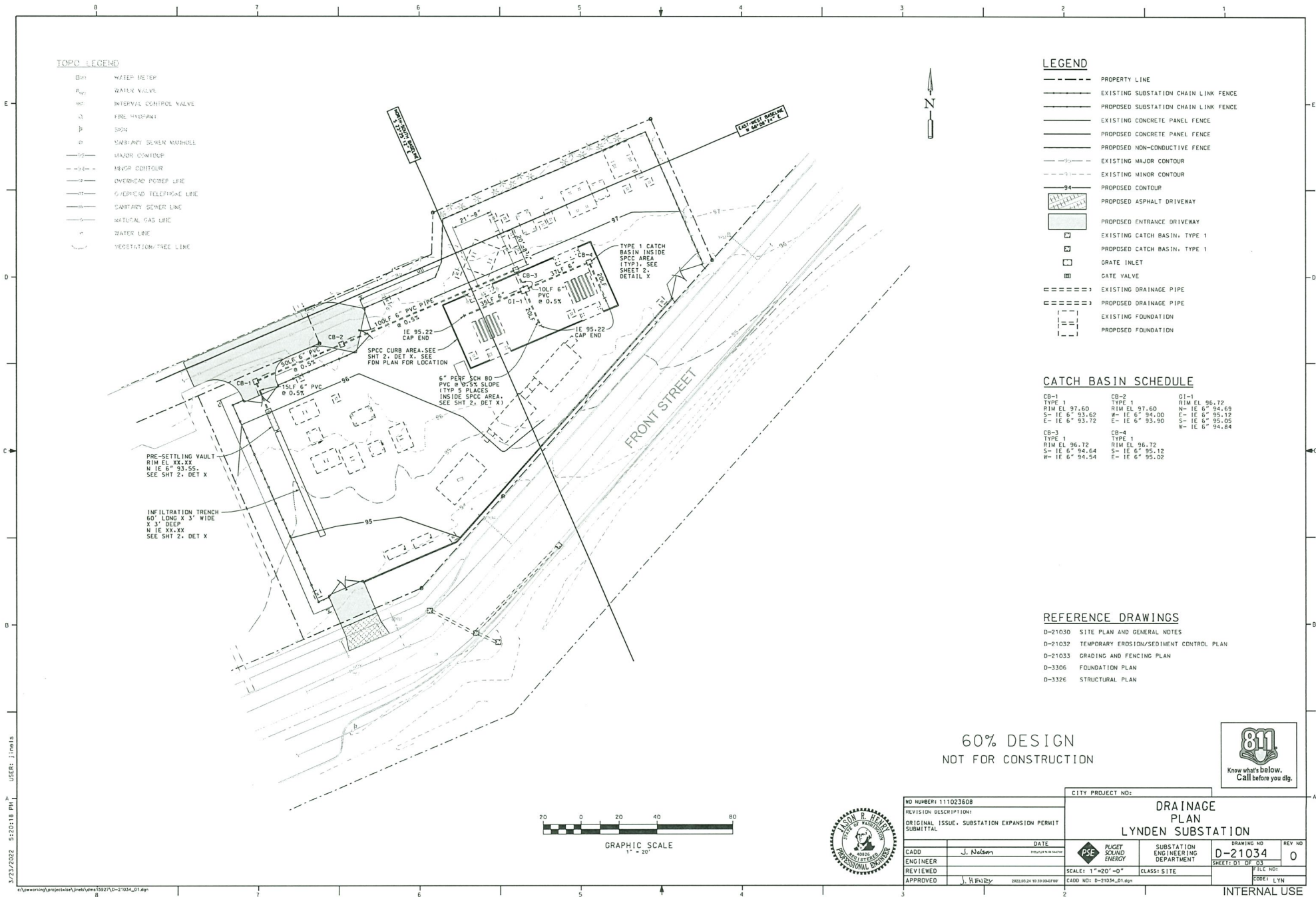
NO NUMBER: 111023608	
REVISION DESCRIPTION:	
ORIGINAL ISSUE: SUBSTATION REBUILD PERMIT SUBMITTAL	
CADD	J. Nelson
ENGINEER	J. Nelson
REVIEWED	J. Henry
APPROVED	J. Henry

CITY PROJECT NO:		SITE PLAN AND GENERAL NOTES LYNDEN SUBSTATION	
PSE	PUGET SOUND ENERGY	SUBSTATION ENGINEERING DEPARTMENT	DRAWING NO: 111023608
SCALE: 1"=40'-0"	CLASS: SITE	SHEET: 01 OF 01	REV NO: 0
CADD NO: D-21035_01.dgn		FILE NO: CORET LYN	



INTERNAL USE





PSE Lynden Substation Expansion Upgrade – Proposed Fencing

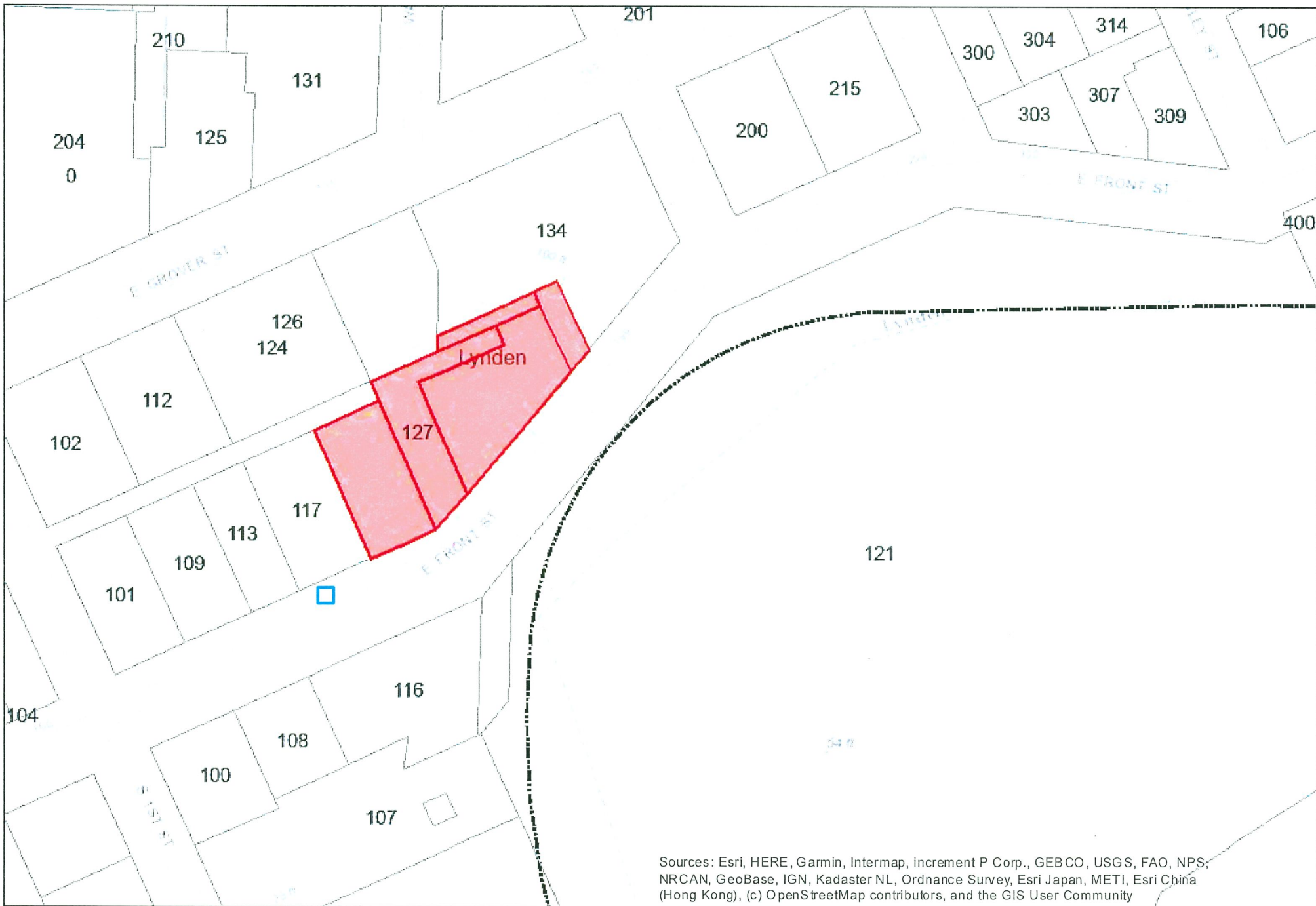


Figure 1: Proposed E. Front Fencing - Continuation of Existing Concrete Panel Fencing



Figure 2: Proposed 9 ft. Non-conductive solid fencing and 7 ft. chain-link fencing with barbwire on top





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

