

SECTION 9: INTRODUCTION

Zoning and Land Use Impacts

The documents in this section report the most obvious ways in which PSE's proposed Talbot Hill/Lakeside Transmission Line Project conflicts with the land use policies, land use codes and franchise agreements of the cities involved. Analyses focus on type of land-use parcels directly adjacent to the transmission corridor or within 100 or 500 feet of the corridor.

The first paper analyzes the parcel types adjacent or near the transmission corridor, the impact of the proposed powerline on the intended character of residential neighborhoods, as well as the financial impacts that would be borne by property owners.

The second paper identifies present land use of parcels (using parcel PRESENTUSE code from the King County GIS Center). These tabulations show the predominant land use near the transmission corridor is residential.

The final paper tallies the number of feet of public right-of-way crossed by the proposed transmission line and discusses the appropriateness of the transmission line's impact on public land.

Table of Contents

9.1 Regulations Related to Transmission Lines
Karen Esayan, Deron Ferguson, CENSE

9.2 Project Impacts on Residential Parcels
Karen Esayan, Deron Ferguson, CENSE

9.3 Project Impacts on Public Right of Ways
Karen Esayan, Deron Ferguson, CENSE