



"Citizens, business and local government,
a community commitment to our future."

May 5, 2015

Mr. Kyle Lublin
Entitlements Analyst
DR Horton
12910 Totem Lake Blvd NE, #220
Kirkland, WA 98024

Re: *Utility Underground Deviation Request*
— *Vinterra PPA12003/SEP12036/SDL14001*

Dear Kyle:

This come in response to your request dated March 3, 2015 to deviate from some of the requirements in *WMC 15.39 Utility Requirements*. This Deviation request specifically asked for fire hydrants, transformers, telephone pedestals, cable pedestals, and requisite utility meters serving individual residences to be placed above ground within the Vinterra subdivision. The City will approve a deviation that allows only the following utilities to be placed above ground within the Vinterra subdivision that will be visible from an existing or future public road.

Approved for Above Ground Installation:

- Fire hydrants
- Gas meters installed on the side of houses
- Electrical meters installed on the side of houses

All other utilities will need to be installed in compliance with *WMC 15.39* that was in place at the time of complete application for the Vinterra subdivision. If you have any questions, please contact me at 425.877.2291. Thank you.

Sincerely,

Thomas E. Hansen, P.E.
Public Works Director

cc: *File copy*



12910 Totem Lake Blvd. NE, Suite 220, Kirkland, WA 98034 • Phone 425-821-3400 •

March 3, 2015

Mr. Dave Kuhl
Development Services Director
City of Woodinville
17301 – 133rd Avenue NE
Woodinville, WA 98072

RE: Utility Undergrounding Deviation Request
Vinterra Preliminary Plat (PPA 12003/SEP 12036)

Mr. Kuhl,

DR Horton requests a deviation to WMC 15.39.010 to allow the fire hydrants, transformers, telephone and cable pedestals, and requisite utility meters serving individual residences to be placed above ground within the Vinterra subdivision. In accordance with WMC 15.39.101(4), we are requesting this deviation based on: (a) conflicts with regulations and requirements applicable to this infrastructure, (b) the recommendations of the serving utilities and (c) keeping these utilities above ground is in the best interest of the public health, safety and welfare. Requiring undergrounding of the above stated utilities conflicts with the International Fire Code, is contrary to the recommendation of Puget Sound Energy, which states that it “does not recommend the installation of total underground transformers” (see letter dated December 3, 2014 attached) and unnecessarily increases risks to citizens of Woodinville and their property.

In the Staff Report to the Planning Commission dated February 18, 2015, the Development Services Director acknowledged that although Woodinville Code requires undergrounding of all utilities “... certain utility apparatuses, such as fire hydrants, ... cannot be placed underground.”

Likewise, PSE has indicated that

“... total underground transformers are more costly, generally have a shorter life, are less reliable, cannot be overloaded, require longer time to replace, and upon failure often results in spillage of oil requiring an environmental cleanup at considerable additional costs.” See PSE Letter dated December 3, 2014

Furthermore, PSE indicated during public testimony before the Planning Commission on February 18, 2015 that its meters must be installed above ground and in an area readily accessible to its field crews. It is for these reasons that we believe the request for a deviation to install above ground fire hydrants, transformers, telephone and cable pedestals, and requisite

utility meters serving individual residences should be granted. In order to mitigate the visual impacts of allowing these utility apparatuses to be located above ground, DR Horton proposes to place above ground transformers and telephone and cable pedestals five feet from the back of the sidewalk and provide landscape screening of those appurtenances, subject to the utility purveyor requirements, and to place all residential electric/gas meters on the side of the homes.

We believe that this request, in conjunction with the proposed mitigation, will meet the criteria for approval as set forth on the "Permit Center Deviation from Standards Request Form"¹ as follows:

1. The request will serve the public interest, by complying with the International Fire Code requirements and the serving utility purveyor Codes, policies, and maintenance requirements. Further, the residents of Woodinville will be served by allowing improved access to these necessary utilities during emergencies and outages, as well as routine maintenance schedules to enable reliable service, and by alleviating the additional environmental risk posed by locating transformers underground.
2. The request is based upon sound engineering judgment, as it will bring these facilities into compliance with the International Fire Code and the serving utility purveyor Codes, policies, and maintenance requirements. It will also allow placement of these utilities in accordance the recommendation of the utility purveyors, in a manner consistent with common practice throughout Western Washington, which will maximize the utility purveyor's ability to locate and access these utility features.
3. The request will fully meet safety requirements, as it will bring these facilities into compliance with the International Fire Code and the serving utility purveyor Codes, policies, and maintenance requirements, and will alleviate the additional environmental risks posed by use of underground transformers. There is no safety benefit to locating these utilities underground. Safety will be improved by granting this deviation.
4. The request will fully meet the function requirements, as it will bring these facilities into compliance with the International Fire Code and the serving utility purveyor Codes, policies, and maintenance requirements. The utility purveyors have expressed a preference for these utilities to be located above ground for regulatory compliance, accessibility, safety, financial, environmental, and maintenance reasons.
5. The request will fully meet the appearance requirements, as the proposed landscape mitigation will minimize the visual impacts of placing these utility facilities above ground and placing the electric/gas meters on the side of the homes so that they are not prominent from the public right-of-way.
6. The request will fully meet the maintainability requirements, as the above ground locations will be readily accessible to and easily located by maintenance crews since they will be sited in the industry standard locations, rather than the unusual requirement to place them underground. Furthermore, the proposed landscaping will comply with the

¹ The Woodinville Municipal Code does not appear to provide for criteria or process for deviations, so we are submitting this based on WMC 15.39.010 and the criteria listed on the Deviation Request Form.

purveyor requirements so that it does not interfere with the ability to locate, access, or maintain these utility features. The ability to maintain these utilities will be increased by granting this deviation.

Based on the proposed mitigation measures to minimize the visual impacts and satisfactorily meeting the above approval criteria, DR Horton respectfully requests approval of the requested deviation for the Vinterra Subdivision.

Should you have any questions regarding this request or require additional information, please contact me at (425) 821-3400 x5142 or klublin@drhorton.com.

Regards,



Kyle Lublin
Entitlements Analyst



**PUGET
SOUND
ENERGY**

**RATE SCHEDULE INTERPRETATION
ELECTRIC SCHEDULE 85
Total Underground Transformers and
Other Specialized Transformers**

RSI NO. E-85-21

SSHI LLC, dba Dr Horton
12910 Totem Lake Blvd, Suite 220
Kirkland, Wa. 98034
Wednesday, December 03, 2014

Attn: Kyle Lubin

We have received your request for total underground transformation (TUT) to provide service at 15025 124TH Ave Ne. In comparison to our standard pad-mounted transformers, total underground transformers are more costly, generally have a shorter life, are less reliable, cannot be overloaded, require longer time to replace, and upon failure often results in spillage of oil requiring an environmental cleanup at considerable additional costs. Because of these considerations we do not recommend the installation of total underground transformers for most applications. However, we will provide and install TUTs upon the Customer's request and agreement to pay the additional costs associated with total underground transformers. Our electric rates are the same for all Customers. Therefore, the additional cost of a TUT is not reflected in rates and the cost must be collected from those Customers choosing such an installation.

The additional costs of providing service with total underground transformer(s) includes the cost of the initial installation and of future replacements and the additional cost of operation and maintenance (O&M). For service at your location the additional costs for the installation of 16 TUT's will be \$453,401.02

Installation of a TUT requires an underground vault of approximately 4'8" by 4'8" wide and 7'6" deep with a concrete cover 4'8" by 4'8". For a padmounted transformer a vault of approximately 3'6" by 3'6" wide by 3'2" deep would be installed. Attached is a copy of PSE's standard practice 6775.0035 that provides accessibility and clearance requirements for vaults with submersible equipment and padmounted equipment. Please review the standard and be aware that you are required to provide and maintain accessibility and clearances as noted. Feel free to contact me if you have any questions.

I will be happy to discuss alternatives and their approximate costs with you. To formally complete your request for the installation of total underground transformers, please sign this letter where indicated below and return it to me.

I understand the above costs and considerations relating to the initial and future total underground transformers and signify my understanding and agreement by my signature below.

Owner Signature _____

Date Signed _____