

Site Scanner

27520 COVINGTON WAY SE, COVINGTON, WA, 98042

Coordinates 47.354839, -122.122911 Report ID f81c3580-53b3-4d62-881d-bdcfcc51c325
Created 2026-10-04T01:32:14.666Z

1

FRANCHISE UTILITY

PUGET SOUND ENERGY INC

most likely — not confirmed

Ambiguous. This point falls inside 2 overlapping retail service territories. The utility named above is the highest-ranked candidate, not a confirmed determination. Sites on or near territory boundaries can genuinely be served by more than one utility. Verify the serving utility directly before relying on this field.

Other candidates at this location

UTILITY	OWNERSHIP	REGULATED	CUSTOMERS
CITY OF MILTON - (WA)	not recorded	REGULATED	3,550

Ownership type	INVESTOR OWNED
Regulated	REGULATED
Holding company	MACQUARIE GROUP
Control area	PSEI
Customers	1,210,394
Data year	2022

Source: HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror) · source date 2023-08-01
https://services3.arcgis.com/OYP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

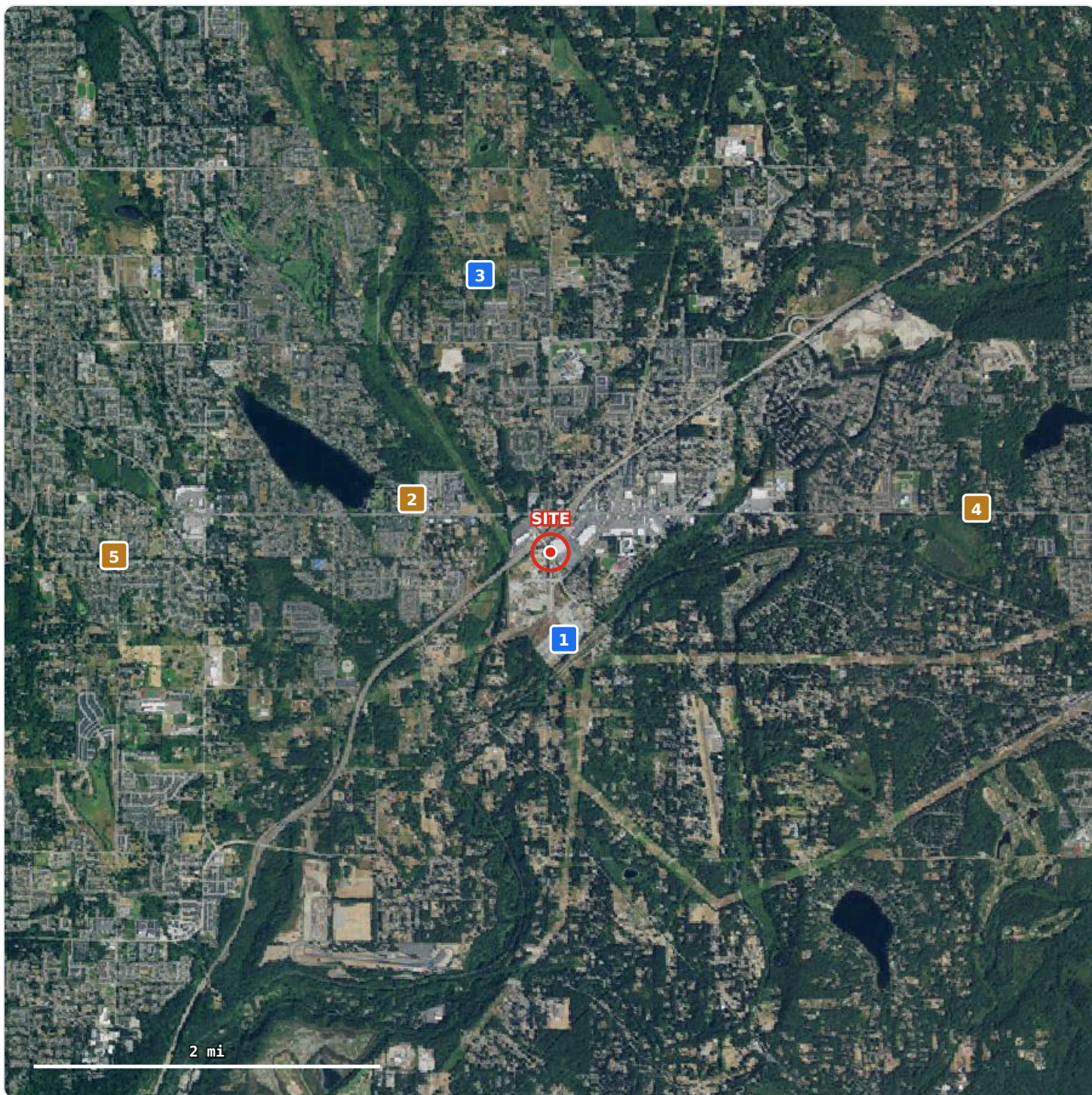
2

NEAREST HIGH-VOLTAGE INFRASTRUCTURE

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
1	0.51 mi	500 kV	14	COVINGTON † COVINGTON, WA	utility substation
2	0.86 mi	115 kV	2	unnamed in source data * KENT, WA	unidentified terminal facility
3	1.65 mi	230 kV	8	BERRYDALE KENT, WA	utility substation

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
4	2.47 mi	115 kV	2	<i>unnamed in source data</i> * COVINGTON, WA	unidentified terminal facility
5	2.52 mi	115 kV	2	<i>unnamed in source data</i> * KENT, WA	unidentified terminal facility

n/r = not recorded in source data · search radius 10 miles



1 COVINGTON · 0.51 mi · 500 kV †

2 unnamed record · 0.86 mi · 115 kV

3 BERRYDALE · 1.65 mi · 230 kV

4 unnamed record · 2.47 mi · 115 kV

5 unnamed record · 2.52 mi · 115 kV

Aerial imagery: USDA NAIP imagery via USGS The National Map — Public domain (USDA/USGS), retrieved 2026-09-27. Marker positions are the source dataset's own coordinates; where records coincide, markers are separated slightly so each stays visible. Distances in the key are measured, not scaled off this drawing. Not a survey.

* **Not necessarily an interconnection point.**

- **unidentified terminal facility** — Unnamed in the source data with 2 transmission line connections. Radial topology of this kind is consistent with a customer-owned on-site substation, a private industrial service, or a small distribution tap. Ownership is not recorded in HIFLD; verify before treating this as a utility asset.

† **Publicly-available interconnection queue data for this substation is appended to the bottom of this report.**

- Distances are straight-line (haversine), **not** engineering route length.
- HIFLD does not record substation ownership. Proximity does not imply availability — a nearby facility may be a customer-owned on-site substation serving an adjacent property.
- 3 of 5 carry a placeholder name in the source dataset.

Source: HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

3 SITE CONTEXT

WATERSHED

Duwamish

HUC-8 17110013

Source: USGS Watershed Boundary Dataset (WBD) · retrieved 2026-09-26
<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

FEMA FLOOD ZONE

Zone X not in SFHA

AREA OF MINIMAL FLOOD HAZARD

Outside the 0.2% annual chance floodplain (minimal hazard)

FIRM panel 53033C

Parcel centroid only — a single point, not the whole site.

Source: FEMA National Flood Hazard Layer (NFHL) · retrieved 2026-09-26
<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

LOCAL MORATORIA

1 instrument recorded for these jurisdictions 1 active or extended

Census places this point in King County · Tahoma-Maple Valley CCD · Covington city.

13 other instruments recorded within 25 miles (12 active or extended), measured to jurisdiction centroids.

Recorded is not the same as applicable, and the dataset is a lower bound: an absence here is not evidence that no moratorium exists. Detail and scope caveats: Appendix B.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23
<https://github.com/mjbommar/moratorium-data-2026>

4 DATA COMPLETENESS

6 of 6 expected fields resolved

Resolved: location, franchiseUtility, nearestSubstation, substationVoltage, watershed, floodZone

Franchise utility is ambiguous: 2 retail territories overlap this point. A most-likely holder is named but not confirmed — sites near boundaries can genuinely be served by more than one utility.

3 of 5 nearby substations are unnamed in the source data.

5 WHAT THIS REPORT DOES NOT TELL YOU

- Available load capacity at any substation. No utility publishes this for large loads; this report is a screening aid, not a system impact study.
- Interconnection cost or timeline for a specific project.
- Zoning approval likelihood.
- Interconnection queue data is appended to the bottom of this report when a substation listed above is an exact name and county match against the queue dataset. Visit the [Queue Wire](#) for further research.
- Whether a local moratorium covers this site. Instruments recorded for the jurisdictions containing the point are listed in Appendix B, but their scope is set by their own text, which this report does not read.
- Transmission line proximity — substations only.
- Whether a substation is physically accessible, expandable, or has available bay positions.

This report is built to **rule out sites with no nearby transmission infrastructure**. A site with nothing in range is a defensible elimination. The reverse does not hold: proximity to the facilities listed above is not access to power, and nothing here establishes that a connection is available, affordable or achievable on any schedule.

6 SOURCES AND DATA VINTAGE

SUBSTATIONS

HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

Publisher vintage 2022-06-03 · ingested 2026-08-30 · 78,373 records · None (Public Use) — HIFLD Open

FRANCHISE TERRITORIES

HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror)

https://services3.arcgis.com/OYP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

Publisher vintage 2023-08-01 · ingested 2026-08-30 · 2,845 records · HIFLD Open / EIA-861 derived (public-use US Government data)

GEOCODING

US Census Bureau Geocoding Services API

<https://geocoding.geo.census.gov/geocoder/locations/onlineaddress>

Benchmark Public_AR_Current · retrieved 2026-10-04

WATERSHED

USGS Watershed Boundary Dataset (WBD)

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

Retrieved 2026-09-26 · Public domain (USGS/USDA-NRCS)

FLOOD HAZARD

FEMA National Flood Hazard Layer (NFHL)

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

Retrieved 2026-09-26 · Public domain (FEMA)

LOCAL MORATORIA

Moratorium Data 2026 (Bommarito) — local moratorium inventory

<https://github.com/mjbommar/moratorium-data-2026>

Publisher vintage 2026-09-23 (commit dbaab04d84f8) · ingested 2026-10-04 · 1,291 records · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation

JURISDICTIONS

US Census Bureau Geocoding Services — geographies by coordinates

<https://geocoding.geo.census.gov/geocoder/geographies/coordinates>

Retrieved 2026-10-04 · Public domain (US Government work)

Screening aid, not an engineering study. This report helps prioritize sites before committing to engineering due diligence. It is not a system impact study and carries no warranty. Underlying public datasets are published on their own schedules and may have changed since the retrieval dates shown above. Every figure in this report is reproducible from the cited sources; nothing is estimated, modelled, or generated.

A APPENDIX — INTERCONNECTION QUEUE DATA

Publicly-filed interconnection requests recorded at substations that are an exact name and county match to entries in section 2. Listed for convenience only: no relationship to your site is implied, and no conclusion should be drawn from the presence or absence of any project. Withdrawn, cancelled and otherwise terminal requests are included, and are listed after active ones.

These are name matches, not verified substation identities. Neither dataset publishes a shared identifier between HIFLD substations and ISO queue records. Confirm any row against the ISO before relying on it.

#1 COVINGTON — KING County, WA

Matched on substation name “COVINGTON” in KING County, WA. 1 request on file (1 active, 0 terminal) · BPA

QUEUE ID	STATUS	TYPE	CAPACITY	VOLTAGE	TARGET COD	PROJECT
G1014	STUDY	Battery/Energy Storage	150 MW	n/r	2029-12-31	not named

Source: GridPulse interconnection queue snapshot (PJM serial + cycle views, ERCOT GIS Report, BPA interconnection queue) · snapshot taken 2026-09-22 · 11,938 requests · coverage BPA, ERCOT, PJM (25 states)

<https://www.pjm.com/planning/service-requests/services-request-status>

- PJM, ERCOT and BPA only. Absence of a project here is not evidence that no queue activity exists elsewhere.
- ERCOT GIS Reports are published monthly; ERCOT rows can lag the live queue by up to ~30 days.
- ERCOT omits the substation field on inactive and cancelled requests, so withdrawn projects can be listed for PJM but not for ERCOT.
- Substation strings are ISO free text extracted from point-of-interconnection fields, not a controlled vocabulary.
- BPA is the federal transmission provider for the Pacific Northwest and is not an RTO: its rows cover requests to interconnect to the Federal Columbia River Transmission System, not to Puget Sound Energy, Portland General, PacifiCorp or Avista systems.
- BPA point-of-interconnection strings sometimes name a transmission line rather than a substation; those rows cannot match a substation by name and are simply never attached.
- This snapshot contains GENERATION interconnection requests only. BPA large-LOAD requests are published separately in large-load-registry.json.

Further research: <https://substationscout.com/queue-wire/>

B APPENDIX — LOCAL MORATORIA

Local moratorium instruments — temporary pauses on accepting or approving certain development, most often data centers — as recorded in a third-party research dataset. Rows are reproduced as published; this report does not read the instruments themselves. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

A recorded instrument is not a determination that this site is covered. Which applications, zoning districts and sectors an instrument reaches — and whether a county instrument applies inside incorporated municipalities — is set by its text. Confirm with the jurisdiction before relying on any row.

Jurisdictions containing this point

Covington, WA extended

Matched to the Census geography **Covington city**, which contains this point · sectors: battery storage · adopted 2024-05-14 · current end 2026-10-25 · ID wa-covington-2024

STATUS AS RECORDED

Active as of 2026-09-23. BESS permit-application moratorium continuously renewed since May 2024; the current six-month renewal (Ordinance No. 02-2026, adopted 2026-04-14) runs through approximately 2026-10-14 absent a further renewal or repeal.

LEGAL BASIS AS RECORDED

Covington Ordinance No. 07-2024 (2024-05-14, original 12-month BESS moratorium under RCW 35A.63.220/36.70A.390), renewed by Ordinance No. 03-2025, No. 09-2025, and most recently No. 02-2026 (adopted 2026-04-14, six-month renewal with public hearing held the same day)

Within 25 miles

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Black Diamond, WA	City	extended	battery storage	2026-03-03	2027-03-01	6.4 mi
Renton, WA	City	active	data centers	2026-08-17	n/r	9.4 mi
Renton, WA	City	expired	battery storage	2022-04	n/r	9.4 mi
Federal Way, WA	City	active	data centers	2026-07-07	n/r	10.5 mi
Bonney Lake, WA	City	active	battery storage	2026-04-14	n/r	11.8 mi
Enumclaw, WA	City	extended	battery storage	2025-02-24	2027-02-24	12.1 mi
Burien, WA	City	active	data centers	2026-06-29	n/r	13.2 mi

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Snoqualmie, WA	City	active	battery storage	2026-05-26	<i>n/r</i>	18.3 mi
North Bend, WA	City	active	battery storage	2026-05-19	<i>n/r</i>	18.6 mi
Seattle, WA	City	active	data centers	2026-06-09	2027-06-11	19.7 mi
City of Seattle, WA	City	active	data centers	2026-06-09	<i>n/r</i>	20.9 mi

Distance is to the jurisdiction's centroid, not its boundary — a large county can begin much closer than the figure shown. 1 further instrument within 25 miles not shown (12-row limit).

State-level actions — WA

ACTION	STATUS	MECHANISM	PROVISIONS AS RECORDED
SB 5431 / SSB 5431 (2025-26)	enacted	incentive restriction	Clarified administration of data center sales and use tax exemptions, including treatment of existing employment positions for qualifying refurbishment or newly eligible facilities.
SB 5982 (2025-26)	enacted	other	Expands Clean Energy Transformation Act coverage to certain port districts, single-customer consumer-owned utilities, and affected market customers; committee reports describe the bill as closing data center clean-power compliance gaps.
SB 6231 (2025-26)	enacted	utility large load restriction	Expires or narrows certain data center sales and use tax exemption certificates, including certificates for qualifying refurbished data centers; bill reports document industry opposition and state revenue/ratepayer arguments.

5 state-policy actions tracked for WA in total; only those the publisher records as enacted or in force are listed. Where the publisher's legal-effect field reads “unknown”, the current effect of an enacted measure has not been checked by the publisher, and it is omitted here rather than guessed. 42 local instruments recorded statewide.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23 · commit dbaab04d84f8 · 1,291 instruments · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation <https://github.com/mjbommar/moratorium-data-2026>

- Each instrument is tied to a Census county, county subdivision or incorporated place only when the Census places the publisher's own centroid inside a geography of the same name and kind. 70 of 1,291 rows could not be tied this way and do not appear in this appendix.
- The publisher compiles the dataset from municipal records and news coverage with AI-assisted research and documents its known gaps in the repository.

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