

BEFORE THE UTAH UTILITY FACILITY REVIEW BOARD

IN RE:) Docket No. 16-035-09
ROCKY MOUNTAIN POWER'S)
PETITION FOR REVIEW) HEARING
)
)

May 10, 2016
9:06 a.m.

Location: Public Service Commission
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Salt Lake City, UT 84111
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I N D E X

Witness	Page
Kenneth Shortt	
Direct Examination by Mr. Moscon	20
Cross-Examination by Mr. Berg	25
Redirect Examination by Mr. Moscon	30
Donald T. Watts	
Direct Examination by Mr. Moscon	35

Chad Burton Ambrose

Direct Examination by Mr. Moscon	51
Cross-Examination by Mr. Berg	57
Redirect Examination by Mr. Moscon	65
Continued Redirect Examination by Mr. Moscon	77
Further Examination by Mr. Moscon	85

Lunch Recess	122
--------------	-----

1 May 10, 2016

9:06 a.m.

2 P R O C E E D I N G S

3 MR. LEVAR: Good morning. This is the Utah
4 Utility Facility Review Board, and we are here in Docket
5 16-035-09, Rocky Mountain Power versus Wasatch County.
6 This is the evidentiary hearing in this matter. So why
7 don't we start with appearances. Start with petitioner.

8 MR. MOSCON: Matt Moscon, Heidi Gorman, and
9 Rich Hall for Rocky Mountain Power.

10 MR. LEVAR: Thank you. Wasatch County.

11 MR. BERG: Tyler Berg, Wasatch County.

12 MR. LEVAR: Okay. Thank you. As a
13 preliminary matter, we had filed late last week a motion
14 for stay. It seems to make sense to address that in one
15 way or the other before we move on with the evidentiary
16 hearing. Take a few moments. I see that Mr. Reutzel is
17 here in the audience.

18 I think it probably makes sense from an
19 economy standpoint just to have -- to ask Mr. Reutzel to
20 take five minutes or so to hit a couple, a few high
21 points from his motion to stay. We'll ask Mr. Moscon to
22 do the same, and Mr. Berg, if you want to weigh in on
23 it.

24 And then we will move to questions from the
25 board. I'll ask the board members if they want to do

1 questions after each one, or if you want to just let all
2 three of them go and then move on to any questions we
3 have. Why don't we invite Mr. Reutzel to come up to the
4 lectern if you want to take a few moments on the motion.

5 MR. REUTZEL: Thank you. We filed our motion
6 for stay. We are asking the board to stay this
7 proceeding until the appellate court has a chance to
8 review whether or not we are entitled to intervene. We
9 have argued extensively over, you know, whether or not
10 we are entitled to intervene.

11 I understand that the board has decided that
12 there is no legal right to do that. You know,
13 respectfully, we disagree. We think the case law and
14 the statutes are very clear that we are entitled to
15 intervene. We think we have a legal interest in terms
16 of the property values and in terms of safety related to
17 our property.

18 Now, we are not asking the board to decide
19 those issues. I think I have made that clear several
20 times. That's not what we are asking the board to do.
21 But we do believe that the case law is very clear.
22 Sevier County case made it very clear. We have a legal
23 interest.

24 The board has ruled that because there is a
25 right to intervene in connection with cases filed by

1 county government for the property owners affected, that
2 there is not a right to intervene in this case. Of
3 course, that provision of the statute doesn't apply to
4 this case. This case was not filed by the county. So
5 that mandatory right to intervene is entirely
6 inapplicable.

7 UAPA provides an intervention right,
8 conditional intervention right. There's nothing that
9 the legislature has said to void that intervention right
10 or to say that that doesn't apply to these proceedings.
11 And we believe that to be the case here.

12 We think that it will cause irreparable harm
13 if this board decides -- makes a decision and then it is
14 determined that we were entitled to participate. And
15 not just participate in these proceedings, but really to
16 conduct discovery and to locate the evidence that we
17 believe would demonstrate that there's not a necessity
18 for the Wasatch segment.

19 I could hit any additional points. It's all
20 in my brief. I am certain the board is aware of it, and
21 I don't want to waste your time reiterating the same
22 points that we have made, but I would be happy to answer
23 any questions.

24 MR. LEVAR: Sure. Let me ask the board
25 members, do any of you have questions you want to ask

1 Mr. Reutzel before we move on to Mr. Moscon?

2 MR. CLARK: I have one. Mr. Reutzel, how do
3 you reconcile your motion for stay with the statutory
4 time constraints that the board has to reach its
5 decision in this matter?

6 MR. REUTZEL: Well, it -- there -- there
7 appears to be a conflict in the statute cite. I
8 recognize that. It says the board has to do this within
9 a certain amount of time. But that, the statute also
10 gives the board the right to stay this proceeding. And
11 I think this is a -- this is a unique situation.

12 I think that because the board has the right
13 to stay these proceedings, that there's nothing in the
14 statute that says they can't, I think that the board
15 ought to do that. And while the proceedings are stayed,
16 that time period ought not be running. That's the way
17 we would view it, and that's the way we would ask the
18 appellate court to view it as well.

19 MR. CLARK: Thank you.

20 MR. LEVAR: Any other questions from any board
21 members? I just have one follow up to Mr. Clark's
22 questions then. Do you view a distinction between the
23 legal authority this board may or may not have to stay
24 these proceedings and to disregard the statutory time
25 frames versus its authority to stay the effectiveness of

1 any order that's issued within those time frames?

2 MR. REUTZEL: I don't view a distinction. I
3 think that if this board decides to stay these
4 proceedings as a result of the appeal that's been filed,
5 I think that the clear reading of the statute would
6 require that those time frames are also stayed. So you
7 would be able to subtract that time out.

8 Now, that would make a hearing have to happen
9 pretty quickly, shortly after that stay is lifted, but I
10 think it's appropriate, and I think the statute allows
11 for a stay before an order is issued. I also believe
12 that the board has authority to stay a final order if it
13 does issue a final order. And you know, we would likely
14 file a motion for that as well.

15 MR. LEVAR: Okay. So to clarify your motion,
16 your motion right now is to stay the entire proceedings,
17 not with respect to the effectiveness of any order?

18 MR. REUTZEL: That -- well, with respect --
19 yes, to stay the entire proceeding.

20 MR. LEVAR: Okay. Thank you. Mr. Moscon.

21 MR. MOSCON: Thank you. I'll begin where the
22 board was asking questions because one of the points
23 that you have seen raised in our papers is actually
24 questioning whether this board has the discretion to
25 grant the relief requested by Black Rock.

1 And that is because, unlike a typical
2 administrative law judge or district courts -- and I'll
3 note that the cases cited by Black Rock dealt with
4 courts staying proceedings -- this board is operating
5 under a strict statutory mandate of time frames in which
6 it needs to do certain things. It does not appear to be
7 a discretionary rule that says: Use your best efforts
8 to do this. It says: This is the time frame in which
9 these things must happen.

10 The chair raised an interesting point, which
11 is, is there a distinction between staying a final
12 action versus staying the proceeding where we are now?
13 And of course, we believe that there is a distinction.
14 We concede that the statute indicates that once a
15 decision is reached, if the parties can meet the
16 threshold, that decision can be stayed.

17 And that makes sense because the appellate
18 courts don't want to see piecemeal appeals. They don't
19 want to have this go up in the middle of the proceeding
20 and then find out in your ruling on the merits it would
21 have obviated the need or done something differently.

22 So that's not only called out in the board's
23 enabling act, but it's also in UAPA where under Section
24 401, it says you can get judicial review of a final
25 agency action. And then the stay, the procedure was

1 quoted is in 405 right beneath that.

2 So I think that not only does this board
3 enabling act contemplate that there only be a stay after
4 a final action, UAPA contemplates that, and case law
5 contemplates that, rather than a piecemeal approach. So
6 on the one hand, we don't know that the board actually
7 has the discretion to grant the relief sought.

8 Moving beyond that, there is something I would
9 just like to point out in passing. This is why I think
10 kind of we're two ships passing. When I say we, my
11 client, the company, and Black Rock. In their papers on
12 why a stay will not cause substantial harm to interested
13 parties, Black Rock argues, "The transmission line has
14 been located on Promontory's property for a hundred
15 years, so delaying a decision potentially allowing the
16 line to be relocated does not impose any additional
17 burden on Promontory."

18 The reason this is significant is because it
19 shows there's a disconnect about who the aggrieved party
20 is. The issue is not whether or not Promontory is going
21 to be aggrieved. The question is whether Rocky Mountain
22 Power and its customers are going to be harmed if this
23 matter is stayed.

24 On that point we have unrefuted testimony by
25 Mr. Shortt that the board will be -- if it does not

1 stay, it will be hearing more detail later today. And I
2 will highlight that one of the exhibits to the direct
3 testimony of Don Watts, it's the very last page of
4 Exhibit 14, was in fact a letter from Heber Light and
5 Power from last summer that says, and I quote.

6 "Heber Light and Power is, however, concerned
7 that the public and community leaders do not fully
8 appreciate that the connections at Silver Creek
9 substation is critical to Heber Light and Power
10 Company's operation and will directly benefit the
11 company's customers."

12 It concludes, "We are deeply worried that the
13 failure of this project will severely impair our ability
14 to provide safe, reliable, and uninterrupted electric
15 service to our customers. For our system to continue to
16 function effectively, this overhead transmission line
17 needs to be completed within the next two years."

18 And again, that is dated a year ago. We're
19 now one year out. The stay requested is an indefinite
20 stay, just saying stay the entirety proceedings. Let's
21 go up, see what the Court of Appeals does. And we all
22 know that appeals can last a very long time, the point
23 being, the customers of Rocky Mountain Power need this
24 transmission line and they need it now.

25 The last thing that I would like to point out

1 is, because the cases cited all kind of stem from an
2 assumption that an appellate court is reviewing the stay
3 request, one of the initial determinations is, there
4 must be a finding that the applicant is likely to
5 succeed on the merits.

6 If an appellate corporate is reviewing that
7 motion, they may at first blush say, "We haven't seen
8 the record, but looking at it just on first order, yeah,
9 we think that this is going to -- you know, this is
10 going to lose."

11 For this board to do it at this proceeding,
12 this board would have to say, "Yeah, this is our order
13 and we stand by it, but at the same time we think we're
14 likely to lose," which is nonsensical. And the reason I
15 bring it up is not to be trite, but it shows that
16 procedurally this is not the time for this to happen.

17 The way this should happen is after the board
18 is complete with its decision and it -- the matter goes
19 to the appellate court, then a motion can be made to an
20 appellate court who then can have that review, follow
21 the steps that have been outlined under the statute and
22 the authorities that have been cited by the parties. To
23 suggest otherwise is nonsensical.

24 So between the statutory time frame, the fact
25 that none of the UAPA or board act contemplate an

1 interlocutory appeal, the fact that there is definitely
2 going to be substantial harm to the customer and its --
3 excuse me, to the company and its customers if there is
4 an indefinite delay to the proceedings, these all weigh
5 heavily against a stay and in favor of moving forward
6 with this proceeding.

7 I know I have spoken quickly, and I have not
8 touched some of our arguments, but if the board has
9 questions, I am happy to address them.

10 MR. LEVAR: Okay. Thank you. Any board
11 members have questions for Mr. Moscon?

12 MR. WHITE: I just have one. Help me
13 understand. If we were to entertain this motion to
14 stay, what is the current construction schedule with
15 respect to this site of the project?

16 MR. MOSCON: I don't know that I can
17 completely answer that because it is true, this is a
18 moving project where, for instance, right now in Summit
19 County there's two boards there. Half of them have --
20 one of them has granted the permit. The other half,
21 that's going on.

22 So I don't know that I can completely answer
23 that question, other than to tell you that the company
24 is moving with all diligence to gather all the pieces to
25 start because they know that this is a project that

1 needs to move forward.

2 MR. LEVAR: Thank you. Any further board
3 questions? Thank you, Mr. Moscon. Mr. Berg, do you
4 want to weigh in on this issue?

5 MR. BERG: There's nothing Wasatch County has
6 to offer whether a stay should be granted or not, just
7 leave it to the discretion of the board.

8 MR. LEVAR: Okay. Thank you. We'll go to
9 board discussion to the motion to stay. Mr. White?

10 MR. WHITE: Yeah. I guess my -- you know, my
11 initial concern obviously is just the fact that we have
12 got a statutory deadline that we are up against, and I
13 recognize that you are saying that we do have
14 discretion. But I am not sure if I am willing to
15 entertain, you know, stepping outside the bounds of
16 statutory mandate for a deadline.

17 I guess that's my initial thought is that I
18 can't reconcile the two, I guess, initially. That's my
19 initial thought, I guess. That's my main hurdle.

20 MR. LEVAR: I'll just add, I agree with
21 Mr. White. In my view legally we don't have discretion
22 to stay the deadlines that are in the statute. That's
23 my personal view. If we got to a point where there was
24 a stay motion on a final order of this board, we would
25 still find ourselves in the unusual position that

1 Mr. Moscon just described of having to determine whether
2 we are so -- have such a lack of confidence in our own
3 decision to find that it's substantially likely to be
4 upheld.

5 But I don't think we're to that issue yet. I,
6 personally don't read the statute as giving us any
7 discretion on those deadlines. So that's my personal
8 feeling. Is there any further board discussion or
9 motions?

10 MR. WILSON: Mr. Chair, I would just indicate
11 too, I think it would be inconsistent with our past
12 decision that we just made. I think the decision not to
13 grant intervention and reconsider intervention was
14 correct, and I think if we granted a stay, we would
15 not -- we would be inconsistent in that decision. For
16 that reason, I move not to grant the stay.

17 MR. LEVAR: Okay. We have a motion to deny
18 the motion for stay. Any second to the motion or
19 discussion to the motion?

20 MS. HOLBROOK: I second.

21 MR. LEVAR: Okay. We have a motion and
22 second. Any further discussion? We have been voting
23 alphabetically, so I suppose we can continue doing that.
24 Mr. Clark?

25 MR. CLARK: Yeah. I vote to deny the

1 requested stay.

2 MR. LEVAR: Okay. Thank you. Ms. Holbrook.

3 MS. HOLBROOK: Yes.

4 MR. LEVAR: And I vote yes. Mr. White?

5 MR. WHITE: Yes.

6 MR. LEVAR: Mr. Wilson?

7 MR. WILSON: Yes.

8 MR. LEVAR: Okay. The stay motion is denied.

9 We will move into the evidentiary hearing, and I think,
10 since we had both testimony and legal briefing, it seems
11 to make sense to go through the witnesses first and have
12 a -- you know, oral argument and questions from the
13 board on the legal briefing. So why don't we start with
14 witnesses with the petitioner.

15 MR. MOSCON: Okay. Would the board appreciate
16 or not want any brief introductory remarks; an opening,
17 so to speak, or would you prefer we just move straight
18 into calling witnesses?

19 MR. LEVAR: Well, if we are going to have oral
20 argument after the witnesses, it may not be necessary.
21 But if you would like to frame some issues, if either of
22 you would like to take a few minutes for framing issues,
23 I don't have any objection to that.

24 MR. BERG: Wasatch County would be fine with
25 just going into the evidentiary portion of it at this

1 point. I feel that that would give us more of an
2 opportunity, once we have heard the testimony, to better
3 present our oral arguments on it so...

4 MR. LEVAR: Okay. Would that work to hold any
5 opening statements?

6 MR. MOSCON: Sure. If it's all right, I'd
7 like to pass out one thing because I was going to
8 introduce one group exhibit that I was going to invite
9 the board to have on hand when they hear some of the
10 live testimony.

11 If I might approach, I'll indicate that prior
12 to the beginning of this proceeding, I conferred with
13 counsel for the county. And we agreed to mark what I am
14 about to hand out as Rocky Mountain Power supplemental
15 Exhibit 1, and I'll explain. The pictures that are in
16 different places, but rather than flipping through 20
17 binders, if I might approach.

18 (Discussion off the record.)

19 MR. LEVAR: Sure. It a set of three.

20 MR. MOSCON: Yeah. So those are all
21 duplicates that you can pass down.

22 (Off the record.)

23 MR. MOSCON: Mr. Berg has received a copy as
24 well. Just to introduce what this is, so that if it's
25 referred to at any time, the first set of photographs

1 which, by the way, the board may have seen previously in
2 the reply memorandum that the company filed in
3 opposition to a stay, these photographs -- and I'll just
4 use the top one -- are computer -- well, they are actual
5 photographs. But then they have an insert that shows
6 the proximity of lines to a structure.

7 And these are all located in Wasatch County
8 showing the different, previously approved structures
9 and their location or proximity to lines. The very last
10 two pages, these are pictures of what are referred to in
11 the direct testimony of Mr. Watts as the Mayflower
12 vantage point. And even though there is two pictures,
13 if you look at the very last page, it's actually a
14 subset of the first page, and it's a depiction of towers
15 as they are viewed in context to ridge lines from
16 official county vantage points.

17 The reason I had passed these out now is, one
18 of the things that the board is going to be asked to
19 consider is whether, you know, the county has the
20 ability to protect its ridge lines or safety. And one
21 of the arguments that, of course, that the board
22 realizes that we have made is, this argument is
23 pretextual in a sense, meaning I don't think it's
24 disingenuous. I believe they really don't want the
25 line.

1 But what I mean is, in other instances, and
2 not just one instance, but repeatedly the county has
3 permitted structures very near to or, excuse me,
4 transmission lines near to other structures and has
5 permitted lines that breach ridge line views without the
6 parade of horrors.

7 When Mr. Watts takes the stand, one of the
8 things that he will do is to walk the board through the
9 rendering of the current project, and it's -- because
10 it's not built, all we have is a computer rendering, and
11 I thought it might be useful for the board to actually
12 have, for instance, the very last page where you could
13 compare what has actually happened in reality to what is
14 proposed today.

15 So I appreciate you indulging me just for that
16 minute. I thought having that picture handy may be
17 useful for that, so without that, unless there's any
18 other questions, Rocky Mountain Power would call as its
19 first witness Mr. Kenneth Shortt.

20 MR. LEVAR: Yeah, take a seat here.
21 Mr. Shortt, do you swear to tell the truth?

22 THE WITNESS: Yes, I do.

23 KENNETH SHORTT,
24 called as a witness at the instance of the petitioner,
25 having been first duly sworn, was examined and testified

1 as follows:

2 MR. LEVAR: Okay. Thank you. Mr. Moscon.

3 MR. MOSCON: By the way, if the board will
4 allow, Mr. Shortt actually stepped off an airplane and
5 flew in for today's proceeding, so we're going to find
6 these things for him.

7 MR. LEVAR: If you would make sure your
8 microphone is on, the green light is on. Okay. Thank
9 you.

10 DIRECT EXAMINATION

11 BY MR. MOSCON:

12 Q. Good morning, Mr. Shortt. Would you please
13 state your name and give the spelling of your last name
14 for the record.

15 A. Kenneth Shortt, S-H-O-R-T-T.

16 Q. Thank you. Mr. Shortt, would you please
17 provide a very brief summary background of your position
18 with the company and the job that you do.

19 A. I am the director of field engineering and
20 area planning for Rocky Mountain Power.

21 Q. Thank you, Mr. Shortt. Did you cause to be
22 filed in this matter prefiled testimony?

23 A. Yes. I had some direct prefiled testimony.

24 Q. Are you aware of any corrections that would
25 need to be made to that testimony as you sit here today?

1 A. Yes. There is one correction.

2 Q. Would you please identify for the county and
3 for the board what that correction would be?

4 A. Yes. On page -- (mumbling.) On page 9, line
5 8, I stated, "A single circuit line between Jordanelle
6 and the new Heber Light and Power substation." That is
7 actually going to be a double circuit line between those
8 two substations.

9 Q. Is that the only correction that you would
10 have to your testimony?

11 A. Yes, it is.

12 Q. So other than that exception, if I were to ask
13 you all of the questions that are set out in your
14 prefiled testimony, would your answers today be the same
15 as they are listed or set forth in your testimony?

16 A. Yes, they would.

17 MR. MOSCON: With that the company would move
18 for the admission of the prefiled testimony of Mr.
19 Shortt, together with any exhibits attached thereto.

20 MR. LEVAR: Any objection to that motion?

21 MR. BERG: No objection.

22 MR. LEVAR: Okay. It will be so entered.

23 Q. (By Mr. Moscon) Mr. Shortt, have you been
24 able to prepare a summary of your testimony for the
25 board?

1 A. Yes, I have.

2 **Q. Would you please share that.**

3 A. Yes. The purpose of my testimony has been to
4 explain the purpose and need for the transmission line
5 and associated substation work between the railroad
6 substation near Evanston, Wyoming, and the Silver Creek
7 substation near Park City, Utah.

8 Neither the county nor the public have
9 contended the project is not required. In fact, they
10 have acknowledged the need for the project to be
11 completed. However, Rocky Mountain Power takes its
12 obligation to provide safe, reliable, adequate and
13 efficient service to its customers seriously. I would
14 like to summarize how this project supports safe,
15 reliable, adequate, and efficient service to the
16 customers in the load area.

17 Safe. The company's construction and design
18 standards adhere to the National Electric Safety Code, a
19 code adopted by the State of Utah and 48 other states.
20 This code is explicitly written to regulate electrical
21 supply and communication lines and associated equipment.
22 It sets the standards that will safeguard the public and
23 the employees.

24 Reliable. As shown in my direct testimony,
25 the reliability of the transmission system serving the

1 load area continues to decline every year. The system
2 was operated seven days on a radial configuration in the
3 2007, 2008 winter. In 2015, 2016 winter, the system was
4 operated in a radial configuration 98 days or 20 percent
5 of the year. I would remind the board that when we
6 operate in a radial configuration, if we lose that line,
7 we do not have a backup supply to serve those customers
8 being served by that line.

9 In February 2016 the company needed to perform
10 or remove the Cottonwood Silver Creek 138 KB line from
11 service to replace a failing insulator, resulting in a
12 90 minute outage to over 8,000 customers. This was a
13 planned outage. The company had time to switch to other
14 substation -- the company had -- excuse me. The company
15 had time to switch other substations to alternate
16 sources.

17 Had this not been identified, and the
18 insulator had failed without warning, customers served
19 by the Silver Creek; Kamas, Oakley, Park City -- thank
20 you -- and Jordanelle substations would also have been
21 without power, impacting an additional 17,000 customers.
22 Had this occurred during any of the major events hosted
23 in the load area during the winter, such as Sundance
24 Film Festival, the negative Utah exposure would have
25 been significant.

1 Additionally, the company operates and builds
2 its bulk electric transmission line, which this line
3 will be classified as a bulk electric transmission line,
4 to meet the North American Electric Reliability
5 Corporation standards. The North American Electric
6 Reliability Corporation, or NERC, is a not-for-profit
7 international regulatory authority whose mission is to
8 assure reliability of the bulk power system in North
9 America.

10 NERC develops and enforces reliability
11 standards, annually assesses seasonal and long-term
12 reliability, monitors the bulk power system through
13 system awareness, and educates, trains and certifies
14 industrial personnel.

15 Adequate. The load area's experiencing
16 approximately a 3.4 percent load growth. It is
17 imperative the project, in conjunction with the other
18 two projects identified on my direct testimony, be
19 completed to accommodate the growth anticipated in the
20 load area.

21 Efficient. The proposed project is to support
22 all customers in the load area, including customers in
23 all of Wasatch and Summit counties and be parts of Utah,
24 Salt Lake and Morgan counties. This is not a project to
25 favor one landowner over another landowner or to serve

1 just customers in Summit County. The company has worked
2 with all landowners along the transmission line route,
3 and where possible, have adjusted pole placements to
4 accommodate specific landowner requests without
5 increasing the cost to the rate payer.

6 The company has an obligation to serve its
7 customers with safe, reliable, adequate and efficient
8 energy, and must meet the increasing energy demands of
9 its customers. Failure to construct the project will
10 expose the company's customers to unacceptable
11 reliability risks during significant portions of the
12 year and eventually result in the customers -- in the
13 company's ability to serve our customer's growing
14 electrical demand.

15 MR. MOSCON: Thank you, Mr. Shortt.

16 Mr. Shortt is available for cross-examination.

17 MR. LEVAR: Okay. Thank you. Mr. Berg.

18 MR. BERG: Yes. May I approach the witness?

19 MR. LEVAR: Yes.

20 CROSS-EXAMINATION

21 BY MR. BERG:

22 Q. Handing you two exhibits, these are not from
23 your prefiled testimony but are from Chad Ambrose's
24 prefiled testimony relating to the Wasatch segment. Are
25 you familiar with these at all?

1 A. I am.

2 Q. Okay. Now, before we talk about those two
3 exhibits, I'd like to reference your prefiled testimony.
4 On page 8, starting on Line 19, you were asked the
5 question, "Pursuant to Mr. Chad Ambrose's testimony,
6 Promontory Investments requested the existing line be
7 routed -- " sorry. "The existing line route be
8 relocated from its existing location to the southeast
9 corner of its property. Did the company determine this
10 relocation request was technically feasible?"

11 Your answer was yes, and then you just state
12 through there that you have gone through, and you have
13 met the National Electrical Code safety requirements.

14 For the board's reference, I have handed
15 Mr. Shortt what has previously been filed under Mr. Chad
16 Ambrose's prefiled testimony, Exhibit 2 and also Exhibit
17 A. Both of these were also filed with Wasatch County's
18 memorandum in opposition as Exhibit B. The first one is
19 a map showing the location of the project. The second
20 one is kind of a listing. It's entitled Promontory
21 Development Southwest Wyoming Silver Creek Transmission
22 Project.

23 Now, Mr. Shortt, you are referring -- if you
24 look at this map. You are referring to the line that's
25 technically feasible is the route in red; is that

1 correct?

2 A. That is correct.

3 Q. And based on your expertise, if the line
4 were -- the upgraded line were to run on the currently
5 existing route, the 46 KV line marked in blue, would
6 that also be technically feasible?

7 A. Yes. The blue line would also be technically
8 feasible.

9 Q. Okay. Now, if you will turn to the next
10 document I handed you marked CBA Exhibit 3. If you look
11 at Route A, that is the existing right of way, which
12 would be the blue line on the map. What's the pole
13 count for the blue line?

14 A. Twenty structures.

15 Q. And then the red line on the map would be C2
16 for the route. What is the pole count for that line?

17 A. Thirty-five structures.

18 Q. As we're before the board today, we're looking
19 at the requirements of code 54-14-303 Subsection D which
20 states, "A local government has prohibited construction
21 of a facility which is needed to provide safe, reliable,
22 adequate and efficient service to the customers of the
23 public utility."

24 If you are looking at these two possible
25 routes, one has 20 poles, one has 15 poles, from purely

1 simply nothing but a safety standpoint, would a
2 configuration that had 20 poles be safer than a
3 configuration that had 35 poles?

4 A. Statistically speaking in this case, no.

5 Q. Okay. If we are looking solely at a
6 reliability, would a route that had 20 poles be more
7 reliable than a route that had 35 poles?

8 A. I think I know where you are going. I can
9 answer this in more of an editorial than a yes, no, if
10 that's okay with you.

11 Q. Well, I just have a couple yes, nos, and then
12 you can absolutely -- we want all your opinion on it
13 because you are the expert on it.

14 A. Statistically, a 20 pole structure should be
15 more reliable than a 35 --

16 Q. Okay.

17 A. -- pole structure. I shouldn't say
18 statistically. I should say actually. Actually, if you
19 look at just inches versus inches, yes, it would be more
20 reliable. Should be more reliable.

21 Q. And why should a 20 pole configuration be more
22 reliable than a 35 pole?

23 A. There is less facilities to be impacted by
24 some sort of a disturbance.

25 Q. Okay. Now, if we look at the next requirement

1 of the statute, adequate. Is there a difference between
2 a 20 pole structure and a 35 pole structure if you are
3 just looking at if it's adequate?

4 A. From adequacy, no.

5 Q. Okay. What about from efficient? Is there a
6 difference between a 20 pole structure and a 35 pole
7 structure if you are look to see if something's
8 efficient?

9 A. Efficiency, from a technical perspective, they
10 are the same.

11 Q. Okay. And then if we could turn once again to
12 your prefiled testimony, we are looking at page 10, Line
13 13. The question is, "Can the full project benefit be
14 realized without a conditional use permit to install the
15 .26 mile line segment in Wasatch County?"

16 Your answer is, "No. The benefit of the
17 project cannot be realized without completing all parts
18 of the project. The transmission system supporting the
19 load area will continue to be operated in a radial
20 configuration during peak load periods until the project
21 is placed in service."

22 Now, here you are asked specifically about the
23 Wasatch segment, which on the map is the segment located
24 in -- or identified in red. Could the full benefit of
25 the project be realized if the line were to be built in

1 **the section indicated in blue?**

2 A. Yes. The same benefit could be realized.

3 Technically both proposals are acceptable.

4 MR. BERG: Okay. No further cross-examination
5 at this time.

6 MR. LEVAR: Thank you. Mr. Moscon, any
7 redirect?

8 MR. MOSCON: Yeah.

9 REDIRECT EXAMINATION

10 BY MR. MOSCON:

11 Q. First, Mr. Shortt, when you were being asked a
12 question, you said, "Hey, I have an editorial and could
13 I share that?" And then you were asked, appropriately,
14 to first focus on the yes or nos. Could you share with
15 the board the point that you wanted to make about the
16 line of questioning that you just received?

17 A. Yes. Realistically, if we were going to make
18 the very most reliable line, I would take a point in
19 Evanston, Wyoming. I would find my Silver Creek
20 substation in Wyoming. I would build a straight line.
21 I would not put any angles in it. I would go from Point
22 A to Point B, and that is my shortest distance.

23 From reliability perspective, that's less
24 equipment in the air. Rocky Mountain Power, and I think
25 most people realize that that is not always feasible.

1 And so as we build transmission lines, we attempt to use
2 existing line corridors. We attempt to work with
3 landowners and to stay somewhere in the range of keeping
4 a -- still a relatively short distance. But we do have
5 to add length to lines.

6 So from a statistical perspective, adding a
7 mile of line or about 15 structures doesn't truly
8 impact. Now, if we are adding 30, 40, 50 miles of line
9 to an existing proposed 67 mile line, yes, that would
10 probably raise some concern from how much more equipment
11 we are being required to put into the ground to get from
12 Point A to Point B.

13 In this case the one mile statistically is
14 insignificant. From a reliability standpoint, they are
15 the same. From an adequate standpoint, they are same,
16 from an efficiency standpoint, and they are essentially
17 the same from a safety standpoint.

18 MR. MOSCON: Thank you. No additional
19 questions.

20 MR. LEVAR: Thank you. Any recross?

21 MR. BERG: Could I get those maps back? No
22 additional recross.

23 MR. LEVAR: Thank you. Any questions from the
24 board members for Mr. Shortt?

25 MR. WILSON: Mr. Shortt, you indicate -- I got

1 the wrong one there. Thank you. Efficiency, I see that
2 the property owner is required to pay the difference in
3 the additional length?

4 THE WITNESS: That is correct.

5 MR. WILSON: The maintenance, energy loss, the
6 property owner won't pay that, will he? Won't that fall
7 to the customers?

8 THE WITNESS: The energy loss for the
9 additional mile is borne by the customers.

10 MR. WILSON: How much is that energy loss, and
11 is there energy loss in the length and in the way it
12 jogs too? Or is that --

13 THE WITNESS: The direction does not add
14 anything. I can't give you a specific number for the
15 energy loss. The direction the line turns and goes and
16 adds, no, that doesn't change anything if it was a
17 straight line, if it turned 45 degrees every other
18 structure. The energy loss is in the additional
19 conductor length.

20 It's minimal. I can tell you that. I can
21 tell you that we have never, particularly on a
22 distribution perspective, we have never been able to
23 justify a projection, even though we look at it, to do a
24 project based on saving energy losses. They are -- for
25 an extra mile in line, it's going to be negligible and

1 maybe a hair above negligible.

2 MR. LEVAR: Anything else? No. Any other
3 board questions?

4 MR. CLARK: Just a couple of follow-up
5 questions. When you used the word "efficiency," what,
6 what is your definition in a general sense?

7 THE WITNESS: My definition of efficiency in a
8 general sense is, from a technical perspective is, we
9 are not doing anything too extraordinary, like
10 additionally miles and miles and miles of length that
11 the rate payers -- on the rate payers' back.

12 So we look for efficient design. We actually
13 look for, how can we best serve the customer while
14 keeping the cost as low as possible and still achieve
15 our goal of giving that customer the reliable and safe
16 power that they need.

17 MR. CLARK: Thank you.

18 MR. LEVAR: Do you have anything else?

19 MR. CLARK: No follow-up, no.

20 MR. LEVAR: Any other board questions?

21 MS. HOLBROOK: I have a question. I am just
22 curious about Heber Power and Light and how they can
23 kind of play into that. Are they -- are you delivering
24 power directly to them as well through this line?

25 THE WITNESS: Yes. Heber Light and Power is

1 currently served from our Midway substation. This line,
2 as well as the other two lines or the other project we
3 identified, the Midway to Jordanelle project, will serve
4 that and actually provide a redundant source, a second
5 source to Heber Light and Power.

6 MS. HOLBROOK: Thank you.

7 MR. LEVAR: Any further board questions? I
8 have one, Mr. Shortt. And you may not be the one to
9 answer this, but I will ask you if you are. The last
10 sentence of your testimony has the phrase "time is of
11 the essence." And I think you described that concept in
12 terms of reliability. I am curious if that concept also
13 applies to costs. Would a delay on this project impact
14 costs in any way, or is that within your expertise?

15 THE WITNESS: It's really not in my expertise.
16 I would say that any delay from a legal standpoint, and
17 this is kind of a personal editorial, would definitely
18 add from the cost of potentially acquiring new right
19 easements and legal costs. So there is a cost involved,
20 but I really don't have a good grasp on what all those
21 costs would be.

22 MR. LEVAR: Construction costs isn't your
23 area.

24 THE WITNESS: Well, construction costs. It's
25 not going to change the construction cost by -- well,

1 other than inflationary cost and what we -- you know,
2 but other than that, we are going to build the line. We
3 need to build the line, and if we build it today or this
4 year or we build it next year or we build it 10 years.
5 Well, we won't build it 10 years from now because -- I
6 shouldn't say that. That's an editorial. Never mind.

7 MR. LEVAR: Thank you. You have answered my
8 question.

9 THE WITNESS: Thank you.

10 MR. LEVAR: Thank you, Mr. Shortt.

11 THE WITNESS: Thank you.

12 MR. LEVAR: Mr. Moscon.

13 MR. MOSCON: Mr. Shortt, thank you. You can
14 step down. Thank you very much. The company would call
15 as its second witness Mr. Don Watts.

16 MR. LEVAR: Mr. Watts, do you swear to tell
17 the truth?

18 THE WITNESS: I do, yes.

19 DONALD T. WATTS,
20 called as a witness at the instance of the petitioner,
21 having been first duly sworn, was examined and testified
22 as follows:

23 MR. LEVAR: Thank you. Mr. Moscon.

24 MR. MOSCON: Thank you.

25 DIRECT EXAMINATION

1 BY MR. MOSCON:

2 Q. Good morning, Mr. Watts. Will you please
3 state for the board your full name and spelling of your
4 last name.

5 A. Yes. Donald T. Watts, W-A-T-T-S.

6 Q. Thank you. And could you also please provide
7 just a very brief background to the board of your
8 training and what your job is for the company?

9 A. I will. I am a graduate of the University of
10 Utah with a degree in electrical engineering and a minor
11 in business. I have been in the electric utility
12 business for 10 plus years, primarily as an engineer to
13 start, and then currently as a regional business manager
14 for the company, which entails working with communities
15 and customers to meet their needs.

16 MR. LEVAR: If I could jump in a second. If
17 you wouldn't mind pulling the microphone a little closer
18 to you just for benefit to those who might be listening
19 to the stream or in the back of the room. Thanks.

20 MR. MOSCON: Thank you.

21 Q. (By Mr. Moscon) Mr. Watts, did you prepare
22 testimony to be filed in this matter?

23 A. I did. Yes.

24 Q. Are you aware of any corrections or revisions
25 that would need to be made to that testimony, as you sit

1 here today?

2 A. I am not.

3 Q. If I were to ask you the same questions here
4 today that are set forth in your testimony, would your
5 answers remain the same as they are recorded in that
6 testimony?

7 A. Yes, they would be.

8 MR. MOSCON: With that, the company moves for
9 the admission of the prefiled testimony of Mr. Watts,
10 together with the exhibits attached thereto.

11 MR. LEVAR: Any objection to that motion?

12 MR. BERG: Well, county -- Wasatch County
13 actually requests maybe a little clarification before a
14 ruling is made on the motion. Having reviewed
15 Mr. Watts's testimony, the majority of it goes to why
16 the line was denied at the county level by both the
17 planning commission, as well as the board of adjustment.
18 And I think he accurately goes through and reflects all
19 of that. The exhibits to his testimony are a lot and in
20 great detail.

21 But as I am looking at the statutory
22 obligation of the board, whenever a local government has
23 prohibited construction of a facility which is needed to
24 provide safe, reliable, adequate, efficient service to
25 the customers of the public utility, then the board's

1 convened. And I think that's where the focus is of this
2 board.

3 I know in the prior order related to the
4 Tooele case several years ago, the board indicated that
5 they couldn't review such things as ridge line or
6 impacts, you know, visual impacts, different things like
7 that. And while on the county level, that was exactly
8 what the planning commission and the board of adjustment
9 was looking at was the requirement to grant a
10 conditional use permit and whether or not it violated a
11 county ordinance related to the ridge line, I don't know
12 that the board -- if that has -- I don't think that
13 testimony has any relevance to the hearing as to whether
14 or not it's needed for safe, reliable, adequate,
15 efficient service.

16 So it almost seems like an irrelevant
17 testimony at this point simply because the board's not
18 going to consider it. So for us to argue about it
19 doesn't, doesn't make a lot of sense from our
20 standpoint. I mean, I would love to be able to get up
21 and kind of go through what happened and why the
22 planning commission or the board of adjustment ruled the
23 way they did, but I don't think that has any bearing on
24 what the board's decision is today.

25 I guess, correct me if I am wrong on that. Is

1 that a correct summary of what -- why we are here today?

2 Well, I don't know that we are in a position
3 yet to answer that question. But I -- so we have an
4 objection to the relevance of this testimony. Am I
5 summarizing correctly?

6 MR. BERG: Yeah. I don't see how it's going
7 to have a bearing on what the board's going to decide, I
8 guess. So it just seems like it would spend extra time
9 when it's not really going to affect the decision of the
10 board either way.

11 MR. LEVAR: Okay. Thank you. So we have an
12 objection to the relevance of Mr. Watt's testimony.
13 Mr. Moscon, do you want to comment on this objection?

14 MR. MOSCON: Sure. And I'll explain why the
15 testimony of Mr. Watts is put forward, and if the board
16 believes it's not anything it's interested in, we are
17 happy to withdraw Mr. Watts.

18 Mr. -- one of the things under the Facility
19 Review Board Act the company is supposed to do is show
20 its standard operating cost. Here is the way we would
21 build it, and then the county can -- and I am
22 paraphrasing -- change that, but then they have to pay
23 any incremental costs off of the standard costs.

24 One of the things that Mr. Watts does is
25 explain how we got to where we are, why we are here and

1 not there, why this is standard procedure for the
2 company, including the community outreach to try and
3 resolve things.

4 He also sets forth the mitigation efforts to
5 try and resolve concerns. So for instance, one of the
6 stated concerns, as we already know, is proximity of
7 towers to structures, and he describes how we removed
8 guy wires or whatever to try and resolve those concerns.
9 So that is the testimony that's put forward.

10 I think probably, for the board to understand
11 what I am talking about, if you flipped to Exhibit 12,
12 Mr. Watts' testimony, here is where Mr. Watts sets forth
13 kind of the options for the alignment that we are
14 talking about and describes how the company came to
15 having this alignment being its preferred choice. It's
16 standard model, if you will.

17 If there's a stipulation from Wasatch that
18 this alignment is, you know, is that, is that's the
19 standard kind of alignment cost, then I suppose I would
20 say, okay, it may not be needed. But that's the purpose
21 for which Mr. Watts is presented.

22 MR. LEVAR: Okay. Thank you, Mr. Moscon.
23 Mr. Berg, anything else that you want to add before we
24 address this objection?

25 MR. BERG: I don't think there's anything to

1 add. It seems like when the petition for review of the
2 board came forward, wasn't it simply for Option 1 on
3 Mr. Watts' testimony? So I don't know that it -- I
4 mean, initially there were four different options that
5 were presented, but it seems like when the appeal came
6 -- or not the appeal, but the request for the review by
7 the board, Option 1 is the only one before the board,
8 isn't it?

9 MR. MOSCON: Yes. We agree, Option 1 is the
10 option that's before the board. And so again, I think
11 that the evidence that is attached to Mr. Watts'
12 testimony is the evidence that indicates why Option 1 is
13 the standard model, if you will, for the utility. So
14 that's why. So again, that page that I turned to is
15 Option 1.

16 And the additional exhibits kind of, I think,
17 explain how the company came to say, the alignment we
18 have applied for is our standard cost from which any
19 changes or modifications would be considered an extra
20 cost.

21 At the conclusion of this proceeding, if I --
22 under my interpretation of the act, the board will
23 essentially, if it were to rule in favor of the utility
24 and find the facility needed, would say facility -- to
25 the county, county, you shall issue a permit. But we

1 are going to leave to your discretion that you can tell
2 the company to do different things, so long as the
3 county is going to pay for any incremental costs or is
4 going to ensure that we are not, you know, making it any
5 less reliable, less safe, less efficient.

6 So I think to establish that baseline of what
7 the base cost would be, the base reliability, the base
8 efficiency, that's why these exhibits of Mr. Watts are
9 necessary so that if the county were to make any change,
10 you would have a baseline to compare it to.

11 MR. LEVAR: Thank you. Anything further,
12 Mr. Berg?

13 MR. BERG: I would say, with that
14 clarification, and like I said before, I was simply
15 seeking maybe even clarification as to the need for
16 Mr. Watts' testimony. But with that clarification, I
17 have no objection to entering any testimony related to
18 those issues so...

19 MR. LEVAR: Okay. So you are withdrawing your
20 objection?

21 MR. BERG: Yeah.

22 MR. LEVAR: Okay. Then motion will be granted
23 that Mr. Watts' testimony will be entered. Thank you.

24 MR. MOSCON: Thank you.

25 Q. (By Mr. Moscon) Mr. Watts, do you have a

1 **summary of your testimony that you had prepared that you**
2 **could share with the board?**

3 A. I do.

4 **Q. Would you, please.**

5 A. For over four and a half years now, I have
6 been working on this very important project to add
7 reliability and capacity for the benefit of Rocky
8 Mountain Power's customers in Wasatch and Summit
9 counties. I was first assigned to this project in
10 August 2011, when I began working with Wasatch County to
11 obtain a conditional use permit for the Wasatch segment,
12 after the company identified the final siting of the
13 line.

14 I met with the county's planning and zoning
15 director to discuss the project and the needed permit
16 and to determine if the county had any concerns. The
17 planning director indicated the application was
18 sufficient, and he did not express any concerns. So I
19 submitted the application.

20 About two weeks later, due to the overall
21 project schedule, I withdrew the application and
22 informed the county that it would be refiled at a later
23 date. In the fall of 2014, the company was ready to
24 move the project forward again. Like I did in 2011, I
25 approached the county to discuss the project and

1 conditional use permit application.

2 This time the county voiced some concern with
3 its ridge line ordinance. I scheduled follow-up
4 meetings with the county, as well as the adjacent
5 property owner, Black Rock and Mark 25 Group, who
6 indicated they were concerned with the proximity of the
7 line to their development. To address the concerns and
8 explore potential options, the company developed some
9 conceptual alternative alignments.

10 Ultimately, these efforts didn't result in
11 finding an alternative that satisfied both the county
12 and the Black Rock group, since their stated interests
13 were in direct conflict. For every foot of additional
14 distance that is created between the facilities and the
15 adjacent landowner, the ridge line is further affected.

16 You have already been referred to my Exhibit
17 12. If you would turn there as well again to show what
18 that means. In our Option 1, you see the proposed
19 transmission line alignment that we -- on the bottom
20 image. For every foot we move away from that
21 neighboring development, which is Black Rock where you
22 see the townhomes that are being constructed, we further
23 impact and raise a greater concern that the county had
24 in getting further away from there. So they are in
25 competition with each other, and so we couldn't satisfy

1 both of their concerns.

2 And we feel that the Option 1 that was
3 presented was the best option for that because it was --
4 it allowed for those poles in the corner to be below the
5 ridge line where it did not have everything above the
6 ridge line.

7 In addition, Promontory, the land owner on
8 which the line is sited, preferred our original
9 alignment as well. I believe it should be noted that
10 the company disagrees with the county's interpretation
11 that the ridge line ordinance applies to utility
12 facilities, as stated in the company's legal memorandum.

13 Also the county has not been consistent in
14 applying its interpretation of the ridge line ordinance,
15 as seen in the images that were supplied at the
16 beginning of the hearing. The last couple images are of
17 a power line that was permitted in 2004 from the
18 Mayflower off-ramp, which is one of the county's
19 approved view points in their ridge line ordinance.

20 That line received a conditional use permit
21 from the county with no mention of ridge line issues
22 other than to say that we had to commit to keep the
23 poles as short as possible. That was the only condition
24 placed upon the company.

25 Both the 2004 project and this proposed

1 project share the same voltage, share the similar
2 proximity to adjacent townhome developments, as depicted
3 in those images that were shared prior to, and have
4 similar structures extending above the ridge line as
5 seen from a county-approved viewpoint, and incorporate
6 similar design elements to mitigate these impacts.

7 In January 2015 the company submitted an
8 application for a conditional use permit for the Wasatch
9 segment. Between January '15 and August 2015, the
10 company attended several meetings with the county and
11 property owners, including public hearings, to discuss
12 the concerns and potential mitigation measures. In
13 response to the -- in response, the company supplied
14 additional information to supplement the application.

15 The company also developed and submitted an
16 alternative, lower-profile configuration along the same
17 route as the Wasatch segment in an attempt to
18 accommodate the county's interpretation of the ridge
19 line ordinance.

20 If you turn the page in Exhibit 12, to what we
21 call our Option 2, that is our lower profile option.
22 And what that does is, it goes from our single pole
23 construction, which is our preferred method of
24 construction for double circuit, and what we do is, we
25 take the three wires on either side and roll them flat

1 to shorter poles. But it widens the width of our
2 transmission lines.

3 We use more poles to widen that out, and then
4 we come back up in the corner in turn and do the same
5 thing in the next structure. We roll flat, and then
6 when we are out of the county, we come back up to a
7 vertical configuration on a single pole. It utilizes
8 more poles, but it did accommodate the county's concern
9 regarding their ridge line. It cleaned it up
10 substantially.

11 The planning commission hearing was held in
12 August of 2015. Despite the refuting evidence,
13 mitigation and alternatives offered by the company, the
14 county continued to express the same concerns, relying
15 on no studies or evidence, only public clamor. Based on
16 its deliberations, the company requested the application
17 be continued to keep working with the parties and
18 explore alternatives, if any could be identified.

19 The planning commission denied the
20 continuation, and so the company decided to withdraw its
21 application at that time. After that meeting, knowing
22 how important this line is to our customers, the company
23 was determined to try and find an option that the
24 parties could support.

25 The first option was to underground the two

1 circuits, and the other option was to site the
2 transmission line so it generally follows the Brown's
3 Canyon Road to Highway 248 and then back into its
4 original alignment. Each of the options had additional
5 costs that the county would be required to pay if
6 selected as an option.

7 In September of 2015 the company filed that
8 new application for a conditional use permit, which
9 included those two additional options. The application
10 also included evidence addressing the concerns
11 previously raised by the county. In November of 2015,
12 the planning commission heard the application at a
13 public hearing during which the county raised the same
14 concerns it had previously raised and dismissed the
15 data, studies and information the company had submitted.

16 The planning commission denied the
17 application. The company then appealed to the Board of
18 Adjustments, and the hearing or the hearing for that was
19 held in January of 2016. Again, the same concerns were
20 deliberated. The Board of Adjustments demonstrated
21 little reliance on the company's evidence that was
22 submitted, and the Board of Adjustments denied the
23 appeal.

24 Even in denying the appeal, however, the board
25 affirmed that the need for the project was not in

1 question stating, "I don't thinking that there is any
2 argument there that there needs to be upgraded lines
3 into Heber valley."

4 The company has worked diligently with the
5 county and tried to identify acceptable solutions.
6 Despite the company's efforts, the county has denied the
7 company's conditional use permit. The company and its
8 customers, including our customers in Wasatch County,
9 including Heber Light and Power, need this project to
10 provide safe, reliable, adequate and efficient power and
11 service. That is why we are here before the board.

12 MR. MOSCON: Thank you. Mr. Watts is
13 available for cross-examination.

14 MR. LEVAR: Thank you. Mr. Berg.

15 MR. BERG: No cross-examination at this time.

16 MR. LEVAR: Thank you. Any questions from
17 board members for Mr. Watts? Ms. Holbrook.

18 MS. HOLBROOK: Mr. Watts, I have a question.
19 So is it a typical business practice for Rocky Mountain
20 Power to strictly put all of the additional costs for,
21 say, underground burial lines on to the county where it
22 resides? Is that the typical situation?

23 THE WITNESS: I believe that's by state
24 statute or state law.

25 MS. HOLBROOK: Okay. Thank you.

1 MR. LEVAR: Thank you. Any further board
2 questions? Seeing none, thank you, Mr. Watts.

3 THE WITNESS: Thank you.

4 MR. MOSCON: Thank you, Mr. Watts.

5 MR. LEVAR: Mr. Moscon, I was just wondering,
6 we are a little early for a break. But I was wondering
7 if, depending on what you estimated for the length of
8 Mr. Ambrose's testimony, would it be better to take a
9 break now than to come after?

10 MR. MOSCON: It's a good question, and we
11 probably should ask Mr. Berg. His summary, I imagine,
12 takes three minutes. But I don't know if there's going
13 to be lengthy cross or no cross from Mr. Berg. Or
14 excuse me, by Mr. Berg.

15 MR. BERG: I don't anticipate cross would
16 probably be more than 10 minutes at the most. Of
17 course, as we get going, it could take longer, and
18 attorneys always seem to err when they say it's only
19 going to take five more minutes. I would have no
20 objection to taking a break now if the board wants to.

21 MR. MOSCON: Whatever the board prefers.

22 MR. LEVAR: Why don't we go ahead then with
23 Mr. Ambrose and we'll see where we go.

24 MR. MOSCON: Company calls Mr. Chad Ambrose.

25 MR. LEVAR: Mr. Ambrose, do you swear to tell

1 the truth?

2 THE WITNESS: Yes.

3 MR. LEVAR: Thank you.

4 CHAD BURTON AMBROSE,
5 called as a witness at the instance of the petitioner,
6 having been first duly sworn, was examined and testified
7 as follows:

8 DIRECT EXAMINATION

9 BY MR. MOSCON:

10 Q. Good morning, Mr. Ambrose. While you are
11 unpacking, could you please state and spell your last
12 name for the record.

13 A. Chad Burton Ambrose, A-M-B-R-O-S-E.

14 Q. Thank you. Would you please provide the board
15 a very brief background of your training and what your
16 duties with the company are?

17 A. You bet. I am a regional business manager for
18 Rocky Mountain Power. I have worked for the company for
19 almost 14 years. It's going fast, and I work in Summit
20 County, manage Summit County's relationship.

21 Q. Thank you, Mr. Ambrose. Did you cause to be
22 filed testimony in this proceeding?

23 A. Yes, I did.

24 Q. Did you file more than one piece of testimony?

25 A. I filed rebuttal as well.

1 Q. Okay. Are you aware, as you sit here today,
2 of -- let's start with your direct testimony. Are you
3 aware of any corrections or changes that would need to
4 be made to your direct testimony?

5 A. No.

6 Q. Are you aware of any corrections or changes
7 that would need to be made to your supplemental
8 testimony?

9 A. No.

10 Q. If I were to ask you all the questions that
11 are set forth in your prefiled testimony, would your
12 answers today be the same as they are recorded in both
13 pieces of testimony?

14 A. Yes.

15 MR. MOSCON: With that, the company moves for
16 the admission of both the direct and rebuttal testimony
17 of Mr. Ambrose, together with the exhibits attached
18 thereto.

19 MR. LEVAR: Thank you. Mr. Berg, any
20 objection?

21 MR. BERG: No objection from Wasatch.

22 MR. LEVAR: Okay. Thank you. They will be
23 entered.

24 MR. MOSCON: Thank you.

25 Q. **(By Mr. Moscon) Mr. Ambrose, have you**

1 prepared a summary of your testimony you could share
2 with the board?

3 A. Yes, I have.

4 Q. Would you please.

5 A. So I'd first like to start, if I can, with a
6 summary of, really the summary of the outcome. We
7 ultimately accepted the Wasatch segment because we were
8 faced with potential condemnation and prolonged
9 litigation and significant construction delays.

10 Instead of this, we got a fixed-width
11 easement. Promontory agreed to pay the excess costs,
12 and the line stayed in the same owner's property. Rate
13 payers save time. They save money, and ultimately,
14 because of this decision, will have the reliability they
15 need more quickly.

16 I'd like to give a little bit of background on
17 how we got here. We began reaching out to our customers
18 and property owners in Summit County in May of 2008.
19 Additionally, we held open houses, several different
20 open houses in Summit County, to discuss the high level
21 nature of the project.

22 The company took part in a monumental effort
23 as well to bring counties and key stakeholders together
24 to develop plan that would address the growing energy
25 needs of Summit and Wasatch counties. It resulted in a

1 guidance document called the Summit Wasatch electrical
2 plan. It was not intended to, nor does it supersede the
3 company's tariff or siting procedures.

4 This electrical plan treats the section of
5 line along Brown's Canyon Road in that it was subject to
6 change. We believe that the treatment in the -- the
7 Wasatch segment is consistent with the electrical plan.

8 I'd like to talk a little bit about working
9 with Promontory. Promontory told Rocky Mountain Power
10 in initial meetings and throughout multiple discussions
11 that they would not allow the company to upgrade the
12 existing transmission line in its current alignment due
13 to their master plan, and that they were willing to work
14 with the company to develop alternatives and find an
15 alignment that works ultimately for all of our rate
16 payers.

17 So why is Rocky Mountain Power here today?
18 Rocky Mountain Power, as with all transmission projects,
19 desires to first evaluate upgrading and placement
20 possible. However, the company understands that it must
21 do what is in the best interests of its customers.
22 Therefore, we explored additional options to avoid
23 litigation and lengthy battles with Promontory.

24 The property owner was willing to absorb the
25 impacts of the infrastructure on their land, which is

1 significant to note. So here is what we did and what we
2 have avoided. We looked at several options. The
3 existing one, as we have talked about today. We also
4 looked at another alignment in the middle, and another
5 route which was ultimately chosen that we call today the
6 Wasatch section.

7 Promontory looks not just at property value,
8 but at all of the lots that would have been impacted by
9 the existing alignment. Litigation for the existing
10 alignment would expose customers to risk, and we want to
11 avoid this. Getting the project completed promptly and
12 low cost is what our customers need, and the Wasatch
13 solution provides that.

14 We considered additional routes. We priced
15 them, and we came up with a solution that is best for
16 all of our customers. We evaluated the fact that the
17 line was going to get moved at a later date by
18 Promontory. This would disrupt reliability to our
19 customers in the future. So now was the time to
20 evaluate it and to do it.

21 We also agreed to a clause in our construction
22 work agreement to dissolve the agreement with Promontory
23 if we could not obtain a permit. We are here today, all
24 of us are here today to obtain that permit. If you deny
25 us the permit, then the company does not have the

1 ability to adequately protect its customers, as
2 Promontory contests our ability to locate this double
3 circuit transmission line in the existing alignment, and
4 we still have the risk associated with permitting the
5 line. That risk doesn't go away.

6 We also still have the same risk of winding up
7 here for a different route all with the same intention,
8 providing reliable power to our customers, but now at a
9 significantly greater cost. Each year we delay this
10 project -- as I understand it, we have a budget of about
11 16 million dollars between Coalville, where we -- we
12 have built from Evanston all the way to Coalville. So
13 from Evanston to Silver Creek, we have a budget of about
14 16 million dollars.

15 If we continue to defer that, if you look at a
16 CPI of 3 percent, that's \$480,000 every year that we
17 will be putting on the backs of our customers through a
18 delay.

19 Essentially Rocky Mountain Power insulated its
20 customers from significant risk. It could have fought
21 with Promontory, exposing our customers to delays,
22 additional costs, all to end up with an outcome that
23 remains unknown. Instead, we worked with Promontory,
24 who provided an uncontested easement, was willing to pay
25 the incremental costs, and Rocky Mountain Power ended up

1 with the same costs of the existing alignment. Rocky
2 Mountain Power, we believe, made the right choice.

3 In summary, my direct and rebuttal testimony
4 demonstrates that the company is considering the
5 variables and is acting in the best interest of its
6 customers. While it is obvious that Rocky Mountain
7 Power is caught between two competitive developers, it
8 boils down to -- what it boils down to is Rocky Mountain
9 Power has a need to serve its customers.

10 The line crosses over a property owners's
11 property. That property owner is willing to keep the
12 line on their property and pay the incremental costs for
13 the relocation. There is nothing here that is
14 inconsistent with our utilities mandate to serve our
15 customers. That's the conclusion of my summary.

16 MR. MOSCON: Thank you. Mr. Ambrose is
17 available for cross-examination.

18 MR. LEVAR: Thank you. Mr. Berg.

19 MR. BERG: Okay.

20 CROSS-EXAMINATION

21 BY MR. BERG:

22 Q. Do you already have a copy there of what's
23 marked in your direct testimony as Exhibit 4? I have a
24 copy here if you like.

25 A. Yes, I do. Yep, I've got it.

1 Q. Okay. Could you first turn to -- and this
2 doesn't have a page number on it. There weren't page
3 numbers on the exhibit. But if you will turn to 2.1,
4 relocation costs.

5 A. Yes.

6 Q. Okay. Could you read for the board, even just
7 that first sentence under relocation costs?

8 A. "Promontory agrees to pay the sum of 275,000
9 for its share of the cost to build the replacement
10 facilities in the alternative alignment."

11 Q. Okay. So that is their contractual obligation
12 to pay for the alignment to be moved from its current
13 alignment; is that correct?

14 A. That's correct.

15 Q. Okay. And if we could go in that same
16 exhibit -- and you already made reference to this in
17 summary.

18 A. Uh-huh.

19 Q. But it's under 1.4 B, starting with Rocky
20 Mountain Power. It's on the third page of that exhibit.
21 Could you read subsection B for the record?

22 A. Would you like the whole thing?

23 Q. Yeah, just that one paragraph.

24 A. "Rocky Mountain Power has entered into this
25 agreement without having completed the necessary

1 environmental work and analysis to determine whether
2 Rocky Mountain Power can obtain permits necessary to
3 build the relocated facilities within the alternative
4 alignment. Such environmental and permitting work will
5 be conducted by Rocky Mountain Power using commercially
6 reasonable efforts and at its expense prior to
7 construction.

8 "In the event environmental issues or
9 restrictions are discovered that preclude the
10 construction of the relocated facilities within the
11 alternative alignment, materially increase project
12 costs, or cause a material delay to the project, Rocky
13 Mountain Power may at any time, prior to the
14 commencement of construction, terminate this agreement
15 by giving notice to Promontory and refunding the initial
16 payment and final payment, to the extent such payments
17 may have been already made by Promontory, and returning
18 the unrecorded transmission line easement to the
19 Promontory; or if the easement has been recorded,
20 recording the release of the transmission line easement
21 provided by Promontory as required in Section 2.1 herein
22 below."

23 **Q. Okay. So as you -- just wanted that for just**
24 **for clarification, more than just a brief summary that**
25 **you provided. So if the permit is denied, then that**

1 does allow Rocky Mountain Power to go back to the
2 original alignment as it's in the current easement that
3 it's had since 1916, I believe; is that -- correct?

4 A. Is that a question?

5 Q. -- correct? Yeah. Is that correct? If the
6 permit was denied -- it was denied at the county level.
7 Now, if it's not ordered to -- if it's denied here by
8 the board, then that section of the contract does allow
9 Rocky Mountain Power to continue using the current
10 easement that they have.

11 A. What it does for our customers is, it puts
12 them in a position where, No. 1, their reliability will
13 be delayed. No. 2, there will be additional costs, as I
14 have explained. There will be litigation. There will
15 be condemnation. That will basically be an outcome if
16 we are denied today.

17 Q. Okay.

18 A. Which we do not see as a path forward.

19 Q. Okay. Could you also turn to your prefiled
20 testimony, if we look at Exhibit 3 on there.

21 A. Exhibit 3?

22 Q. This is the one entitled Promontory
23 Development Southwest Wyoming to Silver Creek
24 transmission project.

25 A. Yep.

1 Q. So here we are looking at Route A, and that
2 is, as we discussed under Mr. Shortt's testimony, the
3 blue line indicated on the prior exhibit, Exhibit 2. If
4 we look at the cost, what is the cost for Rocky Mountain
5 Power to upgrade in that existing easement?

6 A. 1.39 million.

7 Q. So 1 million, 390,000, somewhere in that
8 neighborhood?

9 A. (Witness nods.)

10 Q. And now, Promontory requested what is shown on
11 Exhibit 2 as the red line, and that is Route 2 C,
12 Promontory boundary 4. What is the cost for that?

13 A. 2.35 million.

14 Q. Okay. Now, you also work -- you said in your
15 beginning, you have been working on this entire project
16 bringing it all the way from Wyoming down to the Silver
17 Creek substation?

18 A. I have only worked in the Summit County
19 portion.

20 Q. Okay. In the Summit County portion?

21 A. Correct.

22 Q. Thank you for the clarification. And on
23 December 14th of 2015 you filed an appeal application
24 with Summit County regarding a portion of the
25 transmission line from Coalville to Brown's Canyon; is

1 that correct?

2 A. That is correct.

3 Q. And I have a copy of this application that you
4 filed. This application is marked as Exhibit D in
5 Wasatch County's memorandum. Let me hand this to you.
6 And you can take a minute to look at that quickly. Is
7 that an accurate copy of the appeal application?

8 A. From what I can tell.

9 Q. Okay.

10 A. Looking at it here.

11 Q. And if you will turn to page 4 of the letter
12 that's attached with that, and this is a letter from
13 your legal counsel supporting the appeal application,
14 correct?

15 A. Correct.

16 Q. If you would look at the bottom highlighted
17 portion, the final paragraph about six lines down, and
18 then continuing on to the next page. This is
19 discussing -- well, I guess, sorry. First, let -- I am
20 getting ahead of myself. Let's take a step back.

21 What was the purpose of this appeal? What's
22 it an appeal from?

23 A. How is this relevant when we are talking about
24 the Wasatch County portion? Sorry. I just have to ask.

25 Q. Well, I think at this point your legal counsel

1 can ask the questions in clarification. But I just need
2 you to answer.

3 MR. LEVAR: Are you making an objection,
4 Mr. Moscon?

5 MR. MOSCON: I was going to say, I know that
6 this has been put forward. I don't have an objection to
7 Mr. Ambrose, who said he has represented the company in
8 Summit County proceedings, from indicating to the board
9 what the process is.

10 What I anticipate we are about to get to is
11 what I would be objecting to as asking this witness for
12 some legal conclusions to ask this witness to interpret
13 language from lawyers written to another board. And so
14 I have kind of been on my toes waiting for the question
15 to come out. So I would object to it then.

16 But as far as just acknowledging that there
17 was an appeal to Summit County that the company is
18 involved with, I don't mind if the witness answers just
19 that question.

20 MR. BERG: And there is not going to be any
21 request for him to make any type of legal analysis, just
22 to review some statements that were in the application
23 for the record.

24 MR. LEVAR: Okay. Why don't we continue
25 forward with that understanding.

1 **Q. (By Mr. Berg) What was the purpose of this**
2 **appeal?**

3 A. The purpose of this appeal is related to a
4 section of our transmission line that was denied Rocky
5 Mountain Power by the Eastern Summit County planning
6 commission. That section of line crosses through five
7 property owners who are agricultural property owners
8 that have not yet signed fixed-width easements.

9 **Q. Okay. And so those property owners were**
10 **simply saying, we don't want this upgraded power line in**
11 **the current easement that you have?**

12 A. That's correct.

13 **Q. Okay. And if you could please read on page --**
14 **beginning on page 4, just those highlighted sentences**
15 **that was included as part of the appeal application.**

16 A. Is that where it says nevertheless?

17 **Q. Yeah, starting at nevertheless.**

18 A. "Nevertheless, the company does not need
19 fixed-width easements nor any other kind of consent from
20 these property owners because the 1916 easements remain
21 validity and be -- and provide sufficient rights for the
22 company to rebuild the line -- this line.

23 "When the previous landowners granted these
24 easements nearly a century ago, they contested expressly
25 for the alignment to be used as a power transmission

1 line. The ongoing validity of these easements was
2 confirmed during the application process and is not in
3 question."

4 Q. Okay. Thank you.

5 MR. BERG: No further questions at this time.

6 MR. LEVAR: Okay. Thank you, Mr. Berg. Any
7 redirect?

8 REDIRECT EXAMINATION

9 BY MR. MOSCON:

10 Q. Just one quick question to the extent you
11 know, Mr. Ambrose. You were just asked to read comments
12 from a letter from lawyers to Summit County talking
13 about a 1916 easement that it concludes was -- that the
14 valid of which was confirmed during the application
15 process.

16 Do you have an understanding whether the
17 easement that this letter is talking about is the same
18 easement that is at issue today with the Promontory
19 property? Is that the same easement?

20 A. Promontory's easement is very clear that it
21 does not address a 138 double circuit transmission line.

22 MR. MOSCON: Thank you. No further follow-up.

23 MR. LEVAR: Thank you. Any recross?

24 MR. BERG: No, Your Honor.

25 MR. LEVAR: Questions from board members.

1 Mr. White?

2 MR. WHITE: Just one question, Mr. Ambrose.
3 Something you said earlier piqued my interest. Is it
4 your understanding that the line on the 46 KV, the
5 Promontory property, is that yet to be permitted by
6 Summit County? In other words, would that be required
7 to actually be permitted through Summit County?

8 THE WITNESS: So -- great question. Through
9 Summit County we have received a permit from Brown's
10 Canyon Road all the way to the Summit Wasatch border.

11 MR. LEVAR: Thank you. Any other board member
12 questions? Mr. Wilson.

13 MR. WILSON: One question. You indicated that
14 you are saving the rate payers money and you anticipate
15 litigation costs. Has your legal department indicated
16 they don't believe you have that easement in Wasatch
17 County in order to support the increased load line? Was
18 that a fair statement?

19 THE WITNESS: Can you restate that? I'm
20 sorry.

21 MR. WILSON: I don't know if I can or not, but
22 I'll try.

23 THE WITNESS: I'm sorry.

24 MR. WILSON: I am curious as to Rocky Mountain
25 Power's position on the easement in Wasatch County. Is

1 there an easement for the line or not?

2 THE WITNESS: Yes. We currently have an
3 easement in Wasatch County that is recorded.

4 MR. WILSON: But you say you anticipate
5 litigation. Has your legal department advised you that
6 that would be litigated by Promontory?

7 THE WITNESS: We have been advised by
8 Promontory and our legal department that if we did not
9 work in essence with them through an independent
10 evaluation of this new route through Wasatch, that if we
11 were to strive to fight Promontory for the existing
12 alignment, that that would be litigated and there would
13 be condemnation proceedings.

14 MR. WILSON: For the existing line?

15 THE WITNESS: For the existing, correct.

16 MR. WILSON: So your legal department has said
17 you don't have an easement or you do? I'm just trying
18 to clarify that.

19 THE WITNESS: So for the Wasatch County
20 portion, we'll call it just the Wasatch section, we do
21 have an easement that has been recorded for the existing
22 alignment. That easement is absolutely in question, and
23 it would require litigation and condemnation.

24 MR. WILSON: It's in question?

25 THE WITNESS: It is.

1 MR. WHITE: Just follow up on that question.
2 So would the condemnation be for the -- what, the
3 additional voltage or height or distance? In other
4 words, is there additional fee property or easement you
5 would need to upgrade it from the current voltage to
6 138?

7 THE WITNESS: That's correct. We would need
8 to widen our easement. We would need to widen it to, I
9 believe it's a 60 foot wide easement. And that
10 acquisition of property, given the fact that it directly
11 conflicts with Promontory's master plan, would require
12 condemnation.

13 MR. WHITE: Is there a current assumed width
14 based upon the center line easement, or it just where
15 it's been for a hundred years? In other words, that
16 hasn't been defined as of yet?

17 THE WITNESS: I am probably not the correct
18 witness to answer that. Perhaps our legal department
19 could help with that.

20 MR. LEVAR: If you could provide clarification
21 on that question, that would be great.

22 MR. MOSCON: Sure. And if this answers both
23 the questions that Mr. Wilson raised as well as
24 Mr. White. The company has an easement, a center line
25 easement, across Promontory's property for a single

1 circuit, 46 KV line. Promontory has taken the position
2 that that easement is insufficient to host a 138 KV
3 double circuit line, which has increased width, as well
4 as it's a double circuit, rather than a single circuit.

5 The company may not agree with Promontory's
6 position. But nevertheless, that is Promontory's
7 position. And I -- by the way, noted this is a good
8 point to clarify for the board. The exhibit that was
9 referred to which is Exhibit No. 4 to Mr. Ambrose's
10 testimony which is the construction agreement, I am
11 nervous that the copy that the board has is actually
12 missing a page.

13 And so with permission after these
14 proceedings, we'll submit a corrected copy. And the
15 reason that's important is the missing page, if you were
16 to turn to the last page that you do have right above
17 the signatures, the missing language is this point. The
18 line that you see says --

19 MR. BERG: I would object to that at this
20 point until I have seen it, simply because I made a
21 request for that page, but I didn't ever receive it. So
22 I would just like to view it before it goes into
23 evidence before the board.

24 MR. MOSCON: I'm happy -- and I'm sorry. I
25 didn't realize you didn't get that follow-up copy. What

1 you do see here on, whatever this page number is right
2 above Section 6 integration, says free to assert any and
3 all rights, claims, defenses that were otherwise
4 available to them, notwithstanding entering into this
5 agreement.

6 That is the place where Promontory says
7 contractually, "Look, we are not agreeing, company, that
8 you can put your 138 line here. And so if you don't get
9 your permit and you go back to square one, that doesn't
10 mean you get to build your line here. We are still
11 retaining our argument that the only thing you have an
12 easement for is a 46 single circuit line, and we still
13 intend to fight you about whether you can put a double
14 circuit 138 KV line in."

15 But to clarify another question that was
16 raised, what Promontory did do is say, "Here we will
17 give you an easement. If you move your line from here
18 to there, we will give you an easement, and we will pay
19 the difference."

20 So you may have heard, Mr. Wilson, some
21 testimony that sounded confusing about, we do have an
22 easement. So the company does have an easement for this
23 Option 1 that we are asking for now, where Promontory
24 has said, "Yes, if you move your line from here to
25 there, we will give you a fixed-width easement."

1 And so we are really now talking about the two
2 easements on their property, and that's probably why
3 there's been a little lack of clarity about that point.
4 So there is an easement, as we sit here, for the
5 proposed Option 1 on Promontory's property, if that
6 clarifies the question.

7 MR. WILSON: May I? No, I understood that. I
8 am just wondering what the legal -- he indicated there
9 would be increased costs. Apparently, the legal may or
10 may not believe they have the easement for the increased
11 load line, I'll call it that, rather than state the
12 numbers. So that was my question. And I don't know who
13 estimates the litigation cost to enforce that easement
14 or how that plays into the whole thing here.

15 THE WITNESS: Can I? So in order to secure
16 that easement or widen that easement for the existing
17 line that goes right through the southeastern portion of
18 the Promontory property, in order to secure that or
19 widen that easement, that's the trigger for the
20 increased costs, the litigation and the condemnation
21 that we are talking about. That's the driver of it.

22 So rather than -- rather than dealing with
23 that, what we have is a property owner that was willing
24 to provide us a fixed-width easement that does go into
25 Wasatch County, but it remains on Promontory's property,

1 and they are willing to pay the cost difference in the
2 upgrade.

3 MR. WILSON: I don't have any other questions.

4 MR. LEVAR: Oh. Were you wanting to ask a
5 question?

6 MR. CLARK: If I may. And it pertains to your
7 last statement. You received some questions on
8 cross-examination about the cost difference, and just in
9 your words, can you restate for us what, what the total
10 cost difference is between -- I am going to refer to
11 CBA-2 -- the blue line and the red line.

12 THE WITNESS: The cost difference between the
13 blue line and the red line, after having performed a
14 more detailed cost estimate, as you refer to in that
15 exhibit, those were high level block estimates, plus or
16 minus 50 percent. At the end of the day, the cost
17 difference that we determined with Promontory was the
18 \$275,000 in the two routes, and they cover -- and they
19 are willing to cover that cost.

20 MR. CLARK: And that's the total cost
21 difference in construction?

22 THE WITNESS: Correct.

23 MR. CLARK: Another question, if I may. This
24 is on a slightly different subject. But if I -- if I
25 wrote down your words correctly, you used the phrase,

1 "The line was going to get moved at a later date by
2 Promontory." What did you mean by that? And what was
3 your set of assumptions around that?

4 THE WITNESS: So as we approached Promontory,
5 as you refer in my direct testimony, we approached
6 Promontory like we did with all of the property owners,
7 where the transmission line would be upgraded. And as
8 we approached Promontory, it was clear, No. 1 -- they
9 made it clear that it conflicted with the master plan
10 and that that line would have to be moved at some point
11 in order for their master plan to go forward.

12 Now, that relocation would be on the back of
13 Promontory. Rocky Mountain Power was looking to upgrade
14 the transmission line. That triggered the opportunity
15 for Promontory to ask Rocky Mountain Power, "We need
16 this moved, and we will work with you to provide a low
17 cost alternative. We will provide you the easements
18 necessary to do it if you will work with us and
19 independently evaluate if the transmission line is
20 reliable that you are looking to relocate and that it
21 meets your technical specifications, as laid out in Ken
22 Shortt's testimony, to make this happen." And that's
23 exactly what we did.

24 MR. WHITE: I hate to ask this question, but
25 as a follow-up, where would it be relocated to? The

1 Option 1 alignment.

2 THE WITNESS: Yet to be known. Yet to be
3 known. We didn't necessarily need to go down that road.

4 MR. LEVAR: Did you have follow-ups?

5 MR. CLARK: Well, I'll tell you what I am
6 thinking about. I am wondering about how to understand
7 better what the condemnation process would be, how long
8 it would take, and what its likely costs would be. And
9 maybe more than -- maybe I am not the only one wondering
10 that, but I just don't know, Chair LeVar, how to improve
11 my understanding of that. But that's the question. I
12 am not sure they are fair questions to put to this
13 witness. But --

14 MR. LEVAR: Yeah. Is that a question that
15 would be better for the --

16 MR. CLARK: Counsel maybe?

17 MR. LEVAR: -- oral argument we will have
18 later?

19 MR. CLARK: I am wondering if our two counsel
20 can cooperate in producing some kind of perspective on
21 that.

22 MR. MOSCON: Would the board like that
23 addressed now or in the oral argument? I am happy to
24 let each side give our understanding at this point or in
25 closing, oral argument, whatever the board prefers.

1 MR. LEVAR: Well, let me ask Mr. Clark. Since
2 we'll probably take a break soon before we start legal
3 arguments, should we let the two counsel address this
4 after the break as they give their legal arguments?

5 MR. CLARK: Yeah, I think that's fine. To the
6 extent that there can be some consistent parameters or
7 assumptions or -- yeah, that would be helpful.

8 MR. WHITE: Yeah, and I again, as part of
9 that, I mean, I certainly don't want to diminish any
10 litigation position. But you know, what is the
11 potential fair market value of the additional scope of
12 that, I guess?

13 I mean, are we talking about, you know,
14 severance of loss. I mean, what are we -- again, if
15 that's confidential or is going to somehow be a
16 sensitive issue in terms of litigation posture, I don't
17 know if that's appropriate. But I am just kind of
18 adding on to the same thoughts that Mr. Clark had, I
19 guess.

20 THE WITNESS: We did do a severance analysis
21 on the property that would be impacted, the existing
22 line route versus the boundary route, and perhaps, Matt,
23 you can talk about that at a break.

24 MR. MOSCON: We do have some of that
25 information that we can share wherever the board wants.

1 MR. LEVAR: Okay. We could have that
2 proffered during the legal argument portion.

3 MR. CLARK: Thanks. That concludes my
4 questions.

5 MR. LEVAR: Okay. I have one brief question
6 for Mr. Ambrose, and I apologize if you have answered
7 this already in your testimony or your exhibits. But in
8 your summary I thought I heard you give an estimate of
9 around \$480,000 a year of costs for each year the
10 project is delayed. Was that just based on average
11 inflation to construction costs, or was there something
12 else in there?

13 THE WITNESS: Correct. Yeah. The 16 million
14 dollars, and it's not found in my testimony. As I
15 understand it -- while I am just the regional business
16 guy, not the project manager, but as I understand it, we
17 have a budget of about 16 million to finish from
18 Coalville to Silver Creek. And every year that you
19 defer, we defer that construction and delay it, it's
20 about 3 percent, if you assume a 3 percent CPI. So 480
21 thousand, then you compound it each year.

22 MR. LEVAR: Thank you.

23 THE WITNESS: You bet.

24 MR. LEVAR: Any further board questions of
25 Mr. Ambrose? Okay. Thank you, Mr. Ambrose.

1 THE WITNESS: Thank you.

2 MR. LEVAR: Then why don't we take --

3 MR. MOSCON: Before we have him step down --

4 MR. LEVAR: Sorry.

5 MR. MOSCON: I wonder one of the things that
6 I'll -- to answer one of questions, there's probably a
7 factual thing that rather than me proffering, I probably
8 could just have a witness answer if the board will
9 indulge me just ask one question.

10 MR. LEVAR: Go ahead.

11 CONTINUED REDIRECT EXAMINATION

12 BY MR. MOSCON:

13 **Q. Mr. Ambrose, because this is an issue of**
14 **concern to the board, do you know, has the company done**
15 **any analysis or have third parties analyzed what the**
16 **potential condemnation costs would be on the property to**
17 **be condemned if the company had to go along what has**
18 **been referred to as the blue line?**

19 A. Let me go back to the blue line.

20 **Q. It's the existing 46 KV alignment.**

21 A. Yep. So what we have done, and that was the
22 study I was referring to. We have a -- the LECG Group
23 performed a severance analysis that in essence evaluated
24 what the dollar value would be for the property on the
25 existing, we'll call it the blue line, and then on the

1 reroute, which is the Wasatch segment, the red line.

2 And yes. They did do that. They do not go
3 into, as the best of my understanding, to actual
4 condemnation. But they look at property value impact.

5 **Q. Do you know what that number is that LECG told**
6 **the company?**

7 A. I have it in my notes. The existing right of
8 way value -- just make sure I get this right. So the
9 Rocky Mountain Power. Let's see. The existing right of
10 way value was 225,000. The alternative right of way
11 value, according to the analysis was 390,000.

12 So in essence, what they do is, they look
13 at -- they say there was 60 lots that would be impacted
14 by the existing line. Is that the blue line? I think
15 it is. Yeah, the blue line. There would be 60 lots
16 impacted at \$250,000 a lot, times in essence a 10
17 percent diminution of property value, equals a \$1.5
18 million impact. So it would be a \$1.5 million impact to
19 Promontory if we were to go after that.

20 MS. HOLBROOK: Mr. Chair, can I ask a quick
21 question? Mr. Ambrose, really quickly, what year was
22 that performed?

23 THE WITNESS: I'm glad you asked because the
24 values would be very different today. This was
25 performed in February 26, 2010.

1 MS. HOLBROOK: 2010?

2 THE WITNESS: 2010, yeah. Property values of
3 today in Promontory are significantly higher than that
4 now.

5 MS. HOLBROOK: Thank you.

6 MR. LEVAR: Okay. Thank you. Mr. Berg, do
7 you have any cross with respect to those questions that
8 Mr. Moscon just asked him?

9 MR. BERG: Nothing at this time. No.

10 MR. LEVAR: Okay. Why don't we -- since
11 there's some discussion that needs to happen during the
12 break, why don't we take a little longer than normal
13 break. Why don't we just reconvene at 11 o'clock for
14 legal argument. Thank you.

15 (Recess from 10:42 a.m. to 11:03 a.m.)

16 MR. LEVAR: Okay. We're back on the record.

17 MR. CLARK: Chair LeVar, before you get too
18 far into the next part of our proceeding, I've got a
19 question that I want to present or a request really.

20 My understanding of the cost differential
21 between the -- again I'll go to the blue line and the
22 red line, or the existing easement and the easement that
23 Promontory has more recently granted, the alternate
24 route. My understanding of the cost differences there
25 is that Promontory's going to absorb them.

1 But I -- I am a little confused on that
2 subject right now, and I am wondering if we could hear
3 from the witness, the company's witness who is best able
4 to address that for us, if that's -- I am -- well, I'll
5 leave that to counsel. But that's an issue I need some
6 more information on if the chair is willing to indulge
7 that taking of a little more evidence in that area.

8 MR. MOSCON: And I am happy, if it helps, to
9 just, I think, indicate what our undisputed facts on the
10 topic from the agreement, and then if there's questions
11 or you want to recall the witnesses, we're happy to do
12 that. So here is my response to that. And we'll leave
13 to Mr. Berg if he thinks I have overstated anything.

14 The company has an agreement with Promontory
15 in which Promontory said, "I would like this line
16 moved." And the company's witnesses have indicated this
17 is consistent with their tariff. This isn't just unique
18 to this case, where this would apply to the distribution
19 in your back yard if you had one.

20 If you want a line moved on your property and
21 moving it will not impact the reliability, safety,
22 adequacy of the company's infrastructure, they will
23 allow generally any landowner to dictate and say, "Move
24 this line from my land here to here," but that landowner
25 has to pay to do that.

1 And so the -- what's been marked as -- or what
2 was Exhibit 4 that we looked at, which was that
3 construction agreement, that's where the company looked
4 and said, "Okay, Promontory. There is now a 46 CV line
5 running through your property here."

6 And in the discussions about upgrading that to
7 a larger line, Promontory said, "Look, we don't think
8 you can build your bigger line here, but we don't want
9 to fight. If you will agree to move it over here, still
10 on our property, we will do two things. No. 1, we will
11 give you a fixed-width easement that's as wide as you
12 need for the 138 double circuit line, and in addition,
13 we'll pay that incremental cost."

14 So we had the testimony about how many extra
15 poles. It's 15 extra poles, or how many more feet of
16 conductor going across. And that was the number that
17 was approximately \$275,000.

18 The company looked at it and said, "Okay. The
19 amount that it's going to cost extra to build the line
20 over there on your property, because we have a few more
21 poles, is approximately that. So if you pay us that,
22 then we will go ahead and move the line over there
23 because you kind of made our rate payers whole. You
24 have paid for the extra poles and the extra feet of
25 conductor. And you know, so here is our agreement and

1 here is when you are going to pay it."

2 So that was that cost. That number is
3 different than some numbers that you may have heard
4 where the company said, not having this conversation
5 with Promontory, but internally, "Okay. We have
6 somebody that doesn't want to cooperate potentially, or
7 at least they are saying that they won't cooperate
8 there. Let's huddle and decide how much could our rate
9 payers or us be exposed to if we said, we think we can
10 go where our line is now and you say we can't. And so
11 if we get into a condemnation proceeding, what could
12 that possibly cost us."

13 Now, keep in mind the company is still
14 going -- if that were to happen, would argue and say,
15 "Hey, we think we can go here, and we don't think we
16 have to pay you anything," but there's a risk. And so
17 that was the analysis that Mr. Ambrose testified to, and
18 I think he ended up at approximately 1.5 million on just
19 the severance damage, much less any of the actual taking
20 of those lots or the golf course land across the
21 Promontory piece.

22 That is when the company made the decision to
23 say, "Okay. If we cooperate with them, like our tariff
24 instructs us to do, we will get the benefit of a
25 fixed-width easement. It won't cost our customers any

1 more to build the line, and we will avoid the risk of a
2 potential adverse ruling in a condemnation proceeding."
3 Which, by the way, that proceeding is going to have
4 legal expenses and expert fees and take time.

5 So I don't know if that is what you were
6 asking about, Mr. Clark, but those were the numbers, and
7 that's where they are found is in that exhibit in the
8 testimony.

9 MR. CLARK: That's really helpful, Mr. Moscon,
10 and then -- and it's 80 percent of what I am trying to
11 get straight. And then if we look at Exhibit CBA3.

12 MR. BERG: And I had kind of the same question
13 along this line. If I -- let me know if this is what
14 you are asking here. Under Route A, the cost is
15 1,390,000. Under Route 2C, it's 2,350,000. The
16 difference between those two would be 960,000.

17 And they are saying plus or minus 50 percent.
18 So that would take you to about 470,000. Yet their
19 contract is only for 275,000. So what happened to the
20 other 200,000? Was that just a huge -- is that what you
21 are getting at, I guess?

22 MR. CLARK: Well, I would have phrased it a
23 little differently, but I'd like to understand exactly
24 how those numbers relate to the explanation that
25 Mr. Moscon has just given.

1 MR. MOSCON: I don't know that the CBA-3 that
2 you are looking at, which I'm guessing was a very rough
3 estimate put together some years ago, corresponds with
4 what the cost turned into at the -- you know, fast
5 forward several years when the contract was actually
6 signed. So I am happy, because I recognize I am now
7 going beyond what you actually heard. So if you want
8 to -- you tell me if you want me to put someone on the
9 stand.

10 My understanding is that when we actually got
11 down to going down that path and figuring out what
12 actual costs were, and you are mitigating this cost here
13 and that cost there, but you are adding this one there,
14 that that's where the number kind of came from and
15 arose. But so that was the cost that the company felt,
16 if they paid that incremental cost, that essentially
17 made the rate payers kind of whole or even but --

18 MR. CLARK: From my perspective, if there is a
19 witness that can put those, the Route A, Route C2
20 numbers, put that differential sort of in context with
21 the \$275,000 differential that you described, that's --
22 that would be helpful.

23 MR. MOSCON: I think the closest we've got
24 here is Mr. Ambrose, so let's see how far he can get us.

25 MR. CLARK: Okay.

1 MR. MOSCON: If the board would like, we can
2 recall Mr. Ambrose.

3 MR. LEVAR: Yes. Why don't we do that. You
4 are still under oath.

5 THE WITNESS: I'll do my best.

6 CHAD BURTON AMBROSE,
7 Recalled as a witness at the instance of the petitioner,
8 having been previously duly sworn, was examined and
9 testified as follows:

10 FURTHER EXAMINATION

11 BY MR. MOSCON:

12 Q. So Mr. Ambrose, if you could turn in your
13 binder to your copy of Exhibit CBA-3, and I believe you
14 heard the discussion. And the question is, if you can
15 explain for the board -- maybe I'll just phrase it this
16 way.

17 How did the company come up with the number
18 that it did to say, Promontory, you need to -- this is
19 the dollar amount you need to pay us if we are going to
20 agree to reroute the line?

21 A. I'll do my best. The negotiations with
22 Promontory were significant. There were multiple
23 meetings that occurred with Promontory, and the
24 objective of CBA-3, as you see there, is to demonstrate
25 that the company looked at multiple options. It didn't

1 just look at the boundary route. It didn't just look at
2 the existing alignment. It looked at multiple options.

3 And through that process, as you can imagine,
4 when we work with our customers and as we work with our
5 property owners, specifically those that are requesting
6 that the line be relocated, which it happens, we will go
7 through different options. We will perform block
8 estimates to get a general idea of what those costs
9 would look like.

10 So the version that you see, CBA-3, was an
11 early version in the negotiations with Promontory that
12 allowed us to get an idea of what those costs were. And
13 you are exactly right. The delta between the blue line
14 and the red line is by far more than \$275,000.

15 We subsequently performed greater or tighter
16 cost estimates on the project, as we realized that
17 Promontory was in fact, No. 1, willing to provide the
18 easements for Rocky Mountain Power. And they did that,
19 and that is part of their cost. That is part of their
20 cost. There was a credit given to them for the existing
21 versus the new, but that incremental cost was theirs to
22 bear to provide the easement in addition to the
23 incremental costs for the project.

24 As we got close to December of 2010 when this
25 agreement was signed, which I believe was the date, we

1 looked at our existing alignment. It remained at 1.3
2 million, and I've got a sheet here. I can make copies
3 and give them to you. But the boundary route, which is
4 the other colored line, in essence settled down to about
5 1.66 million dollars. So the delta there was about
6 \$320,000.

7 So as we got closer on the negotiation, we
8 refined our estimate. We put the boots on the ground.
9 We counted poles and we did all the schematics. We
10 surveyed, and we were able to come much closer to what
11 the real project cost would look like. As we look at
12 the value of the easements, as we look at that \$320,000
13 delta, we settled at the 275,000.

14 Now, we believe that as a company it makes our
15 customers whole. We are foregoing the potential costs
16 of one and a half million dollars of trying to secure
17 that additional easement along the existing right of
18 way. We believe that through that negotiation, through
19 that independent process of evaluating the reroute, that
20 we are saving our customers significant money through
21 doing this. Does that help?

22 MR. CLARK: Thanks. I appreciate the
23 elaboration. It does help me.

24 MR. LEVAR: While we have you on the stand,
25 Mr. Ambrose, any other board members with further

1 clarifications or questions?

2 MR. WHITE: I just want to make -- sorry,
3 Chair. Just so I am clear, I am not sure I phrased this
4 question earlier. Sorry about that. There is a current
5 permit that would allow a 138 KV double circuit line on
6 the existing 46. In other words, is there a permit from
7 Summit County for the blue line from 138?

8 THE WITNESS: Great clarification. Let me
9 grab the blue line here.

10 MR. WHITE: And the reason I guess partially
11 why I am asking that is, I am just kind of playing
12 through the scenarios. If Summit County were to say,
13 no, you can't have a conditional use permit and then you
14 go to -- and if Wasatch County says no, I guess I am
15 just trying to think of, what's the plan C?

16 THE WITNESS: Let me clarify that. I am glad
17 you brought up that because we don't want you to think
18 that we have a conditional use permit for the blue line.
19 So we have a conditional use permit that was given to
20 Rocky Mountain Power a couple months ago by the Eastern
21 Summit County planning commission for the red line. So
22 the portion of the red line that is in Summit County,
23 that is what we have permitted. We are in essence in an
24 island with Wasatch County that is not permitted.

25 MR. WHITE: So going back to the, yeah, so

1 going back to -- if the board were to, I guess, deny
2 your request and you were back to -- I don't know if you
3 want to call it plan A or plan B at this point, and you
4 were forced to go on the blue line for 138 double
5 circuit, in addition to the condemnation and the
6 litigation, etc., would you still be in a position where
7 you were asking for some type of conditional right or
8 permit from Summit County for that?

9 THE WITNESS: That is correct. Yes, we would.
10 That's what I mean by, that's that enhanced permitting
11 risk.

12 MR. WHITE: And if they say no and Wasatch
13 County says no, what is your plan C?

14 THE WITNESS: It's really difficult, really
15 difficult question to answer. I think our plan would
16 be, in order to get the line in, it's -- as we have
17 addressed, it's significant cost. No. 1, we would have
18 to condemn at Promontory, and we would have to reapply,
19 and that reapplication would be a year delay with Summit
20 County, would be an additional year delay.

21 MR. WHITE: I appreciate the clarification.

22 THE WITNESS: Thank you.

23 MR. LEVAR: Anything else from board members?

24 MR. BERG: Chairman, on this issue, Wasatch
25 County has concern that in our discovery requests we had

1 requested correspondence between Rocky Mountain Power
2 and Promontory in coming up with the negotiation or
3 coming up with the agreement. We were simply told,
4 "Well, this is beyond the scope. You will get what you
5 get with our prefiled testimony."

6 We received information with prefiled
7 testimony. Upon reviewing that, an informal additional
8 discovery request was made. Some of that was granted.
9 One of the items requested was the missing page from the
10 construction relocation agreement, which now they are
11 referring to saying that there is condemnation.

12 Until today, this is the first time Wasatch
13 County has ever heard that there would be condemnation
14 proceedings on the blue line. We have never heard that,
15 so now we are getting information that there's possible
16 condemnation proceedings. And we have never heard that
17 before.

18 I am not prepared to really address that or
19 even look at that or look at -- I have not looked at
20 Rocky Mountain Power's ability to do condemnation
21 proceedings, what that would require. If we had
22 received that information, then I would have been
23 prepared on that. But unfortunately, I am not simply
24 because of that.

25 In addition, I think we have been talking

1 about the blue line and what the requirements are. I
2 think maybe it was misstated in the prior testimony, and
3 maybe simply Promontory is saying that we think you only
4 get 100 -- 46 K volt, KV line. You want to upgrade it.
5 Your easement doesn't allow for that.

6 But I think that -- and I guess maybe this
7 would be a question for Mr. Ambrose. That's why I
8 wanted to bring it up. In Wasatch County's memorandum
9 in opposition, Exhibit A, we did provide a copy of that
10 Promontory easement. And nowhere, anywhere in there
11 represents that it's a 46 KV line, which I think was
12 represented.

13 I don't know if that was a simply a
14 misstatement on that and that was Rocky Mountain -- not
15 Rocky Mountain, Promontory's opinion on it. I guess
16 maybe for clarification.

17 THE WITNESS: Happy to clarify. So Promontory
18 is very clear that the existing easement does not treat
19 a double circuit 138, 46 KV on the other side. The
20 easement does in fact not say that. It does in fact not
21 say that that easement grants Rocky Mountain Power the
22 right to expand with a 138 double circuit. It does not
23 do that.

24 That is Promontory's interpretation, and that
25 is where they hold their ground on the fact that if we

1 were to go and secure an improved or fixed-width
2 easement to be able to accommodate the 138, 46 K, that
3 that would be the contention, and the line would need
4 condemnation.

5 MR. BERG: But that's not necessarily Rocky
6 Mountain Power's view of what that current easement is.

7 THE WITNESS: I am going to defer to my legal
8 on that, because Matt, I believe you had a clarification
9 you wanted to make. Is that correct?

10 MR. MOSCON: Well, again, I think this is the
11 same thing. As far as legal conclusions, this is --
12 this witness is not in a position to do that. We've
13 already, I think, indicated the company's position that
14 Promontory indicated that would be their fight.

15 And I was prepared -- the reason I hadn't
16 brought it up earlier is, I was prepared, as requested
17 earlier, in my closing remarks to identify under what
18 circumstances and why it would be in a condemnation
19 litigation. So I plan on addressing that rather than
20 having our witness address it.

21 MR. BERG: And I am fine with the witness not
22 addressing it. I guess Wasatch County's motion is
23 simply that we strike any reference to condemnation
24 proceedings. We've had absolutely no notice that that
25 would even be a requirement at this point. And in fact

1 that specific page, the second to the last page of that
2 contract, was not there. We made a request for that,
3 and we were told that it would be forthcoming. And we
4 never received it.

5 If I had received it, I would be prepared to
6 address that issue today. But because we didn't receive
7 it, Wasatch County requests that any reference to
8 additional cost for a condemnation proceeding or any
9 consideration for that not be allowed today.

10 MR. LEVAR: Okay. I'll just restate what I
11 see is the motion. We have a motion to strike
12 Mr. Ambrose's references to condemnation issues. I'll
13 go to Mr. Moscon. This is an unusual issue though,
14 because the testimony came in response to board
15 questions, I think, rather than part of his prefiled
16 testimony. So I'll let you -- what your thoughts on the
17 motion.

18 MR. MOSCON: Sure. And I guess I am a little
19 confused by the confusion. A couple of points. No. 1,
20 there was a point about, we have never received a
21 missing page. It is true that, as indicated, we
22 indicated, trying to be helpful to the county, that they
23 were welcome to just ask us if they wanted information.
24 Didn't have to file a thing, and we would just get it to
25 them.

1 In that context, there was a request for this
2 document, the contract. It was sent over. Mr. Berg
3 indicated there was a missing page. We said,
4 "Absolutely, you can get it. Here, we will send it over
5 to you." And until we arrived today, I didn't realize
6 they never had it. There was never any motion to, you
7 know, compel or any other notice that said, "Hey, we
8 still don't have this missing page."

9 And while we were here, live in the hearing
10 room when I pointed it out was the first time I realized
11 that this page was missing. As indicated, Mr. Berg
12 earlier, we have already sent for a runner to get the
13 missing page to provide. And on cue, we now have them
14 that we can provide to all parties because there's not
15 been any kind of attempt to hide that one page that
16 reserves --

17 (Inaudible and court reporter asked for
18 clarification.)

19 MR. MOSCON: I can't even remember what I was
20 saying. I'm saying, there's been no attempt to keep
21 this information from the county. But more germane to
22 the objection made on condemnation, the thing that I am,
23 I guess, more puzzled by is, that has most definitely
24 been brought up, not only prior to this board
25 proceeding.

1 But it -- I mean, I am looking right here in
2 Mr. Ambrose's prefiled testimony, which has already been
3 admitted, where -- this is on page 8, lines 5 down where
4 he is talking about, given the prospect of pursuing
5 lengthy and costly litigation to enforce the existing
6 easement rights, as well as the fact that Promontory is
7 willing to grant fixed-width easements along Wasatch
8 segment, so on and so forth.

9 So I think the company has been telling the
10 story that one of the reasons why it did what it did is
11 because it knew it was going to be in litigation. If it
12 didn't. Now, it's true he didn't use the phrase
13 "condemnation." But he said, we knew we were going to
14 have to be in litigation with them.

15 Furthermore, in our -- in our legal terms, in
16 our memorandum, we pointed out in our initial memo and
17 in our reply memo -- I am now looking at page 9 where we
18 talked about the fact that Promontory has contested the
19 sufficiency of the existing center line easement. That
20 was in our very first filing that we had with the
21 company, or excuse me, with the board when it started.
22 And we were referred to it again in our reply.

23 So our first memo on page 16 and our reply
24 memo on page 9, so our very first and our very last
25 filing with the board, we have taken the position that

1 one of the reasons we are here, one of the reasons we
2 have done this, is the company was put in a position
3 where it would be risking the outcome of litigation with
4 Promontory, which could expose its customers to
5 significant costs and time delays.

6 And as Mr. -- Board Member White has pointed
7 out, and then what happens if Summit County doesn't want
8 an upgraded line there? They won't permit it because
9 they have an angry land owner, and we are right back
10 here. So to say that there's a motion to strike the
11 word "condemnation," I would oppose and say, this has
12 been on the table from the very first filing.

13 MR. LEVAR: Thank you, Mr. Moscon. Mr. Berg,
14 do you have anything further you want to say on your
15 motion?

16 MR. BERG: Nothing further at this point. I
17 just -- we didn't have anything. I guess, one of the
18 big things is that additional page, and it might be
19 irrelevant. I mean, the document, that page might not
20 have any bearing. I still haven't until right now --

21 THE WITNESS: Can we read that page?

22 MR. BERG: I'd rather not read it in until I
23 have had a chance to review it.

24 THE WITNESS: Okay.

25 MR. LEVAR: I think this motion to strike is

1 probably appropriate for me to take to the board, to the
2 membership of the board, and then I guess my --
3 following that, not knowing how we are going to deal
4 with that motion, we probably need to ask Mr. Berg if
5 you want time to look at this missing page before we
6 move into the legal argument portion of the hearing.

7 So I'll set that question to the side, aside,
8 but I'll come back to the board if there's any
9 discussion or questions for the board regarding
10 Mr. Berg's motion to strike portions of Mr. Ambrose's
11 testimony this morning. Are there any questions from
12 board members regarding the motion or comments or
13 discussion from board members? I think this is probably
14 a motion that's appropriate for the entire board to act
15 on.

16 MR. CLARK: I'd just like a minute or two to
17 look at the new page that we have just been given, and
18 if somebody would identify what it -- describe it for
19 the record, I think that would be helpful.

20 MR. MOSCON: Sure, and I'll note that in
21 giving deference to the county, I recognize what
22 happened is, earlier I had moved to be allowed to
23 substitute the document that you were just handed in
24 place of the exhibit. If you would turn in this
25 document to, oh, approximately three or four pages from

1 the back, there is a signature block, right above
2 Section 6, integration.

3 That page we had before, and if you turn right
4 before it, the page that had -- starts 5.8 and ends in
5 5.12, that was the missing page. And the operative
6 language that we have been talking about is that 5.12
7 where we had half of it, but we didn't have all of it.

8 And that's the thing that says that if this
9 doesn't happen, if the company doesn't get its permit
10 and, you know, to build a line at the new location, what
11 you refer to as the red line, then in that event, either
12 party or both parties is free to assert any and all
13 rights, claims and defenses that were otherwise
14 available to them, notwithstanding entering into this
15 agreement.

16 And that's where I was saying, meaning that's
17 where Promontory had said, if this doesn't go forward,
18 we get all of our claims and defenses that -- about
19 whether or not you are free to build your 138 double
20 circuit line where you currently have a 46 KV single
21 circuit line, and so that is the document.

22 So I realize -- I apologize, Chairman, I know
23 you have a couple of competing motions. I had moved to
24 substitute this to be the complete exhibit in place of
25 what is currently attached to the doc -- to the record,

1 and then we still have the county's motion to strike all
2 reference to condemnation. So I'll let you proceed in
3 whatever order you think makes sense.

4 MR. LEVAR: I think we should deal with the
5 motion to strike first.

6 MR. BERG: And I think at this point, having
7 just reviewed this minutes ago, I had no idea what was
8 on the page. I had no idea what the information was,
9 and so I didn't know if what he was testifying had any
10 relevance to it or not or if he was testifying about
11 something that I had -- I had no idea. And so that was
12 the basis for the motion to strike.

13 The remedies and the termination are typical
14 portion of really almost any legal agreement between
15 parties such as this, where they are saying, "Hey, even
16 if, for whatever reason, one of us gets to terminate, no
17 one loses any of their prior arguments that they had
18 before." And I don't know that, having read it, that
19 it's sufficient for a motion to strike.

20 And I think it's been noted that it was just
21 concerning that we started making reference to documents
22 that I know I had requested, hadn't received through
23 whatever error. I am not saying there was any fault or
24 attempt by Rocky Mountain Power to hide the ball or do
25 anything like that. I am not suggesting that

1 whatsoever. It was simply, I had no idea what the page
2 said. So I would withdraw the motion to strike at this
3 point, having reviewed that.

4 MR. LEVAR: Okay. Thank you. So then we have
5 a motion to enter into evidence this version of the
6 agreement with the missing page. Any objection to that
7 motion?

8 MR. BERG: No, your Honor. And I keep
9 referring to you as your Honor. That's old habit. I
10 apologize, Chairman.

11 MR. LEVAR: Sure. Whatever you want.
12 Whatever you want to call me is fine.

13 MR. BERG: It will all be good, I promise
14 that.

15 MR. LEVAR: That will be entered into
16 evidence, so thank you. So I think we're finished with
17 Mr. Ambrose on the stand, I think, unless -- I'll look
18 at the board members. Anything else further for him?
19 Okay. Thank you, Mr. Ambrose.

20 THE WITNESS: Thank you.

21 MR. LEVAR: And I think we are ready to move
22 on to legal arguments. Probably make sense to go with
23 petitioner first and then with the county, and I think
24 we'll just let you take a reasonable amount of time. We
25 have the briefs. If you want to take some time to

1 highlights briefs and just kind of move into board
2 questions, if any board members want to jump in with
3 questions, I think do this as a panel is probably
4 the most efficient way to move forward.

5 So we'll go to you, Mr. Moscon. Oh,
6 Mr. Clark.

7 MR. CLARK: Pardon me. I apologize for being
8 tedious about this, but we still have then the
9 expectation that we will hear something about what the
10 nature, cost, duration of the potential contention
11 between Promontory and the company would have been or,
12 you know, the cause of action, whatever that would have
13 amounted to. Is that still in your planning?

14 MR. MOSCON: Sure, and I'll indicate that
15 during the break Mr. Berg and I conferred because we
16 recognized there was kind of a request to make a
17 joint --

18 MR. CLARK: Something.

19 MR. MOSCON: -- agreed-upon thing, and maybe
20 I'll just state this, if this answers your question.
21 And if Mr. Berg wants to agree or disagree. There is,
22 just so we're clear -- no condemnation action has been
23 filed or brought by the company. The company made its
24 decision in part recognizing that it may be in a
25 position where it is in condemnation if it went forward.

1 Now, one of the things that's already been
2 highlighted, the actual easement, which it's probably in
3 various places, but because I have it here as Exhibit A
4 to the county's memorandum in opposition. It speaks in
5 terms of a single line of towers. And we know as a
6 matter of undisputed fact that this had been
7 historically a 46 KV line.

8 Promontory had taken the position that this
9 type of easement, which is not a fixed-width easement;
10 it does not specify the actual use -- is limited to the
11 historic use, meaning if you have been using it -- this
12 is what you have been using this easement. And because
13 it doesn't call out a wider 138, nor does it call out
14 double circuit, that if you are going to build a bigger,
15 wider tower here, you are expanding the easement, and
16 you cannot do that.

17 The company, I should tell you, does not
18 necessarily agree with that. And the company, just so
19 we're clear, is not here saying to the board, "Hey, we
20 can't put a 138 KV line where there used to be a 46 KV
21 line." But what the company is telling the board is,
22 this landowner was not going to give the company
23 permission to put the 138 double circuit line where the
24 company had the 46 KV line.

25 So they would say, "You are not welcome to

1 bring your bull dozers or tractors or equipment here,
2 and we will fight you, and we will see you in court."
3 At which point the company had to weigh two things.

4 The company had to say, they are willing to
5 give us a fixed-width easement for the new upgraded
6 line, still on their property, not moving it to someone
7 else's property. And they are willing to pay whatever
8 the incremental cost is to, you know, add towers and
9 poles if we cooperate with them.

10 Moreover, our tariff tells us that we should,
11 as a standard practice, cooperate with property owners
12 and move fixtures on their property if they are willing
13 to pay incremental costs. On the other hand, let's --
14 if they -- if we don't do that and we go to a legal
15 battle, we may win. We may convince a court that you
16 are not -- you don't have to condemn, that you can build
17 a 138 KV line here.

18 But the company has to concede this very old
19 easement is less than crystal clear, and there is risk
20 there. There is risk of, what are the costs of that
21 litigation? What is the duration of that litigation?
22 And how much money would the company's customers be
23 exposed to if that litigation went against it and a
24 court said, "Sorry, company. We looked at your old
25 easement, but we do think you are expanding the historic

1 use. We don't think you had permission to do that. You
2 are going to pay for the extra width that you have
3 taken, including severance damage."

4 And that's the testimony you heard from
5 Mr. Ambrose about that, I think that number was
6 approximately \$1.5 million just on the severance piece,
7 to Board Member Holbrook's point, in 2010 values,
8 compared to them cooperatively giving them an easement
9 sufficient for this line.

10 Based on that, it was the company's standard
11 practice -- this is not just an unusual thing here for
12 Promontory. This is standard practice to say, if we
13 have a property owner who is going to give us, without
14 fighting, use of their property for our facility, and
15 they are going to pay any incremental costs to put it
16 where on their property they want, rather than where the
17 straight line as the crow flies kind of would be, and we
18 avoid the costs of litigation, the time of litigation,
19 and the potential risk of litigation, that is absolutely
20 what we will do every time, so long as it doesn't, you
21 know, make the line less safe or reliable.

22 And so that's the process the company went
23 through. To answer your question, I don't know that
24 either Wasatch County or the company could give you an
25 exact number of what it would cost, how long it would

1 take because it hasn't been filed. But what I can tell
2 you is, those are essentially the arguments that would
3 be made and the risks that the company and its customers
4 would be exposed to is that the -- that Promontory would
5 be fighting them saying, you don't have a sufficient
6 easement for this project. We are going to fight it and
7 say that you can't have it.

8 And we get back to the need point. One of the
9 arguments that I anticipate we are going to hear from
10 the county, because it's in their papers, is, you don't
11 need this. The need isn't satisfied because you can put
12 it somewhere else. Keep in mind, that is the same thing
13 a utility has to show to condemn. To condemn property,
14 a utility has to show we need property.

15 All Wasatch has to do is show up and say,
16 "Hey, they don't need this alignment because they will
17 give them that property over there. They don't need --
18 they can't condemn this. They don't need it because I
19 am giving them property right over there."

20 So the company gets put in this box where it's
21 got the county, Wasatch County, saying, "You don't need
22 this permit because we like the line better over there
23 where you have it." And then it has that property owner
24 saying, "I am going to fight you, and I am going to give
25 you property over here. And if you try and condemn, I

1 can say always say, you don't need to condemn because I
2 am going to give you property over there."

3 It has the risk that Board Member White
4 pointed out where here we have a very angry property
5 owner, Black Rock, that has gone to the county and said,
6 "We can't have this. We can't have this." And the
7 county, understandably, has tried to protect the
8 interests of its constituents. That is completely
9 reasonable.

10 It's also completely reasonable to expect that
11 same process could play out in Summit County, as Board
12 Member White was reflecting on when he was talking to
13 Mr. Ambrose, that says: If we don't do this and we put
14 you back at square one, is there any certainty that this
15 same board won't be reconvened in a year because Summit
16 County won't give you a permit to build a 138 KV line
17 right here where the blue line is, as you call it, where
18 the 46 KV line is. And the answer to that is, you are
19 right. There is no assurance. That could happen.

20 So that is essentially the process that
21 brought the company to where we are now where they
22 found, we have a willing property owner who is going to
23 give us the easement that we need.

24 The company understands that Wasatch County
25 doesn't like this line. The reality is, this is a 67

1 plus mile line, and only one quarter of a mile of it is
2 in Wasatch County. They and Heber Power and Light are
3 one of the main beneficiaries of this line, but only .26
4 of a mile will actually cut across the corner of the
5 county. And yet, that is not something that the county
6 is willing at this point to agree to. And hence, we are
7 here litigating the case that we are.

8 I am kind of meandering past your question
9 into my closing, so I don't know, Chair, if you want me
10 to keep going or stop. It seems like --

11 MR. CLARK: No, I think you are well into your
12 argument, and you have addressed my issue, and so I
13 appreciate it.

14 MR. MOSCON: I will -- I suppose I'll just
15 even make it more brief. Because I -- by the way, the
16 company appreciates the time and preparedness of the
17 board because -- and it's a little unusual because as we
18 proceeded today and we have had so many motions on
19 discovery, what's germane, what's relevant, who should
20 or shouldn't be a party.

21 So I kind of feel like the board's heard my
22 arguments at least three or four times more than you
23 would like to hear them. So I won't try and belabor it
24 too much. I honestly think the single best recitation
25 of what the issue is before the board actually comes

1 from, whoever I give credit to, that wrote the most
2 recent order of the board on the Black Rock intervention
3 issue.

4 The board says this. "The single question for
5 the board, as dictated by the act, is whether the
6 proposed facility is needed to provide safe, reliable,
7 adequate and efficient service to the customers of the
8 public utility."

9 That is the single question that we are here
10 for today. That has been unrefuted all along. The
11 testimony of Mr. Shortt is unrefuted that the company
12 needs this upgrade. This is unrefuted by anyone.

13 The testimony of Mr. Watts and of Mr. Ambrose
14 is unrefuted that standard procedure, standard practice
15 for the utility in this set of circumstances where you
16 have competing interests of counties, property owners,
17 different counties, different property owners, is to do
18 what the company did in this circumstance, which is to
19 work with the property owner who is going to be bearing
20 the burden of this infrastructure on their property,
21 have them pay the incremental cost, and to locate it on
22 the property where they will grant an easement to avoid
23 the risk to the customers of the company of potentially
24 an extremely much more expensive segment for this line
25 and huge delay.

1 One of the problems the company faces, of
2 course, is delay. How long does an appeal last? How
3 long does a trial last on whether the company can
4 forcibly condemn or not? The company doesn't know that,
5 but what it does know is that this facility is needed
6 now for its customers.

7 And when it has a willing property owner,
8 where it won't have to litigate, and it knows, in the
9 worst case scenario we'll have to go to the board, but
10 we know that that board has a very truncated and
11 abbreviated schedule. That is the fastest, i.e., most
12 efficient thing to do in the parlance of the statute on
13 behalf of the customers of the company, which is exactly
14 why the company is here.

15 I won't belabor, but I'll highlight for the
16 board the -- in our reply memorandum the numerous cases
17 that we have cited that have said to -- these have been
18 Supreme Courts of Utah and other states. This issue has
19 come up repeatedly where someone says -- and it may be
20 in a condemnation proceeding. You don't need this here
21 because you can put it there, and people on both sides
22 of the aisle want to push back.

23 Mr. Watts pointed out the fact that the
24 farther away from Black Rock the lines go up the hill,
25 the more the ridge line is breached that the county

1 doesn't like. And the farther down they come off the
2 hill to get away from the ridge line, the closer they
3 are to the buildings or the structures of Black Rock.

4 And you can't ever get to a place where you
5 allow everybody to say, "Well, you can't put it here
6 because I think you can put it there." Ultimately what
7 the cases tell this board, what the Utah Supreme Court
8 has said with respect to utilities, is that the utility,
9 the one that has the engineers, the one that owns and
10 operates the system, needs to use its reasonable efforts
11 to identify a suitable location.

12 And unless they have completely abused their
13 discretion, that choice, that selection will not be
14 disturbed by the courts. Because it's their -- they are
15 the ones running it. We are not in a position of siting
16 infrastructure. When I say we, judges, board members,
17 what have you, tribunals. That's not what we do for our
18 daily jobs. That is what the power company does.

19 So unless there's evidence that there has been
20 a complete abuse of discretion, the company's selection
21 for a location of a facility, that discretion is going
22 to stay with the company.

23 Those cases have been unrefuted. The only
24 argument again is whether it is quote, unquote, needed.
25 I believe the board has heard repeatedly why the company

1 felt it needed to work cooperatively with Promontory to
2 get this easement, to get this process finished to
3 provide the power to the load area. Unless the board
4 has other questions, I feel like you have probably heard
5 enough of my argument.

6 MR. LEVAR: I have one question, Mr. Moscon.
7 With this line of condemnation cases, these cases apply
8 not just to political subdivisions with elected
9 officials, but they apply to Rocky Mountain Power and
10 other utilities, right? Am I correct in that
11 assumption?

12 MR. MOSCON: If I understand your question,
13 yeah. If this case law that we have cited in our brief,
14 that applies to utilities?

15 MR. LEVAR: Yes.

16 MR. MOSCON: Yes.

17 MR. LEVAR: Okay. Thank you. Other questions
18 from board members for Mr. Moscon? No. Okay. Thank
19 you. Mr. Berg.

20 MR. BERG: And I know the board, again, has
21 already read our memorandum in opposition. They know
22 Wasatch County's position on this. As you look at the
23 requirements of the statute, which Mr. Moscon has
24 already reviewed, the subsection D of 54-14-303 says, "A
25 local government has prohibited construction of a

1 facility which is needed to provide safe, reliable,
2 adequate and efficient service to its -- to the
3 customers of the public utility."

4 I don't think there's any question that
5 Wasatch County had prohibited this. And I know it's not
6 in the purview of the board to go into the details as to
7 ridge line violations or conditional use permits or
8 anything like that. But needless to say, it has been
9 prohibited.

10 And as Mr. Moscon indicated, where the power
11 line crosses over the ridge line and there is the ridge
12 line ordinance, where it comes within a certain location
13 of Black Rock Ridge's community, which is already there,
14 is already built; there are already homes existing;
15 there are already individuals living there, as the
16 county looked at that, there was no way that they could
17 grant the required conditional use permit.

18 But those issues aren't before the board
19 today. What's before the board is simply what we have
20 been talking about is, if this is needed to provide
21 safe, reliable, adequate, efficient service.

22 As we heard from Mr. Shortt on
23 cross-examination, in looking at the red line and the
24 blue line on that exhibit, 20 poles versus 15 poles is
25 safer, as well as it's more reliable statistically. And

1 I think that's important for the board to consider, when
2 they look at it, that they are adding additional poles,
3 that it doesn't increase the efficiency. It doesn't
4 make it more adequate.

5 He said that those two things were really
6 essentially the same with those poles. So they are not
7 getting the benefit of added efficiency or more adequate
8 line. But they are getting -- even if it -- he says
9 statistically, the risk that it's not as safe as well,
10 as it's not as reliable.

11 And even in his prefiled testimony, he talks
12 about technically, the line could go on the Wasatch
13 County segment or technically it's feasible. But it's
14 also technically just as feasible from his standpoint to
15 keep at the blue line. So we're looking at the red line
16 versus the blue line here.

17 And the county is not trying to say that this
18 is a situation where, if Rocky Mountain Power had come
19 saying, "Hey, we need this conditional use permit,
20 simply" -- well, even in fact as they refer to the line
21 going down the Mayflower issue. That wasn't something
22 where it was -- we have an existing easement. We have
23 had it for over a hundred years, and we feel that we
24 could still keep the line there, even if the property
25 owner is contesting it.

1 This was a completely different scenario where
2 they said, "Hey, we need this," and Wasatch County
3 acknowledged, okay, we need this power. The homes in my
4 understanding of when that line was put in, those homes
5 built up to the line. That wasn't something where the
6 line was put in right in the back of someone's back
7 yard. But someone made the conscious decision in those
8 exhibits that were introduced there at the beginning as
9 supplemental exhibits, made the decision, I am fine with
10 moving my home that close. This is where I want to be.
11 I am fine with that power line.

12 This is a different situation where they are
13 asking for a conditional use permit that goes right next
14 to someone's home that's already there, when Promontory,
15 even if they have a master plan to do something, there
16 are no homes there. There is nothing there. There is
17 raw land there.

18 And is the board supposed to look at property
19 values? No. You are supposed to look and decide
20 whether it's reliable, safe, adequate and efficient.
21 And I think in this situation where they already have an
22 existing easement, that even based on Mr. Shortt's
23 testimony, it would be safer, even if it's a minor
24 degree safer. It would be more reliable, even if it's
25 just a minor degree more reliable.

1 The county asks that the board deny the
2 petition and not issue a conditional use permit at this
3 time.

4 So I'm sorry. One further thing I just wanted
5 to clarify, and I think we had already talked about
6 this. Mr. Moscon talked about this. I apologize. It
7 seems like I am repeating. And I don't know if you had
8 actually read just the language we have in Exhibit A of
9 our reply, or our memorandum in opposition.

10 But looking at the easement that they have,
11 there is no reference whatsoever whether it's a 46 or a
12 138 or anything. It simply says there in that first
13 paragraph down on the 4th line starting, "The right to
14 erect, operate, and maintain electric power transmission
15 and telephone circuits and appurtenances attached to a
16 single line of towers."

17 And I think we have heard that Rocky Mountain
18 Power said that their position is they could keep it
19 there, but it's Promontory saying, "No, we're fighting
20 it." Promontory is the one saying, "No, we don't think
21 that it should be there." And I am not trying to -- I
22 hope I am not misstating Rocky Mountain Power's
23 position, but they feel like that easement is there.

24 Even in the appeal that Mr. Ambrose read that
25 small portion of, indicates as well that Rocky Mountain

1 Power feels that that easement is sufficient, a single
2 pole easement is sufficient to upgrade from a 46 volt
3 line to 138 volt line.

4 And Wasatch County based on that, based on the
5 fact that it would be safer, even if it's a minor
6 degree, according to Mr. Shortt, as well as more
7 reliable, that the fact that Rocky Mountain Power can
8 use that existing easement on Promontory's property, it
9 takes away the need. It takes away the need to the
10 Wasatch County segment. Any questions from the board?

11 MR. LEVAR: I have one question for you,
12 Mr. Berg. Reading your legal brief, I think it's clear
13 what your position is on the line of condemnation cases.
14 You have made your argument why the court cases that
15 define the term "needed" in the condemnation case should
16 not apply to this statute.

17 What I want to clarify is, if we were to go
18 the other way, and if this board were to adopt the case
19 law defining needed in the condemnation context and
20 apply it to the terms in this act, is it your position
21 that under that case law, there -- that Rocky Mountain
22 Power's choice of the red line over the blue line is
23 arbitrary and capricious?

24 MR. BERG: Well, I think at this point,
25 looking at whether or not it's arbitrary and capricious,

1 I guess it comes down to the fact that it's an agreement
2 from one landowner and how that affects the other
3 landowners. You are looking at Promontory as an
4 investor, and they want to do it for their benefit. And
5 is that going to be allowed to be a detriment to the
6 other adjoining landowners?

7 They are wanting to increase the value of
8 their property, and in doing so they are wanting to
9 decrease the value of -- or not wanting to. It's a -- I
10 am not saying that they are trying to do that, but it
11 has the potential of that effect on the current
12 landowners next to them, especially Black Rock Ridge, of
13 decreasing the value of those properties.

14 And does that meet the standard arbitrary and
15 capricious? I don't know that it -- that that does. I
16 haven't looked directly into that to look at it.
17 Wasatch County's position is that when you look at the
18 statute, if something's not defined in the statute, then
19 we need to go by the plain definition of the word. And
20 that's the position of the county that this line is not
21 needed as of that requirement.

22 MR. LEVAR: Okay. Thank you. That's the only
23 question I have. I'll go to other board members.

24 Mr. White.

25 MR. WHITE: Just getting to your legal

1 argument, it seems to be like the, kind of the crux of
2 -- you know, a lot of what we are thinking about here.
3 But help me understand. Tell me if I am
4 mischaracterizing, is that the county's position that it
5 agreed -- it needed to provide, you know, X, Y, Z, blah
6 blah. Are you reading that, that when the statute uses
7 the word construction of a facility, that it really
8 intended to say, would be impossible to do without?

9 In other words, I mean without -- is that your
10 view that a particular location, not just the
11 construction of the facility, but the construction of a
12 facility in a particular location would be impossible to
13 do without? Is that -- help me understand if that's
14 what the county position is.

15 MR. BERG: I think that's what the county is
16 looking at is because there's already the existing
17 agreement across Promontory's property, because it's a
18 single line easement, doesn't say anything about the
19 width of the pole. Doesn't say anything about the
20 voltage of the line, whether it's a 46 or a 138, that
21 because that's there, the Wasatch County segment is
22 really just -- it's a convenience for the landowner and
23 so it's not needed.

24 It's not needed to Rocky Mountain Power to
25 provide the safe, reliable, adequate and efficient

1 service because they already have what they need to be
2 able to do that. If the Wasatch County segment is not
3 granted a conditional use permit by this board, then
4 Rocky Mountain Power can still complete the line.

5 MR. WHITE: Thanks.

6 MR. LEVAR: Is that all your questions?

7 MR. WHITE: That's it.

8 MR. LEVAR: Any other board questions? No.
9 Okay. Well, thank you. I think it's probably
10 appropriate to break and return for a deliberation
11 meeting of the board. I think it's probably safe to say
12 that questions of counsel might be helpful during the
13 deliberation session.

14 I am going to go to the board and see if
15 there's any need to have the witnesses present for
16 deliberation, if anyone sees any need to have -- to
17 recall fact witnesses while we're deliberating. I'll
18 put that question to other board members.

19 MR. WILSON: I don't think I would have any
20 questions.

21 MS. HOLBROOK: I don't know that we would need
22 that, given that Rocky Mountain Power has already
23 offered to -- any upgraded information would be
24 considered financial. Would that be correct? From the
25 witnesses. And I don't see a need to do that so...

1 MR. LEVAR: Okay.

2 MR. MOSCON: Yeah, Chair, I don't see a need
3 to have the witnesses here. I mean, if they are here,
4 fine. But to me counsel is probably sufficient.

5 MR. CLARK: I have already demonstrated a lack
6 of my own understanding of when I'll need witnesses or
7 not. But I think I am generally in agreement that any
8 questions I would have would best be directed to counsel
9 at this point.

10 MR. LEVAR: Okay. Anything else from the
11 parties then before we break and reconvene for
12 deliberation?

13 MR. MOSCON: I just wanted to make one point
14 because I feel like, after hearing Mr. Berg explain
15 something in your dialogue with him, I may have
16 misunderstood a question that you had asked me, so I
17 wanted to clarify one thing. It goes to the point about
18 whether the term "need" as it is used in the
19 condemnation jurisprudence of this state, how applicable
20 that is to this situation. And I wanted to just make
21 this point.

22 It cannot be the law of Utah, nor would it, I
23 argue, it be good policy that the company gets more
24 deference and is allowed to simply show that location
25 will do, it's suitable, it's not arbitrary, if the

1 company forcibly takes things. But if the company
2 cooperates with property owners, as it's required to do
3 under its tariff, and negotiates location with them,
4 that there is then a higher standard of need that they
5 would have to show to get the line approved because they
6 are not in a condemnation proceeding.

7 I would simply say, that would make no sense
8 and would be bad policy. It should be flipped where the
9 policy should be to in fact encourage what the company
10 did here, which is to negotiate. So I stand by my
11 answer that, yes, need as defined in jurisprudence
12 should -- that same should apply here.

13 But I don't know that I actually -- so it's
14 the same, yes. But the background I gave it was off
15 base, and I apologize for that.

16 MR. LEVAR: Let me clarify my question and see
17 if you want to say any more. The reason for my
18 question, we received a public comment statement
19 yesterday afternoon that made the argument that because
20 the condemnation cases apply to elected officials and
21 political subdivisions, it shouldn't be applied to this
22 situation.

23 And so I just wanted to clarify whether the
24 condemnation cases applied to utilities also, and I
25 think you have answered that question. And I don't know

1 if that -- that public comment was received late
2 yesterday. I assume it's been posted to the website,
3 and obviously, it's a public comment, not part of the
4 record. But that was the basis for my question.

5 And so I think, having said that, I think you
6 have answered the question I had. But if you wanted to
7 comment any further.

8 MR. MOSCON: No. I was going to say, I hadn't
9 seen whatever comment you were referring to. I know
10 there was just apparently one filed this morning that I
11 haven't seen or read. So I don't know if it that's the
12 one that you are referring to. But if the question's
13 answered, I'll leave it at that.

14 MR. LEVAR: And I am looking on the website,
15 and it looks like that comment is not yet posted, but
16 I'll make sure it's posted to the website during the
17 break. It was just a public comment that was provided
18 to the board yesterday afternoon. So but thank you. I
19 think you have answered my question.

20 Anything further from parties before the break
21 and reconvene at one o'clock for deliberation?

22 MR. BERG: Nothing from Wasatch County.

23 MR. LEVAR: Thank you. We'll reconvene for
24 deliberation hearing at one o'clock.

25 (Lunch recess from 12:01 p.m. to 1:04 p.m.)

1 MR. LEVAR: Okay. We're back on the record.
2 And I should have given a little more explanation before
3 we broke before deliberation of why we took a break
4 instead of just continuing right in deliberation.

5 I forgot to mention that when we issued the
6 notice of hearings in this docket, we said that
7 deliberation hearing would begin immediately following
8 the hearing. However, we also have to put it on the
9 public notice website, and we took our best conservative
10 guess of what the earliest we might start deliberating
11 for our public notice website, and we put one o'clock
12 p.m. there. So I should have given that explanation
13 before we broke instead of just continuing on.

14 But with that, we are into the deliberation
15 portion of this hearing. And so that just begins with
16 board discussions. There may be questions for the
17 counsel, for the parties. But I will open the hearing
18 for deliberation discussions. While we all shuffle
19 uncomfortably hoping somebody else talks first. Go
20 ahead.

21 MR. CLARK: Far be it from me, Mr. Chairman.

22 MR. LEVAR: Go ahead.

23 MR. CLARK: Well, fools rush in, and I guess
24 I'm going to rush in. I just, maybe to start the
25 discussion, I'll give my colleagues here a sense of what

1 I am thinking about at least.

2 And I don't think that the board, the board's
3 consideration should be one of examining the question or
4 the issue from the perspective of, it's not needed here
5 because it can go over there. I don't think that's what
6 the -- what need means in the statute. It's not -- I
7 think it would place the board in an untenable position
8 if we concluded that.

9 To me really the central question has become,
10 is the company's plan, Rocky Mountain Power's plan
11 and -- a reasonably efficient way to meet the
12 demonstrated need. And my tentative conclusion, at
13 least, is that it is.

14 I certainly think it's unquestioned that it's
15 needed for reliability, that it's a safe approach, that
16 it's adequate, but the question of efficiency has been
17 one that I have mulled over at some length.

18 And based on the situation that the company
19 was in with respect to Promontory and the existing
20 easement and the issues there that it faced and
21 Promontory's willingness to provide another easement on
22 Promontory's property, I think it was a reasonable thing
23 for the utility in this instance to address those
24 uncertainties and risks in the way that it did.

25 So my inclination, at least as we begin our

1 deliberation, would be to -- would be to direct that the
2 facility be constructed as it's been proposed.

3 MR. LEVAR: I'll just briefly say, I think I
4 am getting to the same place by a slightly different
5 path, but to the same place. My analysis would be based
6 on whether the choice of the route was arbitrary,
7 capricious.

8 In my view legally I find that the analogy of
9 the condemnation cases to be pretty strong here. It's
10 very similar statutory language, same policy issues.
11 The courts have had lots of opportunities to evaluate
12 what's the right way to look at choices like this, the
13 exact same kind of choices we're dealing with here.

14 And I think it makes a lot of sense for
15 purposes of defining the term "needed" to apply that
16 case law from the condemnation cases, which leads me to
17 the legal question of, was the decision to choose the
18 red line arbitrary and capricious. And I don't think we
19 have a record that supports an arbitrary and capricious
20 finding.

21 And I also think that's supported by the
22 statutory definition of facility. To me that's -- was
23 very significant as I was looking at the legal issues
24 involved in the case. So that's how I am viewing it at
25 this point. Subject to further discussion.

1 MR. WHITE: I guess from a general policy
2 perspective, I agree with some of the points that were
3 made, actually Black Rock's most recently filed public
4 comments. I am not in love with the idea of Rocky
5 Mountain Power being forced to choose between litigants
6 and for that choice to ultimately drive route design.
7 But based on what I have heard on the record and
8 testimony, it appears that customers need the line and
9 it has to go somewhere.

10 And the company appears, as mentioned by these
11 other board members, they appear to have made a reasoned
12 decision based upon the known risks at the time. But
13 ultimately I am not here to make policy. I am just
14 trying to apply the mandates that we have been given as
15 a board under the statute.

16 And I'll just read it again, the language,
17 that under Utah code 54-14-303, sub D, which essentially
18 says, "The task of the board is to determine if a local
19 governments has prohibited construction of a facility
20 which is needed to provide safe, reliable, adequate and
21 efficient service for the customers of the public
22 utility."

23 I haven't heard testimony refuting that. I
24 guess the testimony I have heard, and by testimony it's
25 more legal argument, is this notion that, again, as I

1 alluded to earlier in a question to Mr. Berg, is,
2 essentially reading further into that language this
3 concept of construction of a facility is really about
4 precise location. And it would be impossible to do it
5 without that precise location.

6 And I don't believe based upon, you know, my
7 reading of the statute, I don't think legislators
8 intended to add that additional concept into that
9 language. Because in reality, with enough money and the
10 type of creative engineering you would need, there
11 really -- there's almost no location -- there's almost
12 no location for a transmission line that would be
13 absolutely necessary. I can't conceive of a
14 possibility. I'm sure if you thought long enough, you
15 could.

16 But to me that would ultimately put this board
17 into a box where you would get ping-ponged back and
18 forth between local government entities trying to
19 articulate why that precise location was not
20 particular -- or absolutely necessary to a project. And
21 I think it's for that reason the legislature had that
22 language and did not expand beyond that. If they wanted
23 to, I guess, I suppose they could have.

24 But ultimately what this board provides in my
25 opinion is a safety valve for local governments who are

1 put in a position where they have to abide and listen to
2 the preferences of their local residents. Whereas, this
3 board is removed from that, and again, we are looking at
4 the simple question of what is -- is a project needed
5 for -- to provide electric service to customers.

6 And again, I just -- I haven't heard testimony
7 that opposes that. So I get where Wasatch County is
8 coming from. They have got their own residents to deal
9 with, and I recognize that. But I guess, again, if I
10 were to -- if I were to vote right now, I guess what I
11 would say is, I would vote to, you know, grant Rocky
12 Mountain Power's request because of those reasons,
13 because of the strict legal interpretation and the fact
14 that I don't see that this project is not needed.

15 It's got to go somewhere. Again, I alluded to
16 this with the hypothetical earlier, that one concern I
17 would have is that if we were to take this logic that
18 Wasatch County provides for us to ultimate conclusion,
19 we could easily be back in the same situation with
20 Summit County saying the same thing if it hasn't been
21 permitted yet.

22 And so ultimately, the buck's got to the stop
23 somewhere. And to me, that's why I would ultimately
24 vote to grant the permit, or grant the request. Sorry
25 about that.

1 MR. LEVAR: Ms. Holbrook?

2 MS. HOLBROOK: Thank you. So as a
3 representative of the Utah League of Cities and Towns on
4 this board, my perspective is slightly different. I do
5 understand inherently what the planning commissions, the
6 planning commissioners, and the county is looking at in
7 terms o what can they do to make sure that they are
8 representative of all of their residents and getting
9 them basically the best deal that they can.

10 And I also recognize that with growth and
11 everything else, that we have to have reliable service,
12 and we have to be able to make it in the most cost
13 effective fashion.

14 And my perspective is that I see this as, an
15 entity went to Rocky Mountain Power and said, "Here is
16 what we want." And it's still on their property. And
17 ultimately, they are bearing the costs for any of that.
18 And as I see that, to me that is probably the most
19 effective means of getting reliable, efficient service
20 to the residents.

21 As we all know, that there's going to be
22 continued growth this area, and as far as infrastructure
23 investment, which I sat on a planning commission for
24 seven years, and I understand that we have to be able to
25 provide our residents with the things that they require.

1 We do a lot of things differently now. We run
2 our businesses out of our homes. We do a lot of
3 different things, and so from that perspective, in
4 addition to what other board members have already
5 stated, I believe that I would be in a position of
6 granting the request.

7 MR. WILSON: I could say ditto, but I want to
8 explain. I am the representative from the UAC, the Utah
9 Association of Counties, so Mr. Berg may not talk to me
10 if he sees me at a conference in the future.

11 But I have likened this in my own mind to try
12 and decide facilities within a county, whether it be a
13 jail, a solid waste facility or anything. Nobody is
14 happy. We all are familiar with the term, NIMBY
15 project. Not in my back yard.

16 I have been persuaded. I started out, as I
17 initially read things, that I would not be prone to
18 grant Rocky Mountain Power's request. But I always back
19 up and say, what is the big picture here? And is this a
20 common sense approach?

21 Having gone through condemnation proceedings
22 in my capacity in the county before and threatening
23 those, I recognize there is a real cost if they were to
24 push them there, whether they won or not. That cost
25 would be borne by rate payers in the end, and indeed,

1 Promontory may be successful in arguing that that's an
2 expanded route.

3 I have worked with Utah Power, Rocky Mountain
4 Power now, on relocating lines when we expand roads and
5 such, and it's always difficult. But they have been
6 conducive to trying to work with local governments and
7 property owners in attempting to do that when the
8 property owner's willing to pay the cost.

9 I think Wasatch County's definition of needed
10 may be too narrow. I think everyone would agree, and I
11 think there was something in one of the planning
12 commissions or the board of adjustment where it was
13 acknowledged that an upgrade is needed.

14 And Wasatch County would like to interpret
15 that as associated with a particular route. I
16 understand those arguments. Nevertheless, in my
17 opinion, the project is needed for service. All of us
18 hate it when our electrical service is interrupted.

19 And Mr. Berg, Wasatch County acknowledged they
20 have denied it or prohibited the thing from going
21 forward, so it throws it into this board's court. And I
22 am the neophyte here. But in the end, to me the common
23 sense approach in looking at the criteria the
24 legislature has set forth, and I think that could be
25 enhanced and helpful if this board meets again. I know

1 they haven't met very frequently. But I think some
2 improvements in definitions could be helpful.

3 Nevertheless, if I were to vote now, I would
4 vote to grant Rocky Mountain Power's request. That's
5 all I have, Mr. Chair.

6 MR. LEVAR: Okay. Any further discussion or
7 motions?

8 MS. HOLBROOK: Mr. Chair, I have a question.

9 MR. LEVAR: Sure.

10 MS. HOLBROOK: In this proceeding, because we
11 can only discuss this in a public setting, I just had a
12 question in terms of logistics. From a practical
13 perspective, we are just simply either granting or not,
14 and we are not making any issues on options or locations
15 or anything else. Is that correct? Is my understanding
16 correct?

17 MR. LEVAR: You are asking -- my take on that
18 question is, if we -- if we grant Rocky Mountain Power's
19 petition to this board, what that does is, it still
20 allows -- under the statute still allows Wasatch County
21 to impose reasonable -- I can't remember -- reasonable
22 conditions that the county would have to pay for.

23 So it would -- it would establish, I think,
24 Option 1 as the standard cost, as the baseline, and then
25 any conditions from Wasatch County would be borne by the

1 county in terms of costs. That's my personal read, if
2 you are asking me. So its arguable that all we need, if
3 this board is going to grant Rocky Mountain's petition,
4 all we would need is a vote from this board saying: We
5 grant the petition.

6 I think we would direct then -- have a motion
7 directing the Public Service Commission staff who have
8 been assisting this board to craft a written order based
9 on the record consistent with those, with that decision.

10 MS. HOLBROOK: Thank you.

11 MR. LEVAR: That's my personal take. Other
12 thoughts from board members, though, since this is a new
13 procedure to all of us?

14 MR. CLARK: I would just say, we don't have
15 any conditions from Wasatch County that have been
16 presented. I don't think any were imposed in the
17 proceedings at the county, and so I think our simple
18 question is whether or not the facility should be
19 constructed.

20 And I move that we answer that question
21 with -- in the affirmative. And when I say facility,
22 and just for ease of defining what I am referring to, I
23 am going to refer back to Exhibit CBA-2 and the red line
24 that is identified as the proposed 138 KV line.

25 And so again, I move that that be our finding

1 that the facility be constructed, and I suppose
2 corollary to that is that Wasatch County issue the
3 permits necessary to allow the construction to go
4 forward because of the need for the facility.

5 MR. LEVAR: Okay. We have a motion.
6 Discussion to the motion and in terms of discussion of
7 the motion, I'll say I -- my reading of the statute is,
8 that motion is sufficient, and the statute takes care of
9 everything that flows from that finding. But if other
10 board members see that differently.

11 MR. WHITE: I guess just further discussion to
12 add a potential amendment. I just want to make sure we
13 give the county the most discretion that we can
14 possible. So I guess what I would say to amend that is,
15 the motion would be, ordering the facility be
16 constructed somewhere in the general location and
17 consistent with the design parameters described in
18 Option 1 through 4.

19 So in other words, you know, I -- from my
20 perspective I want to allow the county some discretion
21 to still go back, as long as that -- the cost does not
22 exceed the standard cost. And if they wanted to go in
23 that direction, they could have the flexibility to do
24 that, as long as they were willing to, pursuant to the
25 statute, carry that cost.

1 And so to me I think we would need to
2 particularly describe what the -- I guess the standard
3 cost would be. And to me the standard cost is Option 1,
4 and so that would be a part of my motion. And I guess
5 the -- this may be a question for the company. And
6 maybe for Mr. Berg also in terms of timing.

7 Is that something that needs to be described
8 with respect to -- so in other words, I am just thinking
9 out loud here for a second. But if we say, you have the
10 discretion, somewhere in that general vicinity among
11 those options, as long as you go -- if you don't go
12 beyond the cost of Option 1. And if you do so, those
13 costs, pursuant to the statute, are the county's, and
14 furthermore -- I guess that would be the motion.

15 But I guess the question remains out there is,
16 does the statute -- I'll turn to the lawyers. Does the
17 statute need to -- the board to describe the timing of
18 that, or is that something that is, again, completely
19 discretionary with the county or the permitting body or
20 what have you?

21 MR. BERG: I think all of that is covered in
22 the statute as to what would happen. And I know, of
23 course, Rocky Mountain Power can fill in any of this.
24 In their application, I think the costs were already
25 laid out for the four options. Options 1 and 2 both had

1 no cost to the county. Option 3 and Option 4 both had
2 high costs.

3 I know the county wouldn't consider either of
4 those options, as well as I believe there would be a lot
5 of extra easements that would be required to be obtained
6 for the Brown's Canyon option that ran along the road
7 line. So I don't think Option 3 or 4 would be a
8 possibility. But my understanding is, Option 1 or 2
9 would be agreeable to Rocky Mountain Power. I don't
10 know that there would be any change in cost there.

11 I do know from the Board of Adjustments
12 hearing, I believe Rocky Mountain Power indicated they
13 would have to get additional easements to create Option
14 2. So I don't know what those additional costs might
15 be.

16 MR. MOSCON: Sure, and I appreciate the
17 opportunity to clarify. It is correct that the company
18 discussed and proposed all these variations in the -- at
19 the county level as far as workable, feasible options.
20 It ultimately applied only for what is Option 1.

21 Option 2 is something that the company did say
22 we, as a company, would not ask for any additional
23 costs, meaning if the towers, the lattice structure
24 towers, cost more than the single pole towers, that is
25 not anything they would seek from the county.

1 However, as pointed out by Mr. Berg or by the
2 county, the company does not have easements in hand for
3 anything other than Option 1. And so if, for instance,
4 if it went back to the board -- or to the county and the
5 order was simply, you put it anywhere you want in the
6 county, and you have to pay for any costs that are above
7 and beyond Option 1, and they drew a line on some
8 private party's property.

9 I am not sure how -- I mean, then the company
10 would be in the position of having to go and try and get
11 easements from that party who may or may not cooperate
12 or who then may ask for more money. And then the
13 company is going to turn around and say to the county,
14 "Here is how much they want. Is that priced too high or
15 too low?"

16 So I absolutely understand, Board Member
17 White, how you are saying, let's give the county
18 flexibility. And I do agree that it leaves to the
19 county the ability to put conditions on and pay for
20 incremental costs.

21 I am just simply saying from a practical
22 workability kind of thing, if the county were to attempt
23 to go to a different location or alignment other than
24 Option 1, we would have that problem of, what does the
25 landowner say.

1 Yeah. So what I am being pointed out, is
2 Option 2 is in the same location, but it requires
3 additional width essentially. Because instead of single
4 poles, it goes to the wider lattice that are shorter but
5 wider. You don't run them across. This way. So that's
6 the problem we have with Option 2.

7 MR. WHITE: Based upon that, maybe it sounds
8 like we're back to the motion proposed by Mr. Clark, I
9 guess. If that's going to create extra complication,
10 then maybe that's not the right route.

11 MR. LEVAR: I will note that the statute does
12 say, if the board determines a facility local government
13 has prohibited to be constructed, the rate provision
14 shall specify, shall specify any general location
15 parameters required to provided safe, reliable.

16 So if there are any -- if the board determines
17 that any location parameters are necessary, the board
18 shall specify them. So that's the situation we are in.
19 Further discussions to the motion or amendments to the
20 motion?

21 MR. WHITE: It sounds like we need to describe
22 that Option 1, because that's the only one that actually
23 has the right easements in place and is ready to --
24 that's the location for the design.

25 MS. HOLBROOK: Mr. Chair, question. So this

1 might be for Rocky Mountain Power. My question would be
2 to Option 1 in terms of the way that it already is
3 established. In terms of any additional cost, that same
4 infrastructure in terms of the contract with Promontory
5 and anything else still would be applicable. So there
6 wouldn't be any costs incurred by the county because of
7 the time frame differences that have already gone on.
8 Is that correct?

9 MR. MOSCON: That is my understanding. And
10 what my understanding of the statutory provisions that
11 both the chair and Board Member White have pointed
12 out -- this is a pure hypothetical. But if the county
13 said, "Fine, we are going to let you build it in the
14 Option 1 alignment. But just to have it blend in, we
15 want you to paint all of the poles brown and all of the
16 cross arms green or, you know, whatever, because that's
17 going to be visually -- you know, it's going to look
18 better."

19 Then they could condition the permit on that,
20 and then the company would say, "Okay. That doesn't
21 impact safety, reliability, whatever. Here is how much
22 it cost to do that, and you will bear that cost."

23 So I do think that even if you say, this is
24 the location and this is the option, the county still
25 can condition it, if they want, as long as they are

1 going to pay the cost to do it.

2 But I agree with what was said by the chair
3 that specifying the parameter is important here because
4 it's not -- and if they were to put it in a different
5 location where the board doesn't have an easement, then
6 the efficiency need about getting this going and in
7 order to have the reliability is going to be lost
8 because we're going to be starting over, going back to
9 that landowner, those landowners.

10 MR. CLARK: So would it be more precise if I
11 revised the motion to refer to the location specified in
12 the conditional use permit that was presented to and
13 denied by Wasatch County? Is that helpful rather than
14 referring to CBA-2? Because that's what I am intending
15 to do is to have the outcome be that the county issues
16 the conditional use permit that was sought.

17 MR. MOSCON: Sure. And I am happy to also
18 hear Mr. Berg on this. I think that if the board
19 specified that the county shall issue the permit as
20 applied for, subject to their being allowed to impose
21 any conditions that don't impact safety, reliability,
22 efficiency, or increase costs without bearing those
23 costs, that that works.

24 The reason being is, ultimately the company
25 only applied for one permit, which is the location for

1 Option 1. So if the -- if the order essentially were to
2 grant the permit applied for, that would answer, I
3 think, all the questions about where, what kind of
4 poles, how wide, etc.

5 MS. HOLBROOK: Mr. Chairman, one question. So
6 and my apologies. So I just am -- maybe I had a
7 planning commissioner hat on for too long. But if there
8 are any zoning changes or any other things that would
9 be -- that have already occurred subsequent to the
10 original request, would that not still be in place
11 though? I guess that's my one question.

12 MR. MOSCON: And maybe I am not understanding
13 exactly. But the ruling of the -- if the board were to
14 grant the company's request, it orders the county to
15 issue all permits, meaning if it's a construction
16 permit, a variance from the zoning thing or whatever.
17 So if there's in the interim been any new zoning passed
18 or whatever, the order essentially says, per the
19 statute, that the county or local government is required
20 to issue all permits or variances or whatever that are
21 necessary.

22 So I think that if zoning has changed or
23 whatever else, they would kind of say, that includes
24 grandfathering them to your new zoning one, two, three,
25 or what have you. That's my understanding, if that

1 answers your question.

2 MS. HOLBROOK: It does somewhat answer the
3 question. I have just a quick question for you,
4 Mr. Berg, in terms of -- so basically what -- if I
5 understand it correctly, you will just be in essence --
6 the date that the original application was submitted
7 would be whatever that request would require. Is
8 that -- is that correct?

9 MR. BERG: Yeah. That would be my
10 understanding. And there was the initial application
11 that was withdrawn, but then when they applied for that
12 again, there was no change in any of the laws or
13 anything from that, from August, when it was removed
14 until it was reapplied for again. And so I don't see
15 any problems with that.

16 MS. HOLBROOK: Thank you.

17 MR. MOSCON: And I'll note, if this helps
18 anybody who is actually drafting an order, if the board
19 were to go along with this. Exhibit 14 to the direct
20 testimony of Don Watts, so ETW 14, is the actual
21 application for conditional use permit that identifies
22 the specific corridor. So if that helps anybody figure
23 out how to articulate what we are talking about, there
24 is an Exhibit 14 that has that language in it.

25 MR. LEVAR: Mr. Clark, do you want to restate

1 your motion or do you want to revise it, or do you have
2 another motion?

3 MR. CLARK: Yes. So my motion is that the
4 board find that the transmission project in question,
5 including the route proposed and as specified in the
6 conditional use permit presented to Wasatch County, is
7 needed by the utility to provide safe, reliable,
8 adequate, and efficient service to its customers; that
9 we also find that the project should be constructed;
10 that we find that the county's denial of the conditional
11 use permit in effect prohibited the construction of this
12 needed transmission project; and that we direct the
13 county to issue the conditional use permit for the
14 project to be located in the transmission corridor
15 specified in the permit; and that the permit be issued
16 within 60 days after the issuance of the order.

17 And I think that's the statutory time frame.
18 And that the county also issue any other permits,
19 authorizations, approvals, exceptions or waivers
20 necessary for construction of the project consistent
21 with our order.

22 MR. LEVAR: Would you object to one amendment
23 to your motion to also add additionally a motion to ask
24 the Public Service Commission staff who have been
25 assisting this board to draft any additional findings

1 and conclusions -- findings of fact, conclusions of law
2 based on the record consistent with that decision?
3 Would that be -- would you be amenable to that
4 amendment?

5 MR. CLARK: That's a -- I accept the
6 amendment.

7 MR. LEVAR: Okay. So we have a motion in
8 front of us that I am not going to restate, but we have
9 it on the transcript. Ms. Reif, were you wanting to
10 make a comment?

11 COURT REPORTER: And give me your name on the
12 record.

13 MS. REIF: Melanie Reif, I am legal counsel to
14 the board. Chair LeVar and board members, I just want
15 to be absolutely clear regarding the motion that's
16 pending so there's not any misunderstanding as to what
17 happened below at the Wasatch County Board of Adjustment
18 and what the conclusion of that hearing was.

19 There were four options before the board, and
20 the board made findings on all of those denying the
21 application after considering each option. So I just
22 want to make the record very clear so there's no
23 confusion going forward as to what will be the result of
24 this hearing, inasmuch as Option 1 is the option that
25 seems to be reflected in the proposed finding.

1 MR. LEVAR: Thank you.

2 MS. REIF: Thank you.

3 MR. LEVAR: Any further discussion or second
4 to the motion?

5 MS. HOLBROOK: Mr. Chair, I'll second that.

6 MR. LEVAR: Are we ready to call for a vote?
7 Okay. I'll continue to go in alphabetical order.
8 Mr. Clark.

9 MR. CLARK: I vote yes.

10 MR. LEVAR: Ms. Holbrook.

11 MS. HOLBROOK: Yes.

12 MR. LEVAR: I vote yes. Mr. White.

13 MR. WHITE: Yes.

14 MR. LEVAR: Mr. Wilson.

15 MR. WILSON: Yes.

16 MR. LEVAR: Motion passes five to zero. I
17 will open up to any board member or any party in the
18 room whether anyone feels there's any further business
19 this board needs to address before we adjourn this
20 hearing and move onto the drafting of an order in this
21 matter. I am not seeing any indication of anything
22 further. So we are adjourned.

23

24 (The hearing concluded at 1:38 p.m.)

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C E R T I F I C A T E

STATE OF UTAH)
COUNTY OF SALT LAKE)

THIS IS TO CERTIFY that the foregoing proceedings were taken before me, Teri Hansen Cronenwett, Certified Realtime Reporter, Registered Merit Reporter and Notary Public in and for the State of Utah.

That the proceedings were reported by me in Stenotype, and thereafter transcribed by computer under my supervision, and that a full, true, and correct transcription is set forth in the foregoing pages, numbered 3 through 145 inclusive.

I further certify that I am not of kin or otherwise associated with any of the parties to said cause of action, and that I am not interested in the event thereof.

WITNESS MY HAND and official seal at Salt Lake City, Utah, this 12th day of May, 2016.



Teri Hansen Cronenwett, CRR, RMR
License No. 91-109812-7801

My commission expires:
January 19, 2019

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\$250,000 78:16	10:42 79:15	2,350,000 83:15	3	5
\$275,000 72:18 81:17 84:21 86:14	11 79:13	2.1 58:3 59:21	3 27:10 56:16 60:20,21 76:20 136:1,7	5 95:3
\$320,000 87:6, 12	11:03 79:15	2.35 61:13	3.4 24:16	5.12 98:5,6
\$480,000 56:16 76:9	12 40:11 44:17 46:20	20 17:16 23:4 27:25 28:2,6, 14,21 29:2,6 112:24	30 31:8	5.8 98:4
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1 17:15 41:2,7, 9,12,15 44:18 45:2 60:12 61:7 70:23 71:5 73:8 74:1 81:10 86:17 89:17 93:19 132:24 134:18 135:3,12,25 136:8,20 137:3,7,24 138:22 139:2, 14 141:1 144:24	13 29:13	2004 45:17,25	390,000 61:7 78:11	54-14-303 27:19 111:24 126:17
1.390,000 83:15	138 23:10 65:21 68:6 69:2 70:8,14 81:12 88:5,7 89:4 91:19,22 92:2 98:19 102:13,20,23 103:17 106:16 115:12 116:3 118:20 133:24	2007 23:3	4	6
1.3 87:1	14 11:4 51:19 142:19,20,24	2008 23:3 53:18	4 57:23 61:12 62:11 64:14 69:9 81:2 134:18 136:1,7	6 70:2 98:2
1.39 61:6	14th 61:23	2010 78:25 79:1,2 86:24 104:7	40 31:8	60 68:9 78:13, 15 143:16
1.4 58:19	15 27:25 31:7 46:9 81:15 112:24	2011 43:10,24	401 9:24	67 31:9 106:25
1.5 82:18	16 56:11,14 76:13,17 95:23	2014 43:23	405 10:1	8
1.66 87:5	16-035-09 4:5	2015 23:3 46:7, 9 47:12 48:7, 11 61:23	45 32:17	8 21:5 26:4 95:3
10 4:1 29:12	17,000 23:21	2016 4:1 23:3,9 48:19	46 27:5 66:4 69:1 70:12 77:20 81:4 88:6 91:4,11, 19 92:2 98:20 102:7,20,24 106:18 115:11 116:2 118:20	8,000 23:12
	19 26:4	225,000 78:10	470,000 83:18	80 83:10
	1916 60:3 64:20 65:13	248 48:3	48 22:19	9
	1:04 122:25	25 44:5		9 21:4 95:17,24
		26 29:15 78:25 107:3		90 23:12
				960,000 83:16
				98 23:4

<p>9:06 4:1</p> <hr/> <p style="text-align: center;">A</p> <hr/> <p>A-m-b-r-o-s-e 51:13</p> <p>a.m. 4:1 79:15</p> <p>abbreviated 109:11</p> <p>abide 128:1</p> <p>ability 11:13 18:20 25:13 56:1,2 90:20 137:19</p> <p>able 8:7 21:24 32:22 38:20 80:3 87:10 92:2 119:2 129:12,24</p> <p>above 33:1 45:5 46:4 69:16 70:2 98:1 137:6</p> <p>absolutely 28:12 67:22 92:24 94:4 104:19 127:13, 20 137:16 144:15</p> <p>absorb 54:24 79:25</p> <p>abuse 110:20</p> <p>abused 110:12</p> <p>accept 144:5</p> <p>acceptable 30:3 49:5</p> <p>accepted 53:7</p>	<p>accommodate 24:19 25:4 46:18 47:8 92:2</p> <p>according 78:11 116:6</p> <p>accurate 62:7</p> <p>accurately 37:18</p> <p>achieve 33:14</p> <p>acknowledged 22:10 114:3 131:13,19</p> <p>acknowledging 63:16</p> <p>acquiring 34:18</p> <p>acquisition 68:10</p> <p>across 68:25 81:16 82:20 107:4 118:17 138:5</p> <p>act 9:23 10:3 12:25 39:19 41:22 97:14 108:5 116:20</p> <p>acting 57:5</p> <p>action 9:12,25 10:4 101:12,22</p> <p>actual 18:4 78:3 82:19 84:12 102:2,10 142:20</p> <p>actually 8:23 10:6 18:13 19:11,13 20:4 21:7 28:18</p>	<p>33:12 34:4 37:13 66:7 69:11 84:5,7, 10 107:4,25 115:8 121:13 126:3 138:22 142:18</p> <p>add 14:20 31:5 32:13 34:18 40:23 41:1 43:6 103:8 127:8 134:12 143:23</p> <p>added 113:7</p> <p>adding 31:6,8 75:18 84:13 113:2</p> <p>addition 45:7 81:12 86:22 89:5 90:25 130:4</p> <p>additional 6:19 10:16 23:21 31:18,22 32:3, 9,18 41:16 44:13 46:14 48:4,9 49:20 54:22 55:14 56:22 60:13 68:3,4 75:11 87:17 89:20 90:7 93:8 96:18 113:2 127:8 136:13, 14,22 138:3 139:3 143:25</p> <p>additionally 24:1 33:10 53:19 143:23</p> <p>address 4:14 13:9 40:24 44:7 53:24</p>	<p>65:21 75:3 80:4 90:18 92:20 93:6 124:23</p> <p>addressed 74:23 89:17 107:12</p> <p>addressing 48:10 92:19,22</p> <p>adds 32:16</p> <p>adequacy 29:4 80:22</p> <p>adequate 22:12,15 24:15 25:7 27:22 29:1,3 31:15 37:24 38:14 49:10 108:7 112:2,21 113:4,7 114:20 118:25 124:16 126:20 143:8</p> <p>adequately 56:1</p> <p>adhere 22:18</p> <p>adjacent 44:4, 15 46:2</p> <p>adjoining 117:6</p> <p>adjusted 25:3</p> <p>adjustment 37:17 38:8,22 131:12 144:17</p> <p>Adjustments 48:18,20,22 136:11</p> <p>administrative 9:2</p>	<p>admission 21:18 37:9 52:16</p> <p>admitted 95:3</p> <p>adopt 116:18</p> <p>adopted 22:19</p> <p>adverse 83:2</p> <p>advised 67:5,7</p> <p>affect 39:9</p> <p>affected 6:1 44:15</p> <p>affects 117:2</p> <p>affirmative 133:21</p> <p>affirmed 48:25</p> <p>after 5:1 8:9 10:3 12:17 16:20 43:12 47:21 50:9 69:13 72:13 75:4 78:19 120:14 143:16 144:21</p> <p>afternoon 121:19 122:18</p> <p>again 11:18 29:11 41:10,14 43:24 44:17 48:19 75:8,14 79:21 92:10 95:22 110:24 111:20 126:16, 25 128:3,6,9, 15 131:25 133:25 135:18 142:12,14</p> <p>against 13:5 14:12 103:23</p>
--	--	--	--	---

agency 9:25	aisle 109:22	134:3,20	60:19 61:14	144:4,6
aggrieved 10:19,21	alignment 40:13,15,18,19 41:17 44:19 45:9 48:4 54:12,15 55:4, 9,10 56:3 57:1 58:10,12,13 59:4,11 60:2 64:25 67:12,22 74:1 77:20 86:2 87:1 105:16 137:23 139:14	allowed 45:4 86:12 93:9 97:22 117:5 120:24 140:20	106:10 113:14 121:24 123:8 125:21 129:10 135:6 140:17 143:9,18,23	amendments 138:19
ago 11:18 38:4 64:24 84:3 88:20 99:7	alignments 44:9	allowing 10:15	alternate 23:15 79:23	America 24:9
agree 14:20 41:9 69:5 81:9 85:20 101:21 102:18 107:6 126:2 131:10 137:18 140:2	all 6:19 11:21 12:1 13:4,24 17:6,20 18:7 19:10 21:13 24:22,23 25:2, 25 28:12 29:17 34:20 37:18 49:20 52:10 54:15,18 55:8, 16,23 56:7,12, 22 61:16 66:10 70:3 73:6 87:9 94:14 98:7,12 99:1 100:13 105:15 108:10 119:6 123:18 129:8,21 130:14 131:17 132:5 133:2,4, 13 135:21 136:18 139:15 141:3,15,20 144:20	allows 8:10 132:20	alternates 23:15 79:23	American 24:4, 5
agreeable 136:9	allow 20:4 54:11 60:1,8 80:23 88:5 91:5 110:5	alluded 127:1 128:15	alternative 44:9,11 46:16 58:10 59:3,11 73:17 78:10	among 135:10
agreed 17:13 53:11 55:21 118:5		almost 38:16 51:19 99:14 127:11	alternatives 47:13,18 54:14	amount 7:9 81:19 85:19 100:24
agreed-upon 101:19		along 25:2 46:16 54:5 77:17 83:13 87:17 95:7 108:10 136:6 142:19	always 30:25 50:18 106:1 130:18 131:5	amounted 101:13
agreeing 70:7		alphabetically 15:23	Ambrose 50:23,24,25 51:4,10,13,21 52:17,25 57:16 63:7 65:11 66:2 76:6,25 77:13 78:21 82:17 84:24 85:2,6,12 87:25 91:7 100:17,19 104:5 106:13 108:13 115:24	analogy 125:8
agreement 55:22 58:25 59:14 69:10 70:5 80:10,14 81:3,25 86:25 90:3,10 98:15 99:14 100:6 117:1 118:17 120:7		already 40:6 44:16 57:22 58:16 59:17 76:7 92:13 94:12 95:2 102:1 111:21, 24 112:13,14, 15 114:14,21 115:5 118:16 119:1,22 120:5 130:4 135:24 139:2,7 141:9	Ambrose's 25:23 26:5,16 50:8 69:9 93:12 95:2 97:10	analysis 59:1 63:21 75:20 77:15,23 78:11 82:17 125:5
agrees 58:8		also 7:9 8:6,11 9:23 23:20 26:16,17 27:6, 7 34:12 36:6 40:4 45:13 46:15 48:10 55:3,21 56:6	ambrose 144:3	analyzed 77:15
agricultural 64:7			amend 134:14	angles 30:21
ahead 50:22 62:20 77:10 81:22 123:20, 22			amendment 134:12 143:22	angry 96:9 106:4
air 30:24				annually 24:11
airplane 20:4				another 24:25 55:4 63:13 70:15 72:23 124:21 143:2

anybody 142:18,22	appearances 4:7	107:16	arguing 131:1	assume 76:20 122:2
anyone 108:12 119:16	appears 7:7 126:8,10	approach 10:5 17:11,17 25:18 124:15 130:20 131:23	argument 16:12,20 18:22 49:2 70:11 74:17,23,25 76:2 79:14 97:6 107:12 110:24 111:5 116:14 118:1 121:19 126:25	assumed 68:13
anything 32:14,16 33:2, 9,18 39:16 40:23,25 42:11 80:13 82:16 89:23 96:14,17 99:25 100:18 112:8 115:12 118:18,19 120:10 122:20 130:13 132:15 136:25 137:3 139:5 142:13	appellate 5:7 7:18 9:17 12:2, 6,19,20	approached 43:25 73:4,5,8	arguments 13:8 17:3 18:21 75:3,4 99:17 100:22 105:2,9 107:22 131:16	assumption 12:2 111:11
anywhere 91:10 137:5	applicable 120:19 139:5	appropriate 8:10 75:17 97:1,14 119:10	arms 139:16	assumptions 73:3 75:7
apologies 141:6	applicant 12:4	appropriately 30:13	arose 84:15	assurance 106:19
apologize 76:6 98:22 100:10 101:7 115:6 121:15	application 43:17,19,21 44:1 46:8,14 47:16,21 48:8, 9,12,17 61:23 62:3,4,7,13 63:22 64:15 65:2,14 135:24 142:6,10,21 144:21	approvals 143:19	around 73:3 76:9 137:13	assure 24:8
apparently 71:9 122:10	applied 41:18 121:21,24 136:20 140:20, 25 141:2 142:11	approved 18:8 45:19 121:5	arrived 94:5	attached 21:19 37:10 41:11 52:17 62:12 98:25 115:15
appeal 8:4 13:1 41:5,6 48:23, 24 61:23 62:7, 13,21,22 63:17 64:2,3,15 109:2 115:24	applies 34:13 45:11 111:14	approved 18:8 45:19 121:5	articulate 127:19 142:23	attempt 31:1,2 46:17 94:15,20 99:24 137:22
appealed 48:17	apply 6:3,10 80:18 111:7,9 116:16,20 121:12,20 125:15 126:14	arbitrary 116:23,25 117:14 120:25 125:6,18,19	aside 97:7	attempting 131:7
appeals 9:18 11:21,22	applying 45:14	area 20:20 22:16 23:1,23 24:20,22 29:19 34:23 80:7 111:3 129:22	asks 115:1	attended 46:10
appear 9:6 126:11	appreciate 11:8 16:15 19:15 87:22 89:21 107:13 136:16	area's 24:15	assert 70:2 98:12	attorneys 50:18
	appreciates	arguable 133:2	assesses 24:11	audience 4:17
		argue 38:18 82:14 120:23	assigned 43:9	August 43:10 46:9 47:12 142:13
		argued 5:9	assisting 133:8 143:25	authorities 12:22
		argues 10:13	associated 22:5,21 56:4 131:15	authority 7:23, 25 8:12 24:7
			Association 130:9	authorizations 143:19
				available 25:16 49:13 57:17 70:4 98:14

<p>average 76:10</p> <p>avoid 54:22 55:11 83:1 104:18 108:22</p> <p>avoided 55:2</p> <p>aware 6:20 20:24 36:24 52:1,3,6</p> <p>awareness 24:13</p> <p>away 44:20,24 56:5 109:24 110:2 116:9</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>back 31:21 33:11 36:19 47:4,6 48:3 60:1 62:20 70:9 73:12 77:19 79:16 80:19 88:25 89:1,2 96:9 97:8 98:1 105:8 106:14 109:22 114:6 123:1 127:17 128:19 130:15, 18 133:23 134:21 137:4 138:8 140:8</p> <p>background 20:17 36:7 51:15 53:16 121:14</p> <p>backs 56:17</p> <p>backup 23:7</p> <p>bad 121:8</p>	<p>ball 99:24</p> <p>base 42:7 121:15</p> <p>based 27:3 32:24 47:15 68:14 76:10 104:10 114:22 116:4 124:18 125:5 126:7,12 127:6 133:8 138:7 144:2</p> <p>baseline 42:6, 10 132:24</p> <p>basically 60:15 129:9 142:4</p> <p>basis 99:12 122:4</p> <p>battle 103:15</p> <p>battles 54:23</p> <p>bear 86:22 139:22</p> <p>bearing 38:23 39:7 96:20 108:19 129:17 140:22</p> <p>become 124:9</p> <p>before 4:15 7:1 8:11 26:2 27:18 37:13 40:23 41:7,10 42:14 49:11 69:22,23 75:2 77:3 79:17 90:17 97:5 98:3,4 99:18 107:25 112:18, 19 120:11 122:20 123:2, 3,13 130:22</p>	<p>144:19</p> <p>began 43:10 53:17</p> <p>begin 8:21 123:7 124:25</p> <p>beginning 17:12 45:16 61:15 64:14 114:8</p> <p>begins 123:15</p> <p>behalf 109:13</p> <p>being 11:23 23:8 30:11 31:11 40:15 44:22 101:7 126:5 138:1 140:20,24</p> <p>belabor 107:23 109:15</p> <p>believe 5:21 6:11,17 8:11 9:13 18:24 45:9 49:23 54:6 57:2 60:3 66:16 68:9 71:10 85:13 86:25 87:14,18 92:8 110:25 127:6 130:5 136:4,12</p> <p>believes 39:16</p> <p>below 45:4 59:22 144:17</p> <p>beneath 10:1</p> <p>beneficiaries 107:3</p> <p>benefit 11:10 29:13,16,24</p>	<p>30:2 36:18 43:7 82:24 113:7 117:4</p> <p>Berg 4:11,22 14:3,5 16:24 17:23 21:21 25:17,18,21 30:4 31:21 37:12 39:6 40:23,25 42:12,13,21 49:14,15 50:11,13,14,15 52:19,21 57:18,19,21 63:20 64:1 65:5,6,24 69:19 79:6,9 80:13 83:12 89:24 92:5,21 94:2,11 96:13, 16,22 97:4 99:6 100:8,13 101:15,21 111:19,20 116:12,24 118:15 120:14 122:22 127:1 130:9 131:19 135:6,21 137:1 140:18 142:4,9</p> <p>Berg's 97:10</p> <p>best 9:7 33:13 45:3 54:21 55:15 57:5 78:3 80:3 85:5, 21 107:24 120:8 123:9 129:9</p> <p>bet 51:17 76:23</p> <p>better 17:2 50:8 74:7,15 105:22 139:18</p>	<p>between 7:22 9:11 12:24 21:5,7 22:5 29:1,6 44:14 46:9 56:11 57:7 72:10,12 79:21 83:16 86:13 90:1 99:14 101:11 126:5 127:18</p> <p>beyond 10:8 84:7 90:4 127:22 135:12 137:7</p> <p>big 96:18 130:19</p> <p>bigger 81:8 102:14</p> <p>binder 85:13</p> <p>binders 17:17</p> <p>bit 53:16 54:8</p> <p>Black 8:25 9:3 10:11,13 44:5, 12,21 106:5 108:2 109:24 110:3 112:13 117:12 126:3</p> <p>blah 118:5,6</p> <p>blend 139:14</p> <p>block 72:15 86:7 98:1</p> <p>blue 27:5,7,12, 13 30:1 61:3 72:11,13 77:18,19,25 78:14,15 79:21 86:13 88:7,9, 18 89:4 90:14 91:1 106:17</p>
--	--	--	---	--

<p>112:24 113:15, 16 116:22</p> <p>blush 12:7</p> <p>board 4:4,25 5:6,11,18,20, 24 6:13,20,24 7:4,8,10,12,14, 20,23 8:3,12, 22,24 9:4 10:2, 6,25 12:11,12, 17,25 13:8,10 14:2,7,9,24 15:8 16:13,15 17:9 18:1,18, 21 19:8,11 20:3 21:3,25 23:5 27:18 30:15 31:24 33:3,20 34:7 36:3,7 37:17, 22 38:2,4,8,12, 22 39:10,15,19 40:10 41:2,7, 10,22 43:2 48:17,20,22,24 49:11,17 50:1, 20,21 51:14 53:2 58:6 60:8 63:8,13 65:25 66:11 69:8,11, 23 74:22,25 75:25 76:24 77:8,14 85:1, 15 87:25 89:1, 23 93:14 94:24 95:21,25 96:6 97:1,2,8,9,12, 13,14 100:18 101:1,2 102:19,21 104:7 106:3, 11,15 107:17, 25 108:2,4,5 109:9,10,16</p>	<p>110:7,16,25 111:3,18,20 112:6,18,19 113:1 114:18 115:1 116:10, 18 117:23 119:3,8,11,14, 18 122:18 123:16 124:2,7 126:11,15,18 127:16,24 128:3 129:4 130:4 131:12, 25 132:19 133:3,4,8,12 134:10 135:17 136:11 137:4, 16 138:12,16, 17 139:11 140:5,18 141:13 142:18 143:4,25 144:14,17,19, 20</p> <p>board's 9:22 26:14 37:25 38:17,24 39:7 107:21 124:2 131:21</p> <p>boards 13:19</p> <p>body 135:19</p> <p>boils 57:8</p> <p>boots 87:8</p> <p>border 66:10</p> <p>borne 32:9 130:25 132:25</p> <p>both 16:10 26:17 30:3 37:16 44:11 45:1,25 52:12, 16 68:22 98:12</p>	<p>109:21 135:25 136:1 139:11</p> <p>bottom 44:19 62:16</p> <p>boundary 61:12 75:22 86:1 87:3</p> <p>bounds 14:15</p> <p>box 105:20 127:17</p> <p>breach 19:5</p> <p>breached 109:25</p> <p>break 50:6,9, 20 75:2,4,23 79:12,13 101:15 119:10 120:11 122:17, 20 123:3</p> <p>brief 6:20 16:16 20:17 36:7 51:15 59:24 76:5 107:15 111:13 116:12</p> <p>briefing 16:10, 13</p> <p>briefly 125:3</p> <p>briefs 100:25 101:1</p> <p>bring 12:15 53:23 91:8 103:1</p> <p>bringing 61:16</p> <p>broke 123:3,13</p> <p>brought 88:17 92:16 94:24</p>	<p>101:23 106:21</p> <p>brown 139:15</p> <p>Brown's 48:2 54:5 61:25 66:9 136:6</p> <p>buck's 128:22</p> <p>budget 56:10, 13 76:17</p> <p>build 30:20 31:1 35:2,3,4,5 39:21 58:9 59:3 70:10 81:8,19 83:1 98:10,19 102:14 103:16 106:16 139:13</p> <p>buildings 110:3</p> <p>builds 24:1</p> <p>built 19:10 29:25 56:12 112:14 114:5</p> <p>bulk 24:2,3,8, 12</p> <p>bull 103:1</p> <p>burden 10:17 108:20</p> <p>burial 49:21</p> <p>Burton 51:4,13 85:6</p> <p>business 36:11,12,13 49:19 51:17 76:15</p> <p>businesses 130:2</p>	<p style="text-align: center;">C</p> <p>C2 27:15 84:19</p> <p>call 19:18 35:14 46:21 55:5 67:20 71:11 77:25 89:3 100:12 102:13 106:17</p> <p>called 9:22 19:24 35:20 51:5 54:1</p> <p>calling 16:18</p> <p>calls 50:24</p> <p>came 40:14 41:2,5,17 55:15 84:14 93:14</p> <p>can't 7:14 14:18 32:14 82:10 88:13 94:19 102:20 105:7,18 106:6 110:4,5 127:13 132:21</p> <p>cannot 29:17 102:16 120:22</p> <p>Canyon 48:3 54:5 61:25 66:10 136:6</p> <p>capacity 43:7 130:22</p> <p>capricious 116:23,25 117:15 125:7, 18,19</p> <p>care 134:8</p>
--	--	--	--	---

<p>carry 134:25</p> <p>case 5:13,21, 22 6:2,4,11 10:4 28:4 31:13 38:4 80:18 107:7 109:9 111:13 116:15,18,21 125:16,24</p> <p>cases 5:25 9:3 12:1 109:16 110:7,23 111:7 116:13,14 121:20,24 125:9,16</p> <p>caught 57:7</p> <p>cause 6:12 10:12 20:21 51:21 59:12 101:12</p> <p>CBA 27:10</p> <p>CBA-2 72:11 133:23 140:14</p> <p>CBA-3 84:1 85:13,24 86:10</p> <p>CBA3 83:11</p> <p>center 68:14, 24 95:19</p> <p>central 124:9</p> <p>century 64:24</p> <p>certain 6:20 7:9 9:6 112:12</p> <p>certainly 75:9 124:14</p> <p>certainty 106:14</p> <p>certifies 24:13</p>	<p>Chad 25:23 26:5,15 50:24 51:4,13 85:6</p> <p>chair 9:10 15:10 74:10 78:20 79:17 80:6 88:3 107:9 120:2 132:5,8 138:25 139:11 140:2 144:14</p> <p>Chairman 89:24 98:22 100:10 123:21 141:5</p> <p>chance 5:7 96:23</p> <p>change 32:16 34:25 39:22 42:9 54:6 136:10 142:12</p> <p>changed 141:22</p> <p>changes 41:19 52:3,6 141:8</p> <p>choice 40:15 57:2 110:13 116:22 125:6 126:6</p> <p>choices 125:12,13</p> <p>choose 125:17 126:5</p> <p>chosen 55:5</p> <p>circuit 21:5,7 46:24 56:3 65:21 69:1,3,4 70:12,14 81:12 88:5 89:5</p>	<p>91:19,22 98:20,21 102:14,23</p> <p>circuits 48:1 115:15</p> <p>circumstance 108:18</p> <p>circumstances 92:18 108:15</p> <p>cite 7:7</p> <p>cited 9:3 12:1, 22 109:17 111:13</p> <p>Cities 129:3</p> <p>City 22:7 23:19</p> <p>claims 70:3 98:13,18</p> <p>clamor 47:15</p> <p>clarification 37:13 42:14, 15,16 59:24 61:22 63:1 68:20 88:8 89:21 91:16 92:8 94:18</p> <p>clarifications 88:1</p> <p>clarifies 71:6</p> <p>clarify 8:15 67:18 69:8 70:15 88:16 91:17 115:5 116:17 120:17 121:16,23 136:17</p> <p>clarity 71:3</p> <p>Clark 7:2,19</p>	<p>15:24,25 33:4, 17,19 72:6,20, 23 74:5,16,19 75:1,5,18 76:3 79:17 83:6,9, 22 84:18,25 87:22 97:16 101:6,7,18 107:11 120:5 123:21,23 133:14 138:8 140:10 142:25 143:3 144:5</p> <p>Clark's 7:21</p> <p>classified 24:3</p> <p>clause 55:21</p> <p>cleaned 47:9</p> <p>clear 5:14,19, 21,22 8:5 65:20 73:8,9 88:3 91:18 101:22 102:19 103:19 116:12 144:15,22</p> <p>client 10:11</p> <p>close 86:24 114:10</p> <p>closer 36:17 87:7,10 110:2</p> <p>closest 84:23</p> <p>closing 74:25 92:17 107:9</p> <p>Coalville 56:11,12 61:25 76:18</p> <p>code 22:18,19, 20 26:13 27:19 126:17</p>	<p>colleagues 123:25</p> <p>colored 87:4</p> <p>come 5:3 47:4, 6 50:9 63:15 85:17 87:10 97:8 109:19 110:1 113:18</p> <p>comes 107:25 112:12 117:1</p> <p>coming 90:2,3 128:8</p> <p>commencemen t 59:14</p> <p>comment 39:13 121:18 122:1,3,7,9,15, 17 144:10</p> <p>comments 65:11 97:12 126:4</p> <p>commercially 59:5</p> <p>commission 37:17 38:8,22 47:11,19 48:12,16 64:6 88:21 129:23 133:7 143:24</p> <p>commissioner 141:7</p> <p>commissioners 129:6</p> <p>commissions 129:5 131:12</p> <p>commit 45:22</p> <p>common 130:20 131:22</p>
---	--	---	---	---

communicatio n 22:21	120:23 121:1,9 124:18 126:10	29:17	conclusions 63:12 92:11 144:1	132:22,25 133:15 137:19 140:21
communities 36:14	135:5 136:17, 21,22 137:2,9, 13 139:20 140:24	complication 138:9	condemn 89:18 103:16 105:13,18,25 106:1 109:4	conductive 131:6
community 11:7 40:2 112:13	company's 11:10,11 22:17 25:10,13 45:12 48:21 49:6,7 54:3 80:3,16, 22 92:13 103:22 104:10 110:20 124:10 141:14	compound 76:21	condemnation 53:8 60:15 67:13,23 68:2, 12 71:20 74:7 77:16 78:4 82:11 83:2 89:5 90:11,13, 16,20 92:4,18, 23 93:8,12 94:22 95:13 96:11 99:2 101:22,25 109:20 111:7 116:13,15,19 120:19 121:6, 20,24 125:9,16 130:21	conduct 6:16
company 10:11 13:3,23 18:2 20:18 21:17 23:9,13, 14 24:1 25:1,6 26:9 35:14 36:8,14 37:8 39:19 40:2,14 41:17 42:2 43:12,23 44:8 45:10,24 46:7, 10,13,15 47:13,16,20,22 48:7,15,17 49:4,7 50:24 51:16,18 52:15 53:22 54:11, 14,20 55:25 57:4 63:7,17 64:18,22 68:24 69:5 70:7,22 77:14,17 78:6 80:14 81:3,18 82:4,13,22 84:15 85:17,25 87:14 95:9,21 96:2 98:9 101:11,23 102:17,18,21, 22,24 103:3,4, 18,24 104:22, 24 105:3,20 106:21,24 107:16 108:11, 18,23 109:1,3, 4,13,14 110:18,22,25	compare 19:13 42:10	computer 18:4 19:10	conferred 17:12 101:15	conducted 59:5
	compared 104:8	concede 9:14 103:18	confidence 15:2	conductor 32:19 81:16,25
	compel 94:7	conceive 127:13	confidential 75:15	conference 130:10
	competing 98:23 108:16	concept 34:11, 12 127:3,8	confided 46:16 47:7	configuration 23:2,4,6 28:2, 3,21 29:20 46:16 47:7
	competition 44:25	conceptual 44:9	confirmed 65:2,14	conflict 7:7 44:13
	competitive 57:7	concern 14:11 31:10 44:2,23 47:8 77:14 89:25 128:16	conditional 6:8 29:14 38:10 43:11 44:1 45:20 46:8 48:8 49:7 88:13,18,19 89:7 112:7,17 113:19 114:13 115:2 119:3 140:12,16 142:21 143:6, 10,13	conflicted 73:9
	complete 12:18 98:24 110:20 119:4	concerned 11:6 44:6	concluded 77:17	conflicts 68:11
	completed 11:17 22:11 24:19 55:11 58:25	concerning 99:21	condition 45:23 139:19, 25	confused 80:1 93:19
	completely 13:17,22 106:8,10 110:12 114:1 135:18	concerns 40:5, 6,8 43:16,18 44:7 45:1 46:12 47:14 48:10,14,19	condemned 77:17	confusing 70:21
	completing	concluded 124:8	confusion 93:19 144:23	conjunction 24:17
		concludes 11:12 65:13 76:3	conditions	
		conclusion 41:21 57:15 124:12 128:18 144:18		

connection 5:25	55:21 59:7,10, 14 69:10 72:21 76:11,19 81:3	93:2 94:2 139:4	5 61:21 62:1,2, 14,15 64:12 67:15 68:7,17 72:22 76:13 89:9 92:9 111:10 119:24 132:15,16 136:17 139:8 142:8	89:17 93:8 101:10 103:8 104:25 108:21 129:12 130:23, 24 131:8 132:24 134:21, 22,25 135:3,12 136:1,10,24 139:3,22 140:1
connections 11:8	90:10 111:25 118:7,11	contractual 58:11	corrected 69:14	costly 95:5
conscious 114:7	126:19 127:3 134:3 141:15 143:11,20	contractually 70:7	correction 21:1,3,9	costs 34:13,14, 19,21,22,24 39:23 42:3 48:5 49:20 53:11 56:22,25 57:1,12 58:4,7 59:12 60:13 66:15 71:9,20 74:8 76:9,11 77:16 84:12 86:8,12,23 87:15 96:5 103:13,20 104:15,18 129:17 133:1 135:13,24 136:2,14,23 137:6,20 139:6 140:22,23
consent 64:19	contemplate 10:3 12:25	convened 38:1	corrections 20:24 36:24 52:3,6	
conservative 123:9	contemplates 10:4,5	convenience 118:22	correctly 39:5 72:25 142:5	
consider 18:19 38:18 113:1 136:3	contended 22:9	conversation 82:4	correspondenc e 90:1	
consideration 93:9 124:3	contention 92:3 101:10	convince 103:15	corresponds 84:3	
considered 41:19 55:14 119:24	contested 64:24 95:18	cooperate 74:20 82:6,7, 23 103:9,11 137:11	corridor 142:22 143:14	
considering 57:4 144:21	contesting 113:25	cooperates 121:2	corridors 31:2	
consistent 45:13 54:7 75:6 80:17 133:9 134:17 143:20 144:2	contests 56:2	cooperatively 104:8 111:1	cost 25:5 33:14 34:18,19,25 35:1 39:20 40:19 41:18,20 42:7 55:12 56:9 58:9 61:4, 12 71:13 72:1, 8,10,12,14,16, 19,20 73:17 79:20,24 81:13,19 82:2, 12,25 83:14 84:4,12,13,15, 16 86:16,19, 20,21 87:11	Cottonwood 23:10
constituents 106:8	context 18:15 84:20 94:1 116:19	copies 87:2	cost 25:5 33:14 34:18,19,25 35:1 39:20 40:19 41:18,20 42:7 55:12 56:9 58:9 61:4, 12 71:13 72:1, 8,10,12,14,16, 19,20 73:17 79:20,24 81:13,19 82:2, 12,25 83:14 84:4,12,13,15, 16 86:16,19, 20,21 87:11	counsel 17:13 62:13,25 74:16,19 75:3 80:5 119:12 120:4,8 123:17 144:13
constraints 7:4	continuation 47:20	copy 17:23 57:22,24 62:3, 7 69:11,14,25 85:13 91:9	cost 25:5 33:14 34:18,19,25 35:1 39:20 40:19 41:18,20 42:7 55:12 56:9 58:9 61:4, 12 71:13 72:1, 8,10,12,14,16, 19,20 73:17 79:20,24 81:13,19 82:2, 12,25 83:14 84:4,12,13,15, 16 86:16,19, 20,21 87:11	count 27:13,16
construct 25:9	continue 11:15 15:23 29:19 56:15 60:9 63:24	corner 26:9 45:4 47:4 107:4	counted 87:9	
constructed 44:22 125:2 133:19 134:1, 16 138:13 143:9	continued 47:14,17 77:11 129:22	corollary 134:2	counties 24:23,24 43:9 53:23,25	
construction 13:14 22:17 27:20 34:22, 24,25 37:23 46:23,24 53:9	continues 23:1	corporate 12:6		
	continuing 62:18 123:4,13	Corporation 24:5,6		
	contract 60:8 83:19 84:5	correct 15:14 27:1,2 32:4 38:25 39:1 58:13,14 60:3,		

108:16,17 130:9 county 4:5,10, 11 5:22 6:1,4 13:19 14:5 16:24 17:13 18:7,16,19 19:2 21:2 22:8 25:1 29:15 37:12,16 38:7, 11 39:21 41:25 42:3,9 43:10, 16,22,25 44:2, 4,11,23 45:13, 21 46:10 47:6, 14 48:5,11,13 49:5,6,8,21 51:20 53:18,20 60:6 61:18,20, 24 62:24 63:8, 17 64:5 65:12 66:6,7,9,17,25 67:3,19 71:25 88:7,12,14,21, 22,24 89:8,13, 20,25 90:13 93:7,22 94:21 96:7 97:21 100:23 104:24 105:10,21 106:5,7,11,16, 24 107:2,5 109:25 112:5, 16 113:13,17 114:2 115:1 116:4,10 117:20 118:14, 15,21 119:2 122:22 128:7, 18,20 129:6 130:12,22 131:14,19 132:20,22,25 133:1,15,17 134:2,13,20	135:19 136:1, 3,19,25 137:2, 4,6,13,17,19, 22 139:6,12,24 140:13,15,19 141:14,19 143:6,13,18 144:17 county's 26:17 43:14 45:10,18 46:18 47:8 51:20 62:5 91:8 92:22 99:1 102:4 111:22 117:17 118:4 131:9 135:13 143:10 county- approved 46:5 couple 4:20 28:11 33:4 45:16 88:20 93:19 98:23 course 6:3 9:13 18:21 50:17 82:20 109:2 135:23 court 5:7 7:18 11:21 12:2,19, 20 94:17 103:2,15,24 110:7 116:14 131:21 144:11 courts 9:2,4,18 109:18 110:14 125:11 cover 72:18,19 covered 135:21 CPI 56:16	76:20 craft 133:8 create 136:13 138:9 created 44:14 creative 127:10 credit 86:20 108:1 Creek 11:8 22:6 23:10,19 26:21 30:19 56:13 60:23 61:17 76:18 criteria 131:23 critical 11:9 cross 50:13,15 79:7 139:16 cross- examination 25:16,20 30:4 49:13,15 57:17,20 72:8 112:23 crosses 57:10 64:6 112:11 crow 104:17 crux 118:1 crystal 103:19 cue 94:13 curious 33:22 34:12 66:24 current 13:14 19:9 54:12 58:12 60:2,9 64:11 68:5,13	88:4 92:6 117:11 currently 27:4 34:1 36:13 67:2 98:20,25 customer 13:2 33:13,15 customer's 25:13 customers 10:22 11:11, 15,23 13:3 22:13,16 23:7, 12,18,21 24:22 25:1,7,9,10,12 27:22 32:7,9 36:15 37:25 43:8 47:22 49:8 53:17 54:21 55:10, 12,16,19 56:1, 8,17,20,21 57:6,9,15 60:11 82:25 86:4 87:15,20 96:4 103:22 105:3 108:7,23 109:6,13 112:3 126:8,21 128:5 143:8 cut 107:4 CV 81:4 <hr/> D <hr/> daily 110:18 damage 82:19 104:3 data 48:15	date 43:23 55:17 73:1 86:25 142:6 dated 11:18 day 72:16 days 23:2,4 143:16 deadline 14:12,16 deadlines 14:22 15:7 deal 97:3 99:4 128:8 129:9 dealing 71:22 125:13 dealt 9:3 December 61:23 86:24 decide 5:18 39:7 82:8 114:19 130:12 decided 5:11 47:20 decides 6:13 8:3 decision 6:13 7:5 9:15,16 10:15 12:18 15:3,12,15 38:24 39:9 53:14 82:22 101:24 114:7,9 125:17 126:12 133:9 144:2 decline 23:1 decrease 117:9
---	---	--	---	---

decreasing 117:13	deliberated 48:20	66:15 67:5,8, 16 68:18	detriment 117:5	differently 9:21 83:23 130:1 134:10
deeply 11:12	deliberating 119:17 123:10	depending 50:7	develop 53:24 54:14	difficult 89:14, 15 131:5
defenses 70:3 98:13,18	deliberation 119:10,13,16 120:12 122:21, 24 123:3,4,7, 14,18 125:1	depicted 46:2	developed 44:8 46:15	diligence 13:24
defer 56:15 76:19 92:7	deliberations 47:16	depiction 18:14	developers 57:7	diligently 49:4
deference 97:21 120:24	delivering 33:23	describe 97:18 135:2,17 138:21	development 26:21 44:7,21 60:23	diminish 75:9
define 116:15	delta 86:13 87:5,13	described 15:1 34:11 84:21 134:17 135:7	developments 46:2	diminution 78:17
defined 68:16 117:18 121:11	demand 25:14	describes 40:7,14	develops 24:10	direct 11:2 18:11 20:10,23 22:24 24:18 35:25 44:13 51:8 52:2,4,16 57:3,23 73:5 125:1 133:6 142:19 143:12
defining 116:19 125:15 133:22	demands 25:8	design 22:17 33:12 46:6 126:6 134:17 138:24	dialogue 120:15	directed 120:8
definitely 13:1 34:17 94:23	demonstrate 6:17 85:24	designs 54:19	dictate 80:23	directing 133:7
definition 33:6, 7 117:19 125:22 131:9	demonstrated 48:20 120:5 124:12	Despite 47:12 49:6	dictated 108:5	direction 32:13,15 134:23
definitions 132:2	demonstrates 57:4	detail 11:1 37:20	difference 29:1,6 32:2 70:19 72:1,8, 10,12,17,21 83:16	directly 11:10 33:24 68:10 117:16
degree 36:10 114:24,25 116:6	denial 143:10	detailed 72:14	differences 79:24 139:7	director 20:19 43:15,17
degrees 32:17	denied 16:8 37:16 47:19 48:16,22 49:6 59:25 60:6,7, 16 64:4 131:20 140:13	details 112:6	different 17:16 18:8 38:6 41:4 42:2 53:19 56:7 72:24 78:24 82:3 86:7 108:17 114:1,12 125:4 129:4 130:3 137:23 140:4	disagree 5:13 101:21
delay 13:4 34:13,16 56:9, 18 59:12 76:19 89:19,20 108:25 109:2	deny 15:17,25 55:24 89:1 115:1	determinations 12:3	determine 15:1 26:9 43:16 59:1 126:18	disagrees 45:10
delayed 60:13 76:10	denying 48:24 144:20	determined 6:14 47:23 72:17	determines 138:12,16	disconnect 10:19
delaying 10:15	department		differential 79:20 84:20,21	discovered 59:9
delays 53:9 56:21 96:5				

discovery 6:16 89:25 90:8 107:19	distinction 7:22 8:2 9:11, 13	102:14,23	144:21	138:23
discretion 8:24 10:7 14:7,14, 21 15:7 42:1 110:13,20,21 134:13,20 135:10	distribution 32:22 80:18	down 17:21 35:14 57:8 61:16 62:17 72:25 74:3 77:3 84:11 87:4 95:3	earlier 66:3 88:4 92:16,17 94:12 97:22 127:1 128:16	easily 128:19
discretionary 9:7 135:19	district 9:2	dozers 103:1	earliest 123:10	Eastern 64:5 88:20
discuss 43:15, 25 46:11 53:20 132:11	disturbance 28:24	draft 143:25	early 50:6 86:11	economy 4:19
discussed 61:2 136:18	disturbed 110:14	drafting 142:18	ease 133:22	editorial 28:9 30:12 34:17 35:6
discussing 62:19	ditto 130:7	drew 137:7	easement 53:11 56:24 59:18,19,20 60:2,10 61:5 64:11 65:13, 17,18,19,20 66:16,25 67:1, 3,17,21,22 68:4,8,9,14,24, 25 69:2 70:12, 17,18,22,25 71:4,10,13,16, 19,24 79:22 81:11 82:25 86:22 87:17 91:5,10,18,20, 21 92:2,6 95:6, 19 102:2,9,12, 15 103:5,19,25 104:8 105:6 106:23 108:22 111:2 113:22 114:22 115:10, 23 116:1,2,8 118:18 124:20, 21 140:5	educates 24:13
discussion 14:9 15:8,19, 22 17:18 79:11 85:14 97:9,13 123:25 125:25 132:6 134:6,11	docket 4:4 123:6	drive 126:6	effect 117:11 143:11	effective 129:13,19
discussions 54:10 81:6 123:16,18 138:19	document 27:10 54:1 94:2 96:19 97:23,25 98:21	driver 71:21	effective 11:16	effectively 7:25 8:17
disingenuous 18:24	documents 99:21	due 43:20 54:12	effectiveness 29:9 31:16 32:1 33:5,7 42:8 113:3,7 124:16 140:6,22	efficiency 29:9 31:16 32:1 33:5,7 42:8 113:3,7 124:16 140:6,22
dismissed 48:14	dollar 77:24 85:19	duly 19:25 35:21 51:6 85:8	effort 53:22	efforts 9:7 40:4 44:10 49:6 59:6 110:10
disregard 7:24	dollars 56:11, 14 76:14 87:5, 16	duration 101:10 103:21		
disrupt 55:18	Don 11:3 35:15 142:20	during 23:22, 23 25:11 29:20 48:13 65:2,14 76:2 79:11 101:15 119:12 122:16		
dissolve 55:22	Donald 35:19 36:5	duties 51:16		
distance 30:22 31:4 44:14 68:3	done 9:21 77:14,21 96:2			
	double 21:7 46:24 56:2 65:21 69:3,4 70:13 81:12 88:5 89:4 91:19,22 98:19	<hr/> E <hr/>		
		each 5:1 44:25 48:4 56:9 74:24 76:9,21	easements 34:19 64:8,19, 20,24 65:1 71:2 73:17 86:18 87:12 95:7 136:5,13 137:2,11	

<p>either 16:21 39:10 46:25 98:11 104:24 132:13 136:3</p> <p>elaboration 87:23</p> <p>elected 111:8 121:20</p> <p>electric 11:14 22:18 24:2,3,4, 5 36:11 115:14 128:5</p> <p>electrical 22:20 25:14 26:13 36:10 54:1,4,7 131:18</p> <p>elements 46:6</p> <p>else's 103:7</p> <p>employees 22:23</p> <p>enabling 9:23 10:3</p> <p>encourage 121:9</p> <p>end 56:22 72:16 130:25 131:22</p> <p>ended 56:25 82:18</p> <p>ends 98:4</p> <p>energy 25:8 32:5,8,10,11, 15,18,24 53:24</p> <p>enforce 71:13 95:5</p> <p>enforces 24:10</p>	<p>engineer 36:12</p> <p>engineering 20:19 36:10 127:10</p> <p>engineers 110:9</p> <p>enhanced 89:10 131:25</p> <p>enough 111:5 127:9,14</p> <p>ensure 42:4</p> <p>entails 36:14</p> <p>enter 100:5</p> <p>entered 21:22 42:23 52:23 58:24 100:15</p> <p>entering 42:17 70:4 98:14</p> <p>entertain 13:13 14:15</p> <p>entire 8:16,19 61:15 97:14</p> <p>entirely 6:5</p> <p>entirety 11:20</p> <p>entities 127:18</p> <p>entitled 5:8,10, 14 6:14 26:20 60:22</p> <p>entity 129:15</p> <p>environmental 59:1,4,8</p> <p>equals 78:17</p> <p>equipment 22:21 30:24 31:10 103:1</p>	<p>erect 115:14</p> <p>err 50:18</p> <p>error 99:23</p> <p>especially 117:12</p> <p>essence 34:11 67:9 77:23 78:12,16 87:4 88:23 142:5</p> <p>essentially 31:16 41:23 56:19 84:16 105:2 106:20 113:6 126:17 127:2 138:3 141:1,18</p> <p>establish 42:6 132:23</p> <p>established 139:3</p> <p>estimate 72:14 76:8 84:3 87:8</p> <p>estimated 50:7</p> <p>estimates 71:13 72:15 86:8,16</p> <p>ETW 142:20</p> <p>evaluate 54:19 55:20 73:19 125:11</p> <p>evaluated 55:16 77:23</p> <p>evaluating 87:19</p> <p>evaluation 67:10</p>	<p>Evanston 22:6 30:19 56:12,13</p> <p>even 18:12 32:23 42:15 48:24 58:6 84:17 90:19 92:25 94:19 99:15 107:15 113:8,11,20,24 114:15,22,23, 24 115:24 116:5 139:23</p> <p>event 59:8 98:11</p> <p>events 23:22</p> <p>eventually 25:12</p> <p>every 23:1 32:17 44:13,20 56:16 76:18 104:20</p> <p>everybody 110:5</p> <p>everyone 131:10</p> <p>everything 45:5 129:11 134:9</p> <p>evidence 6:16 41:11,12 47:12,15 48:10,21 69:23 80:7 100:5,16 110:19</p> <p>evidentiary 4:6,15 16:9,25</p> <p>exact 104:25 125:13</p> <p>exactly 38:7</p>	<p>73:23 83:23 86:13 109:13 141:13</p> <p>EXAMINATION 20:10 30:9 35:25 51:8 65:8 77:11 85:10</p> <p>examined 19:25 35:21 51:6 85:8</p> <p>examining 124:3</p> <p>exceed 134:22</p> <p>exception 21:12</p> <p>exceptions 143:19</p> <p>excess 53:11</p> <p>excuse 13:3 19:3 23:14 50:14 95:21</p> <p>exhibit 11:4 17:8,15 26:16, 18 27:10 40:11 44:16 46:20 57:23 58:3,16, 20 60:20,21 61:3,11 62:4 69:8,9 72:15 81:2 83:7,11 85:13 91:9 97:24 98:24 102:3 112:24 115:8 133:23 142:19,24</p> <p>exhibits 11:2 21:19 25:22 26:3 37:10,19 41:16 42:8</p>
---	--	--	--	---

52:17 76:7 114:8,9	41:17 85:15 120:14 130:8	F	fall 32:6 43:23	field 20:19
existing 26:6, 7,8 27:5,11 31:2,9 54:12 55:3,9 56:3 57:1 61:5 67:11,14,15,21 71:16 75:21 77:20,25 78:7, 9,14 79:22 86:2,20 87:1, 17 88:6 91:18 95:5,19 112:14 113:22 114:22 116:8 118:16 124:19	explained 60:14	faced 53:8 124:20	familiar 25:25 130:14	fight 67:11 70:13 81:9 92:14 103:2 105:6,24
expand 91:22 127:22 131:4	explanation 83:24 123:2,12	faces 109:1	far 63:16 79:18 84:24 86:14 92:11 123:21 129:22 136:19	fighting 104:14 105:5 115:19
expanded 131:2	explicitly 22:20	facilities 28:23 44:14 45:12 58:10 59:3,10 130:12	farther 109:24 110:1	figure 142:22
expanding 102:15 103:25	explore 44:8 47:18	facility 4:4 27:21 37:23 39:18 41:24 104:14 108:6 109:5 110:21 112:1 118:7, 11,12 125:2,22 126:19 127:3 130:13 133:18, 21 134:1,4,15 138:12	fashion 129:13	figuring 84:11
expect 106:10	explore 25:10 55:10 96:4	fact 11:4 12:24 13:1 14:11 22:9 55:16 68:10 86:17 91:20,25 92:25 95:6,18 102:6 109:23 113:20 116:5,7 117:1 119:17 121:9 128:13 144:1	fast 51:19 84:4	file 8:14 51:24 93:24
expectation 101:9	exposed 82:9 103:23 105:4	fact 11:4 12:24 13:1 14:11 22:9 55:16 68:10 86:17 91:20,25 92:25 95:6,18 102:6 109:23 113:20 116:5,7 117:1 119:17 121:9 128:13 144:1	fastest 109:11	filed 4:13 5:5, 25 6:4 8:4 18:2 20:22 26:15,17 36:22 48:7 51:22,25 61:23 62:4 101:23 105:1 122:10 126:3
expense 59:6	exposing 56:21	fact 11:4 12:24 13:1 14:11 22:9 55:16 68:10 86:17 91:20,25 92:25 95:6,18 102:6 109:23 113:20 116:5,7 117:1 119:17 121:9 128:13 144:1	fault 99:23	filing 95:20,25 96:12
expenses 83:4	exposure 23:24	fact 11:4 12:24 13:1 14:11 22:9 55:16 68:10 86:17 91:20,25 92:25 95:6,18 102:6 109:23 113:20 116:5,7 117:1 119:17 121:9 128:13 144:1	favor 13:5 24:25 41:23	fill 135:23
expensive 108:24	express 43:18 47:14	fact 11:4 12:24 13:1 14:11 22:9 55:16 68:10 86:17 91:20,25 92:25 95:6,18 102:6 109:23 113:20 116:5,7 117:1 119:17 121:9 128:13 144:1	feasible 26:10, 25 27:6,8 30:25 113:13, 14 136:19	Film 23:24
experiencing 24:15	expressly 64:24	fact 11:4 12:24 13:1 14:11 22:9 55:16 68:10 86:17 91:20,25 92:25 95:6,18 102:6 109:23 113:20 116:5,7 117:1 119:17 121:9 128:13 144:1	February 23:9 78:25	final 8:12,13 9:11,24 10:4 14:24 43:12 59:16 62:17
expert 28:13 83:4	extending 46:4	fact 11:4 12:24 13:1 14:11 22:9 55:16 68:10 86:17 91:20,25 92:25 95:6,18 102:6 109:23 113:20 116:5,7 117:1 119:17 121:9 128:13 144:1	fee 68:4	financial 119:24
expertise 27:3 34:14,15	extensively 5:9	fact 11:4 12:24 13:1 14:11 22:9 55:16 68:10 86:17 91:20,25 92:25 95:6,18 102:6 109:23 113:20 116:5,7 117:1 119:17 121:9 128:13 144:1	feel 17:1 45:2 107:21 111:4 113:23 115:23 120:14	find 9:20 14:25 15:3 20:5 30:19 41:24 47:23 54:14 125:8 143:4,9, 10
explain 17:15 22:4 39:14,25	extent 59:16 65:10 75:6	fact 11:4 12:24 13:1 14:11 22:9 55:16 68:10 86:17 91:20,25 92:25 95:6,18 102:6 109:23 113:20 116:5,7 117:1 119:17 121:9 128:13 144:1	feeling 15:8	finding 12:4 44:11 125:20 133:25 134:9
	extra 32:25 39:8 41:19 81:14,15,19,24 104:2 136:5 138:9	facts 80:9	feels 116:1	
	extraordinary 33:9	factual 77:7	fees 83:4	
	extremely 108:24	failed 23:18	feet 81:15,24	
		failing 23:11	felt 84:15 111:1	
		failure 11:13 25:9	Festival 23:24	
		fair 66:18 74:12 75:11	few 4:16,20 5:4 16:22 81:20	

<p>144:25 findings 143:25 144:1, 20 fine 16:24 75:5 92:21 100:12 114:9,11 120:4 139:13 finish 76:17 finished 100:16 111:2 first 12:7,8 16:11 17:25 18:14 19:19,25 26:18 30:11,14 35:21 43:9 47:25 51:6 53:5 54:19 58:1,7 62:19 90:12 94:10 95:20,23,24 96:12 99:5 100:23 115:12 123:19 five 4:20 50:19 64:6 fixed-width 53:10 64:8,19 70:25 71:24 81:11 82:25 92:1 95:7 102:9 103:5 fixtures 103:12 flat 46:25 47:5 flew 20:5 flexibility 134:23 137:18 flies 104:17</p>	<p>flipped 40:11 121:8 flipping 17:16 flows 134:9 focus 30:14 38:1 follow 7:21 12:20 68:1 follow-up 33:4, 19 44:3 65:22 69:25 73:25 follow-ups 74:4 following 97:3 123:7 follows 20:1 35:22 48:2 51:7 85:9 fools 123:23 foot 44:13,20 68:9 forced 89:4 126:5 forcibly 109:4 121:1 foregoing 87:15 forgot 123:5 forthcoming 93:3 forward 13:5 14:1 39:15 40:9 41:2 43:24 60:18 63:6,25 73:11 84:5 98:17 101:4,25</p>	<p>131:21 134:4 144:23 fought 56:20 found 76:14 83:7 106:22 four 41:4 43:5 97:25 107:22 135:25 144:19 frame 9:8 12:24 16:21 139:7 143:17 frames 7:25 8:1,6 9:5 framing 16:22 free 70:2 98:12,19 frequently 132:1 front 144:8 full 29:13,24 36:3 fully 11:7 function 11:16 further 14:2 15:8,22 30:4 34:7 42:11 44:15,22,24 50:1 65:5,22 76:24 85:10 87:25 96:14,16 100:18 115:4 122:7,20 125:25 127:2 132:6 134:11 138:19 future 55:19 130:10</p>	<p style="text-align: center;">G</p> <p>gather 13:24 gave 121:14 general 33:6,8 86:8 126:1 134:16 135:10 138:14 generally 48:2 80:23 120:7 germane 94:21 107:19 get all 98:18 getting 44:24 55:11 62:20 83:21 90:15 113:7,8 117:25 125:4 129:8,19 140:6 give 17:1 20:13 32:14 53:16 70:17,18,25 74:24 75:4 76:8 81:11 87:3 102:22 103:5 104:13, 24 105:17,24 106:2,16,23 108:1 123:25 134:13 137:17 144:11 given 68:10 83:25 86:20 88:19 95:4 97:17 119:22 123:2,12 126:14 gives 7:10</p>	<p>giving 15:6 33:15 59:15 97:21 104:8 105:19 glad 78:23 88:16 goal 33:15 goes 12:18 32:15 37:15,18 46:22 69:22 71:17 114:13 120:17 138:4 golf 82:20 gone 26:12 106:5 130:21 139:7 good 4:3 20:12 34:20 36:2 50:10 51:10 69:7 100:13 120:23 Gorman 4:8 government 6:1 27:20 37:22 111:25 127:18 138:12 141:19 governments 126:19 127:25 131:6 grab 88:9 graduate 36:9 grandfathering 141:24 grant 8:25 10:7 15:13,16 38:9 95:7 108:22 112:17 128:11,</p>
--	--	---	--	--

<p>24 130:18 132:4,18 133:3,5 141:2, 14 granted 13:20 14:6 15:14 42:22 64:23 79:23 90:8 119:3 granting 130:6 132:13 grants 91:21 grasp 34:20 great 37:20 66:8 68:21 88:8 greater 44:23 56:9 86:15 green 20:8 139:16 ground 31:11 87:8 91:25 group 17:8 44:5,12 77:22 growing 25:13 53:24 growth 24:16, 19 129:10,22 guess 14:10, 17,18,19 38:25 39:8 62:19 75:12,19 83:21 88:10,14 89:1 91:6,15 92:22 93:18 94:23 96:17 97:2 117:1 123:10, 23 126:1,24 127:23 128:9,</p>	<p>10 134:11,14 135:2,4,14,15 138:9 141:11 guessing 84:2 guidance 54:1 guy 40:8 76:16 <hr/>H<hr/>habit 100:9 hair 33:1 half 13:19,20 43:5 87:16 98:7 Hall 4:9 hand 10:6 17:9,14 62:5 103:13 137:2 handed 26:14 27:10 97:23 Hanging 25:22 handy 19:16 happen 8:8 9:9 12:16,17 73:22 79:11 82:14 98:9 106:19 135:22 happened 19:13 38:21 83:19 97:22 144:17 happens 86:6 96:7 happy 6:22 13:9 39:17 69:24 74:23 80:8,11 84:6</p>	<p>91:17 130:14 140:17 harm 6:12 10:12 13:2 harmed 10:22 hat 141:7 hate 73:24 131:18 having 15:1 19:16,25 35:21 37:14 40:15 51:6 58:25 72:13 82:4 85:8 92:20 99:6,18 100:3 122:5 130:21 137:10 hear 17:9 80:2 101:9 105:9 107:23 140:18 heard 17:2 48:12 70:20 76:8 82:3 84:7 85:14 90:13, 14,16 104:4 107:21 110:25 111:4 112:22 115:17 126:7, 23,24 128:6 hearing 4:6,16 8:8 11:1 16:9 38:13 45:16 47:11 48:13,18 94:9 97:6 120:14 122:24 123:7,8,15,17 136:12 144:18, 24 hearings 46:11 123:6</p>	<p>heavily 13:5 Heber 11:4,6,9 21:6 33:22,25 34:5 49:3,9 107:2 Heidi 4:8 height 68:3 held 47:11 48:19 53:19 help 13:12 68:19 87:21,23 118:3,13 helpful 75:7 83:9 84:22 93:22 97:19 119:12 131:25 132:2 140:13 helps 80:8 142:17,22 here 4:4,17 6:11 19:20 20:25 29:22 37:1,3 39:1,20, 25 40:12 49:11 52:1 53:17 54:17 55:1,23, 24 56:7 57:13, 24 60:7 61:1 62:10 70:1,8, 10,16,17,24 71:4,14 80:12, 24 81:5,8,9,25 82:1,15 83:14 84:12,24 87:2 88:9 94:4,9 95:1 96:1,10 102:3,15,19 103:1,17 104:11 105:25 106:4,17 107:7 108:9 109:14,</p>	<p>20 110:5 113:16 118:2 120:3 121:10, 12 123:25 124:4 125:9,13 126:13 129:15 130:19 131:22 135:9 137:14 139:21 140:3 Hey 30:12 82:15 94:7 99:15 102:19 105:16 113:19 114:2 hide 94:15 99:24 high 4:20 53:20 72:15 136:2 137:14 higher 79:3 121:4 highlight 11:2 109:15 highlighted 62:16 64:14 102:2 highlights 101:1 Highway 48:3 hill 109:24 110:2 historic 102:11 103:25 historically 102:7 hit 4:20 6:19 Holbrook 15:20 16:2,3</p>
--	--	---	--	--

33:21 34:6 49:17,18,25 78:20 79:1,5 119:21 129:1,2 132:8,10 133:10 138:25 141:5 142:2,16	hurdle 14:19 hypothetical 128:16 139:12 <hr/> I <hr/> i.e. 109:11 idea 86:8,12 99:7,8,11 100:1 126:4 identified 23:17 24:18 29:24 34:3 43:12 47:18 133:24 identifies 142:21 identify 21:2 49:5 92:17 97:18 110:11 image 44:20 images 45:15, 16 46:3 imagine 50:11 86:3 immediately 123:7 impact 31:8 34:13 44:23 78:4,18 80:21 139:21 140:21 impacted 28:23 55:8 75:21 78:13,16 impacting 23:21 impacts 38:6	46:6 54:25 impair 11:13 imperative 24:17 important 43:6 47:22 69:15 113:1 140:3 impose 10:16 132:21 140:20 imposed 133:16 impossible 118:8,12 127:4 improve 74:10 improved 92:1 improvements 132:2 inapplicable 6:6 inaudible 94:17 inches 28:19 inclination 124:25 included 48:9, 10 64:15 includes 141:23 including 24:22 40:2 46:11 49:8,9 104:3 143:5 inconsistent 15:11,15 57:14 incorporate 46:5	increase 59:11 113:3 117:7 140:22 increased 66:17 69:3 71:9,10,20 increasing 25:5,8 incremental 39:23 42:3 56:25 57:12 81:13 84:16 86:21,23 103:8,13 104:15 108:21 137:20 incurred 139:6 indefinite 11:19 13:4 independent 67:9 87:19 independently 73:19 indicate 15:10 17:11 31:25 80:9 101:14 indicated 30:1 38:4 43:17 44:6 61:3 66:13,15 71:8 80:16 92:13,14 93:21,22 94:3, 11 112:10 136:12 indicates 9:14 41:12 115:25 indicating 63:8 individuals 112:15	indulge 77:9 80:6 indulging 19:15 industrial 24:14 inflation 76:11 inflationary 35:1 informal 90:7 information 46:14 48:15 75:25 80:6 90:6,15,22 93:23 94:21 99:8 119:23 informed 43:22 infrastructure 54:25 80:22 108:20 110:16 129:22 139:4 inherently 129:5 initial 12:3 14:11,17,19 54:10 59:15 95:16 142:10 initially 14:18 41:4 130:17 insert 18:5 insignificant 31:14 install 29:14 instance 13:18 19:2,12,24 35:20 40:5 51:5 85:7
--	---	---	---	---

<p>124:23 137:3 instances 19:1 instead 53:10 56:23 123:4,13 138:3 instructs 82:24 insufficient 69:2 insulated 56:19 insulator 23:11,18 integration 70:2 98:2 intend 70:13 intended 54:2 118:8 127:8 intending 140:14 intention 56:7 interest 5:15, 23 57:5 66:3 interested 10:12 39:16 interesting 9:10 interests 44:12 54:21 106:8 108:16 interim 141:17 interlocutory 13:1 internally 82:5 international 24:7</p>	<p>interpret 63:12 131:14 interpretation 41:22 45:10,14 46:18 91:24 128:13 interrupted 131:18 intervene 5:8, 10,15,25 6:2,5 intervention 6:7,8,9 15:13 108:2 into 16:9,18,25 31:11 33:23 48:3 49:3 58:24 69:22 70:4 71:14,24 78:3 79:18 82:11 84:4 97:6 98:14 100:5,15 101:1 107:9,11 112:6 117:16 123:14 127:2,8,17 131:21 introduce 17:8, 24 introduced 114:8 introductory 16:16 investment 129:23 Investments 26:6 investor 117:4 invite 5:3 17:8</p>	<p>involved 34:19 63:18 125:24 irrelevant 38:16 96:19 irreparable 6:12 island 88:24 issuance 143:16 issue 8:13 10:20 14:4 15:5 41:25 65:18 75:16 77:13 80:5 89:24 93:6,13 107:12,25 108:3 109:18 113:21 115:2 124:4 134:2 140:19 141:15, 20 143:13,18 issued 8:1,11 123:5 143:15 issues 5:19 16:21,22 42:18 45:21 59:8 93:12 112:18 124:20 125:10, 23 132:14 140:15 items 90:9</p>	<p>jobs 110:18 jogs 32:12 joint 101:17 Jordanelle 21:5 23:20 34:3 judge 9:2 judges 110:16 judicial 9:24 jump 36:16 101:2 jurisprudence 120:19 121:11 justify 32:23</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>Kamas 23:19 KB 23:10 keep 45:22 47:17 57:11 82:13 94:20 100:8 105:12 107:10 113:15, 24 115:18 keeping 31:3 33:14 Ken 73:21 Kenneth 19:19, 23 20:15 key 53:23 kind 10:10 12:1 26:20 33:23 34:17 38:21 40:13,19 41:16 63:14 64:19</p>	<p>74:20 75:17 81:23 83:12 84:14,17 88:11 94:15 101:1,16 104:17 107:8, 21 118:1 125:13 137:22 141:3,23 knew 95:11,13 knowing 47:21 97:3 known 74:2,3 126:12 knows 109:8 KV 27:5 66:4 69:1,2 70:14 77:20 88:5 91:4,11,19 98:20 102:7, 20,24 103:17 106:16,18 133:24</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>lack 15:2 71:3 120:5 laid 73:21 135:25 Lake 24:24 land 45:7 54:25 80:24 82:20 96:9 114:17 landowner 24:25 25:4 44:15 80:23,24 102:22 117:2 118:22 137:25 140:9</p>
--	--	---	--	--

<p>landowners 13,25 25:2 31:3 64:23 117:3,6, 12 140:9</p> <p>language 63:13 69:17 98:6 115:8 125:10 126:16 127:2,9,22 142:24</p> <p>larger 81:7</p> <p>last 4:13 11:3, 5,22,25 18:9, 13 19:12 20:13 34:9 36:4 45:16 51:11 69:16 72:7 93:1 95:24 109:2,3</p> <p>late 4:13 122:1</p> <p>later 11:1 43:20,22 55:17 73:1 74:18</p> <p>lattice 136:23 138:4</p> <p>law 5:13,21 9:2 10:4 49:24 111:13 116:19, 21 120:22 125:16 144:1</p> <p>laws 142:12</p> <p>lawyers 63:13 65:12 135:16</p> <p>leaders 11:7</p> <p>leads 125:16</p> <p>League 129:3</p> <p>least 82:7 107:22 124:1,</p>	<p>13,25</p> <p>leave 14:7 42:1 80:5,12 122:13</p> <p>leaves 137:18</p> <p>LECG 77:22 78:5</p> <p>lectern 5:4</p> <p>legal 5:12,15, 22 7:23 16:10, 13 34:16,19 45:12 62:13,25 63:12,21 66:15 67:5,8,16 68:18 71:8,9 75:2,4 76:2 79:14 83:4 92:7,11 95:15 97:6 99:14 100:22 103:14 116:12 117:25 125:17,23 126:25 128:13 144:13</p> <p>legally 14:21 125:8</p> <p>legislators 127:7</p> <p>legislature 6:9 127:21 131:24</p> <p>length 31:5 32:3,11,19 33:10 50:7 124:17</p> <p>lengthy 50:13 54:23 95:5</p> <p>less 28:23 30:23 42:5 82:19 103:19 104:21</p>	<p>let 6:24 62:5,19 74:24 75:1,3 77:19 83:13 88:8,16 93:16 99:2 100:24 121:16 139:13</p> <p>let all 5:1</p> <p>letter 11:4 62:11,12 65:12,17</p> <p>Levar 4:3,10, 12 6:24 7:20 8:15,20 13:10 14:2,8,20 15:17,21 16:2, 4,6,8,19 17:4, 19 19:20 20:2, 7 21:20,22 25:17,19 30:6 31:20,23 33:2, 18,20 34:7,22 35:7,10,12,16, 23 36:16 37:11 39:11 40:22 42:11,19,22 49:14,16 50:1, 5,22,25 51:3 52:19,22 57:18 63:3,24 65:6, 23,25 66:11 68:20 72:4 74:4,10,14,17 75:1 76:1,5,22, 24 77:2,4,10 79:6,10,16,17 85:3 87:24 89:23 93:10 96:13,25 99:4 100:4,11,15,21 111:6,15,17 116:11 117:22 119:6,8 120:1, 10 121:16 122:14,23</p>	<p>123:1,22 125:3 129:1 132:6,9, 17 133:11 134:5 138:11 142:25 143:22 144:7,14</p> <p>level 37:16 38:7 53:20 60:6 72:15 136:19</p> <p>lifted 8:9</p> <p>light 11:4,6,9 20:8 21:6 33:22,25 34:5 49:9 107:2</p> <p>like 10:9 11:25 16:21,22 17:7 22:14 26:3 33:9 38:6,16 39:8 41:1,5 42:14 43:24 53:5,16 54:8 57:24 58:22 69:22 73:6 74:22 80:15 82:23 83:23 85:1 86:9 87:11 97:16 99:25 105:22 106:25 107:10, 21,23 110:1 111:4 112:8 115:7,23 118:1 120:14 122:15 125:12 131:14 138:8,21</p> <p>likely 8:13 12:4,14 15:3 74:8</p> <p>likened 130:11</p> <p>limited 102:10</p>	<p>line 10:13,16 11:16,24 18:25 19:5 21:4,5,7 22:4 23:6,8,10 24:2,3 25:2 26:4,6,7,24 27:3,4,5,7,12, 13,15,16 29:12,15,25 30:16,18,20 31:2,7,8,9 32:15,17,25 33:24 34:1 35:2,3 37:16 38:5,11 43:13 44:3,7,15,19 45:5,6,8,11,14, 17,19,20,21 46:4,19 47:9, 22 48:2 53:12 54:5,12 55:17 56:3,5 57:10, 12 59:18,20 61:3,11,25 64:4,6,10,22 65:1,21 66:4, 17 67:1,14 68:14,24 69:1, 3,18 70:8,10, 12,14,17,24 71:11,17 72:11,13 73:1, 7,10,14,19 75:22 77:18, 19,25 78:1,14, 15 79:21,22 80:15,20,24 81:4,7,8,12,19, 22 82:10 83:1, 13 85:20 86:6, 13,14 87:4 88:5,7,9,18,21, 22 89:4,16 90:14 91:1,4, 11 92:3 95:19</p>
---	---	---	--	--

<p>96:8 98:10,11, 20,21 102:5,7, 20,21,23,24 103:6,17 104:9,17,21 105:22 106:16, 17,18,25 107:1,3 108:24 109:25 110:2 111:7 112:7, 11,12,23,24 113:8,12,15, 16,20,24 114:4,5,6,11 115:13,16 116:3,13,22 117:20 118:18, 20 119:4 121:5 125:18 126:8 127:12 133:23, 24 136:7 137:7</p> <p>lines 18:6,9,15, 20 19:4,5 22:21 31:1,5 34:2 47:2 49:2, 21 62:17 95:3 109:24 131:4</p> <p>listed 21:15</p> <p>listen 128:1</p> <p>listening 36:18</p> <p>listing 26:20</p> <p>litigants 126:5</p> <p>litigate 109:8</p> <p>litigated 67:6, 12</p> <p>litigating 107:7</p> <p>litigation 53:9 54:23 55:9 60:14 66:15 67:5,23 71:13,</p>	<p>20 75:10,16 89:6 92:19 95:5,11,14 96:3 103:21,23 104:18,19</p> <p>little 36:17 37:13 48:21 50:6 53:16 54:8 71:3 79:12 80:1,7 83:23 93:18 107:17 123:2</p> <p>live 17:10 94:9</p> <p>living 112:15</p> <p>load 22:16 23:1,23 24:15, 16,20,22 29:19,20 66:17 71:11 111:3</p> <p>local 27:20 37:22 111:25 126:18 127:18, 25 128:2 131:6 138:12 141:19</p> <p>locate 6:16 56:2 108:21</p> <p>located 10:14 18:7 29:23 143:14</p> <p>location 18:9 26:8,19 98:10 110:11,21 112:12 118:10, 12 120:24 121:3 127:4,5, 11,12,19 134:16 137:23 138:2,14,17,24 139:24 140:5, 11,25</p>	<p>locations 132:14</p> <p>logic 128:17</p> <p>logistics 132:12</p> <p>long 11:22 42:2 74:7 104:20,25 109:2,3 127:14 134:21,24 135:11 139:25 141:7</p> <p>long-term 24:11</p> <p>longer 50:17 79:12</p> <p>looked 55:2,4 81:2,3,18 85:25 86:2 87:1 90:19 103:24 112:16 117:16</p> <p>looking 12:8 27:18,24 28:5 29:3,12 37:21 38:9 61:1 62:10 73:13,20 84:2 95:1,17 112:23 113:15 115:10 116:25 117:3 118:16 122:14 125:23 128:3 129:6 131:23</p> <p>looks 55:7 122:15</p> <p>lose 12:10,14 23:6</p> <p>loses 99:17</p>	<p>loss 32:5,8,10, 11,15,18 75:14</p> <p>losses 32:24</p> <p>lost 140:7</p> <p>lot 37:19 38:19 78:16 118:2 125:14 130:1,2 136:4</p> <p>lots 55:8 78:13, 15 82:20 125:11</p> <p>loud 135:9</p> <p>love 38:20 126:4</p> <p>low 33:14 55:12 73:16 137:15</p> <p>lower 46:21</p> <p>lower-profile 46:16</p> <p>lunch 122:25</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>made 5:19,22 6:22 12:19 15:12 18:22 20:25 36:25 37:14 52:4,7 57:2 58:16 59:17 69:20 73:9 81:23 82:22 84:17 90:8 93:2 94:22 101:23 105:3 114:7,9 116:14 121:19 126:3,11 144:20</p>	<p>main 14:19 107:3</p> <p>maintain 115:14</p> <p>maintenance 32:5</p> <p>major 23:22</p> <p>majority 37:15</p> <p>make 4:14 8:8 16:11 20:7 30:15,17 38:19 42:9 63:21 73:22 78:8 87:2 88:2 92:9 100:22 101:16 104:21 107:15 113:4 120:13, 20 121:7 122:16 126:13 129:7,12 134:12 144:10, 22</p> <p>makes 4:18 6:13 9:17 87:14 99:3 125:14</p> <p>making 42:4 63:3 99:21 132:14</p> <p>manage 51:20</p> <p>manager 36:13 51:17 76:16</p> <p>mandate 9:5 14:16 57:14</p> <p>mandates 126:14</p> <p>mandatory 6:5</p> <p>many 81:14,15</p>
--	--	--	--	---

107:18	91:2,3,6,16	members 4:25	119:12 123:10	misstatement
map 26:19,24	101:19 123:24	6:25 7:21	136:14 139:1	91:14
27:12,15 29:23	135:6 138:7,10	13:11 31:24	mile 29:15	misstating
maps 31:21	141:6,12	49:17 65:25	31:7,9,13 32:9,	115:22
mark 17:13	Mayflower	87:25 89:23	25 107:1,4	misunderstand
44:5	18:11 45:18	97:12,13	miles 31:8	ing 144:16
marked 27:5,	113:21	100:18 101:2	33:10	misunderstood
10 57:23 62:4	mean 19:1	110:16 111:18	million 56:11,	120:16
81:1	38:20 41:4	117:23 119:18	14 61:6,7,13	mitigate 46:6
market 75:11	70:10 73:2	126:11 130:4	76:13,17 78:18	mitigating
master 54:13	75:9,13,14	133:12 134:10	82:18 87:2,5,	84:12
68:11 73:9,11	89:10 95:1	144:14	16 104:6	mitigation 40:4
114:15	96:19 118:9	membership	mind 35:6	46:12 47:13
material 59:12	120:3 137:9	97:2	36:17 63:18	model 40:16
materially	meandering	memo 95:16,	82:13 105:12	41:13
59:11	107:8	17,23,24	130:11	modifications
Matt 4:8 75:22	meaning 18:23	memorandum	minimal 32:20	41:19
92:8	98:16 102:11	18:2 26:18	minor 36:10	moments 4:16
matter 4:6,13	136:23 141:15	45:12 62:5	114:23,25	5:4
7:5 10:23	means 44:18	91:8 95:16	116:5	money 53:13
12:18 20:22	124:6 129:19	102:4 109:16	minus 72:16	66:14 87:20
36:22 102:6	measures	111:21 115:9	83:17	103:22 127:9
may 4:1 7:23	46:12	mention 45:21	minute 19:16	137:12
12:7 16:20	meet 9:15 24:4	123:5	23:12 62:6	monitors 24:12
18:1 19:16	25:8 36:15	mentioned	97:16	months 88:20
25:18 34:8	117:14 124:11	126:10	minutes 4:20	monumental
40:20 53:18	meeting 47:21	merits 9:20	16:22 50:12,	53:22
59:13,17 69:5	119:11	12:5	16,19 99:7	more 11:1 17:1
70:20 71:7,9,	meetings 44:4	met 26:13	mischaracterizi	28:6,9,15,19,
10 72:6,23	46:10 54:10	43:14 132:1	ng 118:4	20,21 31:10
82:3 101:24	85:23	method 46:23	missing 69:12,	47:3,8 50:16,
103:15 109:19	meets 73:21	microphone	15,17 90:9	19 51:24 53:15
120:15 123:16	131:25	20:8 36:17	93:21 94:3,8,	59:24 72:14
130:9 131:1,10	Melanie 144:13	middle 9:19	11,13 97:5	74:9 79:23
135:5 137:11,	member 66:11	55:4	98:5 100:6	80:6,7 81:15,
12	96:6 104:7	Midway 34:1,3	mission 24:7	20 83:1 86:14
maybe 33:1	106:3,12	might 17:11,17	misstated 91:2	94:21,23
37:13 42:15	137:16 139:11	19:11 36:18		107:15,22
74:9,16 85:15		96:18,19		

<p>108:24 109:25 112:25 113:4,7 114:24,25 116:6 120:23 121:17 123:2 126:25 136:24 137:12 140:10</p> <p>Moreover 103:10</p> <p>Morgan 24:24</p> <p>morning 4:3 20:12 36:2 51:10 97:11 122:10</p> <p>Moscon 4:8,21 7:1 8:20,21 13:11,16 14:3 15:1 16:15 17:6,20,23 20:2,3,11 21:17,23 25:15 30:6,8,10 31:18 35:12, 13,23,24 36:1, 20,21 37:8 39:13,14 40:22 41:9 42:24,25 49:12 50:4,5, 10,21,24 51:9 52:15,24,25 57:16 63:4,5 65:9,22 68:22 69:24 74:22 75:24 77:3,5, 12 79:8 80:8 83:9,25 84:1, 23 85:1,11 92:10 93:13,18 94:19 96:13 97:20 101:5, 14,19 107:14 111:6,12,16, 18,23 112:10</p>	<p>115:6 120:2,13 122:8 136:16 139:9 140:17 141:12 142:17</p> <p>most 30:18,25 50:16 94:23 101:4 108:1 109:11 126:3 129:12,18 134:13</p> <p>motion 4:13,21 5:4,5 7:3 8:14, 15,16 12:7,19 13:13 14:9,24 15:17,18,19,21 16:8 21:20 37:11,14 42:22 92:22 93:11,17 94:6 96:10,15, 25 97:4,10,12, 14 99:1,5,12, 19 100:2,5,7 133:6 134:5,6, 7,8,15 135:4, 14 138:8,19,20 140:11 143:1, 2,3,23 144:7, 15</p> <p>motions 15:9 98:23 107:18 132:7</p> <p>Mountain 4:5,9 10:21 11:23 17:14 19:18 20:20 22:11 30:24 43:8 49:19 51:18 54:9,17,18 56:19,25 57:2, 6,8 58:20,24 59:2,5,13 60:1, 9 61:4 64:5 66:24 73:13,15</p>	<p>78:9 86:18 88:20 90:1,20 91:14,15,21 92:6 99:24 111:9 113:18 115:17,22,25 116:7,21 118:24 119:4, 22 124:10 126:5 128:12 129:15 130:18 131:3 132:4,18 135:23 136:9, 12 139:1</p> <p>Mountain's 133:3</p> <p>move 4:15,24 5:2 7:1 14:1 15:16 16:9,17 21:17 43:24 44:20 70:17,24 80:23 81:9,22 97:6 100:21 101:1,4 103:12 133:20,25</p> <p>moved 55:17 58:12 73:1,10, 16 80:16,20 97:22 98:23</p> <p>moves 37:8 52:15</p> <p>moving 10:8 13:5,18,24 80:21 103:6 114:10</p> <p>much 31:10 32:10 35:14 82:8,19 87:10 103:22 107:24 108:24 137:14 139:21</p>	<p>mulled 124:17</p> <p>multiple 54:10 85:22,25 86:2</p> <p>mumbling 21:4</p> <p>must 9:9 12:4 25:8 54:20</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name 20:13 36:3,4 51:12 144:11</p> <p>narrow 131:10</p> <p>National 22:18 26:13</p> <p>nature 53:21 101:10</p> <p>near 19:3,4 22:6,7</p> <p>nearly 64:24</p> <p>necessarily 74:3 92:5 102:18</p> <p>necessary 16:20 42:9 58:25 59:2 73:18 127:13, 20 134:3 138:17 141:21 143:20</p> <p>necessity 6:17</p> <p>need 9:21 11:23,24 20:25 22:4,10 33:16 35:3 36:25 42:15 48:25 49:9 52:3,7 53:15 55:12</p>	<p>57:9 63:1 64:18 68:5,7,8 73:15 74:3 80:5 81:12 85:18,19 92:3 97:4 105:8,11, 14,16,17,18,21 106:1,23 109:20 113:19 114:2,3 116:9 117:19 119:1, 15,16,21,25 120:2,6,18 121:4,11 124:6,12 126:8 127:10 133:2,4 134:4 135:1,17 138:21 140:6</p> <p>needed 23:9 27:21 37:23 38:14 40:20 41:24 43:15 108:6 109:5 110:24 111:1 112:1,20 116:15,19 117:21 118:5, 23,24 124:4,15 125:15 126:20 128:4,14 131:9,13,17 143:7,12</p> <p>needless 112:8</p> <p>needs 9:6 11:17 14:1 36:15 49:2 53:25 79:11 108:12 110:10 135:7</p> <p>negative 23:24</p> <p>negligible 32:25 33:1</p>
---	--	---	---	---

negotiate 121:10	nonsensical 12:14,23	numerous 109:16	offer 14:6	143:22
negotiates 121:3	normal 79:12	<hr/>	offered 47:13	ones 110:15
negotiation 87:7,18 90:2	North 24:4,5,8	O <hr/>	119:23	ongoing 65:1
negotiations 85:21 86:11	nos 28:11 30:14	Oakley 23:19	official 18:16	only 9:22 10:2, 3 21:9 41:7 45:23 47:15 50:18 61:18 70:11 74:9 83:19 91:3 94:24 107:1,3 110:23 117:22 132:11 136:20 138:22 140:25
neighborhood 61:8	not-for-profit 24:6	oath 85:4	officials 111:9 121:20	
neighboring 44:21	note 9:3 55:1 97:20 138:11 142:17	object 63:15 69:19 143:22	old 100:9 103:18,24	
Neither 22:8	noted 45:9 69:7 99:20	objecting 63:11	once 9:14 17:2 29:11	
neophyte 131:22	notes 78:7	objection 16:23 21:20,21 37:11 39:4,12, 13 40:24 42:17,20 50:20 52:20,21 63:3, 6 94:22 100:6	one 4:14 5:1 7:2,21 8:22 10:6 11:2,19 12:3 13:12,20 17:7,8 18:4,17, 20 19:2,7 21:1 24:25 26:18,20 27:25 31:13 32:1 34:8 39:18,24 40:5 41:7 45:18 51:24 55:3 58:23 60:22 65:10 66:2,13 70:9 74:9 76:5 77:5,6,9 80:19 84:13 87:16 90:9 94:15 95:10 96:1,17 99:16,17 102:1 105:8 106:14 107:1,3 109:1 110:9 111:6 115:4,20 116:11 117:2 120:13,17 122:10,12,21, 24 123:11 124:3,17 128:16 131:11 138:22 140:25 141:5,11,24	open 53:19,20 123:17
NERC 24:6,10	nothing 6:8 7:13 14:5 28:1 57:13 79:9 96:16 114:16 122:22	objective 85:24	opening 16:16 17:5	
nervous 69:11	notice 59:15 92:24 94:7 123:6,9,11	obligation 22:12 25:6 37:22 58:11	operate 23:6 115:14	
never 32:21,22 35:6 90:14,16 93:4,20 94:6	notion 126:25	obtain 43:11 55:23,24 59:2	operated 23:2, 4 29:19	
new 21:6 34:18 48:8 67:10 86:21 97:17 98:10 103:5 133:12 141:17, 24	notwithstandin g 70:4 98:14	obtained 136:5	operates 24:1 110:10	
next 11:17 27:9 28:25 35:4 47:5 62:18 79:18 114:13 117:12	November 48:11	obviate 9:21	operating 9:4 39:20	
NIMBY 130:14	nowhere 91:10	obvious 57:6	operation 11:10	
Nobody 130:13	number 32:14 58:2 70:1 78:5 81:16 82:2 84:14 85:17 104:5,25	obviously 14:11 122:3	operative 98:5	
nods 61:9	numbers 58:3 71:12 82:3 83:6,24 84:20	occurred 23:22 85:23 141:9	opinion 28:12 91:15 127:25 131:17	
none 12:25 50:2		off 17:18,22 20:4 39:23 110:1 121:14	opportunities 125:11	
		off-ramp 45:18	opportunity 17:2 73:14 136:17	
			oppose 96:11	

<p>opposes 128:7</p> <p>opposition 18:3 26:18 91:9 102:4 111:21 115:9</p> <p>option 41:2,7, 9,10,12,15 44:18 45:2,3 46:21 47:23,25 48:1,6 70:23 71:5 74:1 132:24 134:18 135:3,12 136:1,6,7,8,13, 20,21 137:3,7, 24 138:2,6,22 139:2,14,24 141:1 144:21, 24</p> <p>options 40:13 41:4 44:8 48:4, 9 54:22 55:2 85:25 86:2,7 132:14 135:11, 25 136:4,19 144:19</p> <p>oral 16:12,19 17:3 74:17,23, 25</p> <p>order 8:1,11, 12,13,17 12:8, 12 14:24 38:3 66:17 71:15,18 73:11 89:16 99:3 108:2 133:8 137:5 140:7 141:1,18 142:18 143:16, 21</p> <p>ordered 60:7</p> <p>ordering 134:15</p>	<p>orders 141:14</p> <p>ordinance 38:11 44:3 45:11,14,19 46:19 112:12</p> <p>original 45:8 48:4 60:2 141:10 142:6</p> <p>otherwise 12:23 70:3 98:13</p> <p>ourselves 14:25</p> <p>outage 23:12, 13</p> <p>outcome 53:6 56:22 60:15 96:3 140:15</p> <p>outlined 12:21</p> <p>outreach 40:2</p> <p>outside 14:15</p> <p>over 5:9 23:12 24:25 43:5 57:10 81:9,20, 22 94:2,4 105:17,19,22, 25 106:2 112:11 113:23 116:22 124:5, 17 140:8</p> <p>overall 43:20</p> <p>overhead 11:16</p> <p>overstated 80:13</p> <p>own 15:2 120:6 128:8 130:11</p>	<p>owner 32:2,6 44:5 45:7 54:24 57:11 71:23 96:9 104:13 105:23 106:5,22 108:19 109:7 113:25</p> <p>owner's 53:12 131:8</p> <p>owners 6:1 46:11 53:18 64:7,9,20 73:6 86:5 103:11 108:16,17 121:2 131:7</p> <p>owners's 57:10</p> <p>owns 110:9</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>p.m. 122:25 123:12</p> <p>pages 18:10 97:25</p> <p>paid 81:24 84:16</p> <p>paint 139:15</p> <p>panel 101:3</p> <p>papers 8:23 10:11 105:10</p> <p>parade 19:6</p> <p>paragraph 58:23 62:17 115:13</p> <p>parameter 140:3</p>	<p>parameters 75:6 134:17 138:15,17</p> <p>paraphrasing 39:22</p> <p>Pardon 101:7</p> <p>Park 22:7 23:19</p> <p>parlance 109:12</p> <p>part 53:22 64:15 75:8 79:18 86:19 93:15 101:24 122:3 135:4</p> <p>partially 88:10</p> <p>participate 6:14,15</p> <p>particular 118:10,12 127:20 131:15</p> <p>particularly 32:21 135:2</p> <p>parties 9:15 10:13 12:22 47:17,24 77:15 94:14 98:12 99:15 120:11 122:20 123:17</p> <p>parts 24:23 29:17</p> <p>party 10:19 98:12 107:20 137:11</p> <p>party's 137:8</p> <p>pass 17:7,21</p> <p>passed 18:17</p>	<p>141:17</p> <p>passing 10:9, 10</p> <p>past 15:11 107:8</p> <p>path 60:18 84:11 125:5</p> <p>pay 32:2,6 39:22 42:3 48:5 53:11 56:24 57:12 58:8,12 70:18 72:1 80:25 81:13,21 82:1, 16 85:19 103:7,13 104:2,15 108:21 131:8 132:22 137:6, 19 140:1</p> <p>payer 25:5</p> <p>payers 33:11 53:13 54:16 66:14 81:23 82:9 84:17 130:25</p> <p>payers' 33:11</p> <p>payment 59:16</p> <p>payments 59:16</p> <p>peak 29:20</p> <p>pending 144:16</p> <p>people 30:25 109:21</p> <p>percent 23:4 24:16 56:16 72:16 76:20</p>
--	---	---	--	--

78:17 83:10,17 perform 23:9 86:7 performed 72:13 77:23 78:22,25 86:15 perhaps 68:18 75:22 period 7:16 periods 29:20 permission 69:13 102:23 104:1 permit 13:20 29:14 38:10 41:25 43:11,15 44:1 45:20 46:8 48:8 49:7 55:23,24,25 59:25 60:6 66:9 70:9 88:5, 6,13,18,19 89:8 96:8 98:9 105:22 106:16 112:17 113:19 114:13 115:2 119:3 128:24 139:19 140:12, 16,19,25 141:2,16 142:21 143:6, 11,13,15 permits 59:2 112:7 134:3 141:15,20 143:18 permitted 19:3, 5 45:17 66:5,7 88:23,24 128:21	permitting 56:4 59:4 89:10 135:19 personal 14:23 15:7 34:17 133:1,11 personally 15:6 personnel 24:14 perspective 29:9 30:23 31:6 32:22 33:8 74:20 84:18 124:4 126:2 129:4,14 130:3 132:13 134:20 persuaded 130:16 pertains 72:6 petition 41:1 115:2 132:19 133:3,5 petitioner 4:7 16:14 19:24 35:20 51:5 85:7 100:23 photographs 17:25 18:3,5 phrase 34:10 72:25 85:15 95:12 phrased 83:22 88:3 picture 19:16 130:19 pictures 17:15	18:10,12 piece 51:24 82:21 104:6 piecemeal 9:18 10:5 pieces 13:24 52:13 ping-ponged 127:17 piqued 66:3 place 70:6 97:24 98:24 110:4 124:7 125:4,5 138:23 141:10 placed 29:21 45:24 placement 54:19 placements 25:3 places 17:16 102:3 plain 117:19 plan 53:24 54:2,4,7,13 68:11 73:9,11 88:15 89:3,13, 15 92:19 114:15 124:10 planned 23:13 planning 20:20 37:17 38:8,22 43:14,17 47:11,19 48:12,16 64:5 88:21 101:13 129:5,6,23	131:11 141:7 play 33:23 106:11 playing 88:11 plays 71:14 plus 36:12 72:15 83:17 107:1 point 9:10 10:9,24 11:22, 25 14:23 17:1 18:12 30:15, 18,21,22 31:12 38:17 62:25 69:8,17,20 71:3 73:10 74:24 89:3 92:25 93:20 96:16 99:6 100:3 103:3 104:7 105:8 107:6 116:24 120:9,13,17,21 125:25 pointed 94:10 95:16 96:6 106:4 109:23 137:1 138:1 139:11 points 4:21 6:19,22 8:22 18:16 45:19 93:19 126:2 pole 25:3 27:12,16 28:14,17,21,22 29:2,6 46:22 47:7 116:2 118:19 136:24 poles 27:25	28:2,3,6,7 45:4,23 47:1,3, 8 81:15,21,24 87:9 103:9 112:24 113:2,6 138:4 139:15 141:4 policy 120:23 121:8,9 125:10 126:1,13 political 111:8 121:21 portion 16:25 61:19,20,24 62:17,24 67:20 71:17 76:2 88:22 97:6 99:14 115:25 123:15 portions 25:11 97:10 position 14:25 20:17 39:2 60:12 66:25 69:1,6,7 75:10 89:6 92:12,13 95:25 96:2 101:25 102:8 110:15 111:22 115:18,23 116:13,20 117:17,20 118:4,14 124:7 128:1 130:5 137:10 possibility 127:14 136:8 possible 25:3 27:24 33:14 45:23 54:20 90:15 134:14
---	--	---	--	--

<p>possibly 82:12</p> <p>posted 122:2, 15,16</p> <p>posture 75:16</p> <p>potential 44:8 46:12 53:8 75:11 77:16 83:2 87:15 101:10 104:19 117:11 134:12</p> <p>potentially 10:15 34:18 82:6 108:23</p> <p>power 4:5,9 10:22 11:5,6,9, 23 17:14 19:18 20:20 21:6 22:11 23:21 24:8,12 30:24 33:16,22,24,25 34:5 45:17 49:9,10,20 51:18 54:9,17, 18 56:8,19,25 57:2,7,9 58:20, 24 59:2,5,13 60:1,9 61:5 64:5,10,25 73:13,15 78:9 86:18 88:20 90:1 91:21 99:24 107:2 110:18 111:3,9 112:10 113:18 114:3,11 115:14,18 116:1,7 118:24 119:4,22 126:5 129:15 131:3,4 135:23 136:9, 12 139:1</p> <p>Power's 43:8</p>	<p>66:25 90:20 92:6 115:22 116:22 124:10 128:12 130:18 132:4,18</p> <p>practical 132:12 137:21</p> <p>practice 49:19 103:11 104:11, 12 108:14</p> <p>precise 127:4, 5,19 140:10</p> <p>preclude 59:9</p> <p>prefer 16:17</p> <p>preferences 128:2</p> <p>preferred 40:15 45:8 46:23</p> <p>prefers 50:21 74:25</p> <p>prefiled 20:22, 23 21:14,18 25:23,24 26:3, 16 29:12 37:9 52:11 60:19 90:5,6 93:15 95:2 113:11</p> <p>preliminary 4:13</p> <p>prepare 21:24 36:21</p> <p>prepared 43:1 53:1 90:18,23 92:15,16 93:5</p> <p>preparedness 107:16</p>	<p>present 17:3 79:19 119:15</p> <p>presented 40:21 41:5 45:3 133:16 140:12 143:6</p> <p>pretextual 18:23</p> <p>pretty 8:9 125:9</p> <p>previous 64:23</p> <p>previously 18:1,8 26:15 48:11,14 85:8</p> <p>priced 55:14 137:14</p> <p>primarily 36:12</p> <p>prior 17:11 38:3 46:3 59:6, 13 61:3 91:2 94:24 99:17</p> <p>private 137:8</p> <p>probably 4:18 31:10 40:10 50:11,16 68:17 71:2 75:2 77:6, 7 97:1,4,13 100:22 101:3 102:2 111:4 119:9,11 120:4 129:18</p> <p>problem 137:24 138:6</p> <p>problems 109:1 142:15</p> <p>procedurally 12:16</p>	<p>procedure 9:25 40:1 108:14 133:13</p> <p>procedures 54:3</p> <p>proceed 99:2</p> <p>proceeded 107:18</p> <p>proceeding 5:7 7:10 8:19 9:12, 19 12:11 13:6 17:12 20:5 41:21 51:22 79:18 82:11 83:2,3 93:8 94:25 109:20 121:6 132:10</p> <p>proceedings 6:10,15 7:13, 15,24 8:4,16 9:4 11:20 13:4 63:8 67:13 69:14 90:14, 16,21 92:24 130:21 133:17</p> <p>process 63:9 65:2,15 74:7 86:3 87:19 104:22 106:11, 20 111:2</p> <p>producing 74:20</p> <p>proffered 76:2</p> <p>proffering 77:7</p> <p>profile 46:21</p> <p>prohibited 27:20 37:23 111:25 112:5,9 126:19 131:20</p>	<p>138:13 143:11</p> <p>project 11:13 13:15,18,25 19:9 22:9,10, 14 24:17,21,24 25:9 26:19,22 29:13,17,18, 20,25 32:24 34:2,3,13 43:6, 9,15,21,24,25 45:25 46:1 48:25 49:9 53:21 55:11 56:10 59:11,12 60:24 61:15 76:10,16 86:16,23 87:11 105:6 127:20 128:4,14 130:15 131:17 143:4,9,12,14, 20</p> <p>projection 32:23</p> <p>projects 24:18 54:18</p> <p>prolonged 53:8</p> <p>promise 100:13</p> <p>Promontory 10:17,20 26:6, 20 45:7 53:11 54:9,23 55:7, 18,22 56:2,21, 23 58:8 59:15, 17,19,21 60:22 61:10,12 65:18 66:5 67:6,8,11 69:1 70:6,16, 23 71:18 72:17 73:2,4,6,8,13,</p>
---	---	---	---	--

<p>15 78:19 79:3, 23 80:14,15 81:4,7 82:5,21 85:18,22,23 86:11,17 89:18 90:2 91:3,10, 17 92:14 95:6, 18 96:4 98:17 101:11 102:8 104:12 105:4 111:1 114:14 115:19,20 117:3 124:19 131:1 139:4</p> <p>Promontory's 10:14 65:20 68:11,25 69:5, 6 71:5,25 79:25 91:15,24 116:8 118:17 124:21,22</p> <p>promptly 55:11</p> <p>prone 130:17</p> <p>properties 117:13</p> <p>property 5:16, 17 6:1 10:14 26:9 32:2,6 44:5 46:11 53:12,18 54:24 55:7 57:10,11, 12 64:7,9,20 65:19 66:5 68:4,10,25 71:2,5,18,23, 25 73:6 75:21 77:16,24 78:4, 17 79:2 80:20 81:5,10,20 86:5 103:6,7, 11,12 104:13, 14,16 105:13, 14,17,19,23,25</p>	<p>106:2,4,22 108:16,17,19, 20,22 109:7 113:24 114:18 116:8 117:8 118:17 121:2 124:22 129:16 131:7,8 137:8</p> <p>proposals 30:3</p> <p>proposed 19:14 24:21 31:9 44:18 45:25 71:5 108:6 125:2 133:24 136:18 138:8 143:5 144:25</p> <p>prospect 95:4</p> <p>protect 18:20 56:1 106:7</p> <p>provide 11:14 20:17 22:12 27:21 34:4 36:6 37:24 49:10 51:14 64:21 68:20 71:24 73:16,17 86:17,22 91:9 94:13,14 108:6 111:3 112:1,20 118:5,25 124:21 126:20 128:5 129:25 143:7</p> <p>provided 56:24 59:21,25 122:17 138:15</p> <p>provides 6:7 55:13 127:24 128:18</p> <p>providing 56:8</p>	<p>provision 6:3 138:13</p> <p>provisions 139:10</p> <p>proximity 18:6, 9 40:6 44:6 46:2</p> <p>public 11:7 22:8,22 27:23 37:25 46:11 47:15 48:13 108:8 112:3 121:18 122:1, 3,17 123:9,11 126:3,21 132:11 133:7 143:24</p> <p>pulling 36:17</p> <p>pure 139:12</p> <p>purely 27:25</p> <p>purpose 22:3,4 40:20 62:21 64:1,3</p> <p>purposes 125:15</p> <p>pursuant 26:5 134:24 135:13</p> <p>pursuing 95:4</p> <p>purview 112:6</p> <p>push 109:22 130:24</p> <p>put 30:21 31:11 39:15 40:9 49:20 63:6 70:8,13 74:12 84:3,8, 19,20 87:8 96:2 102:20,23</p>	<p>104:15 105:11, 20 106:13 109:21 110:5,6 114:4,6 119:18 123:8,11 127:16 128:1 137:5,19 140:4</p> <p>puts 60:11</p> <p>putting 56:17</p> <p>puzzled 94:23</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>quarter 107:1</p> <p>question 10:21 13:23 26:5 29:13 30:12 33:21 35:8 39:3 49:1,18 50:10 60:4 63:14,19 65:3, 10 66:2,8,13 67:22,24 68:1, 21 70:15 71:6, 12 72:5,23 73:24 74:11,14 76:5 77:9 78:21 79:19 83:12 85:14 88:4 89:15 91:7 97:7 101:20 104:23 107:8 108:4,9 111:6,12 112:4 116:11 117:23 119:18 120:16 121:16,18,25 122:4,6,19 124:3,9,16 125:17 127:1 128:4 132:8, 12,18 133:18,</p>	<p>20 135:5,15 138:25 139:1 141:5,11 142:1,3 143:4</p> <p>question's 122:12</p> <p>questioning 8:24 30:16</p> <p>questions 4:24 5:1,2 6:23,25 7:20,22 8:22 13:9,11 14:3 16:12 19:18 21:13 31:19,23 33:3,5,20 34:7 37:3 49:16 50:2 52:10 63:1 65:5,25 66:12 68:23 72:3,7 74:12 76:4,24 77:6 79:7 80:10 88:1 93:15 97:9,11 101:2, 3 111:4,17 116:10 119:6, 8,12,20 120:8 123:16 141:3</p> <p>quick 65:10 78:20 142:3</p> <p>quickly 8:9 13:7 53:15 62:6 78:21</p> <p>quote 11:5 110:24</p> <p>quoted 10:1</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>radial 23:2,4,6 29:19</p>
---	---	--	---	--

railroad 22:5	Realistically 30:17	reasons 95:10 96:1 128:12	122:21,23	references 93:12
raise 31:10 44:23	reality 19:13 106:25 127:9	rebuild 64:22	reconvened 106:15	referred 17:25 18:10 44:16 69:9 77:18 95:22
raised 8:23 9:10 48:11,13, 14 68:23 70:16	realize 30:25 69:25 94:5 98:22	rebuttal 51:25 52:16 57:3	record 12:8 17:18,22 20:14 51:12 58:21 63:23 79:16 97:19 98:25 122:4 123:1 125:19 126:7 133:9 144:2, 12,22	referring 26:23,24 77:22 90:11 100:9 122:9,12 133:22 140:14
ran 136:6	realized 29:14, 17,25 30:2 86:16 94:10	Recalled 85:7	recorded 37:5 52:12 59:19 67:3,21	refiled 43:22
range 31:3	realizes 18:22	receive 69:21 93:6	recording 59:20	refined 87:8
rate 25:5 33:11 53:12 54:15 66:14 81:23 82:8 84:17 130:25 138:13	really 6:15 18:24 34:15,20 39:9 53:6 71:1 78:21 79:19 83:9 89:14 90:18 99:14 113:5 118:7,22 124:9 127:3,11	received 17:23 30:16 45:20 66:9 72:7 90:6, 22 93:4,5,20 99:22 121:18 122:1	recross 31:20, 22 65:23	reflected 144:25
rather 10:5 17:16 69:4 71:11,22 77:7 92:19 93:15 96:22 104:16 140:13	reapplication 89:19	recent 108:2	recently 79:23 126:3	reflecting 106:12
raw 114:17	reapplied 142:14	recess 79:15 122:25	red 26:25 27:15 29:24 61:11 72:11,13 78:1 79:22 86:14 88:21,22 98:11 112:23 113:15 116:22 125:18 133:23	reflects 37:18
reach 7:4	reapply 89:18	recitation 107:24	redirect 30:7,9 65:7,8 77:11	refunding 59:15
reached 9:15	reason 10:18 12:14 15:16 18:17 69:15 88:10 92:15 99:16 121:17 127:21 140:24	recognize 7:8 14:13 84:6 97:21 128:9 129:10 130:23	regarding 47:9 61:24 97:9,12 144:15	refuting 47:12 126:23
reaching 53:17	reasonable 59:6 100:24 106:9,10 110:10 124:22 132:21	recognized 101:16	regional 36:13 51:17 76:15	regulatory 24:7
read 15:6 58:6, 21 64:13 65:11 96:21,22 99:18 111:21 115:8, 24 122:11 126:16 130:17 133:1	reasonably 124:11	recognizing 101:24	regulate 22:20	regulatory 24:7
reading 8:5 116:12 118:6 127:2,7 134:7	reasoned 126:11	reconcile 7:3 14:18	reiterate 6:21	Reif 144:9,13
ready 43:23 100:21 138:23		reconsider 15:13	reference 26:3, 14 58:16 92:23 93:7 99:2,21 115:11	relate 83:24
real 87:11 130:23		reconvene 79:13 120:11		related 5:16 38:3,11 42:17

64:3 relating 25:24 relationship 51:20 relatively 31:4 release 59:20 relevance 38:13 39:4,12 99:10 relevant 62:23 107:19 reliability 22:25 24:4,6,8, 10,12 25:11 28:6 30:23 31:14 34:12 42:7 43:7 53:14 55:18 60:12 80:21 124:15 139:21 140:7,21 reliable 11:14 22:12,15,24 25:7 27:21 28:7,15,20,22 30:18 33:15 37:24 38:14 42:5 49:10 56:8 73:20 104:21 108:6 112:1,21,25 113:10 114:20, 24,25 116:7 118:25 126:20 129:11,19 138:15 143:7 reliance 48:21 relief 8:25 10:7 relocate 73:20	relocated 10:16 26:8 59:3,10 73:25 86:6 relocating 131:4 relocation 26:10 57:13 58:4,7 73:12 90:10 relying 47:14 remain 37:5 64:20 remained 87:1 remains 56:23 71:25 135:15 remarks 16:16 92:17 remedies 99:13 remember 94:19 132:21 remind 23:5 remove 23:10 removed 40:7 128:3 142:13 rendering 19:9,10 repeatedly 19:2 109:19 110:25 repeating 115:7 replace 23:11 replacement 58:9	reply 18:2 95:17,22,23 109:16 115:9 reporter 94:17 144:11 representative 129:3,8 130:8 represented 63:7 91:12 represents 91:11 request 12:3 26:10 41:6 63:21 69:21 79:19 89:2 90:8 93:2 94:1 101:16 128:12, 24 130:6,18 132:4 141:10, 14 142:7 requested 8:25 11:19 16:1 26:6 47:16 61:10 90:1,9 92:16 99:22 requesting 86:5 requests 25:4 37:13 89:25 93:7 require 8:6 67:23 68:11 90:21 129:25 142:7 required 22:9 31:11 32:2 48:5 59:21 66:6 112:17 121:2 136:5 138:15 141:19	requirement 28:25 38:9 92:25 117:21 requirements 26:13 27:19 91:1 111:23 requires 138:2 reroute 78:1 85:20 87:19 reserves 94:16 residents 128:2,8 129:8, 20,25 resides 49:22 resolve 40:3,5, 8 respect 8:17, 18 13:15 79:7 110:8 124:19 135:8 respectfully 5:13 response 46:13 80:12 93:14 restate 66:19 72:9 93:10 142:25 144:8 restrictions 59:9 result 8:4 25:12 44:10 144:23 resulted 53:25 resulting 23:11 retaining 70:11	return 119:10 returning 59:17 Reutzel 4:16, 19 5:3,5 7:1,2, 6 8:2,18 review 4:4 5:8 9:24 12:20 38:5 39:19 41:1,6 63:22 96:23 reviewed 37:14 99:7 100:3 111:24 reviewing 12:2,6 90:7 revise 143:1 revised 140:11 revisions 36:24 Rich 4:9 ridge 18:15,20 19:5 38:5,11 44:3,15 45:5,6, 11,14,19,21 46:4,18 47:9 109:25 110:2 112:7,11 117:12 Ridge's 112:13 rights 64:21 70:3 95:6 98:13 risk 55:10 56:4, 5,6,20 82:16 83:1 89:11 103:19,20 104:19 106:3
--	---	---	--	---

<p>108:23 113:9</p> <p>risking 96:3</p> <p>risks 25:11</p> <p>105:3 124:24</p> <p>126:12</p> <p>road 48:3 54:5</p> <p>66:10 74:3</p> <p>136:6</p> <p>roads 131:4</p> <p>Rock 8:25 9:3</p> <p>10:11,13 44:5,</p> <p>12,21 106:5</p> <p>108:2 109:24</p> <p>110:3 112:13</p> <p>117:12</p> <p>Rock's 126:3</p> <p>Rocky 4:5,9</p> <p>10:21 11:23</p> <p>17:14 19:18</p> <p>20:20 22:11</p> <p>30:24 43:7</p> <p>49:19 51:18</p> <p>54:9,17,18</p> <p>56:19,25 57:1,</p> <p>6,8 58:19,24</p> <p>59:2,5,12 60:1,</p> <p>9 61:4 64:4</p> <p>66:24 73:13,15</p> <p>78:9 86:18</p> <p>88:20 90:1,20</p> <p>91:14,15,21</p> <p>92:5 99:24</p> <p>111:9 113:18</p> <p>115:17,22,25</p> <p>116:7,21</p> <p>118:24 119:4,</p> <p>22 124:10</p> <p>126:4 128:11</p> <p>129:15 130:18</p> <p>131:3 132:4,18</p> <p>133:3 135:23</p> <p>136:9,12 139:1</p>	<p>roll 46:25 47:5</p> <p>room 36:19</p> <p>94:10</p> <p>rough 84:2</p> <p>route 25:2</p> <p>26:7,25 27:5,</p> <p>11,16 28:6,7</p> <p>46:17 55:5</p> <p>56:7 61:1,11</p> <p>67:10 75:22</p> <p>79:24 83:14,15</p> <p>84:19 86:1</p> <p>87:3 125:6</p> <p>126:6 131:2,15</p> <p>138:10 143:5</p> <p>routed 26:7</p> <p>routes 27:25</p> <p>55:14 72:18</p> <p>rule 9:7 41:23</p> <p>ruled 5:24</p> <p>38:22</p> <p>ruling 9:20</p> <p>37:14 83:2</p> <p>141:13</p> <p>run 27:4 130:1</p> <p>138:5</p> <p>runner 94:12</p> <p>running 7:16</p> <p>81:5 110:15</p> <p>rush 123:23,24</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>S-h-o-r-t-t</p> <p>20:15</p> <p>safe 11:14</p> <p>22:12,14,17</p>	<p>25:7 27:21</p> <p>33:15 37:24</p> <p>38:14 42:5</p> <p>49:10 104:21</p> <p>108:6 112:1,21</p> <p>113:9 114:20</p> <p>118:25 119:11</p> <p>124:15 126:20</p> <p>138:15 143:7</p> <p>safeguard</p> <p>22:22</p> <p>safer 28:2</p> <p>112:25 114:23,</p> <p>24 116:5</p> <p>safety 5:16</p> <p>18:20 22:18</p> <p>26:13 28:1</p> <p>31:17 80:21</p> <p>127:25 139:21</p> <p>140:21</p> <p>said 6:9 30:12</p> <p>42:14 61:14</p> <p>63:7 66:3</p> <p>67:16 70:24</p> <p>80:15 81:4,7,</p> <p>18 82:4,9 94:3,</p> <p>7 95:13 98:17</p> <p>100:2 103:24</p> <p>106:5 109:17</p> <p>110:8 113:5</p> <p>114:2 115:18</p> <p>122:5 123:6</p> <p>129:15 139:13</p> <p>140:2</p> <p>Salt 24:24</p> <p>same 4:22 6:21</p> <p>12:13 21:14</p> <p>29:10 30:2</p> <p>31:15,17 37:3,</p> <p>5 46:1,16 47:4,</p> <p>14 48:13,19</p> <p>52:12 53:12</p>	<p>56:6,7 57:1</p> <p>58:15 65:17,19</p> <p>75:18 83:12</p> <p>92:11 105:12</p> <p>106:11,15</p> <p>113:6 121:12,</p> <p>14 125:4,5,10,</p> <p>13 128:19,20</p> <p>138:2 139:3</p> <p>sat 129:23</p> <p>satisfied 44:11</p> <p>105:11</p> <p>satisfy 44:25</p> <p>save 53:13</p> <p>saving 32:24</p> <p>66:14 87:20</p> <p>say 6:10 10:10</p> <p>12:7,12 28:17,</p> <p>18 34:16 35:6</p> <p>40:20 41:17,24</p> <p>42:13 45:22</p> <p>49:21 50:18</p> <p>63:5 67:4</p> <p>70:16 78:13</p> <p>80:23 82:10,</p> <p>14,23 85:18</p> <p>88:12 89:12</p> <p>91:20,21</p> <p>96:10,11,14</p> <p>102:25 103:4</p> <p>104:12 105:7,</p> <p>15 106:1</p> <p>110:5,16 112:8</p> <p>113:17 118:8,</p> <p>18,19 119:11</p> <p>121:7,17 122:8</p> <p>125:3 128:11</p> <p>130:7,19</p> <p>133:14,21</p> <p>134:7,14 135:9</p> <p>136:21 137:13,</p> <p>25 138:12</p>	<p>139:20,23</p> <p>141:23</p> <p>saying 11:20</p> <p>14:13 64:10</p> <p>82:7 83:17</p> <p>90:11 91:3</p> <p>94:20 98:16</p> <p>99:15,23</p> <p>102:19 105:5,</p> <p>21,24 113:19</p> <p>115:19,20</p> <p>117:10 128:20</p> <p>133:4 137:17,</p> <p>21</p> <p>says 7:8,14</p> <p>9:7,8,24 11:5</p> <p>64:16 69:18</p> <p>70:2,6 88:14</p> <p>89:13 98:8</p> <p>106:13 108:4</p> <p>109:19 111:24</p> <p>113:8 115:12</p> <p>126:18 141:18</p> <p>scenario 109:9</p> <p>114:1</p> <p>scenarios</p> <p>88:12</p> <p>schedule</p> <p>13:14 43:21</p> <p>109:11</p> <p>scheduled</p> <p>44:3</p> <p>schematics</p> <p>87:9</p> <p>scope 75:11</p> <p>90:4</p> <p>seasonal 24:11</p> <p>seat 19:20</p> <p>second 15:18,</p>
---	---	--	---	---

<p>20,22 26:19 34:4 35:15 36:16 93:1 135:9</p> <p>section 9:23 30:1 54:4 55:6 59:21 60:8 64:4,6 67:20 70:2 98:2</p> <p>secure 71:15, 18 87:16 92:1</p> <p>seek 136:25</p> <p>seeking 42:15</p> <p>seem 50:18</p> <p>seems 4:14 16:10 38:16 39:8 41:1,5 107:10 115:7 118:1 144:25</p> <p>seen 8:23 12:7 18:1 45:15 46:5 69:20 122:9,11</p> <p>sees 119:16 130:10</p> <p>segment 6:18 25:24 29:15,23 43:11 46:9,17 53:7 54:7 78:1 95:8 108:24 113:13 116:10 118:21 119:2</p> <p>selected 48:6</p> <p>selection 110:13,20</p> <p>send 94:4</p> <p>sense 4:14,18 9:17 16:11</p>	<p>18:23 33:6,8 38:19 99:3 100:22 121:7 123:25 125:14 130:20 131:23</p> <p>sensitive 75:16</p> <p>sent 94:2,12</p> <p>sentence 34:10 58:7</p> <p>sentences 64:14</p> <p>September 48:7</p> <p>seriously 22:13</p> <p>serve 23:7 24:25 25:6,13 33:13 34:3 57:9,14</p> <p>served 23:8,18 34:1</p> <p>service 11:15 22:13,15 23:11 27:22 29:21 37:24 38:15 49:11 108:7 112:2,21 119:1 126:21 128:5 129:11,19 131:17,18 133:7 143:8,24</p> <p>serving 22:25</p> <p>session 119:13</p> <p>set 17:19,25 21:13,15 37:4 52:11 73:3 97:7 108:15 131:24</p>	<p>sets 22:22 40:4,12</p> <p>setting 132:11</p> <p>settled 87:4,13</p> <p>seven 23:2 129:24</p> <p>several 5:19 38:4 46:10 53:19 55:2 84:5</p> <p>severance 75:14,20 77:23 82:19 104:3,6</p> <p>severely 11:13</p> <p>Sevier 5:22</p> <p>share 22:2 30:13,14 43:2 46:1 53:1 58:9 75:25</p> <p>shared 46:3</p> <p>sheet 87:2</p> <p>ships 10:10</p> <p>short 31:4 45:23</p> <p>shorter 47:1 138:4</p> <p>shortest 30:22</p> <p>shortly 8:9</p> <p>Shortt 10:25 19:19,21,23 20:4,12,15,16, 21 21:19,23 25:15,16 26:15,23 30:11 31:24,25 34:8 35:10,13 108:11 112:22</p>	<p>116:6</p> <p>Shortt's 61:2 73:22 114:22</p> <p>should 12:17 14:6 28:14,18, 20,21 45:9 50:11 75:3 99:4 102:17 103:10 107:19 115:21 116:15 121:8,9,12 123:2,12 124:3 133:18 143:9</p> <p>shouldn't 28:17 35:6 107:20 121:21</p> <p>show 39:19 44:17 105:13, 14,15 120:24 121:5</p> <p>showing 18:8 26:19</p> <p>shown 22:24 61:10</p> <p>shows 10:19 12:15 18:5</p> <p>shuffle 123:18</p> <p>side 46:25 74:24 91:19 97:7</p> <p>sides 109:21</p> <p>signature 98:1</p> <p>signatures 69:17</p> <p>signed 64:8 84:6 86:25</p> <p>significant 10:18 23:25</p>	<p>25:11 53:9 55:1 56:20 85:22 87:20 89:17 96:5 125:23</p> <p>significantly 56:9 79:3</p> <p>Silver 11:8 22:6 23:10,19 26:21 30:19 56:13 60:23 61:16 76:18</p> <p>similar 46:1,4, 6 125:10</p> <p>simple 128:4 133:17</p> <p>simply 28:1 38:17 41:2 42:14 64:10 69:20 90:3,23 91:3,13 92:23 100:1 112:19 113:20 115:12 120:24 121:7 132:13 137:5, 21</p> <p>since 16:10 44:12 60:3 75:1 79:10 133:12</p> <p>single 21:5 46:22 47:7 68:25 69:4 70:12 98:20 102:5 107:24 108:4,9 115:16 116:1 118:18 136:24 138:3</p> <p>sit 20:25 36:25 52:1 71:4</p>
--	---	--	--	--

<p>site 13:15 48:1</p> <p>sited 45:8</p> <p>siting 43:12 54:3 110:15</p> <p>situation 7:11 49:22 113:18 114:12,21 120:20 121:22 124:18 128:19 138:18</p> <p>six 62:17</p> <p>slightly 72:24 125:4 129:4</p> <p>small 115:25</p> <p>solely 28:5</p> <p>solid 130:13</p> <p>solution 55:13, 15</p> <p>solutions 49:5</p> <p>somebody 82:6 97:18 123:19</p> <p>somehow 75:15</p> <p>someone 84:8 103:6 109:19 114:7</p> <p>someone's 114:6,14</p> <p>something 9:21 10:8 66:3 76:11 99:11 101:9,18 107:5 113:21 114:5, 15 120:15 131:11 135:7, 18 136:21</p>	<p>something's 29:7 117:18</p> <p>somewhat 142:2</p> <p>somewhere 31:3 61:7 105:12 126:9 128:15,23 134:16 135:10</p> <p>soon 75:2</p> <p>sorry 26:7 62:19,24 66:20,23 69:24 77:4 88:2,4 103:24 115:4 128:24</p> <p>sort 28:24 84:20</p> <p>sought 10:7 140:16</p> <p>sounded 70:21</p> <p>sounds 138:7, 21</p> <p>source 34:4,5</p> <p>sources 23:16</p> <p>southeast 26:8</p> <p>southeastern 71:17</p> <p>Southwest 26:21 60:23</p> <p>speak 16:17</p> <p>speaking 28:4</p> <p>speaks 102:4</p> <p>specific 25:4 32:14 93:1 142:22</p>	<p>specifically 29:22 86:5</p> <p>specifications 73:21</p> <p>specified 140:11,19 143:5,15</p> <p>specify 102:10 138:14,18</p> <p>specifying 140:3</p> <p>spell 51:11</p> <p>spelling 20:13 36:3</p> <p>spend 39:8</p> <p>spoken 13:7</p> <p>square 70:9 106:14</p> <p>staff 133:7 143:24</p> <p>stakeholders 53:23</p> <p>stand 12:13 19:7 84:9 87:24 100:17 121:10</p> <p>standard 39:20,23 40:1, 16,19 41:13,18 103:11 104:10, 12 108:14 117:14 121:4 132:24 134:22 135:2,3</p> <p>standards 22:18,22 24:5, 11</p>	<p>standpoint 4:19 28:1 31:14,15,16,17 34:16 38:20 113:14</p> <p>start 4:7 13:25 16:13 36:13 52:2 53:5 75:2 123:10,24</p> <p>started 95:21 99:21 130:16</p> <p>starting 26:4 58:19 64:17 115:13 140:8</p> <p>starts 98:4</p> <p>state 20:13 22:19 26:11 36:3 49:23,24 51:11 71:11 101:20 120:19</p> <p>stated 21:5 40:6 44:12 45:12 130:5</p> <p>statement 66:18 72:7 121:18</p> <p>statements 17:5 63:22</p> <p>states 22:19 27:20 109:18</p> <p>stating 49:1</p> <p>statistical 31:6</p> <p>statistically 28:4,14,18 31:13 112:25 113:9</p> <p>statute 6:3 7:7, 9,14 8:5,10</p>	<p>9:14 12:21 14:22 15:6 29:1 49:24 109:12 111:23 116:16 117:18 118:6 124:6 126:15 127:7 132:20 134:7, 8,25 135:13, 16,17,22 138:11 141:19</p> <p>statutes 5:14</p> <p>statutory 7:3, 24 9:5 12:24 14:12,16 37:21 125:10,22 139:10 143:17</p> <p>stay 4:14,21 5:6 7:3,10,13, 23,25 8:3,9,11, 12,16,19 9:25 10:3,12 11:1, 19,20 12:2 13:5,14 14:6,9, 22,24 15:14, 16,18 16:1,8 18:3 31:3 110:22</p> <p>stayed 7:15 8:6 9:16 10:23 53:12</p> <p>staying 9:4,11, 12</p> <p>stem 12:1</p> <p>step 35:14 62:20 77:3</p> <p>stepped 20:4</p> <p>stepping 14:15</p> <p>steps 12:21</p>
---	--	--	---	---

<p>still 14:25 31:4 33:14 56:4,6 70:10,12 81:9 82:13 85:4 89:6 94:8 96:20 99:1 101:8,13 103:6 113:24 119:4 129:16 132:19, 20 134:21 139:5,24 141:10</p> <p>stipulation 40:17</p> <p>stop 107:10 128:22</p> <p>story 95:10</p> <p>straight 16:17 30:20 32:17 83:11 104:17</p> <p>stream 36:19</p> <p>strict 9:5 128:13</p> <p>strictly 49:20</p> <p>strike 92:23 93:11 96:10,25 97:10 99:1,5, 12,19 100:2</p> <p>strive 67:11</p> <p>strong 125:9</p> <p>structure 18:6 28:14,17 29:2, 6,7 32:18 47:5 136:23</p> <p>structures 18:8 19:3,4 27:14,17 31:7 40:7 46:4 110:3</p>	<p>studies 47:15 48:15</p> <p>study 77:22</p> <p>sub 126:17</p> <p>subdivisions 111:8 121:21</p> <p>subject 54:5 72:24 80:2 125:25 140:20</p> <p>submit 69:14</p> <p>submitted 43:19 46:7,15 48:15,22 142:6</p> <p>subsection 27:19 58:21 111:24</p> <p>subsequent 141:9</p> <p>subsequently 86:15</p> <p>subset 18:14</p> <p>substantial 10:12 13:2</p> <p>substantially 15:3 47:10</p> <p>substation 11:9 21:6 22:5, 6,7 23:14 30:20 34:1 61:17</p> <p>substations 21:8 23:15,20</p> <p>substitute 97:23 98:24</p> <p>subtract 8:7</p> <p>succeed 12:5</p>	<p>successful 131:1</p> <p>such 15:2 23:23 38:5 59:4,16 99:15 131:5</p> <p>sufficiency 95:19</p> <p>sufficient 43:18 64:21 99:19 104:9 105:5 116:1,2 120:4 134:8</p> <p>suggest 12:23</p> <p>suggesting 99:25</p> <p>suitable 110:11 120:25</p> <p>sum 58:8</p> <p>summarize 22:14</p> <p>summarizing 39:5</p> <p>summary 20:17 21:24 39:1 43:1 50:11 53:1,6 57:3,15 58:17 59:24 76:8</p> <p>summer 11:5</p> <p>Summit 13:18 24:23 25:1 43:8 51:19,20 53:18,20,25 54:1 61:18,20, 24 63:8,17 64:5 65:12 66:6,7,9,10 88:7,12,21,22</p>	<p>89:8,19 96:7 106:11,15 128:20</p> <p>Sundance 23:23</p> <p>supersede 54:2</p> <p>supplement 46:14</p> <p>supplemental 17:14 52:7 114:9</p> <p>supplied 45:15 46:13</p> <p>supply 22:21 23:7</p> <p>support 24:21 47:24 66:17</p> <p>supported 125:21</p> <p>supporting 29:18 62:13</p> <p>supports 22:14 125:19</p> <p>suppose 15:23 40:19 107:14 127:23 134:1</p> <p>supposed 39:19 114:18, 19</p> <p>Supreme 109:18 110:7</p> <p>surveyed 87:10</p> <p>swear 19:21 35:16 50:25</p>	<p>switch 23:13, 15</p> <p>sworn 19:25 35:21 51:6 85:8</p> <p>system 11:15 22:25 23:1,3 24:8,12,13 29:18 110:10</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>table 96:12</p> <p>take 4:16,20 5:4 16:22 19:20 30:18 46:25 50:8,17, 19 62:6,20 74:8 75:2 77:2 79:12 83:4,18 97:1 100:24,25 105:1 128:17 132:17 133:11</p> <p>taken 69:1 95:25 102:8 104:3</p> <p>takes 19:7 22:11 50:12 116:9 121:1 134:8</p> <p>taking 50:20 80:7 82:19</p> <p>talk 26:2 54:8 75:23 130:9</p> <p>talked 55:3 95:18 115:5,6</p> <p>talking 40:11, 14 62:23 65:12,17 71:1,</p>
--	--	---	--	--

<p>21 75:13 90:25 95:4 98:6 106:12 112:20 142:23</p> <p>talks 113:11 123:19</p> <p>tariff 54:3 80:17 82:23 103:10 121:3</p> <p>task 126:18</p> <p>technical 29:9 33:8 73:21</p> <p>technically 26:10,25 27:6, 7 30:3 113:12, 13,14</p> <p>tedious 101:8</p> <p>telephone 115:15</p> <p>telling 95:9 102:21</p> <p>tells 103:10</p> <p>tentative 124:12</p> <p>term 116:15 120:18 125:15 130:14</p> <p>terminate 59:14 99:16</p> <p>termination 99:13</p> <p>terms 5:15,16 34:12 75:16 95:15 102:5 116:20 129:7 132:12 133:1 134:6 135:6 139:2,3,4</p>	<p>142:4</p> <p>testified 19:25 35:21 51:6 82:17 85:9</p> <p>testifying 99:9, 10</p> <p>testimony 10:24 11:3 16:10 17:2,10 18:11 20:22, 23,25 21:10, 14,15,18,24 22:3,24 24:18 25:23,24 26:3, 5,16 29:12 34:10 36:22,25 37:4,6,9,15,19 38:13,17 39:4, 12,15 40:9,12 41:3,12 42:16, 17,23 43:1 50:8 51:22,24 52:2,4,8,11,13, 16 53:1 57:3, 23 60:20 61:2 69:10 70:21 73:5,22 76:7, 14 81:14 83:8 90:5,7 91:2 93:14,16 95:2 97:11 104:4 108:11,13 113:11 114:23 126:8,23,24 128:6 142:20</p> <p>than 10:5 13:23 17:16 21:12 28:2,7,9, 15,22 35:1,2 45:22 50:9,16 51:24 59:24 69:4 71:11,22 74:9 77:7 79:3,</p>	<p>12 82:3 86:14 92:19 93:15 103:19 104:16 107:22 136:24 137:3,23 140:13</p> <p>their 10:11 18:9 36:15 44:7,12 45:1, 19 47:9 54:13, 25 57:12 58:11 60:12 71:2 73:11 75:4 80:17 83:18 86:19 91:25 92:14 99:17 103:6,12 104:14,16 105:10 108:20 110:12,14 115:18 117:4,8 128:2,8 129:8, 16 135:24 140:20</p> <p>theirs 86:21</p> <p>Therefore 54:22</p> <p>thereto 21:19 37:10 52:18</p> <p>thing 11:25 17:7 47:5 58:22 70:11 71:14 77:7 92:11 93:24 94:22 98:8 101:19 104:11 105:12 109:12 115:4 120:17 124:22 128:20 131:20 137:22 141:16</p> <p>things 9:6,9</p>	<p>18:18 19:8 20:6 38:5,6 39:18,24 40:3 42:2 77:5 81:10 96:18 102:1 103:3 113:5 121:1 129:25 130:1, 3,17 141:8</p> <p>thinking 49:1 74:6 118:2 124:1 135:8</p> <p>thinks 80:13</p> <p>third 58:20 77:15</p> <p>Thirty-five 27:17</p> <p>thought 14:17, 19 19:11,16 76:8 127:14</p> <p>thoughts 75:18 93:16 133:12</p> <p>thousand 76:21</p> <p>threatening 130:22</p> <p>three 5:2 17:19 46:25 50:12 97:25 107:22 141:24</p> <p>threshold 9:16</p> <p>through 16:11 17:16 19:8 24:12 26:12 33:24 37:18 38:21 56:17 64:6 66:7,8 67:9,10 71:17 81:5 86:3,7</p>	<p>87:18,20 88:12 99:22 104:23 130:21 134:18</p> <p>throughout 54:10</p> <p>throws 131:21</p> <p>tighter 86:15</p> <p>time 6:21 7:4,9, 16,24 8:1,6,7 9:5,8 11:22 12:13,16,24 17:25 23:13,15 30:5 34:10 39:8 44:2 47:21 49:15 53:13 55:19 59:13 65:5 79:9 83:4 90:12 94:10 96:5 97:5 100:24,25 104:18,20 107:16 115:3 126:12 139:7 143:17</p> <p>times 5:20 78:16 107:22</p> <p>timing 135:6, 17</p> <p>today 11:1 19:14 20:25 21:14 27:18 35:3 37:1,4 38:24 39:1 52:1,12 54:17 55:3,5,23,24 60:16 65:18 78:24 79:3 90:12 93:6,9 94:5 107:18 108:10 112:19</p>
---	--	---	---	--

today's 20:5	31:1 44:19	127:18 131:6	128:18	66:4 74:11,24
toes 63:14	47:2 48:2	turn 27:9 29:11	ultimately	78:3 79:20,24
together 21:19	54:12,18 56:3	44:17 46:20	44:10 53:7,13	84:10 114:4
37:10 52:17	59:18,20 60:24	47:4 58:1,3	54:15 55:5	120:6 132:15
53:23 84:3	61:25 64:4,25	60:19 62:11	110:6 126:6,13	136:8 139:9,10
told 54:9 78:5	65:21 73:7,14,	69:16 85:12	127:16,24	141:12,25
90:3 93:3	19 115:14	97:24 98:3	128:22,23	142:10
Tooele 38:4	127:12 143:4,	135:16 137:13	129:17 136:20	understands
took 53:22	12,14	turned 32:17	140:24	54:20 106:24
123:3,9	treat 91:18	41:14 84:4	unacceptable	understood
top 18:4	treatment 54:6	turns 32:15	25:10	71:7
topic 80:10	treats 54:4	Twenty 27:14	uncertainties	undisputed
total 72:9,20	trial 109:3	two 10:10	124:24	80:9 102:6
touched 13:8	tribunals	11:17 13:19	uncomfortably	unfortunately
tower 102:15	110:17	14:18 18:10,12	123:19	90:23
towers 18:14	tried 49:5	21:8 24:18	uncontested	uninterrupted
40:7 102:5	106:7	25:22 26:2	56:24	11:14
103:8 115:16	trigger 71:19	27:24 34:2	under 9:5,23	unique 7:11
136:23,24	triggered	43:20 47:25	12:21 26:15	80:17
townhome	73:14	48:9 57:7 71:1	39:18 41:22	University 36:9
46:2	trite 12:15	72:18 74:19	58:7,19 61:2	unknown
townhomes	true 13:17	75:3 81:10	83:14,15 85:4	56:23
44:22	93:21 95:12	83:16 97:16	92:17 116:21	unless 19:17
Towns 129:3	truly 31:7	103:3 113:5	121:3 126:15,	100:17 110:12,
tractors 103:1	truncated	141:24	17 132:20	19 111:3
training 36:8	109:10	Tyler 4:11	underground	unlike 9:1
51:15	truth 19:21	type 63:21 89:7	47:25 49:21	unpacking
trains 24:13	35:17 51:1	102:9 127:10	understand	51:11
transcript	try 40:2,5,8	typical 9:1	5:11 13:13	unquestioned
144:9	47:23 66:22	49:19,22 99:13	40:10 56:10	124:14
transmission	105:25 107:23	<hr/> U <hr/>	74:6 76:15,16	unquote
10:13 11:16,24	130:11 137:10	UAC 130:8	83:23 111:12	110:24
19:4 22:4,25	trying 67:17	UAPA 6:7 9:23	118:3,13	unrecorded
24:2,3 25:2	83:10 87:16	10:4 12:25	129:5,24	59:18
26:21 29:18	88:15 93:22	Uh-huh 58:18	131:16 137:16	unrefuted
	113:17 115:21	ultimate	142:5	10:24 108:10,
	117:10 126:14		understandabl	11,12,14
			y 106:7	
			understanding	
			63:25 65:16	

110:23 untenable 124:7 until 5:7 29:20 69:20 90:12 94:5 96:20,22 142:14 unusual 14:25 93:13 104:11 107:17 upgrade 54:11 61:5 68:5 72:2 73:13 91:4 108:12 116:2 131:13 upgraded 27:4 49:2 64:10 73:7 96:8 103:5 119:23 upgrading 54:19 81:6 upheld 15:4 use 9:7 18:4 29:14 31:1 38:10 43:11 44:1 45:20 46:8 47:3 48:8 49:7 88:13,18, 19 95:12 102:10,11 104:1,14 110:10 112:7, 17 113:19 114:13 115:2 116:8 119:3 140:12,16 142:21 143:6, 11,13 used 33:5 64:25 72:25	102:20 120:18 useful 19:11, 17 uses 118:6 using 59:5 60:9 102:11,12 Utah 4:3 22:7, 19 23:24 24:23 36:10 109:18 110:7 120:22 126:17 129:3 130:8 131:3 utilities 57:14 110:8 111:10, 14 121:24 utility 4:4 27:23 36:11 37:25 41:13,23 45:11 105:13, 14 108:8,15 110:8 112:3 124:23 126:22 143:7 utilizes 47:7 <hr/> V <hr/> valid 65:14 validity 64:21 65:1 valley 49:3 value 55:7 75:11 77:24 78:4,8,10,11, 17 87:12 117:7,9,13 values 5:16 78:24 79:2	104:7 114:19 valve 127:25 vantage 18:12, 16 variables 57:5 variance 141:16 variances 141:20 variations 136:18 various 102:3 version 86:10, 11 100:5 versus 4:5 7:25 9:12 28:19 75:22 86:21 112:24 113:16 vertical 47:7 vicinity 135:10 view 7:17,18, 22 8:2 14:21, 23 45:19 69:22 92:6 118:10 125:8 viewed 18:15 viewing 125:24 viewpoint 46:5 views 19:5 violated 38:10 violations 112:7 visual 38:6	visually 139:17 voiced 44:2 void 6:9 volt 91:4 116:2, 3 voltage 46:1 68:3,5 118:20 vote 15:25 16:4 128:10,11,24 132:3,4 133:4 voting 15:22 <hr/> W <hr/> W-a-t-t-s 36:5 waiting 63:14 waivers 143:19 walk 19:8 want 4:22,25 5:1,4 6:21,25 9:18,19 14:4 16:16 18:24 28:12 39:13 40:23 55:10 64:10 75:9 79:19 80:11,20 81:8 82:6 84:7, 8 88:2,17 89:3 91:4 96:7,14 97:5 100:11, 12,25 101:2 104:16 107:9 109:22 114:10 116:17 117:4 121:17 129:16 130:7 134:12, 20 137:5,14 139:15,25 142:25 143:1	144:14,22 wanted 30:15 59:23 91:8 92:9 93:23 115:4 120:13, 17,20 121:23 122:6 127:22 134:22 wanting 72:4 117:7,8,9 144:9 wants 50:20 75:25 101:21 warning 23:18 Wasatch 4:5, 10,11 6:18 14:5 16:24 18:7 24:23 25:24 26:17 29:15,23 37:12 40:17 43:8,10, 11 46:8,17 49:8 52:21 53:7,25 54:1,7 55:6,12 62:5, 24 66:10,16,25 67:3,10,19,20 71:25 78:1 88:14,24 89:12,24 90:12 91:8 92:22 93:7 95:7 104:24 105:15, 21 106:24 107:2 111:22 112:5 113:12 114:2 116:4,10 117:17 118:21 119:2 122:22 128:7,18 131:9,14,19 132:20,25 133:15 134:2
--	---	---	---	--

140:13 143:6 144:17	welcome 93:23 102:25	14:9,10,21 16:4,5 66:1,2 68:1,13,24 73:24 75:8 88:2,10,25 89:12,21 96:6 106:3,12 117:24,25 119:5,7 126:1 134:11 137:17 138:7,21 139:11	18,25 73:16, 17,18 74:17 77:8 80:21,22 81:9,10,22 82:24 83:1 86:6,7 90:4 94:4 100:13,15 101:9 103:2 104:20 105:16 107:4,14 108:22 110:13 120:25 123:17 138:11 139:22 142:5 144:23	withdrawing 42:19
waste 6:21 130:13	went 101:25 103:23 104:22 129:15 137:4	whoever 108:1	willing 14:14 54:13,24 56:24 57:11 71:23 72:1,19 80:6 86:17 95:7 103:4,7,12 106:22 107:6 109:7 131:8 134:24	withdrawn 142:11
Watt's 39:12	whatever 40:8 50:21 70:1 74:25 99:3,16, 23 100:11,12 101:12 103:7 122:9 139:16, 21 141:16,18, 20,23 142:7	whole 58:22 71:14 81:23 84:17 87:15	witness 19:19, 22,24 25:18 32:4,8,13 33:7, 25 34:15,24 35:9,11,15,18, 20 49:23 50:3 51:2,5 61:9 63:11,12,18 66:8,19,23 67:2,7,15,19, 25 68:7,17,18 71:15 72:12,22 73:4 74:2,13 75:20 76:13,23 77:1,8 78:23 79:2 80:3 84:19 85:5,7 88:8,16 89:9, 14,22 91:17 92:7,12,20,21 96:21,24 100:20	withdrew 43:21
Watts 11:3 18:11 19:7 35:15,16,19 36:2,5,21 37:9 39:15,17,24 40:12,21 42:8, 25 49:12,17,18 50:2,4 108:13 109:23 142:20	whatsoever 100:1 115:11	wide 68:9 81:11 141:4	witness 19:19, 22,24 25:18 32:4,8,13 33:7, 25 34:15,24 35:9,11,15,18, 20 49:23 50:3 51:2,5 61:9 63:11,12,18 66:8,19,23 67:2,7,15,19, 25 68:7,17,18 71:15 72:12,22 73:4 74:2,13 75:20 76:13,23 77:1,8 78:23 79:2 80:3 84:19 85:5,7 88:8,16 89:9, 14,22 91:17 92:7,12,20,21 96:21,24 100:20	within 7:8 8:1 11:17 34:14 59:3,10 112:12 130:12 143:16
Watts' 40:12 41:3,11 42:16, 23	whenever 37:22	widens 47:1	willingness 124:21	without 19:5, 17 23:18,21 25:4 29:14,17 58:25 104:13 118:8,9,13 127:5 140:22
Watts's 37:15	Whereas 128:2	wider 102:13, 15 138:4,5	Wilson 15:10 16:6,7 31:25 32:5,10 66:12, 13,21,24 67:4, 14,16,24 68:23 70:20 71:7 72:3 119:19 130:7	witness 19:19, 22,24 25:18 32:4,8,13 33:7, 25 34:15,24 35:9,11,15,18, 20 49:23 50:3 51:2,5 61:9 63:11,12,18 66:8,19,23 67:2,7,15,19, 25 68:7,17,18 71:15 72:12,22 73:4 74:2,13 75:20 76:13,23 77:1,8 78:23 79:2 80:3 84:19 85:5,7 88:8,16 89:9, 14,22 91:17 92:7,12,20,21 96:21,24 100:20
way 4:15 7:16, 17 12:17 18:1 20:3 27:11 32:11 34:14 38:23 39:10,20 56:12 61:16 66:10 69:7 78:8,10 83:3 85:16 87:18 101:4 107:15 112:16 116:18 124:11,24 125:12 138:5 139:2	wherever 75:25	will 4:24 6:12 10:12,25 11:1, 2,10,13 16:9 19:8 20:3 21:22 22:22 24:3 25:9 27:9 29:19 32:6 34:3,9 36:2,9 40:16 41:13,22 42:22,23 52:22 53:14 56:17 58:3 59:4 60:12,13,14,15 62:11 70:16,	witness 19:19, 22,24 25:18 32:4,8,13 33:7, 25 34:15,24 35:9,11,15,18, 20 49:23 50:3 51:2,5 61:9 63:11,12,18 66:8,19,23 67:2,7,15,19, 25 68:7,17,18 71:15 72:12,22 73:4 74:2,13 75:20 76:13,23 77:1,8 78:23 79:2 80:3 84:19 85:5,7 88:8,16 89:9, 14,22 91:17 92:7,12,20,21 96:21,24 100:20	witnesses 16:11,14,18,20 80:11,16 119:15,17,25
website 122:2, 14,16 123:9,11	whether 5:8,9 8:24 10:20,21 14:6 15:1 18:19 38:10,13 59:1 65:16 70:13 98:19 108:5 109:3 110:24 114:20 115:11 116:25 118:20 120:18 121:23 125:6 130:12,24 133:18	width 47:1 68:13 69:3 104:2 118:19 138:3	win 103:15	
week 4:13	while 7:15 33:13 38:7 51:10 57:6 76:15 87:24 94:9 119:17 123:18	will 4:24 6:12 10:12,25 11:1, 2,10,13 16:9 19:8 20:3 21:22 22:22 24:3 25:9 27:9 29:19 32:6 34:3,9 36:2,9 40:16 41:13,22 42:22,23 52:22 53:14 56:17 58:3 59:4 60:12,13,14,15 62:11 70:16,	winding 56:6	
weeks 43:20	White 13:12	will 4:24 6:12 10:12,25 11:1, 2,10,13 16:9 19:8 20:3 21:22 22:22 24:3 25:9 27:9 29:19 32:6 34:3,9 36:2,9 40:16 41:13,22 42:22,23 52:22 53:14 56:17 58:3 59:4 60:12,13,14,15 62:11 70:16,	winter 23:3,23	
weigh 4:22 13:4 14:4 103:3		will 4:24 6:12 10:12,25 11:1, 2,10,13 16:9 19:8 20:3 21:22 22:22 24:3 25:9 27:9 29:19 32:6 34:3,9 36:2,9 40:16 41:13,22 42:22,23 52:22 53:14 56:17 58:3 59:4 60:12,13,14,15 62:11 70:16,	wires 40:8 46:25	
		will 4:24 6:12 10:12,25 11:1, 2,10,13 16:9 19:8 20:3 21:22 22:22 24:3 25:9 27:9 29:19 32:6 34:3,9 36:2,9 40:16 41:13,22 42:22,23 52:22 53:14 56:17 58:3 59:4 60:12,13,14,15 62:11 70:16,	withdraw 39:17 47:20 100:2	

120:3,6	wrong 32:1 38:25	
won 130:24		
wonder 77:5	wrote 72:25 108:1	
wondering 50:5,6 71:8 74:6,9,19 80:2	Wyoming 22:6 26:21 30:19,20 60:23 61:16	
word 33:5 96:11 117:19 118:7	<hr/> Y <hr/>	
words 66:6 68:4,15 72:9, 25 88:6 118:9 134:19 135:8	yard 80:19 114:7 130:15	
work 17:4 22:5 31:2 51:19 54:13 55:22 59:1,4 61:14 67:9 73:16,18 86:4 108:19 111:1 131:6	year 11:18,19 23:1,5 25:12 35:4 56:9,16 76:9,18,21 78:21 89:19,20 106:15	
workability 137:22	years 10:15 11:17 35:4,5 36:12 38:4 43:5 51:19 68:15 84:3,5 113:23 129:24	
workable 136:19	yesterday 121:19 122:2, 18	
worked 25:1 49:4 51:18 56:23 61:18 131:3	yet 15:5 39:3 64:8 66:5 68:16 74:2 83:18 107:5 122:15 128:21	
working 36:14 43:6,10 47:17 54:8 61:15	<hr/> Z <hr/>	
works 54:15 140:23	zoning 43:14 141:8,16,17, 22,24	
worried 11:12		
worst 109:9		
written 22:20 63:13 133:8		