



State of Utah
School & Institutional
Trust Lands Administration

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Gary R. Herbert
Governor

Greg Bell
Lieutenant Governor

Kevin S. Carter
Director

February 3, 2010

Tooele County Planning Commission
47 South Main Street
Tooele, Utah 94074

Dear Commissioners:

Re: Comments on CUP 2010-1 Application for
Mona to Oquirrh High Power Transmission Line

The State of Utah, School and Institutional Trust Lands Administration ("SITLA") has 256,000 acres in Tooele County that are managed for the long-term benefit of SITLA's beneficiaries, primarily the K-12 public school system. SITLA has reviewed the Conditional Use Permit CUP 2010-1 Application submitted by Rocky Mountain Power ("RMP") for its proposed Mona to Oquirrh High Power Transmission Line ("Line"). The Line crosses 55.5 linear miles in Tooele County, including 6.1 linear miles (11%) across SITLA lands. The Line crosses eight (8) separate SITLA properties in Rush and Tooele Valleys.

Generally Supportive

SITLA acknowledges the need for the Mona to Oquirrh Transmission Corridor Project and is supportive of the Line. SITLA generally concurs with the Line's proposed alignment across SITLA's lands with one notable objection, as described below.

Specific Objection

SITLA strongly objects to locating the Line across 1.5 linear miles of SITLA's St. John Block property ("Block") adjacent to the Mormon Trail Road for two reasons:

- Land Use – Located in the northwest corner of Rush Valley, the Block contains 9,500 acres. Currently used for grazing with MU-40 zoning, SITLA's 30-year plan for the property's highest and best use is for residential development. Development plans will be prepared as the real estate market matures. A 250-foot wide power line corridor cutting through the Block, next to a 66-foot wide county road (Mormon Trail Road), severely constrains SITLA's opportunity and flexibility to residentially develop the Block in a community-responsive and visually sensitive manner.
- Visual Resources – The visual impact of the Line's very tall towers (150'-200' high), located next to the Mormon Trail Road, significantly and negatively impacts both the future residential development opportunities on the Block and the ongoing aesthetic experience for users of the Mormon Trail Road, including Rush Valley residents.

Proposed Remedy

To resolve this objection, SITLA respectfully requests that the Line be moved to the eastern edge of the Block, as shown conceptually in Exhibit "A". SITLA agrees to having the relocated Line and its associated 250-foot right-of-way located upon SITLA's land; however, SITLA urges that the Line be moved as far eastward as possible. This proposed remedy decreases the development and visual impacts of the Line on SITLA's Block while still allowing the Line to cross SITLA land to reach the proposed Limber Station.

SITLA appreciates having the opportunity to comment on the CUP 2010-1 Application. Should any of our comments need clarification or further discussion, please contact Elise Erler (801-538-5179) in our Planning & Development Group.

Sincerely,

A handwritten signature in blue ink, appearing to read "Douglas O. Buchi".

Douglas O. Buchi
Assistant Director, Planning & Development

cc: Tooele County Engineering
Rocky Mountain Power

Exhibit "A"

Suggested realignment of Line to the eastern edge of SITLA's St. John Block is shown conceptually with orange dashed line.

