

Public Service Commission - Re: My comments against RMP's Petition to Build HVTL along Southeast Bench of Tooele

From: Shane Bergen <[REDACTED]>
To: <psccal@utah.gov>
Date: 5/7/2010 6:12 PM
Subject: Re: My comments against RMP's Petition to Build HVTL along Southeast Bench of Tooele

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 SERVICE COMMISSION

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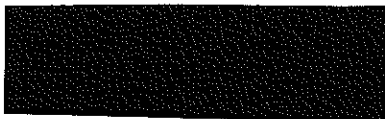
May 7, 2010

My name is D. Shane Bergen I have many years experience in Residential, Commercial and Industrial Development in Utah and Wyoming. I have a Business Degree from USU and am currently a licensed Realtor in Utah. As a Tooele resident and concerned citizen for the well being of Tooele County and as a supportive father of four daughters with ages ranging from 12 to 18 years old and a husband of 21 years, I realize it is my duty and responsibility to look out for the collective welfare and to protect all those aforementioned. With my background, education and experience deeply routed in land improvement, building design and construction as well as Real Estate Valuation and Sales I have learned that individuals value real property (land, structures) differently but all individuals will place less value on property that has unattractive nuisances and detrimental conditions such as visual blight within proximity to its location. Detrimental condition involves adverse external factors by another person or entity that affect the value of property always negatively never positively. RMP is wanting to place an enormous detrimental condition i.e... unattractive nuisance in the form of a HVTL. With the development of all the required egress and ingress roads that will need to be cut into the mountain slopes making it possible to install and maintain this Transmission Line Corridor will come a host of other detrimental conditions that are worse than the devaluation to the aesthetics of the landscape along Southeast Bench pristine view shed. Real estate market analysis focuses on the motivation, attitudes and interaction of market participants as they respond to the particular characteristics of real estate and to external influences that affect its value. The Appraisal of Real Estate, 98 (12th e.d. 2001). By analyzing real estate transactions in the immediate vicinity of HVTLs, one can reasonably ascertain how this type of external influence affects property value. By using Valuation models to predict, replicate or explain the market value of properties from real estate data, Appraisals on properties with HVTL within proximity come in 23% to 73% lower than appraisals on similar properties having no HVTLs. A buyer will expect and pay less for real estate due to the HVTLs in proximity to it and a seller can expect to get less of a monetary return due to just the visual blight caused by the HVTLs proximity. I haven't even mentioned the other factors that will drive the value of real estate down by a large percentage, but here are just a few: Danger to the people and animals due to fire, lightening, EMFs, static electricity, erosion across our

watershed due to construction and soil displacement and the pollution/ contamination to Tooele Cities entire water supply due to erosion caused by land scaring and herbicides used by RMP to control and eliminate vegetation which have root systems that hold the soils in place and slow mass wasting or slope erosion. The economic cost to Tooele County if HVTLs are constructed along our pristine and highly valuable Southeast Bench real estate will be the greatest due to the poorest choice of location for the HVTL. Tooele has grown where it is because of the watershed and view shed which is the Southeast Bench and Sunrise Peak and Corner Mountain as we residents know it. As a real estate professional I can comfortably say that if HVTLs are constructed along the Southeast Bench route that RMP has set their hearts on devaluing then the loss to Tooele County, its residents and future citizens will exceed at least half a billion dollars within 50 years due to a poorly placed HVTL, not even counting the loss of enjoyment people get when they view or visit this gorgeous vista. I appreciate the sincere efforts of those that are truly trying to find the best solution to this great concern.

My Best,

Shane Bergen
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