

BEFORE THE UTAH UTILITY FACILITY REVIEW BOARD

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

May 2, 2016
5:02 p.m.

Location: Wasatch County Administration Building
25 N. Main
Heber, Utah 84032
Job No: 301174
Reporter: Teri Hansen Cronenwett
Certified Realtime Reporter, Registered Merit Reporter

A P P E A R A N C E S

Board Members: Thad LeVar, Chairman
David Clark, Jordan White,
Beth Holbrook, David Wilson

For Rocky Mountain Power:
D. Matthew Moscon
Heidi Gordon
STOEL RIVES
201 South Main Street
Suite 1100
Salt Lake City, UT 84111
(801) 578-6985
(801) 578-6999 Fax

For Wasatch County:
Tyler J. Berg
Wasatch County Attorney
805 West 100 South
Heber City, UT 84032
(435) 654-2909
(435) 654-2947

For Black Rock:
Jeremy C. Reutzel
BENNETT TUELLER JOHNSON & DEERE
3165 East Millrock Drive
Suite 500
Salt Lake City, UT 84121
(801) 438-2000
(801) 438-2050
jreutzel@btjd.com

I N D E X

Witness	Page
Cate Polleys	4
Charlie Primich	7
Jeremy Reutzel	7
Justin Griffin	18
Mark Kramer	21
Dan Albano	22
Steven Guynn	25
Jay Price	28

1 May 2, 2016

5:02 p.m.

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

3 MR. LEVAR: Good evening. I think we're ready
4 to start. This is the Utah Utility Facility Review
5 Board, and this is the public witness hearing for Docket
6 No. 16-035-09 in the matter of Rocky Mountain Power's
7 petition for review to the Utility Facility Review
8 Board. Rocky Mountain Power, petitioner, versus Wasatch
9 County respondent.

10 So this is a public witness hearing, the
11 opportunity for anyone from the public to speak to us on
12 the issues in this case. I am looking at the list here,
13 and it doesn't look like it's long enough that we need
14 to worry yet about time limits. Sometimes we like to do
15 that just so people near the end of the list don't have
16 to wait a long time. But I think we have, at this point
17 at least, a short-enough list.

18 My name is Chad LeVar, and the other board
19 members that are present are Mr. Jordan White to my
20 immediate right, Mr. David Clark to his right, and
21 Mr. David Wilson to his left. We hope to be joined soon
22 by Ms. Beth Holbrook.

23 Again, in this public witness hearing anyone
24 from the public who wishes to speak to these issues may
25 do so. There's two options that everyone can choose.

1 Generally people that speak in public witness hearings
2 speak in unsworn public comments where they are not
3 sworn in and not subject to cross-examination.

4 I think the way that we will proceed is, I'll
5 just assume that everyone is doing that. If you would
6 like to be sworn in and placed under oath, and then
7 subject to cross-examination, let me know. That's an
8 option that you have. But otherwise, I'll just assume
9 that everyone is coming forward with unsworn testimony.

10 When you come up, we'll give you the choice to
11 either stand there at the lectern or sit next to
12 Mr. Wilson, whichever is more comfortable for you. And
13 with that, I think we'll begin, and I'll just go down
14 the list in order of the sign-ups.

15 When you take the stand, I'll ask you to state
16 and spell your name for the court reporter, and then you
17 can begin your comments. The first name on the list is
18 Cate Polleys. And I apologize if I mispronounce any
19 names tonight. I will do my best.

20 CATHERINE POLLEYS: Perfect.

21 MR. LEVAR: Oh, and I'll read -- I'll give the
22 next two names on the list just so you will know who is
23 coming up next. And I am sorry. I, I am not great with
24 handwriting. Charlie and Karen Primich? Is that right?
25 Okay. That's the next, and Jeremy Reutzel is next.

1 All right. Ms. Polleys, would you spell your
2 name for the reporter.

3 CATHERINE POLLEYS: Sure. Catherine,
4 C-A-T-H-E-R-I-N-E, Polleys, P-O-L-L-E-Y-S. And I am a
5 resident at Black Rock Ridge. It's my understanding,
6 and I am not an expert in the case, and I will state
7 that up front. But it's my understanding is, there is a
8 utility easement that exists on the Summit County side
9 of the hill that backs up to Black Rock Ridge residents.

10 And Rocky Mountain Power is requesting that --
11 or I should say the owners of the land that have the
12 current easement, which is the Promontory developer, are
13 requesting that the easement be moved to, I'll call it
14 the Wasatch side of the hill so that they may develop
15 that land for profit.

16 Understandable, but I think the consideration
17 that should be made is that by moving the power line to
18 the Wasatch side of the county line is, it has a very
19 high probability of lowering values of residents in
20 Wasatch County, which will reduce revenue to Wasatch
21 County, not just immediately, but for the life of the
22 line's presence on that side of the hill.

23 So I think from a revenue point of view, there
24 is a long-term consideration to Wasatch County.
25 Promontory developer benefits from this, and Summit

1 County would benefit from this by developing that land
2 and creating a larger tax base on the Summit County side
3 of that hill. So I think that's a serious consideration
4 for Wasatch County.

5 Given that the easement exists today, and for
6 my understanding of the case, most -- mostly appropriate
7 for the high wire that they want to put up there, I am
8 requesting that this committee continue to reject the
9 request to move the power line from its current easement
10 and long-standing hundred-plus-year location where
11 nobody lives, and nobody right now is being affected by
12 this.

13 I'll stop there, but that's my comments and
14 hope you will consider that.

15 MR. LEVAR: Okay. Thank you, Ms. Polleys.
16 Charlie Primich and Karen Primich, are each of you
17 speaking?

18 CHARLIE PRIMICH: No, just myself.

19 MR. LEVAR: Okay. Next will be --

20 CHARLIE PRIMICH: It's Primich.

21 MR. LEVAR: I'm sorry?

22 CHARLIE PRIMICH: Primich.

23 MR. LEVAR: Primich, I'm sorry. Next will be
24 Jeremy Reutzell and then Justin Griffin. So if you would
25 spell your name for the court reporter when you get to

1 the lectern.

2 CHARLIE PRIMICH: As a resident of Black Rock
3 which is an incredible --

4 COURT REPORTER: Your name, sir?

5 CHARLIE PRIMICH: Charles Primich,
6 P-R-I-M-I-C-H.

7 COURT REPORTER: Thank you.

8 CHARLIE PRIMICH: As a resident of Black Rock
9 Ridge, which ridge has developed, and it's an incredible
10 community. And my basic concern is the sacred ridge
11 line that Utah has. We have an opportunity to put power
12 in the previous easement, and by putting that power line
13 on the Wasatch side, it just takes away that incredible
14 view that we look at each and every evening.

15 It's not like Hideout Canyon that had a power
16 line through and individuals elected to build there.
17 This is sort of a sacred, unique community, and that's
18 basically my big objection to it.

19 MR. LEVAR: Okay. Thank you, Mr. Primich.

20 (Ms. Holbrook entered the room.)

21 MR. LEVAR: Next is Mr. Reutzel and then
22 Justin Griffin, followed by Mark Kramer.

23 JEREMY REUTZEL: Well, see you again, I guess.
24 I have some documents I'd like to share with you if
25 that's okay. See if I've got --

1 COURT REPORTER: Would you spell your name.

2 JEREMY REUTZEL: Reutzel, R-E-U-T-Z-E-L.

3 (Discussion off the record.)

4 MR. LEVAR: Sure.

5 MR. MOSCON: Did you get one of these?

6 COURT REPORTER: Yes, I did.

7 MR. REUTZEL: Okay. Thank you. This board's
8 role is very narrow as defined by statute, and I think
9 the board recognizes that. And it's important for the
10 board to recognize that, that its authority to overrule
11 what Wasatch County has done here is very narrow.

12 Let's look at Utah code 54-14-303. And if you
13 look at Subsection 1-D, it says this board has authority
14 to consider disputes relating to a local government that
15 has prohibited construction of a facility that is needed
16 to provide safe, reliable, adequate, efficient service.

17 But the segment we're talking about here
18 tonight, the Wasatch County segment, is not needed.
19 It's elective, and there can be really no question that
20 it's elective. This transmission line has been
21 operating for a hundred years.

22 There's been an easement in place for a
23 hundred years, and now Rocky Mountain Power seeks to
24 move that transmission line, solely to satisfy
25 Promontory's pecuniary interests. That doesn't create a

1 need to construct the facility. That's elective.

2 Rocky Mountain and Promontory are asking this
3 board to ignore Wasatch County's zoning requirements
4 because of Promontory's desire to move the power line.
5 That's what this issue is about. Again, it's not
6 needed. It's not based on reliability or safety. It's
7 only based on what Promontory wants. But this board
8 doesn't have jurisdiction to strip Wasatch County of its
9 zoning or land use regulation authority.

10 Let's look at Utah code 54-14-305. Let's look
11 at Subsection 5. It's on page 2. And it says, "The
12 written decision of this board shall leave to the local
13 government any issues that does not affect the provision
14 of safe, reliable, adequate and efficient service to
15 customers of the public utility."

16 This board doesn't have authority to overrule
17 Wasatch County unless it finds that this is needed to
18 provide safe, efficient, reliable electricity, and it's
19 not needed. There's an easement that's been existing
20 for a hundred years, and the easement is sufficient, and
21 it would frankly be disingenuous for Rocky Mountain
22 Power or Promontory to claim otherwise.

23 I have handed you a letter that was addressed
24 to Summit County that was written by Rocky Mountain
25 Power's attorney. And if you look at page 4, this is

1 what Rocky Mountain Power has told Summit County about
2 these easements.

3 "Nevertheless, the company does not need
4 fixed-width easements nor any other kind of consent from
5 these property owners because the 1916 easements remain
6 valid and provide sufficient rights for the company to
7 rebuild this line. When the previous landowners granted
8 these easements nearly a century ago, they consented
9 expressly for the alignment to be used as a power
10 transmission line. The ongoing validity of these
11 easements was confirmed during the application process
12 and is not in question."

13 There's no question that there's an alternate
14 route, and there's no question that this route in
15 Wasatch County is not needed. There's also no question
16 that moving the route into Wasatch County would result
17 in a less efficient, safe and reliable alignment of the
18 transmission line.

19 I have handed you a map. Let's take a look at
20 that map. And you will see on this map that the blue
21 line represents the existing transmission line route.
22 The red line represents the proposed transmission line
23 route. They want to make the transmission line longer
24 to accommodate Promontory. They want to put it over a
25 ridge top to accommodate Promontory. They want to avoid

1 Wasatch County's land use authority to accommodate
2 Promontory.

3 Now, in the Tooele County case before this
4 board, Rocky Mountain Power objected to a number of the
5 routes based in part on the additional length of the
6 transmission line required. And this board found, and I
7 quote, "Clearly millions of dollars of additional costs
8 and incremental miles of added transmission lines would
9 adversely affect service efficiency."

10 Here, again, we are talking about adding an
11 additional transmission line for no reason other than to
12 satisfy Promontory's pecuniary interest.

13 Despite its current legal positioning, Rocky
14 Mountain Power's preferred route has always been the
15 existing route, and I have handed you a document that
16 was attached to some of the prefiled testimony that
17 Rocky Mountain Power filed, and it's Exhibit CBA-3. And
18 this is a document that talks about the Wasatch segment.

19 And if you will notice, under notes one, it
20 says, "This is the preferred Rocky Mountain route.
21 Rocky Mountain Power covers all costs and will build
22 pole for pole where possible. Rocky Mountain pays value
23 of incremental right-of-way at appraised value."

24 This is a document that I believe -- we
25 haven't been allowed to conduct discovery, but this is a

1 document that I believe was given to Promontory and was
2 part of the negotiations with Promontory. And here
3 Rocky Mountain Power says, "Our preferred route is right
4 where it's been."

5 And that makes good sense. It goes on to show
6 that if they move the preferred route to Promontory's
7 preferred route, we go from 20 poles to 35 poles, and we
8 add an extra mile of length to do that. It's axiomatic
9 that more line equates to more safety hazards, less
10 efficiency, and more reliability hazards.

11 I'd like now to look at Rocky Mountain Power's
12 document entitled Powering Our Future. And this is
13 Exhibit CBA-1. And again, this was provided in
14 connection with the prefiled testimony by Rocky Mountain
15 Power.

16 And if you will flip to page 12. So this is
17 the planning handbook that Rocky Mountain Power claims
18 to have provided in connection -- to the counties in
19 connection with its proposals for the power transmission
20 lines in Summit and Wasatch Counties.

21 And if you will turn to page 12 under 3-A, it
22 says, "View sheds are an essential element of community
23 character and scenery. It's important to consider
24 impacts to the neighborhood, as well as the views from
25 surrounding areas. For example, ridge lines in

1 undeveloped benches throughout Summit and Wasatch
2 Counties should be avoided. It's also preferable to use
3 topography to make transmission lines less visible and
4 blend into the surroundings."

5 But Rocky Mountain Power has not considered
6 the ridge line here. Instead, they have considered
7 Promontory's pecuniary interest.

8 If you turn to the next page, under 3-B it
9 says, "Whenever possible, it's preferable to upgrade
10 existing facilities rather than build new ones. Voltage
11 upgrades and/or additional of second circuit will
12 minimize land disturbances by reducing the total number
13 of new corridors and potentially reduce land acquisition
14 and right-of-way costs.

15 "Maximizing the use of existing facilities may
16 also produce fewer conflicts with nearby buildings, land
17 use, and environmental issues. A community already
18 accustomed to existing facilities may prefer an upgrade
19 over building a new transmission line in another
20 corridor."

21 Rocky Mountain Power hasn't considered this as
22 well. They want to move the power line from an
23 undeveloped area right next to a developed area. There
24 is a number of other highlighted areas in this document
25 that seem to be inconsistent with Rocky Mountain Power's

1 request now to move from the existing right-of-way into
2 a new right-of-way, and it appears that Promontory's
3 interests have trumped all of these and now seem to be
4 trumping Wasatch County's land use regulatory authority.

5 There's no rational reason to set or move the
6 transmission line, and Promontory's pecuniary interests
7 don't outweigh Wasatch County's right to regulate land
8 author -- right to regulate land uses.

9 I'd also like to talk about Rocky Mountain
10 Power's statutory duties. And let's look at Utah code
11 54-3-1. And this says -- and you will see the
12 highlighted area in there. I am only going to read that
13 portion.

14 "Every public utility shall furnish, provide
15 and maintain such service, instrumentalities, equipment
16 and facilities as will promote the safe -- safety,
17 health, comfort, and convenience of its patrons,
18 employees and the public, as will be in all respects
19 adequate, efficient, just and reasonable.

20 Rocky Mountain Power has a duty to its
21 patrons, its employees and to the public. Its duty is
22 not just to Promontory. Its duty is not just to any
23 other individual. It's to the public at large. And it
24 seems to be ignoring that duty here in this situation
25 where it wants to add additional length of transmission

1 line, move a transmission line next to residential
2 neighborhoods.

3 And the Wasatch County fire marshal has
4 already said, "That's not a good idea." But they want
5 to do that. And there appears to be no reason other
6 than they have reached an agreement with Promontory to
7 do that.

8 The code does not envision a public utility
9 insulating a private developer from county land use
10 regulations by entering into an agreement. Promontory
11 cannot avoid Wasatch County's land use regulations by
12 simply entering into an agreement with Rocky Mountain
13 Power to move that transmission line. And that's not
14 what this board was designed to do, was to trump Wasatch
15 County's land use authority.

16 We are not talking here about the need to get
17 transmission line in. Everybody knows there needs to be
18 an upgrade. What we're really talking about here is the
19 need to build the transmission line where they say it
20 needs to be built. We're talking about the need to add
21 a mile of length to a transmission line and 15 extra
22 poles. There is no need to build those facilities.
23 It's not needed. And there's nothing in the record that
24 demonstrates it is.

25 Finally, I want to talk about this board's

1 duty to consider alternate routes. Rocky Mountain Power
2 argues that this board cannot consider alternate routes,
3 and it cites to the Tooele County case that this board
4 considered before. But that case was dramatically
5 different than this case. In that case there was no
6 alternate route. Tooele County didn't provide an
7 alternate route. There was nothing there to talk about
8 an alternate route.

9 It's different here. Wasatch County has
10 discussed an alternate route. Now, that alternate route
11 happens to be in Summit County. It happens to be the
12 route that has existed for a hundred years, but there is
13 an alternate route. And I think if you listen to the
14 planning commission and the board of adjustments audio
15 recordings, you will hear very clearly that Wasatch
16 County is telling Rocky Mountain Power, put it where it
17 already is. Don't add additional line.

18 You can't just rely on the snippets that are
19 in their briefs about what Wasatch County said and
20 didn't say. You need to listen to the audio, and that's
21 what was very clearly told to Rocky Mountain Power. Put
22 it where it already exists.

23 And in fact, I think if you look at Utah code
24 15-14-305, you will find statutory authority for this
25 board's obligation to designate where the route should

1 be. And in Subsection 4, it says, "If the board
2 determines that a facility that a local government has
3 prohibited should be constructed, the written decision
4 shall specify any general location parameters required
5 to provide safe, reliable, adequate and efficient
6 service to the customers of the public utility."

7 That's this board's job is to determine where
8 it -- safe, reliable, adequate and efficient service to
9 the customers of the public utility can be provided.
10 And that's right where it has been for a hundred years.
11 And there's nothing that Rocky Mountain Power has
12 provided this board to say it shouldn't be there.

13 And in fact, if you look at a copy of the
14 agreement with Promontory and Rocky Mountain Power, on
15 page 3, Subsection B, it makes it abundantly clear that
16 Rocky Mountain Power has no contractual obligation to
17 put the line where Promontory wants them to put it if
18 they don't get the permits. And they didn't get the
19 permits. Wasatch County said, "No. Put it where it
20 already is."

21 So in conclusion, this board is charged with
22 determining the general parameters of a needed
23 transmission line. Wasatch County segment is not
24 needed. The only thing that it will do is satisfy
25 Promontory's pecuniary interests and add a whole bunch

1 of extra safety, reliability and other issues.

2 We are adding a line to the utility. And as
3 this board has already said in its written ruling, it's
4 obvious that adding a line creates safety and efficiency
5 hazards, and that's all I have to say. I'd be happy to
6 answer any questions if you have any.

7 MR. LEVAR: Thank you, Mr. Reutzel. And I
8 just realized I had failed to ask board members if they
9 had questions for any of the first three witnesses, so
10 if any of you have questions for either Mr. Reutzel or
11 -- I think the first two are still in the room. So any
12 board member questions? I'm not seeing it. Thank you,
13 Mr. Reutzel.

14 Our next public speaker is Mr. Justin Griffin
15 followed by Mark Kramer, followed by Wilbert Wolper.
16 Did I say your name right?

17 MR. WOLPER: Yeah. I'm good. I am going to
18 forego mine.

19 MR. LEVAR: You are going to forego. You are
20 Mr. Wolper?

21 MR. WOLPER: Yes.

22 MR. LEVAR: Okay. Thank you. Mr. Griffin.

23 JUSTIN GRIFFIN: Justin Griffin,
24 G-R-I-F-F-I-N. I am an owner in Black Rock. This has
25 been going on quite a long time. It's pretty intense.

1 From my understanding of it, I think everyone agrees
2 that Rocky Mountain needs to upgrade their lines. It's
3 a growing area. We need the power. That's -- no one
4 disputes that.

5 And it also makes sense that they would go to
6 Promontory and ask for their permission to upgrade that
7 line, and Promontory -- it makes total sense to me why
8 they would say, "Hey, we want to move it." And I think
9 that's within Rocky Mountain's -- you know, that they
10 have done that in the past, working with a land owner to
11 accommodate them.

12 I am not sure how they came up with the
13 current suggested where the line goes, but from what I
14 can tell, it is the greatest alignment that you could
15 possibly get on Promontory's land, as far as taking it
16 out of the way of where they want -- they may develop in
17 the future.

18 And that's fine. I understand exactly why
19 Promontory would do that, but unfortunately, that
20 crosses through Wasatch, breaks several of Wasatch's
21 ordinances, and is right next to our homes. So what in
22 fact ended up being probably their best choice of
23 location was the absolute worst choice of location for
24 us.

25 So that's always been my question in this, is,

1 is there just two locations where it currently is?
2 Which is obviously really bad for Promontory for
3 whatever reason. Or where they are suggesting, which is
4 super bad for us? Isn't there something in the middle
5 of that that people could, you know, agree to?

6 Now, Rocky Mountain did come and speak with us
7 and look for ways to mitigate and say, you know, maybe
8 we can help with, you know, it breaking the ridge line
9 ordinance or, you know, lessening the impact. And
10 during that meeting all of their suggestions were about
11 things about the actual lines themselves. Instead of
12 the big tall ones, you do shorter ones that are more of
13 them. You know, they came with those kinds of ideas.

14 But no one has ever come with the idea of,
15 maybe we could just move it a hundred feet in the middle
16 of here to where neither people could see it. And I
17 understand that that means it's not Promontory's number
18 one best option, but isn't there something in the middle
19 that, you know, can -- instead of just, we get the worse
20 and they get the best, isn't there something in the
21 middle?

22 And that's never come up. That's never been
23 an option. That's never something we have gotten to
24 discuss. And I tried to figure out why. And the only
25 thing that makes sense to me is, why would Promontory

1 bend on that? I mean, the county said no. They will
2 just keep going until they get a final no. If you guys
3 finally say no, I bet there's another place they can put
4 it that is better than where it is right now, but it's
5 not the worst case for us. So that's my comments.
6 Thank you.

7 MR. LEVAR: Thank you, Mr. Griffin. Any
8 questions from board members? No. Thank you. Next is
9 Mark Kramer followed by Bill Rice and Dan Albano.

10 MARK KRAMER: Good evening. My name is Mark
11 Kramer, K-R-A-M-E-R. I am a resident of Black Rock
12 Ridge, and I don't know if any of you have actually been
13 there and kind of seen the situation and how it's set
14 up. But the community is fairly large now. It's a
15 community of townhomes, and it scales up the southern
16 slope of a hill so that each townhome has its own
17 individual view, about 180 degrees, of the back of the
18 Wasatch Back.

19 It's pretty scenic for townhomes. You know,
20 you just don't find that kind of thing. So it really is
21 a pretty unique property. And the people that live
22 there, you know, the views from those units -- and it's
23 pretty much entirely built out at this point. The view
24 is a pretty significant piece of the thought process
25 that I think has gone into pretty much most of the home

1 owners' decision making in living there, buying there
2 and living there.

3 So I encourage you to come out and take a look
4 at it, look at the situation for yourself. But I just
5 wanted to kind of clarify that, that it really does
6 impact the view. If you can imagine the Wasatch Back
7 and poles and lines running right through it, that's
8 essentially what we're talking about. So thank you very
9 much. Any questions?

10 MR. LEVAR: Okay. Thank you, Mr. Kramer.
11 Yeah, any board questions? No. Thank you. Bill Rice,
12 then Dan Albano and Dan Sharp. Is Mr. Bill Rice in the
13 room?

14 MS. REIF: He is coming.

15 MR. LEVAR: Okay. Is Dan Albano in the room?

16 DANIEL ALBANO: Daniel Albano, A-L-B-A-N-O. I
17 am a resident of Black Rock Ridge. Actually, I was one
18 of the first people to buy from Rich when he started the
19 project up. So --

20 COURT REPORTER: Would you pull that mic
21 closer to you, sir?

22 DANIEL ALBANO: Sure, no problem. So you
23 know, I am here to express my opposition to moving these
24 transmission lines. And it's based partially on
25 esthetic impact. One of the reasons I chose to move

1 here to Utah and buy at Black Rock is because of the
2 sheer beauty. The ridge line is gorgeous. The view of
3 the Wasatch is unmatched.

4 I am originally from the Boston area. When I
5 first went up to Black Rock, I fell in love with it. I
6 knew in five minutes I wanted to be a resident there,
7 and I really greatly feel that this moving of this
8 transmission line will really compromise, you know, the
9 reason why I am here in the first place.

10 And my second opposition is based on the
11 potential health impact risks to these. Now, we all
12 know that there's a debate right now in the industry
13 about how significant the health impact is. I am an
14 engineer. I have worked in the electronics industry
15 since 1979, and we have had legislation every year that
16 tightens up what we're allowed to have permissions in
17 our products.

18 Both the United Kingdom and most Scandinavian
19 countries have already put in place legislation to keep
20 these type of transmission lines out of densely
21 populated areas. You know, again, there is a debate.
22 Anything technical can be debated. I do that for a
23 living.

24 But we have a choice. We can leave the lines
25 where they are. They are in an unpopulated area,

1 undeveloped, or we can move it to a developed area. And
2 why take a risk in people's health if you don't have to?
3 Thank you.

4 MR. LEVAR: Okay. Thank you. Any requests
5 from board members? Thank you, Mr. Albano. Dan Sharp.

6 DAN SHARP: Everything I was going to say has
7 been covered.

8 MR. LEVAR: Okay. Then the next on the line
9 is Sharon Seppi.

10 SHARON SEPPi: Yes. It was our error. We
11 understood that was a roll when we came in. It's not
12 Rocky Mountain Power's intention to speak this evening.
13 So --

14 MR. LEVAR: Oh, okay. You thought you were
15 signing a roll. Okay.

16 SHARON SETNEY: -- can mark these four off.

17 MR. LEVAR: The -- Ken Schmid? Same thing?

18 KEN SHORTT: Same comment.

19 MR. LEVAR: Same, same thing? Chad Ambrose?

20 CHAD AMBROSE: Same comment.

21 MR. LEVAR: Same thing. Ben Clegg.

22 BEN CLEGG: Same comment.

23 MR. LEVAR: Same comment. Okay. Chuck
24 McHenry.

25 CHUCK MCHENRY: Everything's been said.

1 MR. LEVAR: Okay. Don Watts.

2 DON WATTS: Same, with the other Rocky
3 Mountain Power.

4 MR. LEVAR: Okay. Is Bill Rice back in the
5 room? Okay. Then I think I need the second sign-in
6 sheet. That completes the first one. Thanks. I'll
7 just take this. Steven Guynn. If I have pronounced
8 your name right. G-U-Y-N-N. And the next name looks --
9 looks like the next name is Jeanne Schafer.

10 MS. REIF: She left. She made a --

11 MR. LEVAR: She declined, okay. Mr. Guynn.

12 STEVEN GUYNN: I don't yet know all the facts
13 and circumstances. I just found about this as I was
14 driving in the area this afternoon. But I did purchase
15 a home in the area last June. I moved from New Canaan,
16 Connecticut. I'm a lawyer in New York City.

17 I don't know the facts, but I am very
18 surprised that this possible proposal is even on the
19 table. Because I can add my voice to others that I
20 purchased my home -- it's actually in Deer Mountain, and
21 I don't know the extent to which Deer Mountain is
22 impacted. I just received a notice that Deer Mountain
23 might be impacted by this proposal. I don't know if it
24 would be.

25 But I bought my home because of the value, the

1 view, the environmental situation. I am very concerned
2 about the health risk; very, very concerned because,
3 though I am a corporate lawyer, and negotiator in
4 international transactions, I am also very interested in
5 health and fitness. It's why I moved here. It's why
6 many people move here.

7 And I am very, very concerned about potential
8 health impacts, potential impacts on views, which I know
9 are major for myself and all of my neighbors I have
10 gotten to know very well. And I think it is potentially
11 a wealth transfer from the people who bought their
12 homes, as I did, in reliance upon one set of facts, and
13 then all of a sudden the facts dramatically change, all
14 for the benefit, as far as I can tell, of developers in
15 Promontory.

16 And to me it's massively unfair, if that's
17 what's happening. And you know, I need to find out more
18 about the situation, but based on the little that I know
19 so far, it appears to me to be just, first of all,
20 unfair to people who invested heavily in Wasatch County
21 in reliance on the situation, and upon basic fundamental
22 fairness of the laws of the area.

23 And I think all of the points that the
24 attorney made earlier, I couldn't agree more with what
25 he said, although -- and I am a member of the New York

1 bar, the Ohio bar and the Utah bar. So I do have some
2 familiarity. And a lot of my best friends and partners
3 are very well known national and international
4 litigators. So I know something about disputes.

5 And I am kind of in a state of shock, I got to
6 tell you, you know, on the record. I am kind of in a
7 state of shock that this is possible in light of the
8 facts that I have heard so far, and there is this
9 existing power line.

10 And you know, Promontory developers have a
11 great reputation, but that they would be allowed to make
12 a proposal that would transfer wealth to them and
13 destroy the housing values and future and views and
14 health and all of the other things that we home owners
15 have relied upon is -- to me it's astonishing.

16 You know, it's way beyond the debates of
17 eminent domain that come up in the Republican debates
18 because this is -- absolutely would be a taking without
19 compensation, without any compensation. And it wouldn't
20 just be a taking of land values and views and subjective
21 values; it would be a taking of health and a taking of
22 everything that is fundamentally important about living
23 in Black Rock and nearby neighborhoods.

24 And I haven't heard any justification. I did
25 hear the arguments the lawyer made, which to me sound

1 very compelling. And I know there are a lot of legal
2 issues that have to be taken into account. But I don't
3 know what else to say than, I am in a state of shock.
4 And I hope that this board and the counsel and the
5 decision makers will make the right decision that is
6 fair in all the circumstances.

7 And I see no fairness here that developers can
8 come in and just take fundamental values from neighbors.
9 Thank you. Any questions for me? I don't know
10 anything. So you know, you can ask me a question, but I
11 don't know anything.

12 MR. LEVAR: Thank you. Seems to me that's
13 everyone that I have on my list. Is there anyone in the
14 room that wanted to speak that I haven't gotten to yet?
15 If you would state and spell your name for the court
16 reporter when you get up to the stand.

17 JAY PRICE: Jay Price, J-A-Y, P-R-I-C-E. My
18 position with the county up until last year was a county
19 councilman for 12 years with Wasatch County, so I just
20 want to clarify a little bit that the county has not
21 been uncooperative with Rocky Mountain Power. I think
22 our cooperation has been excellent.

23 There was a franchise agreement that needed to
24 be developed between Rocky Mountain and Heber Light and
25 Power. There was some issues there. As we worked

1 through that over a number of years, we came, I think,
2 what was a great conclusion to that. And I think the
3 relationship there between Rocky Mountain and Heber
4 Light and Power continues to grow and bond, and I think
5 it's good.

6 Also, as you came in from Salt Lake, if some
7 of you did, you noticed a line going north of town here
8 with extended poles, new poles in. That was something
9 that we did not have a say in as being as a member of
10 the county council. But we wrote a letter of support to
11 the planning commission meeting in Rocky Mountain
12 Power's behalf that we understood there was an existing
13 power line there, and we would support them enlarging
14 those poles.

15 We got a little bit of a hassle and kickback
16 from a number of those families that lived along this
17 route, but we understood that that was an existing right
18 of way. And it was something that we thought was not
19 necessarily sacred but needed, and we needed to get the
20 power to the valley. And so we kind of took a little
21 bit of heat; not just a little bit, but a lot, in
22 cooperation with Rocky Mountain Power.

23 Now, when it came to this issue, like I say, I
24 was on the board for 12 years. This issue was never
25 talked about until they came for the application. There

1 is some dispute about that, but I was chairman for two
2 terms. And I had zero conversation with Rocky Mountain
3 Power about this alternative route.

4 The predecessor was Val Draper to me, and he
5 never discussed with me one time any communication with
6 Rocky Mountain Power. So it took us a little bit by
7 surprise when it came. I am since off, so I don't have
8 any official capacity to state a position, except for I
9 know that we have always supported our planning
10 commission and our board of adjustments.

11 They made independent decisions based on this
12 and has told Rocky Mountain Power, "No. Let's just stay
13 in the route that's there," and I would hope that this
14 board would honor that report from those two groups.
15 Thank you.

16 And I would answer any questions also. Thank
17 you.

18 MR. LEVAR: Thank you, Mr. Price. Anyone
19 else? Okay. Well, I just want to express this board's
20 appreciation to everyone who took the time to come here
21 today to speak on this case, speak on this matter. The
22 next meeting of this board is the evidentiary hearing in
23 this docket, and it's on May 10th at 9:00 a.m. at the
24 Public Service Commission offices in Salt Lake City.

25 So this public witness hearing is adjourned.

1 Thank you.

2

3 (The hearing concluded at 5:47 p.m.)

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 31 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 16th day of May, 2016.



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

My commission expires:
January 19, 2019

<p>1</p> <hr/> <p>1-D 8:13 12 12:16,21 28:19 29:24 15 15:21 15-14-305 16:24 16-035-09 3:6 180 21:17 1916 10:5 1979 23:15</p> <hr/> <p>2</p> <hr/> <p>2 3:1 9:11 20 12:7 2016 3:1</p> <hr/> <p>3</p> <hr/> <p>3 17:15 3-A 12:21 3-B 13:8 35 12:7</p> <hr/> <p>4</p> <hr/> <p>4 9:25 17:1</p> <hr/> <p>5</p> <hr/> <p>5 9:11 54-14-303 8:12 54-14-305 9:10 54-3-1 14:11 5:02 3:1</p> <hr/> <p>A</p> <hr/> <p>A-l-b-a-n-o 22:16 absolute 19:23 absolutely 27:18 abundantly</p>	<p>17:15 accommodate 10:24,25 11:1 19:11 account 28:2 accustomed 13:18 acquisition 13:13 actual 20:11 actually 21:12 22:17 25:20 add 12:8 14:25 15:20 16:17 17:25 25:19 added 11:8 adding 11:10 18:2,4 additional 11:5,7,11 13:11 14:25 16:17 addressed 9:23 adequate 8:16 9:14 14:19 17:5,8 adjustments 16:14 adversely 11:9 affect 9:13 11:9 affected 6:11 afternoon 25:14 again 3:23 7:23 9:5 11:10 12:13 23:21 ago 10:8 agree 20:5 26:24 agreement 15:6,10,12 17:14 28:23</p>	<p>agrees 19:1 Albano 21:9 22:12,15,16,22 24:5 alignment 10:9,17 19:14 all 5:1 11:21 14:3,18 18:5 20:10 23:11 25:12 26:9,13, 19,23 27:14 28:6 allowed 11:25 23:16 27:11 along 29:16 already 13:17 15:4 16:17,22 17:20 18:3 23:19 also 10:15 13:2,16 14:9 19:5 26:4 29:6 alternate 10:13 16:1,2,6,7,8, 10,13 although 26:25 always 11:14 19:25 Ambrose 24:19,20 and/or 13:11 another 13:19 21:3 anyone 3:11, 23 28:13 anything 23:22 28:10,11 apologize 4:18 appears 14:2 15:5 26:19 application 10:11 29:25 appraised 11:23</p>	<p>appropriate 6:6 area 13:23 14:12 19:3 23:4,25 24:1 25:14,15 26:22 areas 12:25 13:24 23:21 argues 16:2 arguments 27:25 assume 4:5,8 astounding 27:15 attached 11:16 attorney 9:25 26:24 audio 16:14,20 author 14:8 authority 8:10, 13 9:9,16 11:1 14:4 15:15 16:24 avoid 10:25 15:11 avoided 13:2 away 7:13 axiomatic 12:8</p> <hr/> <p>B</p> <hr/> <p>back 21:17,18 22:6 25:4 backs 5:9 bad 20:2,4 bar 27:1 base 6:2 based 9:6,7 11:5 22:24 23:10 26:18 basic 7:10 26:21 basically 7:18 beauty 23:2</p>	<p>before 11:3 16:4 begin 4:13,17 behalf 29:12 being 6:11 19:22 29:9 believe 11:24 12:1 Ben 24:21,22 benches 13:1 bend 21:1 benefit 6:1 26:14 benefits 5:25 best 4:19 19:22 20:18,20 27:2 bet 21:3 Beth 3:22 better 21:4 between 28:24 29:3 beyond 27:16 big 7:18 20:12 Bill 21:9 22:11, 12 25:4 bit 28:20 29:15, 21 Black 5:5,9 7:2,8 18:24 21:11 22:17 23:1,5 27:23 blend 13:4 blue 10:20 board 3:5,8,18 8:9,10,13 9:3, 7,12,16 11:4,6 15:14 16:2,3, 14 17:1,12,21 18:3,8,12 21:8 22:11 24:5 28:4 29:24 board's 8:7 15:25 16:25 17:7</p>
---	---	--	---	---

<p>bond 29:4 Boston 23:4 Both 23:18 bought 25:25 26:11 breaking 20:8 breaks 19:20 briefs 16:19 build 7:16 11:21 13:10 15:19,22 building 13:19 buildings 13:16 built 15:20 21:23 bunch 17:25 buy 22:18 23:1 buying 22:1</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>C-a-t-h-e-r-i-n-e 5:4 call 5:13 came 19:12 20:13,14 24:11 29:1,6,23,25 can't 16:18 Canaan 25:15 cannot 15:11 16:2 Canyon 7:15 case 3:12 5:6 6:6 11:3 16:3, 4,5 21:5 Cate 4:18 Catherine 4:20 5:3 CBA-1 12:13 CBA-3 11:17 century 10:8 Chad 3:18 24:19,20</p>	<p>change 26:13 character 12:23 charged 17:21 Charles 7:5 Charlie 4:24 6:16,18,20,22 7:2,5,8 choice 4:10 19:22,23 23:24 choose 3:25 chose 22:25 Chuck 24:23, 25 circuit 13:11 circumstances 25:13 28:6 cites 16:3 City 25:16 claim 9:22 claims 12:17 clarify 22:5 28:20 Clark 3:20 clear 17:15 clearly 11:7 16:15,21 Clegg 24:21,22 closer 22:21 code 8:12 9:10 14:10 15:8 16:23 come 4:10 20:6,22 22:3 27:17 28:8 comfort 14:17 comfortable 4:12 coming 4:9,23 22:14 comment 24:18,20,22,23 comments 4:2, 17 6:13 21:5</p>	<p>commission 16:14 29:11 committee 6:8 community 7:10,17 12:22 13:17 21:14,15 company 10:3, 6 compelling 28:1 compensation 27:19 completes 25:6 compromise 23:8 concern 7:10 concerned 26:1,2,7 conclusion 17:21 29:2 conduct 11:25 confirmed 10:11 conflicts 13:16 Connecticut 25:16 connection 12:14,18,19 consent 10:4 consented 10:8 consider 6:14 8:14 12:23 16:1,2 consideration 5:16,24 6:3 considered 13:5,6,21 16:4 construct 9:1 constructed 17:3 construction 8:15</p>	<p>continue 6:8 continues 29:4 contractual 17:16 convenience 14:17 cooperation 28:22 29:22 copy 17:13 corporate 26:3 corridor 13:20 corridors 13:13 costs 11:7,21 13:14 council 29:10 councilman 28:19 counsel 28:4 counties 12:18,20 13:2 countries 23:19 county 3:9 5:8, 18,20,21,24 6:1,2,4 8:11,18 9:8,17,24 10:1, 15,16 11:3 15:3,9 16:3,6, 9,11,16,19 17:19,23 21:1 26:20 28:18, 19,20 29:10 County's 9:3 11:1 14:4,7 15:11,15 court 4:16 6:25 7:4,7 8:1,6 22:20 28:15 covered 24:7 covers 11:21 create 8:25 creates 18:4 creating 6:2</p>	<p>cross- examination 4:3,7 crosses 19:20 current 5:12 6:9 11:13 19:13 currently 20:1 customers 9:15 17:6,9</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>Dan 21:9 22:12,15 24:5, 6 Daniel 22:16, 22 David 3:20,21 debate 23:12, 21 debated 23:22 debates 27:16, 17 decision 9:12 17:3 22:1 28:5 declined 25:11 Deer 25:20,21, 22 defined 8:8 degrees 21:17 demonstrates 15:24 densely 23:20 designate 16:25 designed 15:14 desire 9:4 Despite 11:13 destroy 27:13 determine 17:7 determines 17:2</p>
---	--	---	--	---

<p>determining 17:22</p> <p>develop 5:14 19:16</p> <p>developed 7:9 13:23 24:1 28:24</p> <p>developer 5:12,25 15:9</p> <p>developers 26:14 27:10 28:7</p> <p>developing 6:1</p> <p>different 16:5,9</p> <p>discovery 11:25</p> <p>discuss 20:24</p> <p>discussed 16:10</p> <p>discussion 8:3 9:21</p> <p>disingenuous 9:21</p> <p>disputes 8:14 19:4 27:4</p> <p>disturbances 13:12</p> <p>Docket 3:5</p> <p>document 11:15,18,24 12:1,12 13:24</p> <p>documents 7:24</p> <p>dollars 11:7</p> <p>domain 27:17</p> <p>Don 25:1,2</p> <p>done 8:11 19:10</p> <p>down 4:13</p> <p>dramatically 16:4 26:13</p> <p>driving 25:14</p> <p>during 10:11 20:10</p> <p>duties 14:10</p>	<p>duty 14:20,21, 22,24 16:1</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>each 6:16 7:14 21:16</p> <p>earlier 26:24</p> <p>easement 5:8, 12,13 6:5,9 7:12 8:22 9:19, 20</p> <p>easements 10:2,4,5,8,11</p> <p>efficiency 11:9 12:10 18:4</p> <p>efficient 8:16 9:14,18 10:17 14:19 17:5,8</p> <p>either 4:11 18:10</p> <p>elected 7:16</p> <p>elective 8:19, 20 9:1</p> <p>electricity 9:18</p> <p>electronics 23:14</p> <p>element 12:22</p> <p>eminent 27:17</p> <p>employees 14:18,21</p> <p>encourage 22:3</p> <p>end 3:15</p> <p>ended 19:22</p> <p>engineer 23:14</p> <p>enlarging 29:13</p> <p>enough 3:13</p> <p>entered 7:20</p> <p>entering 15:10, 12</p> <p>entirely 21:23</p> <p>entitled 12:12</p>	<p>environmental 13:17 26:1</p> <p>envision 15:8</p> <p>equates 12:9</p> <p>equipment 14:15</p> <p>error 24:10</p> <p>essential 12:22</p> <p>essentially 22:8</p> <p>esthetic 22:25</p> <p>even 25:18</p> <p>evening 3:3 7:14 21:10 24:12</p> <p>every 7:14 14:14 23:15</p> <p>Everybody 15:17</p> <p>everyone 3:25 4:5,9 19:1 28:13</p> <p>everything 24:6 27:22</p> <p>Everything's 24:25</p> <p>exactly 19:18</p> <p>example 12:25</p> <p>excellent 28:22</p> <p>Exhibit 11:17 12:13</p> <p>existed 16:12</p> <p>existing 9:19 10:21 11:15 13:10,15,18 14:1 27:9 29:12,17</p> <p>exists 5:8 6:5 16:22</p> <p>expert 5:6</p> <p>express 22:23</p> <p>expressly 10:9</p> <p>extended 29:8</p> <p>extent 25:21</p>	<p>extra 12:8 15:21 18:1</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>facilities 13:10, 15,18 14:16 15:22</p> <p>facility 3:4,7 8:15 9:1 17:2</p> <p>fact 16:23 17:13 19:22</p> <p>facts 25:12,17 26:12,13 27:8</p> <p>failed 18:8</p> <p>fair 28:6</p> <p>fairly 21:14</p> <p>fairness 26:22 28:7</p> <p>familiarity 27:2</p> <p>families 29:16</p> <p>far 19:15 26:14,19 27:8</p> <p>feel 23:7</p> <p>feet 20:15</p> <p>fell 23:5</p> <p>fewer 13:16</p> <p>figure 20:24</p> <p>filed 11:17</p> <p>final 21:2</p> <p>finally 15:25 21:3</p> <p>find 16:24 21:20 26:17</p> <p>finds 9:17</p> <p>fine 19:18</p> <p>fire 15:3</p> <p>first 4:17 18:9, 11 22:18 23:5, 9 25:6 26:19</p> <p>fitness 26:5</p> <p>five 23:6</p> <p>fixed-width 10:4</p>	<p>flip 12:16</p> <p>followed 7:22 18:15 21:9</p> <p>forego 18:18, 19</p> <p>forward 4:9</p> <p>found 11:6 25:13</p> <p>four 24:16</p> <p>franchise 28:23</p> <p>frankly 9:21</p> <p>friends 27:2</p> <p>front 5:7</p> <p>fundamental 26:21 28:8</p> <p>fundamentally 27:22</p> <p>furnish 14:14</p> <p>future 12:12 19:17 27:13</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>G-r-i-f-f-i-n 18:24</p> <p>G-u-y-n-n 25:8</p> <p>general 17:4, 22</p> <p>Generally 4:1</p> <p>give 4:10,21</p> <p>given 6:5 12:1 19:13</p> <p>gone 21:25</p> <p>good 3:3 12:5 15:4 18:17 21:10 29:5</p> <p>gorgeous 23:2</p> <p>gotten 20:23 26:10 28:14</p> <p>government 8:14 9:13 17:2</p> <p>granted 10:7</p>
---	--	---	---	---

<p>great 4:23 27:11 29:2 greatest 19:14 greatly 23:7 Griffin 6:24 7:22 18:14,22, 23 21:7 grow 29:4 growing 19:3 guess 7:23 Guynn 25:7,11, 12 guys 21:2</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>handbook 12:17 handed 9:23 10:19 11:15 handwriting 4:24 happening 26:17 happens 16:11 happy 18:5 hassle 29:15 hazards 12:9, 10 18:5 health 14:17 23:11,13 24:2 26:2,5,8 27:14, 21 hear 16:15 27:25 heard 27:8,24 hearing 3:5,10, 23 hearings 4:1 heat 29:21 heavily 26:20 Heber 28:24 29:3 help 20:8</p>	<p>here 3:12 8:11, 17 11:10 12:2 13:6 14:24 15:16,18 16:9 20:16 22:23 23:1,9 26:5,6 28:7 29:7 Hey 19:8 Hideout 7:15 high 5:19 6:7 highlighted 13:24 14:12 hill 5:9,14,22 6:3 21:16 Holbrook 3:22 7:20 home 21:25 25:15,20,25 27:14 homes 19:21 26:12 hope 3:21 6:14 28:4 housing 27:13 hundred 8:21, 23 9:20 16:12 17:10 20:15 hundred-plus- year 6:10</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>idea 15:4 20:14 ideas 20:13 ignore 9:3 ignoring 14:24 imagine 22:6 immediate 3:20 immediately 5:21 impact 20:9 22:6,25 23:11, 13</p>	<p>impacted 25:22,23 impacts 12:24 26:8 important 8:9 12:23 27:22 inconsistent 13:25 incredible 7:3, 9,13 incremental 11:8,23 individual 14:23 21:17 individuals 7:16 industry 23:12, 14 instead 13:6 20:11,19 instrumentaliti es 14:15 insulating 15:9 intense 18:25 intention 24:12 interest 11:12 13:7 interested 26:4 interests 8:25 14:3,6 17:25 international 26:4 27:3 into 10:16 13:4 14:1 15:10,12 21:25 28:2 invested 26:20 issue 9:5 29:23,24 issues 3:12,24 9:13 13:17 18:1 28:2,25</p>	<hr/> <p style="text-align: center;">J</p> <hr/> <p>J-a-y 28:17 Jay 28:17 Jeanne 25:9 Jeremy 4:25 6:24 7:23 8:2 job 17:7 joined 3:21 Jordan 3:19 June 25:15 jurisdiction 9:8 justification 27:24 Justin 6:24 7:22 18:14,23</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>K-r-a-m-e-r 21:11 Karen 4:24 6:16 keep 21:2 23:19 Ken 24:17,18 kickback 29:15 kind 10:4 21:13,20 22:5 27:5,6 29:20 kinds 20:13 Kingdom 23:18 knew 23:6 known 27:3 knows 15:17 Kramer 7:22 18:15 21:9,10, 11 22:10</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>Lake 29:6 land 5:11,15 6:1 9:9 11:1</p>	<p>13:12,13,16 14:4,7,8 15:9, 11,15 19:10,15 27:20 landowners 10:7 large 14:23 21:14 larger 6:2 last 25:15 28:18 laws 26:22 lawyer 25:16 26:3 27:25 least 3:17 leave 9:12 23:24 lectern 4:11 7:1 left 3:21 25:10 legal 11:13 28:1 legislation 23:15,19 length 11:5 12:8 14:25 15:21 less 10:17 12:9 13:3 lessening 20:9 let 4:7 letter 9:23 29:10 Levar 3:3,18 4:21 6:15,19, 21,23 7:19,21 8:4 18:7,19,22 21:7 22:10,15 24:4,8,14,17, 19,21,23 25:1, 4,11 28:12 life 5:21 light 27:7 28:24 29:4</p>
--	--	--	--	---

<p>like 3:13,14 4:6 7:15,24 12:11 14:9 25:9 29:23 limits 3:14 line 5:17,18 6:9 7:11,12,16 8:20,24 9:4 10:7,10,18,21, 22,23 11:6,11 12:9 13:6,19, 22 14:6 15:1, 13,17,19,21 16:17 17:17,23 18:2,4 19:7,13 20:8 23:2,8 24:8 27:9 29:7, 13 line's 5:22 lines 11:8 12:20,25 13:3 19:2 20:11 22:7,24 23:20, 24 list 3:12,15,17 4:14,17,22 28:13 listen 16:13,20 litigators 27:4 little 26:18 28:20 29:15, 20,21 live 21:21 lived 29:16 lives 6:11 living 22:1,2 23:23 27:22 local 8:14 9:12 17:2 location 6:10 17:4 19:23 locations 20:1 long 3:13,16 18:25</p>	<p>long-standing 6:10 long-term 5:24 longer 10:23 looking 3:12 looks 25:8,9 lot 27:2 28:1 29:21 love 23:5 lowering 5:19</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>made 5:17 25:10 26:24 27:25 maintain 14:15 major 26:9 make 10:23 13:3 27:11 28:5 makers 28:5 makes 12:5 17:15 19:5,7 20:25 making 22:1 many 26:6 map 10:19,20 mark 7:22 18:15 21:9,10 24:16 marshal 15:3 massively 26:16 matter 3:6 Maximizing 13:15 may 3:1,24 5:14 13:15,18 19:16 maybe 20:7,15 Mchenry 24:24,25 mean 21:1</p>	<p>means 20:17 19:8 20:15 meeting 20:10 22:25 24:1 29:11 26:6 member 18:12 26:25 29:9 members 3:19 18:8 21:8 24:5 mic 22:20 middle 20:4, 15,18,21 might 25:23 mile 12:8 15:21 miles 11:8 millions 11:7 mine 18:18 minimize 13:12 minutes 23:6 mispronounce 4:18 mitigate 20:7 more 4:12 12:9,10 20:12 26:17,24 MOSCON 8:5 most 6:6 21:25 23:18 mostly 6:6 Mountain 3:6,8 5:10 8:23 9:2, 21,24 10:1 11:4,14,17,20, 21,22 12:3,11, 14,17 13:5,21, 25 14:9,20 15:12 16:1,16, 21 17:11,14,16 19:2 20:6 24:12 25:3,20, 21,22 28:21,24 29:3,11,22 Mountain's 19:9 move 6:9 8:24 9:4 12:6 13:22 14:1,5 15:1,13</p>	<p>19:8 20:15 22:25 24:1 26:6 moved 5:13 25:15 26:5 moving 5:17 10:16 22:23 23:7 much 21:23,25 22:9</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name 3:18 4:16,17 5:2 6:25 7:4 8:1 18:16 21:10 25:8,9 28:15 names 4:19,22 narrow 8:8,11 national 27:3 near 3:15 nearby 13:16 27:23 nearly 10:8 necessarily 29:19 need 3:13 9:1 10:3 15:16,19, 20,22 16:20 19:3 25:5 26:17 needed 8:15, 18 9:6,17,19 10:15 15:23 17:22,24 28:23 29:19 needs 15:17,20 19:2 negotiations 12:2 negotiator 26:3 neighborhood 12:24</p>	<p>neighborhoods 15:2 27:23 neighbors 26:9 28:8 neither 20:16 never 20:22,23 29:24 new 13:10,13, 19 14:2 25:15, 16 26:25 29:8 next 4:11,22, 23,25 6:19,23 7:21 13:8,23 15:1 18:14 19:21 21:8 24:8 25:8,9 nobody 6:11 north 29:7 notes 11:19 nothing 15:23 16:7 17:11 notice 11:19 25:22 noticed 29:7 number 11:4 13:12,24 20:17 29:1,16</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>oath 4:6 objected 11:4 objection 7:18 obligation 16:25 17:16 obvious 18:4 obviously 20:2 off 8:3 24:16 Ohio 27:1 one 8:5 11:19 19:3 20:14,18 22:17,25 25:6 26:12 ones 13:10 20:12</p>
---	---	---	---	---

<p>ongoing 10:10 only 9:7 14:12 17:24 20:24 operating 8:21 opportunity 3:11 7:11 opposition 22:23 23:10 option 4:8 20:18,23 options 3:25 order 4:14 ordinance 20:9 ordinances 19:21 originally 23:4 others 25:19 otherwise 4:8 9:22 outweigh 14:7 over 10:24 13:19 29:1 overrule 8:10 9:16 own 21:16 owner 18:24 19:10 owners 5:11 10:5 27:14 owners' 22:1</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>P-o-l-l-e-y-s 5:4 P-r-i-c-e 28:17 P-r-i-m-i-c-h 7:6 p.m. 3:1 parameters 17:4,22 part 11:5 12:2 partially 22:24 partners 27:2</p>	<p>past 19:10 patrons 14:17, 21 pays 11:22 pecuniary 8:25 11:12 13:7 14:6 17:25 people 3:15 4:1 20:5,16 21:21 22:18 26:6,11,20 people's 24:2 Perfect 4:20 permission 19:6 permissions 23:16 permits 17:18, 19 petition 3:7 petitioner 3:8 piece 21:24 place 8:22 21:3 23:9,19 placed 4:6 planning 12:17 16:14 29:11 point 3:16 5:23 21:23 points 26:23 pole 11:22 poles 12:7 15:22 22:7 29:8,14 Polleys 4:18, 20 5:1,3,4 6:15 populated 23:21 portion 14:13 position 28:18 positioning 11:13 possible 11:22 13:9 25:18</p>	<p>27:7 possibly 19:15 potential 23:11 26:7,8 potentially 13:13 26:10 power 3:8 5:10,17 6:9 7:11,12,15 8:23 9:4,22 10:1,9 11:4,17, 21 12:3,15,17, 19 13:5,21,22 14:20 15:13 16:1,16,21 17:11,14,16 19:3 25:3 27:9 28:21,25 29:4, 13,20,22 Power's 3:6 9:25 11:14 12:11 13:25 14:10 24:12 29:12 Powering 12:12 prefer 13:18 preferable 13:2,9 preferred 11:14,20 12:3, 6,7 prefiled 11:16 12:14 presence 5:22 present 3:19 pretty 18:25 21:19,21,23, 24,25 previous 7:12 10:7 Price 28:17 Primich 4:24 6:16,18,20,22, 23 7:2,5,8,19</p>	<p>private 15:9 probability 5:19 probably 19:22 problem 22:22 proceed 4:4 process 10:11 21:24 produce 13:16 products 23:17 profit 5:15 prohibited 8:15 17:3 project 22:19 Promontory 5:12,25 9:2,7, 22 10:24,25 11:2 12:1,2 14:22 15:6,10 17:14,17 19:6, 7,19 20:2,25 26:15 27:10 Promontory's 8:25 9:4 11:12 12:6 13:7 14:2, 6 17:25 19:15 20:17 promote 14:16 pronounced 25:7 property 10:5 21:21 proposal 25:18,23 27:12 proposals 12:19 proposed 10:22 provide 8:16 9:18 10:6 14:14 16:6 17:5 provided 12:13,18 17:9, 12</p>	<p>provision 9:13 public 3:5,10, 11,23,24 4:1,2 9:15 14:14,18, 21,23 15:8 17:6,9 18:14 pull 22:20 purchase 25:14 purchased 25:20 put 6:7 7:11 10:24 16:16,21 17:17,19 21:3 23:19 putting 7:12</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>question 8:19 10:12,13,14,15 19:25 28:10 questions 18:6,9,10,12 21:8 22:9,11 28:9 quite 18:25 quote 11:7</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>R-e-u-t-z-e-l 8:2 rather 13:10 rational 14:5 reached 15:6 read 4:21 14:12 ready 3:3 realized 18:8 really 8:19 15:18 20:2 21:20 22:5 23:7,8 reason 11:11 14:5 15:5 20:3</p>
---	---	--	---	--

<p>23:9 reasonable 14:19 reasons 22:25 rebuild 10:7 received 25:22 recognize 8:10 recognizes 8:9 record 8:3 15:23 27:6 recordings 16:15 red 10:22 reduce 5:20 13:13 reducing 13:12 regulate 14:7,8 regulation 9:9 regulations 15:10,11 regulatory 14:4 REIF 22:14 25:10 reject 6:8 relating 8:14 relationship 29:3 reliability 9:6 12:10 18:1 reliable 8:16 9:14,18 10:17 17:5,8 reliance 26:12, 21 relied 27:15 rely 16:18 remain 10:5 reporter 4:16 5:2 6:25 7:4,7 8:1,6 22:20 28:16 represents 10:21,22</p>	<p>Republican 27:17 reputation 27:11 request 6:9 14:1 requesting 5:10,13 6:8 requests 24:4 required 11:6 17:4 requirements 9:3 resident 5:5 7:2,8 21:11 22:17 23:6 residential 15:1 residents 5:9, 19 respects 14:18 respondent 3:9 result 10:16 Reutzel 4:25 6:24 7:21,23 8:2,7 18:7,10, 13 revenue 5:20, 23 review 3:4,7 Rice 21:9 22:11,12 25:4 Rich 22:18 ridge 5:5,9 7:9, 10 10:25 12:25 13:6 20:8 21:12 22:17 23:2 right-of-way 11:23 13:14 14:1,2 rights 10:6 risk 24:2 26:2</p>	<p>risks 23:11 Rock 5:5,9 7:2, 8 18:24 21:11 22:17 23:1,5 27:23 Rocky 3:6,8 5:10 8:23 9:2, 21,24 10:1 11:4,13,17,20, 21,22 12:3,11, 14,17 13:5,21, 25 14:9,20 15:12 16:1,16, 21 17:11,14,16 19:2,9 20:6 24:12 25:2 28:21,24 29:3, 11,22 role 8:8 roll 24:11,15 room 7:20 18:11 22:13,15 25:5 28:14 route 10:14,16, 21,23 11:14, 15,20 12:3,6,7 16:6,7,8,10,12, 13,25 29:17 routes 11:5 16:1,2 ruling 18:3 running 22:7</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>sacred 7:10,17 29:19 safe 8:16 9:14, 18 10:17 14:16 17:5,8 safety 9:6 12:9 14:16 18:1,4 said 15:4 16:19 17:19 18:3 21:1 24:25 26:25</p>	<p>Salt 29:6 same 24:17,18, 19,20,21,22,23 25:2 satisfy 8:24 11:12 17:24 say 5:11 15:19 16:20 17:12 18:5,16 19:8 20:7 21:3 24:6 28:3 29:9,23 says 8:13 9:11 11:20 12:3,22 13:9 14:11 17:1 scales 21:15 Scandinavian 23:18 scenery 12:23 scenic 21:19 Schafer 25:9 Schmid 24:17 second 13:11 23:10 25:5 seeks 8:23 seem 13:25 14:3 seems 14:24 28:12 seen 21:13 segment 8:17, 18 11:18 17:23 sense 12:5 19:5,7 20:25 Seppi 24:9,10 serious 6:3 service 8:16 9:14 11:9 14:15 17:6,8 set 14:5 21:13 26:12 SETNEY 24:16 several 19:20 share 7:24</p>	<p>Sharon 24:9, 10,16 Sharp 22:12 24:5,6 sheds 12:22 sheer 23:2 sheet 25:6 shock 27:5,7 28:3 short-enough 3:17 shorter 20:12 SHORTT 24:18 should 5:11,17 13:2 16:25 17:3 shouldn't 17:12 show 12:5 side 5:8,14,18, 22 6:2 7:13 sign-in 25:5 sign-ups 4:14 significant 21:24 23:13 signing 24:15 simply 15:12 since 23:15 sir 7:4 22:21 sit 4:11 situation 14:24 21:13 22:4 26:1,18,21 slope 21:16 snippets 16:18 solely 8:24 something 20:4,18,20,23 27:4 29:8,18 Sometimes 3:14 soon 3:21 sorry 4:23 6:21,23</p>
--	--	--	--	---

<p>sort 7:17</p> <p>sound 27:25</p> <p>southern 21:15</p> <p>speak 3:11,24 4:1,2 20:6 24:12 28:14</p> <p>speaker 18:14</p> <p>speaking 6:17</p> <p>specify 17:4</p> <p>spell 4:16 5:1 6:25 8:1 28:15</p> <p>stand 4:11,15 28:16</p> <p>start 3:4</p> <p>started 22:18</p> <p>state 4:15 5:6 27:5,7 28:3,15</p> <p>statute 8:8</p> <p>statutory 14:10 16:24</p> <p>Steven 25:7,12</p> <p>still 18:11</p> <p>stop 6:13</p> <p>strip 9:8</p> <p>subject 4:3,7</p> <p>subjective 27:20</p> <p>Subsection 8:13 9:11 17:1, 15</p> <p>such 14:15</p> <p>sudden 26:13</p> <p>sufficient 9:20 10:6</p> <p>suggested 19:13</p> <p>suggesting 20:3</p> <p>suggestions 20:10</p> <p>Summit 5:8,25 6:2 9:24 10:1 12:20 13:1 16:11</p>	<p>super 20:4</p> <p>support 29:10, 13</p> <p>surprised 25:18</p> <p>surrounding 12:25</p> <p>surroundings 13:4</p> <p>sworn 4:3,6</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>table 25:19</p> <p>take 4:15 10:19 22:3 24:2 25:7 28:8</p> <p>taken 28:2</p> <p>takes 7:13</p> <p>taking 19:15 27:18,20,21</p> <p>talk 14:9 15:25 16:7</p> <p>talked 29:25</p> <p>talking 8:17 11:10 15:16, 18,20 22:8</p> <p>talks 11:18</p> <p>tall 20:12</p> <p>tax 6:2</p> <p>technical 23:22</p> <p>telling 16:16</p> <p>testimony 4:9 11:16 12:14</p> <p>than 11:11 13:10 15:6 16:5 21:4 28:3</p> <p>their 16:19 19:2,6,22 20:10 26:11</p> <p>themselves 20:11</p> <p>thing 17:24 20:25 21:20</p>	<p>24:17,19,21</p> <p>things 20:11 27:14</p> <p>thought 21:24 24:14 29:18</p> <p>three 18:9</p> <p>through 7:16 19:20 22:7 29:1</p> <p>throughout 13:1</p> <p>tightens 23:16</p> <p>time 3:14,16 18:25</p> <p>today 6:5</p> <p>told 10:1 16:21</p> <p>tonight 4:19 8:18</p> <p>Tooele 11:3 16:3,6</p> <p>took 29:20</p> <p>top 10:25</p> <p>topography 13:3</p> <p>total 13:12 19:7</p> <p>town 29:7</p> <p>townhome 21:16</p> <p>townhomes 21:15,19</p> <p>transactions 26:4</p> <p>transfer 26:11 27:12</p> <p>transmission 8:20,24 10:10, 18,21,22,23 11:6,8,11 12:19 13:3,19 14:6,25 15:1, 13,17,19,21 17:23 22:24 23:8,20</p>	<p>tried 20:24</p> <p>trump 15:14</p> <p>trumped 14:3</p> <p>trumping 14:4</p> <p>turn 12:21 13:8</p> <p>two 3:25 4:22 18:11 20:1</p> <p>type 23:20</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>uncooperative 28:21</p> <p>under 4:6 11:19 12:21 13:8</p> <p>understand 19:18 20:17</p> <p>Understandabl e 5:16</p> <p>understanding 5:5,7 6:6 19:1</p> <p>understood 24:11 29:12,17</p> <p>undeveloped 13:1,23 24:1</p> <p>unfair 26:16,20</p> <p>unfortunately 19:19</p> <p>unique 7:17 21:21</p> <p>United 23:18</p> <p>units 21:22</p> <p>unless 9:17</p> <p>unmatched 23:3</p> <p>unpopulated 23:25</p> <p>unsworn 4:2,9</p> <p>until 21:2 28:18 29:25</p> <p>upgrade 13:9, 18 15:18 19:2, 6</p>	<p>upgrades 13:11</p> <p>use 9:9 11:1 13:2,15,17 14:4 15:9,11, 15</p> <p>used 10:9</p> <p>uses 14:8</p> <p>Utah 3:4 7:11 8:12 9:10 14:10 16:23 23:1 27:1</p> <p>utility 3:4,7 5:8 9:15 14:14 15:8 17:6,9 18:2</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>valid 10:6</p> <p>validity 10:10</p> <p>valley 29:20</p> <p>value 11:22,23 25:25</p> <p>values 5:19 27:13,20,21 28:8</p> <p>versus 3:8</p> <p>view 5:23 7:14 12:22 21:17,23 22:6 23:2 26:1</p> <p>views 12:24 21:22 26:8 27:13,20</p> <p>visible 13:3</p> <p>voice 25:19</p> <p>Voltage 13:10</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>wait 3:16</p> <p>want 6:7 10:23, 24,25 13:22 15:4,25 19:8, 16 28:20</p>
--	---	---	---	--

<p>wanted 22:5 23:6 28:14 wants 9:7 14:25 17:17 Wasatch 3:8 5:14,18,20,24 6:4 7:13 8:11, 18 9:3,8,17 10:15,16 11:1, 18 12:20 13:1 14:4,7 15:3,11, 14 16:9,15,19 17:19,23 19:20 21:18 22:6 23:3 26:20 28:19 Wasatch's 19:20 Watts 25:1,2 way 4:4 19:16 27:16 29:18 ways 20:7 wealth 26:11 27:12 went 23:5 whatever 20:3 Whenever 13:9 whichever 4:12 White 3:19 whole 17:25 Wilbert 18:15 will 4:4,19,22 5:6,20 6:14,19, 23 10:20 11:19,21 12:16,21 13:11 14:11,16,18 16:15,24 17:24 21:1 23:8 28:5 Wilson 3:21 4:12 wire 6:7 wishes 3:24</p>	<p>within 19:9 without 27:18, 19 witness 3:5,10, 23 4:1 witnesses 18:9 Wolper 18:15, 17,20,21 worked 23:14 28:25 working 19:10 worry 3:14 worse 20:19 worst 19:23 21:5 written 9:12,24 17:3 18:3 wrote 29:10</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>year 23:15 28:18 years 8:21,23 9:20 16:12 17:10 28:19 29:1,24 yet 3:14 25:12 28:14 York 25:16 26:25 yourself 22:4</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zoning 9:3,9</p>	
---	---	--