

**FORMAL COMPLAINT FORM**  
**PUBLIC SERVICE COMMISSION**  
Heber M. Wells State Office Building  
160 East 300 South, Fourth Floor  
P.O. Box 45585  
Salt Lake City, Utah 84114

Complaints are public documents and are maintained on the Public Service Commission website.  
Further information on formal complaints is available at: <https://psc.utah.gov/complaint-process/>

1. Name of Complainant: Prior Land LLC - Paul A. Prior manager  
Address: 347 East Southfield Rd Spanish Fork, UT 84660  
Telephone No.: 801 360 7317  
Email Address: papmrior@msh.com  
Preferred method of contact: \_\_\_\_\_ Email or X U.S. Mail

*If represented by counsel, list:*

- Name: Paul S. Prior (son) is a partner in Snell & Wilmer LLP law firm. If legal council is needed, I with neighbors will work with Snell & Wilmer LLP SEC office (real estate partners) (and land right attorneys)  
Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_ Email Address: \_\_\_\_\_

2. The utility being complained against is: Rocky Mountain Power  
3. What did the utility do which you (the Complainant) think is illegal, unjust, or improper?  
Include exact dates, times, locations and persons involved, as closely as you can.

Proposed location of massive power poles, lines, and its 125ft RofW within the highly scenic "SF River Bottoms Greenway" is a poor location choice. (Not within the principle of <sup>best use</sup> highest value, both aesthetically and monetarily)

4. Why do you (the Complainant) think these activities are illegal, unjust or improper?

This current proposed location would ruin the high end custom home development & championship golf course, within this unique country character area. (see letter "Horizon" pgs 2, 3, 4 and maps)

5. What relief does the Complainant request?

Relocate the R. Mt. Pw. 354 kw lines within the already established "Power House Parkway" and infrastructure corridor: RofW of roads, irr. canal, existing power lines, etc. can wisely over lap. (see Horizon pg 1, 2, 4)

6. Signature of Complainant Paul A. Prior

Date: Feb 28, 2025

NOTE: Submit complaint by email or U.S. mail. (<https://psc.utah.gov/psc-filing-requirements/>)



Feb 13 2025

1st Complaint & Change Request  
'Division of Public Util.'  
By Phone  
801-530-7622

Dear Neighbors Your  
Help Is Needed To Help Do  
THE RIGHT THING!

2nd Complaint & Change Request  
by Form and Mail  
Public Service Commission  
160 E. 300 South 4th Floor  
P.O. Box 45585 SLC 84114

Paul D. Prior  
801-360-7317

X!!! NO!!!  
Not In Open Scenic  
River Bottoms

Along the Power Hs Pkwy - Name  
\*SA Irr Canal on North  
\*PKWY 3-5 lane within  
\*Elect. Lines 125' Rot Way



Comment: Line runs through family farm. Curious about where line  
intersects. Also interested in compensation for land use

COMMENT FORM  
Spanish Fork to Mercer  
345 kV Transmission Project

No in Open Scenic River Bottoms

Yes "Along Power Hs Pk Way"

125' High Poles.

Comment Geometry

Massive

1 inch = 1,500 feet

125' Rot Way

Date: 6/20/2024 7:34:18 PM

Comment ID: 193417

Name: PRIOR LAND LLO

Address 1: 347 E SOUTHFIELD RD SPANISH FORK, UT 84660-9790

City: SPANISH FORK

State: UT

Zip Code: 84660

Telephone:

Email:



May 31, 2024

Prior Land LLC  
347 E Southfield Rd  
Spanish Fork, UT 84660-9790

RE: Property Owner Notification of Local Land Use Applications for an Electric Power Transmission Line

Dear Prior Land LLC:

Rocky Mountain Power (Company) proposes to permit, construct, operate and maintain a new transmission line in southern Utah Valley between its existing Spanish Fork Substation and Mercer Substation near Eagle Mountain. The proposed Spanish Fork to Mercer Transmission Line Project (Project) will improve transmission-system reliability for customers and meet increased electrical demand. The Project will be approximately 45 miles of new 345-kilovolt, single-circuit transmission line requiring a 125-foot-wide right-of-way. *For 125' High (A MASSIVE Fx Sore) For This Highly Scented Open Space*

The Company has conducted a study to develop and evaluate alternative routing options to identify a route for the transmission line that has the least impact on communities, land uses, and the environment while also meeting engineering and safety standards. The affected entities in the Spanish Fork to Mercer Transmission Line Project area include Utah County, Eagle Mountain, Genola, Goshen, Mapleton, Payson, Salem, Santaquin, and Spanish Fork. Attachment A to this notice is a map that depicts the Project area and alternative routes. *Green Way*

The Company is beginning the process of permitting the Project. You are receiving this letter because, according to our records, your property may be crossed by or in the vicinity of one of the alternative routes. This letter is to inform you that a Conditional Use Permit application and any other required land use permits may be filed with your local land use authority. Pursuant to Utah Code Chapter 54-18-301 Siting of High Voltage Power Line Act, regarding regulatory and community engagement processes, we are sending this notice.

As we begin the permitting process, the Company will host four public open house meetings—three in-person meetings and one live virtual meeting online—for the public to review the alternative routes and provide input on a route to be carried forward into the permitting process. *YES! POWER House Park Way "Power Hs Pkwy"*

- ① A Natural Infrastructure Corridor Already
- ② Has The NAME
- ③ Has The Grand Park
- ZONING**
- Already In The Area.

Please join us at our public open house meetings!

June 18, 2024  
5:30 p.m. to 7:30 p.m.  
Goshen Senior Center  
79 S Center Street  
Goshen, UT

June 20, 2024  
5:30 p.m. to 7:30 p.m.  
Spanish Fork Fairgrounds  
High Chaparral Room  
475 S Main Street  
Spanish Fork, UT

June 19, 2024  
5:30 p.m. to 7:30 p.m.  
Salem Junior High School Cafeteria  
598 N Main Street  
Salem, UT

June 25, 2024  
5:30 p.m. to 6:30 p.m.  
<https://us06web.zoom.us/j/87308050815?pwd=b6m0tLs6DbQ9nDqolDTNZXzVEVvOWe.1>  
Passcode: 638010

Delynn Rode back  
SF Liv. Ins 501-597-4465

2/4

The land use approval process involves a Conditional Use Application or other required land use permit to be filed with your local land use authority (Agency). This application is subject to review and approval by the Agency and will be reviewed by the Agency's Planning Commission. The Agency will conduct a public hearing to review the application and accept public comments. Notice will be provided to potentially affected residents and landowners by the Agency pursuant to the provisions of the Agency's code procedures. You also may be receiving letters from your local Agency about applications filed, upcoming public hearing dates and locations, and how to provide comments on the application.

During the land use approval process for the Project, you may be contacted by a representative of the Company to request entry onto your property to conduct certain land and environmental surveys to help inform the process. If studies are desired on your property, you will receive a separate letter explaining the request with contact information. *as per Avista "Strong Preliminary 1st Choice"*

Finally, receiving this letter does not necessarily mean the Project will be sited on or across your property. If it is determined a right-of-way is needed on your property for the transmission line, you will be contacted by a representative of the Company to meet on your property, discuss the Project in detail and negotiate for the purchase of a right-of-way easement. The Company prefers—and makes every effort to—acquire right-of-way easements for its transmission lines through voluntary good faith negotiations without using the power of eminent domain granted to it by the State of Utah. The vast majority of easements acquired by the Company are through voluntary means. However, Utah Code requires Rocky Mountain Power to notify an affected landowner of the rights they have under Title 78B, Chapter 6, Part 5, Eminent Domain, as follows:

- \* Price 18 Hole Championship Golf Course A Hundred 1/2 - 1/4 Ac. Building Lots for Custom Homes*
- A UNIQUE Canyon Wind Free 300 Ac. Area.*
- You are entitled to receive just compensation for your property.
  - You are entitled to an opportunity to negotiate with Rocky Mountain Power over the amount of just compensation.
    - You are entitled to an explanation of how the compensation offered for your property was calculated.
    - If an appraiser is asked to value your property, you are entitled to accompany the appraiser during an inspection of the property. *"Best Use Highest Value"*
  - You are entitled to discuss this case with the attorneys at the Office of the Property Rights Ombudsman. The office may be reached at (801) 530-6391, or at Heber M. Wells Building, 160 East 300 South, Salt Lake City, Utah, 84111.
  - The Office of the Property Rights Ombudsman is a neutral state office staffed by attorneys experienced in eminent domain. Their purpose is to assist citizens in understanding and protecting their property rights.
  - If you have a dispute with Rocky Mountain Power over the amount of just compensation due to you, you are entitled to request free mediation or arbitration of the dispute from the Office of the Property Rights Ombudsman. As part of mediation or arbitration, you are entitled to request a free independent valuation of the property.
  - Oral representations or promises made during the negotiation process are not binding upon the entity seeking to acquire the property by eminent domain.

Requests for information may be directed to Delynn Rodeback at (801) 597-4465 or Delynn.Rodeback@pacificorp.com or Dan Forbes at 801-220-2248 or Daniel.Forbes@PacifiCorp.com.

A website has been established that provides a description of the Project, the need for the Project and the anticipated Project timeline. This website will be updated with information throughout the Project. The website may be accessed at:

<https://www.pacificorp.com/transmission/transmission-projects/spanish-fork-to-mercero.html>

Thank you for your time and consideration. If you have any questions about the Project, please contact us.

Sincerely,

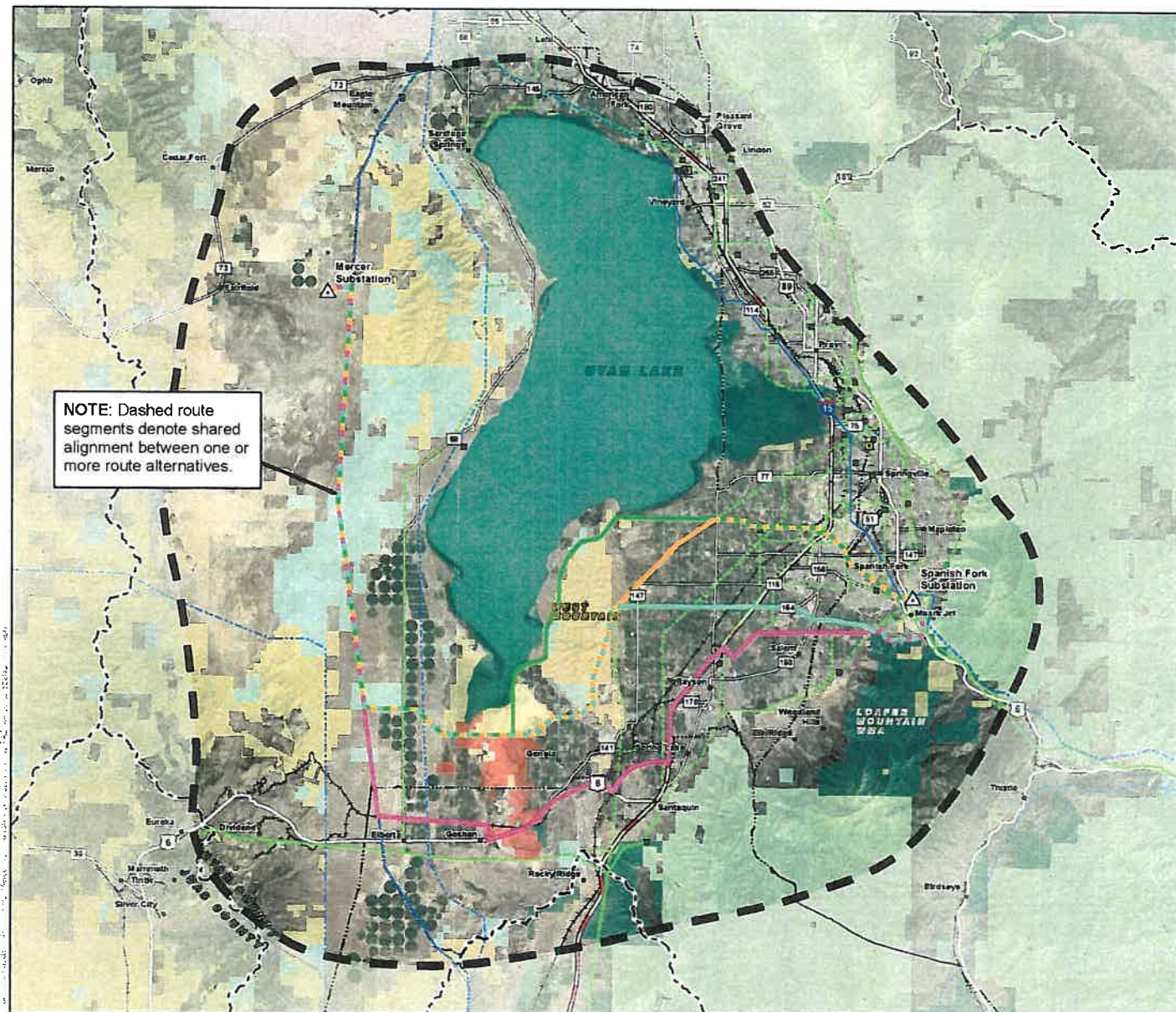


Brandon D. Smith  
Director of Project Delivery  
PacifiCorp VP Transmission and Delivery PacifiCorp

Enclosure: Map

Cc: Todd Jensen, VP Transmission and Delivery, PacifiCorp  
Richard Bardauskas, Project Manager, PacifiCorp  
Tami Moody, Regulatory Permitting Project Manager, PacifiCorp





#### Project Features

- △ Project Substation
- Preliminary Preferred
- Alternative A
- Alternative B
- Alternative C
- Study Area

#### Existing Utility

- Substation
- Natural Gas Power Plant
- Transmission 230 KV and above
- Transmission Under 230 KV
- Natural Gas Pipeline

#### Jurisdiction

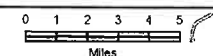
- Bureau of Land Management
- Bureau of Reclamation
- US Forest Service
- Department of Natural Resources
- SITLA
- Private

#### Reference Features

- City/Town
- Interstate Highway
- U.S. Highway
- State Highway
- Railroad
- County Boundary



### SPANISH FORK TO MERCER 345 KV TRANSMISSION PROJECT PRELIMINARY ROUTES



PACIFICORP



POWER  
ENGINEERS



Feb 13, 2025

1st Complaint & Change Request  
'Division of Public Util.'  
By Phone  
801-530-7622

Dear Neighbors Your  
Help Is Needed To Help Do  
THE RIGHT THING!

2nd Complaint & Change Request  
by Form & or Mail  
Public Service Commission

Paul A. Prior  
801-360-7387

X X!!! NO!!! X X X  
Prior Land L.L.C.  
Not In Open Scenic  
River Bottoms

Along Power Hs Pkwy - Name  
\*SA Irr Canal on North  
\*PKWY 3-5 lane within  
\*Elect. Lines 125' Rot Way



Comment: Line runs through family farm. Curious about where line intersects. Also interested in compensation for land use.

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125' High Poles.  
Comment Geometry  
Massive

1 inch = 1,500 feet

125' Rot Way

Date: 6/20/2024 7:34:18 PM

Comment ID: 193417

Name: PRIOR LAND L.L.C. & Irr Canal

Address 1: 347 E SOUTHFIELD RD SPANISH FORK, UT 84660-9790

City: SPANISH FORK

State: UT

Zip Code: 84660

Telephone:

Email:



Attention Delynn & Austin, Thank  
You for visiting with me last  
Friday! Jan 31, 2025



Paul A. Prior  
347 East Southfield Rd.  
Spanish Fork, UT 84660  
(801) 360-7317

\* Notes  
As Per Rocky Mt Power  
Highlighted In Yellow  
& Red. Underlined (★)

Feb. 5, 2025

Please pass copies of  
enclosed, to all interested  
individuals!! Thank You  
& Thank you for keeping me updated & on same page as it were!!

### PLAN FOR FUTURE HORIZONS WHILE BUILDING FOR NOW !!!

To: Authorities of Transportation, Community Development, and other interested parties!

**THE GRAND KEY: A "KEY JUNCTION" FOR US-6, US-89, S.E. UT COUNTY  
BELTLOOP, SR-164 & SR-198. SECURE R-of-Ways NOW; PLAN AND BUILD ROADS, OVER/UNDER  
PASSES WITH ON-OFF RAMPS, PRIOR TO NEED! [See enclosed map(s)]**

**GRAND KEYWAYS: YES TO Multipurpose Synergistic-Infrastructure-Transportation-  
Park & Green Ways [Hereafter referred to as "Syn-Park-Ways"]** These Synergistic Parkways  
should combine as many: Infrastructure Conduits & Easements; Ample width roadways for  
current and future needs; Trails; etc. as practicable to service current and future community and  
needs.

These Syn-Park-Ways should also be located at: Naturally dividing geographic features;  
City and County Limit borders; Existing; Extended, and Needed Roadways; etc..

These synergistic easements should include but not be limited to: Major electric power  
lines, requiring 125-foot right of ways; Roadways; Irrigation canals or pipes; Culinary water  
pipes; Gas lines; Fiber optic cables; Etc. Recreation pedestrians and bike trails can be placed  
over these buried infrastructure conduits and on or along serendipity shared easement ways!

Combining as many of the above communities' easement needs within these major to  
moderate Syn-Park-Ways reduces duplication of cost and conserves land area and other  
resources. Also they can share and overlap easement width requirements. This WISE  
synergistic sharing principle makes "Common Sense". As a bonus, these needed wider areas  
will enhance and enlarge, "Please the eye and gladden the heart", open energy greenways.

**A. Yes to The SR-164 Eastward Extension Becoming A "Syn-Park-Way"!** It should be  
located North of the SF River Greenway. It will junction with the UT County S.E. Belt Loop. Then  
both merged routes will join the above Expediant "Key Junction"! This will:

1. Reduce congestion for Spanish Fork now maxed-out and accident pron SF Main Street  
and SF 1000 North servicing the North Major Business areas.
2. Save 3 miles for US-6 travelers not desiring to go through the North SF Business District.
3. Become a collector road for Riverbottom Residential Areas
4. Be similar to Lake View Parkway functions in South Provo. Also, it will be similar to  
Volunteer Drive and South Lane functions in South Spanish Fork.

**B. If UDOT, UT County Authorities, and others can not see the wisdom to incorporate the  
soon-to-be-constructed Rocky Mountain Power major transmission right-of-way within the  
SR-164 "Syn-Park-Way" then it is encouraged that the Rocky Mountain Power, a Division of**

2nd Choice



Ut County

Public Works Adm, Glen Tanner 801-420-7619

Roads Sam Coone

801-362-5039

S Fork South Irrigation Co Pres.

John Ludlow

801-836-8894



1st Choice

The New "Power Horse Park Way" Power Hs Pkwy,

2/5

PacifiCorp, work with just UT County and convert the now narrow UT County 8800 S. Roadway into a major "Syn-Park-Way". The major power lines and poles requiring a 125 ft easement could easily and wisely be located along either side of the existing 8800 S. Roadway and the Spanish Fork Southfield Irrigation Company canal right-of-way and then at 420 East go N. W. on either side of the continuing westward irrigation canal and also a future full-service "Syn-Park-Way".

Once this necessary widening of this "Syn-Park-Way" is secured, bike and pedestrian trails can be placed on piped irrigation water and other infrastructure conduits or piped functions. This will resemble the nice and wide State Road #\_\_\_\_\_ also Orem's 8th N. major corridor.

W?  
SR #

**YES!! to BOTH A and B locations, above, becoming full-service "Syn Park-Ways"**

They are now partially established or lend themselves to extensions and widening to become prime "Syn-Park-Ways" **& combine or junction with "Power Hs Pkwy" & S.E. County's Belt Loop**

**AS ROCKY MOUNTAIN POWER NEEDS TO DECIDE ASAP THE BEST LINE LOCATION To service coming needs. CITIZENS AND PUBLIC AUTHORITIES SHOULD AGREE ON EITHER OF THESE BEST "SYN-PARK-WAY" LOCATIONS!!!**

Yes  
S.E. County's  
Belt  
Loop

**NO!!! TO, PLACING MAJOR POWER POLES IN THE HEART OF THE SPANISH FORK GREENWAY, AS THIS, WOULD BE A TRAVESTY AND WOULD KILL THE FUTURE BEST USE AND HIGHEST VALUE FOR THESE TREASURED AREAS!!!**

No

→ To Page 6-7 & last paragraph

**C. The South East UT COUNTY BELT LOOP, #83, is in the Mountain Lands Association of Government's [MAG] Twenty-Year Plan and needs to be Changed "To the Front Burner" or the 'Five Year Plan' to address and seamlessly blend in with the above-expedient Best A and B "Syn-Park-Way" Scenarios! & "THE KEY JUNCTION" [See maps enclosed]**

#83- 2025 MAP  
2020 MAP

1. With the additional planned 10,000+ homes to be built in Salem, Woodland Hills, Elk Ridge, and The River Bottom-South Bench [RB-SB] areas, The S.E. UT County Belt Loop has received preliminary approval to become a 5-lane, North/South major arterial, headed northeast to a junction with US-6. (See MAG's map, project #83 enclosed). This needed arterial will reduce, slow and congested, multi-stop light, and accident-prone SF Main Street traffic. It is already failing and has a high rate of rear-end and intersection accidents as it is well over its safe carrying capacity and has poor lane configurations!
2. Some of the benefits of joining SR-164 Eastward Extension with the S.E. County Belt Loop / Woodland Hills 5-lane highway, to the KEY JUNCTION near SF 3400 East include:
  - a. Linking the River Bottoms and South Bench [RB-SB] with other S E UT County Communities, **with a 55 MPH scenic, safer, and more effective transportation Belt Loop, will increase in worth, safety, and additional use as time goes by.**
  - b. Saving duplication of infrastructure right-of-ways areas, construction materials costs, etc. while preserving the proper form and function of existing residential collector roads, namely 2300 E. SF (See doc enclosed entitled **DO NOT MIX !! ORANGES & APPLES!!**)
  - c. Keeping the SF 2300 East Residential area as is, which has 25 mph school zone crossings etc. will reduce the risk of further pedestrian deaths and injuries as well



as save millions, of dollars by preserving the existing healthy residential environment (Also paraphrasing the Bible "Do not put new wine [Major new roadways] in old bottles [Well established, functioning, desirable residential areas]").

**D. The LEVEE Facture, A WIN-WIN-WIN Bonus for selecting and building An SR 164 Extention "Syn Park-Way":**

1. The Spanish Fork River Bottoms are within a floodplain [Which contains 3 separate sub-divisions, high risk, medium risk, and low risk]. Constructing a multi-purpose, flood-containment levee/berm, as part of the SR-164 Syn-Park-Way **between the high and medium flood plain risk areas** makes great mitigating "common sense"!
2. The high-risk areas adjacent to the river would naturally become and contain valued Green-way recreation/park features. The Army Corp of Engineers approved and built the Levee System after the 1983-4 floods and have been improved and maintained well since then. They have held and worked well to prevent flooding during the recent "High Water Years". A small but meaningful contribution may be to direct the Rocky Mountain Power Company to paint the high power poles "leaf green". This symbolic gesture would be a nod to citizens, and civil authorities' desire to work together to develop and maintain beautiful open-spaced greenway recreation areas.
3. Adequate-sized and well-placed public roads resulting in "Frontage" will significantly increase property values and usability options for all River Bottom and South Bench [RB-SB] land owners!

**E. THE MIDWAY COMPROMISE ZONING:**

1. This Multi-Purpose SR-164 Syn-Park-way Extension will also create a scenic drive just north of the Spanish Fork River Greenway Recreational areas, which "Will please the eye and gladden the heart" for those who enjoy traveling along, viewing, and or using the River Green-Way amenities.
2. Allow one residence per 5.25 acres (currently existing UT County residential minimum lot size) within the River-Greenway area(s).
3. The protected and mitigated properties North of the multi-purpose "Syn Park-Way":
  - \*. Could and should be zoned for Residential neighborhoods containing **High-End**

**Quality Homes at 2 homes per gross acre minimum.**

At present, Spanish Fork City has no available lands/properties for these higher-end custom homes. These, one-third, to one-half-acre net-sized Country Charactered Lots will answer that demand!

- \*. These former agriculture areas should also have a token animal agriculture overlay zone for lots greater than or equal to one acre with 2 animal units per acre max...
- \*. The cluster housing concept should also be reasonably utilized so that larger, open spaces, parks, pastures, etc., can be realized.

\*. The above is a reasonable **Midway Compromise** between the extremes of: Salem's BYU/Horton Veridian Development, @ 14 residences per acre, AND Spanish



formally  
Soon to be Prior Farm Sp. Fork-River Bts.

Private or Municipal

# Sweet Meadow or Spanish Cove

## Golf Course

Championship  
Quality!!!  
18 to 27 holes

### 4 Estates

No Bench  
storm Drain

"Inch by Inch  
Anything Is A Cinch"  
Championship Course

W9 = West Holes 1-9  
C9 = Central 10-18  
E9 = East 19-27

S. Bottoms  
Already Installed  
Util Conduits

### Key

Open Green Space

Ag - Golf Course

Highest End Housing

Higher End Homes

Main Connector Roads

[E H] = Club House &  
Driving Range

\* Imports - Art Nature Water Table  
Open Water Features  
& trails (bike-walk-jog)

Enhanced Natural  
Wet Land Park

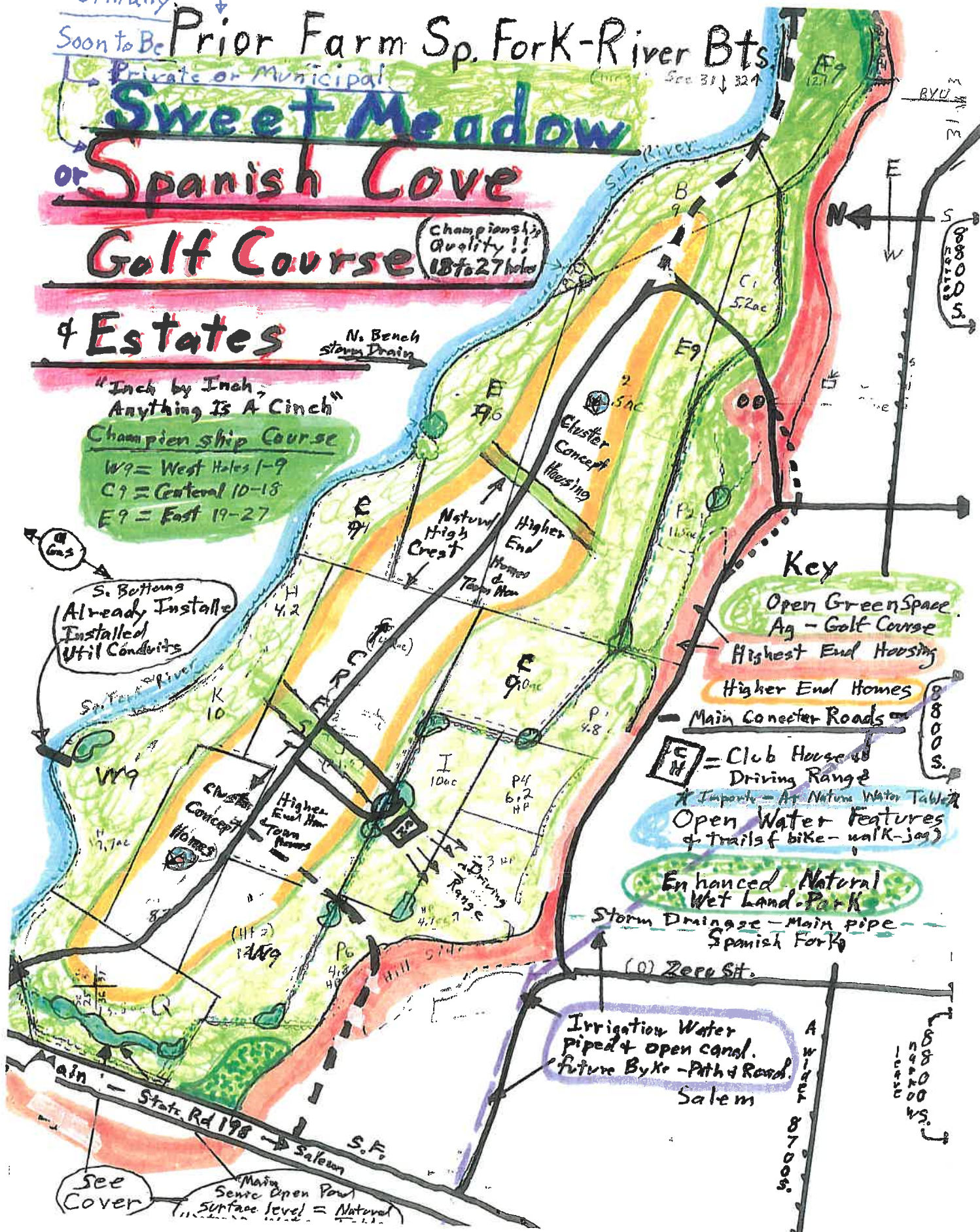
Storm Drainage - Main pipe  
Spanish Fork

(0) Zero St.

Irrigation Water  
piped & open canal.  
future Byke-Path & Road.  
Salem

See  
Cover

Main  
Sense Open Pool  
Surface level = Natural





Fork City's, current, Most Unreasonable and Unfair "One Residence per 40 acres with AG-only Zoning" for River Bottoms annexed properties is "Arcaick"[-sp], Abusive, and is "A Kin" to legal/ILLlegal Stealing by Zoning, The Legal term that applies is "A Taking". However, Positive "Changes are In The Air" and if SF authorities don't join the 'New Century' soon, Legal action and courts may soon be on the horizon to help them update! Or perhaps a separate Incorporated City may be the best alternative! "Sweet Meadow"

\* This Midway Country Character Community Compromise would create neighborhoods similar to MIDWAY, Woodland Hills, and other epic, open-area, energy-zoned communities.

4. The South Bench area could also be zoned similarly to the communities north of the SR-164 Extended River Bottoms Syn-Parkway. (Or retain One residence per 5,25 acre residential, agricultural zoning as per land owner choice.) This AG Overlay Zoning will continue to be in high demand ["The one Hunderth part." if you will.
5. UT Co. 8800 South is already a natural dividing line between Salem City on the south and the RB-SB on the north. This natural dividing line is also, in an ideal location, for transformation into a full-service "Syn-Park-Way" including the Rocky Mt. Power major lines and other before-mentioned infrastructure functions and their shared easements and Rights of Way.
6. BOTH, The proposed Extended SR-164 and the wider UT Count 8800 South should become "Synergistic Traffic and Shared Infrastructure Easment and Greenways" and should now or soon be put in the Planning. "Studying it out", Financing and Doing Phases!!! The Rocky Mt. Power line should go to either of these BEST locations!
7. **Spanish Cove Golf Course and Estates, A Crowning Jewel:**
  - a. This beautifully scenic protected cove-like area, south of the river and just east of SR 198, naturally eliminates the canyon winds, creating an ideal location conducive for The Cove Estates & Championship Golf Course! -Not For Masive Etc. Power Poles & Trans. Lines
  - b. The fairways, clubhouse, areas, etc., should be planned, reserved, and remain in agriculture pasture or cropland until conversion to said golf course is warranted.
  - b. These open Ag Lands/ Future Golf Course should surround high-end, custom homes on 1/3 to 1/2 acre net lots minimum.
  - c. Reasonable cluster cottage villages and townhomes could be a token feature of this PUD (Planned Unit Development)... "The Cove Estates & Championship Golf Course"!

YES, it is therefore proposed that a fully serviceable SR-164 extension and the widening of the UT County 8800 South be accomplished, so that both arterials will become full service "Synigistic-Park-Ways" and be put on the proverbial "Front Burner" and Or "Fast track"!

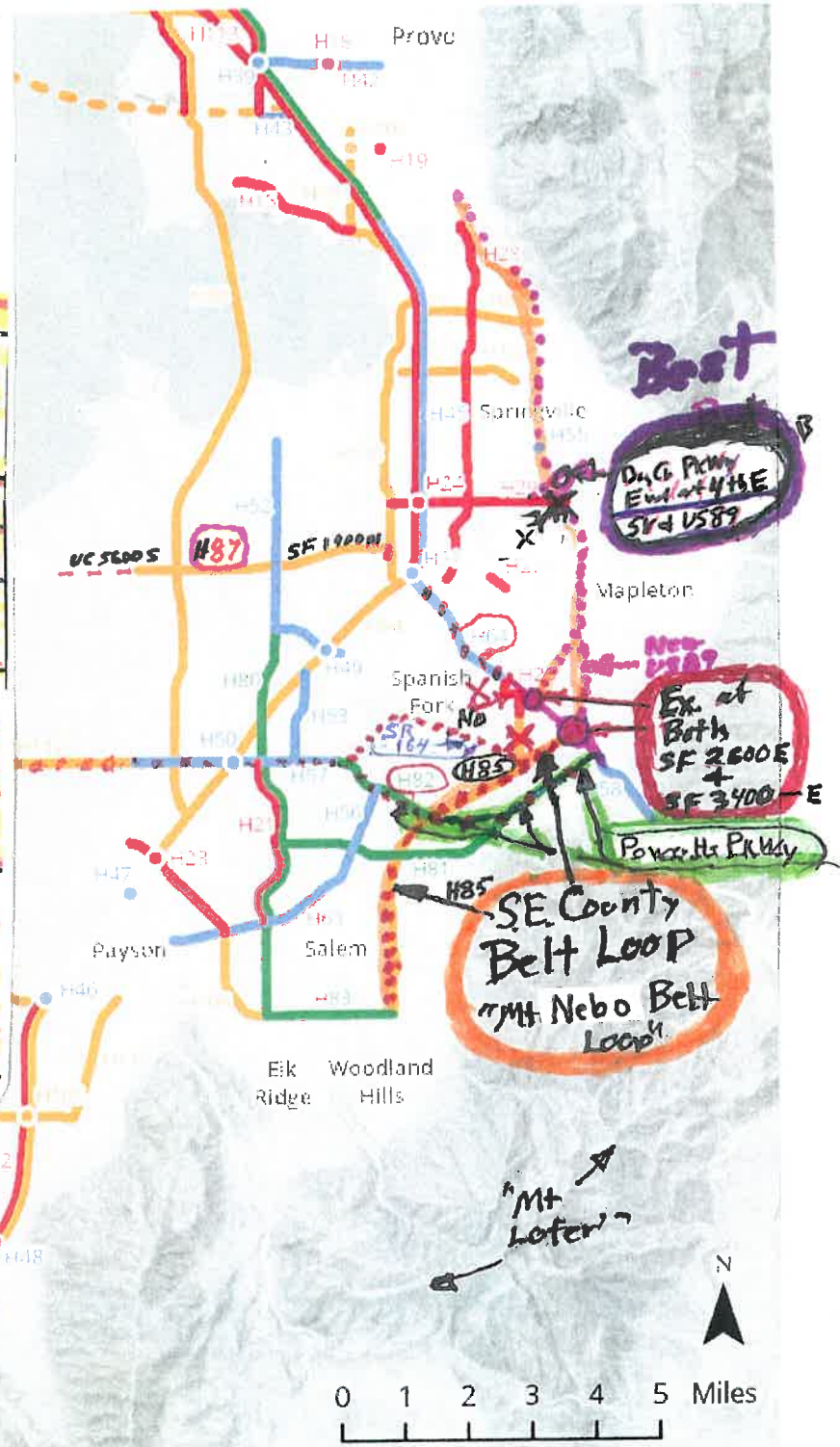
"Rocky Mountain Power" can then with full confidence place their transmission lines within either of these Excellent Synergistic Public Works & Parkway Locations. Also these "Syn-Park-Ways" will work well within the S.E. County Beltloop and the "KEY JUNCTION" !!!

THE ABOVE COMMON SENSE SUGGESTIONS FIT WELL WITHIN THE CONCEPT OF "BEST USE & HIGHEST ASTHETIC & MONITARY VALUE" FOR NOW & HORIZONS!!!

Paul A. Prior



H29	<b>Springville 1600 S / Spanish Fork 2700 N</b> Spanish Fork Main St to US 89 New and widen to 5 lane road <i>SV 400E/US89 Exch.</i> <i>Will Save Money &amp; Be More Efficient as collect E. Sp. Also</i>
<b>ASAP</b> H64	<b>US 6 Expressway</b> I-15 to Spanish Fork 2000 E Convert to freeway <i>YES To Both + Exchanges</i> <i>SF 2600E 3400E</i> <i>↑ NO</i>
H82	<b>UC 8000 S / Woodland Hills Dr</b> Arrowhead Trail to Nebo Belt Rd New and widen to 5 lanes <i>Power Hs. Pkwy</i> <i>↑ YES ↑</i>
2 Exc H85	<b>SF 2600E / SF 3400E</b> Spanish Fork 2500 E / Nebo Belt Rd Canyon Rd to UC 11200 S New 5 lane road <i>Costs less !!</i> <i>YES Better Service !!</i> <i>NO SF 2000 Ex - Cut &amp; Save</i>





Extend  
SR164  
Eastward

- which creates safety and long-term traffic flow problems, to Center Street, and extend Eastward to US-6.
2. Change UP-RR West Main Line into Rails for Trails, to Springfield's South Lake and Outdoor Rec. Park. (between SR-51 and South Main)
3. UP-RR Consolidated Main Lines
4. US-89 (State Street)
5. ~~Extend~~ Fair Grounds, Expo. & Convention Center ~~Center~~ <sup>Baseball/ Outdoor Rec. Center</sup>
6. ~~Fill~~ Race Canal & River Bottom Road. Pipe canal in order to widen River Bottom Road and put in a bike trail.
7. West End Spanish Fork River Park follows flood plane to existing city golf course. Construct dual purpose scenic roadways on flood plane berm. (green)
8. State of the art Sewage Treatment Plant, if needed. (Red Barn, Hober)
9. Clubhouse additional Golf Course
10. Driving Range on gas pipeline easement
11. Spanish Oaks Estates ~~or Caves~~ surrounded by farmland until demand for golf course arises.
12. Balance of area zoned for 2,800 ~~2,800~~ <sup>2,800</sup> quality homes, per acre. (2,800 quality homes generate large tax for SF city.)
13. "Joaquin Parkway" Belt Route (see II)
14. Woodland Hills Drive / Sweet Meadows
15. BYU / D.R. HORTON Development 2,000 homes in Salem or Incorporated into a new city? ("Laguna UT, named after Indian Tribe) etc.

Main / SR-198 (17)  
Finish - Diamond  
 Fork & Thistle; Flood Control;  
 Water Storage; Recreation etc.  
Reservoirs & Lakes, ASAP

Center St. = SR 115 Mes Enter to US 6

OR PART OF Sweet Meadow Spanish Fork River Bottoms and South Bench Annexing  
Easy as I, II, III Paul A. Poirer 801-360-7317 a separate  
Incorp. City!  
For a range of reasons, the vast majority of the many landowners in the Spanish Fork River Bottoms are  
opposed to TDR certificates. I attended the hearing on November 9, 2021, concerning the River  
Bottoms. I have enclosed my suggestions for the highest value and best use of this area, easy as I, II,  
III. The best time to act is now instead of kicking the proverbial can down the road again and again.

Spanish Fork River Park - 700 Acres (comprising ~ 1/3 of area of concern)  
Spanish Fork City purchases flood plane land on both sides of the river-(Marked in green on the map.) Options for being able to do this include: Leveling a slight increase in the city sales tax portion; Receiving money from Federal Army Corp Engineers; etc.

II. Secure the South Spanish Fork City Limits Along a Major (5 lane) Parkway **Belt Route**- similar to 800 North in Orem, (which combines Pump House Road & 8800 South, parallel to the irrigation canal) to Woodland Hills Drive, and eventually to SR-164 & I-15. Available walking and biking trails on top of a piped canal easement.

III. The Remaining ~1400 Acres to be Zoned in ~ 2 Res. per Ac.  
*High quality, custom homes* can be built on individual lots, (or in a cluster concept if more beneficial.) This would put ~ 2,800 *high quality* homes in the area, generating a large amount of property tax for the city. When the demand arises, the areas numbered 10, 11 & 12 could be a future public or private Golf Course surrounding these *high quality* homes. Until then, that land can remain open farmable land.

Eastward Extended Highway

SR 164

Mully Pappas Road

Dixiding Park Way

Res.

POWER HOUSE Pt KVVY