

Exhibit 5 — Utah County Planning Commission Meeting (Aug. 19, 2025)

00:25-00:27

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00:55-00:57

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01:25-01:27

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01:55-01:57

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02:27-02:29

[Pause]

02:29-02:38

>> Okay. This meeting of the Utah County Planning Commission is called to order on this August

02:38-02:48

29th, 2025 at 5.30 p.m. We'd like to welcome everyone who's joined us tonight. We're grateful

02:48-02:51

to have, it seems like we've got a lot of public here tonight. A lot of times it's just

02:51-02:59

us up here with a few staff members to hold our meeting but we're glad to have everyone

02:59-03:07

here tonight. For those in attendance there is a role in the back, back of the door if

03:09-03:15

you want to speak. It's a requirement to have your name there and then we'll use that list

03:16-03:19

for those that want to speak to the topic.

03:19-03:23

So make sure you sign the attendance roll back there.

03:24-03:26

First item of business is to review

03:26-03:28

and approve the minutes from our last meeting.

03:28-03:32

Are there any corrections or amendments to our minutes

03:32-03:37

from last meeting which was in June, right?

03:38-03:43

So if there's no amendments or corrections,

03:43-03:44

do we have a motion to approve?

03:47-03:48

>> So moved.

03:49-03:49

>> Second.

03:50-03:57

>> It's been moved and seconded to approve the minutes from our last meeting.

03:58-04:00

All those in favor say aye.

04:00-04:00

>> Aye.

04:01-04:02

>> Any opposed?

04:04-04:06

The minutes have been approved.

04:07-04:15

We have on our agenda tonight a couple of conditional use applications.

04:17-04:22

And the first one is Richard Bartascus for Pacific Corps.

04:23-04:23

>> Right.

04:24-04:24

>> Hm?

04:27-04:29

>> They removed that from the agenda actually.

04:30-04:31

Yeah, it's been removed for the last --

04:34-04:34

[Inaudible]

04:37-04:42

>> So the question is, do we have a pledge and actually we haven't done that for a few months now.

04:43-04:43

I don't know why.

04:43-04:45

It's been removed from our agenda.

04:45-04:47

So if we want to put it back on, it's up to us.

04:47-04:48

We could put it back on if we want.

04:48-04:49

>> Very good.

04:50-04:50

>> Okay.

04:51-04:52

>> Since it's not on the agenda,

04:52-04:55

we'll just move on with our conditional use application.

04:55-04:58

Do we have a stat report?

04:58-04:58

>> Yes.

04:58-04:59

>> Thank you.

04:59-05:03

>> Right? Let me give you just a quick 30-minute,

05:03-05:04

or 30-minute, wow.

05:04-05:05

>> I'm not sure if that starts.

05:06-05:07

>> If that was quick, I will.

05:07-05:09

>> No, 30 seconds.

05:10-05:11

Just quick reminder,

05:11-05:12

primer on conditional uses.

05:14-05:18

Conditional uses are specific uses that have been deemed

05:18-05:22

allowed or permitted or appropriate in certain zones by previous actions.

05:23-05:25

However, due to their nature,

05:25-05:30

there is the conditional use process provides an added layer of review,

05:30-05:35

so to speak, that allows reasonable conditions of approval to

05:35-05:37

mitigate any reasonably anticipated detrimental effects.

05:38-05:42

So that's the main purpose of your role in this.

05:44-05:46

It's important to note that the state code,

05:47-05:54

>> It's important to note that state code does not require elimination of those detrimental

05:55-05:55

effects.

05:57-06:02

So in this specific situation, the first application, section 8.44 of the Utah County

06:03-06:08

Lannys ordinance identifies certain public facilities as being allowed in all zones,

06:10-06:12

including electric power transmission lines.

06:13-06:21

Now, however, if the transmission line has a transmission voltage of 345 kV or higher

06:22-06:28

and it flies within a new corridor, then it elevates to a conditional use, which is the

06:28-06:30

situation before you tonight.

06:30-06:34

So that's why this is a conditional use.

06:36-06:40

It should be noted also that, I guess to back up,

06:41-06:43

Greg Robinson of our staff will provide

06:44-06:46

kind of a general overview of the application.

06:47-06:50

And then obviously the applicant is present

06:50-06:52

and can give you more details on that,

06:52-06:54

including the process and efforts involved

06:54-06:56

in determining the preferred route.

06:56-06:58

So I know that that might be helpful to know.

06:59-07:03

One matter of note, it's been represented to us

07:03-07:06

that several of you have been contacted in person

07:07-07:09

by members of the public.

07:09-07:12

I think in all situations, you all handle it appropriately.

07:12-07:14

First of all, I apologize for that.

07:14-07:15

We tried to head those off.

07:15-07:17

I think the appropriate form is this meeting

07:18-07:21

or through an email, which we afforded to you,

07:22-07:22

a number of comments.

07:23-07:25

But there have been several that have been contacted

07:26-07:28

in person at their homes, and they were all

07:28-07:29

handled appropriately.

07:29-07:33

They were referred to this meeting

07:33-07:35

the documents were referred to this meeting.

07:35-07:37

So just wanted to get that on the record.

07:38-07:40

So with that, I'll turn it over to Greg for a brief overview.

07:42-07:44

>> Sure. The applicant,

07:45-07:48

Rocky Mountain Power Pacific Corps has requested a conditional use,

07:48-07:54

as Bryce indicated, for a 345-kiloball transmission line that is

07:54-07:56

approximately 48 miles long,

07:56-07:58

that goes through multiple jurisdictions,

08:00-08:02

including unincorporated Utah County.

08:02-08:06

Those portions of that are in unincorporated

08:06-08:08

are the only ones that we look at.

08:09-08:12

We do not look at those that are within other jurisdictions.

08:12-08:15

We have only jurisdiction over the portions

08:15-08:18

that are within unincorporated UDOT count.

08:20-08:25

The transmission line is anticipated to, as I said,

08:25-08:26

48 miles long.

08:26-08:34

the corridor is, the request is for a 125 foot wide corridor with the,

08:34-08:37

with monopoles being centered within that corridor.

08:37-08:43

Those monopoles are requested to be 90 to 135 feet in height.

08:45-08:52

The monopoles also have and are proposed to be between 608 feet,

08:52-08:55

or 600 and 800 feet between each monopole.

08:57-08:58

Again, as Bryce indicated,

08:59-09:03

in section 8.44 of Utah County land use ordinance,

09:04-09:09

that is where the requirements for the area and also

09:09-09:14

the ability for that request to be made or that permitted use is

09:15-09:19

in the public facilities section of our land use ordinance.

09:20-09:25

In A4, it lists electric power transmission

09:25-09:28

and distribution lines and substations,

09:28-09:31

lines of 345 kilovolts.

09:32-09:34

And over within a new transmission corridor

09:34-09:36

require conditional use approval

09:36-09:37

by the planning commission.

09:37-09:39

Why it's before you today.

09:40-09:45

Also in 8.44, it states that no minimum lot area

09:45-09:47

or maximum height for utility line structures.

09:48-09:54

and only requires setbacks to be met for walled or roof structures.

09:57-09:58

As Bryce has indicated,

09:58-10:05

the applicant is here today to discuss their project and their proposed project.

10:05-10:10

They have more detail than they can provide.

10:10-10:15

They'll be happy to answer questions and respond to comments if needed.

10:17-10:19

As Bryce also indicated,

10:19-10:22

we have received multiple comments from the public.

10:23-10:26

They have most have requested to speak at this meeting,

10:26-10:30

and as you have made them aware that they need to sign up on

10:30-10:33

the sign-up sheet if they wish to do that.

10:34-10:37

With that, if you have questions for staff,

10:37-10:38

I'm happy to answer those.

10:39-10:42

I'm sure that we'll probably have questions after we hear from

10:42-10:44

the applicant and also public.

10:44-10:47

So I'll kind of let you handle that, how you would like.

10:48-10:52

- So the blue line on this map shows the route

10:52-10:56

and of that, how much is in unincorporated Utah County

10:56-10:58

or is there a way to all of it?

10:59-11:01

- The majority of it is unincorporated.

11:01-11:07

It's also a combination of both public and private land.

11:09-11:11

So about, if I remember right,

11:11-11:15

somewhere between 45 and 46 miles of the corridor

11:15-11:17

are within unincorporated Utah County.

11:17-11:18

Utah County.

11:18-11:20

- About the 48. - About the 48 miles.

11:21-11:21

- Correct.

11:21-11:28

And you can see basically the majority of that is,

11:31-11:33

oh did I think, yeah, anyway.

11:34-11:37

It does pass through Spanish fork.

11:40-11:44

It passes through Mapleton, Eagle Mountain,

11:48-11:55

Genola, Salem, and I believe that's it,

11:55-11:56

if I remember right.

11:57-11:59

- Are you able to highlight on the map

11:59-12:02

which parts of that line are in unincorporated,

12:02-12:04

or places where it's kind of piecemeal,

12:05-12:06

there's a little bit here,

12:06-12:07

or is it mostly just that section?

12:08-12:10

So we can.

12:13-12:14

It's difficult on this map.

12:14-12:16

And also, there's not a really good map

12:16-12:17

that we have for doing that.

12:22-12:25

So probably the best way to explain it

12:25-12:29

is that from the Mableton area, there

12:29-12:32

is a small portion which goes through Spanish Fork.

12:32-12:34

And you can see the individual--

12:34-12:36

it's difficult to see on this image.

12:36-12:42

but if you see the boxed areas with the numbers inside those boxes,

12:42-12:46

those are all areas within unincorporated Utah County that they've

12:47-12:50

identified, that Rocky Mountain Power is identified on their map.

12:51-12:53

The except for the areas that are in public lands that they

12:54-12:57

have included images of those specifically.

12:58-13:04

So the areas that have a box around them generally are either within

13:04-13:09

unincorporated or have portions of unincorporated within those areas.

13:10-13:11

>> Are there any places where we overlap,

13:11-13:15

where it's partially us and partially somebody else,

13:15-13:17

and do we have to have in coordination between entities?

13:17-13:19

>> Some, there's somewhat,

13:19-13:22

they technically know we do not have coordination.

13:23-13:25

I mean Rocky Mountain has coordinated with

13:25-13:27

other jurisdictions through their process.

13:29-13:32

But as far as coordinating with approvals,

13:33-13:39

No, the jurisdiction is required to follow their own ordinance and their own approval process.

13:39-13:44

And Rocky Mountain Power works with each of those individual jurisdictions

13:44-13:46

to receive what approvals are required.

13:49-13:53

>> Is the 345 kilovolt, is that the requirement

13:53-13:55

that requires the conditional use?

13:55-13:59

If it was less than 345, they wouldn't need a conditional use permit.

14:00-14:01

>> So there are two conditions of that.

14:01-14:07

one that has to be a minimum of 345 kilovolts or greater.

14:09-14:12

It also has to be outside of an existing corridor.

14:13-14:16

So there are corridors that have existing transmission lines.

14:16-14:19

That if they co-located

14:19-14:21

transmission line within an existing corridor,

14:21-14:26

they would not be required to obtain a conditional use approval.

14:28-14:30

>> If it already had a transmission line.

14:34-14:35

>> Correct.

14:35-14:41

If there was a existing corridor, then they would not be required to receive that additional

14:42-14:43

conditional use approval.

14:45-14:49

>> Have the other municipalities given approval for this project?

14:50-14:52

>> I can't speak to that.

14:52-14:56

I know that some are not required.

14:57-15:01

on their ordinance they do not have a requirement for conditional use it just

15:01-15:05

depends on this is a specific jurisdiction the applicant probably is

15:05-15:11

better capable or better able to answer those questions about who who has held

15:11-15:19

meetings such as this prior to this this meeting. The zoning is it several

15:19-15:24

different types of zones? Correct yeah there are a number of zones obviously

15:24-15:29

that it would go through and I can name all of those if you want but suffice is to say that the

15:30-15:32

8.44 allows for

15:33-15:39

Public facilities to be located in all zones, you know and but the same conditional

15:40-15:45

Correct. Yeah. Yeah, so there's a yeah, there's a specific section that talks about public utilities

15:46-15:51

In that section. This is a permitted use however in that permitted use it requires

15:52-15:54

approval from the planning commission to be obtained.

15:58-16:02

So maybe just to clarify that a little bit, the difference between a permitted use and

16:02-16:07

a conditional use is, conditional uses are allowed in a place.

16:07-16:12

We're not really able to say, no, you can't do this so much as we're able to put conditions

16:12-16:13

on doing it.

16:13-16:14

Is that correct?

16:15-16:20

Yeah, so there's specific state code that governs how

16:20-16:24

conditional uses to be heard by individual jurisdictions,

16:25-16:27

specifically counties in this section

16:27-16:31

that we would be under conditional uses,

16:31-16:35

our permitted uses, that you can add conditions

16:35-16:36

to mitigate detrimental effects.

16:38-16:40

Those detrimental effects have to be specified.

16:40-16:43

And as Bryce said, those detrimental effects

16:43-16:45

do not have to be totally mitigated.

16:46-16:48

They just have to be mitigated in some way.

16:49-16:53

If a conditional use or if

16:53-16:56

a measure cannot be mitigated to a sufficient degree,

16:56-17:00

the Planning Commission has the ability to deny that,

17:00-17:03

but that is probably,

17:03-17:06

and I can let our attorney speak to this,

17:06-17:07

but it's extremely rare.

17:10-17:11

>> This is Bryce of staff.

17:11-17:19

That would, in that case, the statute says it substantially cannot be mitigated and you'd have to find specific findings to that effect.

17:24-17:25

>> Do we hear from the other?

17:26-17:29

Are there any additional questions for staff?

17:30-17:32

>> I just have one.

17:32-17:37

I just, does the Public Service Commission have any role in this project?

17:41-17:42

I'll let our attorney speak to that.

17:43-17:46

So yeah, that's a wrinkle in this conditional use permit.

17:48-17:50

Because Rocky Mountain Power is a public utility,

17:51-17:53

they're regulated by the Public Service Commission

17:53-17:56

for the state of Utah and probably a federal agency.

17:56-17:59

But I have no experience with that.

18:00-18:01

The way the Public Service Commission works

18:01-18:07

is they've oversee public utilities, expansions,

18:07-18:10

extensions, building basically anything they do.

18:10-18:16

their rates, they're regulated in every sense of the word.

18:17-18:19

What happens with a case like this is

18:21-18:24

Rocky Mountain Power is supposed to come to us and ask for the conditional use permit.

18:25-18:30

However, if we put any conditions on Rocky Mountain Power or if we deny the permit,

18:30-18:33

it goes back to the Public Service Commission to make the final decision.

18:34-18:37

If they decide that the condition was not appropriate,

18:38-18:40

they strike it down and we have to issue the permit.

18:41-18:44

If they feel like the conditions a possibility,

18:45-18:48

they order Rocky Mountain Power to prepare

18:48-18:54

an estimated excess cost of the change that you impose,

18:55-18:57

and the counties required to pay the excess cost.

18:57-19:01

So for instance, if they have an overhead line,

19:02-19:04

and you were to instruct them,

19:04-19:06

but with your conditions in your permit,

19:06-19:08

that had to be buried in underground.

19:09-19:12

Rocky Mountain Power would submit a cost estimate to us,

19:13-19:15

and we would have to go to the county commission and ask them if they would pay

19:15-19:17

that additional cost to bury the line.

19:18-19:21

If Utah County says we will not pay that additional cost,

19:21-19:23

then we have to issue the permit without that condition.

19:24-19:27

So this is a strange animal.

19:27-19:29

I don't think you'll ever see another one like this, I hope.

19:31-19:32

But you're a thought.

19:32-19:38

>> We add turns and movement to the proposed line that could add cost.

19:39-19:40

>> Yes.

19:41-19:42

>> That the county has to pay.

19:42-19:43

>> Correct.

19:44-19:45

>> That's a cool law.

19:46-19:46

Way to go.

19:47-19:53

>> Well, yeah, I suppose just speculating that that law has to do with public utilities.

19:53-19:59

No one likes to see sewer lines and roads across property and power lines.

20:00-20:03

but you have to have public utilities to have a community,

20:03-20:04

to have a civilization.

20:05-20:06

And so they've given that commission

20:06-20:08

that kind of power to regulate

20:09-20:10

and also to oversee what we're doing tonight.

20:13-20:16

- Is there any way to know in this meeting

20:16-20:19

what some of those costs might be?

20:19-20:23

Is there any, I mean, I know we're just kind of spit balling,

20:23-20:24

but--

20:24-20:26

- That would come from the applicant.

20:27-20:30

they're required to provide us with any what's called excess

20:30-20:33

cost-- it's a defined term in the statute--

20:33-20:35

that they believe the condition we're imposing

20:36-20:37

will-- that they will incur.

20:39-20:42

If we just agree to pay it, I suppose they do it.

20:43-20:46

My opinion is anything like that would go up

20:46-20:49

to the Public Service Commission for review and approval.

20:49-20:50

Right.

20:51-20:52

Just want to add one thing.

20:52-20:55

I want to stay in my lane, so I'll be corrected here

20:55-20:56

if I need to be.

20:56-20:58

but as I understand it in part of that review,

20:59-21:01

it would part of that review looks at if whether or not

21:02-21:03

those added costs could be absorbed within

21:03-21:08

the existing utilities fee structure on their rate structure.

21:08-21:12

If not, then it could potentially elevate to being

21:12-21:15

borne by the local community or local jurisdiction.

21:17-21:20

>> So question, do they present

21:21-21:26

multiple proposed alignments or do they

21:26-21:32

what they feel is the best alignment and there's no alternatives that we can suggest or review.

21:33-21:37

So we'll let the applicant probably speak a little more detail to this, but as I understand it,

21:38-21:45

they initially recognized the need to build this line between the two end points. There were several

21:47-21:56

proposed alternatives and those were all studied and went through a robust process that I'll let

21:56-22:01

this was the most desired or feasible or whatever preferred from their point of view.

22:03-22:04

>> To follow up with that,

22:05-22:08

the applicant is the one that submitted the application.

22:08-22:11

They determined the route they're making their request.

22:12-22:14

The county, as far as staff goes,

22:14-22:20

does not get to determine the specific route as part of this process.

22:23-22:25

>> But the applicant did come to the county

22:25-22:28

and including our legislative bodies to get feedback.

22:28-22:33

So the county was involved as far as just kind of looking at,

22:34-22:37

you know, for the county, this is a long stretch.

22:37-22:39

And so there's a lot of area to cover.

22:39-22:41

And I think the county responded with kind of general

22:42-22:46

follow corridors where possible or roads and avoid, you know,

22:47-22:49

areas, sensitive areas as much as possible,

22:49-22:51

kind of those general wishes.

22:59-23:01

>> Any further questions for staff?

23:04-23:06

Okay. Do we have the applicant here?

23:08-23:09

Would like to speak?

23:10-23:17

>> Please state your name and everyone can hear.

23:18-23:19

>> Yes. Good evening.

23:20-23:21

My name is Rita Ruderman.

23:21-23:22

I'm with Power Engineers.

23:22-23:24

We're a contracting engineering firm

23:25-23:27

that has been working with Rocky Mountain Power

23:27-23:29

on this project over the last couple of years.

23:31-23:31

Thank you, Greg.

23:32-23:34

Thank you, commissioners, for the time this evening.

23:35-23:37

We're grateful for the opportunity to present

23:37-23:38

more information about

23:38-23:40

the Spanish Work to Mercer project.

23:45-23:47

Sorry, I need to get my bearings here a little bit.

23:47-23:50

I've got my notes on here and the presentations up there.

23:50-23:51

Do I click up there?

23:51-23:52

Do I point there?

23:59-24:01

Okay, so first an introduction to team members

24:02-24:04

that I have with me here this evening.

24:04-24:06

Again, my name is Rita Ruderman with Power Engineers.

24:07-24:08

We have Richard Bartoskis.

24:09-24:10

He's a project manager with Pacifcor.

24:11-24:14

Tammy Moody is the principal regulatory permitting

24:15-24:17

manager at Pacifcor.

24:17-24:20

Patricia Peterson is our principal permitting project

24:20-24:21

manager with Pacific Corps.

24:22-24:26

We have Austin Tripp, transmission ride boy project

24:26-24:27

manager with Pacific Corps.

24:28-24:29

And then also from Power Engineers,

24:30-24:32

we have my colleagues David Gelner.

24:32-24:35

He's a senior environmental planner and Marley Cappasinskas,

24:36-24:38

an environmental planner with power.

24:38-24:41

We also have with us from Exponent, Gabor Masai.

24:42-24:45

He's a doctor and principal scientist without organization.

24:47-24:49

So first, a few preliminary matters.

24:50-24:54

A lot of this was covered prior to me being up here,

24:54-24:58

but Rocky Mountain Power acknowledges Utah County's

24:58-25:01

20 listed standards, which the county can consider when making

25:01-25:05

a decision for a conditional use permit in conformance with

25:05-25:06

Chapter 16.94.

25:07-25:09

Rocky Mountain Power conducted a comprehensive

25:10-25:12

transmission line routing study to address these considerations,

25:13-25:17

and our responses are provided in detail in our permit application.

25:23-25:27

Okay. So this slide illustrates the permitting process in Utah County.

25:28-25:33

In addition to the public involvement component of developing this project,

25:33-25:36

which we will go into in detail later in the presentation,

25:37-25:41

the permitting process in Utah County is an important step of

25:41-25:43

the public process to gather comments on the project.

25:44-25:45

That's why we're all here this evening.

25:48-25:51

Okay. This is the next few slides

25:51-25:54

that meant to present an overview of the project.

25:57-26:01

Okay. Rocky Mountain Power proposes to permit,

26:01-26:03

construct, and operate, and maintain

26:03-26:09

a new 345 kilovolt KB transmission line in Southern Utah Valley

26:09-26:12

between our existing Spanish fork and Mercer substations.

26:13-26:14

We'll pull up a map in a moment.

26:16-26:17

Over the course of the last two years,

26:17-26:20

we have conducted a study to identify and evaluate

26:20-26:24

a network of alternative routes between these two substations.

26:25-26:27

The purpose of this presentation is to show the preferred route

26:28-26:30

as presented in our permit application with Utah County.

26:35-26:36

Okay, so the project need.

26:37-26:43

The Spanish Fork Timmerser Line is needed to improve reliability and efficiency, increase

26:43-26:49

capacity and flexibility, and support additional energy sources to be added to the system,

26:50-26:52

including renewable energy generation.

26:53-26:57

The Spanish Fork Timmerser Line will provide these important system improvements to all

26:57-27:00

customers in the Southern Utah Valley area.

27:04-27:05

This is a map of the proposed route.

27:05-27:10

We kind of made the graphic a little bit easier to view.

27:12-27:13

Over the course of the last two years,

27:14-27:16

Rocky Mountain Power has evaluated several possible routes.

27:18-27:21

And by several, I mean it was several hundred miles

27:21-27:23

over the course of two years.

27:23-27:25

We even looked at a route that went under Utah Lake.

27:26-27:32

So the study was involved, took a lot of time,

27:32-27:33

and a lot of data gathering.

27:35-27:37

But we evaluated several possible routes

27:37-27:39

to get from Spanish fork to Mercer.

27:39-27:42

After a detailed routing study that involved data evaluation,

27:43-27:45

stakeholder engagement, numerous site visits,

27:46-27:48

and public open houses in which we received

27:48-27:51

landowner feedback, the proposed route represented

27:51-27:53

on this slide was ultimately revealed

27:53-27:56

to be the best and least impactful route.

27:58-28:00

Examples of alternatives that were explored

28:00-28:02

that we did present at our open houses

28:03-28:06

include one that was north of the proposed route

28:07-28:08

along the highway six corridor.

28:10-28:13

And it proved to be just too physically constrained

28:13-28:15

by existing linear facilities,

28:15-28:17

including the highway, the railroad corridor,

28:17-28:18

and there's a high pressure gas line,

28:19-28:22

plus the existing homes that come right up

28:22-28:23

against those right of ways.

28:25-28:27

And that prevented that route

28:27-28:31

from being a sensible path out of the Spanish Fork substation.

28:32-28:35

Similarly, an alternative route was explored south

28:35-28:37

of the proposed route and was constrained

28:38-28:39

by multiple developments.

28:39-28:41

We all know how much this area has been growing,

28:43-28:48

notably very large developments south of 8,000 south.

28:52-28:56

So this slide is important because it shows

28:56-28:58

the physical characteristics of the transmission line.

28:59-29:02

Again, it's a 345 kilovolt transmission line.

29:02-29:04

They will be steel monopole.

29:06-29:09

The endpoints against Spanish fork and Mercer substation.

29:09-29:12

The approximate length is 48 miles,

29:12-29:14

and this is an important just clarification.

29:15-29:19

12.9 miles are an unincorporated Utah County.

29:20-29:26

We do need to obtain a permit with the Bureau of Land Management,

29:26-29:29

and we're working through that process with them,

29:30-29:33

and we're working with other jurisdictions in the area.

29:34-29:39

But 12.9 miles is an unincorporated Utah County of the 48 miles.

29:40-29:42

The height of the monopoles, as mentioned,

29:43-29:45

is 90 to 135 feet,

29:46-29:50

and the span between monopoles is typically 600 to 800 feet,

29:50-29:52

although that can be larger depending on what we're spanning

29:52-29:54

if it's like a pivot irrigation system.

29:55-29:57

And the right of way with that Rocky Mountain Power

29:57-30:00

will be pursuing from landowners is 125 feet.

30:01-30:04

So 62 and a half feet on each side of the center line.

30:05-30:07

As we continue, it's important to note

30:07-30:09

that as we continue to work through the design phase,

30:10-30:12

there may be areas such as freeway crossings

30:13-30:14

where the pole types may vary

30:14-30:16

to accommodate the conditions on the ground.

30:16-30:18

So a freeway, they're gonna have to be taller.

30:20-30:22

So what's on this slide is that's a typical.

30:25-30:27

Okay, we have some photo simulations

30:27-30:30

that we've done over the course of the last couple of years.

30:33-30:37

This first one is looking toward West Mountain.

30:39-30:42

The panel on the top is the existing conditions

30:42-30:46

and then the panel on the bottom shows the transmission line.

30:46-30:47

Does this have a laser pointer?

30:47-30:57

>> Okay. Probably not. But you can see the transmission line along West Mountain. It's

30:57-31:02

supposed to be sort of representative of what it would look like from this viewpoint. This

31:02-31:11

next one is looking at Spanish Fork substation from, I believe, Highway 6. And you can see

31:12-31:14

on the top, the existing infrastructure,

31:14-31:16

and then on the bottom, the--

31:19-31:19

thank you.

31:22-31:24

This would be the new poll, and then the transmission line comes up over the ridge right here.

31:25-31:28

Could you go back a slide and show where it was on West Mountain again

31:34-31:37

So it is important to note that this is representative,

31:37-31:39

that this alignment has changed a little bit

31:39-31:42

due to our conversations with the Bureau of Land Management.

31:43-31:45

We don't come this far south any longer,

31:45-31:50

but it does show you where the transmission lines would

31:50-31:53

be on the east side of West Mountain from this viewpoint.

31:58-32:03

OK, so that is a brief public overview or project overview.

32:04-32:04

My apologies.

32:05-32:08

And I'm going to hand it over now to Tammy Moody

32:08-32:11

to discuss the public involvement portion of the project.

32:12-32:12

Thank you.

32:20-32:22

Thank you, Rita, commissioners.

32:23-32:25

See if I can get settled in here.

32:26-32:27

Is this one the clicker?

32:27-32:28

OK, perfect.

32:32-32:36

OK, so public outreach and involvement

32:36-32:43

does play a big role in Civic Corp. Rocky Mountain Powers project development process

32:43-32:50

as it does provide valuable and insightful information. And in addition to our own standards

32:50-32:55

for outreach, this project also followed the compliance requirements for Utah State Code

32:55-33:02

5418, noting the siting of high voltage power lines and the public outreach requirements

33:02-33:04

that are listed in that code.

33:05-33:08

So to comply with state code, in 2024,

33:09-33:10

Pacific Corp, Rocky Mountain Power,

33:11-33:14

sent out notices to stakeholders and to landowners

33:15-33:17

that were within the 500-foot study area,

33:18-33:22

noticing 250 feet on each side of the preferred center line.

33:23-33:26

And the mailing lists were based off of county records.

33:27-33:29

So the communication that was sent out

33:30-33:32

to the stakeholders and the landowners

33:32-33:38

included project information as well as a schedule of the planned open house engagements.

33:39-33:45

Information was also distributed through several media outlets including the Salt Lake Tribune,

33:45-33:51

the Deseret News, and the Daily Herald. Let's see here.

33:54-34:00

Okay, so the company's outreach efforts actually began back in 2023.

34:01-34:04

That is when briefings with local land use authorities

34:05-34:08

that are listed here took place and that includes

34:08-34:14

Utah County, Mapleton, Salem, Santa Quinn, Spanish Fork,

34:15-34:19

Genola, and several other impacted jurisdictions all the way up to Eagle

34:20-34:24

Mountain. We also met with local utility

34:24-34:27

companies, including Central Utah Water Conservancy District,

34:28-34:30

Southern Utah Valley Power Systems, Utah

34:30-34:32

Association of Municipal Power Systems,

34:33-34:36

Utah Municipal Power Agency, and the South Utah Valley

34:36-34:38

Electric Service District.

34:38-34:42

As Rita noted, we also met with the Bureau of Land Management,

34:42-34:46

the Bureau of Reclamation, the Department of Natural Resources,

34:47-34:49

and the Utah Department of Transportation.

34:50-34:54

Knowing that there were also several large-scale developments

34:54-35:01

taking place in the area, we met with developers that included Ed Choms, D.R. Horton, and Modera.

35:03-35:08

Since the initial meetings took place, we have actually been through several following

35:09-35:13

meetings with each of these agencies, just meeting with them several times in order to

35:13-35:18

coordinate and to plan and to keep them updated on the progress of the project.

35:20-35:24

We do continue to maintain communication with each of these agencies and will continue to

35:24-35:26

do so throughout the life of the project.

35:30-35:34

So this slide shows the outreach with the public.

35:35-35:41

So for members of the public, we actually herald a series of five public open house meetings.

35:42-35:47

Four of those open house meetings were in person and they were placed at various locations

35:47-35:48

along the preferred route.

35:49-35:51

And one of those public open house meetings

35:51-35:54

was a virtual option in order to ensure

35:54-35:56

that even those who could not attend in person

35:56-35:59

still had the opportunity to participate

35:59-36:01

and engage with the project.

36:03-36:05

So these meetings offered an opportunity

36:05-36:07

for public to engage with staff,

36:08-36:12

to address any concerns and talk about any concerns,

36:12-36:16

any suggestions, priorities, and make any comments.

36:17-36:20

At each open house, we had a list of,

36:21-36:24

or a series of display boards that provided

36:24-36:26

an overview of the project,

36:27-36:30

as well as the purpose and need for the project,

36:31-36:34

the factors that go into identifying a route.

36:35-36:37

We also, as noted, had a managing scientist

36:38-36:40

present at the public open house meetings

36:40-36:43

to address any concerns regarding health and safety.

36:44-36:47

We had giant map books where landowners could go

36:47-36:50

and identify their properties and see where it was

36:50-36:52

in proximity to the route.

36:53-36:57

And we had GIS stations where individuals could sit directly

36:57-36:59

with staff, zoom in on their property

36:59-37:02

and give more specific information about their property.

37:03-37:06

You know, a lot of times some of the items that they have

37:06-37:10

on their property don't necessarily show in our mapping

37:10-37:16

studies and so that's some really good engagement there as we go through that process and they're

37:16-37:21

able to provide some direct comment as it directly relates to their property.

37:23-37:30

As noted, the open houses are very insightful for acquiring additional information and hearing

37:30-37:31

from the public.

37:31-37:39

We learned a lot about where some flood irrigation areas are, where there are some wells and some

37:39-37:41

existing structures that we were unaware of.

37:42-37:43

There were also some new developments

37:44-37:47

that we had learned about that we had no records of.

37:47-37:50

So it was very helpful to go through that process.

37:53-37:55

As we took all of that information back

37:55-37:58

and kind of went through it and analyzed it,

37:58-38:01

we actually did end up making some minor adjustments

38:01-38:05

to our route based off of that information that was provided.

38:08-38:13

So this slide right here kind of gives a

38:14-38:16

by the numbers approach regarding our efforts.

38:17-38:19

So earlier in the presentation,

38:19-38:22

we noted that we began this process in 2023

38:24-38:27

with the citing and routing to further our efforts

38:27-38:30

with transparency and responsible communication

38:30-38:31

to the communities.

38:32-38:34

We requested briefings with elected officials,

38:36-38:40

with city and county staff just to review the project

38:40-38:42

and make sure that they were aware of what the plans were

38:43-38:46

and just kind of coordinate with what they had going on

38:46-38:47

in their areas as well.

38:49-38:52

As noted since then, we have had numerous meetings

38:52-38:55

with those bodies to date and will continue to coordinate

38:56-38:58

throughout the progress of the project.

38:59-39:02

If you look at the bottom left here, again, as we said,

39:02-39:06

by the numbers, this shows the number of open houses

39:06-39:11

for this project. We held five open houses that included that virtual option.

39:12-39:18

We had 268 participants in the public open house meetings and received 145

39:19-39:24

comments from those participants. We created a dedicated website for the

39:24-39:30

project with detailed information about the project. It also hosts an interactive

39:30-39:35

map so that anyone can go in and kind of zoom into the route, zoom into their

39:35-39:38

properties, look at their property in proximity with the line.

39:41-39:46

It also has fact sheets noted on it so that there are detailed facts about the project.

39:48-39:51

It also covers, you know, factors that went into the routing process.

39:53-39:59

There are a list of frequently asked questions with responses as well.

39:59-40:04

And then the virtual open house that we held was also placed on the website so that it

40:04-40:11

can be viewed at any time by anybody and it remains there to this day. We have had

40:11-40:17

over 3,600 visits to the website to date and we have sent out over 700 mailers

40:17-40:22

with information about the project and we do continue to work with the community.

40:25-40:34

So this next slide shows kind of what each of those 145 comments centered on. So

40:34-40:37

If you look at the lime green section at the bottom,

40:38-40:40

this represents the most comments that were received

40:41-40:45

and they mainly were focused on very route specific comments

40:45-40:45

and questions.

40:46-40:50

They wanted to know how the project route related

40:50-40:53

to their personal property, how it was selected,

40:54-40:58

why it's here instead of here, what an easement is,

40:59-41:00

what an easement means to a landowner,

41:01-41:03

what they can do with their property when there is an easement.

41:05-41:07

And then if you look at the next largest box,

41:07-41:10

that is the purple box, those were general comments.

41:11-41:14

And that mainly centered on, you know, why is this route needed?

41:15-41:16

What is the purpose for this route?

41:18-41:19

Who is it going to serve?

41:19-41:21

And then, of course, those comments generally

41:21-41:24

landed with whether or not the commenter was

41:24-41:26

in support of the location of the line

41:26-41:29

or not in support of the location of the route.

41:31-41:34

Other comments were based on potential property value impacts,

41:35-41:38

which we do work with landowners on that through the right

41:38-41:39

of way and easement process.

41:41-41:44

Agricultural impacts, which again we also address.

41:44-41:47

In fact, to date we have actually gone out with a few

41:47-41:50

of the landowners and walked their properties and, you know,

41:50-41:51

tried to help work through some

41:51-41:54

of those agricultural concerns that they had.

41:55-41:58

Inquiries on health and safety potential,

41:58-42:01

which our website does offer information on.

42:01-42:03

There are links to learning more about those.

42:04-42:06

And then as noted in the virtual open house,

42:07-42:10

we did also have a segment from the managing scientist

42:10-42:14

who offered information about health and safety concerns.

42:15-42:19

There were also comments referring to noise

42:19-42:21

and environmental impacts.

42:22-42:27

And as noted in our application, we do try to ensure

42:27-42:32

that this project meets all health and safety standards as required by federal,

42:32-42:42

state, and local agencies. So let's see. So seeing as how routing questions tended

42:42-42:49

to be the largest comment section that we received, this image breaks it down. So

42:49-42:53

each of these segments on the wheel represents a factor that Pacific Corp,

42:53-43:00

Rocky Mountain Power has to consider as they are conducting a routing study and making both

43:00-43:07

preliminary and final decisions for routing on a project like this to identify a viable route

43:07-43:14

that poses the least impact on the community, on land uses and the environment

43:14-43:16

while still meeting specific standards.

43:18-43:21

So these projects involve transmission lines,

43:21-43:24

and they span many miles.

43:25-43:28

So as much as there is an impact,

43:28-43:31

we really do work to try to reduce that impact

43:31-43:33

as much as we are able to.

43:34-43:38

The team also must consider sensitive environmental issues,

43:39-43:42

design requirements for substation engineering

43:43-43:44

and transmission engineering.

43:45-43:49

if there are any needs for any land acquisitions,

43:50-43:54

for land rights, any economic factors.

43:55-43:56

And then of course,

43:56-44:01

specific court must also meet and comply with safety

44:01-44:05

and construction related regulatory requirements,

44:05-44:09

as well as compliance with federal, state, city

44:09-44:11

and county codes.

44:11-44:13

So as we speak of county codes,

44:14-44:15

I'd like to turn the time back over to Rita

44:16-44:19

to discuss our project and how it aligns

44:19-44:21

with the requirements of Utah County.

44:32-44:33

- Excuse me, Rita.

44:34-44:37

Do you have an idea how long your presentation will--

44:37-44:38

- Well, you have two more slides.

44:38-44:39

- Two more slides? - Yeah.

44:40-44:40

They're very brief.

44:41-44:50

>> So, yes, as demonstrated in our application, the proposal does meet all applicable standards

44:51-44:59

listed in Chapter 16.94 for conditional use application that are intended to mitigate

44:59-45:00

detrimental effects.

45:00-45:05

For example, you know, and probably one of the most important examples is during our

45:05-45:13

routing and siting process. We adjusted many times over the course of the two years to

45:13-45:20

avoid impacting natural areas to the extent possible, densely populated areas, and we

45:20-45:27

made an effort to route along existing linear facilities. The plan is supported by policies

45:28-45:31

and specific language in the Utah County general plan.

45:32-45:41

Then an important note to make this evening is that we are requesting that the planning

45:41-45:45

commission approves the conditional use with the extended timeframe as

45:45-45:51

allowed by the Utah County Land Use Ordinance Chapter 16.94G.

45:52-45:58

the I believe so in the code Greg it's a year to start construction.

45:59-46:04

Sorry, actually we just recently changed that the approval period is three years

46:05-46:11

with the ability to request an extension up to five years. So there is the

46:11-46:16

the ability to ask for an extension beyond the five year for the initial

46:16-46:20

three years if you feel if you if the planning commission can make findings

46:22-46:28

based on the need of the project but the initial approval will last three years

46:28-46:32

and then an extension would have to be requested that can go up to five years.

46:32-46:38

And is that for project completion or start? That is for start. Is that enough?

46:38-46:40

You don't need it.

46:41-46:42

Three years is fine.

46:43-46:48

>> Yeah, so I put down on the staff recommendations

46:49-46:51

that the termination be August 19th,

46:51-46:53

2028 to meet our current ordinance,

46:53-46:56

and you requested less time than that.

46:56-46:58

>> Yeah. Okay. So strike that.

46:58-46:59

We're not asking for additional time.

47:04-47:05

Oops. Okay.

47:06-47:11

So just briefly, this slide, we just want to sort of remind you

47:11-47:13

where we are and where we're going.

47:14-47:18

System planning and load growth analysis and feasibility analysis

47:18-47:21

to identify alternative routes in addition to our data collection

47:21-47:26

and field visits and public involvement were conducted in 2022,

47:27-47:30

in 2023, in 2023, in '24.

47:30-47:33

We conducted the analysis of the alternative routes,

47:33-47:39

which has been supported with input from local governments and agencies.

47:40-47:44

We anticipate that permitting will be let that local land use permitting,

47:44-47:47

I'm sorry, will be completed in the fall of this year.

47:48-47:51

Federal permitting with the Bureau of Land Management takes a little bit longer.

47:53-47:58

Pre-construction activities will take place between early to mid-2026,

47:59-48:03

at which time we anticipate that construction will begin

48:04-48:07

and construction will continue through 2026 and 2027

48:08-48:13

with a target completion date in early 2028, around February.

48:15-48:17

Okay, that is the end of our presentation.

48:18-48:20

We're happy to take questions from the commissioners

48:20-48:21

at this time.

48:24-48:32

>> What were the detrimental effects that you considered

48:32-48:36

and have included mitigating factors for?

48:39-48:41

>> Dave, I don't know if you have that list with you.

48:41-48:44

>> You mentioned 19 that could--

48:44-48:44

>> There's 20.

48:44-48:45

>> 20, yeah.

48:46-48:51

>> Well, one is avoiding impacts to natural areas.

48:52-48:58

Another is avoiding impacts to densely populated areas,

48:58-49:00

which that's an important one, right?

49:00-49:08

Because there's areas where we physically can't fit or would cause too much of

49:08-49:12

an impact in moving existing infrastructure around,

49:12-49:16

which isn't feasible really or appropriate for a project like this.

49:16-49:20

We're looking for more appropriate areas to route a transmission line,

49:20-49:23

such as along existing infrastructure,

49:24-49:25

linear infrastructure.

49:27-49:33

>> I think a lot of the comments that I saw off the top mentioned fire hazard.

49:33-49:36

So what have you guys-

49:36-49:38

>> So I'm going to ask Richard to come up.

49:38-49:41

Richard Baradoska is from Pacific Corp.

49:41-49:45

>> Yeah.

49:45-49:46

>> Yeah. So I'm Richard Baradoska,

49:46-49:48

just working for Rocky Mountain Power Pacific Corp.

49:49-49:51

As far as like fire hazards, you know,

49:51-49:54

typically our transmission lines are built to, you know,

49:54-49:58

are typically higher away from most of your, you know,

49:58-49:59

your fuel sources and all that.

49:59-50:00

It's stuff that we have all over the place,

50:01-50:03

stuff that other utilities have all over the place.

50:03-50:07

We obviously have a huge focus on our wildfire program

50:07-50:09

that's been with the state for the last couple of years.

50:09-50:12

And we keep working with the state going forward

50:12-50:15

and updating those plans and updating our standards

50:15-50:17

to help with that mitigation.

50:18-50:20

But all of our transmission lines are built

50:20-50:24

to wildfire safe standards that's been approved by the state.

50:26-50:28

- Can you talk a little bit about what those are?

50:28-50:30

What's the difference between what you plan to do

50:30-50:34

and infrastructure failures that do lead to fire hazards?

50:35-50:37

- So, I mean, as far as like the construction,

50:38-50:41

I mean, it's a new construction, new updated standards.

50:41-50:42

It's more robust.

50:43-50:48

but then also, you know, we've got protection and controls in place that are able to detect

50:48-50:52

a, you know, a potential fault or a trip, you know, or is able to trip the line.

50:52-50:58

So that way it basically eliminates that, you know, that, that source of fire.

51:00-51:02

So you have a high windstorm that comes through.

51:02-51:06

It causes some damage to the power line as soon as that connection is broken, then your

51:06-51:08

transmission ceases in that area.

51:08-51:08

Correct.

51:14-51:19

>> Do you guys get sent the public comments that we've received over the last week?

51:21-51:26

Are there any of those you want to address some of the main concerns or just?

51:27-51:28

>> Do we want to do that now or provide?

51:31-51:31

>> Can we?

51:32-51:36

>> Do you have a public comment, Kerry?

51:36-51:42

>> Yes. Is there anything in particular that

51:42-51:43

commission would like us to address?

51:44-51:45

We don't want to leave any stone uncovered.

51:45-51:50

>> There were a lot of comments.

51:51-51:55

I know some of the comments that I saw were saying that they didn't get notified.

51:56-52:02

I know you guys talked about all the outreach that you did. Yeah.

52:04-52:08

Yeah, so we do have a mailing list that is pulled from county records.

52:09-52:16

It again went to all individuals within the 500 foot study area, which is 250 feet on

52:16-52:18

each side of that preferred route center line.

52:19-52:26

We do have lists of the mailing lists that we could provide for the commission if you

52:26-52:27

would like to see it.

52:27-52:33

I did have seven return letters out of everything that was sent back, but none of them were

52:33-52:35

the names that were on the list.

52:35-52:37

But we did match some of the comments

52:37-52:38

that have been received from you guys.

52:39-52:43

And those names and those addresses were on the mailing list.

52:44-52:48

So other than that, I can't explain why they would not

52:48-52:50

have received them.

52:51-52:54

Unless, I mean, it says Pacific Corp, Rocky Mountain Power.

52:55-52:56

Sometimes people have their--

52:57-52:57

they have auto pay.

52:59-53:01

I mean, but I can't really explain why they would not.

53:02-53:08

>> You guys did your outreach and then as part of the part of our county process we also did notifications right.

53:09-53:20

>> What can we as we followed all state state law for noticing a public meeting which is this is in addition our ordinance requires for conditional uses property notices sent out to adjacent property owners.

53:21-53:29

And so we were a little overzealous on the route. Yes, we sent out how many for 500 gap between 4500.

53:30-53:39

for clarity on that if the if the alignment lies within a municipality you don't notify those property owners is that correct correct we only address the

53:40-53:46

unincorporated well if if the if the property owner lies within the city but

53:46-53:49

they're adjacent to an unincorporated portion that is in the project we did

53:50-53:59

notify them okay so I have a couple of questions I don't know what the projected

53:59-54:03

cost of this project is going to be but obviously you're trying to get power

54:03-54:06

out to Eagle Mountain and they've got several facilities out there that are

54:06-54:10

huge power draw with the data centers and stuff like that. Has there been any

54:10-54:13

consideration just to build a power plant out there to service that area?

54:21-54:25

So this line isn't for any one particular customer or even a group of

54:25-54:29

customers. This is a line that's been needed for existing loads that are in

54:29-54:35

in the system and power flow is between basically all the northern Utah area and it's also to

54:35-54:41

be able to bring in generation from southern Utah through Spanish Fork and down down to

54:41-54:47

service Utah County but also to be able to get that power flow to the Eagle Mountain area and up

54:47-54:52

into you know lower Salt Lake area up into our Camp William substation so it's not for anyone

54:52-55:01

individual customer. This is for existing load and basically creating a loop between Salt Lake and

55:01-55:07

Utah counties. But in your talk and discussion of flexibility and redundancy and stuff like that,

55:07-55:13

wouldn't an additional source of energy be-- So there are additional generation sources that

55:13-55:17

are coming online and some of them are up in the Eagle Mountain area. I believe one of them is

55:17-55:20

going to be up here on the agenda for later.

55:21-55:25

But that project has nothing to do with this one in particular.

55:25-55:30

There's more growth and load coming on in the Utah--

55:30-55:33

northern Utah area, including Utah County--

55:33-55:37

that this line is needed to basically create a loop there.

55:38-55:40

And there's federal requirements on being

55:40-55:42

able to create this loop just without its requirements.

55:43-55:45

So FERC, the Federal Energy Regulatory Committee,

55:46-55:48

This basically if we have an outage on one line,

55:49-55:50

we're not able to push enough amps

55:50-55:52

through the existing line.

55:52-55:55

So we have to have this other line there to be able to,

55:55-55:58

otherwise we'll have rolling blackouts and brownouts.

56:00-56:03

- So it has your right-of-way width increased

56:04-56:05

on these type of power lines?

56:06-56:09

- No, for 345 kilovolt lines,

56:10-56:13

our standard is 125 foot on the right-of-way width.

56:14-56:19

the power transmission line that's over on the east side of Utah Lake is that

56:19-56:25

similar voltage? Yeah, yeah there's several different voltages over there but

56:25-56:31

yes. Isn't that one just 120 feet? I couldn't speak to that. I believe it is.

56:31-56:35

I mean five feet is pretty minimal but you know when you're talking about

56:35-56:42

somebody's property and impacts you know five feet can be necessary. So the other

56:42-56:47

question have a lot of the comments that we had are around a particular

56:47-56:55

subdivision down in Salem when you began your notification process were do you

56:55-57:00

know if those lots in particular were actually owned or occupied by homeowners

57:00-57:08

or were they still under developer contracts when we matched up names so

57:08-57:12

So the individuals that were on the north side of Snowy

57:12-57:15

Egritt, it does appear like most of them

57:15-57:16

were property owners.

57:16-57:18

They were already in the homes.

57:18-57:22

So I believe those homes were existing in 2023

57:22-57:25

when we initially started making all of our lists.

57:25-57:30

When things went out in 2024, there were home owners in ones

57:30-57:31

that we've researched.

57:31-57:34

I mean, obviously, some of those went to--

57:34-57:36

there were some addresses that included trusts.

57:37-57:40

and maybe last names that matched,

57:40-57:41

but first names didn't match.

57:42-57:46

So ownership could have passed on to a child.

57:46-57:47

We're not sure.

57:47-57:49

We just, we looked at the addresses

57:50-57:52

and we matched that up with the mailing lists

57:52-57:53

that were provided by the county

57:54-57:56

and those were the addresses that we sent it out to.

57:56-57:58

So the people that were on the north side

57:58-58:01

of Snowy Egress should have received notifications

58:02-58:03

according to the mailing list.

58:04-58:06

- We have information to the contrary

58:06-58:11

I can't argue one way or the other. If those homes were not occupied or foams

58:11-58:17

had not been built, did you notify the home builder? Yes. Is there any

58:17-58:21

requirements and maybe this is a legal question for our legal, you know, not that

58:21-58:26

it's a county thing, but if the developer was notified about that,

58:26-58:31

are they required to notify any purchaser of that property, of impending

58:31-58:36

projects or anything like this that would impact, you know, that individual in

58:36-58:40

their home. I couldn't answer that. That would have to be a question for the

58:40-58:49

developer. I think that's all I've got for now. Well a couple of some of the

58:49-58:53

public comments that I saw listed some alternatives that they had explored.

58:55-58:59

Obviously you guys have explored a lot of different alternatives. Are there any

58:59-59:04

of those alternatives maybe you could speak to as why they weren't chosen or some of the,

59:05-59:05

I don't know.

59:07-59:07

>> Consideration.

59:07-59:08

>> Some of the considerations.

59:10-59:15

>> If you, we can go through some of the alternatives that we explored in the area.

59:15-59:18

I don't know if it's going to match up exactly, but it will show the challenges.

59:18-59:18

>> Okay.

59:20-59:21

>> Okay, so we do have some.

59:25-59:33

Okay. So this is an overview of the route this map is.

59:33-59:34

I think Greg showed this one as well.

59:34-59:37

It's a little bit busy, but the teal route is the proposed route.

59:38-59:41

If you can see it, commissioners,

59:41-59:44

you probably see it a little bit better on the screens in front of you,

59:44-59:47

but the green, where did that mouse go?

59:47-59:52

The green and yellow hash that goes north along Highway 6 corridor,

59:52-59:57

and then heads west to West Mountain,

59:58-01:00:00

the orange drops down south to go over

01:00:00-01:00:02

West Mountain and the green stays on the north side.

01:00:05-01:00:06

For folks in the room,

01:00:06-01:00:12

this alternative was not deemed feasible due

01:00:12-01:00:15

to the constraints on the Highway 6 corridor.

01:00:19-01:00:22

So expand that constraints on the highway six corridor.

01:00:22-01:00:24

Okay. So when we,

01:00:24-01:00:27

one of the first things that we look at when we're developing a,

01:00:27-01:00:31

a routing study is we look at existing linear facilities.

01:00:32-01:00:35

Is there already a corridor? Is there a road? Is there a highway?

01:00:35-01:00:37

Is there somewhere that we can, you know, railroad?

01:00:37-01:00:42

Is there somewhere that we can be safely alongside an existing linear facility?

01:00:43-01:00:46

The highway six corridor is enticing, right?

01:00:47-01:00:49

because it's a busy highway.

01:00:49-01:00:51

There's already infrastructure there,

01:00:51-01:00:53

where a transmission line would fit in.

01:00:53-01:00:55

- It's already a mess, so let's get going.

01:00:55-01:00:56

(laughing)

01:00:58-01:01:00

- And so we did look closely at that.

01:01:00-01:01:02

The constraints in that corridor, however,

01:01:03-01:01:05

include the railroad right of way,

01:01:05-01:01:08

which runs along side, runs parallel to Highway 6.

01:01:09-01:01:11

And there is a high pressure gas line,

01:01:12-01:01:14

I believe in between the highway and the railroad.

01:01:15-01:01:17

So there's not enough physical space

01:01:18-01:01:20

between the fences of the homes,

01:01:21-01:01:22

you have the fences of the homes, the sidewalk,

01:01:23-01:01:25

the railroad, the high pressure gas line, the highway.

01:01:26-01:01:28

There's not enough physical space

01:01:28-01:01:33

to put a 345KV transmission line through there.

01:01:33-01:01:36

So that was a challenge of going anywhere

01:01:36-01:01:37

north out of Spanish Fork.

01:01:39-01:01:43

The pink dash line more on the south side,

01:01:44-01:01:47

coming out of Spanish Fork along the same existing route,

01:01:47-01:01:50

but then it follows here along Powerhouse Road

01:01:51-01:01:53

and then kind of drops down in here.

01:01:54-01:01:56

This route wasn't deemed feasible

01:01:56-01:02:00

because of existing urban infrastructure,

01:02:00-01:02:01

so a lot of homes,

01:02:01-01:02:05

and then a lot of the larger planned developments.

01:02:07-01:02:09

I can't remember the name of it

01:02:09-01:02:11

off the top of my head right now 'cause my brain,

01:02:11-01:02:13

but it starts with a V right in here.

01:02:13-01:02:20

Viridian you know we met with them they were great to talk to you, but we physically again couldn't fit

01:02:21-01:02:24

within their plan development because of the

01:02:25-01:02:29

proximity of the homes that had already been approved these were existing you know

01:02:30-01:02:36

And then the the there's a canal that runs through there as well. So we couldn't physically fit the transmission line in

01:02:37-01:02:40

There how does the canal impact these lines?

01:02:40-01:02:44

Well, is it the strawberry canal?

01:02:44-01:02:45

Is that one is called?

01:02:46-01:02:47

>> The Strawberry Water District.

01:02:47-01:02:48

>> The Strawberry Water District?

01:02:49-01:02:51

Because they have an easement in there as well.

01:02:53-01:02:57

There's the road, the sidewalk, the canal is in there.

01:02:57-01:03:01

We can't fit the transmission line structures over the canal.

01:03:02-01:03:06

>> You're talking about a north side of 8,000 south.

01:03:06-01:03:10

>> No. I'm talking about the one that it looks

01:03:10-01:03:15

a diagonal scar that goes through the Viridian community.

01:03:15-01:03:16

It'll be a road.

01:03:16-01:03:18

You were looking at running it through there.

01:03:18-01:03:18

Yeah, we did.

01:03:18-01:03:19

We looked at that very, very hard.

01:03:21-01:03:23

I don't know if that's--

01:03:24-01:03:27

Well, what about down to 8,000 south in Salem?

01:03:28-01:03:30

We looked at 8,000 south in Salem.

01:03:30-01:03:34

We met with Salem.

01:03:34-01:03:35

We met with the canal.

01:03:39-01:03:45

The impacts to the existing homes along that road would be pretty severe.

01:03:45-01:03:50

We'd have to potentially take out homes and there would be a loss of a lot of

01:03:50-01:03:54

trees in order to get to parallel along 8,000 south.

01:03:55-01:04:01

Those homes are older, so they're built in different areas a little bit closer to the road.

01:04:02-01:04:03

So there wasn't, again,

01:04:04-01:04:08

enough physical space for the impact to make sense along 8,000 south

01:04:10-01:04:13

How why did they how why did the base or these monopoles?

01:04:14-01:04:15

How wide are they?

01:04:19-01:04:21

Six feet in some cases

01:04:23-01:04:25

Six to twelve but six in some cases

01:04:25-01:04:28

>> Yeah, because I mean, there could be, yeah,

01:04:29-01:04:32

the straight line structures would be typically a little bit smaller

01:04:32-01:04:33

unless there's a total of four.

01:04:34-01:04:34

>> Okay.

01:04:34-01:04:35

>> But it also depends on the--

01:04:35-01:04:37

>> It needs to come to the microphone.

01:04:37-01:04:37

>> No.

01:04:37-01:04:38

>> It didn't come to the microphone.

01:04:38-01:04:39

>> The mic, sorry.

01:04:40-01:04:41

>> Sorry.

01:04:43-01:04:45

>> You are more than 12 feet away from the mic.

01:04:46-01:04:49

>> Yeah, that's-- yeah, so we're--

01:04:49-01:04:52

yeah, I mean, the foundation sizes are going to change depending

01:04:52-01:04:56

on the soil conditions, what kind of structures in place, but they can range

01:04:56-01:05:01

anywhere from 6 to 12, if not sometimes a little bit bigger just depending on what

01:05:01-01:05:07

the size of the pole is, you know, all the deciding engineering factors. Thanks.

01:05:09-01:05:15

So I believe on a lot of these canals and stuff, if I'm not mistaken, there's a

01:05:15-01:05:19

potential for them to get enclosed and be piped. Has there been any discussion

01:05:19-01:05:22

with water districts to co-mingle and use that existing easement?

01:05:23-01:05:29

Yeah, so along 800 South, kind of south of the river bottoms, we did look at that

01:05:29-01:05:34

and we had discussions with them on that. But then there was, you know, that constraint,

01:05:34-01:05:40

but then there's also the constraint of, you know, the existing homes and trees and everything

01:05:40-01:05:47

like that along 800 South through there. That's just one example. And then there's other spots

01:05:47-01:05:50

that we've discussed with other water conservancy districts

01:05:50-01:05:53

and they've got, they would potentially work with us,

01:05:53-01:05:56

but at the same time, there's other constraints

01:05:56-01:05:58

that have led us to the decision and the route

01:05:58-01:06:02

that has been deemed a buildable line.

01:06:03-01:06:06

- On this map right here, the pink areas,

01:06:06-01:06:09

what are those, why are those highlighted?

01:06:10-01:06:15

- Those are preliminary, I can't read that part.

01:06:15-01:06:17

>> Yeah, they're planned development.

01:06:17-01:06:19

I'm sorry. I need better glasses.

01:06:20-01:06:22

They're planned and proposed development.

01:06:23-01:06:28

We wanted to highlight just how there's a lot going on.

01:06:29-01:06:29

>> Okay.

01:06:32-01:06:33

>> So I know a lot of comments

01:06:34-01:06:37

ask why these lines aren't being buried.

01:06:37-01:06:38

>> Okay. I have a slide for that.

01:06:38-01:06:39

>> Thank you.

01:06:43-01:06:45

Give me a minute on this one.

01:06:50-01:06:56

Okay. So Rocky Mountain Power does get asked quite a lot about

01:06:56-01:06:58

undergrounding all utilities do.

01:06:59-01:07:01

It makes sense. That's a reasonable question.

01:07:02-01:07:05

So undergrounding a transmission line does

01:07:05-01:07:10

present multiple challenges in addition to technical and system designs.

01:07:12-01:07:14

The impacts to land use, as you can see in these pictures,

01:07:15-01:07:17

are pretty severe to build

01:07:17-01:07:19

an underground transmission line of this high voltage.

01:07:21-01:07:24

They're building a giant trench.

01:07:24-01:07:27

The concrete rectangles that you see are,

01:07:29-01:07:32

they're basically the size of one car garage.

01:07:33-01:07:35

They need to be spaced every approximately

01:07:35-01:07:40

1200 feet in order to allow access for maintenance on the line.

01:07:40-01:07:45

When there is when an outage occurs, it's not as easy to find in an underground line

01:07:45-01:07:50

So the the time to complete those repairs is is serious on you know

01:07:50-01:07:53

If you experience an outage with on an overhead transmission line

01:07:53-01:07:58

It can be out, you know uncomfortably for a few hours, maybe a couple days in a major event

01:07:59-01:08:02

You know, I know not of Rocky Mountain Power because they they don't have any

01:08:04-01:08:05

Lines buried at this voltage

01:08:05-01:08:10

but I do know of other utilities who have had outages on underground lines that have taken,

01:08:10-01:08:15

you know, six, eight months to complete a repair, which is obviously a pretty big impact to the system.

01:08:17-01:08:25

The picture that you see on the right of the screen here, this is something that at a 345 kV

01:08:26-01:08:31

voltage would be needed at every entry and exit point. So everywhere where you're building,

01:08:32-01:08:34

where you're transitioning to underground,

01:08:34-01:08:36

you would need one of these and then everywhere that you pop back up,

01:08:37-01:08:38

you would need one of these and they're basically,

01:08:39-01:08:41

it's a substation at that point,

01:08:41-01:08:42

it's not just a structure.

01:08:45-01:08:48

Then before we began our presentation,

01:08:48-01:08:49

we did talk about the costs.

01:08:51-01:08:54

Richard was talking about at a lower voltage line

01:08:54-01:09:00

that is being underground that's 22,000 feet and 7.5 million.

01:09:01-01:09:04

To do that, the costs are,

01:09:04-01:09:07

when you compare can be 15,

01:09:07-01:09:09

20 times as expensive as building an overhead.

01:09:10-01:09:14

Those are costs that ultimately are

01:09:14-01:09:15

passed on down to the rate pairs.

01:09:18-01:09:21

So it's not a feasible solution.

01:09:21-01:09:24

It's reasonable that people ask about it,

01:09:25-01:09:27

but for a project of this size at this voltage,

01:09:27-01:09:29

building them underground isn't

01:09:29-01:09:32

feasible or reasonable, otherwise you would see it everywhere.

01:09:35-01:09:39

But are there likely scenarios that would lead to the power

01:09:40-01:09:43

outage if it was buried like this? I mean normally look at things like

01:09:44-01:09:47

wind as being a primary cause. Yeah that's an interesting question.

01:09:48-01:09:52

Yeah I mean it's a lot of it's going to be diggings or just even cable failures.

01:09:52-01:09:57

I mean not everything we we wanted to go in and we wanted to last forever

01:09:57-01:09:59

but you know that things just tend to fail.

01:10:00-01:10:01

And when it's up in the air, you're

01:10:01-01:10:03

able to spot it real quickly and be

01:10:03-01:10:04

able to go and make that repair.

01:10:04-01:10:07

If it's underground and you have a bad splice or a cable

01:10:07-01:10:11

fails or something gets in there or someone digs into it,

01:10:12-01:10:12

there's that potential.

01:10:13-01:10:15

I know we're doing a job right now

01:10:16-01:10:20

in a different area that we've got underground at 138 kilovolt.

01:10:21-01:10:23

We had a developer dig into the line.

01:10:24-01:10:25

It was 20 feet deep.

01:10:25-01:10:26

they still dug into it.

01:10:27-01:10:28

You know, and that's now a repair

01:10:28-01:10:29

that's taking two years.

01:10:31-01:10:34

So just there are opportunities for things

01:10:34-01:10:35

to happen like that.

01:10:35-01:10:39

And we don't have any buried transmission lines

01:10:39-01:10:41

in the Rocky Mount Power Service territory.

01:10:42-01:10:44

That's above 138 kilovolt.

01:10:44-01:10:47

So we're operationally, we're not set up

01:10:48-01:10:49

to be able to do that.

01:10:49-01:10:52

It's a new system and technology

01:10:52-01:10:55

to Rocky Mount Power at that rate.

01:10:55-01:11:00

and the costs are wildly prohibitive of doing that.

01:11:00-01:11:03

And they impact to us even building one

01:11:03-01:11:05

where you might have a six to 12 foot structure,

01:11:06-01:11:08

you know, along the linear structure or corridor.

01:11:10-01:11:14

Now you've got a huge trench that's gonna be opened up,

01:11:14-01:11:16

you know, as big as a road coming through there.

01:11:17-01:11:19

And you're not allowed to put anything on top of it.

01:11:19-01:11:21

It's gotta be free and clear of anything.

01:11:22-01:11:24

It's, yeah, it's tough.

01:11:28-01:11:31

It's not like your distribution lines that you see buried all over the place.

01:11:31-01:11:32

This is significantly different.

01:11:32-01:11:38

This would be, you know, without doing a real design on it, you're probably talking 10

01:11:38-01:11:43

eight inch conduits, you know, three or four four inch conduits and then several two inch

01:11:43-01:11:48

conduits along with eight by 33 foot vaults every 1200 feet.

01:11:51-01:11:52

That's up.

01:11:52-01:11:54

>> Thank you on that.

01:11:54-01:11:57

And another concern I've heard is health.

01:11:58-01:12:00

What are the health concerns

01:12:00-01:12:02

with the large transmission line above?

01:12:05-01:12:06

>> Yeah, so glad you asked.

01:12:07-01:12:11

With us this evening we have Dr. Gabor Mazai.

01:12:12-01:12:16

He is a physician and epidemiologist with over 25 years

01:12:16-01:12:18

of experience in research of clinical outcomes

01:12:18-01:12:20

in environmental and occupational health issues.

01:12:21-01:12:25

He designed, conducted and evaluated epidemiologic investigations

01:12:25-01:12:28

and directed multidisciplinary research programs related

01:12:28-01:12:31

to children's health, including childhood leukemia

01:12:31-01:12:35

and brain cancer, adult cancer, neurodegenerative diseases,

01:12:36-01:12:37

reproductive health outcomes,

01:12:38-01:12:40

and occupational injuries and ergonomics.

01:12:40-01:12:42

So we have him here with us today.

01:12:42-01:12:43

He's a principal scientist

01:12:43-01:12:45

with an organization called Exponent.

01:12:46-01:12:48

And he's here to address those concerns.

01:12:57-01:12:59

>> Well, thank you very much for the introduction.

01:12:59-01:13:00

My name is Gabor Meze.

01:13:01-01:13:03

I'm a medical doctor and a PhD in epidemiology,

01:13:04-01:13:06

and I'm a principal scientist at Exponent.

01:13:08-01:13:10

My office is in Oakland, California, so I was asked

01:13:10-01:13:14

to come here to provide answers to these type of questions

01:13:15-01:13:17

and answer any other questions related to health.

01:13:17-01:13:23

So much of my work in the last 25, 26 years was related

01:13:23-01:13:27

to conducting and evaluating research related to EMF

01:13:27-01:13:31

and potential health effects prior to joining Exponent

01:13:31-01:13:33

in 2013.

01:13:34-01:13:37

For 14 years, I was at the Not For Profit Electric Power

01:13:37-01:13:42

Research Institute where I was heading the EMF Health

01:13:42-01:13:43

Assessment Research Program.

01:13:45-01:13:48

So I'm kind of familiar with this area,

01:13:48-01:13:51

but you don't have to take my word for it.

01:13:51-01:13:54

So this research started long before I got involved

01:13:54-01:13:55

in this area.

01:13:55-01:14:00

So the first study that was looking at the potential health

01:14:00-01:14:02

effects of EMF were living near to transmission.

01:14:03-01:14:05

I was published in the 1970s.

01:14:05-01:14:08

And then since then, thousands of studies

01:14:09-01:14:10

were published in this area.

01:14:11-01:14:15

And then the studies were basically three main categories.

01:14:16-01:14:20

One is epidemiology studies, and I'm an epidemiologist,

01:14:20-01:14:21

so I conducted some of those.

01:14:22-01:14:25

And epidemiology is basically looking at disease patterns

01:14:25-01:14:27

in human populations.

01:14:28-01:14:31

The second big area is, so we are observing basically

01:14:31-01:14:34

an epidemiology study, people living in their environment

01:14:34-01:14:36

or in the work environment,

01:14:36-01:14:39

and see if that environment causes any adverse health effects.

01:14:40-01:14:43

The second big group of studies are animal studies,

01:14:44-01:14:47

laboratory animal studies, where scientists can expose

01:14:48-01:14:52

laboratory animals to much higher fields than humans

01:14:52-01:14:55

would ever be exposed to and see if there is any

01:14:56-01:14:57

potential health effects.

01:14:57-01:15:00

And then the third group of studies is looking at cells

01:15:00-01:15:03

and tissues in laboratory environments, whether they

01:15:03-01:15:06

respond to EMF or not.

01:15:07-01:15:10

So over the last 50 years or so,

01:15:10-01:15:12

thousands of studies were published,

01:15:12-01:15:16

and these studies were regularly evaluated

01:15:16-01:15:22

by state and international and national health

01:15:22-01:15:25

and scientific agencies or government agencies

01:15:26-01:15:28

that assembled typically a panel of scientists.

01:15:29-01:15:30

It's not just individual scientists

01:15:31-01:15:35

who look at all these papers because the vast amount

01:15:35-01:15:43

research requires a group approach. So these agencies typically assemble a group of experts

01:15:43-01:15:50

with various expertise, epidemiologists, medical doctors, engineers, laboratory scientists

01:15:50-01:15:57

and so on. And they look at all the literature published to that date and they evaluate the

01:15:57-01:16:01

weaknesses of the studies, look at the strengths of the studies, and then they look at the

01:16:01-01:16:07

evidence altogether, the totality of the evidence. So a main point that I highlighted here in

01:16:07-01:16:12

the bottom of the screen is that you cannot rely on individual studies or a selected small

01:16:12-01:16:18

group of studies, what you like, it shows some outcome. So you have to rely on the totality

01:16:18-01:16:26

of the evidence. And this type of reviews were done by a number of, as I said, government

01:16:26-01:16:31

and scientific agencies in the US, in Canada, internationally,

01:16:32-01:16:33

and in many countries in Europe.

01:16:34-01:16:37

And all of these studies looked at the evidence

01:16:37-01:16:40

that were available at that time when they conducted the

01:16:41-01:16:41

evaluation.

01:16:43-01:16:47

And in short, none of these came to the conclusion

01:16:47-01:16:51

that the available evidence confirms the existence

01:16:51-01:16:54

of any adverse health effects at the levels that we are exposed

01:16:54-01:16:58

due to the use of or transmission of electricity.

01:16:59-01:17:02

And then I had two quotes from the World Health Organization

01:17:05-01:17:07

website that you can read.

01:17:07-01:17:09

And then it says that despite of the feeling of some people

01:17:10-01:17:12

that there is more research needed in this area,

01:17:13-01:17:17

this area is more researched than many other--

01:17:18-01:17:19

so we know more about this exposure

01:17:20-01:17:22

than many other chemicals or other exposures.

01:17:23-01:17:28

And then the second sentence I highlighted here is that despite

01:17:28-01:17:30

of this tremendous amount of research data,

01:17:31-01:17:35

the evidence does not confirm any adverse health effects

01:17:35-01:17:40

in association with EMF, what we are exposed

01:17:40-01:17:44

to from the use or transmission of electricity.

01:17:45-01:17:48

>> So Dr. Sardar, to interrupt there,

01:17:48-01:17:49

but before you move to the next slide,

01:17:49-01:17:50

can you talk a little bit

01:17:50-01:17:56

about what low-level electromagnetic fields is. Do we know this is low level?

01:17:58-01:18:04

Well, yes, and then it actually goes to the next slide. So, what typically, so I don't know exactly,

01:18:04-01:18:12

I don't want to quote specific numbers, but if you talk about specifically magnetic fields,

01:18:12-01:18:19

transmission lines, right under the transmission lines, it could be like tens or maybe hundreds of

01:18:19-01:18:25

milligauss where you are there or even I see even okay so that those are the

01:18:25-01:18:31

typical values right under the the transmission line so if you and then we

01:18:31-01:18:36

have to know that the fields diminish very quickly as you move away from the

01:18:36-01:18:42

source so typically at the edge of right of ways is in it's in the teens or

01:18:42-01:18:48

several could be several milligauss and then there were two international

01:18:48-01:18:53

agency and then I just provide some comparison what we think is low level exposure.

01:18:54-01:19:00

So there were two international agencies that I highlighted here that looked at the totality

01:19:00-01:19:07

of the evidence and they were trying to set guidelines that protects the public from all

01:19:07-01:19:09

established health effects.

01:19:09-01:19:16

Because there is no, in the US there is no federal regulations to limit magnetic fields

01:19:16-01:19:23

exposure, EMF exposure, and in Utah there is no state limit to limit exposure to EMF.

01:19:23-01:19:28

But there are these two international scientific agencies that reviewed the evidence and then

01:19:29-01:19:34

they concluded that there is no long-term health effects associated with fields.

01:19:35-01:19:41

They only identified short-term acute effects that were observed at extremely high levels

01:19:41-01:19:45

that we would not experience near even transmission lines

01:19:45-01:19:48

or in any normal day-to-day environment.

01:19:49-01:19:53

So these are basically based on laboratory observations

01:19:53-01:19:56

that where they generated very high fields.

01:19:56-01:19:59

And then those effects were very short-term

01:19:59-01:20:02

like nerve stimulations or muscle stimulations

01:20:02-01:20:03

or some visual effects.

01:20:03-01:20:06

But again, these are much higher than you would expect.

01:20:07-01:20:09

And then these two agencies set the limits

01:20:09-01:20:14

at 2,000 and 9,000 milligals for magnetic field exposure.

01:20:14-01:20:19

And as I said, even right under this type

01:20:19-01:20:21

of transmission lines, it would be--

01:20:21-01:20:22

the values would be lower than this.

01:20:23-01:20:30

>> So the representation is that this 345KV line is not going

01:20:30-01:20:34

to produce an electric magnetic field that's greater

01:20:34-01:20:37

than these, the 2,000 and the 9,000.

01:20:37-01:20:42

Based on my experience, it's unlikely that there would be any, even close to these values

01:20:43-01:20:44

right under the lines, yes.

01:20:44-01:20:45

Okay, and...

01:20:45-01:20:49

But I can speak for specific values, but the company will do the calculations.

01:20:50-01:20:55

But typically what I have seen across the country in other locations, those are much

01:20:55-01:20:57
below these values.

01:20:57-01:21:00
So have there been any long-term studies on the impact?

01:21:00-01:21:01
Yes.

01:21:01-01:21:03
As I said, there were a number of studies.

01:21:04-01:21:08
And as I said, epidemiology studies, many of those were looking at long-term health

01:21:08-01:21:15
effects, looking at various types of cancers in children, in adults, in residential environment,

01:21:15-01:21:17
and also among workers.

01:21:17-01:21:23
And there were not a large number of studies, and then the results varied, but the quality

01:21:23-01:21:24
of the studies varied.

01:21:24-01:21:31
But overall, these organizations that reviewed the available evidence, none of them concluded

01:21:31-01:21:34
that there is a confirmed health effects associated with those levels.

01:21:35-01:21:35
Okay, thank you.

01:21:38-01:21:46
And then basically just in summarizing what I just said, this research has been going on for approximately 50 years.

01:21:47-01:21:57

And then the available large body of research has been evaluated regularly and repeatedly by various national and international health

01:21:57-01:22:03

and scientific and government organizations, and none of them concluded that there is an

01:22:03-01:22:10

adverse health effect associated with EMF at the levels we are experiencing in our daily

01:22:10-01:22:10

lives.

01:22:11-01:22:16

And then there are, as I said, health-based exposure guideline limits established by two

01:22:17-01:22:24

scientific, international scientific agencies, and the values that might be anticipated with

01:22:24-01:22:28

the proposed lines would be, in my opinion, below--

01:22:28-01:22:30

the magnetic field levels would be below those guideline

01:22:30-01:22:31

values.

01:22:32-01:22:34

How about-- is there sound?

01:22:35-01:22:36

The sound of the lines?

01:22:37-01:22:37

Does that--

01:22:37-01:22:37

Yes.

01:22:37-01:22:40

There is some sound associated.

01:22:40-01:22:42

Again, that could be calculated.

01:22:43-01:22:46

But then there's no adverse health effects associated with those.

01:22:47-01:22:49

How about two animals?

01:22:49-01:22:57

I mean, we have a lot of wildlife that gets impacted by--

01:22:57-01:22:58

Yeah, I mean, the research is mostly

01:22:59-01:23:01

focusing on human health, because that

01:23:01-01:23:02

was the priority for research.

01:23:03-01:23:07

But there are a number of studies looking at dairy cattle

01:23:08-01:23:12

or domestic animals like swine or other animals,

01:23:13-01:23:15

and also looking at wildlife like deer.

01:23:16-01:23:18

And there is no consistent adverse health effects

01:23:18-01:23:19

and those as well.

01:23:22-01:23:24

Any further questions for the doctor?

01:23:25-01:23:25

Okay.

01:23:26-01:23:26

Okay.

01:23:26-01:23:27

Thank you.

01:23:27-01:23:29

>> Can you ask him what he's being paid to be here today?

01:23:30-01:23:34

And how often he's appeared and testified against a power plant?

01:23:34-01:23:35

>> He's come to Mike.

01:23:37-01:23:39

>> If we can wait for the public comment period.

01:23:41-01:23:42

>> Thank you.

01:23:43-01:23:47

>> Are there further questions for the doctor from the commission?

01:23:48-01:23:50

>> Not from the doctor,

01:23:50-01:23:53

but a couple of questions I have.

01:23:53-01:23:55

You know, noise has been brought up and I know

01:23:55-01:23:59

these power lines are a source of noise that maybe

01:23:59-01:24:02

the decibel level of the noise isn't irritating,

01:24:02-01:24:06

but it certainly is aggravating if you live or work near those lines.

01:24:09-01:24:12

There's concerns of decreasing land values.

01:24:13-01:24:15

Is there any mitigation for that?

01:24:16-01:24:18

There's also this power line is going to

01:24:19-01:24:20

affect existing businesses that would

01:24:21-01:24:24

have buildings or facilities

01:24:24-01:24:27

normally underneath that line and typically,

01:24:27-01:24:30

and I believe you're limited to about 12 feet.

01:24:30-01:24:31

There are any type of a structure or

01:24:31-01:24:33

trees underneath these lines.

01:24:33-01:24:36

How are you going to help those businesses

01:24:36-01:24:44

retain their business if this line gets put across top of their property.

01:24:45-01:24:50

>> So with respect to businesses that would be impacted by the line,

01:24:50-01:24:53

if they're a landowner with whom we're pursuing an easement,

01:24:54-01:25:00

we'll work with each landowner on an individual basis and negotiations with those easements

01:25:01-01:25:04

to place polls where it makes the most sense,

01:25:04-01:25:06

where it's feasible for Rocky Mountain Power,

01:25:06-01:25:08

where it makes the most sense to be accommodating

01:25:08-01:25:10

to the facilities on their properties.

01:25:11-01:25:12

As far as like height restrictions,

01:25:13-01:25:16

it's most, it's yeah, large growing trees,

01:25:17-01:25:19

things that could interfere with the safety of the line.

01:25:21-01:25:25

- And then is there, do you regulate the flow of power?

01:25:25-01:25:28

Does it decrease, increase with different times?

01:25:28-01:25:34

I mean, yeah, the 345KV is what you're applying for

01:25:34-01:25:40

Is there a chance that you'll come back later and just increase that level?

01:25:40-01:25:48

No, I mean, so like the voltage won't change. Not that we would be able to foresee, but it's

01:25:48-01:25:53

all based on your framing of the structures, the type of structures that you're using. Going from

01:25:53-01:25:59

one voltage to another voltage typically means a different framing size, different insulator sizes,

01:26:00-01:26:03

basically, because we got to keep the conductor away from anything that can be grounded.

01:26:04-01:26:08

and then cause a phase to ground or phase to phase.

01:26:09-01:26:14

So the voltage class is pretty much what it's going to end up being as far as the amps going up and down,

01:26:15-01:26:21

the current going through the line, yeah, that's going to potentially go up and down throughout the day as load requires

01:26:22-01:26:24

and generation comes on and off.

01:26:24-01:26:29

But that's typical. I mean, just going to your house on the service lines to your house,

01:26:29-01:26:33

You know, the power flows to there goes up and down just as much.

01:26:34-01:26:38

Yeah, that's part of the reason of the question because I lost an air conditioning unit because of it.

01:26:39-01:26:40

Anyway.

01:26:45-01:26:47

You get the question about value. I'm so sorry. I shouldn't interrupt.

01:26:48-01:26:48

You asked about value.

01:26:49-01:26:50

We hold on.

01:26:52-01:26:56

We probably need to wait for the public comments. Sorry to step in there.

01:26:56-01:27:01

>> I do have some more questions.

01:27:01-01:27:02

Are you going to go, Robert?

01:27:02-01:27:10

>> We haven't addressed the flooding down through the Spaniwfork River bottoms.

01:27:11-01:27:12

Tell us about that.

01:27:13-01:27:16

Or if you've made contingencies for that.

01:27:17-01:27:23

>> Yeah, so I mean, honestly, a power line in a flood zone is actually probably advantageous

01:27:23-01:27:24

or it's a good use of it.

01:27:26-01:27:27

You know, I mean, we've got structures

01:27:27-01:27:28

that are built for that.

01:27:28-01:27:30

We've got structures going through,

01:27:32-01:27:34

like at the toe of the Great Salt Lake,

01:27:34-01:27:36

we've got them through other flood zone areas.

01:27:36-01:27:38

That's not a necessarily concern.

01:27:38-01:27:41

We just designed to account for that.

01:27:42-01:27:45

So, I mean, a single structure that gets flooded

01:27:45-01:27:47

with a little bit of water around the base of it,

01:27:48-01:27:50

you know, is it's not gonna cause any kind of concerns

01:27:50-01:27:54

to safety or the integrity of our structures.

01:27:55-01:27:58

- Do you make provision for that then?

01:27:59-01:28:01

Like, will it be a different structure

01:28:02-01:28:03

down through the river bottoms?

01:28:04-01:28:06

- Typically those foundations will get a little bit bigger

01:28:06-01:28:09

and deeper just because of the soil conditions,

01:28:10-01:28:13

but as far as the style of structure,

01:28:14-01:28:15

it's gonna be pretty typical.

01:28:15-01:28:18

It just might get a little bit taller, a little beefier.

01:28:20-01:28:22

was just this can be designed out that way.

01:28:23-01:28:24

- Okay, thank you.

01:28:25-01:28:28

- What's the design impact for earthquake mitigation?

01:28:30-01:28:32

- That's, so I mean, it's all based on the seismic reports

01:28:32-01:28:35

and the seismic zones that we're building in,

01:28:35-01:28:38

you know, up around magnets built a little bit different

01:28:38-01:28:40

than it is, you know, in other areas, right?

01:28:41-01:28:44

We look at those individual areas and size accordingly.

01:28:46-01:28:46

So.

01:28:50-01:28:57

So I've got some just some general questions. First of all, my understanding is that Rocky

01:28:57-01:29:04

Mountain Power Pacific Corp has the power of eminent domain. Is that correct? Yes. So

01:29:05-01:29:12

the utility company has the power to just take the land, correct? With the obligation

01:29:12-01:29:14

to pay fair value for the land.

01:29:15-01:29:20

Yes, but our intent is to be able to negotiate with each individual landowner for a fair

01:29:20-01:29:21

infrastructure.

01:29:21-01:29:25

Sure, but at the end of the day that's the power that the utility company has.

01:29:26-01:29:27

Ultimately, yes.

01:29:27-01:29:34

Right, and is there a reason that you chose to take an easement rather than fee title?

01:29:36-01:29:42

We want the landowners to still be able to own their property and be able to do with

01:29:42-01:29:43

it what they want.

01:29:43-01:29:45

It's their property.

01:29:45-01:29:51

We want them to still be able to use it with us.

01:29:51-01:29:57

Similarly to like a sewer line following a road, gas line, water line, you name it.

01:29:57-01:30:03

Communications, a lot of those go through private property, through a public utility

01:30:03-01:30:06

easement or through a private easement.

01:30:07-01:30:09

We're just trying to do the exact same thing.

01:30:09-01:30:13

>> So you'll share the easement down the road?

01:30:13-01:30:15

>> Yeah, these are non-exclusive easements.

01:30:15-01:30:20

>> Okay. The concern I have with that is,

01:30:21-01:30:23

they get to use the land,

01:30:23-01:30:26

continue to use land, but they can't put anything on it.

01:30:26-01:30:28

>> There's limitations to it.

01:30:28-01:30:29

They can still farm it.

01:30:29-01:30:32

they can still, you know, we're cohabitating,

01:30:32-01:30:34

you know, working with Utah County.

01:30:35-01:30:38

- Though if you're not a farmer, you can't use it.

01:30:38-01:30:41

- What I'm saying, like so we're working

01:30:41-01:30:43

with Utah County right now with the public works,

01:30:44-01:30:46

you know, as far as some other road projects

01:30:47-01:30:48

that they're doing and they're planning on putting

01:30:48-01:30:51

in a trail system, you know, and then doing all sorts

01:30:51-01:30:52

of those kinds of things.

01:30:52-01:30:57

So there's multiple opportunities for kind of joint use

01:30:58-01:31:01

and cohabitation of areas that we're working in.

01:31:02-01:31:05

- But the landowner has to continue

01:31:05-01:31:08

to pay property taxes on that land, right?

01:31:11-01:31:11

- Yes.

01:31:16-01:31:19

- So another question I have is about the access roads,

01:31:19-01:31:21

the 15 foot access roads,

01:31:21-01:31:24

are they gonna be within 125 foot easement area?

01:31:26-01:31:30

For the most part, there's going to be spots where we'll work with each individual landowner.

01:31:30-01:31:36

I'm figuring out how best to get to that particular structure where we have to maintain or do construction on it.

01:31:37-01:31:39

We'll work that out with each individual.

01:31:39-01:31:40

>> That would be a separate easement.

01:31:41-01:31:43

>> Yes, or property access, property agreement.

01:31:44-01:31:51

>> Okay. While he's looking at that,

01:31:51-01:31:54

Did I see that there's some construction easements that are 300 feet wide?

01:31:56-01:31:59

Yeah, so I mean we're going to have, you know,

01:31:59-01:32:01

setting the structures is one thing doing that,

01:32:01-01:32:04

but then during construction there's going to be spots there where we're going to have to

01:32:05-01:32:07

widen out a little bit when we're pulling cable.

01:32:07-01:32:12

We're going to have to have some temporary agreements in place to be able to set up our equipment,

01:32:12-01:32:13

you know, out past the pole,

01:32:14-01:32:18

be able to be able to pull that wire in and tension on the other side.

01:32:19-01:32:20

The temporary though.

01:32:20-01:32:22

>> They're temporary agreements, yeah.

01:32:22-01:32:23

>> We've got with the landowner.

01:32:26-01:32:30

>> And we will work with each individual landowner on those agreements.

01:32:32-01:32:34

>> Just to continue on that thought,

01:32:34-01:32:35

that's where I was going with this.

01:32:35-01:32:36

So you've got the construction yard,

01:32:37-01:32:38

the lay down area, the storage areas.

01:32:39-01:32:43

Are those going to be temporary units uses?

01:32:44-01:32:48

>> Yes, yeah. We'll work with each individual landowner as we approach those areas

01:32:48-01:32:53

So to finalize a lease or agreement or something bad effect.

01:32:53-01:32:58

And we work with landowners who are interested in having

01:32:58-01:32:59

that temporary--

01:32:59-01:33:02

as far as lay down yards go and access roads,

01:33:03-01:33:07

we try to seek out landowners who would want that temporary use

01:33:07-01:33:09

and the payment associated with it.

01:33:10-01:33:13

So the landowner loses the land, can't really

01:33:14-01:33:17

oppose the loss of the land, gets paid for it,

01:33:17-01:33:20

has an income tax obligation because of that,

01:33:21-01:33:24

and then has continued property tax obligations,

01:33:25-01:33:28

even though its use is restricted now.

01:33:29-01:33:31

So we're no real different than any other utility that

01:33:31-01:33:32

comes through there.

01:33:32-01:33:32

I get it.

01:33:33-01:33:34

Yeah, I get it.

01:33:34-01:33:34

Yeah.

01:33:37-01:33:39

So who benefits from this project?

01:33:40-01:33:41

So pretty much everybody.

01:33:42-01:33:45

So it's an overall grid optimization project.

01:33:45-01:33:47

So overall, it improves grid reliability.

01:33:48-01:33:50

It allows for new generation to come online

01:33:51-01:33:53

for the continued growth within the county

01:33:54-01:33:57

to be able to get power to where we need it.

01:33:58-01:34:05

And so ultimately, it's not a direct individual beneficiary

01:34:06-01:34:09

to it, but it's ultimately-- it's an overall grid optimization

01:34:09-01:34:10

and reliability.

01:34:11-01:34:13

And so it benefits everybody in the county?

01:34:14-01:34:20

I mean so everyone here in the Rocky Mountain Power Service territory and then everyone that we help support as far as

01:34:21-01:34:27

You know because a lot of the local municipalities that are the power providers to a lot of the folks in this area

01:34:28-01:34:30

They get their power from

01:34:30-01:34:35

Rocky Mountain Power a lot of times and so that ultimately helps helps them out as well

01:34:36-01:34:37

Okay

01:34:40-01:34:44

And you've got to get permits from every municipality along the way

01:34:45-01:34:45

That's correct

01:34:45-01:34:52

They've got to prove every single monopoly that goes up and the wiring and that goes along the way if they have

01:34:53-01:34:57

Sorry, Greg. Did you want to if there's yeah, if I mean it's there's ordinance that applies

01:34:58-01:35:02

Yeah, if they have a land use ordinance that applies to that. However, there's also

01:35:03-01:35:08

Billing code regulations that may exempt them from being required to obtain building permits for those

01:35:08-01:35:13

So if there are regulations that they would have to follow as local

01:35:13-01:35:17

regulations and they would have to get that in reference to

01:35:18-01:35:20

The construction areas and temporary construction yards

01:35:21-01:35:26

They would have to get permitted for those areas that they're going to have that those temporary construction yards

01:35:27-01:35:31

have a limitation on the duration and the location of those as well

01:35:33-01:35:37

>> And isn't Rocky Mountain Power part of its licensing,

01:35:37-01:35:42

isn't it required to maintain this level of service?

01:35:42-01:35:46

There's a level of service it has to maintain for the customers.

01:35:46-01:35:52

It's not part of the licensing that Pacific Corp has with the state or

01:35:52-01:35:54

the public service commission.

01:35:57-01:35:58

I mean, why do this?

01:35:59-01:36:00

>> Why do what?

01:36:00-01:36:02

>> Why do what you're doing?

01:36:02-01:36:09

>> Well, we do have a responsibility to ensure that, you know, we have enough power.

01:36:09-01:36:11

>> Who says you have that responsibility?

01:36:13-01:36:14

>> Burke.

01:36:15-01:36:18

>> Yeah, the federal state.

01:36:18-01:36:20

>> Yeah, there's federal and serious requirements.

01:36:21-01:36:26

And we do have to provide power for anyone who needs power.

01:36:26-01:36:29

I mean, you know, that's what we do.

01:36:29-01:36:31

We make sure that everybody has power.

01:36:32-01:36:36

And when we strengthen the grid, it really does benefit everybody.

01:36:37-01:36:39

The grid is a large connection.

01:36:39-01:36:40

Everybody is connected to the grid.

01:36:41-01:36:48

And so this is really just a grid optimization project in efforts

01:36:48-01:36:53

to make sure that the draw on the grid, the constraints that we're feeling,

01:36:54-01:37:00

that we can strengthen that grid and increase our resiliency,

01:37:00-01:37:03

our redundancy, just again, like he had mentioned,

01:37:03-01:37:06

to avoid the potential for those rolling blackouts.

01:37:07-01:37:10

And I think that we've all seen how much growth has taken

01:37:10-01:37:14

place in the area, and it really doesn't seem to look like

01:37:14-01:37:15

it's slowing down.

01:37:16-01:37:20

So there is definitely a need to make sure that the energy

01:37:20-01:37:21

grid is strengthened.

01:37:21-01:37:25

And the line is not going to push any power, create any power.

01:37:25-01:37:29

It creates no power on its own.

01:37:29-01:37:34

It's going to, it's the ability to push more power,

01:37:34-01:37:37

deliver more power to the community as a whole.

01:37:37-01:37:40

Without it, you can't deliver that extra power.

01:37:41-01:37:41

- Yeah, correct.

01:37:41-01:37:43

Yeah, so there's additional generation coming online

01:37:43-01:37:47

that is a requirement for this line to come online

01:37:47-01:37:50

before they're able to be able to start generating.

01:37:51-01:37:54

But even if they're generating in Southern Utah,

01:37:54-01:37:57

Wyoming, wherever, we need to be able to get the power

01:37:57-01:38:00

to where it's needed and between Utah County, Salt Lake County,

01:38:01-01:38:05

that's kind of creating that loop so we can be able to push power

01:38:05-01:38:06

where it needs to go.

01:38:07-01:38:08

We'll serve those customers.

01:38:09-01:38:12

>> The difficulty I have with these kind of projects is

01:38:12-01:38:15

that there's a overall community benefit.

01:38:17-01:38:20

But that benefit, the burden of that benefit is placed

01:38:20-01:38:22

on a very small handful of landowners.

01:38:22-01:38:25

and whether it's a new road, whether it's a power.

01:38:26-01:38:26

[APPLAUSE]

01:38:29-01:38:29

I get that.

01:38:30-01:38:30

I get that.

01:38:30-01:38:33

But every road that's out there, every road all of us

01:38:33-01:38:36

are using, somebody lost it somewhere.

01:38:38-01:38:41

And so that's what's really difficult with this, right?

01:38:42-01:38:44

And you guys have got this mandate.

01:38:44-01:38:47

You've got to push power, get power, keep it reliable.

01:38:48-01:38:49

And we don't have enough power.

01:38:50-01:38:51

We don't have enough power.

01:38:52-01:38:57

that's a fact. We got to get more power. So that I mean that's what's really hard

01:38:58-01:39:03

with this is there are it just imposes a burden on a few landowners that

01:39:05-01:39:09

benefits the whole community and the whole community is not here to say thank

01:39:09-01:39:18

you. But so thank you for your answers I appreciate it. Just want to ask you I

01:39:18-01:39:23

I assume Rocky Mountain Power pays property tax on their transmission lines.

01:39:27-01:39:28

>> Yes.

01:39:31-01:39:35

Personal property tax would be probably a personal property tax.

01:39:35-01:39:38

>> The company.

01:39:38-01:39:42

>> I don't think the easements are taxed real property tax.

01:39:43-01:39:44

I don't think easements are.

01:39:45-01:39:48

But I don't know if we have anyone here to be able to answer that.

01:39:49-01:39:49

Yeah.

01:39:49-01:39:50

Yeah, some banners nodding their heads.

01:39:51-01:39:51

Okay.

01:39:53-01:39:57

Everyone's going to get an opportunity to vote for comment, so please keep comments.

01:40:01-01:40:04

Is there any further questions for the applicant?

01:40:08-01:40:09

Just thank you.

01:40:10-01:40:10

Thank you.

01:40:10-01:40:10

Thank you.

01:40:13-01:40:34

Was ist das für eine

01:40:41-01:40:47

conditions are reasonable and if those conditions cost more,

01:40:48-01:40:54

that burden comes back to the whole county. Is that over simplification?

01:40:55-01:41:01

You're as close. Really what you're looking at is identifying any reasonable

01:41:01-01:41:06

and reasonably anticipated detrimental effects and then if you can

01:41:06-01:41:11

identify those clearly, assess what conditions can be attached to mitigate

01:41:11-01:41:18

those, and then there is another process that the utility provider can pursue

01:41:18-01:41:23

that that through a review with the state agency that could determine

01:41:23-01:41:28

basically who's going to bear those costs, which yes, ultimately it could end up

01:41:28-01:41:32

being the county, meaning that this would have to go back to the county

01:41:32-01:41:36

commission to assess whether or not they would be willing to take on those costs.

01:41:36-01:41:42

and if not then those condition that condition would not be deemed applicable.

01:41:47-01:41:54

And or and we can deny it again yeah you do have that right but you'd have to find identify

01:41:54-01:42:02

adverse effects that cannot be with cops can't just be yes because we want to which

01:42:02-01:42:07

which that decision can also be appealed to this same board.

01:42:08-01:42:14

>> I know maybe we skipped over this part or maybe you said it so quietly.

01:42:15-01:42:19

I didn't hear it, but your recommendation from staff is that they've met

01:42:20-01:42:24

the minimum requirements and your recommendation is to approve.

01:42:24-01:42:25

Were there any conditions?

01:42:26-01:42:27

>> Yes, there were several conditions.

01:42:28-01:42:31

obviously conditions to meet all applicable state federal

01:42:32-01:42:33

requirements, get applicable permits.

01:42:34-01:42:38

They proposed a number of mitigation measures.

01:42:38-01:42:40

So those would all be incorporated

01:42:40-01:42:43

as a condition of approval to follow those.

01:42:44-01:42:47

They've already added those to their application.

01:42:47-01:42:49

Yes, there's a table in there that addresses.

01:42:49-01:42:53

With their application and their mitigating factors,

01:42:54-01:42:57

the recommendation from staff is to approve at this point.

01:42:57-01:42:58

>> Okay.

01:43:00-01:43:00

>> So.

01:43:01-01:43:02

>> One more question.

01:43:03-01:43:03

>> Yes.

01:43:03-01:43:05

>> Does this go to the county commissioners?

01:43:05-01:43:08

>> No. You are the land use authority for conditional uses.

01:43:09-01:43:12

So this would be the final decision as far as the county land uses.

01:43:13-01:43:14

It goes. Now, obviously,

01:43:15-01:43:16

in the cabinet, it can be appealed.

01:43:17-01:43:18

But yeah, this is the,

01:43:19-01:43:20

you are the land use authority for the decision.

01:43:23-01:43:34

Okay, so we do have the option to hear public comment.

01:43:37-01:43:40

I want to say just first,

01:43:41-01:43:46

hopefully those in attendance because some of the comments we received before the meeting,

01:43:47-01:43:51

it appeared maybe there was a misunderstanding that somehow this group up here

01:43:51-01:43:56

plan this power line and that's not the case right we're we're here to hear the

01:43:57-01:44:05

the applicants request for a permit and so you know we're here to to hear the

01:44:05-01:44:08

you know the both sides and and try to make the best decision

01:44:13-01:44:14

>> There's a list.

01:44:14-01:44:15

>> Yeah. Okay.

01:44:16-01:44:18

>> There's a list on the back of that.

01:44:19-01:44:21

>> There's a list on the back here. Okay.

01:44:23-01:44:28

So what we do have a list of everyone who wants to speak,

01:44:31-01:44:35

and we have received a request that some with

01:44:35-01:44:37

some children it sounds like would like

01:44:37-01:44:43

to be represented by possibly a group, maybe,

01:44:43-01:44:47

or would be allowed to speak first.

01:44:48-01:44:54

I do wanna say that our rules are that each one

01:44:54-01:44:58

that is allowed to speak is limited to three minutes.

01:44:58-01:44:59

And so we do have a timer.

01:45:00-01:45:02

We have a timer here that we will use

01:45:02-01:45:04

and we've got it here to it.

01:45:05-01:45:05

we'll be here all night.

01:45:07-01:45:08

So we've got it here to that.

01:45:09-01:45:12

So I guess first question is there,

01:45:13-01:45:16

are there any, what would we call it here?

01:45:16-01:45:20

Are there any, because I think we do also have

01:45:20-01:45:23

the idea here that there can be a group,

01:45:23-01:45:26

spokesperson who can speak for three or more.

01:45:26-01:45:30

Does this group that has submitted their names is having

01:45:30-01:45:34

children here with us and wanted to go first from Salem Park,

01:45:36-01:45:38

Do you have a spokesperson possibly?

01:45:38-01:45:40

>> No, that's the list.

01:45:40-01:45:41

>> Yes, we do.

01:45:42-01:45:42

>> You have a spokesperson.

01:45:43-01:45:49

Okay, so if we have a spokesperson, we can give a maximum of seven minutes,

01:45:49-01:45:53

but you'll be speaking for the entire group for that seven minutes, as that makes sense.

01:45:53-01:45:58

>> The rules we were told is everyone gets to speak,

01:45:58-01:46:00

seven minutes goes to the spokesperson.

01:46:03-01:46:10

Mr. Chair, just to clarify, you have adopted a resolution that allows a spokesperson to speak

01:46:11-01:46:15

for three people for up to seven minutes. Those three people forfeit their time.

01:46:16-01:46:16

That's right.

01:46:16-01:46:19

Perfect, which we have three other people that do not want to speak.

01:46:19-01:46:20

Okay.

01:46:20-01:46:23

And they have to be on the list and then we need to verify who they are.

01:46:30-01:46:33

- Is there also a provision like if we,

01:46:33-01:46:36

if a public comment covers a particular topic,

01:46:37-01:46:39

we don't need to rehash that over and over

01:46:39-01:46:41

with subsequent topic comments.

01:46:42-01:46:44

So if someone says something that is your point,

01:46:46-01:46:49

it's not the labor that points.

01:46:49-01:46:51

- Yes, and we'll rely on the chair

01:46:51-01:46:53

to kind of emphasize that, but yes it is.

01:46:53-01:46:59

- Yeah, this is part of the resolution that we abide by.

01:46:59-01:47:03

speakers are requested to speak to the issue and not be redundant if a point a

01:47:03-01:47:07

speaker wishes to make has already been stated by someone else the speakers

01:47:07-01:47:10

should state his or her agreement but should not restate the whole matter again

01:47:11-01:47:14

and the chair may cut off a speakers clearly off the issue repeating

01:47:14-01:47:19

information already presented so I'm going to do my best here and but again

01:47:19-01:47:23

my my purpose here is make sure people get their chance to to get their their

01:47:24-01:47:29

opinion voice heard and but again if we if we've got a particular statement that's

01:47:29-01:47:33

been made. We want to just say I'm in agreement with this statement and let's move on to the

01:47:33-01:47:40

next speaker. Okay. To be as judicious as we can. So, Mr. Chair, that also would include

01:47:40-01:47:42

those written statements that are included as part of the record.

01:47:44-01:47:44

The written statements.

01:47:44-01:47:45

They can reference those. Yep.

01:47:46-01:47:56

Okay. Yeah. Okay. So do we need to open it up to the hearing?

01:47:57-01:47:58

No, this is not a public hearing.

01:47:58-01:47:59

We don't need a public hearing.

01:47:59-01:48:01

This is not required to have a public hearing.

01:48:01-01:48:03

You are choosing to allow public comment.

01:48:05-01:48:06

Do we need a vote?

01:48:06-01:48:07

Do we need a vote?

01:48:07-01:48:08

Nope.

01:48:08-01:48:11

You can just say we're going to accept public comment

01:48:11-01:48:12

and go through your--

01:48:12-01:48:14

Well, we've already got a list.

01:48:14-01:48:15

We've got people that want to speak.

01:48:16-01:48:21

Is the commission OK with taking these speakers first,

01:48:21-01:48:24

even though they're not the first on the list?

01:48:27-01:48:28

- All those in favor say aye.

01:48:28-01:48:28

- Aye.

01:48:29-01:48:34

- Okay, sounds like we will go first with Joseph Yabara.

01:48:36-01:48:36

- Yeah.

01:48:36-01:48:39

- Is that a, is that a, are you speaking for a group, Joseph?

01:48:40-01:48:40

- Yes.

01:48:40-01:48:40

- Okay.

01:48:40-01:48:44

- For the Salem Park residents and wildlife coalition.

01:48:44-01:48:44

- Okay.

01:48:45-01:48:46

- And actually, could we get that reset to seven?

01:48:47-01:48:49

- Yeah, we'll need that the seven, sorry.

01:48:49-01:48:49

Thanks.

01:48:51-01:48:51

- Is it all right if I start?

01:48:52-01:48:52

- Yes.

01:48:53-01:48:53

- Okay.

01:48:54-01:49:21

>> On va voir un petit peu

01:49:24-01:49:27

and gathered 40 declarations from affected landowners,

01:49:28-01:49:30

each signed under penalty of perjury,

01:49:30-01:49:32

stating that they never received required notice.

01:49:33-01:49:37

We expect the full 59 landowners who were left in the dark

01:49:37-01:49:39

to submit their declarations in the coming days.

01:49:40-01:49:43

When pressed on this failure, Rocky Mountain Power claimed

01:49:43-01:49:45

they had satisfied it by get this,

01:49:46-01:49:48

a radio ad and a newspaper posting.

01:49:49-01:49:53

That is not in compliance with the Utah Code 54, 18, 301

01:49:53-01:49:53

and 302.

01:49:54-01:49:57

It is a willful display of corporate power

01:49:57-01:49:59

that disregards the rights of landowners.

01:50:00-01:50:02

And when asked why they didn't mail direct notices,

01:50:02-01:50:04

as the law requires, they could provide us no evidence.

01:50:06-01:50:08

There's been no good faith effort

01:50:08-01:50:09

to notify affected landowners.

01:50:09-01:50:11

And I know this because when I found out

01:50:11-01:50:13

about the project a week ago Sunday,

01:50:14-01:50:16

I sounded the alarm on Monday morning at 8 a.m.

01:50:16-01:50:19

and by 9 a.m. almost the entire neighborhood was aware.

01:50:20-01:50:23

If one or two individuals can accomplish this in an hour,

01:51:00-01:51:20

de la ciencia.

01:51:20-01:51:24

You may have been told that you're required to sign off on this permit.

01:51:24-01:51:26

That is absolutely not the case.

01:51:27-01:51:29

With Rocky Mountains willful negligence,

01:51:29-01:51:33

the law specifically instructs you to withhold approval until proper notice is given.

01:51:34-01:51:35

Beyond the notice failures,

01:51:35-01:51:38

this impacts on the community are devastating.

01:51:38-01:51:44

Families stand to lose 70 to \$140,000 in home equity per household,

01:51:44-01:51:50

amounting to \$9 to \$18 million stolen from our neighborhood.

01:51:50-01:51:54

This is legalized theft born not by the utility but by these citizens.

01:51:56-01:52:00

Also, the Salem Park wetlands, home to migratory birds including bald eagle,

01:52:01-01:52:06

will be disrupted, threatening nesting and migration patterns protected under federal law.

01:52:06-01:52:10

Rocky Mountain Power has already been fined millions of dollars, 13 million,

01:52:11-01:52:18

for bird deaths from its lines elsewhere. Our cherished views of Mount Tempenotus will be

01:52:18-01:52:25

permanently marred by 100 150 foot towers four to six times the size of our homes.

01:52:27-01:52:31

Many of us move there for the rural lifestyle and the views both of which would be gone forever.

01:52:32-01:52:35

Residents additionally residents face additional risks.

01:52:36-01:52:48

EMF health concerns increased wildfire danger and studies show at least a 65% greater chance of childhood leukemia for children living near

01:52:48-01:52:56

to transmission lines. And we have at least 35 children under the age of six living directly

01:52:56-01:53:04

next to the proposed line. You'll hear more about this with some of these other members

01:53:04-01:53:11

that are going to come up. And we're not here just to oppose. We have other solutions. The

01:53:11-01:53:18

coalition has identified several alternative routes that would greatly

01:53:18-01:53:24

reduce the harm to landowners, property values, and children's health. The sensitive

01:53:24-01:53:30

habitats, we've also proposed under grounding for the lines where it runs

01:53:30-01:53:36

adjacent to neighborhoods in wetlands. When approached about under grounding, I

01:53:36-01:53:40

you're probably not surprised Rocky Mountain's response has always been, that

01:53:40-01:53:41

That would cost more money.

01:53:41-01:53:44

Then we would have to increase electricity rates.

01:53:44-01:53:47

The irony could not be sharper because yes,

01:53:48-01:53:50

it would cost more and that is exactly

01:53:50-01:53:51

what the law intends it to be.

01:53:52-01:53:55

What they're really saying is following the law

01:53:55-01:53:57

and minimizing harm costs too much.

01:53:58-01:53:59

So we'll take millions of dollars

01:53:59-01:54:01

out of your citizens property values instead.

01:54:03-01:54:04

This is unacceptable.

01:54:05-01:54:07

Instead of forcing hundreds of families

01:54:07-01:54:09

to absorb catastrophic personal losses.

01:54:10-01:54:12

The cost should be shared among all of those

01:54:12-01:54:13

who benefit from the project.

01:54:14-01:54:17

Those who profit benefit from the power

01:54:18-01:54:20

should bear the cost of building the line

01:54:20-01:54:22

lofably and responsibly,

01:54:22-01:54:24

not the residents of Salem Park.

01:54:28-01:54:31

We are not asking for anything unreasonable.

01:54:31-01:54:34

We are simply asking for a fair process

01:54:34-01:54:35

and a chance to be heard.

01:54:36-01:54:39

until Rocky Power fulfills its legal duty

01:54:39-01:54:41

to notify effective landowners

01:54:42-01:54:45

and seriously consider less harmful alternatives,

01:54:45-01:54:47

the commission must withhold the permit.

01:54:48-01:54:49

And again, this is not optional,

01:54:49-01:54:55

it is explicitly authorized under Utah Code 5418304-2

01:54:55-01:54:59

which I noticed was lacking in your counsel

01:54:59-01:55:00

that you were just given.

01:55:00-01:55:02

This was not even mentioned to you.

01:55:03-01:55:06

Our coalition represents more than 1000

01:55:06-01:55:09

residents who have signed our petition and we are engaged,

01:55:09-01:55:11

organized, and committed and make no mistake,

01:55:11-01:55:13

this decision will not go unnoticed.

01:55:14-01:55:15

On behalf of the Salem Park community,

01:55:15-01:55:17

we urge you withhold approval,

01:55:17-01:55:20

require proper notice, and insist on

01:55:20-01:55:23

fair lawful alternatives to protect families,

01:55:24-01:55:25

neighborhood, and the environment.

01:55:26-01:55:26

Thank you.

01:55:29-01:55:30

[APPLAUSE]

01:55:38-01:55:39

OK, so--

01:55:39-01:55:40

Can we ask some questions?

01:55:40-01:55:41

Sure.

01:55:44-01:55:45

[APPLAUSE]

01:55:46-01:55:49

So thank you for that presentation.

01:55:50-01:55:53

My first question is, with respect to the lack of notice,

01:55:54-01:55:57

It seems to me that a lot of folks are here,

01:55:57-01:55:59

so they do know about it.

01:55:59-01:56:02

And if you get another chance, what happens?

01:56:03-01:56:05

Do we do this again in six months?

01:56:06-01:56:08

- Well, okay, so it's a great question.

01:56:08-01:56:10

So actually, after looking into it,

01:56:10-01:56:12

they're noticed that they were supposed to have sent,

01:56:12-01:56:14

and you're gonna hear about this in just a minute

01:56:14-01:56:15

with actual audience, sorry.

01:56:16-01:56:17

Does not even qualify,

01:56:17-01:56:20

it does not satisfy the original statute anyways.

01:56:20-01:56:22

- Okay, so that's not my point.

01:56:22-01:56:24

My point is what are you gonna do about--

01:56:24-01:56:27

- Yeah. - Actual, if assuming

01:56:27-01:56:29

you're correct, what are you gonna do

01:56:29-01:56:31

about actual legal notice?

01:56:31-01:56:35

- It's, okay, well, legal notice or moving the lines.

01:56:36-01:56:38

Because once they get legal notice,

01:56:38-01:56:41

then what I just mentioned about you guys withholding

01:56:42-01:56:43

the permission wouldn't necessarily apply,

01:56:44-01:56:45

you're right about that, is that what you're asking?

01:56:45-01:56:46

- Yeah, I mean, my point is, okay,

01:56:47-01:56:49

let's assume the notice was improper.

01:56:49-01:56:51

And I don't know whether it was or wasn't, okay?

01:56:51-01:56:53

- Sure. - So if it was improper,

01:56:54-01:56:55

What's next?

01:56:55-01:56:56

What's next?

01:56:56-01:56:59

Well, the power company still has the authority

01:57:00-01:57:02

to condemn the land and take it.

01:57:02-01:57:03

You're right, you're right.

01:57:03-01:57:04

You are right about that.

01:57:04-01:57:05

And it has tremendous power.

01:57:05-01:57:07

It's a hard pill to swallow.

01:57:07-01:57:08

Absolutely, yes.

01:57:09-01:57:09

It's a big pill.

01:57:10-01:57:13

Now, here's the thing is that we are still

01:57:13-01:57:15

in the process of submitting grandma requests.

01:57:16-01:57:18

There may be other improprieties that have happened

01:57:18-01:57:19

along this path.

01:57:20-01:57:23

There are other avenues, but we were only notified

01:57:23-01:57:23

a week ago.

01:57:24-01:57:24

Okay.

01:57:24-01:57:27

And so we have not had any ability to actually understand the law.

01:57:28-01:57:33

I was like, this is a week that we came and got all of this evidence for you guys.

01:57:34-01:57:39

And so, yeah, give me another month and we'll see what we can do in terms of actually solving

01:57:39-01:57:40

that problem.

01:57:40-01:57:40

Okay.

01:57:40-01:57:42

But I don't know, I don't know what's next necessarily.

01:57:43-01:57:47

Is anybody in Salem Park losing any of their land?

01:57:48-01:57:49

Not that I'm aware.

01:57:49-01:57:55

anybody in Salem Park have a restrictive covenant on the land to the north where this is going to go that

01:57:56-01:58:01

disallows any improvements going in that would obstruct your view of Tempon August.

01:58:03-01:58:10

Again, I don't know. I'm just a neighbor. We're not entitled to a view. Sure. We buy property

01:58:11-01:58:15

because it's beautiful and we have a view, but we don't own a view unless we pay for it. And you

01:58:15-01:58:20

you can do a restrictive covenant that prevents people from blocking your view.

01:58:20-01:58:20

>> Right.

01:58:21-01:58:24

>> So that's the point of my question, whether or not anybody has.

01:58:24-01:58:25

>> Yeah, we can research that.

01:58:26-01:58:30

>> Well, I've talked to the landowner and I don't, anyway.

01:58:35-01:58:37

Okay. I'll withhold my other question, but thank you.

01:58:37-01:58:38

>> Yeah.

01:58:38-01:58:39

>> Any other questions?

01:58:40-01:58:40

>> Thank you.

01:58:40-01:58:43

>> Just one quick.

01:58:43-01:58:50

I just helped me understand how you folks missed all of these public meetings.

01:58:51-01:58:56

Well, if we weren't, when we weren't notified, how on earth are we supposed to go to a public

01:58:56-01:58:58

meeting when we don't receive notification?

01:58:59-01:59:02

Okay, you don't, well, obviously you don't read the newspaper.

01:59:03-01:59:10

Your city, your city didn't bother to notify you.

01:59:10-01:59:10

Right.

01:59:11-01:59:12

I guess I

01:59:13-01:59:17

So just to be clear, it's not on the city to notify us about this permit

01:59:17-01:59:20

It's not on you guys to notice notify us about this permit. It is Rocky Mountains

01:59:22-01:59:27

Responsibility to do so which they failed that's that that is the issue

01:59:35-01:59:39

Right so so I don't I live in

01:59:40-01:59:44

Well, I live between Salem and Woodland Hills, and I knew about it.

01:59:52-01:59:56

So with all due respect though, I mean you are on the Planning Commission, right?

01:59:56-01:59:59

I would assume you're fairly well politically connected.

02:00:00-02:00:02

It makes a lot of sense that you would hear about something like this.

02:00:04-02:00:06

Is that not fair to say?

02:00:06-02:00:12

I mean, I'm just saying we didn't that is that that is the issue at hand not whether or not

02:00:13-02:00:15

Someone else may have heard about it, right?

02:00:16-02:00:20

As far as just being on the complaining commission and knowing about this this you know when we got the

02:00:21-02:00:25

Notification in the agenda. That's the first time I was aware of it. So yeah, I don't know how it works. I'm sorry

02:00:28-02:00:29

Thanks, Joseph

02:00:30-02:00:33

Yeah, are you see can you name the other?

02:00:34-02:00:36

members of your group that you were speaking for?

02:00:36-02:00:37

- That one question real quick.

02:00:39-02:00:41

- May I respond to the question about the notification

02:00:42-02:00:42

just real quick?

02:00:43-02:00:44

I have written emails back,

02:00:45-02:00:47

sorry my name is Kevin Kudor,

02:00:47-02:00:50

I live across the street from the border of Salem Park.

02:00:52-02:00:54

I have been emailing with Rocky Mountain Power

02:00:55-02:00:56

and they sent me the notification

02:00:57-02:00:59

they had allegedly sent out to all of us.

02:01:00-02:01:03

And it was a very, very clear document

02:01:03-02:01:05

that showed what they were intending to do.

02:01:06-02:01:08

If we, anyone in our neighborhood, had received that,

02:01:08-02:01:11

we would have had the same reaction a year ago.

02:01:12-02:01:14

So I can guarantee you that no one received that.

02:01:14-02:01:17

- Right, it's sort of shocking to say that all of Salem,

02:01:18-02:01:20

I think it was like 22 people on their slide

02:01:20-02:01:21

showed up to a meeting.

02:01:21-02:01:24

It's like, I mean, obviously people didn't,

02:01:25-02:01:27

like that's evidence that they didn't receive notice,

02:01:28-02:01:29

obviously, but anyways,

02:01:29-02:01:33

I think we answered the question but I so the next one is Matt Miller and then Kevin

02:01:34-02:01:35

Mary

02:01:39-02:01:44

Well, I have I have a list of Matt Kevin Mary Garnett

02:01:45-02:01:47

Tasha Devon Rebecca

02:01:48-02:01:48

Aaron

02:01:50-02:01:52

Another Kevin and Chris Blythe

02:01:52-02:01:54

You spoke for for all those

02:01:58-02:02:04

They're not you know who we so we can cross them off the list so the three

02:02:17-02:02:19

If I take that list I could

02:02:23-02:02:29

We just want to make sure we've given the three that you that you were speaking for for seven minutes

02:02:30-02:02:30

They are who?

02:02:36-02:02:37

Are you speaking from Matt Miller?

02:02:41-02:02:45

Mr. Chair might be helpful to ask if if there's any others that want to agree

02:02:46-02:02:50

With that comment so we can kind of expedite this and if they feel comfortable that that was represented

02:02:51-02:02:53

It could be more than three

02:02:54-02:02:59

So, yeah, I suppose we can ask them to get to their name,

02:02:59-02:03:01

and they can indicate they've already been spoken for.

02:03:01-02:03:04

Here's a Mary, the one that you... no?

02:03:07-02:03:08

Mary's on the basement.

02:03:08-02:03:09

Yeah, you better not check off your wife, you're gonna have a bad night tonight.

02:03:10-02:03:13

No, I'm just asking about the list.

02:03:14-02:03:17

Is that alright? So just... they can indicate it when you get home.

02:03:17-02:03:17

Okay.

02:03:18-02:03:18

Okay.

02:03:19-02:03:25

>> So I guess that list we've already gone through.

02:03:26-02:03:30

Was there anyone else on that list that had children that wanted to speak?

02:03:30-02:03:31

>> Christine should actually be on that list.

02:03:32-02:03:33

>> Christine Blythe?

02:03:34-02:03:35

>> She heard on the thing back there.

02:03:35-02:03:37

>> Did Nancy do it submitted prior to the start of the meeting?

02:03:38-02:03:40

>> I think we did see Christine on that list with children.

02:03:40-02:03:42

>> Chris is on that list but Christine too.

02:03:42-02:03:46

>> Yes. Do you have children?

02:03:46-02:03:50

Because we agreed to let those that had children that wanted to speak first go first

02:03:51-02:03:55

Here I'm sorry. No, I do not and I did I wasn't trying to

02:04:00-02:04:03

He's in your group, you know what I had three minutes

02:04:04-02:04:07

Okay, all I have is about 30 seconds because he covered everything except all right

02:04:07-02:04:09

That sounds good, but I can go later if you really want

02:04:12-02:04:16

What's your name my name is Matthew Miller Matt yeah, okay, I'll be very quick

02:04:17-02:04:18

>> Thank you, Joe.

02:04:18-02:04:20

>> I am just going to

02:04:31-02:04:52

>> I think that's

02:04:54-02:04:55

I think Joe made a good point.

02:04:55-02:04:58

There is no way that if we knew a year ago

02:04:58-02:04:59

and then all of a sudden a year later,

02:05:00-02:05:01

we're all of a sudden making a deal like this.

02:05:03-02:05:05

In this neighborhood, nine out of 10 of these homes

02:05:05-02:05:05

has little children.

02:05:06-02:05:10

My concern is the attractive nuisance

02:05:11-02:05:13

of those power lines and children being around them.

02:05:14-02:05:17

But without the due process of being notified,

02:05:17-02:05:18

I don't see how this could progress.

02:05:18-02:05:19

And that was all I wanted to share.

02:05:21-02:05:21

Thank you.

02:05:22-02:05:23

(audience applauding)

02:05:25-02:05:28

Okay, we got Kevin Brickson.

02:05:32-02:05:34

- Hello, thank you for taking my words.

02:05:34-02:05:36

Similar to Matt, Joe covered me in the points,

02:05:36-02:05:38

so I'll try and make this quick and brief.

02:05:39-02:05:42

As regards the decrease of value of our equity

02:05:42-02:05:44

and how that is going to be addressed.

02:05:45-02:05:48

As Joe mentioned, there are studies out there

02:05:48-02:05:51

show anywhere between 20 and 30% reduction in equity

02:05:51-02:05:52

when we try to sell our homes.

02:05:53-02:05:55

And why is that millions of dollars coming back

02:05:55-02:05:56

on the burdens of the citizens of Salem Park?

02:05:59-02:06:00

[APPLAUSE]

02:06:04-02:06:05

Thank you, Kevin.

02:06:05-02:06:05

Mary?

02:06:07-02:06:07

Vera?

02:06:11-02:06:14

I saw you here early with children on your lap.

02:06:15-02:06:16

I had my little baby.

02:06:18-02:06:20

OK, good evening, commission members.

02:06:20-02:06:21

My name is Mary Uybara.

02:06:22-02:06:25

And I want to speak as a parent of six

02:06:26-02:06:29

who will be living directly next to these 135 foot poles.

02:06:30-02:06:33

We have at least 35 children under the age of six

02:06:33-02:06:36

living directly next to the proposed transmission corridor.

02:06:37-02:06:39

These are toddlers, preschoolers, and babies

02:06:39-02:06:40

who would grow up playing in backyards

02:06:41-02:06:44

under 345,000 volt power lines.

02:06:45-02:06:47

Although this doctor has shown you the studies

02:06:47-02:06:49

that prove there is no impact on children,

02:06:49-02:06:51

there are studies showing the opposite.

02:06:51-02:06:53

This is a controversial issue.

02:06:53-02:06:55

Some studies show that children living near

02:06:55-02:06:57

the high voltage transmission line space,

02:06:57-02:07:01

a 65 percent higher chance of childhood leukemia.

02:07:01-02:07:04

As a parent, I can't hear that number and just shrug it off.

02:07:05-02:07:06

These kids are not statistics,

02:07:06-02:07:08

they're kids, they're my kids,

02:07:08-02:07:10

my neighbor's kids and maybe your grandkids.

02:07:11-02:07:12

Think about it, would you raise your children

02:07:13-02:07:15

under a 345 kilovolt tower?

02:07:15-02:07:17

Would you tuck them in at night knowing there's

02:07:17-02:07:21

constant question mark about their safety hanging over their heads. This

02:07:21-02:07:25

isn't just about property values or views, this is about protecting the most

02:07:25-02:07:29

vulnerable members of our community. Children don't get to choose where they

02:07:29-02:07:34

grow up, that's on us and it's on you as a commission members to ensure that

02:07:34-02:07:39

corporations like Rocky Mountain Power don't cut corners at the expense of our

02:07:39-02:07:42

kids health. We aren't asking for anything unreasonable, we are asking that

02:07:43-02:07:46

the line be built lawfully, safely and responsibly so our children aren't the

02:07:46-02:07:59

ones paying the price. Thank you. Thank you, Mary. Garnett. Okay. Good evening,

02:08:00-02:08:04

Commission members. Like you said, my name is Garnett Cudder, and I want to

02:08:04-02:08:09

speak to you about the event of a environmental cost of this project. This

02:08:09-02:08:16

proposed route cuts directly through the Salem Park wetlands. A sanctuary for

02:08:16-02:08:19

over 100 different birds, including both eagle and

02:08:20-02:08:23

sandhill cranes that migrate through the corridor each year.

02:08:25-02:08:30

I even took pictures this week, just on my way on Sunday to

02:08:30-02:08:35

church, how those cranes were just flying over the air, six

02:08:36-02:08:38

hogs on a post right there where they're going to build.

02:08:40-02:08:42

It was beautiful, but sad too.

02:08:42-02:08:44

These wetlands aren't just local scenery.

02:08:44-02:08:48

There are federal recognized habitat with protections

02:08:49-02:08:50

that demand serious consideration.

02:08:51-02:08:54

This is not speculation, but we already

02:08:55-02:09:00

talked about it in 2009 Pacific Corps, pleaded guilty

02:09:00-02:09:03

in federal court for the death of golden eagles

02:09:03-02:09:06

and other migratory birds caused by its power

02:09:07-02:09:08

poles in Wyoming.

02:09:09-02:09:16

Those poles were much smaller, distribution lines carrying

02:09:16-02:09:18

two to 60 kilowatts.

02:09:19-02:09:24

Even at that scale, Pacifica was fined over \$9 million

02:09:25-02:09:27

under the Migratory Bird Treaty Act.

02:09:28-02:09:34

Now compare that to what's proposed here, 345 kilowatts.

02:09:34-02:09:38

Massive towers, 9 to 135 feet tall, stretching heavy.

02:09:38-02:09:41

bundles of wires across hundreds of feet of sky

02:09:41-02:09:44

directly in the middle of a migratory flyway.

02:09:46-02:09:49

If Pacifco are small poles, smaller poles

02:09:49-02:09:53

could enough birds to bring a federal guilty plea.

02:09:53-02:09:57

What do you think will happen here with towers this size

02:09:57-02:10:00

in one of Utah's most critical habitats?

02:10:01-02:10:03

Unlike smaller lines, high voltage towers

02:10:03-02:10:07

cannot be refitted into insulation

02:10:07-02:10:14

simple deterrence. At best the utility can add flight markers, but even then birds die

02:10:15-02:10:22

and in a flyway like ours every loss multiplies. This isn't just about compliance with environmental

02:10:22-02:10:30

law, it's about stewardship. Once these wild lands are damaged, once bird populations decline,

02:10:30-02:10:36

there is no going back. There is a reasonable solution underground, grounding along this

02:10:36-02:10:41

corridor. It eliminates the danger to migratory birds, protects the wetlands and prevents

02:10:41-02:10:47

another federal case of negligence. We are asking you to not to gamble with protected

02:10:48-02:10:54

wildlife or with the natural heritage of this community. Please require Rocky Mountain Power

02:10:54-02:10:58

to take the responsible path before it's too late. Thank you.

02:11:00-02:11:00

[applause]

02:11:02-02:11:02

[APPLAUSE]

02:11:05-02:11:06

Tasha Cox?

02:11:12-02:11:13

Next up would be Davin Stevens.

02:11:18-02:11:19

My name is Tasha Fox.

02:11:19-02:11:21

Thank you for taking the time to listen tonight.

02:11:21-02:11:23

I would just like-- sorry, emotional.

02:11:23-02:11:26

I'd like to point out that my house is right there

02:11:26-02:11:26

on the corner.

02:11:27-02:11:29

These power lines will surround my house.

02:11:30-02:11:34

I do have children and how can I sleep at night

02:11:34-02:11:34

when they're upstairs?

02:11:35-02:11:36

So close to those parrot lanes.

02:11:37-02:11:39

I know that Rocky Mountain is trying their best.

02:11:40-02:11:40

I want to believe that

02:11:40-02:11:42

because I believe the best in all people.

02:11:42-02:11:44

But my question, if I'm allowed to ask that to them,

02:11:45-02:11:48

why can they not bury just this portion?

02:11:48-02:11:51

I'm asking for them to bury it between Highway 198,

02:11:51-02:11:52

Arrowhead Trail Road.

02:11:53-02:11:58

Also, they have spoken to other avenues

02:11:58-02:12:01

that they have not been able to have problems, right?

02:12:01-02:12:04

I'm wondering why they cannot go north on Highway 198 and

02:12:04-02:12:06

then down Arrowhead Trail Road where

02:12:07-02:12:09

they're going to meet those power lines anyway.

02:12:10-02:12:12

That would miss our neighborhood altogether.

02:12:15-02:12:18

I'm imagining that I have a view right outside my backdoor of

02:12:18-02:12:22

the power lines where my house is and I know that we're not guaranteed a view.

02:12:22-02:12:23

We should be guaranteed safety.

02:12:24-02:12:27

I should be able to open my windows at night and let

02:12:27-02:12:29

breeze in without hearing the buzz of the power lines. Thank you so much.

02:12:36-02:12:46

Davin Stevens and then Rebecca Frost. Good evening commissioners. My name is

02:12:46-02:12:51

Davin Stevens and I want to focus on solutions because there are many

02:12:51-02:12:56

reasonable alternatives to what Rocky Mountain Power is proposing. Our

02:12:56-02:13:05

sorry, our coalition has come up with multiple proposed alternatives.

02:13:08-02:13:13

That significantly reduces harm to landowners, children, and sensitive habitats.

02:13:14-02:13:17

These are abstract ideas and they're real workable options that

02:13:17-02:13:20

avoid the most damaging parts of the current corridor.

02:13:21-02:13:26

Um, when the line must pass near neighborhoods or wetlands,

02:13:27-02:13:29

there's also the solution of undergrounding.

02:13:30-02:13:34

Cities across the US require utilities to underground lines in sensitive areas.

02:13:34-02:13:36

It protects property values,

02:13:36-02:13:40

preserves community character and safeguards wetlands and migratory bird habitat.

02:13:42-02:13:47

Um, we've personally pressed Rocky Mountain Power on why they won't pursue these options.

02:13:48-02:13:54

It's come down to three three main points cost rate pair impacts and ecological concerns

02:13:56-02:14:02

Cost Pacific or is a multi-billion dollar utility company and in other states when regulatory

02:14:03-02:14:09

Regulator sorry require it Pacific or absorbed far greater costs and what we're asking for

02:14:10-02:14:15

It's not it's not the barrier. It's just simply unwillingness in this in this situation

02:14:16-02:14:19

Rate pair impacts Rocky Mountain power warns they might have to raise rates

02:14:20-02:14:27

But the law is clear the cost of safe responsible construction be should be shared by all who benefit not dumped on a few hundred families

02:14:28-02:14:32

and then the ecological concerns that Rocky Mountain has suggested is

02:14:35-02:14:36

Is impacted by undergrounding

02:14:38-02:14:43

We're more concerned with the overhead towers cut directly through wetlands and federally protected flyways, which we talked about

02:14:43-02:14:51

about. What we hear them saying is it's cheaper for us to destroy your family's property

02:14:51-02:14:55

values than to build responsibly. That's not how the law is supposed to work. You talk

02:14:55-02:15:02

code 17-27A506 requires that conditional uses be approved only if detrimental effects are

02:15:02-02:15:13

substantially mitigated. We believe that these overhead towers fail that test. Alternatives

02:15:13-02:15:18

holding, make one thing clear, solutions exist, and Rocky Mountain Power simply

02:15:18-02:15:21

doesn't want to bear the cost. We're asking that you use your authority to

02:15:21-02:15:22

ensure that they do the right thing.

02:15:29-02:15:38

Rebecca Frost and then Aaron Zarrer. Hi committee members, commission members. My

02:15:38-02:15:42

name is Rebecca Frost and I want to talk about the people in this room and the

02:15:42-02:15:48

people beyond it. Our coalition represents over 1,000 residents who have signed the petition.

02:15:49-02:15:54

That's not just names on paper. That's our neighbors, our parents, our grandparents,

02:15:54-02:16:00

business owners, and families who care deeply about this community. What I want you to understand

02:16:00-02:16:06

is this. Salem Park is organized, engaged, and determined. We've built a network in

02:16:06-02:16:11

just a matter of days, and the momentum is only growing. This isn't a case where frustration

02:16:11-02:16:13

will fade once tonight's meeting ends.

02:16:14-02:16:16

We are here for the long haul and we are not going away.

02:16:17-02:16:18

We're not here to fight against you.

02:16:19-02:16:20

We're asking for you to stand with us.

02:16:21-02:16:23

As commission members, you don't have to be just

02:16:23-02:16:27

a rubber stamp for this billion dollar utility entity.

02:16:27-02:16:30

You have the ability to insist on fairness,

02:16:30-02:16:32

lawful notice and responsible alternatives.

02:16:33-02:16:35

Please join us in protecting our families,

02:16:35-02:16:37

our wildlife, our neighborhood,

02:16:37-02:16:40

and ensuring that the voices of these ordinary people

02:16:40-02:16:43

are not drowned out by this corporate convenience.

02:16:43-02:16:43

Thank you.

02:16:44-02:16:45

(audience applauding)

02:16:48-02:16:50

- Aaron Zard and Chris Blythe.

02:16:53-02:16:54

- Good evening, commission members.

02:16:54-02:16:55

My name is Aaron Zard

02:16:55-02:16:59

and I'm a part of the Salem Park family and community.

02:16:59-02:17:01

I'm here to touch on a few more points

02:17:01-02:17:03

of failing to notice.

02:17:04-02:17:06

A couple of key points are missing addresses to those.

02:17:07-02:17:09

The law requires the utility mailing addresses

02:17:09-02:17:11

and the contact person's mailing address.

02:17:11-02:17:13

The letter provides phone numbers and emails,

02:17:13-02:17:14

but no mailing addresses.

02:17:15-02:17:16

This is a statutory miss.

02:17:16-02:17:17

Miss.

02:17:17-02:17:19

And second point is the missing corridor map.

02:17:19-02:17:21

The law requires not just a study area map,

02:17:21-02:17:24

but also the utilities proposed corridor

02:17:24-02:17:25

within that study area.

02:17:26-02:17:28

Letter includes general maps and alternatives,

02:17:28-02:17:31

but never identifies a single proposed corridor.

02:17:31-02:17:32

That is another statutory miss.

02:17:33-02:17:34

These aren't minor oversights.

02:17:35-02:17:37

They are fundamental elements required by the law

02:17:37-02:17:38

without them in the record.

02:17:39-02:17:41

the notice is incomplete and non-compliant

02:17:42-02:17:45

under statutory 54, 18, 301 and 302.

02:17:46-02:17:46

That is all I have, thank you.

02:17:47-02:17:48

(audience applauding)

02:17:54-02:17:55

- Kevin is coming up next.

02:17:57-02:17:58

- I believe I was in between there.

02:17:59-02:18:00

I was a late ad.

02:18:01-02:18:03

So my name is Kevin Cudder.

02:18:04-02:18:06

I live in Salem Park, just yards away

02:18:06-02:18:08

from the proposed towers and high voltage lines.

02:18:10-02:18:12

I'm gonna address this from a little bit different twist.

02:18:13-02:18:15

Are you familiar with the Pinto memo?

02:18:16-02:18:18

Some of you who are a little older like I am

02:18:18-02:18:19

are very familiar with this.

02:18:20-02:18:22

The Ford Motor Company designed the Ford Pinto

02:18:22-02:18:26

in the late 1960s and subsequently the Mercury Bobcat.

02:18:27-02:18:30

The safety and design of the subcompact vehicle gas tank

02:18:30-02:18:33

resulted in puncture and ignition of the tank

02:18:33-02:18:35

and rollover and rearing collision

02:18:35-02:18:37

causing injury and death.

02:18:38-02:18:41

In 1973, based on the incidents up to that point,

02:18:41-02:18:44

the Ford Motor Company did a cost-benefit analysis.

02:18:45-02:18:46

They determined the following.

02:18:47-02:18:50

The modification to the vehicles to mitigate this issue

02:18:50-02:18:52

would cost \$11 per vehicle.

02:18:53-02:18:56

The total cost amounted to \$137 million.

02:18:58-02:18:59

The estimated benefit to society,

02:19:00-02:19:02

meaning mitigation of injury and death,

02:19:02-02:19:05

was determined to be 49.5 million.

02:19:06-02:19:10

That's based on a value of 200,000 placed on a human life.

02:19:10-02:19:14

When you think about that, that's back in 1973 or so.

02:19:16-02:19:19

Ford determined the benefit that the society was not great enough to warrant

02:19:19-02:19:22

the fix and decided to leave the dangerous vehicles as is.

02:19:24-02:19:27

Excuse me. In February 1978,

02:19:27-02:19:30

in a related case of Grimshaw versus Ford Motor Company,

02:19:30-02:19:31

Ford was found guilty.

02:19:35-02:19:41

Sorry for the seriously burned 13 year old passenger,

02:19:42-02:19:46

Richard Grimshaw and the death of the driver, Lily Gure,

02:19:47-02:19:52

the verdict resulted in over 127 million

02:19:52-02:19:55

in compensatory impugnative damages.

02:19:57-02:19:59

Over 117 lawsuits were brought against Ford

02:19:59-02:20:05

connection with the rear end accidents in the pinto. The majority of these were settled out of court.

02:20:05-02:20:12

On June 9th, 1978 Ford issued the recall of over 1.5 million pentals and bobcats only after an

02:20:12-02:20:18

investigation by the National Highway Traffic Safety Administration just before the NHTSA

02:20:18-02:20:24

issued a formal recall order. Now how does this fit to what we're talking about tonight? We're talking

02:20:24-02:20:29

about the safety, we're talking about the health, we're talking about our environment and what we're

02:20:29-02:20:31

is you'd be better than the Ford Company.

02:20:32-02:20:34

By placing value on human life,

02:20:35-02:20:36

the integrity of our environment and wildlife,

02:20:37-02:20:39

and the value of our homes and properties above

02:20:39-02:20:45

the cost profits that Rocky Mountain Power and Pacific Corp will get through this entity.

02:20:46-02:20:47

Thank you.

02:20:48-02:20:49

[APPLAUSE]

02:20:52-02:20:52

Chris Bife.

02:20:56-02:20:57

- Hey, Mr. Thank you so much for hearing us out.

02:20:58-02:20:59

We really appreciate this.

02:21:00-02:21:02

I've been in passion tonight,

02:21:02-02:21:03

so I wanna apologize for that.

02:21:04-02:21:06

I'm Dr. Chris Blythe.

02:21:06-02:21:08

I hold a PhD in folklore and religion.

02:21:09-02:21:12

I study tangible and intangible culture.

02:21:12-02:21:14

We're talking a lot about tangible culture tonight,

02:21:15-02:21:16

which is like our birds.

02:21:16-02:21:17

They're really, really important.

02:21:17-02:21:19

It's like our property value.

02:21:19-02:21:21

And I point out guys, sorry, I shouldn't talk to them.

02:21:22-02:21:24

2024, they were asked the question,

02:21:24-02:21:25

What are you going to do for property value?"

02:21:25-02:21:26

And they evaded it.

02:21:26-02:21:28

And now tonight, you guys asked it

02:21:28-02:21:29

and they didn't answer it.

02:21:29-02:21:30

They jumped straight to farmland.

02:21:31-02:21:33

They didn't talk about personal home values at all.

02:21:33-02:21:34

They wanted to skirt that around.

02:21:35-02:21:37

Salem Park is a special community.

02:21:37-02:21:39

I want to talk about its intangible culture.

02:21:39-02:21:41

That means things you can't touch, right?

02:21:42-02:21:43

You've seen my people tonight.

02:21:43-02:21:45

These are people that are impassioned

02:21:45-02:21:47

that want to protect their land.

02:21:47-02:21:49

And of course, lots of Utahns would do that.

02:21:49-02:21:51

We don't like big business coming in

02:21:51-02:21:53

to tell us how we should operate

02:21:53-02:21:55

and to cut down on our American rights.

02:21:55-02:21:56

Not a big fan of that, right?

02:21:58-02:22:00

Our community depends on

02:22:02-02:22:04

lots of kids, they spend their time just in their phones,

02:22:04-02:22:06

they hang out inside, our kids don't just do that.

02:22:07-02:22:10

They go outside, they play, I go on walks every day

02:22:10-02:22:13

and I walk by all the other people walking their dogs

02:22:13-02:22:16

and the talk this week has been people wanting to move

02:22:16-02:22:19

because they moved to this place for the sole purpose

02:22:20-02:22:21

of having a real community.

02:22:22-02:22:25

the sort of thing that they, you know, sometimes you just see on TV.

02:22:26-02:22:27

That's what Salem's like, guys.

02:22:27-02:22:30

Provost does a little bit, but Salem's like that.

02:22:30-02:22:32

And we went out there to experience that.

02:22:32-02:22:33

And this is imperiled.

02:22:34-02:22:37

We have to talk about tangible things that are being impacted.

02:22:37-02:22:38

Absolutely.

02:22:38-02:22:41

But we can't leave out, you notice there's no sociologist over here.

02:22:41-02:22:45

There's no anthropologist to talk about the actual impacts on rural communities

02:22:45-02:22:48

when you put in infrastructure to this level.

02:22:48-02:22:51

These are not normal power poles, guys.

02:22:51-02:22:52

This is insane.

02:22:53-02:22:54

These are huge.

02:22:57-02:23:00

My community will not be able to survive this.

02:23:01-02:23:03

If these polls go in, you are destroying something

02:23:03-02:23:05

that was made that's not just individual families.

02:23:05-02:23:06

Our families will survive.

02:23:07-02:23:09

But the community that we've built together will not.

02:23:09-02:23:11

We'll stick together for a few years.

02:23:11-02:23:12

We'll be in court cases.

02:23:13-02:23:14

We'll fight you guys.

02:23:14-02:23:15

You'll know us by name.

02:23:16-02:23:18

I'm concerned about that community.

02:23:19-02:23:24

I want to say you got a lot of emails this week and people in Salem Park did think you

02:23:24-02:23:25

guys were callous.

02:23:25-02:23:27

They thought people in Salem were callous.

02:23:27-02:23:30

They pushed it, made sure it didn't go in their city lines so it went to Spanish Forest

02:23:30-02:23:31

and went to our backyards.

02:23:31-02:23:32

They didn't represent us.

02:23:33-02:23:37

I felt like you gave us a chance to talk tonight and it turns out you guys actually aren't

02:23:38-02:23:39

stone cold monsters.

02:23:39-02:23:40

You're actually willing to listen to me.

02:23:41-02:23:43

I've seen it but I've also seen the big business in the side of the room.

02:23:43-02:23:48

I've seen little smiles on their faces since Salem Park community has been speaking and

02:23:48-02:23:49

And that doesn't sit right with me.

02:23:50-02:23:51

It doesn't sit right with me at all.

02:23:52-02:23:54

And so I already trust you guys to be

02:23:54-02:23:57

fleshy, human beings that aren't going to allow this nonsense

02:23:58-02:23:58

to go forward.

02:23:59-02:23:59

And so I appreciate your time.

02:24:01-02:24:02

[APPLAUSE]

02:24:06-02:24:08

OK, I think we've got to this list.

02:24:09-02:24:13

We'll start on the attendance for all of Steve Wilson.

02:24:24-02:24:26

>> Forgive me. I'm not a public

02:24:26-02:24:29

speaker and my nerves are going to hit me hard.

02:24:30-02:24:37

I first want to say I know a few of you. I recognize a few of you and I appreciate the time you guys spend to look over our county.

02:24:41-02:24:46

I am an owner of 85 acres in the river bottoms. I feel like I have the most

02:24:47-02:24:51

beautiful piece of property in the entire state. A lot of these people will

02:24:51-02:24:58

argue with me and I understand that. We've been working toward a

02:24:59-02:25:05

development for seven years now and I also was one that was never

02:25:05-02:25:12

notified being a developer I pay strict attention to something when I get that

02:25:12-02:25:17

because I know the importance to be part of that process I was not notified I

02:25:18-02:25:23

was notified when the county sent me a letter and says this meeting is happening

02:25:24-02:25:29

about a week ago 10 days ago like so many of these other people and I don't

02:25:29-02:25:34

think I can't say that it was willful on their part but I did not get notified

02:25:35-02:25:39

and they are proposing to come down the mountain,

02:25:39-02:25:43

jump across the river, and split my property in half.

02:25:44-02:25:48

And then cross the river and split my neighbors 145 acres

02:25:48-02:25:53

in half, therefore ruining it for any future development,

02:25:54-02:25:55

which I bought my property for.

02:25:55-02:25:57

And I think I have, you know,

02:25:57-02:26:00

I'm entitled to the highest and best use for it.

02:26:00-02:26:03

I don't want small acres.

02:26:03-02:26:08

I want five acre lots and a beautiful subdivision of 15 lots and I can't do that now.

02:26:09-02:26:13

I was lucky enough to contact two of the gentlemen from the power company and

02:26:13-02:26:19

they honored my desire to meet very quickly and they met me the next day down on my property.

02:26:19-02:26:22

They saw a sign sometimes being destroyed by others.

02:26:23-02:26:25

It's been there for seven years about our five acre lots.

02:26:26-02:26:28

It was renewed about two months ago.

02:26:29-02:26:32

We're down this process and I don't know where to go.

02:26:32-02:26:36

I've never had a threat of somebody taking my property from me.

02:26:37-02:26:53

So I would request knowing the process that you either table this for another some more time or deny it until we can get proper notice like everybody else has described and have a better discussion on their routes.

02:26:53-02:26:57

I don't understand why they're not going down Powerhouse Road.

02:26:57-02:27:02

They talked to a couple of big power builders that I believe made their minds change,

02:27:03-02:27:04

that they mentioned on their chart.

02:27:05-02:27:08

That's not fair. There's already power lines down those roads,

02:27:09-02:27:10

and you're destroying the river bottoms.

02:27:11-02:27:13

We have the same kind of wildlife down there.

02:27:14-02:27:19

Again, I appreciate your time and this is a tough issue and a lot of emotions, but thank you.

02:27:21-02:27:24

>> Mr Wilson. Mr Wilson. Mr Wilson.

02:27:25-02:27:28

Excuse me, Steve, Steve, quick question.

02:27:28-02:27:31

Your piece is on the north side of the Spanish River.

02:27:34-02:27:35

Are you in the county still?

02:27:35-02:27:38

We're in the county. I border the river and Poplar Lane.

02:27:39-02:27:40

You speak called Poplar Lane.

02:27:40-02:27:43

Yeah. Thank you.

02:27:44-02:27:47

Steve, Rees maybe or?

02:27:47-02:27:48

Reed.

02:27:49-02:27:51

Reed, sorry. I see it now.

02:27:53-02:27:56

>> And then Paula prior Paula prior after that.

02:27:57-02:28:01

>> Well thanks for listening to everybody I represent Steve Reed.

02:28:02-02:28:03

Our red story.

02:28:04-02:28:08

He owns the other side of the river on powerhouse road and

02:28:09-02:28:14

we own about 163 acres and with the spacing of their towers.

02:28:14-02:28:18

We're talking probably four or five, six towers to that area.

02:28:19-02:28:22

I cut Steve's property right in half just like the last gentleman.

02:28:22-02:28:27

and we have not been notified at all

02:28:27-02:28:32

till maybe last week we found out about this

02:28:32-02:28:35

and Steve couldn't make it so he had me, I managed his property.

02:28:37-02:28:42

I feel the same way because of DR Horton and the power they have,

02:28:42-02:28:46

and then they have, they decided to move this

02:28:46-02:28:49

because it's going to affect their pockets.

02:28:50-02:28:56

and we're little and they can move us there they're gonna come in there's we're

02:28:56-02:29:04

not gonna stop it but we should be involved and they're they're they went

02:29:04-02:29:08

down and talked to dr Horton but they didn't come and talk to landowners they

02:29:08-02:29:15

have big property and it will we don't know what we're trying to run cattle but

02:29:15-02:29:18

someday he might leave it to his kids and they might want to develop it it's

02:29:18-02:29:25

not going to be worth anything. And that's really what Steve wants to hear. We'd like

02:29:25-02:29:31

to talk to you. We wish you guys would have come and talked to us, but we don't know where

02:29:31-02:29:38

to go because we feel like the decisions have already been made. And like you said, they

02:29:38-02:29:43

can just come in and take our property and we're talking the river bottom. So now your

02:29:43-02:29:47

towers are going to go bigger because we're in the water. The water table is at 12 feet,

02:29:49-02:29:52

you know, so you're going to go build bigger footings and everything for your towers.

02:29:54-02:30:01

So now we're probably in that area of 135 feet you guys talked about. So appreciate listening

02:30:01-02:30:04

to us and we hope you'll come and talk to us. Thank you Paula.

02:30:13-02:30:13

>> Yeah.

02:30:15-02:30:17

>> We can take the microphone again.

02:30:18-02:30:22

>> Is it recorded there?

02:30:23-02:30:24

>> It's interesting to see.

02:30:26-02:30:27

>> Thank you.

02:30:27-02:30:27

>> Oh, Paul.

02:30:27-02:30:28

>> Sorry.

02:30:28-02:30:33

>> Paul Pryor, 177 acres in Utah County.

02:30:34-02:30:37

I appreciate, and this is my daughter-in-law.

02:30:38-02:30:38

Okay.

02:30:39-02:30:42

Appreciate the rock in the hard spot you guys are between.

02:30:44-02:30:45

I have nine kids.

02:30:45-02:30:47

They need to have beautiful homes.

02:30:48-02:30:49

OK, this is my daughter-in-law.

02:30:50-02:30:52

You're between a rock and a hard spot.

02:30:52-02:30:55

There's a famous quote, "A place for everything

02:30:55-02:30:58

in everything in its place."

02:30:58-02:30:59

That is key.

02:31:00-02:31:03

Number one, before you do other stuff,

02:31:03-02:31:08

Paint the power poles that we degrading east west of town mark.

02:31:09-02:31:11

The rest of them need to be improved.

02:31:12-02:31:15

So take care of what you already have before you want more.

02:31:17-02:31:19

Secondly, I love trees.

02:31:20-02:31:23

The beautiful thing about a tree, it only takes a few square feet.

02:31:24-02:31:26

But you have all that shade, all that benefit.

02:31:26-02:31:28

Power poles are the same way.

02:31:29-02:31:32

They have shared along west of town square.

02:31:32-02:31:34

They shared I-15 right away.

02:31:35-02:31:36

They shared a shopping mall.

02:31:37-02:31:39

If you'll go along another side,

02:31:39-02:31:42

there's dog panels in the homes that were there.

02:31:43-02:31:45

But they built those homes after the power poles.

02:31:46-02:31:47

They had that choice.

02:31:47-02:31:50

The people in Salem said, no, you're coming

02:31:50-02:31:51

and wrecking our community now.

02:31:53-02:31:55

Also, a few other items.

02:31:56-02:31:58

They mentioned about floodplain.

02:31:59-02:32:01

All of the Spanish Fork River bottoms

02:32:01-02:32:05

has you got a plateau from Lake Bonneville, a plateau,

02:32:06-02:32:09

all the Probo River bottoms, all the Spanish Fork Room

02:32:09-02:32:13

was eroded away because of flash floods.

02:32:17-02:32:18

What happened in Texas?

02:32:19-02:32:19

What is that?

02:32:19-02:32:21

Guadalupe River, 30 feet.

02:32:21-02:32:24

It's not two feet in a flood plain.

02:32:24-02:32:26

It needs to be mitigated.

02:32:26-02:32:28

You have a 30 foot wave of water coming down.

02:32:29-02:32:33

They'll take those power poles out just like grass, okay?

02:32:34-02:32:36

It needs to be high and dry.

02:32:36-02:32:40

You don't give your wife a power pole, not a power pole.

02:32:41-02:32:43

You don't have a dryer here in the tub.

02:32:43-02:32:45

Water and electricity don't mix.

02:32:46-02:32:49

You've got to have high and dry for electricity.

02:32:50-02:32:51

Stay out of that, riverbombs.

02:32:51-02:32:54

On the North end, they talked about the gas line.

02:32:54-02:32:56

I've farmed that Larry for 30 years.

02:32:57-02:32:59

That power line is in a wetland.

02:33:00-02:33:02

You go there, you'll see cattails right there.

02:33:02-02:33:04

They don't wanna mess with it on Highway 6,

02:33:05-02:33:07

and yet they'll mess with it over there

02:33:07-02:33:09

in a wetland above there.

02:33:10-02:33:12

I vote for Highway 6.

02:33:13-02:33:14

You got the railroad 50 feet.

02:33:15-02:33:16

You have I-15.

02:33:16-02:33:19

You only need six feet of a power pole,

02:33:19-02:33:21

but you share the benefit over.

02:33:21-02:33:23

Share the right-of-ways.

02:33:23-02:33:24

Don't eat up new land.

02:33:25-02:33:26

It's already an infrastructure.

02:33:27-02:33:29

then go to the industrial parkway on the north.

02:33:30-02:33:30

I'm done.

02:33:31-02:33:32

(audience applauding)

02:33:33-02:33:33

- Thank you, Paul.

02:33:35-02:33:35

(audience applauding)

02:33:39-02:33:42

Next we'll have Neil Lindell and then Bruce Jensen.

02:33:50-02:33:52

Bruce didn't mark whether he wanted to speak or not, so.

02:33:54-02:33:54

- I will.

02:33:55-02:33:55

- You will.

02:33:56-02:33:57

(laughing)

02:33:57-02:34:04

got a few comments. My property is down on 8,000 south and the county's proposed

02:34:04-02:34:11

for eventually a four-lane highway down there plus they're going to impact me

02:34:11-02:34:21

with this power line which it impacts where I farm I've got hay barns, cattle

02:34:21-02:34:28

sheds, grain reeds, and my understanding is it's going to take everything out.

02:34:31-02:34:37

If that happens, I'm going to be out of the cow business unless I can be compensated some

02:34:37-02:34:42

way to keep in the cow business and by taking three acres of ground is not going to give

02:34:42-02:34:44

me enough to keep in the cow business.

02:34:46-02:34:53

And I would just like to know how Rocky Mountain Power is going to compensate me for what I'm

02:34:53-02:34:59

going to lose in this whole deal besides having to make my changes.

02:35:00-02:35:06

I would prefer they route somewhere else to make my life a lot simpler.

02:35:07-02:35:13

But it also, you got a big long corridor, 8,000 south,

02:35:13-02:35:16

that's gonna impact a lot of frontage there,

02:35:16-02:35:18

and there's a lot of frontage from West Mountain,

02:35:19-02:35:23

clear up to Vorheises that's gonna be impacted,

02:35:23-02:35:24

then it's gonna degrade the value

02:35:24-02:35:26

of all that property down the road.

02:35:27-02:35:29

And that's all I have to say, thank you.

02:35:29-02:35:30

(audience applauding)

02:35:30-02:35:31

- Thank you, Neil.

02:35:33-02:35:34

[APPLAUSE]

02:35:38-02:35:39

My name is Bruce Jensen.

02:35:39-02:35:43

So just to be clear, if you approve the easement

02:35:43-02:35:45

and you put new restrictions upon it,

02:35:45-02:35:47

the county has to come up with extra money

02:35:47-02:35:51

to cover those new requirements.

02:35:52-02:35:55

To your point, councilman, a small portion of the county

02:35:56-02:35:58

is going to pay the huge price for this.

02:35:59-02:36:04

So let the county pay the extra money to make it

02:36:04-02:36:06

and be done properly.

02:36:06-02:36:08

Now, if that means portion of it is varied

02:36:08-02:36:10

and portions of the ground, if the moved portions,

02:36:10-02:36:13

if there's extra cost, the whole county can share those costs

02:36:13-02:36:16

to have this functionality and this benefit.

02:36:16-02:36:18

And instead of everybody else losing \$18 million

02:36:18-02:36:21

on property values and quality of life

02:36:21-02:36:22

and the concerns of their wellbeing,

02:36:23-02:36:24

we don't have to burden it all.

02:36:24-02:36:25

And if that means someone else

02:36:25-02:36:27

is gonna pay more money somewhere else, that's fine.

02:36:28-02:36:29

because I do IT.

02:36:29-02:36:32

I know that right now there's 10 million square feet

02:36:32-02:36:35

of data center in Eagle Mountain.

02:36:35-02:36:37

10 million square feet and it's only growing.

02:36:39-02:36:41

This power, not for one customer,

02:36:42-02:36:45

is going to satisfy huge power consumption

02:36:45-02:36:47

in Eagle Mountain and Salt Lake County.

02:36:48-02:36:49

That's where the huge growth is.

02:36:49-02:36:50

It's not gonna be for Salem,

02:36:50-02:36:52

who doesn't use Rocky Mountain Power.

02:36:52-02:36:54

It's not gonna be down for Southern Utah County.

02:36:55-02:36:56

It's all for the northern portion.

02:36:56-02:36:58

that's where all the huge growth is going.

02:36:58-02:37:01

So let them share the burden by, yes,

02:37:01-02:37:04

putting new restrictions or qualifications on it

02:37:04-02:37:07

that make less for us and they can pay more

02:37:07-02:37:08

to make us less for us.

02:37:09-02:37:09

Thanks.

02:37:09-02:37:11

(audience applauding)

02:37:16-02:37:19

- Okay, we've got, I see here,

02:37:20-02:37:24

three or four that we would cover on this next page.

02:37:24-02:37:25

I think we could try to cover those

02:37:25-02:37:26

and then take a recess.

02:37:27-02:37:29

That sound all right, commission?

02:37:30-02:37:33

Okay. The next is Jessica Zar.

02:37:33-02:37:35

Or did we already hear from Jessica?

02:37:36-02:37:37

>> She was again in the group.

02:37:37-02:37:39

>> We did that one, okay.

02:37:40-02:37:43

Kevin, oh, we already heard from Kevin Frost, right? Sorry.

02:37:44-02:37:45

Hey, we're getting through this even quicker.

02:37:45-02:37:47

A recess is coming soon.

02:37:51-02:37:54

Mr. Edwards. I can't read the first name.

02:37:54-02:37:55

>> Adam and Melina?

02:37:56-02:37:57

>> Yes, that's it.

02:38:04-02:38:07

>> So thank you so much for letting us speak.

02:38:07-02:38:10

I know that that wasn't the intention of this whole meeting.

02:38:12-02:38:13

I'm terrified of public speaking,

02:38:14-02:38:16

but it's important enough for me to get up here and talk.

02:38:18-02:38:23

So I received notification of this project just last week.

02:38:23-02:38:25

And again, it was not from Rocky Mountain Power.

02:38:26-02:38:28

It was from the county letting us know about this meeting tonight.

02:38:29-02:38:30

Okay?

02:38:31-02:38:32

That's when I was notified.

02:38:34-02:38:37

Now, we're not denying that the infrastructure needs to exist.

02:38:37-02:38:38

It does.

02:38:40-02:38:43

But not at the expense of people and the expense of community.

02:38:45-02:38:47

We should be guaranteed justice.

02:38:47-02:38:50

We should be guaranteed safety and we should be guaranteed that a

02:38:50-02:38:56

multi-billion dollar companies not stealing money from our pockets. Rocky

02:38:57-02:39:02

Mountain Power profits from almost every single home and business along the

02:39:02-02:39:07

entire Wasatch Front and all of Utah County with few exceptions including

02:39:07-02:39:13

Salem Park. Salem does not use Rocky Mountain Power and we're expected to

02:39:13-02:39:19

bear the cost and the losses because they insist on putting their line right

02:39:19-02:39:28

where it is or they don't want to bury the line. Why do potential homes have more priority

02:39:29-02:39:35

over existing homes and communities? Homes that aren't even built yet. Yes, I know that

02:39:35-02:39:39

there's planned communities and there's big communities planned, but they don't exist

02:39:39-02:39:49

yet. We exist. We're already here. All right. Salem Park does not directly benefit from

02:39:49-02:39:55

power and they never will. But we're again meant to bear that burden and have

02:39:55-02:40:01

the destruction of our local habitats, our home values and our enjoyment of our

02:40:01-02:40:08

community. I'm asking you to please have them consider other options, rewrite it

02:40:08-02:40:14

down 8,000, take it further south, bury portions of it underground. That's all

02:40:14-02:40:19

that we're really asking. We know that the infrastructure needs to exist. But

02:40:19-02:40:26

asking for these accommodations so that the existing people here are not taken advantage

02:40:26-02:40:30

of by a multi-billion dollar corporation who can afford it.

02:40:31-02:40:36

We can afford to lose that money out of our equity, but they can afford to pay for those

02:40:36-02:40:37

modifications.

02:40:38-02:40:38

Thank you.

02:40:40-02:40:40

[applause]

02:40:41-02:40:42

[Applause]

02:40:45-02:40:46

>> All right.

02:40:47-02:40:50

I think we already heard from Chris Blythe.

02:40:50-02:40:53

So I think we have actually got through page one and two

02:40:54-02:40:56

and the original list that we had here.

02:40:59-02:41:03

I -- looks like we have six.

02:41:05-02:41:06

There might have been this --

02:41:06-02:41:07

we've got this whole page here.

02:41:07-02:41:11

>> So we probably have another 15 or more,

02:41:12-02:41:12

probably it's my guess.

02:41:16-02:41:19

I propose we take a 10-minute recess.

02:41:23-02:41:24

>> Second.

02:41:24-02:41:25

>> Second? No.

02:41:25-02:41:27

>> Or I was proposing and it's

02:41:27-02:41:28

somewhat one-degree of the second.

02:41:31-02:41:32

All those in favor say aye.

02:41:32-02:41:32

>> Aye.

02:41:33-02:41:34

>> Any opposed?

02:41:35-02:41:37

And we'll recess for 10 minutes.

02:42:05-02:42:07

[BLANK_AUDIO]

02:42:35-02:42:37

[BLANK_AUDIO]

02:43:05-02:43:07

[BLANK_AUDIO]

02:43:35-02:43:37

[BLANK_AUDIO]

02:44:05-02:44:07

[BLANK_AUDIO]

02:44:35-02:44:37

[BLANK_AUDIO]

02:45:05-02:45:07

[BLANK_AUDIO]

02:45:35-02:45:37

[BLANK_AUDIO]

02:46:05-02:46:07

[BLANK_AUDIO]

02:46:35-02:46:37

[BLANK_AUDIO]

02:47:05-02:47:07

[BLANK_AUDIO]

02:47:35-02:47:37

[BLANK_AUDIO]

02:48:05-02:48:07

[BLANK_AUDIO]

02:48:35-02:48:37

[BLANK_AUDIO]

02:49:05-02:49:07

[BLANK_AUDIO]

02:49:35-02:49:37

[BLANK_AUDIO]

02:50:05-02:50:07

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02:50:35-02:50:37

[BLANK_AUDIO]

02:51:05-02:51:07

[BLANK_AUDIO]

02:51:35-02:51:37

[BLANK_AUDIO]

02:52:05-02:52:07

[BLANK_AUDIO]

02:52:35-02:52:37

[BLANK_AUDIO]

02:53:05-02:53:07

[BLANK_AUDIO]

02:53:36-02:54:00

>> Okay.

02:54:01-02:54:05

I think we'll continue with public comment

02:54:05-02:54:09

and just wanna encourage,

02:54:09-02:54:12

if anyone has already kind of had their sentiments spoken,

02:54:16-02:54:20

you're welcome to bow out of your speaking time.

02:54:22-02:54:24

But we wanna make sure everyone gets a chance

02:54:24-02:54:26

to be heard if you have a point to be made.

02:54:26-02:54:30

The next up is Tom Patton and then Dwight Wagman.

02:54:40-02:54:41

- I appreciate your listening this evening.

02:54:43-02:54:45

- I appreciated the presentation that was made.

02:54:46-02:54:50

Conspicuous by its absence was a lot of explanation

02:54:50-02:54:51

that people in the room are asking.

02:54:53-02:54:55

One of the explanations they're asking is,

02:54:55-02:54:59

How can you stand here as a person--

02:54:59-02:55:01

and that's all Rocky Mountain Power is, is one person,

02:55:01-02:55:02

because they're a corporation.

02:55:03-02:55:06

They're considered a person under Utah law.

02:55:06-02:55:08

You can check with Utah County Attorney's Office.

02:55:09-02:55:11

But they say we sent notice.

02:55:12-02:55:16

And all these people, all those affidavits,

02:55:16-02:55:17

are lying to you.

02:55:19-02:55:21

But see, you guys are the gatekeeper.

02:55:21-02:55:25

you decide whether or not people have gotten adequate notice.

02:55:26-02:55:27

Rocky Mountain Power doesn't.

02:55:29-02:55:30

Your attorneys don't.

02:55:30-02:55:30

You do.

02:55:31-02:55:32

That's why you sit there.

02:55:33-02:55:35

And if you're sitting there saying, you know,

02:55:35-02:55:38

I am concerned after hearing from all these people,

02:55:39-02:55:42

I'm concerned that people didn't get proper notice.

02:55:43-02:55:44

You can say send notice again.

02:55:46-02:55:49

And then you ask yourself, what's the purpose of notice?

02:55:50-02:55:53

So people get notice, actually get it,

02:55:54-02:55:56

not so that someone jumps through a hoop,

02:55:57-02:56:00

so they can stand here and say, we jumped through the legal loop.

02:56:01-02:56:04

If you really want notice, make them go out and post along

02:56:05-02:56:08

the route, not the preferred route,

02:56:09-02:56:11

not one of the four routes they've

02:56:11-02:56:13

been touting for the last three years.

02:56:14-02:56:14

OK?

02:56:15-02:56:17

Like maybe it's going to be one of these,

02:56:17-02:56:20

as opposed to the one they decided on years ago,

02:56:21-02:56:25

and say all along the route, you post notice,

02:56:25-02:56:28

because this isn't going to affect people just

02:56:28-02:56:30

for so many feet on each side.

02:56:31-02:56:33

It's actually going to affect whole communities, which

02:56:33-02:56:35

is why you've got a whole community showing up,

02:56:36-02:56:37

and you have the right to do that.

02:56:38-02:56:40

And there's not a significant cost

02:56:40-02:56:43

to say we're going to knock this down 30, 60 days.

02:56:43-02:56:45

We want you to post notice along the route,

02:56:46-02:56:48

Then we want you to send notice out again.

02:56:49-02:56:50

You've got the county attorney's office,

02:56:50-02:56:52

they're paid to do something.

02:56:52-02:56:57

There was a lawsuit down in Juab County just five years ago

02:56:58-02:57:00

from stockholders who had a power line

02:57:00-02:57:04

going across the property saying it's affected our cattle,

02:57:04-02:57:06

it's affected our milk production,

02:57:07-02:57:09

it's affected the number of calves we're getting.

02:57:10-02:57:12

I realize they brought their expert,

02:57:13-02:57:16

But there were experts in that case who testified

02:57:16-02:57:20

that those power lines were in fact affecting those cattle.

02:57:20-02:57:22

And it's a nothing for the county attorney's office

02:57:23-02:57:24

to track that case down.

02:57:25-02:57:28

They can make one or two phone calls and track that case down,

02:57:28-02:57:31

get the names of their experts and copies

02:57:31-02:57:32

of their expert testimony.

02:57:33-02:57:36

I am so unimpressed with expert testimony.

02:57:36-02:57:38

I've practiced law for 20 years.

02:57:38-02:57:41

I can hire an expert to say whatever I want him to say.

02:57:43-02:57:45

And experts are the ones who told us,

02:57:45-02:57:47

don't worry about above ground nuclear testing.

02:57:48-02:57:51

Well, Agent Orange doesn't affect anything but vegetation.

02:57:52-02:57:52

Thank you.

02:57:53-02:57:54

Thank you, Mr. Penn.

02:57:54-02:57:55

Mr. Penn.

02:57:57-02:57:59

I have a question for you.

02:57:59-02:58:04

Since you mentioned more notice, so let's

02:58:04-02:58:08

say the commission wanted to allow for more notice.

02:58:08-02:58:11

How much more notice time would you suggest?

02:58:12-02:58:14

You, sir, in your infinite wisdom,

02:58:14-02:58:16

and you as a commission, you have a right to say,

02:58:17-02:58:21

this is what's fair notice to the people of Utah County.

02:58:22-02:58:23

This is what's fair notice.

02:58:25-02:58:28

And that's not a lot to require to make sure people

02:58:28-02:58:29

get fair notice.

02:58:29-02:58:31

That's why I'm saying, you're not

02:58:31-02:58:33

going to find it in the statute that you're going to say,

02:58:33-02:58:37

we consider fair notice also to post it along the route.

02:58:38-02:58:39

That's not in the statute.

02:58:39-02:58:41

but it's a reasonable request.

02:58:44-02:58:46

And so for this meeting, we did notice,

02:58:46-02:58:49

and it was 10 days is required, right?

02:58:50-02:58:52

And look how many people you got here.

02:58:53-02:58:54

The entire county ordinance required,

02:58:54-02:58:56

or probably notice is to 10 days out.

02:58:56-02:58:58

10 days, yeah, so I guess the point is,

02:58:58-02:59:01

so with 10 days, we got this group that's here,

02:59:03-02:59:05

learned about this meeting with that 10 days notice.

02:59:05-02:59:08

So my question is, if we postponed for 30 days,

02:59:08-02:59:09

Is that enough?

02:59:09-02:59:11

What would people do with that notice?

02:59:12-02:59:14

That would be the question you would ask your attorneys.

02:59:14-02:59:15

No, no, I'm asking you, sir.

02:59:15-02:59:17

What would you do with 30 days notice?

02:59:17-02:59:18

I'm not part of Salem.

02:59:19-02:59:21

I wouldn't do anything with 30 days notice.

02:59:21-02:59:22

I'd show back up here.

02:59:23-02:59:24

OK, but the people from Salem--

02:59:24-02:59:24

That's my question.

02:59:24-02:59:26

--and the people I've heard--

02:59:26-02:59:27

--is 30 days enough notice.

02:59:27-02:59:29

And what would people do with 30 days notice?

02:59:29-02:59:31

I can do with their representative, not me.

02:59:32-02:59:33

60 days.

02:59:33-02:59:34

Statutes.

02:59:34-02:59:34

That's 60 days.

02:59:34-02:59:35

But they're original statutes.

02:59:36-02:59:36

60 days.

02:59:36-02:59:38

We're talking lawyers and so on.

02:59:38-02:59:39

I mean, this is going to be a whole process.

02:59:40-02:59:40

Don't talk to me.

02:59:41-02:59:43

You've just signed up.

02:59:44-02:59:44

Not me.

02:59:45-02:59:47

Any other questions for Mr. Patton?

02:59:48-02:59:49

Thank you.

02:59:49-02:59:49

Thank you.

02:59:50-02:59:53

I skipped-- sorry, Dwight Wagman,

02:59:53-02:59:54

and then we'll go to Scott Blood.

02:59:56-02:59:58

Thank you for being here tonight,

02:59:58-03:00:00

and you guys have a hard job.

03:00:01-03:00:03

A couple of things I want to go ahead and mention.

03:00:03-03:00:05

First of all, there's what's legal required,

03:00:06-03:00:07

and there's what's morally correct.

03:00:08-03:00:10

And those are the things that we have to consider.

03:00:10-03:00:12

One of the things we have to also consider

03:00:13-03:00:15

is that we're not doing this just for us.

03:00:16-03:00:19

We're doing it for five, 10 generations down the road.

03:00:20-03:00:21

How's that going to impact them?

03:00:22-03:00:25

I mean, it may be some of your children or grandchildren

03:00:25-03:00:27

that may be impacted because of that.

03:00:27-03:00:30

You as individuals and as elected representatives,

03:00:31-03:00:32

obviously you represent me.

03:00:33-03:00:35

So that means that you put yourself in my position,

03:00:36-03:00:38

that you're living in one of those houses.

03:00:38-03:00:43

I feel for the foxes where she's two sides of the power line.

03:00:44-03:00:47

I mean, how is you as an elected official,

03:00:47-03:00:50

put yourself in her position and say, what would I do

03:00:51-03:00:52

if I was in that same position?

03:00:52-03:00:54

What would be equitable and what would be right?

03:00:55-03:00:57

My children, when they were learning to drive,

03:00:57-03:01:00

I would tell them, you can be dead right.

03:01:01-03:01:04

You can follow all the law and what

03:01:04-03:01:07

is legally supposed to be doing, you go on green lights.

03:01:08-03:01:11

But if somebody runs at red light, you're dead,

03:01:12-03:01:12

even though you were right.

03:01:14-03:01:18

And so you gentlemen and lady Karen,

03:01:18-03:01:19

your guys are in a--

03:01:20-03:01:20

and I apologize.

03:01:21-03:01:22

You're in a very difficult position,

03:01:23-03:01:24

but that's what we have to look at.

03:01:25-03:01:27

Nobody is disputing that there's not probably

03:01:27-03:01:28

a need for electricity.

03:01:29-03:01:31

But what's the impact?

03:01:32-03:01:34

And put yourself in the shoes of the people

03:01:34-03:01:36

in Salem Park in the proposed line.

03:01:37-03:01:38

That's all I have to say.

03:01:38-03:01:38

Thank you.

03:01:39-03:01:40

[Applause]

03:01:43-03:01:46

>> Scott Blood and then Tasha Fox.

03:01:48-03:01:49

>> Thank you.

03:01:50-03:01:53

I would dispute the gentleman back there.

03:01:53-03:01:55

My property is the most beautiful property.

03:01:57-03:02:01

And I just -- I didn't know in this meeting that the beauty

03:02:01-03:02:04

and value of view doesn't really count.

03:02:05-03:02:11

It does matter to me as a fifth generation citizen

03:02:11-03:02:11

of Benjamin.

03:02:13-03:02:15

I didn't know about the three-minute limit,

03:02:16-03:02:17

so if you could be patient with me,

03:02:17-03:02:20

because I believe I represent the entire community of Benjamin.

03:02:23-03:02:27

Please ask that they move the massive poles and wires

03:02:28-03:02:30

away from my front yard.

03:02:31-03:02:36

I believe the intended placement has been chosen because it is literally the path of

03:02:36-03:02:42

least resistance, a lazy decision, and most of all destroying an important symbol of our

03:02:42-03:02:46

community and involves stealing the value of my property.

03:02:47-03:02:51

I wrote to Warren Buffett asking that an alternate path be chosen.

03:02:52-03:02:56

I spoke to his secretary, but did not ask to speak to him.

03:02:57-03:02:59

I know he's a voracious reader.

03:03:00-03:03:03

He wouldn't tell his secretary to not withhold anything.

03:03:06-03:03:14

So I'm asking your CEO instead now to make this change.

03:03:15-03:03:17

I believe Warren Buffett made a concession.

03:03:17-03:03:20

I heard through Neil Lundell that they

03:03:20-03:03:23

were going to move the lines 100 feet further south.

03:03:26-03:03:28

I am grateful for that concession, but ask you,

03:03:29-03:03:31

does that restore my property value?

03:03:31-03:03:34

What does it do to an important symbol of our community?

03:03:35-03:03:38

Already, my neighbors are considering selling their property

03:03:39-03:03:42

because they don't want to live under the power lines.

03:03:43-03:03:46

Blaine Evans, who's been there for a long time,

03:03:47-03:03:50

no one will be a taker on his property.

03:03:50-03:03:51

He's been listed for a long time.

03:03:52-03:03:56

This is a pioneer home on the historical register.

03:04:00-03:04:02

Why does it have to be destroyed?

03:04:05-03:04:08

I'm not-- if this was somebody else's property,

03:04:10-03:04:12

I would object just the same.

03:04:13-03:04:16

It is a symbol of our--

03:04:16-03:04:19

I'm sorry-- our pioneer heritage,

03:04:19-03:04:23

and is one of the last unpolluted properties in the county.

03:04:24-03:04:27

Thousands of people visit this farm.

03:04:28-03:04:31

My relatives risked their lives, and some

03:04:32-03:04:35

died for the right to own a property such as this.

03:04:36-03:04:39

What would I tell the thousands of people, most of whom

03:04:39-03:04:41

I don't even know, who will come and visit this property

03:04:42-03:04:43

in the future?

03:04:44-03:04:48

Just recently, 250 people had a reunion.

03:04:49-03:04:52

Wedding pictures are taken here.

03:04:52-03:04:54

Senior pictures, missionary farewells,

03:04:54-03:04:56

and even livestock pictures.

03:04:56-03:04:58

What am I to tell them when they come?

03:04:59-03:05:02

What am I going to say to my grandmothers and grandfathers,

03:05:03-03:05:05

aunts and uncles who gave their lives

03:05:05-03:05:12

to dig the irrigation ditches, planted the trees, paid for,

03:05:12-03:05:14

and dug over 100 wells?

03:05:14-03:05:17

What do I tell the little kids who will now

03:05:17-03:05:19

have to ride a pony under power lines.

03:05:20-03:05:22

This historic property is a symbol of Benjamin.

03:05:23-03:05:24

Why must it be destroyed?

03:05:25-03:05:28

My great-great grandfather, Andrew, and his brother,

03:05:29-03:05:30

Benjamin, whom the town is named after,

03:05:31-03:05:33

his home is under one of your buildings,

03:05:33-03:05:34

right here in Provo.

03:05:35-03:05:37

His store is on Center Street.

03:05:38-03:05:40

Does it all have to be destroyed in the name of progress?

03:05:42-03:05:44

I don't fault this company, but ask you not to bow

03:05:44-03:05:45

to a handful of builders.

03:05:46-03:05:48

It's the builders, let's be all be honest,

03:05:49-03:05:52

who bought the politicians who in turn dictate

03:05:52-03:05:55

to the county redefined water rights to suit the builders

03:05:55-03:05:58

and steal property value rather than do the project

03:05:58-03:05:59

the ethical way.

03:05:59-03:06:02

If you can't build, do the project without stealing,

03:06:02-03:06:03

don't do the project.

03:06:05-03:06:06

Now I say stealing.

03:06:07-03:06:08

How is it stealing?

03:06:08-03:06:09

Let me give a simple example.

03:06:10-03:06:11

Please allow this.

03:06:11-03:06:14

After we go-- after we're done here,

03:06:14-03:06:21

I'm going to go home to your house and I'm going to arrange a contract to build a pig

03:06:21-03:06:23

pin on your front lawn.

03:06:24-03:06:25

The pig pin has to go somewhere.

03:06:26-03:06:27

People want to eat bacon.

03:06:28-03:06:34

I will rent 200 square feet of your front lawn for \$100 which is 10 to 20 times the market

03:06:34-03:06:37

rate we get for renting our farms based on acreage.

03:06:38-03:06:40

Do you want to make that bargain?

03:06:41-03:06:42

Neither do we.

03:06:43-03:06:44

We don't want your fair market value,

03:06:45-03:06:48

and I don't want the poles and wires in my front yard.

03:06:49-03:06:51

In our agreement, I might one day remove the pig pin,

03:06:52-03:06:54

and you get your beautiful view back.

03:06:54-03:06:55

- Mr. Bluth, thank you.

03:06:56-03:06:56

- I'm almost done.

03:06:58-03:07:02

When will you remove the poles from my front yard?

03:07:03-03:07:04

So what is really going on here?

03:07:06-03:07:09

I think we all know they should build the power

03:07:10-03:07:11

where they're using it.

03:07:12-03:07:13

they shouldn't steal from us.

03:07:14-03:07:16

There are 29 counties in Utah.

03:07:17-03:07:19

Tell the builders to build in another county

03:07:19-03:07:21

if they can't build power generation.

03:07:23-03:07:23

I already said that.

03:07:23-03:07:25

Mr. Blood, thank you.

03:07:25-03:07:25

OK.

03:07:25-03:07:26

Thank you.

03:07:26-03:07:26

I appreciate it.

03:07:27-03:07:28

[APPLAUSE]

03:07:31-03:07:35

Tasha Fox, have we already heard from Tasha Fox?

03:07:35-03:07:36

You already went.

03:07:36-03:07:36

OK.

03:07:41-03:07:43

I think we already heard from Christine Blythe, right?

03:07:43-03:07:44

>> Yes.

03:07:44-03:07:46

>> Okay. I think we're done with that page.

03:07:48-03:07:50

We've got two more pages.

03:07:51-03:07:54

Mary, Mary Yerbarra, did we hear from Mary?

03:07:54-03:07:54

>> Yes.

03:07:55-03:07:57

>> Wow, we're really screaming now.

03:07:57-03:07:59

Okay, Kevin, we already heard from Kevin?

03:08:01-03:08:02

Okay, Jackie Larson.

03:08:07-03:08:09

Okay, and then next we will have Rex Larson.

03:08:12-03:08:13

- Good evening commissioners.

03:08:13-03:08:14

My name is Jackie Larson.

03:08:15-03:08:17

I am the owner of Seven Bar Farming

03:08:17-03:08:18

and the wife of a six generation farmer.

03:08:19-03:08:21

My family owns land and farms in Spanish Fork,

03:08:21-03:08:23

Salem and Anacorpority County.

03:08:24-03:08:26

I am also here speaking as an elected board member

03:08:26-03:08:27

of the Utah County Farm Bureau,

03:08:27-03:08:29

where part of my role is a grassroots advocacy

03:08:30-03:08:31

on behalf of farmers and ranchers in our county.

03:08:32-03:08:33

So because I'm here representing not only myself,

03:08:33-03:08:35

but also the broader agriculture community

03:08:35-03:08:37

I respectfully request possibly the seven minutes

03:08:39-03:08:41

to provide my comments or reflect the concerns

03:08:41-03:08:42

of multiple landowners and stakeholders

03:08:42-03:08:43

rather than the center three minutes.

03:08:43-03:08:45

I do have my comments written down.

03:08:45-03:08:46

I might go touch over three.

03:08:47-03:08:48

Is it okay if I just read what I have?

03:08:48-03:08:48

Okay, thanks.

03:08:49-03:08:50

- Let's hit three and see how you do it.

03:08:50-03:08:51

- I can talk really fast too,

03:08:51-03:08:53

whichever you prefer. - You are talking fast.

03:08:54-03:08:55

- I'm trying to go slow too, all right?

03:08:55-03:08:57

So I'm asking that you not approve

03:08:57-03:08:59

the Rocky Mountain Powers conditional use permit tonight

03:08:59-03:09:02

and instead table it until critical issues are resolved.

03:09:02-03:09:05

So contrary to what was stated by RMP,

03:09:05-03:09:07

I believe that RMP does not need the applicable standards

03:09:08-03:09:10

listed in county policy, state code and federal code.

03:09:10-03:09:12

And RMP has not adequately mitigated

03:09:12-03:09:14

for direct indirect or cumulative impacts.

03:09:15-03:09:17

The proposed RMP route conflicts directly

03:09:17-03:09:19

with our vested rights and long-established

03:09:19-03:09:20

agricultural drainage infrastructure

03:09:20-03:09:21

with the Benjamin Drainage District,

03:09:22-03:09:23

which is a federally conditioned

03:09:23-03:09:26

agricultural drainage system located between Spanish fork

03:09:26-03:09:28

and ascending out to around West Mountain.

03:09:29-03:09:30

So this isn't about one farmer operation.

03:09:31-03:09:33

These systems serve thousands of acres of productive farmland

03:09:33-03:09:35

in agricultural protected areas.

03:09:36-03:09:38

RMP has not noticed or coordinated

03:09:38-03:09:40

with the Bidger and Drainage District, Spanish Fork

03:09:40-03:09:43

South Irrigation Company, or the Utah County Ag Advisory Board.

03:09:44-03:09:46

There is also no mention of these entities and boards

03:09:46-03:09:49

in the RMP conditionally as permits, sections 3.1 or section 10.

03:09:50-03:09:52

I also previously sent an email to RMP,

03:09:52-03:09:54

and RMP told me they would respond weeks ago.

03:09:55-03:09:55

They still have not.

03:09:56-03:09:58

That email I forwarded to the Planning Commission earlier

03:09:58-03:10:01

this afternoon that gives a little bit further description

03:10:01-03:10:05

concerns. So in approving a permit without resolving these conflicts and those

03:10:05-03:10:08

which I have mentioned in my email would risk long-term damage to agriculture in

03:10:08-03:10:13

Utah County and beyond the physical disruption this RMP alignment risked the

03:10:13-03:10:17

loss of Utah's green belt status for affected farms because RMP's proposed

03:10:17-03:10:22

corridor is going to cause a loss of productive acreage. The assertion that

03:10:22-03:10:24

there is no real impact to farming fails to account for the functional,

03:10:25-03:10:28

economic and operational harm caused by this intrusion. Even if farming is

03:10:28-03:10:31

technically allowed the equipment restrictions, crop tight limitations and

03:10:31-03:10:35

access difficulties render impractical because even if direct cultivation isn't

03:10:35-03:10:40

prohibited, the is not prohibited, the physical presence of poles, access roads

03:10:40-03:10:43

and required vegetation controls results in de facto removal of

03:10:43-03:10:46

productive farmland. Farmers are forced to avoid these areas due to

03:10:46-03:10:50

impracticality or hazard and those who irrigate by sprinkler will now not be

03:10:50-03:10:54

able to. So when you talk the rollback tax provision under the Riga Act requires

03:10:54-03:10:58

that property continue to meet active agriculture production standards. If RMP

03:10:58-03:11:02

impact reduce the productive acreage below the five acre minimum or otherwise

03:11:02-03:11:05

impair the ability to meet these qualifications this can potentially

03:11:05-03:11:09

trigger an assessment of up to five years of back taxes at market value and

03:11:09-03:11:13

loss of agriculture product property tax status for their full parcel beyond the

03:11:13-03:11:19

RMP weight I'm almost done that's a heavy and unfair financial burden to place

03:11:19-03:11:21

on farmers simply because they're trying to stay in production and a burden

03:11:21-03:11:23

which results directly from the transmission lines use of our unique

03:11:24-03:11:27

and important formula in addition I think it's important for you to know that

03:11:27-03:11:29

that the proposed RMP alignment lies in an area

03:11:29-03:11:32

that by with violations currently under federal investigation

03:11:32-03:11:34

by the Department of Events raising further concerns

03:11:34-03:11:36

that must be understood before approval is considered.

03:11:36-03:11:38

So that being said, there's a better alternative

03:11:38-03:11:40

that is less impactful and more cost efficient.

03:11:41-03:11:43

So if the route remains on the south side of SR 164

03:11:43-03:11:45

and south of Bear Creek and they bypass

03:11:46-03:11:47

the drainage district boundaries,

03:11:47-03:11:49

it would greatly reduce impacts to cultivating

03:11:49-03:11:51

farmland drainage systems and great bill eligibility

03:11:51-03:11:53

while still achieving RMP's transmission goals.

03:11:54-03:11:57

So I request we ask that the commission table this permit

03:11:57-03:12:02

RMP to first consult with the affected districts, entities, and boards and seriously evaluate

03:12:02-03:12:05

what I have suggested as an alternative route that avoids or lessens many of these harms.

03:12:06-03:12:09

I would also like to request that the commission give myself and other board members with the

03:12:09-03:12:13

Farm Bureau and Utah County Advisory Board the opportunity to meet with you and discuss

03:12:14-03:12:18

these issues in more detail and if possible to tour the area with me so you can see firsthand

03:12:18-03:12:19

the impacts before you make your final decision.

03:12:20-03:12:22

So thank you for your time and considering the voice of agriculture in this process.

03:12:23-03:12:23

Thank you.

03:12:26-03:12:26

[Applause]

03:12:27-03:12:30

>> You have Rex Larson?

03:12:32-03:12:32

>> No.

03:12:33-03:12:35

>> And then Randy?

03:12:37-03:12:38

It's got to be another Yara.

03:12:39-03:12:40

It's another Yara.

03:12:40-03:12:41

>> Yara.

03:12:41-03:12:42

>> Yara.

03:12:42-03:12:43

>> Yara. Okay.

03:12:43-03:12:44

It could be Yara.

03:12:50-03:12:53

>> First of all, thank you for taking the time to do this.

03:12:53-03:12:56

I appreciate the opportunity to speak to you.

03:12:57-03:13:05

Rex Larson, part of the farm that's affected by this is located on 8th South,

03:13:05-03:13:10

8,000 South at East of I-15 off of Exit 253.

03:13:11-03:13:14

We currently have a thriving business there,

03:13:14-03:13:16

Glenrace Corn Maize and Pumpkin Patch.

03:13:18-03:13:21

We've been operating there for eight years.

03:13:21-03:13:25

our family has been farming this land for 156 years.

03:13:26-03:13:27

So our roots are pretty deep there.

03:13:28-03:13:31

As we had the opportunity and asked for

03:13:31-03:13:34

the opportunity to have Rocky Mountain representatives come

03:13:34-03:13:40

on site to review what their plans would do to our property,

03:13:40-03:13:44

and the effects that would have now and in the future.

03:13:45-03:13:47

The first thing as they said,

03:13:47-03:13:50

well this shed that you have here in the front with

03:13:50-03:13:52

the C-Ment walls and a metal roof.

03:13:52-03:13:53

That's the roofs got to go.

03:13:54-03:13:56

I won't cave what gets

03:13:56-03:13:57

the shed without a roof,

03:13:57-03:14:00

but we have acquired

03:14:00-03:14:03

an antique windmill that we're putting

03:14:03-03:14:05

out front on the corn maze to advertise

03:14:05-03:14:08

and to be something that will be eye-catching.

03:14:09-03:14:10

That's got to go.

03:14:12-03:14:15

There's a lot of things that have been talked about.

03:14:15-03:14:19

This corridor along 8,000 south is

03:14:19-03:14:23

both Spanish Fork and Salem's next commercial zone.

03:14:24-03:14:27

They've stated that, that's in their master plans.

03:14:29-03:14:32

That big power line just doesn't seem to be conducive.

03:14:32-03:14:35

The other thing that caught my attention,

03:14:36-03:14:40

they said, well, if this board denies this or requires

03:14:40-03:14:43

extra things, it's going to cost more and you've got to pay for it.

03:14:43-03:14:45

That sounds like blackmail to me.

03:14:46-03:14:49

But so that bothers me a little bit.

03:14:49-03:14:51

I've got a few other points I'll hurry and get through

03:14:52-03:14:54

so you guys can get home.

03:14:56-03:14:58

We're not ready to locate now, but in the future,

03:14:59-03:15:02

this could greatly impact what we do with our land.

03:15:02-03:15:07

We've had numerous large box stores want to build there.

03:15:07-03:15:09

And when they do, they build off the back

03:15:09-03:15:12

and they put their, then they put the pad sites

03:15:12-03:15:13

right by the highway.

03:15:13-03:15:15

Well, who's gonna wanna put a pad site?

03:15:15-03:15:19

and they can't put a pad site or a building under this big line.

03:15:20-03:15:24

Other points, we currently use drones to spray our corn

03:15:24-03:15:25

for our corn maze.

03:15:26-03:15:29

Power lines could affect how we operate the drones

03:15:29-03:15:30

and spray the field.

03:15:31-03:15:33

We already can't do planes or helicopters

03:15:34-03:15:35

because of other problems.

03:15:36-03:15:37

Would devalue our property?

03:15:38-03:15:41

Are they going to compensate us for the future use and value?

03:15:43-03:15:45

Currently, historic drain lines run under it.

03:15:45-03:15:46

that was touched on by Jackie.

03:15:47-03:15:49

They function, they've been there for 100 years,

03:15:49-03:15:50

but they still work.

03:15:51-03:15:54

And we want to keep them working, two more things.

03:15:55-03:15:57

If a utility easement is granted,

03:15:58-03:15:59

then there's a greater possibility

03:16:00-03:16:03

that other utilities will want to use that easement.

03:16:04-03:16:05

They say, "No, that won't happen."

03:16:05-03:16:07

But I've seen it happen before.

03:16:10-03:16:15

And then the last point that gives us less usable ground,

03:16:15-03:16:19

for our business, for parking, for activities, for our corn mace.

03:16:21-03:16:27

Please take all these things in consideration. It's an I don't envy your decision, but

03:16:30-03:16:35

let's look at this and make sure that we're doing the right thing and putting it in the right place.

03:16:36-03:16:41

As was mentioned by Jackie, there's other alternatives that we haven't touched on.

03:16:41-03:16:47

I think this is by far their cheapest alternative because half of their right away is already on the road

03:16:48-03:16:49

that the state owns so

03:16:52-03:16:54

Consider that and thank you for your time. Thank you

03:16:59-03:17:05

Randy and then Dav and Stevens great commission is good to stand before you I got it hats off to Rex

03:17:05-03:17:11

What he had to say is exactly right. He doesn't know that I know him, but I know of his property. It's absolutely beautiful

03:17:11-03:17:17

I-15, in your mind, Benjamin X is the only exit that's not developed.

03:17:17-03:17:21

I'm on I-15 from all the way up to Utah County,

03:17:21-03:17:23

excuse me, Davis County on down here,

03:17:24-03:17:27

that's the only development that is not exit,

03:17:27-03:17:28

that is not developed.

03:17:29-03:17:33

He stated, ADS South is the main corridor for He said to city.

03:17:34-03:17:36

Salem on the south, on the east side of the road,

03:17:37-03:17:38

Spanish fork to the north,

03:17:39-03:17:41

Spanish Fork to the north on the west side of the road,

03:17:41-03:17:42

which I'm involved with.

03:17:43-03:17:44

On the south side of the road,

03:17:44-03:17:46

on the west side of the road is Pace.

03:17:46-03:17:47

There's three cities.

03:17:48-03:17:50

I'm involved in about 900 acre development there.

03:17:50-03:17:52

Between me and several other developments,

03:17:53-03:17:55

there's going to be about 17,000 home sites

03:17:55-03:17:57

over the next 10 to 12 years.

03:17:59-03:18:00

That's going to go in and along this corridor.

03:18:01-03:18:05

This is the prime thing where they talked about taxes and use of taxes.

03:18:07-03:18:09

They talk about feasibility.

03:18:09-03:18:11

What about the feasibility of the cities?

03:18:12-03:18:13

I've got an ear of all three mayors,

03:18:14-03:18:18

Mayor Greight whom we've submitted to you for annexation.

03:18:18-03:18:21

By the way, that property of 450 acres into Pace,

03:18:21-03:18:22

you're probably familiar with that, that's me.

03:18:23-03:18:25

Then Salem, got property in Salem,

03:18:26-03:18:27

and then of course,

03:18:28-03:18:30

Spanish for to the north on the west side.

03:18:30-03:18:34

So I just throw that out, feasibility, 17,000 home sites,

03:18:34-03:18:39

Prime property, prime exit, the only exit that can be truly developed.

03:18:40-03:18:43

And I'm between two railroad tracks there on the west, not that you care, but

03:18:43-03:18:46

that's kind of the division on the two cities.

03:18:46-03:18:47

It's a big project.

03:18:48-03:18:49

Anyway, thanks very much.

03:18:50-03:18:50

Give us some thought.

03:18:51-03:18:54

At least these guys need to bring power perhaps.

03:18:54-03:19:00

But let's look at an area or a corridor or a line that doesn't affect millions of

03:19:00-03:19:03

dollars in cities and residents that are already there.

03:19:04-03:19:04

Thanks.

03:19:05-03:19:06

[APPLAUSE]

03:19:08-03:19:11

We got Daven and then Rachel Ricks.

03:19:12-03:19:12

Are you still--

03:19:13-03:19:13

We're good.

03:19:14-03:19:14

Daven did, OK.

03:19:15-03:19:15

Rachel?

03:19:17-03:19:20

Mr. Chair, can we ask people to state their name when they--

03:19:20-03:19:22

because we have to record this, and we have to state their name.

03:19:22-03:19:24

And sometimes we can't hear the name when they're clapping.

03:19:24-03:19:25

Thank you.

03:19:26-03:19:26

Yes.

03:19:26-03:19:27

My name is Rachel Ricks.

03:19:27-03:19:29

Thank you so much for your guys' time tonight.

03:19:30-03:19:31

The questions come up a lot.

03:19:31-03:19:34

What will you do if you're given the proper 60 days notice

03:19:34-03:19:35

none of us have been given.

03:19:36-03:19:39

As been was mentioned at the earlier presentation today,

03:19:40-03:19:42

when people were given the notice,

03:19:42-03:19:43

they had community meetings,

03:19:43-03:19:45

they said as was stated before,

03:19:45-03:19:48

they were able to realize things that happened on these properties,

03:19:48-03:19:51

they didn't know about, they found out about wells,

03:19:51-03:19:53

they found out about just a bunch of different things.

03:19:53-03:19:56

I believe that if we were given this proper notice,

03:19:56-03:19:59

that the same things would be found as has been talked

03:19:59-03:20:00

about with all these farmers,

03:20:00-03:20:02

which has been talked about with my community.

03:20:02-03:20:08

I think the long-term effects here haven't been properly studied and so we're just asking for the 60 days to

03:20:09-03:20:14

Feel like we have a voice and feel like we've been able to do our part to protect our community and where we come from

03:20:16-03:20:20

Maybe it results in the same thing here in 60 days, but I think that

03:20:21-03:20:27

With with all the information you've been presented. We just asked that we're given that right that is in the law so that

03:20:31-03:20:32

We can

03:20:32-03:20:35

I think that's what anyone's asking for is as a citizen,

03:20:36-03:20:39

I see my point of view as a property owner,

03:20:39-03:20:42

as a business owner myself, I feel for the people here

03:20:42-03:20:43

that this is a really, really hard thing.

03:20:44-03:20:45

People've got to get power.

03:20:45-03:20:47

Everyone in this room wants power in their houses,

03:20:48-03:20:49

like has been stated before.

03:20:49-03:20:51

I do believe that there are better solutions

03:20:51-03:20:53

and with what we've been able to do in a week,

03:20:54-03:20:56

we really feel like we can work with the company

03:20:56-03:20:57

to come up with a better solution

03:20:57-03:20:59

and some other things that may be more costly,

03:20:59-03:21:01

but impact less people.

03:21:01-03:21:03

So that's what we're asking for tonight,

03:21:03-03:21:04

and I appreciate your time.

03:21:04-03:21:05

Thank you.

03:21:06-03:21:06

[APPLAUSE]

03:21:12-03:21:17

OK, I think after Rachel, we'll go to Joy Cochran.

03:21:19-03:21:20

You hear Joy?

03:21:21-03:21:22

There we go.

03:21:24-03:21:30

And then on standby is Alan Steele.

03:21:32-03:21:32

Hi.

03:21:33-03:21:36

Thanks for letting us talk today.

03:21:37-03:21:40

I live just right here on this road.

03:21:43-03:21:45

And this is the proposed power that they're--

03:21:46-03:21:47

line that they're trying to do.

03:21:48-03:21:49

I feel for a lot of the farmers.

03:21:50-03:21:52

I have several people in my family

03:21:52-03:21:54

who farm in Colorado and in Oregon.

03:21:55-03:21:56

And it's really tough.

03:21:56-03:21:59

But I just feel like they said they

03:21:59-03:22:01

tried to find alternate routes.

03:22:02-03:22:06

This is like cutting straight into our neighborhood,

03:22:06-03:22:08

right along our neighborhood, and then straight in.

03:22:08-03:22:10

Like there's got to be other ways.

03:22:10-03:22:14

I mean, they showed examples of major reroutes.

03:22:15-03:22:16

This is not like a major reroute.

03:22:17-03:22:21

I'd like to ask that they bury this or push it out

03:22:21-03:22:22

to the main road and just come down.

03:22:23-03:22:26

There's got to be another way because this is so

03:22:26-03:22:28

intrusive and invasive for our neighborhood.

03:22:29-03:22:31

We've been there for about three years.

03:22:31-03:22:32

Before we moved in,

03:22:33-03:22:35

we visited the neighborhood at least 10 times,

03:22:35-03:22:36

probably dozens of times.

03:22:37-03:22:41

We went to the church to see what it was like.

03:22:42-03:22:44

Specifically, what we were looking for was the kids.

03:22:45-03:22:47

I have three boys, actually one on the way.

03:22:47-03:22:48

Surprise everybody.

03:22:49-03:22:53

And I want them to be in a community with other kids.

03:22:54-03:22:57

And this neighborhood has just hundreds of kids.

03:22:57-03:23:01

I think the last time I heard there were 250 kids

03:23:01-03:23:04

under the age of two in our ward, which is just like insane.

03:23:04-03:23:06

Like there's so many kids and I love it.

03:23:06-03:23:09

And that's a huge reason why we're here.

03:23:09-03:23:10

That's why we moved here.

03:23:12-03:23:15

And ever since like a week ago when we got the notice

03:23:15-03:23:17

from the county that these power lines

03:23:17-03:23:21

potentially going in. Everyone is talking about like how they're going to have to move and

03:23:21-03:23:28

that sucks. Like this is, this is so unnecessary to come this way and it's destroying our neighborhood.

03:23:29-03:23:34

So I'd like to ask, I mean, not just for the 60 days, but like, let's do something about

03:23:34-03:23:38

it. Let's fix, let's fix this issue, at least this one issue. And there's other issues that

03:23:38-03:23:43

need to be fixed for the farmers and everyone else. But like this one seems so easy, at least

03:23:43-03:23:47

in my mind because it's like it just it's going along and then it cuts right into our

03:23:47-03:23:53

backyards. One more point is the scientist guy which I don't know like all his slides

03:23:53-03:23:58

said like under normal use the EMF doesn't really cause any damage but this isn't normal

03:23:58-03:24:04

use. This is like a hundred feet from our backyard and that's constant EMF exposure

03:24:04-03:24:10

day in day out like that's not normal use. So any studies that say like normal EMF like

03:24:10-03:24:13

this is not normal and it's directly above us.

03:24:16-03:24:17

Yeah, I guess that's all.

03:24:18-03:24:19

>> I have a quick question.

03:24:20-03:24:24

>> Yeah. So if they move the power line out to the road,

03:24:24-03:24:26

which is Arrowhead,

03:24:26-03:24:27

they move it out there,

03:24:28-03:24:30

it seems to me some people are going to lose their houses.

03:24:31-03:24:32

>> There's no houses up here.

03:24:33-03:24:34

This land is actually,

03:24:34-03:24:35

I guess there's a house right here.

03:24:36-03:24:36

This is all fields.

03:24:37-03:24:40

>> There's two houses along that road across from Voorhees,

03:24:40-03:24:45

Circle V across here. There's a house here. There's a house here. Why can't you just run it along this line right here?

03:24:45-03:24:48

That's not near any of the house. So yeah, that's the question

03:24:48-03:24:53

Is it gonna impact their houses and do they have to move are they gonna lose their house or well?

03:24:53-03:24:59

That's a good question. They impact their house sure, but that's also not like a hundred feet from their house

03:24:59-03:25:05

I'm proposing it going along this road or even on well circle V's right here, but like

03:25:06-03:25:13

Well even barium or or come so it's not like cut a different way like there's got to be another solution to this like for them to cut directly

03:25:14-03:25:14

this way

03:25:15-03:25:22

Impacting like all this these houses like we're gonna impact impact you house is where they might have from those houses

03:25:22-03:25:25

Is the line gonna be which house is these yeah?

03:25:26-03:25:29

I think they said what was 135 feet or something

03:25:32-03:25:37

20 feet well, it's it's a hundred and twenty five foot Eastman. How can it be 20 feet?

03:25:37-03:25:43

So I think the the pole is a hundred twenty five, but then they actually wrote I wrote it down on my phone

03:25:45-03:25:48

And it's probably a better question for Rocky Mountain Power sure

03:25:49-03:25:50

62 feet

03:25:51-03:25:56

Away from the property is what they had posed like the the bars to be 62 feet from the property line

03:25:56-03:26:01

Okay, that's what they said maybe maybe they can correct me, but that's what was I wrote it down when they said it

03:26:01-03:26:04

>> Thank you, Mr. Cochran. >> Yeah.

03:26:04-03:26:06

>> Alan Steele.

03:26:07-03:26:08

[Applause]

03:26:11-03:26:12

>> My name is Alan Steele.

03:26:13-03:26:14

Thanks for your time.

03:26:15-03:26:17

I'm a private landowner in Goshen Bay.

03:26:17-03:26:21

My property is right, according to the little map you guys sent me,

03:26:22-03:26:26

that yellow line goes right across the very south end of my property,

03:26:27-03:26:31

which is wetlands, which is part of the Pacific Flyway.

03:26:31-03:26:33

That's the very tip of our flyway.

03:26:34-03:26:37

And if that line goes in there, it's

03:26:37-03:26:39

going to restrict the flight patterns of a lot

03:26:39-03:26:41

of the migratory birds.

03:26:41-03:26:43

That line has got to be pushed back

03:26:43-03:26:46

to the south about a quarter of a mile

03:26:46-03:26:48

so them birds can get their altitude as they

03:26:48-03:26:50

come off that south end.

03:26:51-03:26:53

If you leave it right there, there's

03:26:53-03:26:55

no way they can get over them high power lines.

03:26:56-03:26:58

And that's mainly-- that's my concern

03:26:58-03:26:59

is the Pacific flyway, because we've

03:26:59-03:27:05

had that property since I was a young boy and I've seen the thousands and

03:27:05-03:27:10

thousands of birds that exit right there and if that comes if that's where I

03:27:10-03:27:15

think it is right on my property line it's got to go south about a quarter

03:27:15-03:27:22

mile and it's all government property so it could be pushed south and that's I

03:27:22-03:27:26

just want to bring that to everybody's attention that it'll affect that

03:27:26-03:27:31

flyway and then and then and what does that lake raises it comes up into there

03:27:31-03:27:35

and then birds follow that because that's where all that new feeds that so a

03:27:35-03:27:39

lot of times there's just thousands of birds right there in that south end one

03:27:39-03:27:43

other point is the hunters them hunters come in there that's probably some of

03:27:43-03:27:48

the best duck hunting on Utah Lake and they come in there and of course you

03:27:48-03:27:51

know how duck hunters are they're hunting in blizzards and fog and

03:27:51-03:27:56

everything else if they're shooting in there and they hit them power lines that's

03:27:56-03:28:00

cause quite a safety hazard for the hunters.

03:28:02-03:28:05

So it's my suggestion that they push it back south.

03:28:06-03:28:07

Anyway, thanks for your time.

03:28:09-03:28:09

- Thank you.

03:28:10-03:28:11

(audience applauding)

03:28:13-03:28:16

I believe we've got through all those that wanted to speak.

03:28:16-03:28:17

Is there?

03:28:18-03:28:20

Oh, you are on the back.

03:28:20-03:28:21

Well, okay.

03:28:21-03:28:22

Oh, yes, here they are.

03:28:26-03:28:28

>> Chamberlain, Ms. Chamberlain.

03:28:29-03:28:31

Cynthia, sorry, I can see it now.

03:28:37-03:28:40

Then Ms. Sortega after you.

03:28:40-03:28:42

>> No, for the next topic.

03:28:42-03:28:44

>> Oh, for the next topic.

03:28:44-03:28:46

Okay, got it. Oh, yes, I see. Okay, thank you.

03:28:47-03:28:49

>> All right. So I'm Cynthia Chamberlain.

03:28:49-03:28:53

So I live all the way on West Mountain,

03:28:54-03:28:56

8,000 south as you hit the dead end where it hits the canal

03:28:57-03:28:59

with my whole row of people here.

03:29:00-03:29:04

But I have issues that aren't just with my little one-lane road

03:29:04-03:29:07

that isn't wide enough for even the base of these towers.

03:29:09-03:29:12

Again, we did not get notice until we received it

03:29:12-03:29:13

from Utah County last week.

03:29:15-03:29:17

We have pressurized irrigation lines

03:29:17-03:29:19

that run all over up there.

03:29:20-03:29:21

And that hasn't been mentioned yet,

03:29:21-03:29:23

but if they're going to set footings,

03:29:24-03:29:27

what happens to these pressurized irrigation lines?

03:29:28-03:29:29

They run right up my lane.

03:29:30-03:29:31

I don't understand how that works.

03:29:32-03:29:35

EMF has been proven to affect the growth of plants.

03:29:36-03:29:38

We have our orchard and our grape vineyard

03:29:39-03:29:40

right on the side of our lane.

03:29:41-03:29:42

How's that going to be impacting?

03:29:44-03:29:46

The noise levels can impact those of us

03:29:46-03:29:49

with neurological conditions that has been proven.

03:29:52-03:29:54

Future homes were given priority over existing.

03:29:55-03:29:58

They spoke to developers, but not to home and property owners.

03:30:00-03:30:02

So they talked to the developers, and they said,

03:30:02-03:30:03

"Hope we talk to these developers.

03:30:03-03:30:06

We talk to these cities."

03:30:06-03:30:09

When they have a little thing with, "Oh, these might be the places

03:30:09-03:30:13

that we go a year ago," they said, "Oh, we're going to talk to you.

03:30:13-03:30:15

If we decide to go down this route, we're going to talk

03:30:15-03:30:21

to every property owner. That didn't happen. They talked to developers of futures, but

03:30:21-03:30:27

not the existing. Splitting the parcels right down the middle. I've got several of our neighbors.

03:30:28-03:30:33

Their parcels get split right down the middle, and that doesn't make sense. There's roads,

03:30:33-03:30:39

there's existing ways to do this. The zoning laws, they said, "Oh, we haven't broken any

03:30:39-03:30:45

zoning laws." Well, perhaps the zoning laws as they exist with no height restrictions and

03:30:48-03:30:51

side restrictions, maybe that's possibly outdated.

03:30:51-03:30:54

Maybe that was presented when we didn't have

03:30:55-03:30:56

125 foot poles.

03:30:57-03:30:59

I'm not sure how long ago that was made,

03:30:59-03:31:01

but perhaps that was outdated.

03:31:04-03:31:06

And yeah, there's a lot of concerns

03:31:07-03:31:08

and I don't think that they've been mitigated

03:31:09-03:31:14

with their lack of communication.

03:31:14-03:31:15

Thank you.

03:31:15-03:31:17

(audience applauding)

03:31:20-03:31:25

Is there anyone else that we missed?

03:31:30-03:31:31

- Sorry, thanks for letting me take a little bit of time.

03:31:32-03:31:34

Most things that I had concerns with have been--

03:31:34-03:31:35

- What's your name, please?

03:31:35-03:31:36

- David Miller. - David Miller.

03:31:37-03:31:39

- I own a couple hundred acres out in West Mountain.

03:31:40-03:31:44

Just recently had built a big equine facility

03:31:44-03:31:45

that this runs right behind.

03:31:46-03:31:48

I have another friend who's just built,

03:31:48-03:31:50

when I say big equine facilities,

03:31:50-03:31:52

these are multi-million dollar facilities.

03:31:52-03:31:54

So there is some impact there,

03:31:54-03:31:57

but the thing that I wanted to bring up was,

03:31:57-03:31:59

you asked the question about 60 days,

03:31:59-03:32:00

what would you do with the 60 days?

03:32:01-03:32:04

The thing I would like to know more about is

03:32:04-03:32:06

the cost impact between these other options.

03:32:07-03:32:10

I'm failing to understand why we would

03:32:10-03:32:11

let somebody do land grabs.

03:32:11-03:32:13

We already have a couple of these corridors that are in place,

03:32:14-03:32:15

They have smaller lines on them.

03:32:15-03:32:17

I understand there's some issues with I-15

03:32:17-03:32:18

and what's going on there.

03:32:18-03:32:21

But I'd like to understand the cost associated

03:32:21-03:32:25

with those things where there is no impact beyond what's

03:32:25-03:32:26

already there.

03:32:26-03:32:28

And maybe there is some impact that I'm not aware.

03:32:28-03:32:31

But the 60 days, I would hope we would understand

03:32:31-03:32:34

the cost difference on the other options.

03:32:34-03:32:35

Thank you.

03:32:36-03:32:37

[APPLAUSE]

03:32:42-03:32:45

Okay, it seems like, is there anyone else?

03:32:48-03:32:51

- I was standing in the line drawer, I didn't get to--

03:32:51-03:32:53

- Okay, yeah, let's hear from you.

03:32:54-03:32:56

- My name is Clark R. Fleming,

03:32:56-03:32:58

United States Marine Corps Lieutenant Colonel, retired.

03:32:59-03:33:01

In 1982, in February, I left my wife

03:33:01-03:33:04

and my newly born daughter in the Utah Valley Hospital

03:33:04-03:33:05

and went off to Officer Canada School.

03:33:06-03:33:07

After 21 years in the Marine Corps,

03:33:07-03:33:10

I signed on with the Drug Enforcement Administration,

03:33:10-03:33:15

worked for them for 20 years, came back to Utah Valley in 2022,

03:33:16-03:33:19

and were drawn to this wonderful community in Southern Utah County.

03:33:21-03:33:23

Yeah, I was shocked to learn about this border,

03:33:24-03:33:28

this line of poles coming into my community.

03:33:29-03:33:32

One of the things I learned as a young lieutenant,

03:33:32-03:33:36

I had a very wonderful commanding officer who pulled me aside and said,

03:33:36-03:33:38

"Look, the mission always comes first,

03:33:39-03:33:42

But once you take care of the mission, take care of your people.

03:33:44-03:33:51

If I understand correctly, you have provided a recommendation to approve this as it is written.

03:33:52-03:33:59

I'm asking you to consider if there's a way to execute this mission and take care of the people.

03:34:00-03:34:03

Maybe you can move that boundary. Maybe they'll be able to do that.

03:34:04-03:34:05

Semper Fi. Thank you gentlemen.

03:34:07-03:34:08

[APPLAUSE]

03:34:11-03:34:11

Anyone else?

03:34:13-03:34:13

Thank you.

03:34:14-03:34:20

I would like to go back to the applicant for some time

03:34:20-03:34:22

to rebut maybe some of the comments you've heard

03:34:22-03:34:24

if you care to do so.

03:34:29-03:34:31

I can probably just address Q items and then

03:34:31-03:34:34

the Q items that you'd like to address as well.

03:34:35-03:34:37

So I just wanted to provide some clarification.

03:34:40-03:34:42

Someone had mentioned that we had stated

03:34:42-03:34:46

that we had only provided radio and newspaper

03:34:46-03:34:50

notifications, which was actually--

03:34:50-03:34:52

that's just that there's a misunderstanding there.

03:34:53-03:34:54

We actually provided letters.

03:34:55-03:34:57

And I did state earlier when I was up here

03:34:58-03:35:01

that I can provide the commission with a copy of our mailing

03:35:01-03:35:09

list that came from the county records. But this is the letter that was sent out.

03:35:09-03:35:15

This is a copy of what was sent out. It has the open house lists on it and it

03:35:15-03:35:22

does have our mailing address on it and it does provide contact information

03:35:23-03:35:26

with an email as well as the website that does have all of our information. We

03:35:26-03:35:31

really did want to make sure that we were reaching everybody within that

03:35:31-03:35:39

area. So I'm happy to talk with individuals one-on-one. We are working on some responses

03:35:39-03:35:45

regarding letters that were emailed to us. So we will look to address everybody that

03:35:45-03:35:47

has submitted some comments. Yes, sorry.

03:35:47-03:35:49

I'm just wondering, when was that letter sent?

03:35:51-03:36:00

This one was for an open house that we added at the end, which was July 1st. The other

03:36:00-03:36:01

>> The other ones went out April.

03:36:02-03:36:03

>> Of 2024.

03:36:03-03:36:04

>> Yes, of 2024.

03:36:05-03:36:08

And the other ones went out, I believe it was April 24th.

03:36:08-03:36:11

I have those, I think they're just over there.

03:36:11-03:36:15

>> So, and these letters were about the open houses and

03:36:16-03:36:19

at the open houses you still had several alternatives?

03:36:20-03:36:22

>> We had our preferred route.

03:36:22-03:36:23

>> You had your preferred.

03:36:23-03:36:25

>> But we showed all of the alternatives so

03:36:25-03:36:29

that we could let everybody know why those alternatives were not.

03:36:30-03:36:32

the preferred option.

03:36:32-03:36:33

>> Okay.

03:36:34-03:36:37

>> Additionally, I just wanted to clarify,

03:36:38-03:36:40

there was a misunderstanding that the rates would

03:36:40-03:36:44

only go to the individuals here in Utah County.

03:36:44-03:36:47

The rate, if there's a rate increase,

03:36:47-03:36:49

that goes to all customers that doesn't just go

03:36:49-03:36:51

to anyone in Utah County.

03:36:51-03:36:54

That is if there is a request for

03:36:54-03:36:56

a major adjustment that doesn't

03:36:56-03:36:58

fall within the project alignment.

03:36:58-03:37:03

So that is where the cost would fall on the county.

03:37:04-03:37:06

And then there was some comments.

03:37:06-03:37:06

Oh, yes.

03:37:07-03:37:11

- So the cost, if there's an adjustment

03:37:11-03:37:14

from this preferred route that costs more money,

03:37:15-03:37:17

that cost does not fall on Utah County?

03:37:18-03:37:22

- That does, if it falls out of that project cost,

03:37:23-03:37:27

it's just that the, so the cost of an overall project,

03:37:27-03:37:29

>> The rates go to everybody.

03:37:29-03:37:31

>> Yeah, that is serviced by Rocky Mountain.

03:37:31-03:37:32

>> Yes.

03:37:32-03:37:32

>> Okay.

03:37:33-03:37:38

>> And then there were some questions and comments about migratory birds.

03:37:39-03:37:45

And so I did just want to turn some time over to Patty Peterson to address some of those concerns.

03:37:45-03:37:47

>> Maybe before you go, I have a quick question if that's okay.

03:37:47-03:37:48

>> Yes.

03:37:48-03:37:49

>> Two questions.

03:37:49-03:37:53

One is, who is an affected landowner?

03:37:53-03:37:55

I know that's got to be a defined term and a statute.

03:37:55-03:37:57

I did want to touch on that.

03:37:57-03:37:59

So if you look at Utah state code,

03:37:59-03:38:01

it does not give a distance.

03:38:02-03:38:06

It says affected landowners within the route.

03:38:06-03:38:08

So our study area,

03:38:08-03:38:10

so our study area is 500 feet,

03:38:10-03:38:15

which is 250 feet on each side of the center line.

03:38:15-03:38:19

So 500 feet is not laid out in Utah state code.

03:38:20-03:38:25

It just talks about the affected landowners

03:38:25-03:38:27

within that corridor and our corridor,

03:38:27-03:38:30

our study corridor is 500 feet of this,

03:38:30-03:38:32

you know, so the centerline and then 250 feet.

03:38:32-03:38:34

- There was a number that you guys, sorry,

03:38:35-03:38:36

that Rocky Mountain came up with.

03:38:37-03:38:38

- Yes, our study corridor.

03:38:38-03:38:38

- Yours does.

03:38:39-03:38:41

- Because the code says affected landowners

03:38:41-03:38:42

within the corridor.

03:38:43-03:38:45

So our corridor is 500 feet.

03:38:45-03:38:47

- So you're saying you would have notified the landowners

03:38:48-03:38:51

where the power lines were directly sitting.

03:38:52-03:38:53

Power lines are sitting here,

03:38:53-03:38:54

whichever land is right here,

03:38:55-03:38:58

and 200 feet on the other side, not adjacent parcels,

03:38:58-03:39:00

but just along that corridor.

03:39:00-03:39:00

- Correct.

03:39:01-03:39:04

And then we did notify each of the land use authorities

03:39:05-03:39:07

who could also share that information we did.

03:39:07-03:39:10

I mean, a couple of the local jurisdictions asked

03:39:11-03:39:15

for pieces that were created that could go out

03:39:15-03:39:17

on their social media posts.

03:39:17-03:39:20

So we also provided ways for them

03:39:20-03:39:22

to push out that information.

03:39:22-03:39:24

A lot of them just posted our notice and our letters

03:39:25-03:39:28

on their web pages and their social media pages as well.

03:39:29-03:39:32

So we did really in good faith try to reach everybody

03:39:33-03:39:34

along the route.

03:39:35-03:39:38

- So I just wanna maybe between you

03:39:39-03:39:42

and the county notification.

03:39:43-03:39:47

So you went 250 feet and all those addresses,

03:39:47-03:39:50

but we went on the county notification.

03:39:50-03:39:54

it was adjacent to the proposed right of way.

03:39:54-03:39:58

>> So if it was touching their property or-

03:39:58-03:40:00

>> The proposed right of way.

03:40:00-03:40:03

Yeah, they had a defined right of way,

03:40:03-03:40:05

proposed right of way, the 125 feet wide.

03:40:05-03:40:06

>> Okay, the 125 feet wide.

03:40:06-03:40:08

>> If they were adjacent to that boundary,

03:40:08-03:40:12

they received a notice from us.

03:40:12-03:40:18

>> So it sounds like that was a smaller range than what they-

03:40:18-03:40:18

>> Potentially, yes.

03:40:18-03:40:19

>> That's what they've said that they use.

03:40:19-03:40:24

the situation we're talking about this neighborhood ours were ours technically

03:40:24-03:40:28

were just the the boundary between the county and the city we went a little

03:40:28-03:40:34

beyond and did two houses in I think do you think do you think I'm just

03:40:34-03:40:40

conjecture here but like when I see a notice from the county you know my eyes

03:40:40-03:40:44

are gonna fly open like what is this right but if I see a notice from you know

03:40:44-03:40:49

Rocky Mountain Power. I'm like, you know, maybe I am not as concerned about

03:40:50-03:40:53

something from Rocky Mountain Power. That's just my, you know, like I'm thinking

03:40:53-03:40:56

junk mail probably when I see Rocky Mountain Power, but when I see something

03:40:56-03:41:00

from the county, I'm gonna like pay attention to it. Is there a chance maybe

03:41:01-03:41:04

people just missed it in their mail? Especially if they're not Rocky Mountain

03:41:04-03:41:10

Power customers. Yeah, I am not sure. But we have two different standards here.

03:41:10-03:41:15

it sounds like we have a county standard with our ordinance and we have a state standard and

03:41:17-03:41:22

What you're saying is the state standard does not define affected property owners?

03:41:23-03:41:24

correct well it

03:41:26-03:41:34

Within the corridor, which is our quarter. What's the corridor then so we take that as our corridor, which is the 500 feet

03:41:35-03:41:37

250 feet on each side

03:41:37-03:41:40

>> The state is defined in the statute.

03:41:40-03:41:44

>> No, there is no distance defined in state statute.

03:41:44-03:41:46

>> Who decides the affected corridor?

03:41:46-03:41:52

>> So I would assume that everybody that has a project that they're noticing defines,

03:41:53-03:41:54

they know what their corridor is.

03:41:54-03:41:59

So we know what our study corridor is, which is the 500 feet.

03:41:59-03:42:05

>> Okay. I think it's just difficult for you folks to define that.

03:42:05-03:42:08

if there's no guidance by the statute.

03:42:09-03:42:12

And it's a subjective decision that's made.

03:42:12-03:42:12

And--

03:42:13-03:42:14

- All right, okay.

03:42:15-03:42:18

Was Salem Park addresses in your list?

03:42:19-03:42:22

- The Snowy Egret addresses on that north side,

03:42:23-03:42:24

they are on our mailing list.

03:42:24-03:42:28

And so that is what is confusing to us as well,

03:42:28-03:42:31

but we can provide those mailing lists to the commission.

03:42:32-03:42:35

- Okay, the other question I have--

03:42:35-03:42:40

and on the east side right where that road is those so that L okay the other

03:42:40-03:42:45

the other question I have is just to confirm we've got a hundred twenty five

03:42:45-03:42:50

foot wide easement and does that easement abut the property line of Salem

03:42:50-03:42:54

Park or is there a gap between the property line of Salem Park and the

03:42:55-03:43:00

south edge of the easement that is the yeah I'm gonna let Rita answer I'm trying

03:43:00-03:43:05

to get a feel for it could be because the line is it is it one single line

03:43:05-03:43:13

It's running through these poles or we got four or five lines. I'm trying to get it figure how far from a line is a home

03:43:15-03:43:19

And are you talking a single line of poles or double wise that double why it's by me?

03:43:19-03:43:25

They are not double if you're mean if I double why do you mean two poles? That's not there's their single monopole structure

03:43:25-03:43:26

Where's the clicker?

03:43:29-03:43:33

Based on the measurement poles from their one the whole line based on a measurement from their picture

03:43:34-03:43:40

Let's start with the right of way. Let us talk to them. Okay. I know you guys want to talk so bad

03:43:41-03:43:41

It's okay

03:43:46-03:43:49

We do want to answer your questions, but let's okay

03:43:50-03:43:55

They this is what they look like. There's single monopole not side-by-side like that

03:43:56-03:43:58

that's showing the difference between a single circuit and

03:43:59-03:44:04

Two different configurations of a single circuit. So the pole on the left is one where it's like a

03:44:05-03:44:11

Richard tell me if I'm wrong here, but it's where it would the circuits would overhang one side of the right of way

03:44:12-03:44:17

The the pole on the right shows how the circuits are on both sides of the of the pole

03:44:18-03:44:20

the the right of way is

03:44:21-03:44:27

125 feet in entirety so that means it's six sixty two and a half feet from the centerline to each side

03:44:28-03:44:29

the

03:44:30-03:44:32

It's this is hard to paint the picture, but

03:44:33-03:44:37

So in the case of the property that is on the north side of Salem Park

03:44:39-03:44:41

the the right of way would start at

03:44:42-03:44:49

the edge of the property on the north side of Salem Park and go north to the pole at

03:44:49-03:44:51

62 and a half feet and then

03:44:52-03:44:54

North to the edge of the right of way on the north

03:44:54-03:45:00

So it's not I'm trying what I'm trying to say is that the the southern edge of the right of way on that north

03:45:01-03:45:02

side of Salem Park

03:45:03-03:45:07

The edge of the right of way is at the edge of the property owner on

03:45:08-03:45:11

The north side. It's not it doesn't start at the houses in Salem Park

03:45:11-03:45:17

It doesn't start at the fence line. It starts at the edge of the property. It would be surveyed to be at the edge of the property

03:45:18-03:45:20

on the land

03:45:20-03:45:25

will about the south the north line of the Salem Park subdivision the property

03:45:26-03:45:31

line yeah okay and with this picture north is up not the house not the house

03:45:31-03:45:35

but the property line correct so it'd be the property line then 62 and a half

03:45:35-03:45:41

feet and then there would be a yeah a pole there correct so on that corner that

03:45:41-03:45:46

had it looked like there were two poles possibly are two dots that's a conceptual

03:45:46-03:45:49

>> That's very important to point out.

03:45:49-03:45:53

We have not completed design of this transmission line,

03:45:53-03:45:56

so it's really important to note that we don't know exactly where polls are going.

03:45:57-03:46:02

But we did, we know that there has been some literature put out that shows a poll at

03:46:02-03:46:05

every house and that's not accurate.

03:46:05-03:46:08

We can space them, as I mentioned in our presentation,

03:46:08-03:46:12

600, 800 feet even more in some cases to make larger spans.

03:46:13-03:46:17

They're not they're not placed there won't be a there will not be a transmission line pole at every home

03:46:19-03:46:20

Along that north side

03:46:22-03:46:25

Yeah, you said like 400 feet maybe between poles 600 to 800

03:46:27-03:46:27

typical

03:46:33-03:46:38

What so I understand that burying lines is 20 X

03:46:38-03:46:41

In expense right like like that

03:46:41-03:46:47

So the under yeah as I as I showed in the in the presentation the the challenges around

03:46:47-03:46:49

Undergrounding are not limited to cost

03:46:50-03:46:51

oh, yeah

03:46:52-03:46:55

But sorry continue with your question question is

03:46:58-03:47:04

Has it was it considered portions being underground and another portions being above ground

03:47:05-03:47:07

So again that that doesn't make it less

03:47:08-03:47:15

Cost or impact prohibitive one thing I'd really want everybody in the room to look at right now is the picture on the right

03:47:15-03:47:18

that if you so say you have a stretch of

03:47:20-03:47:21

You know the transmission line where

03:47:22-03:47:27

Even in a world where you could conceivably put it for a mile or a half a mile

03:47:27-03:47:32

You would have to have one of those substations at the entry point and to the exit point

03:47:34-03:47:35

And how far apart is that?

03:47:36-03:47:40

That would just depend on you know where where you exit where you drop down where you pop back up

03:47:43-03:47:49

You know we've stated in the presentation that under grounding this this voltage the 345 KV isn't something that

03:47:49-03:47:54

Rocky Mountain power has the capability to do it isn't feasible for this project

03:47:55-03:48:01

You know we've we went over how it's not common at this high voltage for any utility

03:48:02-03:48:04

You know where you will see this type of

03:48:04-03:48:08

Infrastructure is underneath airport runways that type of thing

03:48:09-03:48:14

Not in areas where there were an overhead transmission line is more feasible

03:48:16-03:48:18

Isn't that where they're gonna put the Salem Airport right there?

03:48:21-03:48:28

Can you help me understand what feasible looks like what is your criteria for determining the feasibility of one choice over another in this

03:48:29-03:48:35

instance. Yeah, so it's a good question. So what we when we're trying to evaluate the feasibility of

03:48:36-03:48:38

proposed route to bring to a

03:48:40-03:48:43

you know body such as yourselves we

03:48:44-03:48:44

we look at

03:48:45-03:48:47

You know first we design a study area, right?

03:48:48-03:48:53

Which is basically a big circle around point a and point B and we're looking at

03:48:54-03:48:57

opportunities and constraints and we do a whole analysis of

03:48:58-03:49:03

opportunities and constraints of each route and then we compare them against each other

03:49:05-03:49:10

When as we get dig into the data and learn more about constraints and you know constraints are

03:49:11-03:49:13

Existing homes proximity to existing homes

03:49:15-03:49:21

You know constraints are like what I talked about along highway six where there's just not enough physical space

03:49:22-03:49:27

Constraints are things that are protected areas.

03:49:28-03:49:32

Constraints can be for wildlife and other protected areas

03:49:32-03:49:35

that are in the data that we can refer to and know about.

03:49:37-03:49:41

So those are examples of things that we consider constraints

03:49:41-03:49:43

that we would then move away from that route

03:49:43-03:49:46

and look for routes that have more opportunities.

03:49:47-03:49:49

Opportunities are existing linear features,

03:49:49-03:49:53

which are things like roads, edges of fields,

03:49:55-03:49:57

highways, railroad right of ways,

03:49:57-03:49:59

existing linear features.

03:50:00-03:50:01

Opportunities can be our,

03:50:02-03:50:04

I know that there are folks in the room who don't agree,

03:50:04-03:50:06

and this is always a tough topic.

03:50:06-03:50:08

But when you're designing,

03:50:08-03:50:10

when you're routing a transmission line,

03:50:10-03:50:14

things like agricultural land are considered an opportunity because there is

03:50:14-03:50:18

so much opportunity to work with the landowner on pole placement.

03:50:18-03:50:23

to minimize impact to existing farming operations.

03:50:25-03:50:29

Other opportunities are areas where there hasn't been

03:50:29-03:50:30

developed development.

03:50:32-03:50:34

So we look at all of those,

03:50:34-03:50:36

compare them to each other and the routes that present

03:50:36-03:50:39

more opportunities and less constraints are

03:50:39-03:50:41

the ones that are more feasible.

03:50:42-03:50:45

Meaning that they're defensible in a room such as this.

03:50:45-03:50:48

We can defend the route as

03:50:48-03:50:52

proposed and the route that we do want to construct,

03:50:53-03:50:55

they're feasible because they meet

03:50:55-03:51:01

the requirements of the company as far as cost and constructability goes.

03:51:02-03:51:08

You don't want to have a line with too many jagged turns or cutting across too many.

03:51:09-03:51:12

You can't build a line as the crow flies,

03:51:12-03:51:16

because if we did that, we'd be too impactful.

03:51:16-03:51:20

So feasibility means a combination of all those things.

03:51:20-03:51:25

How did the route reveal itself in the-- or perform

03:51:25-03:51:25

in the routing study?

03:51:26-03:51:30

Does it meet the design and constructability requirements

03:51:30-03:51:31

of the company?

03:51:31-03:51:35

Does it meet the costs as set out and required by the PUC

03:51:36-03:51:39

when they obtain their approval from them?

03:51:39-03:51:43

And is it defensible in a room like this?

03:51:43-03:51:44

OK.

03:51:44-03:51:47

And you may not have the data and the information to answer this question,

03:51:48-03:51:51

but can you speak to the specifics of what was asked here?

03:51:51-03:51:57

Can the line be moved to the two roads that are, I guess it would be north,

03:51:57-03:51:58

I don't know, of the development?

03:51:58-03:51:59

So, yeah.

03:52:00-03:52:01

Anywhere closer to those roads.

03:52:01-03:52:03

Do you have enough information to answer that?

03:52:04-03:52:05

I think I do.

03:52:06-03:52:11

So if we go north to Arrowhead and then back down, that's a, that's a structure

03:52:11-03:52:14

that's too much of an angle to come down.

03:52:14-03:52:16

It's too much of a triangle.

03:52:16-03:52:16

>> Okay.

03:52:20-03:52:21

>> Additionally, there are homes up there,

03:52:21-03:52:25

and we would be within on people's property,

03:52:26-03:52:29

direct impact to property with a home on it.

03:52:29-03:52:32

That I'm not trying to minimize the concerns of folks in Salem Park,

03:52:32-03:52:35

that we would be on the north side of their property,

03:52:36-03:52:40

but we are in someone else's field property,

03:52:40-03:52:41

and there's more opportunity,

03:52:41-03:52:44

like I said for us to microsite with that property owner.

03:52:46-03:52:49

So those are the reasons why that route doesn't work,

03:52:49-03:52:52

but that angle coming back down on Arrowhead is problematic.

03:52:53-03:52:55

>> Does it work to move it like a 100 feet?

03:52:55-03:52:57

>> That is something that would have to be

03:52:57-03:52:58

discussed with the property owner on the north.

03:53:00-03:53:03

>> As far as your trajectories,

03:53:03-03:53:04

your alignment is concerned,

03:53:04-03:53:07

it's a conversation that could potentially happen.

03:53:08-03:53:09

>> I don't want to, I can't,

03:53:09-03:53:11

that's a conversation that would have to happen

03:53:11-03:53:13

the property owner on the north,

03:53:13-03:53:15

but it's a conversation that we,

03:53:15-03:53:17

where we put polls on property is a conversation

03:53:17-03:53:19

that we engage in all the time with landowners.

03:53:20-03:53:22

That is something that I wanted to clarify.

03:53:23-03:53:26

There are, I know that we're in

03:53:26-03:53:28

one phase of this project right now,

03:53:28-03:53:31

trying to get our permits so that we can move forward.

03:53:31-03:53:34

The next immediate phase is going to be reaching out to

03:53:34-03:53:36

landowners who are directly impacted,

03:53:37-03:53:39

and Rocky Mountain Power will negotiate with

03:53:39-03:53:41

those landowners in good faith to obtain easements.

03:53:41-03:53:43

That's a very important and

03:53:43-03:53:44

lengthy part of the process.

03:53:44-03:53:48

This is, we don't get these permits and start building.

03:53:48-03:53:50

There's a whole lot of work that comes after this.

03:53:51-03:53:54

>> There is, but we do recognize the power differential that occurs in

03:53:54-03:53:59

that kind of a conversation negotiation where you're a utility that has abilities.

03:54:00-03:54:00

>> Yep.

03:54:00-03:54:06

>> Things in your toolset that a landowner can't negotiate against.

03:54:07-03:54:13

>> Yeah, I'm not trying to ignore the rights that Rocky Mountain Power has.

03:54:14-03:54:18

I'm just saying that we do want to be clear that the intention is to reach out to any and

03:54:19-03:54:20

every landowner that's directly impacted.

03:54:20-03:54:23

We're giving out cards earlier to discuss

03:54:24-03:54:27

those easement negotiations with them individually.

03:54:29-03:54:29

>> Thank you.

03:54:30-03:54:33

>> You spoke to the one alternative to the North.

03:54:34-03:54:36

Can you speak to the one that went south?

03:54:37-03:54:42

>> Yeah, in short, it's there's too much development and it's causing physical constraints.

03:54:43-03:54:45

You know the Salem Park neighborhood is a new neighborhood.

03:54:46-03:54:48

There's a lot of new neighborhoods coming up in that area.

03:54:50-03:54:51

The, you know, the.

03:54:53-03:54:55

I don't know why I can't remember the name of it.

03:54:55-03:54:56

I've only driven by it a hundred times.

03:54:56-03:54:58

>> Because it's 924 and you're tired.

03:54:59-03:55:00

>> Yeah, starts with a V.

03:55:02-03:55:03

>> Buridian.

03:55:03-03:55:03

>> Buridian.

03:55:03-03:55:06

>> We did meet with them because that was an opportunity to us.

03:55:07-03:55:09

It's like this is new. These homes aren't here yet.

03:55:10-03:55:14

You have linear areas where we could co-locate,

03:55:15-03:55:17

but it didn't end up being feasible because they had

03:55:17-03:55:20

already had their master development plan approved.

03:55:21-03:55:22

I understand that they went through

03:55:23-03:55:26

a lengthy process to do that where the homes are being built,

03:55:26-03:55:28

are too close to the road,

03:55:28-03:55:31

which is over the canal and we physically couldn't go in there.

03:55:32-03:55:34

We even looked at trying to go down the middle of the road,

03:55:34-03:55:36

like literally down the middle of the road right there.

03:55:37-03:55:37

>> The median.

03:55:38-03:55:41

>> Yeah, the median. It didn't end up being a feasible option.

03:55:41-03:55:43

So to answer your question,

03:55:43-03:55:48

it's the development in general that has caused this to be

03:55:48-03:55:50

a difficult, certainly one of

03:55:50-03:55:52

the most difficult projects I've ever routed.

03:55:53-03:55:55

Then on the south side,

03:55:56-03:55:57

those were the pinch points,

03:55:57-03:56:00

the developments on that pink route south of

03:56:00-03:56:05

the proposed route are the ones that were really just caused too many problems.

03:56:07-03:56:15

>> But don't you have the ability through the Viridian project to take the land that you want?

03:56:15-03:56:17

Just because it's master plan and platted,

03:56:17-03:56:20

doesn't prevent you from taking the land?

03:56:24-03:56:29

I mean, I guess we could.

03:56:30-03:56:32

I don't know how that's a fair alternative.

03:56:32-03:56:34

>> You've taken land somewhere.

03:56:35-03:56:36

Just because it's master plan,

03:56:37-03:56:41

it seems to me not to be a reason not to take that land.

03:56:43-03:56:44

I said too many.

03:56:45-03:56:47

>> I would argue that that would be,

03:56:48-03:56:51

I guess you suggested that we would take

03:56:51-03:56:53

the land from the developer and put a transmission line.

03:56:54-03:56:57

So, well, it isn't something that we explored.

03:56:57-03:57:00

I do think that that would take, you know,

03:57:00-03:57:04

tax-paying homes away from Utah County,

03:57:04-03:57:07

it would take the ability for new homes like

03:57:07-03:57:08

those in Salem Park to be built.

03:57:10-03:57:15

So, I'm not sure that that would be a reasonable alternative.

03:57:16-03:57:18

It is an alternative, I'm not sure that it would be

03:57:18-03:57:20

reasonable than going on an open parcel.

03:57:21-03:57:22

But it's open now.

03:57:24-03:57:25

The Veridian development?

03:57:25-03:57:25

Yeah.

03:57:26-03:57:28

They're breaking ground and digging

03:57:28-03:57:32

dry utilities and putting structures out.

03:57:32-03:57:33

There's lots of open ground there right now.

03:57:33-03:57:36

Again, it's something that

03:57:36-03:57:40

would be potentially something that could be explored.

03:57:40-03:57:42

But again, the parcel in question

03:57:43-03:57:44

with the Salem Park neighborhood is

03:57:44-03:57:46

an open parcel with

03:57:46-03:57:51

willing landowner to negotiate it with us. So taking land from D.R. Horton over that

03:57:52-03:57:58

isn't necessarily a reasonable request. Again, and also that isn't the D.R. Horton development

03:57:58-03:58:04

isn't the only pinch point on that south route. There's, as I said, numerous developments

03:58:04-03:58:09

that have caused problems for, you know, us to physically fit on that route.

03:58:10-03:58:16

Okay, so that raises the other question I had is you mentioned landowners who are

03:58:16-03:58:21

directly affected by the project and what's your definition of direct?

03:58:23-03:58:27

Well it would be a landowner with whom we would be impacting their property from

03:58:27-03:58:31

whom we would need to find it to obtain an easement from. So non-neighboring

03:58:31-03:58:34

landowners it would just be the landowner through which the easement runs.

03:58:34-03:58:37

That's correct. Okay, and and then

03:58:39-03:58:47

How far off the road 8,000 south is that line in as I look at it looks like it's going to go on the south side of 8,000

03:58:48-03:58:51

Where sir where just before you get down east side the freeway

03:58:52-03:58:56

Is it going on the north side and so it looked like it was on the south side. Is it on north side?

03:58:57-03:59:01

It's on the north side. Yeah, that's right. I'm sorry south side. It's on this

03:59:01-03:59:06

It's on the Spanish forks side. It's not a north because across Christians is property and then it crosses the road

03:59:08-03:59:13

Yeah, and it goes down. Yep, and how far into that property is that easement?

03:59:13-03:59:19

Are you gonna be 100 feet off the road 50 feet off the road because that road's gonna widen we

03:59:20-03:59:22

We're aware of that. We're working with them. You know

03:59:24-03:59:25

The road widening team

03:59:26-03:59:31

So with them really dot then you got to work with you. Yeah, we work with you that state road right there

03:59:31-03:59:38

Bryce? Yes, it's you. We will be from so it's a road widening project that's

03:59:38-03:59:42

there in the you know throws of planning it. So you've got to push because that

03:59:42-03:59:47

road's gonna get really wide it's got to get really wide. You've got to push that

03:59:47-03:59:55

easement right now a long way off the road. The easement will be you know from

03:59:55-04:00:00

the edge of the end of the road after it's widened to at from 60 half and a

04:00:00-04:00:04

feet 62 and a half feet to the center line and 62 and a half feet to the north.

04:00:04-04:00:09

So 125 feet. Is your project going to beat the road or is the road going to beat

04:00:09-04:00:14

your project? We're going to beat the road. Okay that's what I would think and

04:00:14-04:00:19

so for a period of time that line is going to look like it's right through

04:00:19-04:00:25

somebody's part. It's going to be deep off that existing road. That's correct.

04:00:25-04:00:28

>> That is material, but I thought it was cool question anyway.

04:00:28-04:00:31

>> I have a question for you.

04:00:32-04:00:32

>> Yeah.

04:00:32-04:00:36

>> So what would you do with 60 days?

04:00:37-04:00:42

>> Just, it seems like there's a concern that there wasn't notice and

04:00:42-04:00:46

whatever, a postponement seems like one of the options that is.

04:00:47-04:00:49

>> And- >> Running through minds.

04:00:49-04:00:55

I just, I just wonder, I mean, I heard from some of these people.

04:00:55-04:01:00

>> So I guess my answer is that 60 days isn't a part of our schedule.

04:01:00-04:01:01

>> Not part of your schedule.

04:01:01-04:01:06

>> And we have been working at this since 2023, late 2022.

04:01:07-04:01:13

>> And aren't we, correct me, but it seems to me the 60 days isn't 60 days from now,

04:01:13-04:01:16

it's 60 days from the application, we have to have another hearing.

04:01:19-04:01:21

Am I remembering that correctly?

04:01:22-04:01:27

>> Statute gives us 60 days from the date that the applications filed to make a decision.

04:01:27-04:01:30

>> Yeah. So it's not 60 days from today,

04:01:30-04:01:33

it's 60 days from the date the application was filed.

04:01:33-04:01:35

>> Yes, sir. The chairman's talking about this, 60 days.

04:01:36-04:01:39

They're required to give notice to all affected land over 60 days

04:01:39-04:01:42

before filing the conditional use application.

04:01:42-04:01:43

So two different.

04:01:43-04:01:46

>> Okay. So the state 60 days versus the county 60 days?

04:01:46-04:01:52

- Well, so they need to notify 60 days

04:01:52-04:01:55

before they file the application with the county.

04:01:56-04:01:59

So the letter that they sent a year ago

04:02:01-04:02:05

is what they're counting as the 60 days notice.

04:02:06-04:02:07

- Yep, that's how we met.

04:02:07-04:02:09

It's the minimum of 60 days.

04:02:09-04:02:10

And that's how we met state code

04:02:10-04:02:12

and provided opportunity for open houses.

04:02:12-04:02:13

- And we also have, you know, fit all of those.

04:02:14-04:02:15

Yeah, the public open houses

04:02:15-04:02:16

>> I think we submitted our application.

04:02:20-04:02:24

>> Let me get clarification to just to make doubly clear.

04:02:26-04:02:33

None of the Salem Park homes are directly affected.

04:02:33-04:02:36

So none of them are in consideration at all for any kind of property.

04:02:39-04:02:40

>> They're not in the right of way.

04:02:40-04:02:42

>> They're not in the right of way.

04:02:42-04:02:44

They wouldn't be negotiated with casements.

04:02:46-04:02:48

>> They're defined as directly affected in the law.

04:02:49-04:02:49

>> I agree.

04:02:50-04:02:58

- The back properties are considered in the study area.

04:02:58-04:03:01

So within that 250 feet on each side of the route.

04:03:01-04:03:05

So the properties along is that Woodland Hills drive

04:03:05-04:03:06

is that what that is?

04:03:06-04:03:09

Woodland Hills drive and then along Snowy Egret

04:03:09-04:03:11

on the north side of that road.

04:03:12-04:03:13

Those were the properties that were

04:03:14-04:03:17

included in our training. - Included in the study,

04:03:17-04:03:18

but they wouldn't be included

04:03:18-04:03:21

any kind of deliberations of--

04:03:21-04:03:23

Yeah, like when we do the easements and right of way

04:03:23-04:03:25

discussions with property owners, they were not--

04:03:25-04:03:26

The account is affected.

04:03:27-04:03:28

Landowners.

04:03:32-04:03:34

I was going to ask another question.

04:03:40-04:03:41

It's based on me.

04:03:48-04:03:53

>> So from the time they file the application until this body makes

04:03:53-04:03:55

a decision, is there a requirement?

04:03:56-04:03:56

>> Yes, sir.

04:03:56-04:03:57

>> What's that?

04:03:57-04:03:58

>> 60 days.

04:03:58-04:03:59

>> From the date of the application.

04:03:59-04:04:01

>> How many days are we from the date of the application today?

04:04:02-04:04:03

>> It was July 11th.

04:04:03-04:04:06

>> July 11th, so we're at 30-something days.

04:04:08-04:04:09

>> Business days or calendar days?

04:04:13-04:04:16

>> Our next scheduled planning commission meeting would be outside of that 60 days.

04:04:16-04:04:18

We'd be outside of the 60 days.

04:04:18-04:04:22

So essentially, if we don't decide today,

04:04:22-04:04:24

we're outside of--

04:04:27-04:04:27

- Coordinates or--

04:04:27-04:04:28

- State law.

04:04:28-04:04:28

- State law.

04:04:30-04:04:32

- Unless we determine that proper notice wasn't given,

04:04:33-04:04:36

but then we've got to define and fight

04:04:36-04:04:40

that battle of whether proper notification was given.

04:04:41-04:04:41

- That's correct.

04:04:42-04:04:43

And that is a may.

04:04:43-04:04:44

It's not a shall.

04:04:44-04:04:45

You do have that ability.

04:04:46-04:04:48

If you can make that finding,

04:04:49-04:04:52

you may be able to have that noticing requirement.

04:04:53-04:04:56

>> Let me just ask you guys,

04:04:59-04:05:03

I know you guys did the things that were required to do proper notice.

04:05:05-04:05:08

Based on the turnout that we have here tonight,

04:05:09-04:05:15

would you feel like you gave enough notice to enough people or do you think maybe?

04:05:15-04:05:18

Well, I mean, obviously maybe next time we can do something different,

04:05:18-04:05:21

but do you feel like people deserve more time?

04:05:23-04:05:26

I never want to, I would never say that people don't deserve more time.

04:05:27-04:05:34

I, you know, any, any project of this scale, we want people to feel like they were heard.

04:05:34-04:05:42

That's why we have, we had four, you know, five open houses, um, which isn't a requirement.

04:05:42-04:05:48

that was extra in order to allow for people to comment.

04:05:49-04:05:52

We want public engagement.

04:05:52-04:05:55

So I would never say that people don't deserve all the time in the world.

04:05:57-04:05:59

We're working with what we have.

04:06:00-04:06:03

We have the county records in order to send notifications.

04:06:04-04:06:06

We have those addresses to send those notifications.

04:06:07-04:06:09

We can't physically go make people open their mail.

04:06:10-04:06:11

We can't go and say, "Hey,

04:06:11-04:06:13

I know you're having a crazy day and you just might pitch this.

04:06:14-04:06:16

You need to look at this one.

04:06:16-04:06:18

That's out of our abilities.

04:06:21-04:06:24

>> You have made some onsite visits with some of these property owners.

04:06:25-04:06:27

>> Yeah. When people ask us to come out onto their ground, we do do that.

04:06:28-04:06:35

>> Okay. Are there more questions for the applicant?

04:06:40-04:06:42

The home values still hasn't been addressed.

04:06:42-04:06:42

I'm sorry.

04:06:44-04:06:47

It's not for this body to address home values.

04:06:47-04:06:49

I just like your comment.

04:06:51-04:06:52

Thank you.

04:06:53-04:06:53

Thank you.

04:06:54-04:06:54

Thank you commissioners.

04:06:55-04:06:55

Thank you for the time.

04:06:57-04:07:02

Is there more discussion from the commission?

04:07:04-04:07:05

I'd have a question.

04:07:05-04:07:09

just to frame our consideration here.

04:07:11-04:07:15

The items that are listed in the land use ordinance,

04:07:16-04:07:18

they're pretty much laid out on pages 27,

04:07:19-04:07:24

28, probably 26 as the packet of the mitigations.

04:07:25-04:07:27

Is that an exhaustive list of these?

04:07:28-04:07:30

This is the scope of what we consider as far as

04:07:30-04:07:35

conditions that could be placed on an application,

04:07:35-04:07:38

is just these things or is it, here's some examples.

04:07:40-04:07:43

- No, we're limited to our ordinance.

04:07:43-04:07:46

However, the first thing you do is identify

04:07:46-04:07:48

an anticipated detrimental effect.

04:07:49-04:07:50

You don't get to a condition

04:07:51-04:07:53

until you identify the detrimental effect.

04:07:54-04:07:57

So once you identify an anticipated detrimental effect,

04:07:58-04:07:59

then we start considering, okay,

04:07:59-04:08:02

what do we do to mitigate that if it can be mitigated?

04:08:03-04:08:06

If you'll just take that process through each item,

04:08:06-04:08:09

then that's how you do your job tonight.

04:08:10-04:08:13

Right. Are those detrimental effects only the ones that are

04:08:13-04:08:16

listed in the land use ordinance?

04:08:18-04:08:20

But I think I still have one.

04:08:20-04:08:23

We can put conditions one through 20.

04:08:23-04:08:25

If you find a detrimental effect,

04:08:26-04:08:29

put it in one of those boxes.

04:08:29-04:08:31

Put it in one of the pigeon hole somewhere there,

04:08:31-04:08:33

and you can impose a condition.

04:08:33-04:08:35

>> If you think that something is a detrimental effect,

04:08:36-04:08:39

but it doesn't, it's not called out here as, you know,

04:08:39-04:08:42

to mitigate injury loss of life, you know, that sort of thing,

04:08:42-04:08:44

then it's not a detrimental effect

04:08:44-04:08:45

that should be considered.

04:08:45-04:08:47

>> The perfect example, as Mr. Roberts pointed out,

04:08:47-04:08:49

is value is not part of the ordinance.

04:08:50-04:08:50

>> Correct.

04:08:50-04:08:51

>> You cannot consider that.

04:08:51-04:08:53

>> And that was part of my question.

04:08:53-04:08:54

I hadn't seen it in here.

04:08:54-04:08:55

>> I thought you might be going there.

04:08:56-04:08:56

That's a good example.

04:08:57-04:08:59

Yes, it's probably a detrimental effect,

04:08:59-04:09:03

But it's not one that we can condition in your conditional use permit.

04:09:04-04:09:13

And it's not an unconstitutional taking because the land has not been removed from the land owner just because the value has been changed.

04:09:14-04:09:19

It's not unconstitutional to change the value of someone's land just to remove it from them without due compensation.

04:09:20-04:09:23

Yeah, we're not taking land. We're not taking views.

04:09:24-04:09:26

Yeah, it's not a taking.

04:09:27-04:09:27

Don't go there.

04:09:28-04:09:29

- Just clarifying.

04:09:29-04:09:29

- Yeah.

04:09:29-04:09:30

(laughs)

04:09:32-04:09:32

- Okay.

04:09:33-04:09:34

That was the end of my questions.

04:09:35-04:09:36

- Maybe this is another question

04:09:37-04:09:38

for Rocky Mountain Power really quick.

04:09:38-04:09:40

I know we kind of touched on this,

04:09:40-04:09:43

but possibly talking to the landowner

04:09:43-04:09:45

just north of Salem Park,

04:09:47-04:09:49

if it were at all possible to move that easement.

04:09:49-04:09:51

I don't know if that's a possibility at this point

04:09:51-04:09:56

in the discussions or if they have talked about this.

04:09:57-04:10:01

>> Okay. So that gentleman isn't here tonight.

04:10:01-04:10:03

So we don't know if he would want us to move

04:10:03-04:10:05

it into his property or not,

04:10:05-04:10:07

and that's a conversation we would have to have with him.

04:10:07-04:10:12

>> All right. Is it something that you could discuss with them?

04:10:12-04:10:13

>> Yeah, I said that earlier.

04:10:13-04:10:13

>> Okay.

04:10:13-04:10:17

>> With every landowner,

04:10:17-04:10:18

we talk about pole placement.

04:10:18-04:10:21

If it's feasible for the company and reasonable to the landowner,

04:10:21-04:10:21

we will do it.

04:10:22-04:10:24

But that's again, the conversation with that landowner,

04:10:26-04:10:27

because that's his property.

04:10:29-04:10:29

Thank you.

04:10:33-04:10:40

So can the commission come up with a detrimental impact?

04:10:42-04:10:45

We've heard from the community,

04:10:45-04:10:50

is there detrimental impact that we need to identify?

04:10:59-04:11:04

>> My concern with this is just this notice issue.

04:11:07-04:11:11

And it's been represented on both sides that, well,

04:11:11-04:11:14

on the one side notice was given, on the other side notice wasn't given.

04:11:15-04:11:17

And we have no evidence either way.

04:11:18-04:11:22

And we're not an evidentiary body at any rate.

04:11:23-04:11:26

So we can't collect all that evidence and review it.

04:11:26-04:11:34

I don't know if Bryce's team could, but I still am concerned that perhaps statutory

04:11:34-04:11:36

notice wasn't given.

04:11:37-04:11:45

And with that issue out there, I'm feeling like, from my perspective, I'd like to push

04:11:45-04:11:50

this and so that issue can be reviewed and to see if proper notice was in fact given.

04:11:51-04:11:56

The challenge of course is now with the county physician is it's going to fall outside of

04:11:56-04:11:57

our next meeting.

04:11:58-04:12:05

So we'd have to have some kind of special meeting to come back and do that and review

04:12:05-04:12:12

this again at a special meeting which I guess we can have which means you got to spend a

04:12:12-04:12:14

a bunch of money to spend more notices out.

04:12:18-04:12:21

>> So you kind of asked two questions as it relates

04:12:21-04:12:23

to county planning commission meeting.

04:12:24-04:12:27

You do have the ability to set a special meeting.

04:12:27-04:12:30

We would not have to re-send property notices out

04:12:30-04:12:31

because this would be a continued item.

04:12:31-04:12:34

So we wouldn't have to re-mail our property notices.

04:12:35-04:12:37

But we would have to meet all state requirements

04:12:38-04:12:40

for advertising a public meeting outside

04:12:40-04:12:42

of our approved regular schedule.

04:12:46-04:12:51

>> But if we postpone, if we postpone because we believe

04:12:51-04:12:53

that they weren't noticeably properly, do we, I mean,

04:12:54-04:12:57

isn't the next regular meeting then suitable?

04:13:03-04:13:06

I mean, it sounds like we're going to be required to keep the law,

04:13:07-04:13:12

I mean, I guess we're going to require to stay on time because we've but

04:13:13-04:13:18

What's kind of a chicken before we feel like maybe they haven't kept the time depends on what the finding is

04:13:18-04:13:21

Yeah, if you feel like that hasn't been met then yeah

04:13:21-04:13:26

If we feel like that hasn't been met and we don't have to we don't have to have a special meeting right at the

04:13:26-04:13:31

You know day 59 in order to meet our deadline because we've determined that they haven't met that requirement

04:13:31-04:13:34

So we can push this to whatever date we you know

04:13:34-04:13:40

and we need the appropriate and give the time to do the notices.

04:13:40-04:13:45

- Haven't met the state statutory 60 day notice.

04:13:45-04:13:48

- If we feel they haven't, then we can push our date

04:13:48-04:13:50

because we feel like they didn't meet their date.

04:13:51-04:13:53

And now I'm not saying that that's what we need to decide.

04:13:53-04:13:55

I don't know, I'm saying like--

04:13:55-04:13:56

- I appreciate that clarification.

04:13:56-04:13:58

- I don't think that means we need to try and plan

04:13:59-04:14:02

a meeting 23 and a half hour days from now,

04:14:03-04:14:04

certain hours so we can hit our deadline.

04:14:05-04:14:06

Well, I appreciate the clarification.

04:14:07-04:14:10

I think Mr. Ayer may have some additional information related to this.

04:14:10-04:14:16

The only exception to the 60-day rule is if you as a Planning Commission may withhold

04:14:16-04:14:21

a decision on a public utilities land use permit until the public utility satisfies

04:14:21-04:14:24

the notification and public workshop requirements.

04:14:25-04:14:30

So they could submit evidence tomorrow and we would have that satisfied.

04:14:30-04:14:33

we would do a special meeting to hit the 60 days.

04:14:36-04:14:38

>> How? So, I mean,

04:14:38-04:14:43

obviously they've posted and notified on some of

04:14:43-04:14:46

these workshops and stuff like that.

04:14:47-04:14:51

Is there a, how broad does that have to be?

04:14:52-04:14:55

I mean, obviously there's a lot of people that say they did not get any notifications.

04:14:56-04:14:58

So how do we define that they notified?

04:15:06-04:15:28

>> I think that's a

04:15:30-04:15:31
on their mailing lists.

04:15:31-04:15:31
- Yes.

04:15:32-04:15:34
- That was a different, that's later impact.

04:15:34-04:15:36
- 'Cause that's a study area.

04:15:36-04:15:39
- Yeah, but the study area, they all send out.

04:15:39-04:15:41
- But if they're not considered an effective property,

04:15:41-04:15:42
I think there's some--

04:15:42-04:15:45
- That's a separate issue.

04:15:47-04:15:50
- The affected landowner, according to the statute,

04:15:51-04:15:53
affected landowner means an owner of a property interest

04:15:54-04:15:57
as reflected in the most recent county tax records

04:15:57-04:16:00
as receiving a property tax notice

04:16:00-04:16:02
property is located within a proposed corridor.

04:16:03-04:16:07
Proposed corridor is defined as the transmission line route

04:16:07-04:16:10

within a target study area selected by the public utility

04:16:10-04:16:12

as the public utilities proposed alignment

04:16:13-04:16:14

for a high voltage power line.

04:16:15-04:16:20

I could find no distance to or the width of a corridor

04:16:21-04:16:21

in the statute.

04:16:22-04:16:24

- It does allude to that study area

04:16:24-04:16:28

which they have defined as a 500 foot study area.

04:16:29-04:16:33

So those technically in my elementary mind

04:16:33-04:16:35

become affected properties.

04:16:35-04:16:37

- Target study area is not defined either

04:16:38-04:16:38

as far as a distance.

04:16:43-04:16:46

- So we're kind of, they said they sent out,

04:16:46-04:16:48

they have proof that they sent out,

04:16:49-04:16:53

but we have plenty of people who didn't get a notification.

04:16:54-04:16:55

- But are they within that study corridor?

04:16:56-04:16:56

- Yes.

04:16:58-04:17:00

that would be the determining factor,

04:17:00-04:17:02

whether or not the notification requirements are met.

04:17:04-04:17:08

- Well, so let's exclude Salem Park.

04:17:09-04:17:12

Okay, it seems to me they're not in the affected corridor.

04:17:12-04:17:13

That's what it seems to me.

04:17:14-04:17:16

But we did have some landowners that show up and said,

04:17:17-04:17:19

they didn't get the notice and they are clearly

04:17:19-04:17:20

within the affected corridor

04:17:21-04:17:23

'cause it's their land the easement goes through.

04:17:24-04:17:26

Steve Wilson was one and,

04:17:28-04:17:29

Yeah, there were a few that.

04:17:32-04:17:34

So Salem Park's a separate issue in my mind.

04:17:35-04:17:37

Whether or not they're entitled to notice,

04:17:37-04:17:39

I am not convinced that they are.

04:17:40-04:17:42

But certainly the landowners who are going

04:17:42-04:17:44

to lose some of their land are.

04:17:44-04:17:52

And from my viewpoint, taking their testimony--

04:17:52-04:17:56

it's not testimony, but taking their experience

04:17:56-04:17:58

and what happened to them-- they

04:17:58-04:18:02

to me that's enough evidence to me that sufficient notice wasn't given to the

04:18:02-04:18:14

landowners. So my feeling is that yes we don't make a decision tonight and we give

04:18:14-04:18:21

these affected landowners the opportunity to be properly noticed and then we have

04:18:21-04:18:28

to rehear it again. So if we were to do that we were to make a finding

04:18:28-04:18:31

that we're not confident that proper notice was given.

04:18:32-04:18:36

If Rocky Mountain then submits to the county in the next couple of days,

04:18:37-04:18:39

evidence that they did notify each of those,

04:18:40-04:18:44

do we then have a duty to move forward or meeting two days?

04:18:44-04:18:48

>> In my opinion, no, we don't because we can make a decision now based on what we've heard.

04:18:50-04:18:53

Then Rocky Mountain Power can bring forward their evidence and say,

04:18:53-04:18:55

yes, we did and then we'll hear that at the next hearing.

04:18:57-04:19:02

I don't know County Attorney is that thinking off base?

04:19:03-04:19:06

Are we within our statutory guidelines to move like that?

04:19:09-04:19:14

If they submit evidence and we miss that window because we wait to our next meeting, have we?

04:19:15-04:19:20

But what we're saying is the Utah statute wasn't complied with,

04:19:20-04:19:22

not the County Ordinance, but the Utah statute,

04:19:23-04:19:25

which means it's a whole new 60 days.

04:19:26-04:19:26

At least.

04:19:29-04:19:31

Yeah, I don't know about a whole new 60 days.

04:19:33-04:19:37

It's an exception to the 60 day rule. You're required to

04:19:39-04:19:43

RECOIRE to rule on the application within 60 days of it being filed.

04:19:43-04:19:51

This is the only exception to that and it says you can just withhold the decision until you are satisfied until the public utility

04:19:51-04:19:54

satisfies the notification and public org shop requirements.

04:19:55-04:20:02

And that's my question is if they satisfy that by presenting evidence does that move us back even at 60 days get mine

04:20:04-04:20:06

We would react to it. Yeah, but that comes in

04:20:07-04:20:08

We can't consider

04:20:09-04:20:15

Whatever they would submit until the next meeting. I mean that's that's the next time I need right so that's the next chance

04:20:15-04:20:18

We would have to hear evidence they could submit it right now

04:20:19-04:20:23

As soon as we adjourn and we wouldn't be able to talk about until the next meeting, right?

04:20:23-04:20:25

>> Right. It just moves the data that we have.

04:20:25-04:20:25

>> That's true.

04:20:32-04:20:36

>> And I also heard Dale say that, you know,

04:20:36-04:20:40

not receiving it isn't enough evidence to -- right.

04:20:40-04:20:42

I mean, like, this would just be --

04:20:46-04:20:49

>> To me, it's the sheer volume of people.

04:20:49-04:20:52

Like, I understand there's a lot of people

04:20:52-04:20:59

check their mail. It just feels like there are a lot of people who came forward and have

04:20:59-04:21:06

said they did not receive notice of any kind. And I don't know if there's a gremlin eating

04:21:06-04:21:13

the mail, but it seems to me like there is a lot of residents who didn't get notified

04:21:14-04:21:17

somehow. And I don't, yeah.

04:21:17-04:21:20

Could you read that statute again? That exception?

04:21:20-04:21:21

exception.

04:21:25-04:21:29

Notwithstanding subsection one, which is the 60 day rule.

04:21:30-04:21:35

If a public utility does not satisfy the notice of intent requirements in accordance with section

04:21:35-04:21:43

301, which is the notice, and public workshop requirements in section 302, a land use authority,

04:21:43-04:21:49

which is you, may withhold a decision on a public utilities land use permit until the

04:21:49-04:21:53

the public utility satisfies the notification of public workshop requirements.

04:21:55-04:21:56

Okay. So I would make a motion.

04:21:57-04:21:58

Are we ready for motion?

04:21:59-04:22:00

I'm ready for motion.

04:22:00-04:22:03

I would make a motion that we withhold our decision

04:22:04-04:22:12

until the public utility brings forth evidence of notice to the affected parties.

04:22:13-04:22:14

I second that.

04:22:15-04:22:16

Is that sufficient?

04:22:17-04:22:18

>> Yeah, I think.

04:22:21-04:22:22

>> We have a motion.

04:22:23-04:22:24

It's been moved and seconded.

04:22:24-04:22:26

Is there any discussion about the motion?

04:22:27-04:22:28

>> Council.

04:22:28-04:22:31

>> Maybe Mr. Roberts, I would just refer to the statute also.

04:22:31-04:22:32

It'd be helpful.

04:22:33-04:22:35

54, 18, 304.

04:22:37-04:22:40

>> That motion is made pursuant to 54,

04:22:43-04:22:45

18, 304.

04:22:45-04:22:50

I accept that adjustment of the Utah State Utah State code annotated

04:22:52-04:22:56

It's quickly mine thing mr. Jared

04:22:58-04:23:02

Yes, I don't want to interrupt but right so in addition to the

04:23:03-04:23:06

Testimony for lack of a better word from the applicant that they mailed them out

04:23:07-04:23:08

We do have a

04:23:09-04:23:13

Email I believe that we received our staff received last June

04:23:14-04:23:20

2024 indicating that the applicant had mailed out those affected property owner notices

04:23:21-04:23:23

So I mean that that's the evidence we have currently

04:23:24-04:23:28

Does that correct Greg you were the recipient of that right? Yeah

04:23:29-04:23:30

Just to read a portion it said

04:23:33-04:23:38

Our team has been in contact with you regarding the proposed Spanish port to Mercer transmission line project

04:23:39-04:23:41

I am following up with you to let you know

04:23:41-04:23:45

We have mail property owner notification to landowners along the alternative routes under construction

04:23:47-04:23:48

while we also sent

04:23:50-04:23:54

You a mail letter copy and see the attached electronic version for your records as

04:23:55-04:23:57

Part of our initial permitting process

04:23:57-04:24:04

We are hosting and then goes on to talk about public meetings and public input and then they they did attach the

04:24:05-04:24:09

the document that has the information and

04:24:09-04:24:12

and also the map.

04:24:14-04:24:16

Did they provide all the addresses they emailed to?

04:24:16-04:24:17

Or did not?

04:24:17-04:24:18

They did not.

04:24:19-04:24:19

Did not.

04:24:21-04:24:24

Mr. Chair, I have something material I would love to tell you.

04:24:24-04:24:25

No, no thanks.

04:24:26-04:24:27

No right now, sorry.

04:24:29-04:24:30

So anyway, I'm sorry,

04:24:30-04:24:32

I just wanted to make it clear that that was

04:24:33-04:24:34

something that we had received.

04:24:34-04:24:36

We want to make sure that you guys were aware of that.

04:24:38-04:24:42

I would like to continue with my motion and I appreciate that and I'm not

04:24:43-04:24:49

Doubting that but we do have affected landowners who stood before us tonight who said I

04:24:50-04:24:52

didn't get it and

04:24:52-04:24:56

And this is a huge impact on the landowners

04:24:57-04:25:02

So I want to make sure that they got the statutory notice

04:25:03-04:25:07

And if it means and I don't know what Rocky Mountain Power does after this

04:25:07-04:25:11

But if it was me I'd bring in the certified mail receipt and say yeah, they got it

04:25:13-04:25:18

And then is notification required to go out by certified mail? I don't believe so. No, sir

04:25:19-04:25:20

Well, then they can't bring that to us

04:25:23-04:25:25

Bekin hard I

04:25:25-04:25:31

Mean unless they did it on their own. It's just not required by statute. They they may have used some system just a mailing that

04:25:31-04:25:37

Yeah, but but yeah, just a male has but there's so it's almost like a bankruptcy notice

04:25:37-04:25:42

You got a matrix of mailers and here's all the people we mail to

04:25:43-04:25:45

And which is what you're saying you have

04:25:46-04:25:49

Well, yeah, let me explain how we handle this on our end

04:25:49-04:25:55

We we hear this all the time if you've been in some of our meetings people. Yeah, I was gonna say we must have gone through a notice

04:25:55-04:26:02

Concern complaint corrects before in our lives what we do is we prepare a documented

04:26:03-04:26:07

mailing list and a copy of the notice that was sent out the data was sent out

04:26:08-04:26:13

Absent a certified letter. That's that's how we show that we met that requirement print off that list

04:26:14-04:26:20

And so that's probably about the most we would get I would anticipate a similar list from from rock from the applicant

04:26:25-04:26:25

Okay

04:26:25-04:26:29

>> Is there more discussion on the motion at hand?

04:26:31-04:26:33

If there's no more discussion,

04:26:33-04:26:39

we have a motion and a second to postpone decision until.

04:26:40-04:26:41

>> I think we want to use the word continue.

04:26:42-04:26:42

>> Continue.

04:26:42-04:26:44

>> Continues the right word.

04:26:44-04:26:46

>> Yeah. So that helps us satisfy our notification.

04:26:46-04:26:50

>> So right now, I think the statutory phrase was move to withhold.

04:26:50-04:26:51

>> Withhold.

04:26:52-04:26:52

>> Right.

04:26:53-04:26:53

>> Yep.

04:26:53-04:26:54

>> Move to withhold.

04:26:54-04:26:56

move to withhold our decision.

04:26:58-04:27:04

Does that, does that mean we re re re discuss it on the next

04:27:04-04:27:09

meeting or just just on hold for indefinitely until something

04:27:10-04:27:13

we've got a condition when that conditions met then decisions

04:27:13-04:27:15

are made to take the next step.

04:27:33-04:27:36

>> Okay.

04:27:37-04:27:38

I'm still deciding.

04:27:42-04:27:45

I think at this point you probably need to take a roll call.

04:27:45-04:27:47

Take a roll call. Let's start down here.

04:27:48-04:27:49

I am.

04:27:49-04:27:50

Aye.

04:27:50-04:27:51

Aye.

04:27:51-04:27:52

Nay?

04:27:52-04:27:53

Aye.

04:27:53-04:27:53

Aye.

04:27:55-04:28:00

So, sounds like we are on hold for this decision.

04:28:00-04:28:01

I guess to be clear,

04:28:02-04:28:03

so everyone in the room understands that

04:28:03-04:28:07

this there will be an agenda item with this item on next month's meeting.

04:28:08-04:28:09

>> So it will be back on the agenda?

04:28:09-04:28:13

>> It will be listed on the agenda and then we'll give you the update.

04:28:13-04:28:16

>> It has to be. You can't use this statute to withhold it.

04:28:16-04:28:17

>> That's what I was going to say.

04:28:17-04:28:21

That's why continue is probably what I would have thought.

04:28:21-04:28:22

>> If we determine it has to be heard before then,

04:28:23-04:28:24

we'll notice up a special meeting.

04:28:24-04:28:29

>> Okay. That's the end of that discussion.

04:28:30-04:28:36

Thank you. Next item on the agenda is quick silver solar.

04:28:40-04:28:43

Maybe give us a couple minutes. Okay.

04:28:47-04:28:52

South South down low freeway 10 feet

04:28:58-04:28:59

Make sure we're on the next agenda.

04:29:00-04:29:00

>> Overland.

04:29:01-04:29:03

>> In this case, get the notice.

04:29:04-04:29:04

Meetup.

04:29:33-04:29:35

[BLANK_AUDIO]

04:30:01-04:30:04

[BLANK_AUDIO]

04:30:31-04:30:34

[BLANK_AUDIO]

04:31:01-04:31:04

[BLANK_AUDIO]

04:31:31-04:31:34

[BLANK_AUDIO]

04:32:01-04:32:04

[BLANK_AUDIO]

04:32:31-04:32:34
[BLANK_AUDIO]

04:33:01-04:33:04
[BLANK_AUDIO]

04:33:31-04:33:34
[BLANK_AUDIO]

04:33:39-04:33:41
[Silence]

04:34:05-04:34:16
a new conditional use? We could. Okay. This conditional uses is similar to previous approvals.

04:34:17-04:34:27
They are looking to include 750 acres of that from additional parcels located next to their

04:34:28-04:34:32
existing approvals. These parcels are not contiguous to each other but are contiguous

04:34:32-04:34:38
to previously approved conditional use applications

04:34:38-04:34:40
for the similar use.

04:34:42-04:34:44
The-- it's made up of six parcels.

04:34:46-04:34:51
The facility is anticipated to be 170 megawatts.

04:34:52-04:34:55
It's anticipated to be unmanned.

04:34:57-04:34:58
It's in the MNG1 zone.

04:34:59-04:35:07
The there is five of the parcels include a restrictive covenant

04:35:07-04:35:11
that prohibits the use of use or prohibits uses other than

04:35:11-04:35:16

agricultural uses until such time as they can be made legal.

04:35:16-04:35:20

There is the there are possibilities for that to happen.

04:35:21-04:35:24

The applicant can meet those requirements.

04:35:26-04:35:29

Outside of this approval, they have the ability

04:35:29-04:35:34

to make those corrections or make those adjustments

04:35:34-04:35:36

to the parcels to be able to make,

04:35:37-04:35:40

to allow other uses besides agricultural uses.

04:35:41-04:35:43

The top parcel is the only parcel

04:35:43-04:35:48

that is identified as being legal.

04:35:49-04:35:51

That parcel is also within both

04:35:51-04:35:53

the Fairfield annexation policy plan

04:35:53-04:35:55

and also the Eagle Mountain policy plan.

04:35:57-04:36:01

both jurisdictions did receive notices regarding this application.

04:36:04-04:36:13

The conditions set are similar to -- are the same conditions used for the previous approvals

04:36:13-04:36:14

that they have received.

04:36:15-04:36:18

They are requesting an extension.

04:36:20-04:36:23

The extension, as you were aware from the last application,

04:36:24-04:36:31

are the approval of a conditional use now defaults

04:36:31-04:36:32

to three years.

04:36:33-04:36:36

And then there is the possibility of asking

04:36:36-04:36:39

for one extension of up to five years.

04:36:40-04:36:42

The three-year approval can be extended

04:36:43-04:36:45

based on findings from the Planning Commission

04:36:45-04:36:47

that show that that reasonable,

04:36:50-04:36:52

what's that, just a, I can't remember,

04:36:52-04:36:53

substantial justice be done.

04:36:54-04:36:57

So the applicant is asked for that,

04:36:58-04:36:59

the conditional use to be extended.

04:37:00-04:37:05

And I will let them speak to the reasons for that

04:37:05-04:37:09

so that they can explain why they might need that extension

04:37:10-04:37:11

for that initial approval.

04:37:11-04:37:13

And then based on that,

04:37:14-04:37:17

would be up to the planning commission to decide whether or not to grant that

04:37:18-04:37:24

extension and if that was decided to be granted we would need findings based on

04:37:25-04:37:33

their their comments to show the reason for that extension to be granted. Other

04:37:33-04:37:38

than that the application appears to meet all requirements of our land use

04:37:38-04:37:43

ordinance and if you have any questions I'll be happy to answer those

04:37:43-04:37:49

questions. Staff recommendation is to approve them meets all the requirements

04:37:49-04:37:58

you correct okay thank you the applicant right it's here from you. Thanks

04:37:58-04:38:03

members of the Commission we make sure you state your name just my name is

04:38:03-04:38:11

Greg Probst and I work with Quicksilver and I'm just in view of the hour I'm

04:38:11-04:38:18

going to make a very expedited presentation and basically focus in on

04:38:18-04:38:23

the question of the extended period of time the five year rather than the

04:38:24-04:38:31

three-year period under the newly adopted ordinance. We're primarily asking

04:38:31-04:38:36

for the additional time because we feel that that three-year period is not going to be

04:38:36-04:38:39

sufficient to get us through two critical steps.

04:38:40-04:38:45

The first one is a -- and both of these steps are totally outside of our control.

04:38:46-04:38:49

The timing is controlled by the utility, essentially.

04:38:49-04:38:55

The first is what they call a cluster study process that involves not only our project

04:38:55-04:38:56

but several other projects.

04:38:57-04:39:00

And it's going to take an extended period of time to finish.

04:39:00-04:39:02

we know that's already the case.

04:39:02-04:39:06

The second is the construction time for facilities,

04:39:06-04:39:10

power facilities, power lines and breakers

04:39:10-04:39:10

and so on and so forth.

04:39:11-04:39:13

All the system upgrades that are required

04:39:13-04:39:14

to accommodate our project.

04:39:15-04:39:17

So once they get through the cluster study process,

04:39:17-04:39:22

they make their findings, they determine the facilities

04:39:22-04:39:25

that are gonna be required, then we're gonna have to acquire,

04:39:26-04:39:30

pay for, do the design and installation,

04:39:30-04:39:32

all of that takes time.

04:39:32-04:39:37

And so we're just, we are very painfully aware

04:39:37-04:39:39

that that one is going to take an extended period of time.

04:39:39-04:39:43

And so rather than sort of having us in the position

04:39:43-04:39:47

of having to know that we're going to have

04:39:47-04:39:50

to come back on this project, we're basically

04:39:50-04:39:53

asking for a little bit of additional time right away.

04:39:54-04:39:57

give us out to 2030 to get through this study process

04:39:57-04:39:58

with the utility.

04:39:59-04:40:01

Aside from that, I would just observe

04:40:01-04:40:05

that this is an approved use, conditional use.

04:40:06-04:40:10

The commission does have the authority to approve that.

04:40:12-04:40:15

We believe that our project does meet the standards

04:40:16-04:40:27

under the 16.94 point C.1 through C20 of the Utah County

04:40:28-04:40:29

land use ordinance.

04:40:30-04:40:34

And we second the recommendations from the staff,

04:40:35-04:40:36

which has reviewed our application

04:40:37-04:40:42

and I think has been proper and succinct in what they've

04:40:42-04:40:45

asked for in terms of conditions that we'd

04:40:45-04:40:49

have to comply with.

04:40:49-04:40:51

And essentially, what we're doing

04:40:51-04:40:54

is adding a number of steps that we

04:40:54-04:40:58

would have to meet, undertake, and complete

04:40:58-04:41:00

to the county satisfaction before we obtained a building

04:41:00-04:41:01

permit.

04:41:01-04:41:05

And so this would cover such things as fire safety,

04:41:06-04:41:10

and roads, and a number of other things

04:41:10-04:41:13

that all are detailed in the staff recommendations.

04:41:14-04:41:16

and we certainly have no problem with complying

04:41:16-04:41:17

with any of those.

04:41:17-04:41:18

We think they're all entirely proper

04:41:18-04:41:20

and we would intend to do so.

04:41:20-04:41:23

So on that basis, we'd be happy to submit

04:41:24-04:41:26

and answer any questions that you may have.

04:41:27-04:41:28

- Any questions for the applicant?

04:41:33-04:41:34

- Seems like we're all out of questions.

04:41:35-04:41:35

Thank you.

04:41:36-04:41:38

- Maybe if I may, there was a question.

04:41:39-04:41:41

What's this power going to be used for?

04:41:41-04:41:41

Maybe it's in here.

04:41:42-04:41:43

I can't remember, I read it.

04:41:44-04:41:46

We anticipate it's primarily going

04:41:46-04:41:51

to be to service the various data centers that

04:41:51-04:41:55

are currently being planned in the Eagle Mountain area.

04:41:57-04:42:01

So there are several potential large power customers

04:42:02-04:42:05

that we're in the process of negotiating with and working

04:42:05-04:42:10

with to try and complete our project and provide their power.

04:42:11-04:42:14

And you may recall from some of our past discussions

04:42:14-04:42:17

that we originally started off as a smaller solar project.

04:42:18-04:42:22

It then sort of evolved into a situation

04:42:22-04:42:26

where it became clear that the Pacific Corps was not

04:42:26-04:42:30

going to be able to meet our timing needs, not for us,

04:42:30-04:42:31

but for our power customers.

04:42:31-04:42:35

And they weren't going to be able to integrate our power

04:42:35-04:42:38

into their system and provide the service to their customers

04:42:39-04:42:40

until 2031.

04:42:41-04:42:44

And so that's what has kind of led us to do several things.

04:42:45-04:42:46

One is to expand the size of the solar.

04:42:47-04:42:51

One is to add battery backup and expand the size

04:42:51-04:42:52

of the battery backup.

04:42:52-04:42:55

And the third is to add gas generation

04:42:55-04:43:02

so that we can provide firm round the clock, 24-hour,

04:43:03-04:43:08

seven-day a week, 365 days a year power to our customers.

04:43:08-04:43:10

And so we're working with those data center customers

04:43:10-04:43:12

right now to conclude those arrangements.

04:43:12-04:43:15

>> That gas was part of, sorry, my fault though.

04:43:16-04:43:17

The gas that you just talked about,

04:43:17-04:43:21

that was part of the previous permit

04:43:21-04:43:22

that we did the last time, right?

04:43:22-04:43:23

>> Yep, right.

04:43:23-04:43:27

>> So this is more just an extension of the same.

04:43:27-04:43:29

>> Well, this is an extension really

04:43:29-04:43:31

of the solar portion of the project,

04:43:31-04:43:35

but it's really intended to be one integrated large project

04:43:35-04:43:38

that will include the solar and the battery storage

04:43:38-04:43:43

and the gas as needed to firm up that power for the customers.

04:43:44-04:43:46

Because that gives us the ability to provide it

04:43:46-04:43:48

around the clock, not just when the sun is shining

04:43:49-04:43:55

or when the battery has the stored sunlight, if you will,

04:43:55-04:43:56

in the form of electric energy.

04:43:57-04:44:00

But what we're doing is even when

04:44:00-04:44:04

you have an extended period of stormy or cloudy weather,

04:44:04-04:44:08

we can turn on the gas combustion turbines

04:44:08-04:44:11

and provide the firm power that these facilities need.

04:44:12-04:44:13

They can't have their power going up and down.

04:44:14-04:44:17

- So yes, also to add to that,

04:44:17-04:44:20

so there have been five separate approvals,

04:44:21-04:44:23

three for different areas for solar production

04:44:23-04:44:26

and one for the facility for natural gas.

04:44:27-04:44:30

With that, there have been other applications

04:44:30-04:44:33

for the addition of fuel and then also

04:44:34-04:44:37

the height exception that they needed.

04:44:37-04:44:39

So those have been the applications

04:44:39-04:44:41

that they've submitted for this project,

04:44:41-04:44:42

for the surrounding area.

04:44:44-04:44:46

Can you remind me why weren't these included

04:44:46-04:44:47

in a previous application?

04:44:49-04:44:51

The applicant can speak to that, but I think it

04:44:51-04:44:53

has to do with property owners wanting

04:44:53-04:44:54

to be included or additional properties

04:44:54-04:44:57

that they've negotiated with that they didn't have before.

04:44:57-04:45:00

We've concluded additional deals with property owners,

04:45:00-04:45:02

and some of our supporting property owners

04:45:03-04:45:05

were kind enough to stay through these lengthy hearings

04:45:05-04:45:09

tonight and you know to indicate their support of the project and we certainly

04:45:09-04:45:13

appreciate their being here to support us and they're the Carter family

04:45:14-04:45:18

organization that's got five of these six parcels so it's an important thing

04:45:18-04:45:22

to their family. So I have a couple of questions so will you be utilizing

04:45:22-04:45:26

existing Rocky Mountain Power infrastructure to deliver this power to

04:45:27-04:45:32

the data centers? It's our intent to start by being in a position to offer

04:45:32-04:45:34

or what they call behind the meter power

04:45:35-04:45:38

and do a direct deal with the data center customers,

04:45:40-04:45:43

pending Rocky Mountain powers being in a position

04:45:43-04:45:45

to provide the services that are required.

04:45:46-04:45:49

But this is a constantly moving target, Commissioner.

04:45:49-04:45:50

I'd have to just say honestly,

04:45:51-04:45:54

the utility is constantly looking at its circumstances

04:45:54-04:45:55

and they're trying to figure out

04:45:55-04:45:58

if there's not some way that they can accelerate forward

04:45:58-04:46:00

this time because to them,

04:46:01-04:46:04

This is a huge opportunity as well to provide,

04:46:04-04:46:06

and it's a big reputation thing as well to them,

04:46:07-04:46:11

not being able to provide power to major commercial customers

04:46:11-04:46:15

that need hundreds of megawatts and provide massive tax

04:46:15-04:46:19

incentives to the local jurisdictions and many jobs

04:46:19-04:46:22

during instruction, so on and so forth.

04:46:23-04:46:26

It's an extremely important matter to the local economy

04:46:27-04:46:29

over on the far side of the county.

04:46:30-04:46:35

So, and of course, important to the county budget generally,

04:46:35-04:46:40

but we're confident that the situation is moving

04:46:40-04:46:43

in the right direction, but just to say that PacifiCor

04:46:43-04:46:45

has a very difficult task.

04:46:46-04:46:48

They're trying to do a lot of things,

04:46:48-04:46:50

and so we're hopeful that they can accelerate forward

04:46:50-04:46:53

that timing and that maybe what we end up with

04:46:53-04:46:55

is a little bit different of a commercial deal,

04:46:55-04:46:58

but as we stand here right now, we don't know that.

04:46:58-04:47:01

So we have to be in a position to provide firm power,

04:47:02-04:47:04

not just solar power,

04:47:04-04:47:06

and that's why we're doing a number of things.

04:47:07-04:47:10

- And if that infrastructure comes into place,

04:47:10-04:47:13

is there a potential that your power generation,

04:47:13-04:47:15

the power you've generated would go to

04:47:16-04:47:17

the Rocky Mountain customers,

04:47:17-04:47:18

Rocky Mountain Power customers,

04:47:19-04:47:21

besides the data centers,

04:47:22-04:47:24

I guess I'd be, I mean, you'd measure that with meters

04:47:25-04:47:25

and stuff like that,

04:47:25-04:47:28

but is there a potential that that could go

04:47:28-04:47:35

their grid? Yes. The way that it's measured actually, if you're interconnected, the power

04:47:35-04:47:42

will flow everywhere, everywhere on their system. Physically, that cannot be prevented.

04:47:43-04:47:47

It's not a different color, is it? No. No. Electrons can flow freely wherever

04:47:47-04:47:55

the system allows. So that's just the fact of the matter. But what we're trying to do

04:47:55-04:47:58

is to make those business opportunities possible for our customers.

04:47:59-04:48:01

And frankly, I think it's a situation.

04:48:02-04:48:06

And you know, we're continuing discussions with Pacific Orr as well.

04:48:07-04:48:14

So it's a complicated situation, and the legislature has gotten involved in trying to push the

04:48:14-04:48:17

situation along in a favorable fashion.

04:48:17-04:48:21

It's not an easy subject on the part of anybody involved.

04:48:22-04:48:28

But what we're trying to do is to do whatever is required in order to make those opportunities

04:48:29-04:48:31

possible and feasible for these companies.

04:48:32-04:48:35

And with all the economic development that that implies.

04:48:35-04:48:35

So.

04:48:36-04:48:38

>> Any further questions?

04:48:39-04:48:40

Thank you.

04:48:43-04:48:47

We're all the adjacent property owners notified and everything.

04:48:47-04:48:47

I mean like.

04:48:47-04:48:50

>> There's public comment on this.

04:48:51-04:48:53

- Yeah, yeah, as it's usually used,

04:48:53-04:48:55

so we did that.

04:48:55-04:48:56

- And have one, right, yeah?

04:48:56-04:48:58

So we have a mailing list we can show you.

04:48:59-04:48:59

(laughing)

04:49:02-04:49:04

I can find it, here it is.

04:49:06-04:49:09

Mr. or Mrs. Ortega.

04:49:10-04:49:11

- Yeah, that's us.

04:49:11-04:49:11

- That's you guys.

04:49:12-04:49:14

- Yeah, we received one.

04:49:15-04:49:17

- Okay, come up to the microphone if you can.

04:49:18-04:49:19

- Sorry, I'm sorry.

04:49:20-04:49:23

- Okay, so, I promise it'd be here too.

04:49:23-04:49:25

- You can say your name as well.

04:49:25-04:49:26

- Xiaoli Ortega.

04:49:26-04:49:26

- Teddy.

04:49:27-04:49:28

- Xiaoli, yes.

04:49:29-04:49:31

Yeah, we're receiving that.

04:49:31-04:49:34

We're the property owner right below that last one.

04:49:34-04:49:35

That's the property.

04:49:35-04:49:36

You see the blue?

04:49:39-04:49:41

Yes, below it.

04:49:41-04:49:41

Yes.

04:49:43-04:49:44

We're the property owner in there.

04:49:45-04:49:45

Yes.

04:49:46-04:49:46

Or Lockley.

04:49:46-04:49:47

(laughs)

04:49:48-04:49:48

You see what I mean?

04:49:49-04:49:53

I am locked in by this project like this

04:49:54-04:49:55

and then the other project like that.

04:49:56-04:49:59

So I want to have a way to enter my land.

04:50:00-04:50:02

I just put up a high ton of greenhouse.

04:50:03-04:50:04

I was going to do angry culture.

04:50:05-04:50:06

And I was doing there last week.

04:50:06-04:50:09

And then we ran into someone I think

04:50:09-04:50:13

is working for your project probably, doing survey or whatever.

04:50:14-04:50:17

We're setting up the greenhouse.

04:50:17-04:50:21

Someone just drive by us like on our property.

04:50:21-04:50:24

This is on our property, really quick.

04:50:24-04:50:28

And usually in that area, you rarely see other people.

04:50:28-04:50:31

So when people see each other, they wave or see high,

04:50:32-04:50:33

but this one didn't.

04:50:33-04:50:35

They just came really aggressively,

04:50:35-04:50:38

feels like a pass us and didn't see anything

04:50:38-04:50:38

and then turn around.

04:50:40-04:50:42

And I don't know after that or where they went,

04:50:43-04:50:45

but the next time we were there to finish the project,

04:50:45-04:50:48

They were flying the drones over our property.

04:50:49-04:50:53

And it's the second time he fly the drones right above us.

04:50:53-04:50:55

We're doing their setting up of the greenhouse

04:50:56-04:50:57

just right looking at us.

04:50:58-04:50:58

We're just looking at her.

04:50:59-04:51:00

What are you looking at us for?

04:51:00-04:51:02

We're doing things on our property.

04:51:03-04:51:08

But I was first time noticed by them last year, or a year ago,

04:51:10-04:51:13

from a real estate agent probably working with them.

04:51:14-04:51:17

He told me that he was interested in our property

04:51:18-04:51:20

and wanted to see if we want to lease it.

04:51:22-04:51:26

But the deal offered to give us is really, really low.

04:51:26-04:51:27

Really, really low.

04:51:28-04:51:31

Because I have another property, just another purchase

04:51:31-04:51:32

next to it.

04:51:33-04:51:34

And I was giving on.

04:51:34-04:51:36

But I was--

04:51:37-04:51:40

2023, I was in this situation.

04:51:40-04:51:44

because I was noticed because I was adjacent to property.

04:51:45-04:51:48

And I came to a meeting like this in this same room.

04:51:49-04:51:50

That's when I learned, oh, somebody's

04:51:50-04:51:51

putting solar farms there.

04:51:52-04:51:54

And I asked him, what do I do then?

04:51:54-04:51:56

Because he borders my property.

04:51:57-04:51:59

He put us on the project.

04:51:59-04:52:04

The deal's much better than we were offered on this one.

04:52:08-04:52:11

They rented our parts on the right.

04:52:12-04:52:12

Okay?

04:52:14-04:52:16

So that's why I'm saying I'm locking it this way.

04:52:17-04:52:19

But with this one, I'm locking it this way now.

04:52:20-04:52:21

This is like that.

04:52:22-04:52:24

And there's no access from the west.

04:52:24-04:52:26

We've been going in from the east,

04:52:26-04:52:29

from the Saratoga Springs, and going in.

04:52:30-04:52:34

But when these two projects come in,

04:52:34-04:52:37

I won't be able to access from the east side.

04:52:37-04:52:42

And then if you go to, there's another picture that shows

04:52:43-04:52:44

what they approved, you see that?

04:52:44-04:52:50

They have all the way to Fairfield from my land there.

04:52:50-04:52:52

There's no way I can go in from the east

04:52:52-04:52:54

because they're gonna fence up everything.

04:52:54-04:52:56

And I noticed actually the fence is gonna be

04:52:57-04:52:58

right on the property line.

04:53:00-04:53:01

I think there's a setback.

04:53:01-04:53:03

'Cause I learned from other company

04:53:03-04:53:05

you should be doing setback so I can go through it.

04:53:05-04:53:07

But this one seems like it's right on.

04:53:08-04:53:10

And on that picture, it's on my iPad.

04:53:12-04:53:16

It shows the setback, or for example, if the property line

04:53:16-04:53:19

is here, they put the panels here.

04:53:21-04:53:23

Well, they put the fence here.

04:53:23-04:53:24

This here is the property line.

04:53:24-04:53:28

They put the fence here, so there's space for their owner.

04:53:30-04:53:32

But for me, it's right on the property line.

04:53:33-04:53:36

And then I don't have, it's so clear.

04:53:37-04:53:40

Yes, that's the one that you can see the space

04:53:40-04:53:42

between the property line and the fence,

04:53:42-04:53:47

but on the lowest, on the bottom, my side, there's right on.

04:53:51-04:53:52

And then.

04:53:53-04:53:54

- So how do you currently access your property?

04:53:55-04:53:59

- I do it from, you wanna talk about that?

04:54:00-04:54:01

How would we access now?

04:54:01-04:54:11

over I think it's coyote pass right now so have they blocked your current access

04:54:12-04:54:18

are you know that no but once they put it in the fast it would be yeah and but

04:54:18-04:54:24

more worrisome than that is looking at the setbacks right so I've read through

04:54:24-04:54:28

their paper that says where their setbacks are going to be it says 50 feet

04:54:28-04:54:34

which is 30 feet outside the fence, 20 feet for a road inside the fence, and then

04:54:34-04:54:38

that's where their panels start. And then there's outside the fence, there's

04:54:39-04:54:43

supposed to be 12 feet, that's where they've taken all the

04:54:43-04:54:48

vegetation off so that things don't burn. However, like when we were looking

04:54:48-04:54:56

through other things, the border with our land has a 10-foot setback, which of

04:54:56-04:55:02

Of course, would mean that at a minimum, their 12-foot vegetation is going to cross into

04:55:03-04:55:08

our land at a minimum, whereas we've got all these other sides that have these larger

04:55:08-04:55:08

setbacks.

04:55:10-04:55:17

Then, of course, my dealings with them up until this point have been very unpleasant through

04:55:17-04:55:19

their various affiliates.

04:55:19-04:55:29

Pardon me, I'm getting a little upset, but their agent was extremely rude to my wife.

04:55:29-04:55:30

He was extremely pushy.

04:55:31-04:55:37

The offers we got were, they were like those ones you get in the mail for your house, the

04:55:37-04:55:40

fake checks, they were about that level.

04:55:41-04:55:48

>> I found one in the public much, much better.

04:55:49-04:55:53

>> So I guess where I'm going with this plus the whole drone incident is based

04:55:53-04:55:58

on my previous experience when I saw the drawings not matching what was written,

04:55:59-04:56:00

I got very concerned.

04:56:01-04:56:02

I'm like, well, what are they going to do here?

04:56:02-04:56:04

Are they going to push right up to the edge?

04:56:04-04:56:07

Are they going to be pushing into my property because they think they can?

04:56:08-04:56:14

They have not been respectful at all compared to other people who have talked to me.

04:56:14-04:56:16

Like they're not the first, they're the last, right?

04:56:16-04:56:19

We've probably talked to half a dozen people because we're in a spot where everybody wants

04:56:20-04:56:20

to land.

04:56:22-04:56:23

So there's that.

04:56:23-04:56:28

But I mean, I understand that sometimes you get boxed in, I don't like it, I would like

04:56:28-04:56:33

to have other ways to access it, but that's a whole other issue that I'm sure isn't your

04:56:33-04:56:34

problem necessarily.

04:56:36-04:56:41

But that whole, the discrepancy there kind of bothers me.

04:56:42-04:56:48

The claims that it's not going to affect my property values that's in their document,

04:56:48-04:56:54

if it's not going to affect my property values, how come the agent felt like he had the ability

04:56:54-04:56:56

to lowball me on offers, right?

04:56:56-04:56:57

He's, you know, he's--

04:56:57-04:56:58

He's insulting.

04:56:58-04:57:01

Yeah, significantly less than other people had offered already.

04:57:01-04:57:03

So that's--

04:57:03-04:57:05

And they're less than their own, too.

04:57:05-04:57:09

I saw an example of their own needs with other parties.

04:57:10-04:57:11

It's much, much better.

04:57:13-04:57:18

And it's not like I'm looking to sell or looking to make a ton of money or anything.

04:57:19-04:57:24

But I also on the other hand, I don't care about billionaires building data centers to

04:57:24-04:57:24

spy on me.

04:57:24-04:57:25

I really don't.

04:57:26-04:57:28

I just want to use my land for my thing.

04:57:28-04:57:34

And I've run into enough times already, not here, not in Utah County, but other places

04:57:34-04:57:39

where people put the fence and then all of a sudden I got to spend a ton of money to get a tiny bit of land back.

04:57:39-04:57:51

And I'm worried, right? I see a bunch of steps that to me look like a pattern that is going to get very expensive for me very quickly.

04:57:52-04:57:56

And it's those inconsistencies that bother me more than anything else.

04:57:57-04:58:00

And my wife has different concerns, but those are mine.

04:58:00-04:58:05

So the setback would be for a structure, I think, right?

04:58:06-04:58:09

But they could put a fence right on the property line, right?

04:58:09-04:58:11

Yes. Outside the fence,

04:58:11-04:58:15

they plan to put 12 feet of--

04:58:15-04:58:16

Leavesmen or whatever.

04:58:16-04:58:17

Yeah. Well, 12 feet of something.

04:58:17-04:58:20

So set the fence back 12 feet from their property line?

04:58:20-04:58:25

Well, so their document describes a situation where they have,

04:58:26-04:58:28

where their panels start,

04:58:29-04:58:36

Right and then after the panels there's a 20 foot wide road and then there's a fence and

04:58:36-04:58:37

then there's a

04:58:38-04:58:43

12 a 12 foot area where they've taken out the vegetation

04:58:44-04:58:52

They also described though a 50 foot setback around so between the panels and the fence and the other

04:58:52-04:58:54

properties that don't belong to them

04:58:55-04:59:01

That's in that's in a different spot, but it's but it they relate they keep referring back to each other

04:59:02-04:59:05

So I'm really confused. Okay. Are they going to?

04:59:06-04:59:10

Make any improvements or touch your property at all

04:59:11-04:59:17

That's what I'm worried about right they can't well they so they're doc their document says one thing

04:59:17-04:59:20

They're drawing says another thing, but they can't okay

04:59:20-04:59:25

Well, how do I mean if they do then you call the cops and say they're trespassing

04:59:25-04:59:29

Okay, well, and if I can do that that would be great because it's your land

04:59:30-04:59:34

Okay, they can't use your land without your permission that I would like that can

04:59:34-04:59:40

And then I will remember that the next time they have their guys driving around me and pick up trucks and flying drones

04:59:41-04:59:45

Yeah, yeah, I don't know if you have I don't have you know if you have a right to airspace

04:59:45-04:59:47

But well, I mean if they're flying them right over me

04:59:47-04:59:54

I guess I could just you know duck on them or something. I don't know. I know what they do in Alabama with those drones. Yeah

04:59:54-04:59:57

Documentation though take pictures. Yeah, okay

04:59:58-05:00:02

But yeah, they're just spinning around us and zipping back and forth on

05:00:03-05:00:07

Through my that's not something we can address here, right?

05:00:08-05:00:15

But I'm more worried about making sure that that document matches what they do which document so that this

05:00:15-05:00:16

application.

05:00:17-05:00:21

>> Application claims one thing, but it doesn't match the drawing.

05:00:22-05:00:27

And there was a section in the drawing where they got it right up on the end.

05:00:27-05:00:31

>> Sir, we need to buy the microphones that was picked up for the record.

05:00:31-05:00:38

>> If they follow the description in the document, but they put the fence on the property line,

05:00:39-05:00:44

then they won't be following the description in the document because at a minimum they won't have that 12 feet.

05:00:44-05:00:48

>> So the approval is going to be based on the submission.

05:00:49-05:00:49

>> Okay.

05:00:50-05:00:52

>> And so if they do it different than the submission,

05:00:53-05:00:58

then we have folks that can stop them from doing it that way.

05:00:58-05:01:03

>> Okay, so that's good to know because we've dealt with this in a different place where they said,

05:01:03-05:01:05

well, we'll approve it, but then really you can do what you want afterwards.

05:01:06-05:01:08

So if that's how you guys do things here,

05:01:08-05:01:12

that's way better than other places where I've been at planning commissions where they said.

05:01:12-05:01:13

>> I think that's how we try.

05:01:13-05:01:18

Yeah, they will at a point that they want to secure a building permit for the facility

05:01:18-05:01:21

They'll have to submit plans including a site plan

05:01:21-05:01:28

We'll check that site plan to make sure that it complies with any conditions of approval here are our land use ordinance our setback requirements

05:01:29-05:01:35

They represent that they are you know utilizing property that they have control of yeah, that's not in front of us

05:01:35-05:01:37

We don't decide that right

05:01:38-05:01:39

Correct. I mean there might be a site

05:01:40-05:01:46

the site plan associated with this application just kind of show a layout but right this one not approving setbacks no

05:01:47-05:01:48

Those are ready. Yeah. Yeah

05:01:49-05:01:55

Even if their plans didn't meet the setback in a document they would have to meet that they would have to meet those

05:01:55-05:01:57

They'd have to amend that and show they meet the setback

05:01:58-05:02:03

So they they're proposing to exceed our minimum setback for a facility like this

05:02:03-05:02:08

their proposal includes the 50-foot setback in the documentation that they submitted as

05:02:09-05:02:17

>> I'm sorry, as stated, they anticipate having a 12 foot wide buffer from their property

05:02:17-05:02:18

line to the fence.

05:02:18-05:02:24

Inside the fence, they describe a 20 foot wide perimeter fire access road.

05:02:26-05:02:27

That's what he's talking about.

05:02:30-05:02:37

So if you want to maintain that, you can add a condition to maintain it as per their submittal.

05:02:38-05:02:41

they are exceeding what our ordinance requires.

05:02:42-05:02:47

So we just put that as a condition in addition to the staff recommendation that they stick

05:02:47-05:02:49

to their proposal?

05:02:49-05:02:56

Yeah, I mean you could just make sure that it's clear that it needs to be so any non-adjacent

05:02:57-05:03:02

or parcels that are not part of the facility would have to meet that setback requirement

05:03:03-05:03:05

or setback as per their submittal.

05:03:06-05:03:09

can impose a stricter setback than the ordinance?

05:03:13-05:03:17

If it's a detrimental effect that you want to, but they are volunteering that

05:03:17-05:03:18

that's what they're going to do.

05:03:20-05:03:25

Is there anything that requires them to maintain access to a property that they

05:03:25-05:03:30

surround or if they're cutting off the existing access to a property?

05:03:31-05:03:34

>> No, I mean, if there's no occupied structure that,

05:03:35-05:03:38

you know, as rights associated with that,

05:03:38-05:03:44

that mean our requirements generally accesses a private issue.

05:03:44-05:03:48

But I think we have addressed that in these similar situations.

05:03:48-05:03:49

>> It seems like it.

05:03:50-05:03:51

>> Yeah, I seem to remember that.

05:03:51-05:03:54

>> Correct. So we have required access roads for

05:03:54-05:03:57

the ones that are completely surrounded by

05:03:58-05:04:00

the facility in previous approvals.

05:04:00-05:04:01

However, as Bryce said,

05:04:01-05:04:04

that those access to individual properties are

05:04:05-05:04:08

a private agreement between property owners to work out,

05:04:09-05:04:11

and we have not made the requirements for that.

05:04:11-05:04:18

Is there another project that's adjacent?

05:04:18-05:04:19

Is that the issue?

05:04:20-05:04:23

There's not one immediately adjacent.

05:04:23-05:04:26

There's a similar solar site that's farther south,

05:04:26-05:04:29

but there's still distance between those two.

05:04:30-05:04:34

There's one right starting that starts right at the kitty corner and then it heads south

05:04:35-05:04:39

So it's you see the blue one east the bottom blue square

05:04:40-05:04:44

So he so you have this quick silver project to your north and there's another project

05:04:44-05:04:46

Yeah, yeah, sir to the west sorry

05:04:46-05:04:51

Yeah, Frogtown starts a little bit to the east and then and it goes south and it's it's pretty big too

05:04:52-05:04:56

All right. Well, thank you. Is there any more questions? Yeah, I just want to make sure I understand

05:04:57-05:05:01

Okay, this you're not losing your access

05:05:01-05:05:06

Mm-hmm. You can still get to your property. You're not landlocked yet. I would

05:05:08-05:05:10

Yeah, if they both go in then we would be

05:05:10-05:05:13

Because they would we would be landlocked, but they can't

05:05:14-05:05:17

That's why I'm confused they touch on a corner, but you're not

05:05:18-05:05:23

Prevented from accessing your land right now. I'm not even if both projects go in

05:05:24-05:05:27

So well, that's why I'm asking you I don't know

05:05:29-05:05:33

When the president goes in then this project will be on my north side

05:05:34-05:05:39

I understand that then the other ones like that they would they can't they can't take a public road

05:05:39-05:05:47

So how do you get to your property? We don't there's no roads out there like so you don't have a right now to access your property

05:05:47-05:05:51

We come in actually we do come in from from some trails

05:05:51-05:05:55

Are they I don't know if they they're they're on the map, but people been blocking them off

05:05:56-05:06:02

So I have no idea if they count or not their names their names their trails. They're not they're not maintained roads

05:06:03-05:06:08

That's what's typically out there. Can we pull up a satellite view of it? Yeah, go ahead

05:06:13-05:06:17

Also that I would have hope that you can read the

05:06:18-05:06:24

They're in their application the part of they talk about the in compliance with the ordinance that talking about the

05:06:25-05:06:28

Setbacks it's very confusing to us. I

05:06:28-05:06:29

I

05:06:31-05:06:37

My husband and I we discussed that what do they really mean here is the toll feed on this side or this side?

05:06:38-05:06:39

I hope you I

05:06:40-05:06:43

Try to understand what they are

05:06:43-05:06:49

really see that's why I want to be here today and to find out what their real plan is.

05:06:52-05:06:59

For now we're basically a landlock from the west side the only way to access is from the east

05:06:59-05:07:06

but this project going in it will block the whole east side because there's other projects as well.

05:07:11-05:07:20

I was looking into the offer they made, but the offer was kind of ridiculous.

05:07:21-05:07:24

And then they said I must sell the land to them if I want to be part of the project.

05:07:26-05:07:29

So you own the parcel directly south?

05:07:29-05:07:30

We own two parcels.

05:07:30-05:07:31

Yeah, right in the south.

05:07:31-05:07:32

We own two parcels.

05:07:32-05:07:34

And those parcels are kitty corner to each other.

05:07:35-05:07:40

The ones we own are the one, if you go, okay, scroll up a little bit.

05:07:40-05:07:41

- We'll go to the left or right.

05:07:41-05:07:41

- Roll up.

05:07:42-05:07:43

- I mean, sorry, south.

05:07:43-05:07:44

- South down the road.

05:07:44-05:07:45

- South just a little bit.

05:07:46-05:07:46

- South.

05:07:46-05:07:47

- A little further.

05:07:47-05:07:47

- There you go.

05:07:48-05:07:49

- Okay, a little bit more.

05:07:49-05:07:52

Okay, so you see the ones that are all--

05:07:53-05:07:54

- The triple O4.

05:07:54-05:07:57

- Yeah, so it's the one right underneath

05:07:58-05:07:59

that blue one in the middle.

05:07:59-05:08:00

- It's one west, sorry, go west.

05:08:00-05:08:00

- Go west.

05:08:01-05:08:01

- Two one more.

05:08:02-05:08:02

- Yeah, that one.

05:08:03-05:08:03

- Right there.

05:08:04-05:08:04

- That one.

05:08:04-05:08:04

- Yeah.

05:08:06-05:08:07

- That one's yours and--

05:08:07-05:08:09

- That one's mine and then the one next to it is also ours.

05:08:09-05:08:12

the one to my right there.

05:08:12-05:08:13

>> Yeah, that's the other way.

05:08:13-05:08:14

>> The big one.

05:08:14-05:08:17

>> The one. So both 162 acres-ish?

05:08:17-05:08:20

>> Yeah. Somebody's buying up all the other ones,

05:08:20-05:08:23

and I think he's got similar plans for similar things,

05:08:23-05:08:25

but we'll have to deal with that later.

05:08:26-05:08:30

There used to be some access that would come in above that one that's striped,

05:08:31-05:08:32

but that's been blocked.

05:08:32-05:08:37

Somebody's like, you put up a fence and a bunch of big railroad ties in it.

05:08:38-05:08:44

There used to be another one further north, probably the same guy has buried a car up there.

05:08:46-05:08:49

And then there were old, these were old ways in that we were using for years.

05:08:50-05:08:51

There are some on the west.

05:08:52-05:08:58

Yeah. And so we've been coming in from the west, which is a longer trip or from the, those are from the west. I'm sorry.

05:08:58-05:09:02

So above that, that stripey guy there, the big one with the stripes.

05:09:03-05:09:07

We were coming in that way and then we'd go around the bottom to get to ours.

05:09:08-05:09:11

Now we come in from the other side from the state land.

05:09:12-05:09:16

If you go past the shooting range and just go south, you can go south until the road

05:09:16-05:09:19

turns and then we come up over the top and just go straight in from there.

05:09:22-05:09:27

With Frogtown gobbling up all the bottom and them coming down from the top, that becomes

05:09:27-05:09:32

a worry and I think there's other people planning other things that haven't come to

05:09:34-05:09:38

So, but it's, you know, that I don't like that.

05:09:39-05:09:41

Well, I guess we'll just have to deal with it.

05:09:41-05:09:48

But I'm also just worried about things like when in my experience when documents have things

05:09:48-05:09:51

in them that don't match each other, I usually get the short end of the stick.

05:09:52-05:09:57

So I want to make sure that there's something that can at least be said ahead of time so

05:09:58-05:10:01

that, you know, it's not as expensive as it has to be.

05:10:01-05:10:05

>> So just to summarize then, it seems to me there are two concerns here.

05:10:05-05:10:06

>> Yes.

05:10:06-05:10:08

>> One is your access to your property.

05:10:09-05:10:09

>> Correct.

05:10:09-05:10:15

>> And your second is that the applicant comply with the setback standards of the county.

05:10:16-05:10:16

>> Right.

05:10:16-05:10:17

>> Okay.

05:10:18-05:10:21

So we can require the applicant to comply with the setback requirements.

05:10:22-05:10:23

>> I appreciate that.

05:10:23-05:10:26

>> And the county has the ability to enforce that.

05:10:26-05:10:26

>> Okay.

05:10:27-05:10:29

>> As far as access is concerned,

05:10:30-05:10:32

You got to get your own access.

05:10:32-05:10:35

And I'd be talking to my neighbors and buying an easement.

05:10:35-05:10:36

Yeah, OK.

05:10:37-05:10:41

And setback would only be to the structure, not to a fence.

05:10:41-05:10:43

So they could put a fence right on the edge of their property,

05:10:43-05:10:43

right?

05:10:45-05:10:45

Yeah.

05:10:45-05:10:45

They could.

05:10:45-05:10:48

I know they've said they wouldn't, or they'd give 12 feet

05:10:48-05:10:49

to the fence or whatever.

05:10:49-05:10:52

But at any rate, the setback is only

05:10:52-05:10:57

to a structure, to a building, or to the solar panel structure,

05:10:58-05:10:58

I guess, that you're going to build.

05:10:59-05:11:01

So I guess at the end of the day,

05:11:01-05:11:03

they can put a fence right along their property line.

05:11:03-05:11:05

- Oh, I mean, that's fine.

05:11:05-05:11:06

- Actually, that'd be nice,

05:11:06-05:11:10

'cause then they wouldn't be driving like crazy, right?

05:11:11-05:11:12

- The back can't get it.

05:11:12-05:11:13

- Well, we'll figure that out.

05:11:13-05:11:16

- But I think you're right, as far as the access,

05:11:16-05:11:17

at least right now,

05:11:17-05:11:21

I think we've worried about properties up further north

05:11:21-05:11:23

that are right in the middle of this project

05:11:24-05:11:26

that are actually landlocked,

05:11:26-05:11:32

and they had agreed back then that they would preserve a road access for them.

05:11:32-05:11:37

And I don't know if there was an access agreement or whatever, but they've agreed to.

05:11:37-05:11:43

So you can see there's actually a little road or something on that property up in the middle of this project.

05:11:43-05:11:45

But right now you're not landlocked.

05:11:45-05:11:48

So it's kind of on you to get your access.

05:11:48-05:11:51

>> So once they get this approval, they'll be doing this.

05:11:51-05:11:57

I want to make sure that those things are addressed or we're on the same page.

05:11:58-05:11:58

I understand it.

05:12:01-05:12:07

I suppose what we're saying is that we can't control private property usage as far as an access goes.

05:12:08-05:12:13

We can protect access that's already there, like an established road.

05:12:13-05:12:19

>> Okay. Then the third question would be this would -- how much would this really destroy

05:12:19-05:12:23

the value of my properties, right? Can't use it almost.

05:12:23-05:12:24

>> I can't hear you.

05:12:25-05:12:31

>> I said, I understand what you're saying, but there's two concerns we have. When they

05:12:31-05:12:36

put in the project, I would -- how much would my -- the value of my product would be this

05:12:38-05:12:45

I mean, I know they did a study in this application, but they said that conclusions, they won't

05:12:45-05:12:45

affect it.

05:12:46-05:12:47

It won't affect your value.

05:12:49-05:12:56

They said, I think they said they won't affect the value, but I cannot imagine how it will

05:12:56-05:12:58

not affect my value.

05:12:58-05:12:59

I can't even get there.

05:13:00-05:13:06

>> But the challenge, the question before this commission is does this application comply

05:13:06-05:13:13

with county ordinances. That's the question we're answering. So the

05:13:13-05:13:17

valuation question is not something that we deal with.

05:13:20-05:13:26

Yeah. In other words, we and we heard it earlier today that detrimental impact

05:13:27-05:13:33

can't be the property value. It can be health, it can be hazard, it can be I don't

05:13:34-05:13:40

I don't know what all the other things we've heard but can't be that my property value got impacted

05:13:41-05:13:49

I'm not saying is not doesn't affect you. I'm not saying that at all, but that's not anything within our power

05:13:50-05:13:50

Yeah

05:13:51-05:13:55

From the last project I heard something called what good neighborhood?

05:13:57-05:14:03

Grim and or something that means the good neighbor agreement. Yeah good agreement

05:14:03-05:14:08

I think a good company would have practiced that.

05:14:10-05:14:12

We were offered that with the last project.

05:14:13-05:14:13

That's what I'm saying.

05:14:15-05:14:16

We were offered that.

05:14:20-05:14:20

Anyone?

05:14:21-05:14:24

Yeah, I was just mostly worried about that whole thing,

05:14:24-05:14:25

whether they were--

05:14:25-05:14:26

because they're--

05:14:26-05:14:29

If you have questions about what standards are imposed

05:14:29-05:14:33

on the applicant, then I think you

05:14:33-05:14:37

can meet with the staff and then that would be who you talk to if you think

05:14:38-05:14:42

they're not compliant with the okay with that's what I would like to know if I

05:14:42-05:14:47

come out there and the behavior that I've seen continues there's no behavior it's

05:14:47-05:14:53

location of improvements and compliance with the okay with the approved site

05:14:53-05:14:57

plan okay so behavior I go to somebody else yeah okay would you suggest that

05:14:57-05:15:01

they talk to if they're land use disputes.

05:15:03-05:15:05

Which department handles that kind of thing?

05:15:06-05:15:08

I don't think we can get into that.

05:15:08-05:15:09

I don't think the county gets into,

05:15:10-05:15:12

I mean, if there's a zoning,

05:15:12-05:15:13

if there's land use violation,

05:15:13-05:15:14

then we enforce those.

05:15:15-05:15:17

If there's trespass or something,

05:15:17-05:15:18

then the sheriff will get involved.

05:15:19-05:15:20

But that's about it from what I've heard.

05:15:22-05:15:25

So they're saying that the applicant

05:15:25-05:15:27

isn't operating as they should,

05:15:27-05:15:31

then they can talk to you as long as not more like you're

05:15:31-05:15:32

driving across our land.

05:15:32-05:15:32

Right.

05:15:32-05:15:33

Then they should go to the Sheriff's office.

05:15:34-05:15:34

Yeah.

05:15:34-05:15:35

If they want to make sure,

05:15:36-05:15:38

ensure that the proposal is

05:15:38-05:15:40

being applicable and approved requirements,

05:15:40-05:15:42

they can come talk to us for sure.

05:15:43-05:15:43

Are you?

05:15:43-05:15:43

All right.

05:15:44-05:15:52

Thank you for coming and giving comment.

05:15:52-05:15:54

It is helpful for us to hear this.

05:15:54-05:15:59

Well, we're very frustrated because when I bought the land,

05:15:59-05:16:00

I did not expect that it was happy at all.

05:16:01-05:16:02

It's happy enough.

05:16:03-05:16:08

I only bought it a year before the father part of came here.

05:16:11-05:16:14

So I feel we're disturbed basically from that.

05:16:18-05:16:19

I hope it's not approved.

05:16:24-05:16:24

But--

05:16:24-05:16:31

I hope because it's so close to the city, you know, but the whole time it's going to occupy by the solar panels

05:16:33-05:16:37

Yeah, and so so we're gonna we're gonna move on bed and and the main thing is

05:16:38-05:16:43

We're we're our hands are tied on what we can can rule on and right now

05:16:44-05:16:46

We don't there's nothing in front of us that is

05:16:47-05:16:52

Determinal impact that we can use to change this applications request

05:16:53-05:16:55

That I I've heard so

05:16:56-05:16:59

Okay, is there is there any more question or discussion from the Commission?

05:17:01-05:17:02

Any questions for staff?

05:17:04-05:17:09

So if I understand this right we're adding some more parcels to

05:17:11-05:17:16

Your project and your permit for solar this this is a separate approval

05:17:16-05:17:20

This is a separate application from the other ones, but yes, it's adjacent to other

05:17:21-05:17:22

>> The entire project.

05:17:22-05:17:24

>> Three additional properties,

05:17:24-05:17:27

but then also extending the permit on the prior.

05:17:28-05:17:31

>> So they're requesting that the extension,

05:17:31-05:17:38

the allowed extension of three years be extended to five years to 2030.

05:17:39-05:17:41

>> On all the other on the prior?

05:17:42-05:17:43

>> Just on this one.

05:17:43-05:17:45

>> Just on these three parcels.

05:17:45-05:17:45

>> Correct.

05:17:46-05:17:50

>> So the findings that you should make are based

05:17:50-05:17:53

on the cluster study process and the construction

05:17:53-05:17:56

of utility improvements is what they,

05:17:57-05:17:59

if you're inclined to grant that,

05:17:59-05:18:02

those are the findings you should include in your--

05:18:02-05:18:02

- Okay.

05:18:03-05:18:03

- Thank you.

05:18:03-05:18:05

Is there a motion to be made?

05:18:06-05:18:07

- Yes, I'll make a motion.

05:18:09-05:18:13

I move to approve the application for the,

05:18:14-05:18:17

I move to approve the conditional use application

05:18:17-05:18:27

C.U.2025-06 for the request for solar energy facility as an electric power

05:18:27-05:18:35

generation plant and move to with that motion adopt the eight or the nine

05:18:35-05:18:43

findings of the staff that is found on page well section five of the staff

05:18:43-05:18:49

recommendation and that would include number nine which is the termination

05:18:50-05:18:57

date be extended to August 19th 2030. Second moved and seconded any any further

05:18:57-05:19:06

discussion all those in favor say aye. Aye. Any opposed say nay. That's

05:19:06-05:19:07

>> Yes, unanimous.

05:19:09-05:19:17

Okay. We have, do we, is D an item or is something to decide on?

05:19:17-05:19:22

What's the agricultural, agricultural protection area?

05:19:22-05:19:24

>> Yep. This is probably the longest item of the night.

05:19:24-05:19:27

So I apologize, but it's what?

05:19:27-05:19:28

>> This is going to be the longest item of the night.

05:19:28-05:19:29

>> Okay.

05:19:30-05:19:31

>> By that I mean shortest.

05:19:31-05:19:32

>> Thank you.

05:19:32-05:19:33

>> Promises, promises.

05:19:33-05:19:39

So state code requires whenever an agricultural protection area is

05:19:39-05:19:43

created, meaning the commission has approved it and recorded it,

05:19:44-05:19:48

that also needs to be recorded with the Planning Commission.

05:19:49-05:19:52

So the way we've handled that is to bring it as an agenda item.

05:19:53-05:19:57

I'll read this information into our minutes so we have record of it.

05:19:57-05:19:59

So on July 9th,

05:20:00-05:20:03

the 2025, the Utah County Commission approved the creation of

05:20:03-05:20:06

the Relief Mine Company 2025 Agricultural Protection Area,

05:20:07-05:20:12

175 acres east of Salem along the bench there.

05:20:12-05:20:14

So that came before you for

05:20:14-05:20:16

a recommendation if you recall several months ago.

05:20:16-05:20:19

So just wanted to read that in the record

05:20:20-05:20:21

to officially notify you that's been created.

05:20:22-05:20:25

>> So that's all we need to just read in the record?

05:20:25-05:20:28

We don't need to vote on anything or make a motion or anything.

05:20:28-05:20:28

Okay, good.

05:20:32-05:20:33

- Other business.

05:20:34-05:20:38

- We've decided to continue that.

05:20:38-05:20:40

Maybe have that discussion next month.

05:20:40-05:20:40

- Yeah.

05:20:41-05:20:43

- When we get to that, just remember some of the experiences

05:20:43-05:20:44

from tonight.

05:20:44-05:20:44

- Yeah.

05:20:45-05:20:46

- You know, that's kind of what we're trying to address.

05:20:47-05:20:49

- Well, we'll be meeting again in a month.

05:20:50-05:20:54

And would we want this new resolution to be our guide

05:20:54-05:20:56

or do we want the old one to be our guide again?

05:20:57-05:20:57

- Yeah.

05:20:58-05:21:01

Anyway, just remember some of the things

05:21:01-05:21:02

I've experienced tonight and what we're

05:21:02-05:21:06

trying to accomplish with this to make these meetings a little

05:21:06-05:21:07

more efficient, productive for you.

05:21:07-05:21:08

Yeah.

05:21:10-05:21:11

So yeah.

05:21:11-05:21:14

Item number E, does it require public hearing?

05:21:14-05:21:14

No.

05:21:15-05:21:16

No, it's just a resolution.

05:21:16-05:21:17

It's your own resolution.

05:21:17-05:21:21

So we can just go ahead and review that next month.

05:21:21-05:21:25

Do we want to-- does someone want to make a motion to continue

05:21:25-05:21:27

this, or do we want to decide on this?

05:21:27-05:21:32

So we want to talk about this further in the next meeting.

05:21:32-05:21:34

- I move that we continue it till the next meeting.

05:21:34-05:21:34

- Yeah.

05:21:36-05:21:40

- And moved and seconded to continue item E.

05:21:41-05:21:41

- Again.

05:21:41-05:21:45

- On the resolution to the next meeting.

05:21:45-05:21:47

All those in favor say aye.

05:21:47-05:21:47

- Aye. - Aye.

05:21:50-05:21:51

Any opposed say nay.

05:21:53-05:21:54

The meeting is adjourned.

05:22:21-05:22:24

[BLANK_AUDIO]

