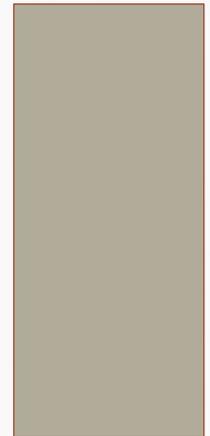


TRANSMISSION LINE  
ROCKY MOUNTAIN POWER &  
HEBER LIGHT AND POWER

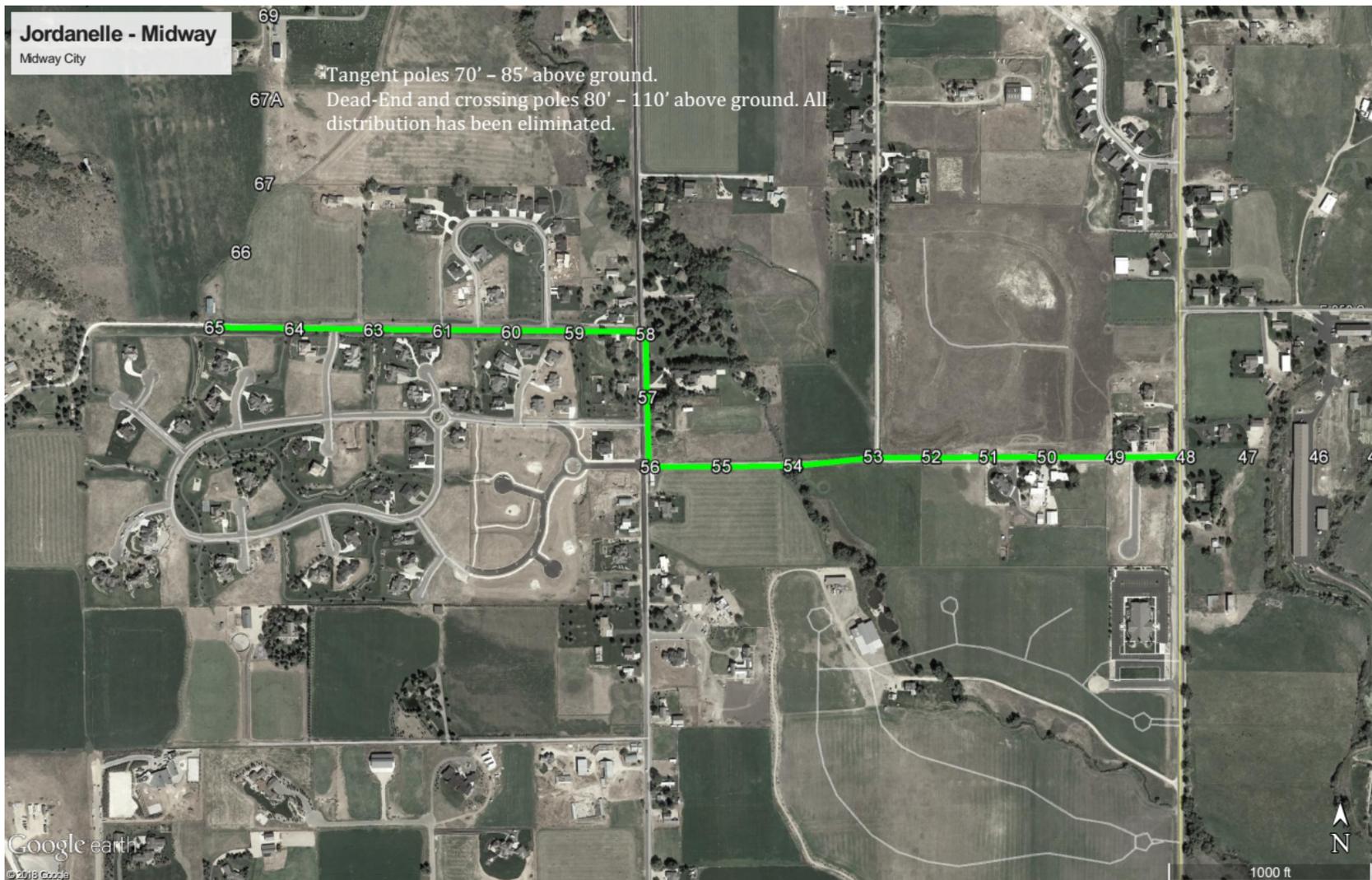
CONDITIONAL USE



# PROPOSED CONDITIONAL USE

- Rebuild existing HL&P (46-138kV)
- Install RMP lines on the same poles (138kV)
- Establish a second transmission line interconnection
  - Strengthen reliability
  - Increase capacity in Midway and surrounding area
- About 1 mile of transmission line in Midway
  - Follow historic route
    - Stringtown Road, Wards Lane, and 970 South
- Pole heights would range from 65' – 88'
- Distribution lines would be buried by HL&P

# PROPOSED CONDITIONAL USE



# SURVEY METHODOLOGY

- Survey Design & Analysis
- 301 participants
  - 200 was required for a statistically sound survey
- All areas of the City were represented
  - 96 from northeast
  - 122 from northwest
  - 45 from southeast
  - 37 from southwest

# SURVEY RESULTS

	NE	NW	SE	SW	No Area designation	Total
Counts	NE	NW	SE	SW	No Area designation	Total
Keep it above ground	26	28	16	3	2	75
Bury the line, I accept the fact that my utility bill will increase	63	88	28	32	0	211
Not sure, need more info	6	4	1	1	0	12
No opinion either is fine	1	1	0	1	0	3
	96	121	45	37	2	301

# SURVEY RESULTS

	Percent	NE	NW	SE	SW	No Area designation	Overall Totals	
	Keep it above ground	27.1%	23.1%	35.6%	8.1%	100.0%	24.9%	
	Bury the line, I accept the fact that my utility bill will increase	65.6%	72.7%	62.2%	86.5%	0.0%	70.1%	
	Not sure, need more info	6.3%	3.3%	2.2%	2.7%	0.0%	4.0%	
	No opinion either is fine	1.0%	0.8%	0.0%	2.7%	0.0%	1.0%	

# POSSIBLE FINDINGS

- The proposal is an administrative review and approval
- The proposed use is a conditional use and the city may impose reasonable conditions to mitigate identified issues
- The proposal includes taller poles that will be visible to the residents of Midway, visitors of Midway, and the surrounding residents of Wasatch County
- The distribution and possibly communication lines will be buried to help declutter the current transmission line situation, and reduce the weight being carried by the poles, thus reducing poles in the area
- The proposal will create a second point of power access that will benefit the residents of the valley
- The proposal will allow more power to enter the valley that will benefit the entire community by meeting community needs



— TRANSMISSION LINE TO BE REBUILT

① VIEWPOINT LOCATION

● SUBSTATION

# JORDANELLE TO MIDWAY TRANSMISSION LINE UPGRADE PROJECT



PHOTO REGULATIONS BY  
**POWER**  
ENGINEERS

EXISTING CONDITIONS



PROPOSED CONDITIONS



## JORDANELLE TO MIDWAY TRANSMISSION LINE UPGRADE PROJECT

### PHOTO SIM VIEWPOINT 1

- TRANSMISSION LINE TO BE REBUILT
- ① SIMULATION VIEWPOINT LOCATION

PHOTO SIMULATION BY  POWER ENGINEERS

DATE: 04/24/2018

TIME: 1:42 PM

DIRECTION: SOUTH

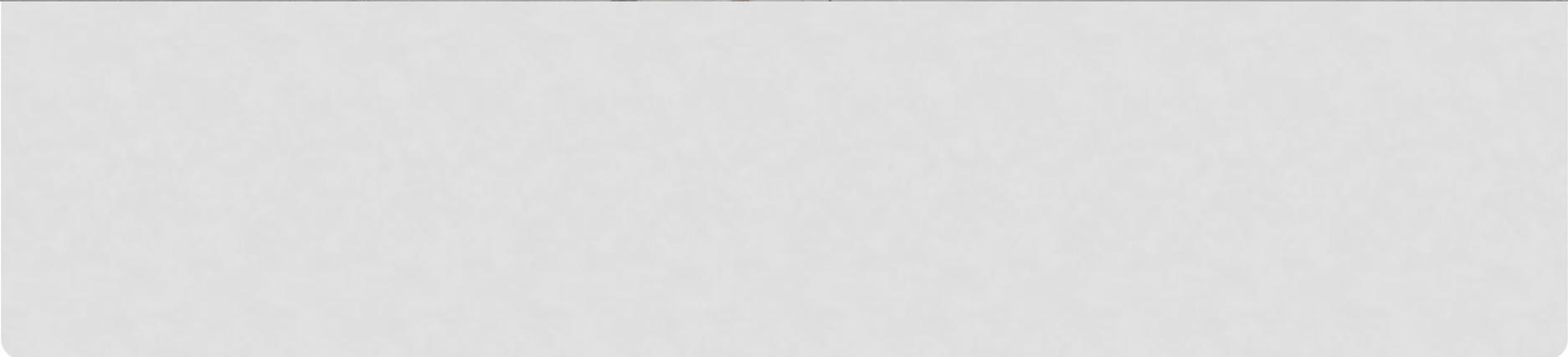


PHOTO SIMULATION IS FOR DEMONSTRATION PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO CHANGE PENDING PUBLIC, ENGINEERING, AND REGULATORY REVIEW.

## EXISTING CONDITIONS



**PROPOSED CONDITIONS**



## HL&P PROPOSED POSSIBLE CONDITIONS

- Visual/aesthetic conditions as outlined in the prior meeting: taller/long span poles, rust-colored metal poles plus wood poles, non-specular wire, distribution and communications lines underground, designed/constructed for future improvement of 900 South.
- The companies must contact all property owners whose properties are crossed by the power line prior to beginning construction.
- The companies must obtain all property rights required by Utah law prior to beginning construction.

## HL&P PROPOSED POSSIBLE CONDITIONS

- In the event a final determination is made by a court with jurisdiction that any existing property rights are not sufficient for the project, the companies will acquire legally sufficient property rights for the project, which may include negotiated agreements with the property owners or the use of eminent domain. As a part of this process and in accordance with Utah law, the companies will pay compensation for the properties either as negotiated with the property owner or determined by the court.

## HL&P PROPOSED POSSIBLE CONDITIONS

- Notwithstanding the requirement in the Utility Facility Review Board Act that all of the estimated cost difference be paid within 30 days prior to start of construction, the City would pay only \$75,000 by 1/15/2020 to start study and design work on the underground line. If not paid by that date, the line will be designed and built overhead.

## HL&P PROPOSED POSSIBLE CONDITIONS

- If the City makes an administrative decision that the line is to be constructed underground, the City would pay the balance of the estimated difference in costs between standard (overhead) construction and underground construction by 2/17/2020; the underground line, including the drop poles, will be constructed in Midway City. If the balance is not paid on time, the line will be designed and constructed overhead, all costs related to studies/design/engineering for the underground line will be deducted from the \$75,000 prepayment, and any balance will be returned to the City (or any overage would be paid by the City).

## HL&P PROPOSED POSSIBLE CONDITIONS

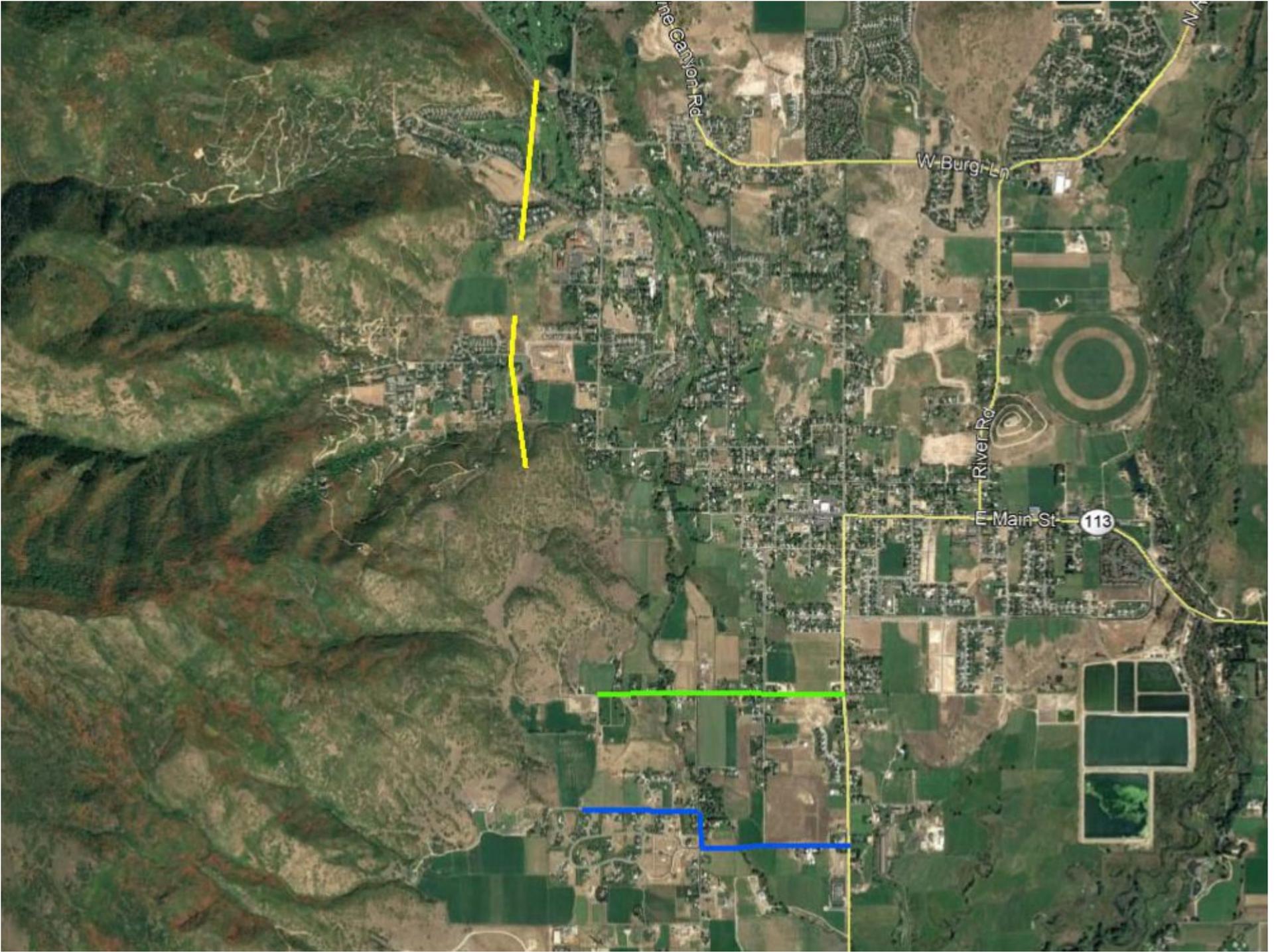
- If the line is constructed underground, the actual costs will be trued-up after construction is completed, and either RMP would refund the overpayment to the City, or the City would pay the difference to RMP. Per our calculations and the results of our third-party appraisal analysis and underground cost study, the estimated excess costs are \$3.8 million (assuming all of the underground line and the dip poles are located within City limits).

# CITY CODE

- Midway adopted a transmission line code on 1-15-2019
- Transmission lines allowed as a conditional use
- Resident concerns
  - Aesthetics
  - Health
  - Property values
  - Potential other options (lack of)

# TRANSMISSION LINES IN MIDWAY

- Judge Line (west of Homestead Drive)
  - Rocky Mountain Power
  - 1 mile
- 500 South
  - Heber Light & Power
  - 0.8 miles
- 970 South
  - Heber Light & Power
  - 1 mile



# SWISS ALPINE



# LIME CANYON



# LIME CANYON



# 500 SOUTH



# 500 SOUTH



# 500 SOUTH



# 970 SOUTH



# 970 SOUTH



# STRINGTOWN ROAD



# STRINGTOWN ROAD



# WARDS LANE



## WARDS LANE 65' POLE



## Stringtown Road 55' Pole



Hwy 113  
Approx. 60'



# 970 South 55' Pole



# WARDS LANE 65'



## Stringtown Road



# 970 South



# TRANSMISSION LINE PROPOSAL

CONDITIONAL USE

# Tangent Pole



# Dead End Pole

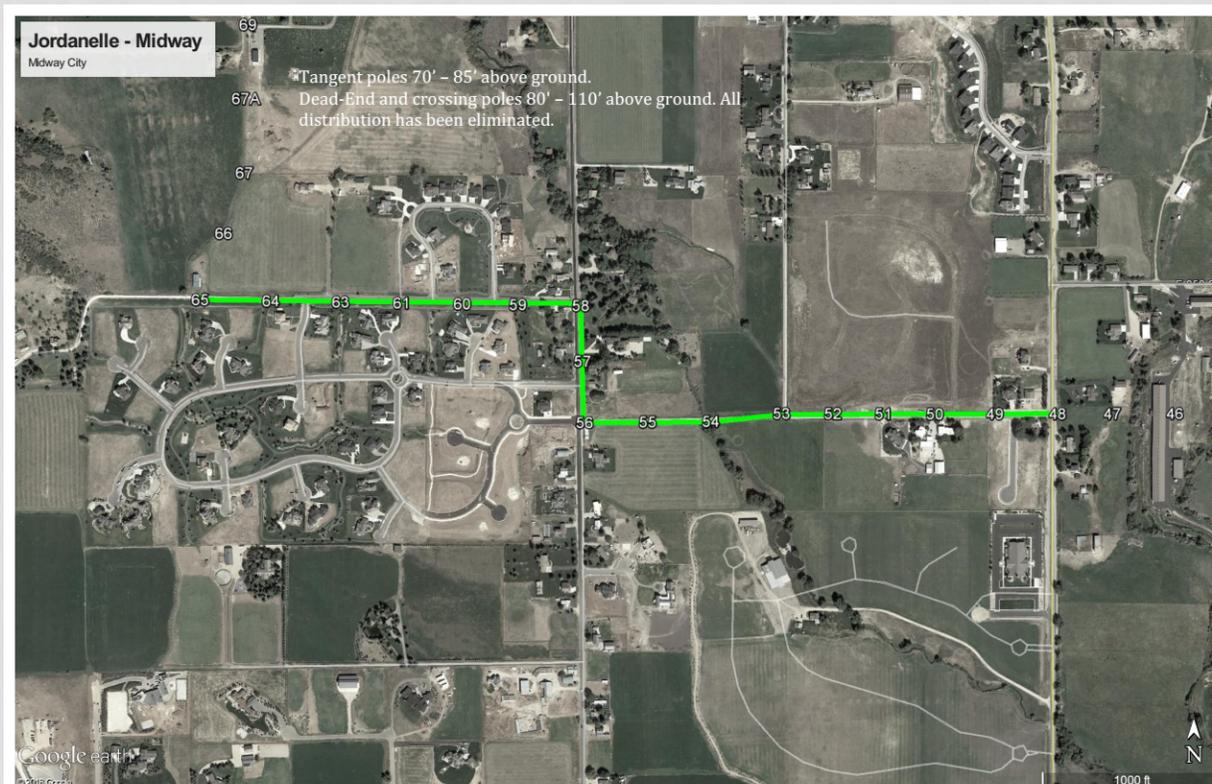


# SUBMITTED DOCUMENTS

- Underground Transmission Cost/Feasibility Study
- Transmission Lines and Property Values: Review of the Research
- EMF Electric and Magnetic Fields Associated with the Use of Electric Power
- Powering Our Future: Summit Wasatch Electrical Plan Local Planning Handbook

# ROUTE

- Section.13.47 (D)(1)
  - Prefers transmission lines follow historic routes
  - Proposal is to follow existing route



# POLE HEIGHT

- Section.13.47 (D)(2)
  - Prefers the shortest poles allowed by industry standards
    - All options should be considered for aesthetics and for harmonizing with the vision of the General Plan
  - Taller poles may reduce the number of poles required
  - Shorter poles may require the most amount of poles
  - Proposal is to replace existing 55'-65' (total length of poles) poles with poles that are 65'- 88' in height
  - All distribution and, possibly, communication lines will be buried

# TYPES OF POLES

- Section.13.47 (D)(3)
  - Limits the types of poles and focuses on the visual impact
    - No galvanized poles or reflective material is allowed
    - Pole color and material will focus on minimizing the visual impact
    - Wood poles or metal poles are both options
      - Wood poles would be taller than metal poles
    - If metal poles are chosen then the City may determine the color
- Section.13.47 (D)(4)
  - Any reasonable conditions may be imposed

# BURIAL OF TRANSMISSION LINES

- Section.13.47 (E)
  - Allows the City to require the burial of transmission lines and distribution lines
    - Application states that distribution and communication lines will be buried
    - If transmission lines area required to be buried
      - Cost must be considered
      - The City or some other source must pay the difference in cost
      - Must be paid within 30 days prior to construction
      - Limited time allowed to pay the difference in cost creates complications that would need to be considered

# BURIAL OF TRANSMISSION LINES

- Two poles are required, one for each transmission line

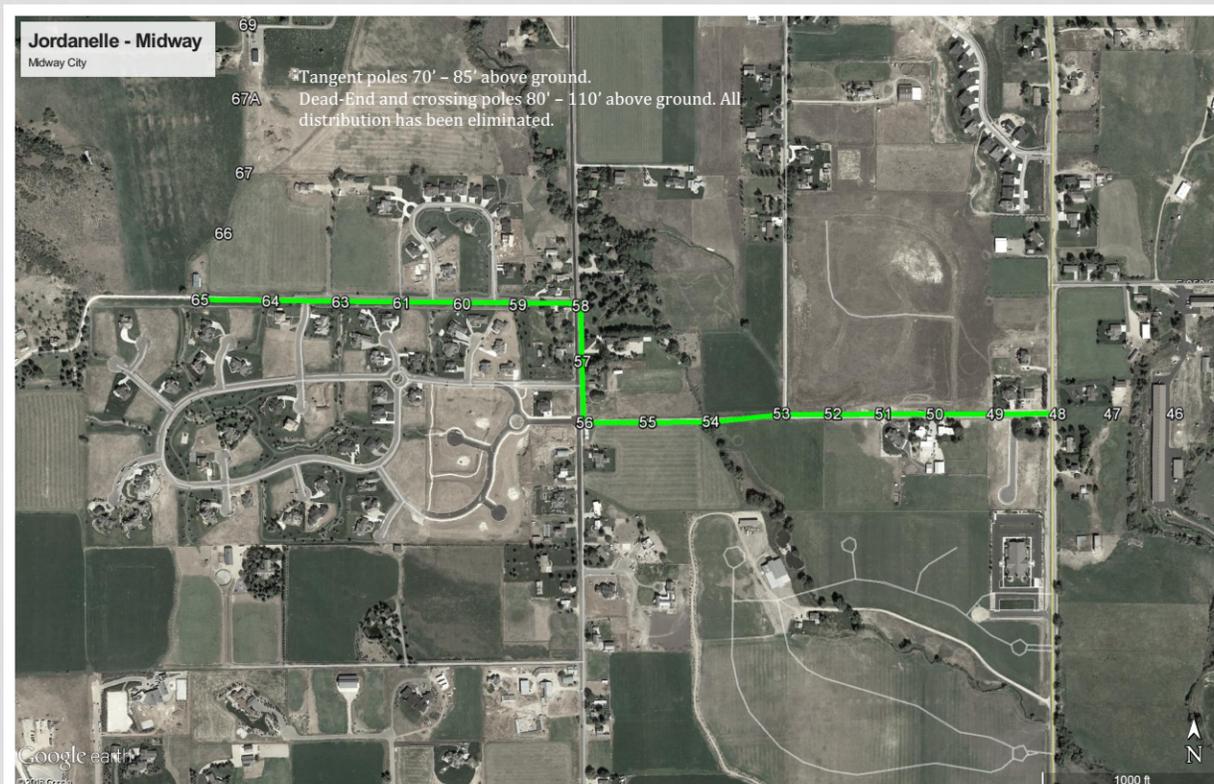


# POLE HEIGHT & NUMBER OF POLES

- Option A
  - 21 poles
  - 65' – 83'
  - 6 steel poles and 15 wood poles
- Option B
  - 16 poles
  - 70' - 85'
  - 6 steel poles and 10 wood poles
- Option B Alternate
  - 16 poles
  - 70' – 88'
  - 7 steel poles and 9 wood poles

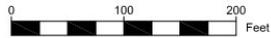
# ALTERNATIVE ROUTE STUDY

- Section.13.47 (D)(1)
  - Prefers transmission lines follow historic routes
  - Proposal is to follow existing route



## PROVIDE COST AND SIZE OF EASEMENTS

	Short Span	Long Span	Underground
Wards Lane	0sf	0sf	134sf
Stringtown Road	1401sf	1729sf	1298sf
970 S. West	4676sf	5489sf	329sf
970 S. East	7046sf	7734sf	813sf
Total	13123	14952	2574
Fee Acre Price	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
% of Fee	0.5	0.5	0.5
Est. Easement Cost	\$ 22,594.70	\$ 25,743.80	\$ 4,431.82



# JORDANELLE-MIDWAY TRANSMISSION LINE MIDWAY RIGHT-OF-WAY MAP

Section 3, Township 4 South, Range 4 East, SLB&M  
Wasatch County, Utah

## Option A (short spans)

Existing 46kV ROW: 27' from centerline  
138kV ROW: 28.5' from centerline

- LEGEND:**
- PROPERTY LINE
  - - - ROAD RIGHT-OF-WAY LINE
  - PAVED ROAD
  - - - UNPAVED ROAD
  - x-x- FENCE
  - EXISTING POWER LINE
  - EXISTING POLE
  - ├ EXISTING GUY/ANCHOR
  - PROPERTY CORNER MARKER
  - PROPOSED POWER LINE
  - PROPOSED POLE
  - - - EXISTING RIGHT-OF-WAY LINE
  - - - PROPOSED RIGHT-OF-WAY LINE



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Drawing # 17412-Midway-A  
Sheet 1 of 4  
7/05/2019

PREPARED BY:

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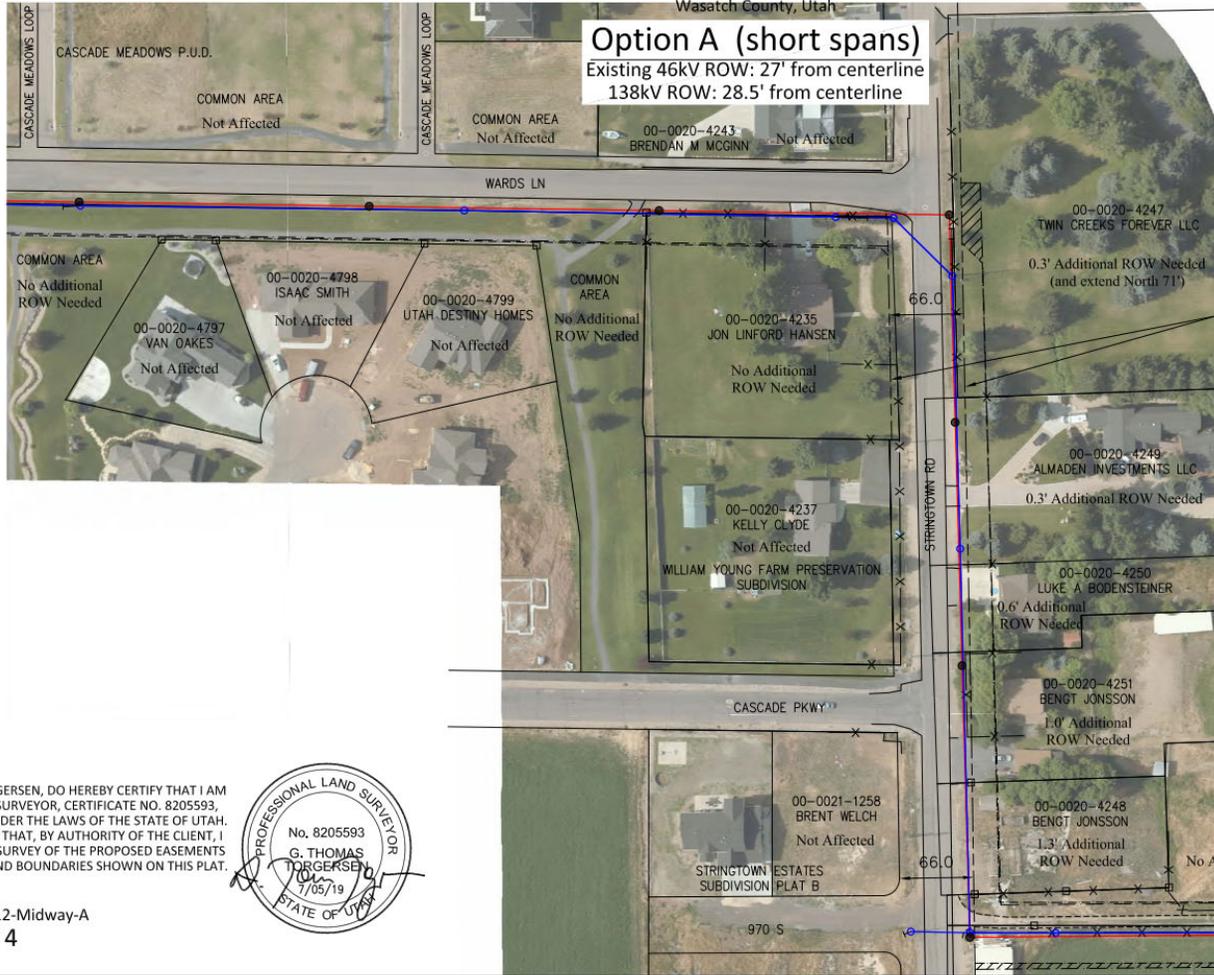
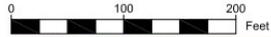
**ROCKY MOUNTAIN POWER**  
A DIVISION OF PACIFICORP

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Section 3, Township 4 South, Range 4 East, SLB&M  
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  - - - - UNPAVED ROAD
  - x-x- FENCE
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  - o EXISTING POLE
  - EXISTING GUY/ANCHOR
  - PROPERTY CORNER MARKER
  - PROPOSED POWER LINE
  - PROPOSED POLE
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Stringtown Road right-of-way lines based on 33' half-width from centerline (Typ.)

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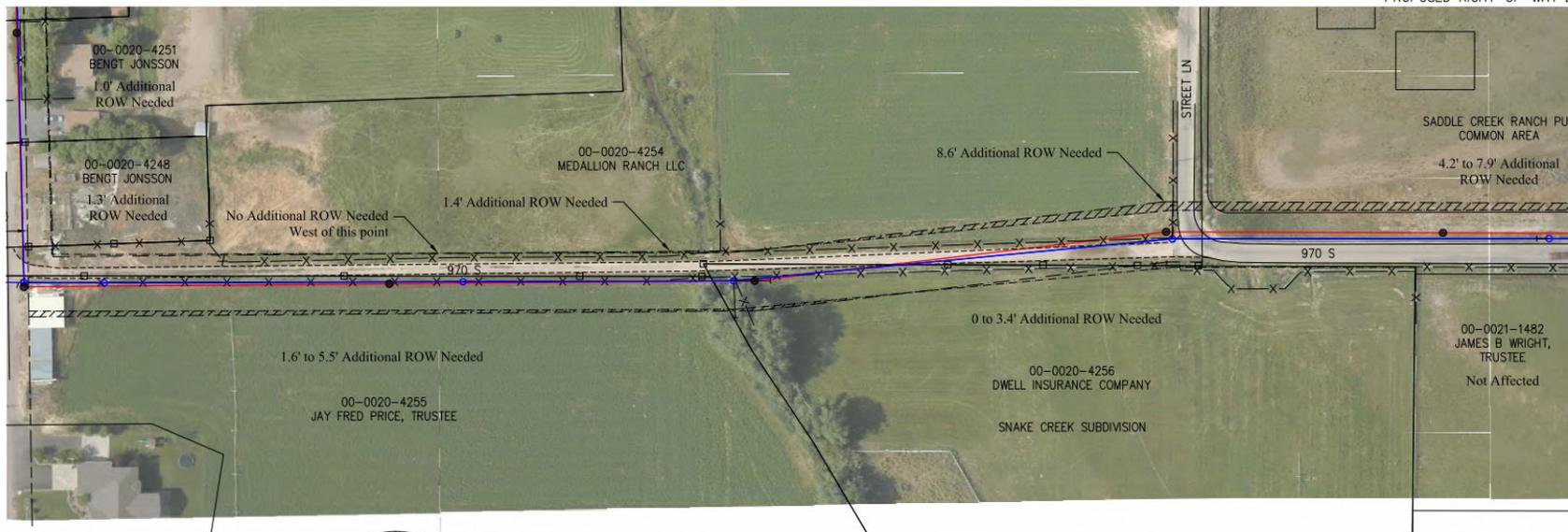
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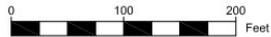
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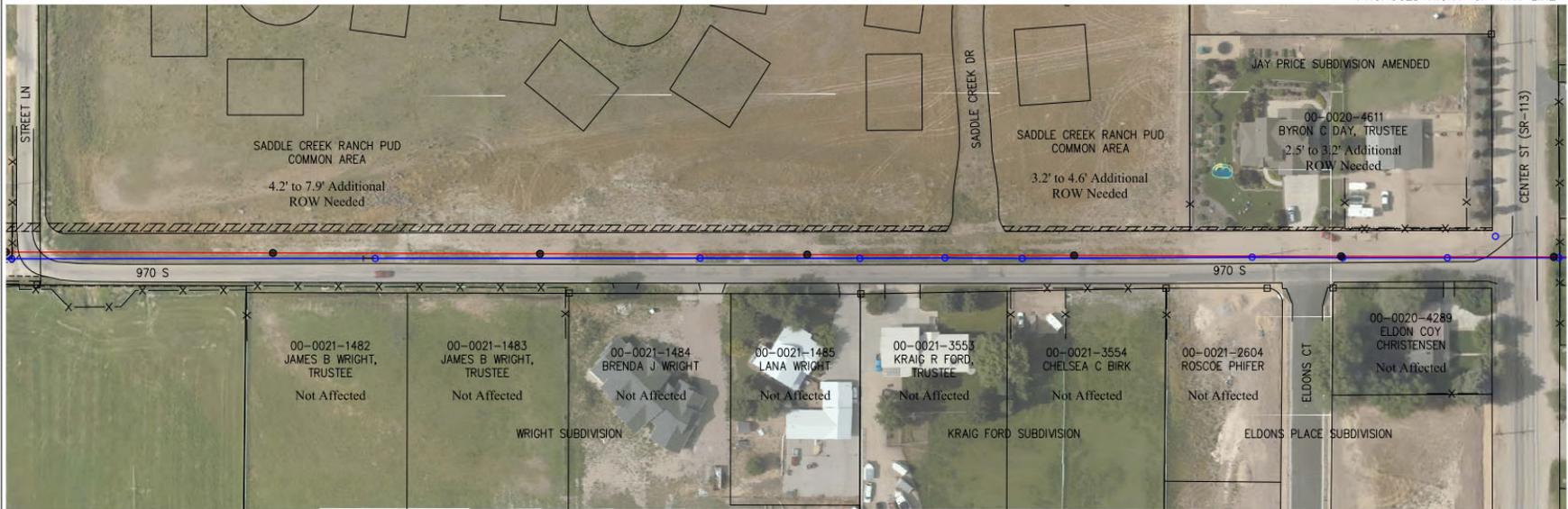
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Wasatch County, Utah

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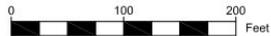
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# JORDANELLE-MIDWAY TRANSMISSION LINE MIDWAY RIGHT-OF-WAY MAP

Section 3, Township 4 South, Range 4 East, SLB&M  
Wasatch County, Utah

## Option B (long spans)

Existing 46kV ROW: 27' from centerline

138kV ROW: 29' from centerline

- LEGEND:**
- PROPERTY LINE
  - - - - - ROAD RIGHT-OF-WAY LINE
  - PAVED ROAD
  - - - - - UNPAVED ROAD
  - x-x- FENCE
  - EXISTING POWER LINE
  - EXISTING POLE
  - |- EXISTING GUY/ANCHOR
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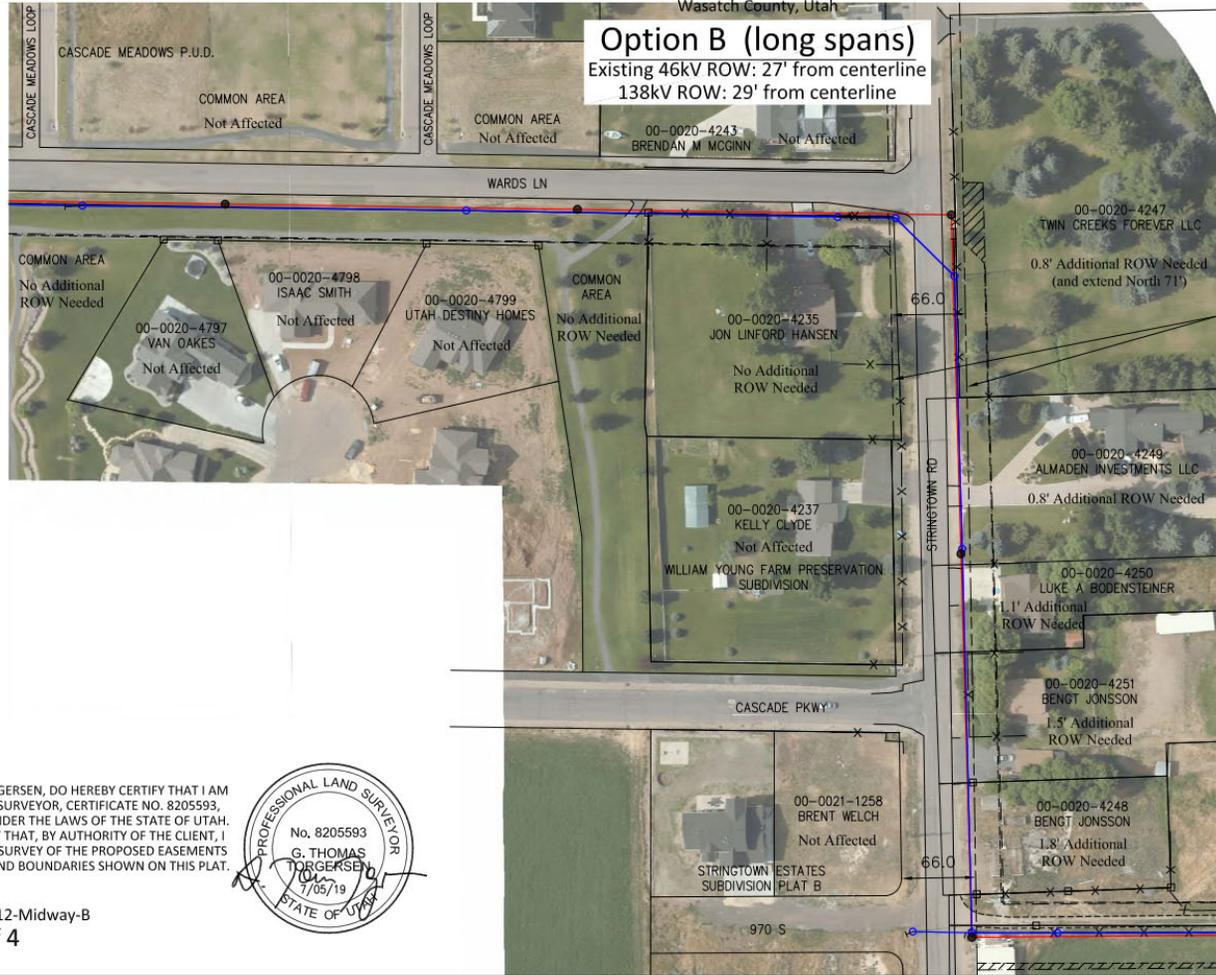
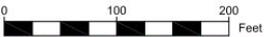
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Section 3, Township 4 South, Range 4 East, SLB&M  
Wasatch County, Utah

## Option B (long spans)

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138kV ROW: 29' from centerline



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  - x x FENCE
  - EXISTING POWER LINE
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  - PROPOSED POLE
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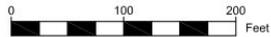
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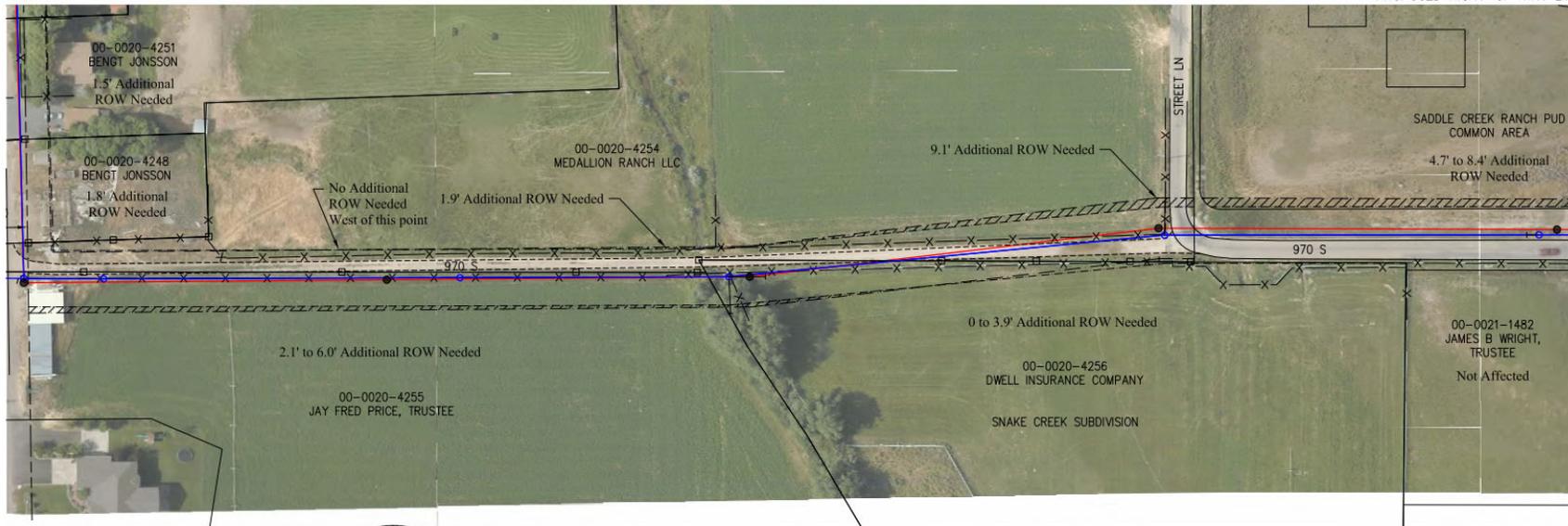
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Wasatch County, Utah

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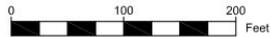
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Section 3, Township 4 South, Range 4 East, SLB&M  
Wasatch County, Utah

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Existing 46kV ROW: 27' from centerline  
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  - - - - UNPAVED ROAD
  - x - x - FENCE
  - EXISTING POWER LINE
  - EXISTING POLE
  - T EXISTING GUY/ANCHOR
  - PROPERTY CORNER MARKER
  - PROPOSED POWER LINE
  - PROPOSED POLE
  - - - - EXISTING RIGHT-OF-WAY LINE
  - - - - PROPOSED RIGHT-OF-WAY LINE



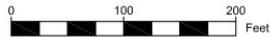
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# JORDANELLE-MIDWAY TRANSMISSION LINE MIDWAY RIGHT-OF-WAY MAP

Section 3, Township 4 South, Range 4 East, SLB&M  
Wasatch County, Utah

## Option C (Underground)

Existing 46kV ROW: 27' from centerline  
138kV Underground ROW: 15' from centerline and 30'x80' for vaults

LEGEND:	
	PROPERTY LINE
	ROAD RIGHT-OF-WAY LINE
	PAVED ROAD
	UNPAVED ROAD
	FENCE
	EXISTING POWER LINE
	EXISTING POLE
	EXISTING GUY/ANCHOR
	PROPERTY CORNER MARKER
	PROPOSED POWER LINE
	PROPOSED POLE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED VAULT



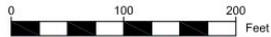
I, G. THOMAS TORGERSEN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, CERTIFICATE NO. 8205593, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE CLIENT, I HAVE DIRECTED A SURVEY OF THE PROPOSED EASEMENTS AND AFFECTED LAND BOUNDARIES SHOWN ON THIS PLAT.



Drawing # 17412-Midway-C  
Sheet 1 of 4  
7/05/2019

PREPARED BY:  
**TORGERSEN ENGINEERING**  
265 North 600 East  
Richfield, Utah 84701  
(435) 893-0081  
www.TorgEng.com

**ROCKY MOUNTAIN POWER**  
A DIVISION OF PACIFICORP



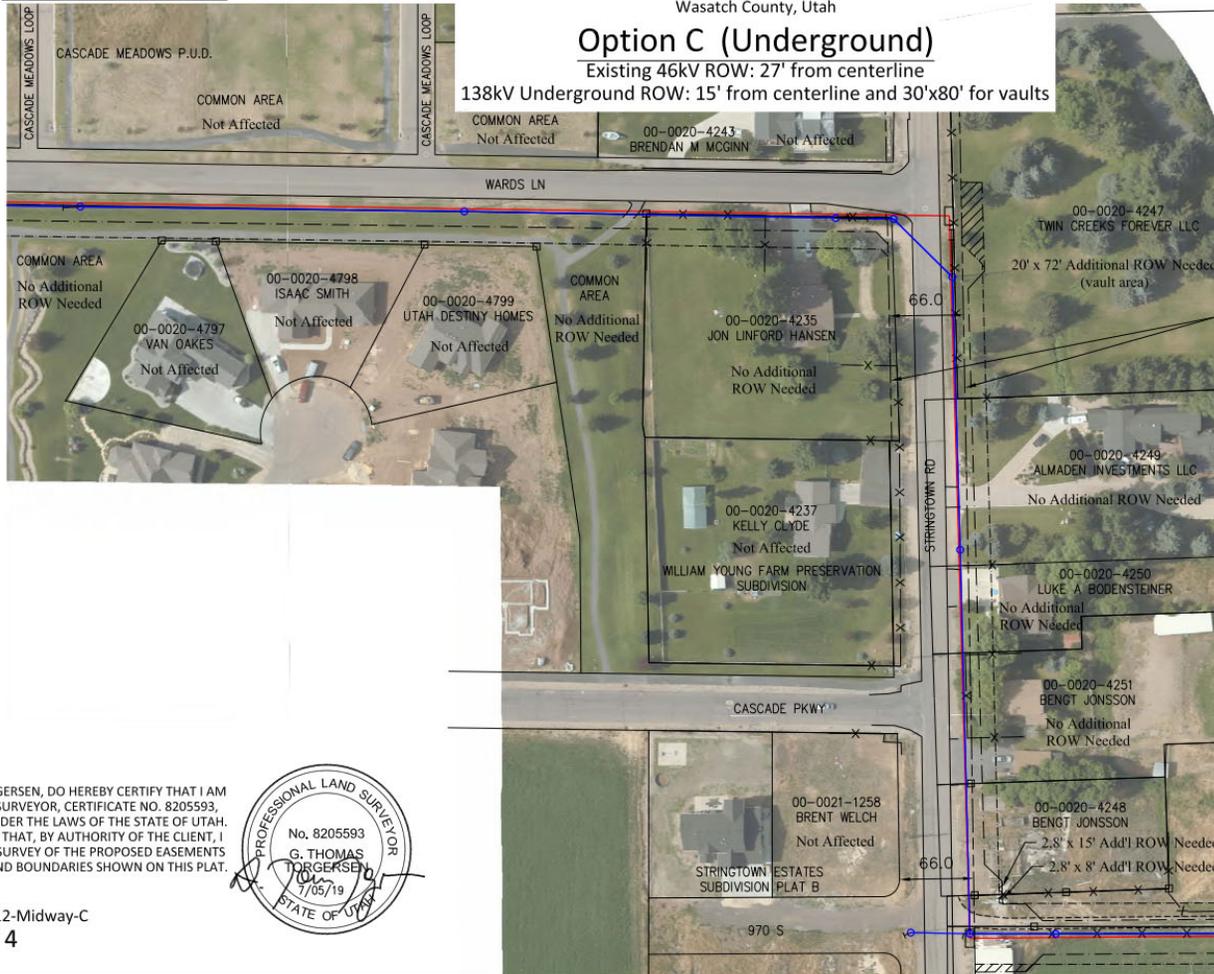
# JORDANELLE-MIDWAY TRANSMISSION LINE MIDWAY RIGHT-OF-WAY MAP

Section 3, Township 4 South, Range 4 East, SLB&M  
Wasatch County, Utah

## Option C (Underground)

Existing 46kV ROW: 27' from centerline  
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  - PAVED ROAD
  - - - UNPAVED ROAD
  - x-x- FENCE
  - EXISTING POWER LINE
  - o EXISTING POLE
  - EXISTING GUY/ANCHOR
  - PROPERTY CORNER MARKER
  - PROPOSED POWER LINE
  - PROPOSED POLE
  - - - EXISTING RIGHT-OF-WAY LINE
  - - - PROPOSED RIGHT-OF-WAY LINE
  - PROPOSED VAULT



Stringtown Road right-of-way lines based on 33' half-width from centerline (Typ.)

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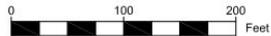


Drawing # 17412-Midway-C  
Sheet 2 of 4  
7/05/2019

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# JORDANELLE-MIDWAY TRANSMISSION LINE MIDWAY RIGHT-OF-WAY MAP

Section 3, Township 4 South, Range 4 East, SLB&M  
Wasatch County, Utah

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T	EXISTING GUY/ANCHOR
□	PROPERTY CORNER MARKER
—	PROPOSED POWER LINE
●	PROPOSED POLE
- - -	EXISTING RIGHT-OF-WAY LINE
- - -	PROPOSED RIGHT-OF-WAY LINE
□	PROPOSED VAULT



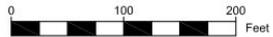
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Sheet 3 of 4  
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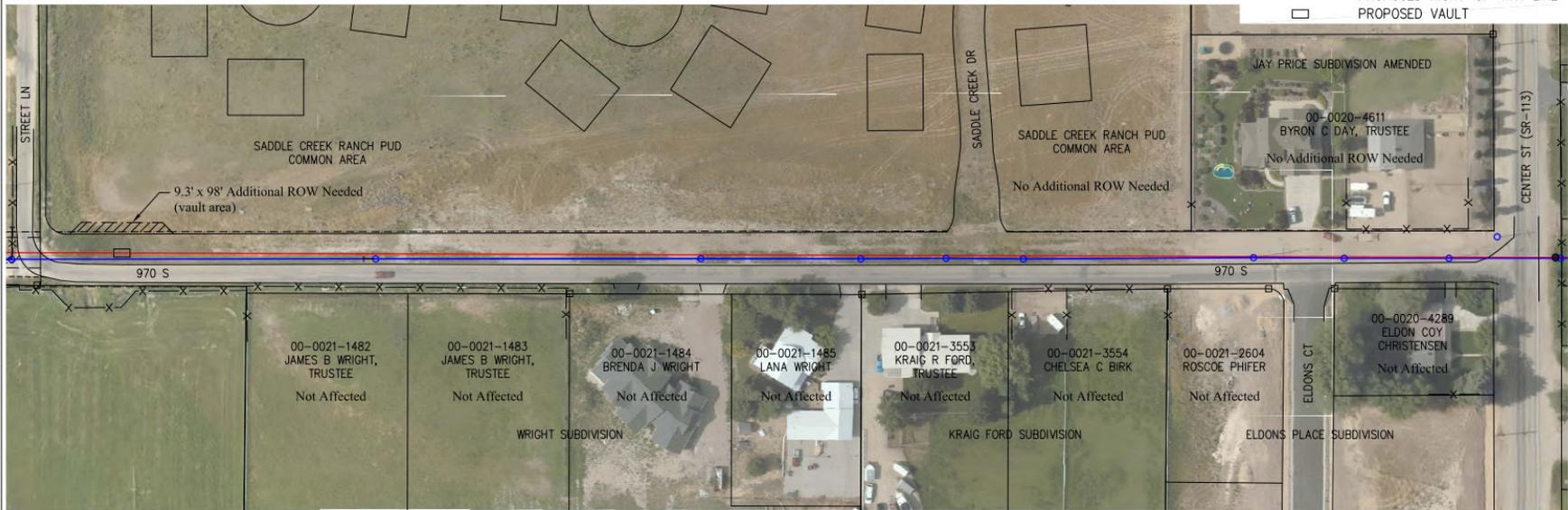
# JORDANELLE-MIDWAY TRANSMISSION LINE MIDWAY RIGHT-OF-WAY MAP

Section 3, Township 4 South, Range 4 East, SLB&M  
Wasatch County, Utah

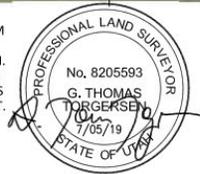
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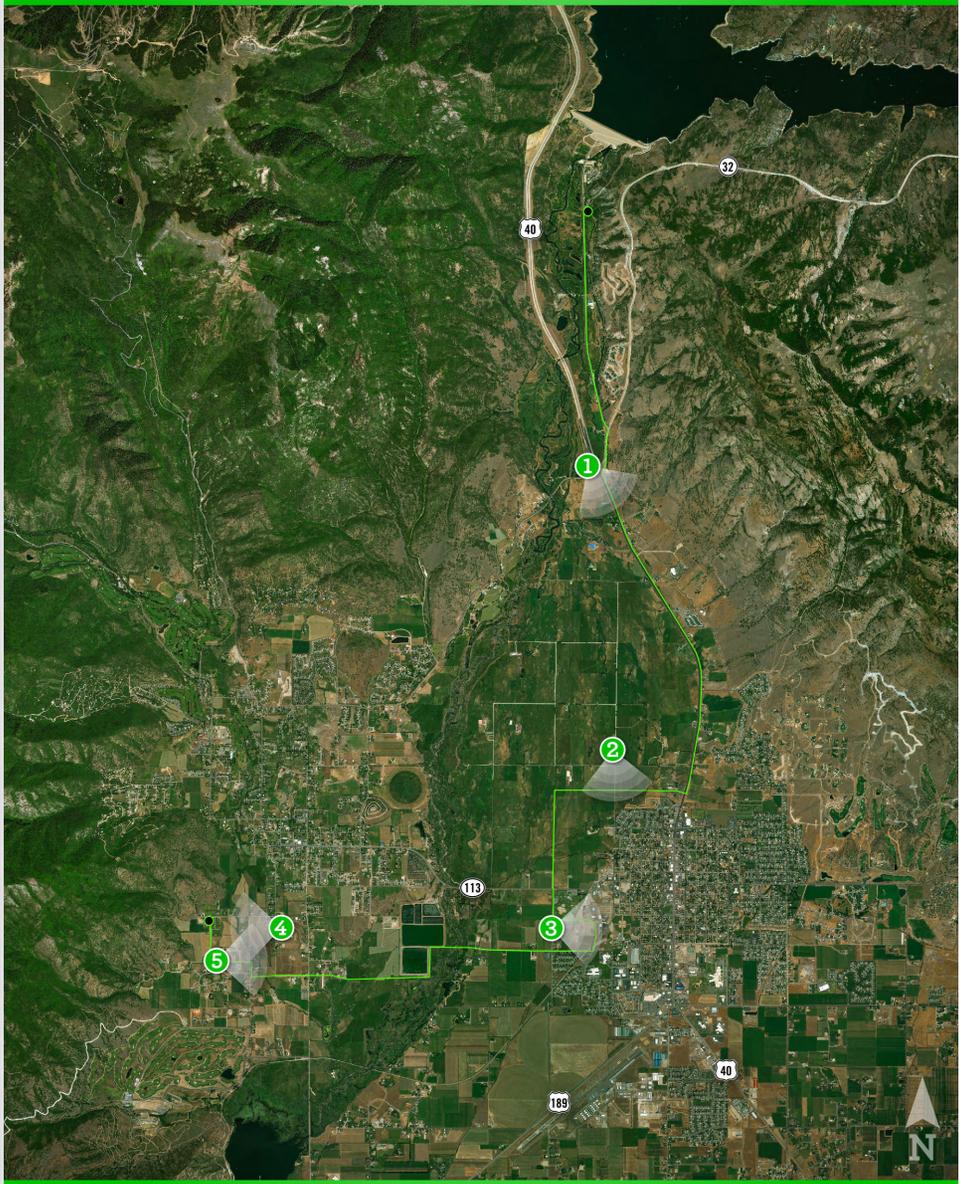
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— TRANSMISSION LINE TO BE REBUILT

① VIEWPOINT LOCATION

● SUBSTATION

# JORDANELLE TO MIDWAY

## TRANSMISSION LINE UPGRADE PROJECT



PHOTO SIMULATION BY  
**POWER**  
ENGINEERS

**EXISTING CONDITIONS**



**PROPOSED CONDITIONS**  
65' SHORT SPAN VIEW



**EXISTING CONDITIONS**



**PROPOSED CONDITIONS**  
70' LONG SPAN VIEW



**PROPOSED CONDITIONS**  
65' SHORT SPAN VIEW



**PROPOSED CONDITIONS**  
70' LONG SPAN VIEW



Typical Span Lengths Proposal  
Span Length: 300ft - 395ft  
16 Total Structures  
Structure Height Above Ground:  
70ft - 85ft



Reduced Pole Height Proposal  
Span Length: 185ft - 395ft  
21 Total Structures  
Structure Height Above Ground:  
65ft - 83ft



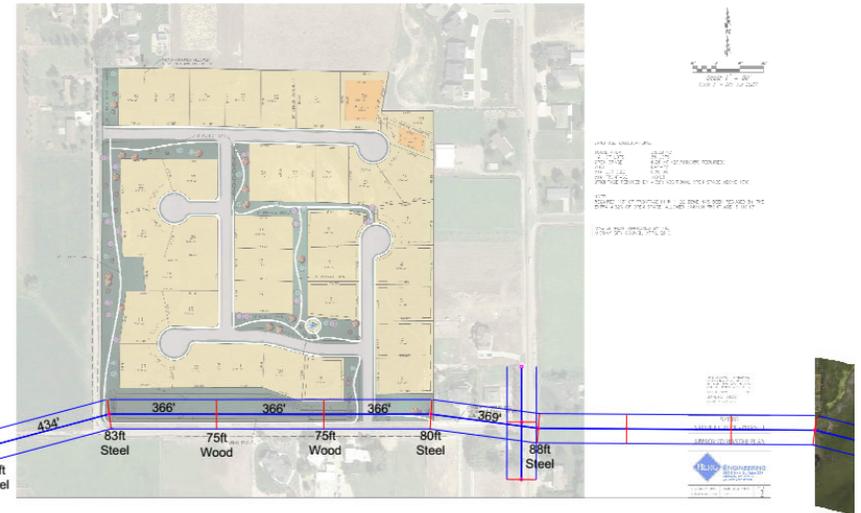
# LONG & SHORT SPAN OPTIONS

		970 S (Center - 250 W)						970 S (250 W - Stringtown)			Stringtown (970 S - Wards Lane)			Wards Lane (Stringtown - County)								
Short Span / Shorter Poles	Structure Number	# 1	# 2	# 3	# 4	# 5	# 6	# 7	# 8	# 9	# 10	# 11	# 12	# 13	# 14	# 15	# 16	# 17	# 18	# 19	# 20	# 21
	Pole Height (Feet)	83	80	75	70	70	70	72	75	80	81	75	65	71	65	65	65	65	65	65	65	70
	Pole Material	Steel	Wood	Wood	Wood	Wood	Wood	Steel	Steel	Wood	Steel	Wood	Wood	Steel	Wood	Wood	Wood	Wood	Wood	Wood	Wood	Steel
	Span (Feet)	210	264	264	264	264	264	395	348	348	241	216	184	258	258	258	258	258	258	258	258	Steel
Long Span / Taller Poles	Structure Number	# 1	# 2	# 3	# 4			# 5	# 6	# 7	# 8	# 9		# 10	# 11	# 12	# 13	# 14	# 15	# 16		
	Pole Height (Feet)	85	80	75	75			72	75	80	81	75		73	75	75	75	75	75	70		
	Pole Material	Steel	Wood	Wood	Wood			Steel	Steel	Wood	Steel	Wood		Steel	Wood	Wood	Wood	Wood	Wood	Steel		
	Span (Feet)	382	382	382	382			395	348	348	340	301		333	313	331	343	390	355			
Long Span / Taller Poles / 970 Road	Structure Number	# 1	# 2	# 3	# 4			# 5	# 6	# 7	# 8	# 9		# 10	# 11	# 12	# 13	# 14	# 15	# 16		
	Pole Height (Feet)	88	80	75	75			83	78	80	80	75		73	75	75	75	75	75	70		
	Pole Material	Steel	Steel	Wood	Wood			Steel	Steel	Wood	Steel	Wood		Steel	Wood	Wood	Wood	Wood	Wood	Steel		
	Span (Feet)	369	366	366	366			434	366	366	369	302		333	313	331	343	390	355			

Longer Span Summary:	Long span results in two (2) fewer poles that are 0' - 5' taller.	Both designs are identical.	Long span results in one (1) fewer pole that is 0' - 10' taller.	Long span results in two (2) fewer poles that are 0' - 10' taller.
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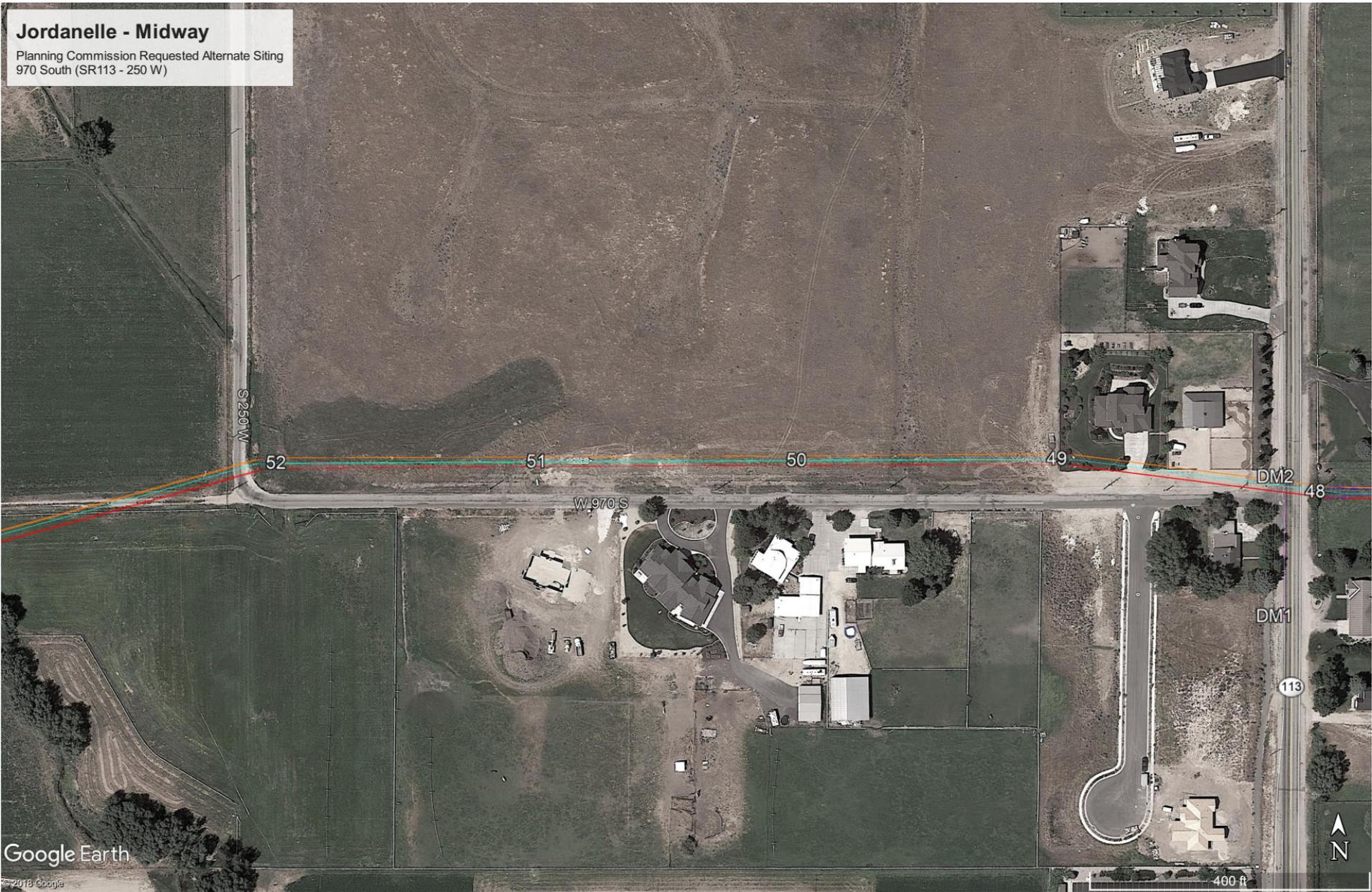
970 South Road Span Summary:	Long span results in two (2) fewer poles that are 0' - 5' taller and one (1) more steel pole.	Both designs are identical.	Long span results in one (1) fewer pole that is 0' - 10' taller.	Long span results in two (2) fewer poles that are 0' - 10' taller.
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# OPTION B - ALTERNATE



# Jordanelle - Midway

Planning Commission Requested Alternate Siting  
970 South (SR113 - 250 W)



Google Earth

© 2018 Google

400 ft



# Jordanelle - Midway

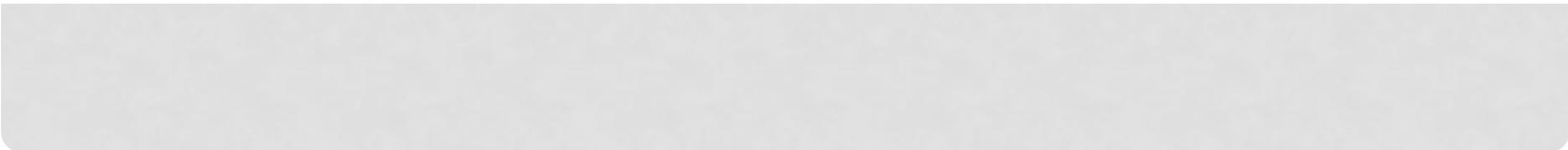
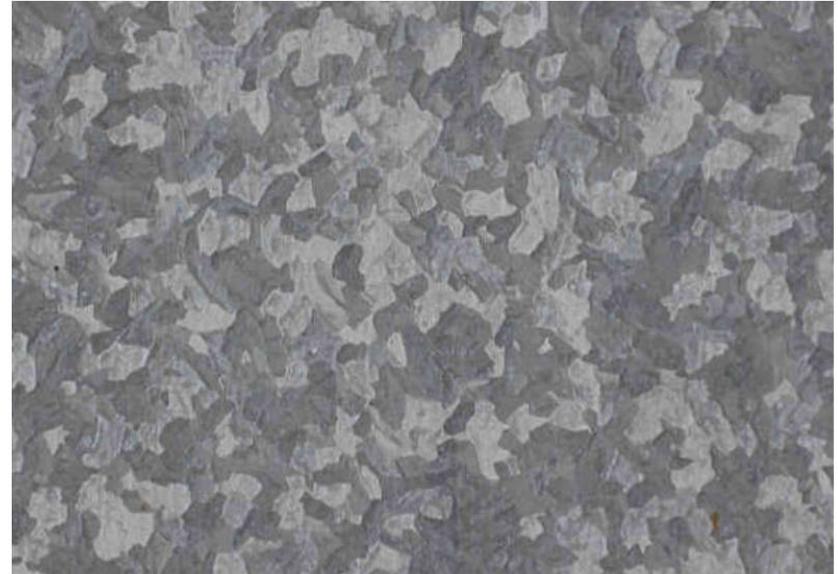
Planning Commission Requested Alternate Siting  
970 South (250 W - Stringtown)



# Metal Finishes: Self-Weathering Steel



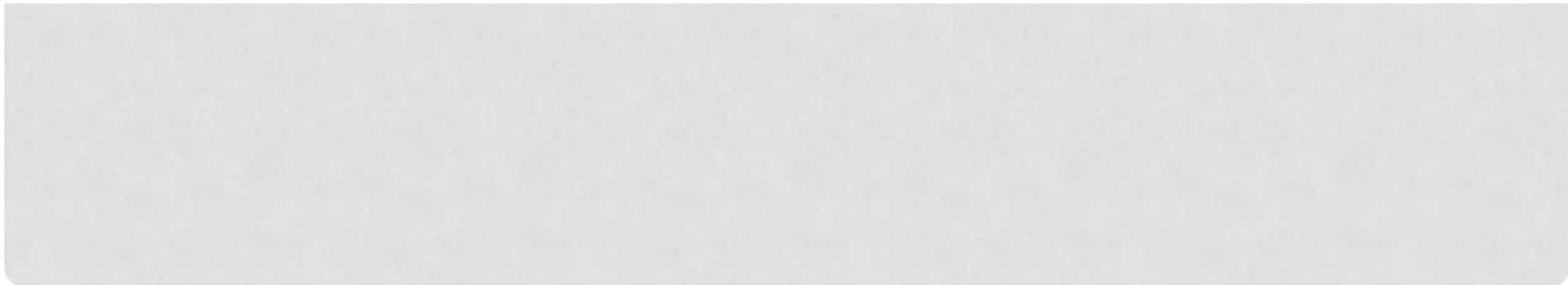
# Metal Finishes: Galvanized Steel



# Metal Finishes: Dulled Galvanized Steel



# 46kV – 138kV Rights-of-Way with Vegetation



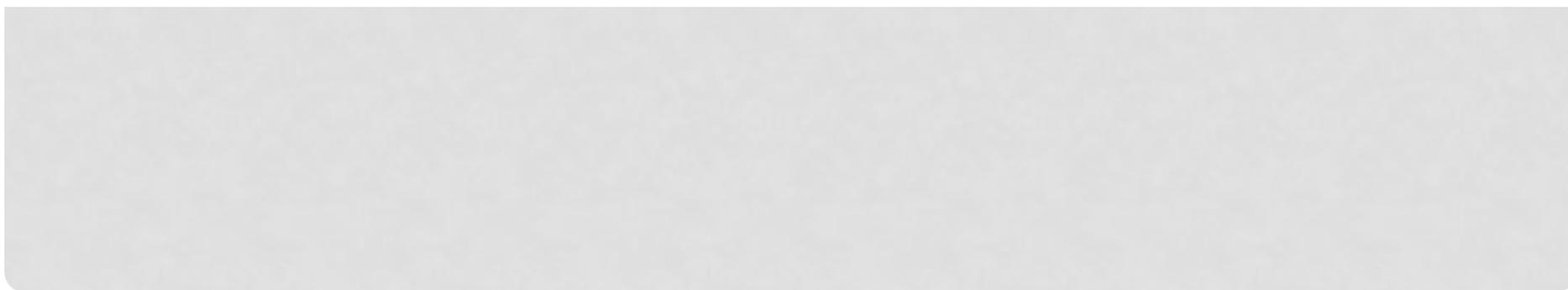
# 46kV – 138kV Rights-of-Way with Vegetation



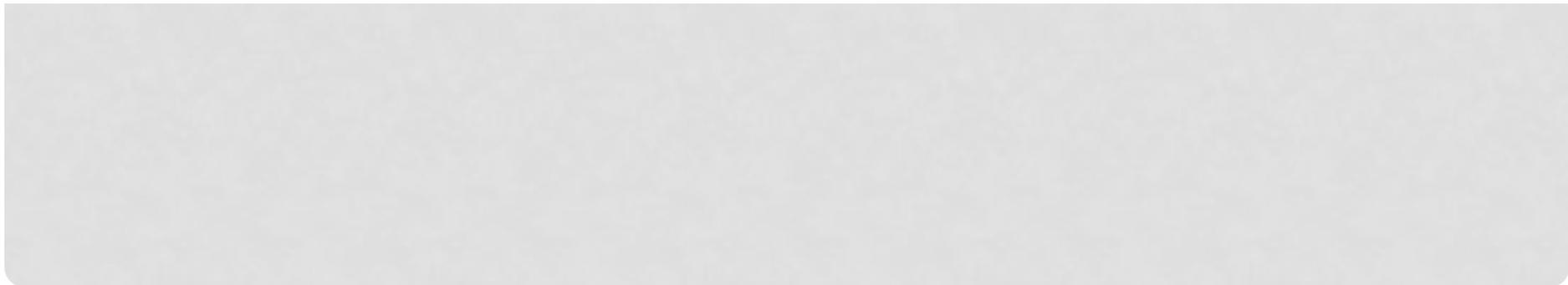
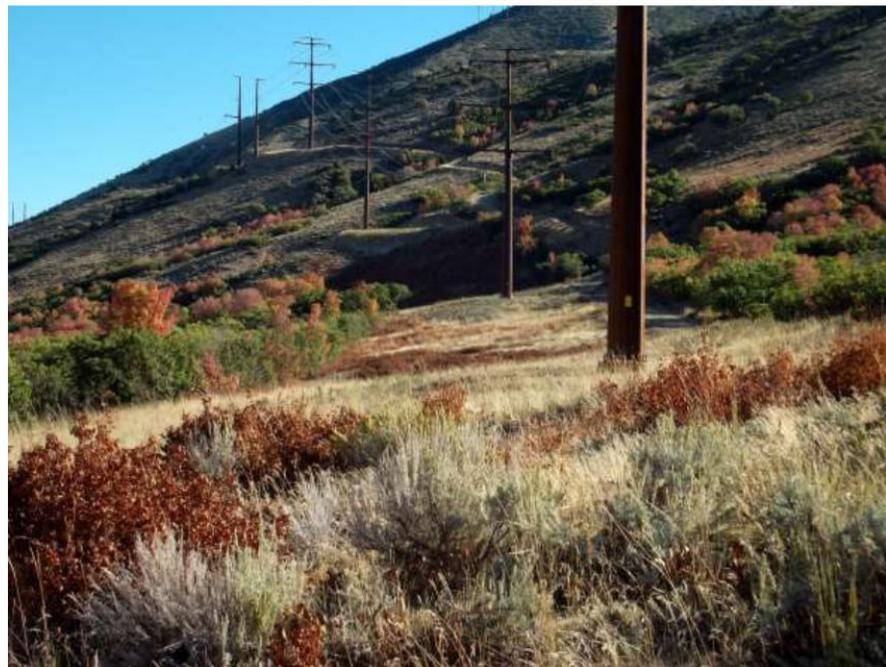
# 46kV – 138kV Rights-of-Way with Vegetation



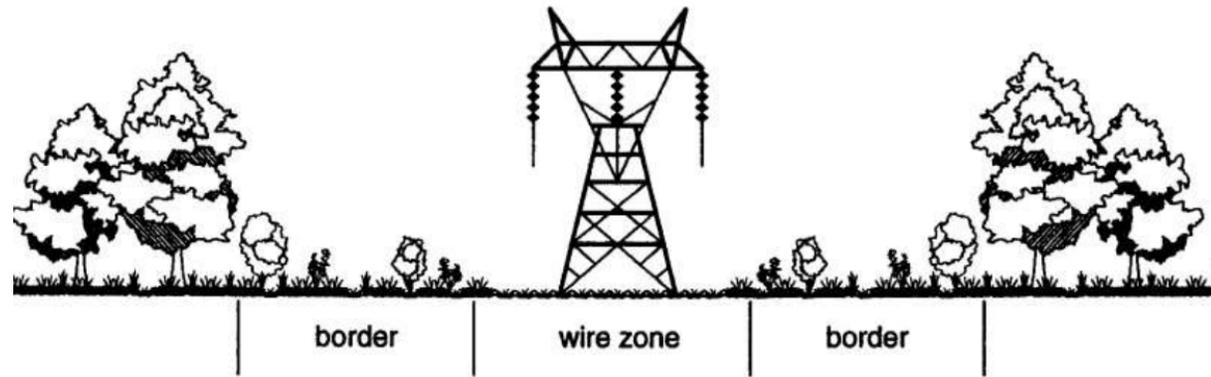
# 46kV – 138kV Rights-of-Way with Vegetation



# 345kV Rights-of-Way with Vegetation



## Bramble & Byrnes Right-of-Way Method



# POSSIBLE FINDINGS

- The proposal is an administrative review and approval
- The proposed use is a conditional use and the city may impose reasonable conditions to mitigate identified issues
- The proposal includes taller poles that will be visible to the residents of Midway, visitors of Midway, and the surrounding residents of Wasatch County
- The distribution and possibly communication lines will be buried to help declutter the current transmission line situation, and reduce the weight being carried by the poles, thus reducing poles in the area
- The proposal will create a second point of power access that will benefit the residents of the valley
- The proposal will allow more power to enter the valley that will benefit the entire community by meeting community needs

# PROPOSED CONDITIONS

As the review process continues, conditions will be created based on public comment, Planning Commission discussion, and City Council discussion.



(DRAFT)

Midway City hereby approves, with the following conditions, the CUP for proposed construction of new transmission lines to carry power coming through Midway from roughly the direction of Heber City and ending at the substation near the Cemetery off 500S. Furthermore,

We accept the staff report.

We accept the following findings:

- The proposal is an administrative review.
- The proposed use is a conditional use, and the city may impose reasonable conditions to mitigate identified negative impacts.
- The proposal will create a second point of power access that will benefit residents of the entire valley.
- The proposal will allow more power to enter the valley that will benefit the entire valley and meet present and future community needs.
- The proposal benefits neighboring areas and the entire power grid by providing more connectivity and redundancy to support better function of the system as a whole.
- It is known that strong EMF signals (electromagnetic fields) are emitted by all energized conductors, including underground and overhead power lines. These fields can induce a current in other disconnected nearby conductors and therefore can have negative effects on some electronic devices. Of particular concern to the city are devices that are used for personal health purposes, such as cochlear implants. Whereas the city is aware of residents within the service area that rely on such devices it is of concern to the city to mitigate any potential negative impacts related to these devices. It has come to the attention of the city that there is a technology (GIL) that could help mitigate this impact, and the city desires this to be considered as well as any other applicable technologies of which we may be unaware.
- The Midway City General Plan contains many statements that establish objectives related to the preservation of open space, our rural atmosphere, and the beauty of our entry corridors. Our general plan also encourages our local economy to embrace and support our assets as a “resort” city. By definition and extension, careful management of these assets is a key factor in securing our city’s financial future and our sales tax base. We find that overhead power lines raise concerns related to these items that require us to carefully consider how to mitigate visual impacts related to this proposal.

Whereas the city has conducted an independent randomized poll that has found approximately 70% of residents are in favor of burying these power lines within the city limits, the preferred method of construction is underground. Midway City intends that the lines will be buried with the following conditions:

- *Recognizing that the city is required by law to pay the difference between the cost of overhead lines and the cost of underground lines (in State Code referred to as “excess costs”), and also recognizing that the City Council has a fiduciary duty to manage financial interests of the citizens appropriately, and with reference to Utah State Code 54-14-203, we do not accept the estimated costs provided by the applicant as sufficient information upon which to base funding decisions. Furthermore, we require the applicant to provide 3 actual competitive construction bids, prepared by qualified,*

*bonded, and insured 3<sup>rd</sup> party entities, in accordance with standard city policy, to establish the actual cost of this construction. These bids must be submitted to Midway City no later than Feb 15, 2020. Failure to deliver these bids on time will cause the city to be unable to fulfill its fiduciary duty to the citizens of Midway by no fault of its own. To be clear: If these bids are not submitted by the applicant, it does not cause the construction to revert to overhead. It is the obligation of the applicant to provide this information in a timely manner and therefore the reasonable remedy for lateness of this information is to adjust any other deadlines by an amount equal to the lateness of this information.*

- *The bids provided by the applicant will include the **base cost** of burying the line from Center Street to the end of Wards lane, using current standard materials and practices. The **costs of the dip poles at each end** must be itemized. In addition, the bids must include the following itemized additional options:*
  - *Continuing underground from Wards Lane to the substation (**Additional end of line cost**) and*
    - *upgrading components (IE “rack”, etc) inside the substation to accommodate raising the underground line (**Substation Option 1**)*
    - *placing dip poles immediately outside the substation to raise the line outside the substation (**Substation Option 2**)*
  - *Going underground immediately west of the Fish Hatchery, prior to approaching Center Street/ HWY 113 (**Additional Entry Cost**)*
  - *An itemized option to use GIL (Gas Insulated Lines) as the transmission line conductor that will be buried. (**Alternative Conductor Option**)*

*Using the cost information the bids will provide, Midway City will then choose the options that meet our needs in terms of cost and function.*

- *Whereas private citizens (represented by the organization known as VOLT) have recognized an underground transmission line project that must be paid by citizens presents a significant financial burden on the citizens of Midway, and have stated they want to help mitigate this burden, and whereas the City Council is significantly concerned about the citizen impact of the full cost of underground construction, the city hereby requires that in order to proceed with underground construction a minimum of 1.5 Million US dollars in “donation” funds must be presented to the city in the form of contractual authorization to use these funds for the purpose of the burial of transmission lines, from an escrow bank account serviced by a qualified escrow service. If VOLT is able to raise more than \$1.5M and the underground project costs exceed \$1.5M, the City is delighted to accept more help from VOLT. If the final cost of the construction is less than \$1.5M, any excess donations will be retained by the donating entity (IE “VOLT”). It is up to VOLT to return the amount to the rightful owners. We officially express our deep gratitude to the VOLT organization for their hard work and dedication in the service of our town in potentially making actual private funds available.*
- *The board of HLP must approve the issuance of bonds sufficient to cover the remaining final cost of construction, as determined by the bids, and after adjusting for the “base” cost of overhead and any other adjustments. Midway City will also work with the HLP board to determine the best mechanism for the bonds to be repaid (IE per-meter charge, per Kwh charge, etc), considering also that the bond issuer may have requirements. Furthermore HLP must enter into a contract with Midway City that establishes that these funds are to be used by the City to pay for the underground construction costs related to the new construction in Midway, including costs related to*

*any small portions that extend slightly but contiguously out of city limits as part of completing this project.*

- The Wasatch County Council must approve a change in the plan for construction of the portion of the line that is within County jurisdiction and under the existing county CUP that will allow the dip poles (as needed for transition from overhead to underground) near HWY 113 to be moved to a location that is acceptable to the City Council. As guidance for this process, at this time the Council envisions a location near the Fish Hatchery, but we are open to discussion of the best alternatives that will achieve our goals of mitigating visual impacts near to our entry corridor.*
- Prior to construction, the applicant will submit “visual mitigation” landscaping plans and simulations, that show a reasonable use of vegetation following national standards to mitigate the visual impact of any large diameter (> 24” at ground level) dip poles that are used. The intent is to obscure the base of the poles as much as possible with vegetation, while following accepted industry overhead line construction standards and accommodating safety and access requirements.*
- The Midway City attorney will conduct a thorough review of this motion and the related requirements, with the intent of ensuring the city is acting in good faith and following all applicable laws regarding use of City funds and the issuance of a CUP.*
- As applicable to underground construction, the route followed will be the Alternate Route “B”, allowing for possible future full width construction of 970 S should that ever come to pass.*
- The applicant will obtain all necessary easements prior to the commencement of construction.*
- Whereas many private citizens have expressed in written form submitted by VOLT that they would donate the value of their easements to reduce the cost burden borne by the City, these amounts will be subtracted from the underground cost the City will pay.*
- All distribution lines along the route shall also be buried at the cost of the applicant.*
- The applicant shall install at its own cost conduit sufficient to allow communication lines to also be placed underground.*
- The applicant will obtain all necessary property rights and easements prior to the commencement of construction.*
- The applicant shall contact all property owners whose properties are directly affected by changes to the line(s) prior to beginning construction.*
- In the event a final determination is made by a court with jurisdiction that any existing property rights are not sufficient for the project, the applicant will acquire legally sufficient property rights for the project, which may include negotiated agreements with the property owners or the use of eminent domain. As a part of this process and in accordance with Utah law, the applicant will pay compensation for the properties either as negotiated with the property owner or determined by the court.*
- Once construction is finished on the underground line, the actual costs will be trued-up and either the applicant shall refund the over-payment to the City, or the City shall pay the difference to the applicant.*

With regard to an underground project, we add the following additional findings:

- Midway City conducted an independent randomized poll and it was reported that 70.1% of residents expressed willingness to bear the cost burden of burying the line.*

- The City is relying on representations made by property owners along the line route that they will donate the required easements at no cost in order to reduce the cost of burying the lines.
- The City is relying on representations made by the “VOLT” group that they can raise a substantial amount of money to help pay for an underground project.

If the **applicant has met all of the city’s request’s** given in this motion in a timely manner, but the city has not been able to secure ALL of the following 3 items:

*a) a vote by the HLP board to approve a sufficient issuance of bonds, and reasonable assurance that related bond funds will be obtainable and usable by the city for this purpose*

AND

*b) the required minimum in “donation” fund dollars*

AND

*c) a vote by the Wasatch County Council to approve a location for the dip poles that would otherwise be alongside HWY 113 that is acceptable to the Midway City Council*

... by March 1, 2020, then the applicant may proceed with overhead construction with the following conditions:

- The route followed will be the “Alternate Route B”, allowing for possible future full width construction of 970 S should that ever come to pass.
- All distribution lines along the route shall be buried at the cost of the applicant.
- The applicant shall install at its own cost conduit sufficient to allow communication lines to also be placed underground.
- The applicant will obtain all necessary property rights and easements prior to the commencement of construction.
- The applicant shall contact all property owners whose properties are directly affected by changes to the line(s) prior to beginning construction.
- In the event a final determination is made by a court with jurisdiction that any existing property rights are not sufficient for the project, the applicant will acquire legally sufficient property rights for the project, which may include negotiated agreements with the property owners or the use of eminent domain. As a part of this process and in accordance with Utah law, the applicant will pay compensation for the properties either as negotiated with the property owner or determined by the court.
- The applicant will use the taller poles, with fewer poles and longer spans.
- The applicant will use the minimum possible diameter of poles in all locations. The applicant will use wood tangent poles wherever possible, and the applicant will work with property owners and the city in considering guyed structures versus large diameter structures as a possible construction method at “corners”. The Midway City Council will ultimately decide which option is best, while complying with all applicable laws and construction standards.
- Where metal poles are used, the applicant will use the self weathering rust colored steel poles.

- Prior to construction, the applicant will submit “visual mitigation” simulations, that show a reasonable use of vegetation following national standards to mitigate the visual impact of any large diameter (> 24” at ground level) poles that are used. The intent is to obscure the base of the poles as much as possible with vegetation, while following accepted industry overhead line construction standards and accommodating safety and access requirements.
- While following national construction standards, in order to mitigate the possible negative affects of EMF on personal health electronic devices that may be used by nearby residents (such as unwanted noises caused in cochlear implants for example) the applicant will make a reasonable attempt at minimizing EMF emissions near overhead lines as measured on the ground underneath the line by using the most current available technologies for such purpose.
- The transmission lines used shall be non-specular or low-reflective so as to reduce visual impact.
- In general the applicant shall mitigate the visual impacts of the construction to the maximum extent possible while following all relevant safety and construction standards.