# Midway City Planning Commission Work Meeting
# April 18, 2018

Notice is hereby given that the Midway City Planning Commission will hold a work meeting at 3:00 p.m., April 18, 2018, at the Midway City Community Center 160 West Main Street, Midway, Utah

| Attendance | Staff | Excused |
|---|---|---|
| Jim Kohler – Chairman | Michael Henke – City Planner | Nancy O'Toole |
| Jeff Nicholas | Lindy Rodabough – Admin. Assistant | Jason Jenkins |
| Kevin Payne | Wes Johnson – City Engineer | Stu Waldrip – Vice Chairman |
| Rob Bouwhuis | Corbin Gordon – City Attorney | Natalie Streeter |
| | | Bill Ream |

**3:00 P.M. Work Meeting**

**Call to Order**

- Welcome

**Item: 1**
**Midway City is proposing a Code Text Amendment of Midway City's Land Use Code of Title 16.13.10 regarding restrictions for transmission lines. The City would like to adopt restrictions that would govern the height and other items for transmission lines built in the City.**

**Planner Henke gave a power point presentation**

**Harold Wilson; Heber Light & Power:**

- Terrain plays a part for pole heights, the example shown are on flat ground
- With rolling hills and other elevations, we must adjust pole heights, because it's the height of the conductor that is off the ground at mid span is what we are worried about
- Showed examples of the different type of poles and explained the difference between the poles and what each pole can offer
- Wood poles need to be taller than steel poles for the shield to be able to maintain a 30-degree angle going out to the insulator. Steel poles have two 18" arms sticking out on each side with the shields, that enables us to lower that down and keep the angle that is needed

Unapproved Minutes

- If we went in today to rebuild the line as it is today without a partnership with Rocky Mountain Power we'd use a pole that is 71' 1", it would be replacing exactly what is there up 970 S and Wards Lane
- The shortest pole is 57', but that is with no communication and no distribution and that would only accommodate Heber Light and Power, because there is only one circuit on this pole
- The shortest pole that has no communication and no distribution that would accommodate both Heber Light and Power and Rocky Mountain Power would be a steel pole at 61' 6"
- Rocky Mountain Power are the transmission providers for Heber Light & Power
- As a part of Heber Light & Powers long range planning we put a request into Rocky Mountain Power back in about 2011/2012 requesting another point of interconnect to supply this ever-growing valley
- We are going to build within our prescriptive easement, so it will be the same now as when we're done
- As far as I understand, a prescriptive easement does not have a written width

**Benjamin Clegg Project Manager; Rocky Mountain Power:**

- Rocky Mountain Power has a substation below Deer Creek
- This project ties the 138 KV line from the north to the 138 KV to the south
- 60'

**Don Watts Regional Business; Rocky Mountain Power:**

- Wasatch County realized their code was too restrictive cause residence in Wallsburg had to go through Conditional Use Permit to set one pole, so County changed ordinance to be less restrictive
- Municipals' have to pay for anything that is underground

**Corbin Gordon; Midway City Attorney:**

- Spoke about the recent litigation between Rocky Mountain Power and Wasatch County
- Rocky Mountain Power has condemnation power because they are a public utility
- They have a budget for condemnation

**Chairman Kohler opened the meeting to public comment**

Mary Brown:

- Dual circuit cost difference
- How many poles will be replaced verses using existing poles
- Do not have a lot of information on the legalities of the condemnation process
- Why are we creating a code if they can condemn? It feels to us as a threat
- It seems to me that we have one choice and that is to have bigger, wider

and/or multiple poles or we have the choice of burying the poles.
- Cost should not be a factor
- In my experience with the people that I have talked to people would rather have higher impact fees for the new homes being built or to have their own electrical power increased to pay to have these lines buried

Harold Wilson:
- Nobody wants to condemn; this word keeps coming up over and over again. I have never said that word. We want to work with the Cities and the public

Robyn Stone:
- There are a lot of sensitive lands in Midway and when you are placing an 80' foot pole, the pole has to go a long way down into the ground, I hope the code of sensitive lands gets followed
- There is also a lot of water a lot of things need to be considered
- It is vital to have a power company in this valley

Kristy Clayson:
- I also agree that we need power and need to upgrade, but do it responsibly
- I think we need to evaluate the need, everything that is being told to us is being told to us by Heber Light & Power and Rocky Mountain Power studies who stand to benefit from upgraded lines
- I think a needs assessment needs to be done by an independent entity

Ted Caldwell:
- Views on aesthetics
- Need of easements
- Pole height on Wards Lane

Ross Wright:
- Owns property at 970 South approximately 10 acres and it is up for sale. This piece is impacted the most out of anything on this route.
- We need to know what the decision is going to be with these poles on this property, because it is impacting the sale of this property

Mary Wright:
- Landscaping over an easement, whether the lines are overhead or buried

Doug Dance:
- The cost of maintaining a vision

**Chairman Kohler closed the meeting to public comment**

Kevin Payne:
- Strongly encourage the power companies to find a solution that is a win-win
- Utilize your condemnation budget to bury the line
- Would like to get some expert legal opinion from a law firm who deals with this on a regular basis

**Adjournment: Jeff Nicholas 5:10pm**

Approved Minutes

Chairman – Jim Kohler

Admin. Assistant – Lindy Rodabough

Approved Minutes