

Midway City Planning Commission Regular Meeting Minutes August 8, 2023

Notice is hereby given that the Midway City Planning Commission will hold their regular meeting at 6:00 p.m., August 8, 2023, at the Midway City Community Center
160 West Main Street, Midway, Utah

Attendance

Jeff Nicholas- Chairman
Craig Simons
Kelly Lineback
Bill Ream
Andrew Osborne
Laura Wardle
Andy Garland- Vice Chair

Staff

Michael Henke – City Planner
Melannie Egan – Planning Tech
Wes Johnson – City Engineer
Katie Villani - Planner

Excused

Genene Miles (Alt)
Travis Nokes (Alt)

Liaison Report

6:00 P.M. Regular Meeting

Call to Order

- Welcome and Introductions; Opening Remarks or Invocation; Pledge of Allegiance
 - Invocation was given by Commissioner Simons
 - Chairman Nicholas led the Pledge of Allegiance

Item 1:

Review and possibly approve the Planning Commission Meeting Minutes of July 11, 2023

Motion: Commissioner Garland: I make a motion that we recommend approval of the Planning Commission Meeting Minutes of July 11, 2023, as corrected.

Seconded: Commissioner Ream

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Ream, Osborne, Wardle, Lineback, Garland and Simons

Nays: None

Motion: Passed

Item 2:

Rocky Mountain Power is requesting a Conditional Use Permit to rebuild the existing Judge transmission line and install a wildfire standard transmission line which is in alignment with Utah Code Ann 54-24-201. The proposal will include new poles to be above 55 feet with a pole for pole replacement within the existing alignment. The portion in Midway is approximately 2.5 miles in length and will follow the existing transmission line.

Michael Henke gave a presentation.

Judge Line Rebuild

- This request for a Conditional Use Permit (CUP) by Rocky Mountain Power is to rebuild the existing 46kV transmission line with 138kV framing and steel structures.
- The length of the project is 9.24 miles with about 2.5 miles of the line within Midway City limits.
- Currently, all the poles are wood and each of the wood poles will be replaced, pole for pole, with steel poles except switch structures which will be fiberglass poles.
- The diameter of the poles will remain the same, the height of the proposed poles will increase by an average of 10'.
- The applicant has stated that the purpose for the project is twofold, first, to reduce the probability of utility related wildfires and second, to mitigate damage to electric facilities because of wildfire.
- The applicant is required to apply for a CUP for two reasons, the first is the height of the proposed poles will be taller than the existing poles. The second reason is because the material of the proposed poles will be different from the existing poles.
- The proposed timeline for construction of the Judge transmission line rebuild will start during March of 2024 and be complete by October of 2024.

Discussion Items

- Code prefers that transmission lines follow historic routes
- Code prefers shorter poles
 - Existing poles be replaced, and new poles will be in the same location as the current poles
 - Poles will be the same diameter
 - Poles will be on average 10' taller
- Poles will need to be metal and fiberglass because of their location in a Wildland Urban Interface area
 - Poles will be corten steel (rust colored) that weather and blend with their surroundings
- Conditional Use Permits
 - City may impose any reasonable conditions to mitigate impacts of the poles
- City may require burial of the lines but must pay the difference in cost
 - Rebuild cost: \$937,726

- Buried cost: \$11,182,799
- Difference: \$10,245,073

Difference must be paid within 30 day of when construction begins

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 purpose of the proposal is to reduce the probability of utility related wildfires and to mitigate damage to electric facilities because of wildfire

Proposed Conditions

None

Rocky Mountain Power Presentation

Wildfire Trends

- Fire season across the Western United States increased by nearly six weeks over a 20-year span (1992 – 2012).
- Mega Fires (more than 100,000 acres) increased threefold in the last 10 years.
- Utah is one of the most wildfire prone states in the United States and has experienced an upward trend of wildfire size over the past 50 years.
- Areas of greatest potential loss from wildfire are located in the Wildland Urban Interface (WUI) that continues to expand with Utah's growing population.
- Trends in acres burned by wildfire are projected to increase in Utah as temperatures warm and incidence of drought increases.

Utah Wildfire Hazard Mitigation Plan

- Wildfires in Utah have become a significant problem impacting state and local economies, infrastructure, the environment, and private landowners.
- Utah Wildland Fire Policy has shifted from fire suppression to risk reduction.
- The policy focuses on prevention, preparedness, and mitigation.

Foundation of Plan

Utilizing fire threat modeling concepts, areas were identified in Utah where there is an elevated risk of utility-associated wildfires to **occur** and **spread rapidly**, and where communities face an elevated risk of damage or harm from wildfires.

Fire High Consequence Areas (FHCAs) are used to prioritize wildfire mitigation initiatives, such as, increased inspections, system hardening and modified operating practices.

Fire High Consequence Area Assessment

Assessment Factors:

- Fuel Presence (dry brush)
- Historic Weather Data
- Topography
- Fire Suppression Response
- Fire History
- Spatial Isolation / Fire Breaks

Impact to People and Property:

- Communities at Risk
- Presence of Critical Facilities
- Asset Risk/Vulnerability
- Egress Points
- 699 Miles of Rocky Mountain Power lines run through Fire High Consequence Areas

What is Rocky Mountain Power Doing to Mitigate Wildfire Risk?

- As wildfires become more frequent and intense throughout the West, protecting the communities we serve while providing safe, reliable power is our highest priority.
- Maintaining the safety of our system has always been at the center of our wildfire preparedness plans. As wildfires become a growing threat, we are seeking out new ways we can be even more vigilant, helping to create new best practices.
- Operational practices include enhanced vegetation management, enhanced inspections, training of field personnel and use of enhanced protection and control settings.
- System modifications include installing insulated conductors, construction standard changes, installing non-spark equipment (fuses, avian deterrents, lightning arrestors).
- Public Safety Power Shutoffs (PSPS) in some areas

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 purpose of the proposal is to reduce the probability of utility related wildfires and to mitigate damage to electric facilities because of wildfire.

Comments

There was a discussion regarding the height of the poles. The height is required (listen to recording)

There was a discussion regarding any upgrade the power in the future. RMP are not planning any upgrades in the future. However, if there were, the changes would happen at the substations and not the line itself.

RMP will be clearing vegetation and trimming trees and as needed. They use low toxic herbicides chemicals to clear vegetation.

Fiberglass poles will be a bit wider than the steel poles. The fiberglass poles is for bird protection.

They explained that their power is given to Heber Power and is distributed to most Midway residents.

Travis Jones read the following statement about ROW Access:

Rocky Mountain Power is aware and sensitive to the needs and wishes of the community both in maintaining aesthetics but also in being a responsible environmental steward. Construction through Midway will be done under a Storm Water Pollution Prevention Plan SWPPP that will be inspected to ensure that BMPs are being maintained and working properly.

Dust control, track out and house keeping will be monitored and adjusted according to weather and site conditions.

All project vehicles will be brought onsite clean and weed free. When a crew moves all vehicles will be washed to prevent the spread of noxious weeds.

Any disturbance caused to get access to pole upgrades including roads and pad sites will be conducted in a manner to minimize disturbance and visibility. Any gates or obstructions previously placed to prevent public access will be restored to pre-project condition. In areas that require specific attention due to sensitive soils, pre-existing conditions or conditions brought on by weather conditions construction can utilize specific protection measures including but not limited to-

- Rubber tire vehicles
- Matting
- Cribbing to cross water lines or linear features
- Adjusting access by staggering or avoiding a span that has sensitive resources

It is important to have access along the ROW for safety, maintenance and to be able to respond to rare emergencies. It is important to us to leave the ROW stabilized to prevent erosion. Any disturbance that leaves un-stabilized soil will be reseeded and if needed graded back to a stable condition.

All poles that are being replaced will be removed from the ROW including hardware and housekeeping will be included in walk throughs prior to leaving the ROW.

The poles will be buried 9 feet

Motion: Commissioner Simons: I make a motion that we recommend approval of a Conditional Use Permit to rebuild the existing Judge transmission line and install a wildfire standard transmission line which is in alignment with Utah Code Ann 54-24-201. The proposal will include new poles to be above 55 feet with a pole for pole replacement within the existing alignment. The portion in Midway is approximately 2.5 miles in length and will follow the existing transmission line. We approve the staff findings in the staff report.

Seconded: Commissioner Ream

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Ream, Osborne, Wardle, Lineback, Garland and Simons

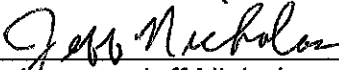
Nays:

Motion: Passed

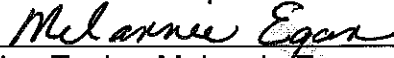
Adjournment

Motion: Commissioner Simons
Second: Commissioner Garland

6:45 PM



Chairman – Jeff Nicholas



Planning Tech – Melannie Egan

APPROVED