

pzcounter

From: Tom Bergin
Sent: Wednesday, November 30, 2016 1:45 PM
To: 'Dick Fosbury'; Mark Pynn; 'Mike O'Farrell'; 'Pat Murphy'; Rachel Martin
Cc: pzcounter; Tim Graves; Nancy Cooley; 'Barber, Tom'; Maffuccio, Jeff; Adelman, Ryan
Subject: Staff Report Conditions 11-30-2016
Attachments: Staff Report Conditions 11-30-2016.docx

To all,

In light of some of the discussion or comments made thus far in the process, I have added seven possible conditions for the Planning and Zoning Commission's consideration as it moves toward a decision on this application. Except for #9 relating to Ketchum's Independent Analysis request, they generally relate to five specific segments of the proposed line (i.e, WR Substation to Buttercup; along Buttercup/single circuit stretch; along Buttercup& Hwy 75/double circuit stretch; East Fk. to Hospital; and finally the Hospital to Elkhorn Stretch) that the IPCO intends to discuss verbally trmw. night. I say "discuss" as opposed to "present" because aside from some new cost data, the details of each line segment are in the existing record in some form. After a conversation with the Chairman, these segments are, or are expected to be, the topic of the presentation & public comments trmw. night. The applicant and the public have had and taken, in my view, the ample opportunities to present data on the broader topics of need, alternatives sources and significantly different route alternatives between Hailey and Ketchum. If you have any questions or concerns, please contact me or we can talk about them during the hearing.

Tom

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Supplemental (new in Red) Possible Decision and Conditions:

§ 9-25-5(A) *The commission . . . shall enter an order approving, conditionally approving or disapproving the application within thirty one (31) days after conclusion of the public hearing together with the reasons therefor. Conditional uses are subject to the conditions specified prior to issuance of their permits. Conditions which may be attached include, but are not limited to, those which will:*

- 1. Minimize adverse impact on other development.*
- 2. Control the sequence, timing and duration of development.*
- 3. Assure that development is maintained properly.*
- 4. Designate the exact location and nature of development.*
- 5. Require the provision for on site or off site public facilities or services.*
- 6. Mitigate foreseeable social, economic, fiscal and environmental effects, including the effect on potable water sources when the project is located within a wellhead protection area. The commission may impose reasonable conditions of approval to protect the surface and/or ground water from contamination, including, without limitation, the installation by the applicant of monitoring wells and the granting of easements relating to such wells.*
- 7. Require more restrictive standards than those generally required in this title.*

Possible Motion: Having considered the evidence in the record, upon a motion by Commissioner _____, a second by Commissioner _____ and ___ to ___ vote, the Commission hereby approves/conditionally approves/denies a conditional use permit application for Idaho Power Co. to construct a power transmission line from the Wood River Substation immediately north of Hailey to the Ketchum City Limits. If the Commission conditionally approves this application, it is subject to the following conditions:

Possible Conditions as relevant and from the King Line CUP approval in 2015:

1. The applicant may proceed with construction within three (3) years of the date of the Findings of Fact, Decision and conditions, or the approvals contained herein shall be null and void.
2. The applicant shall comply with all applicable county, state and federal regulations and requirements.
3. Any modifications to the approved plans may require further zoning review, and may be subject to additional regulations pursuant to the Blaine County Zoning Code.
4. Near residential areas, night time work shall be minimized to the extent possible.
5. The applicant shall control the introduction or spread of noxious weeds into any disturbed area.
6. In lieu of any financial security for revegetation or noxious weed control, the administrator will conduct an inspection of the rebuilt line within two (2) years of it completion and report to the Planning & Zoning Commission about the need to modify this permit to add a financial guarantee for any area that has not revegetated or has become infested with noxious weeds after construction.

7. Approve Option #2 and table Option #1 conditioned upon the county reaching agreement with the City of Ketchum and Sun Valley and the PUC regarding the financing of the undergrounding of the line from Hospital Dr. north. If no agreement can be reached within 1 year/6 months [?], the P&Z will reschedule consideration of the overhead segment from Hospital Dr. to Elkhorn Rd. (Approving Option #1 at this point extinguishes any opportunity the county currently has to participate in a discussion regarding financing of an 8% local, rate payer contribution to an underground extension to the south end of Hospital Dr.)¹
8. Approve Option #1 locating the OH line on either the east or west side of the existing public right of way or within utility easements.
9. Condition approval on the results of the City of Ketchum's "independent analysis" request
10. Existing 138KV line will be replaced with a new line (with CUP approval) within [?] years.
11. Staging of any materials prior to line construction shall be within either the Ketchum or Wood River Stations or some other identified and acceptable location.
12. Confirmation from the FAA that aircraft lighting into St. Luke's is only required "as necessary for landings and take-offs."
13. Approve any "micro-siting" or relatively modest adjustments to the proposed line route?

¹ *Related Rationale:*

- Protected property values, existing & improving character & "environmental justice" served best by no new line on the west side of Hospital Dr. The concept of Environmental Justice is that all people are able to enjoy equal levels of environmental protection and no residents are subject to a disproportionate impact from one or more environmental hazard or experience disparate implementation of environmental requirements

- Hospital prefers not to have an above ground transmission line on the west side of Hospital Dr. [?]

- 8% of the over-all undergrounding cost (identified otherwise as 2.6 million) appears to be a cost that could change based on a number of variables and reach an acceptable tipping point. Those variables could be: already installed portion with new bridge; less expensive undergrounding structure; few significant construction impediments between bridge and Elkhorn Rd. as compared to other segments; county should be beneficiary to some extent of over-all cost saving resulting from permitting within existing easements or right of way; contributions of public or private beneficiaries.

- Scenic Hwy. aesthetics is also a consideration between the bridge and Elkhorn Rd. and of course once the line goes underground at any spot it will stay there all the way to the Ketchum Substation either any route.