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1			North Shore Chelan Substation Public Comment Last updated: 11/8/17	<i>*Unless otherwise noted, comments</i>
2	Larry Peabody	20 Via Vista Lane	I came away from the October 24th public believing that this "train had already left the station" prior to the public meeting. My takeaway perspective is now confirmed with the Board's November 6th direction. During the siting process, it seemed that the PUD used some extreme costed factors and other justifications that supported their position while minimizing the concerns of the affected customers. While we cannot dispute that the PUD spent two years in the siting process and gave opportunity to be "heard", I do wonder who was actually listening. This creates a negative opinion of the hierarchy at PUD. That said, I have had very positive interactions with PUD staff at the Chelan Office. Stacy, Jim (retired) and Kevin have all been great.	11/7/2017
3	Dawn Graham	218 El Dorado Way	This is very unfortunate and I believe negligent on the part of Chelan County PUD. You had another viable piece of property that would not impact current property owners. This was a dog and pony show to say the least! Your minds had been made up and all of these meetings were for show only! Again, unfortunate that you dismissed any other alternatives....very sad!	11/7/2017
4	John Dyer, Representing Chelan Hills HOA, member of the Board of Trustees		Attachment	11/3/2017
5	Thomason Justice, PS - representing Henderson Neighborhood Protection Group		Attachment	11/3/2017
6	Steve Firman	108 Orchard View Drive	Ann, Thanks again. I have a couple of questions/ comments for your consideration. 1. You said that Robyn and Corky would not see extra transmission lines or taller transmission line poles. In looking at page 9 of the presentation, the inset shows how the transmission lines would be "double circuit" to the substation. I believe that does mean extra transmission lines around Robyn and Corky's home/ driveway. Am I mistaken? I think this needs to be very clear at the meeting on the 24th. Again, I'm sorry I can't be there. It's great that there would be no stacked lines or taller poles. 2. I appreciate your comment that the PUD and commissioners don't want to implement underground transmission lines in a piecemeal fashion, or "favor" one area over another. However, the counter-argument that you will hear is that it is unfair to existing property/ homeowners to bear the burden of the substation when it is needed due to new developments that get nice underground power and great views. The notion that we would be "favoring" a few property owners needs to be taken in the context that this is mitigation for the infrastructure needs of the whole area. So, we're not merely "favoring" them, we are mitigating the impact to them created by the needs of these new neighborhoods. 3. It's great that the PUD is committing to underground distribution from the Henderson site. It would also be great to understand what the cost for sending that double-circuit transmission line underground to the Henderson site would be. Since the overall project is a couple million dollars less than the Henderson site, could that savings be applied to routing the transmission lines underground to it? 4. People on Pinnacle in Chelan Hills are going to be very interested in the view mitigation for the Henderson substation. It would be great to have that fleshed out for the meeting on the 24th. That's all I can think of for now.	10/21/2017
7	Fran Arata	200 Orchard View Drive	As a homeowner in Chelan Hills, I am opposed to the Henderson site and supporting the Hellyer site as the best option for the North Shore sub-station. The placement of the sub-station should be located where the growth is taking place and not by existing homeowners.	10/23/2017
8	Patti Dill	319 Butte Road	We have a home at 319 Butte Road as part of Chelan Hills and object to the proposed Henderson site for a new substation for the reasons our board outlined to you in your letter dated October 10th. The Hellyer site right off of Boyd Road makes more sense.	10/14/2017
9	Monti & Marianne Ackerman	122 Pinnacle Place	Thank you Dennis for taking the time this evening to reply. We looked for close to four years to find the right place for our family in Chelan. When we came up the hill and around the corner on Pinnacle, the orchard and hillside on one side and the lake on the other we knew we had found a special place. Having morning coffee on the dining room table looking up at Stormy mountain has always been a favorite view of mine. Again, appreciate your response. Thank Hellyer!	10/23/2017
10	Susan Fisher	Not listed	Hi Ann, I won't be able to attend the meeting on Tue. Please note that I prefer the "Hellyer site". Thanks	10/14/2017
11	Dan McGovern	Not listed	As a homeowner in Chelan Hills, I urge you to use the Hellyer site and not the Henderson site for the new substation.	10/13/2017
12	William Clark	86 Chelan Ranch Road 172 Godfrey Springs	Steve, You mentioned to Angell via email that the focus group and PUD group did not make the same recommendation. True enough. However, the Hellyer site was preferred by the focus group only if all transmission lines are buried. All 6 miles! If the PUD were to go forward with the Hellyer location and not bury the transmission lines there would be a lot more people vehemently opposed to that site. In contrast to the Henderson site, the Hellyer transmission lines, if overhead, would be in direct line of sight with the lake from multiple properties and homes. So, to restate, I am only good with the Hellyer site if all lines are buried and the PUD landscapes the heck out of the substation.	10/27/2017
13	Bob Sheehan	106 Pyramid Lane	Hi Ann, this is Bob Sheehan and I was not able to make your meeting last night but I did want to comment on the PUD selection and construction of this new sub-station. As a home owner in Chelan Hills division 2, I would have preferred a different site selection than the one at the Henderson site. However since the PUD has decided on this site I do believe the negative impacts to homeowners could be mitigated. The installation of distribution lines underground would mitigate the impacts. I understand that your technical committee will not recommend this option because of the cost. While it would be more expensive it would be responding to the majority of local residents who "own" the PUD. Anyway Ann, I do appreciate your serving on the board and respect your final decision but wanted to say that sometimes commissioners need to consider elements of decisions that your technical team does not. In this case it is the visual impacts on homeowners who have been here for many years when the need for the substation is being driven by new developments.	10/26/2017
14	Kathy Branch	335 Henderson Road	the time is growing short for comments on the North Shore Substation in Chelan- they seem slow to post for public viewing- can you help make them available faster? It really should be available for timely response - thank you	11/2/2017
15	Kathy Branch	335 Henderson Road	I quote " it is folly to punish your neighbor by fire when you live next door"- publius syrus 18-43 bc italian writer I ask you, if you care about your neighbors, and this place, none of us should be forced to give our property rights and values over to an omnipotent agency, which we supposedly own, because a few of us are too small to matter. If no one wants this substation as it is presented in their neighborhood there is a problem with the model. We have chased this substation around the neighborhoods for 2 years- we have made alternative models; which have been ignored. I quote now; Bobby Kennedy, in a speech in 1966: " few will have the greatness to bend history itself; but each of us can act to change a small portion of events; and in the confluence of all those acts will be written history; the history of this generation. Each time a man stands up for an ideal or acts to improve the lot of others or strikes out against injustice, he sends forth a tiny ripple of hope, and crossing each other form a million different centers of energy and daring, those ripples build a current that will sweep down the mightiest walls of oppression and resistance." The PUD has a website- go to comments on the north shore substation and voice your opinions- it matters! underground those lines and pay attention to the siting of the substations and make developers pay for it now!!!	11/1/2017
16	Anonymous	NA	The devastating fires in California are now believed to have been started by power lines downed by a windstorm. We live in a very high wind prone area. Wildfires have proven to be the biggest threat to our safety and the financial health in our area. To quote the Chelan PUD on their FAQ page, "...Chelan PUD does not have any underground transmission lines in its system because it has chosen not to." It goes on to explain that essentially it is more expensive and would require new technology to be applied. This is an outrageous threat to our future safety and the community as a whole because of the threat of wildfire. The Commissioners need to step up and apply their decision making in a more progressive manner. The fact that 114 million dollars is sitting in the budget for a new administrative building; ie, a nice new set of offices for commissioners and staff should shame them into spending money on our infrastructure!	10/29/2017
17	Anonymous	NA	From the PUD website: "A combination of higher revenues and fewer expenses were the main reasons for the \$95.7 million bottom line results, said Chief Financial/Risk Officer Kelly Boyd. The PUD also ended the year with \$483 million in cash, \$46 million more than budget." This was posed in February of this year. We can't afford to underground transmission lines for .6 mile at the proposed Hellyer site???? Absolutely , we can!	10/29/2017
18	Kathy Branch	335 Henderson Road	Why were we, the homeowners affected by the siting of the new substation , not notified about the new Henderson site until the end of September? Then the decision date was set as 60 days out, no time for us to oppose it! Every neighborhood in this area refused that substation over the last year. Why would we be chosen to take the hit to our property values? We need an extension on this siting to explore other options.	10/29/2017
19	Kathy Branch	335 Henderson Road	Does the PUD want another fight like the Methow Valley power line fight? That went to the Supreme Court after 15 years of litigation; millions of dollars spent and a delay of the project at a tremendous cost to the taxpayers.	10/29/2017
20	Katherine Benusa Randy Bonsen	110 Pinnacle Place	Attachment	10/28/2017
21	Brian McHardy	120 Pinnacle Place	I would like to voice my opposition to the Northshore Substation that is being considered on Henderson Road. As a resident of Chelan Hills on Pinnacle place, my residence is adjacent to the proposed substation site and in direct view. The impact that this monstrosity will have on me and my 16 neighbors will be devastating, visually, aesthetically and audibly....not to mention the impact on wildlife that use the area of the proposed site as a corridor to their water supply and feeding grounds I attended the meeting on the 24th Oct at the fire hall in Chelan and voiced my concerns and opposition at that time. To that end I would like my opinion to be entered into the public record. Thanking you advance in for your consideration in this matter.	10/27/2017
22	William Clark	86 Chelan Ranch Road 172 Godfrey Springs	I am writing in support of the proposed Henderson substation as presented at the 10/24 meeting here in Chelan. In addition, I would like to comment on Chad Risman's reference to potential landscaping mitigation. I believe proper landscaping to be critical for this location and future locations as open needs continue to expand in the Chelan Valley. Landscape this substation right and the next one will be easier. You have an opportunity to make this project a "poster child". I know from personal experience the value of a visual barrier. We planted a tree line when Wal-Mart built in front of our house in Chelan. Check out next time you are in Chelan. I have heard Robin & Corky's complaints & determined them to be overstated. The proposed substation is not in line with their lake view based on the orientation of their house. While they may not like a substation in their neighborhood, it is hardly decimating their view/property value, in my opinion. The PUD has done a good job of trying to answer concerns with views by suggesting all power line will be buried with exception of the top lines. Buried lines are critical to all property owners regardless of substation location. In closing, I believe with proper tree placement in 5-10 years Robin & Corky will not even see the substation. The same cannot be said for screening/covering overhead transmission or distribution lines.	10/26/2017
23	Angell Clark	86 Chelan Ranch Road 172 Godfrey Springs	This is the view from our office above Puterman Gulch Road. Our office is located at 86 Chelan Ranch Road where this photo was taken. I added transmission lines to the photo to illustrate how a substation on the Hellyer property would impact our view. My husband and I attended the PUD meeting last night to hear the PUD staff's recommendation for a new substation on the Henderson property. We support their recommendation since the Henderson site will not impose this kind of negative impact on any of the neighboring property owners. - Photo Attachment	10/25/2017
24	Bill Lefler	3804 Wapato Lake Road, Manson	After listening to the presentation of last night's proposal (North Shore Substation) and the following discussions, I was wondering if the staff recommendation (Henderson site) was officially made to the commissioners?	10/25/2017
25	Andrea Menin	Kutil Place, Manson	Please reconsider underground power lines, for health and aesthetic reasons. As a ratepayer I want our utilities to go underground eventually, for durability and aesthetics.	10/25/2017
26	Barb Nevers	214 Pinnacle Place	I am a property owner in Lake Chelan Hills Div 2 Lot 181 and I want to express my concern for the possible selection of site 7, the Henderson Site.	10/25/2017
27	David Mickelson	101 Eldorado Way	Thank you for the communication. I'm sure this is never an easy process and you can't satisfy everyone, our homeowners group included, however, hopefully design and impacts can address many concerns. Have a good day.	10/25/2017
28	Fred Cleveland	201 Crescent Street	I want to pass my congratulations to you on what I believe was a well run, successful public meeting last evening. I applaud you and the PUD staff and the Commissioners for assembling in Chelan to hear the residents' views. I am grateful to you and the rest of the PUD team for the lengthy and determined efforts you have made since 2015 in the quest to include Chelan stakeholders in the substation siting process. Those efforts have been well worth it in my view. The PUD Commissioners still face some dilemmas but they should at this point be close to having enough information and insight to make judicious choices. I admit to being a bit surprised that PUD staff chose to recommend the Henderson site because I thought the Hellyer site was by far the path of least resistance. But the staff was convincing. I am pleased that the PUD staff recommended under-grounding all distribution circuits emanating from the Henderson site and routing them away from Chelan Hills subdivision 2. Furthermore, I support under-grounding the existing distribution line near the Henderson site. Perhaps more can be done to reduce the vocal opposition to the site from a few immediately adjacent landowners, for example, tall landscaping trees are expensive but would provide instant screening. Maybe an acoustics engineering firm experienced with this sort of noise source could be engaged to evaluate and recommend how to strategically install sound baffles or other sound reducing equipment at the station perimeter. It seems that the lighting issues can be reasonably mitigated with motion detectors as presented by PUD staff.	10/25/2017
29	Robin Vogel	63 Balsam Drive	I wholeheartedly agree with Michael Gibb's comment at the meeting that much more engagement of land developers, the broader community and local government entities in the business of responsibly planning for future electrical infrastructure is really important for the Chelan Valley and greater Chelan County.	10/25/2017
30	Corky Thoreson	63 Balsam Drive	Attachment	10/25/2017
31	Robin Voqel & Corky Thoreson	63 Balsam Drive	Attachment	10/25/2017
32	Dick and Sherry Billerbeck	64 Coyote Hill Road	My husband Dick and myself are closest neighbor to the Hellyer proposed substation site. Clearly no one wants this close to them including us. We are first house on Coyote Hill Road off Boyd. For all the reasons already presented from surrounding neighbors, we are concerned about noise, interference, and lights. Several of our neighbors are in favor of the Hellyer site - we definitely are not. Just too close to our home and we wanted to set the record straight as to where we stand.	10/24/2017
33	Don Schmolli	102 Pyramid Lane	I am a resident of Chelan Hills division two. I am writing to voice my concern regarding the Henderson site and all the reasons stated in the letter sent to you from the chelan hills maintenance association board of directors earlier this month. Please consider the Hellyer site which impacts less residential property. New development fees should be assessed to cover the full cost of the new substation, especially the lookout which are being sold for tourist accommodations.	10/24/2017
34	Heather Sandoval	105 Orchard View Drive	We live in Chelan Hills and did NOT vote or give anyone our proxy to oppose the Henderson site. The Chelan Hills Board was incorrect in saying all 500 homeowners voted and oppose that site. No matter what site is chosen there will always be those few that disagree - you can't make everyone happy. This process has taken long enough - we need to move forward!	10/24/2017
35	Jim Beard	525 Kutil Place, Manson	Transmission lines near Lake Chelan should be buried. There is no excuse, not even budget given today's growing development, to pollute the aesthetic beauty of Lake Chelan with above ground transmission lines. It would be shortsighted to allow the lines to corrupt the views of the public.	10/24/2017

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36	Michael Gibb	116 Coyote Hill Road	We need a bigger boat and to cast a broader net. Transmission Underbuild and Express Feeders are swear words. Substation Equivocation: The level of Participation, emotion, and engagement in the substation siting process is directly proportional to the proximity of your house to the location of the proposed site. "Go Below before we Grow" Undergrounding needs to be our guiding principle as we move forward. I see the lake! Aesthetics's, view corridors, visual impact, neighborhood protection are higher priorities than engineering efficiencies and load line proximity to most rate-payers in the Lake Chelan valley. Power before Profit. In the future, PUD, county, city planners, and developers need to work far in advance to site SS at developers land expense before development is allowed. As long as we're here, (Underground existing overhead lines in critical lake view impact spots near the substation site. (In the case of Henderson, we are going north out of the site with UG, so why not convert the D line in front of Robin, Corky, and Kathy Branch to UG while we're at it, improving their view to help in mitigating their flank view of the SS).	10/24/2017
37	Steve Teeray		I am writing with regards to the proposed new substation. The transmission lines going to the Hellyer substation site goes directly alongside of my property (551 Boyd road). This would be a significantly eye sore and would substantially decrease the value of the property including the views, which is in the process of being subdivided for homes. In addition, the noise and risk to people and property would be burdensome. I would like to put in a formal protest to this route for the transmission line. Please advise me on my rights and how to do a formal protest.	10/24/2017
38	Janet & Jim Byers	1620 S Lakeshore Road	We purchased a vacation home on the South shore of Lake Chelan across from Karma Winery about 5 years ago. We had come to Chelan for vacations a number of times over the years from the west side and fell in love with the lake views and the small town feel. We met Robin and Corky 4 years ago through a mutual friend and have been to their Chelan home several times. We recently found out about the proposal to place a substation right across the street from their home off Henderson Rd. We are incredulous that PUD would even consider placing a substation in a location like that where a number of homes can not only see the and hear the substation and, if that's not bad enough, the power lines going to and from it! My husband grew up in Pomeroy, Washington, not a wheat farm. It wasn't unusual to see power lines crossing wheat fields but to do this in this beautiful valley and destroy people's views is an abomination. We are particularly concerned and angry at PUD's current proposal for the Henderson site as we understand the South shore area is nearing the need for another substation and we have to wonder, what are you going to do to us and OUR property? I have no words for this complete and utter lack of vision.	10/23/2017
39	John & Cindy King	150 Crest Drive	This correspondence is to register our vehement disapproval to the proposed PUD substation on Henderson Road. This location would cause severe negative financial impact to a number of properties surrounding it, including the property at 150 Crest Dr., Chelan, WA 98816 that my wife and I own. We have been trying to sell this property for several years. Putting a substation close to it would further degrade it's value and make it virtually unsealable. We bought the property for \$120,000 and can't sell it for \$78,000. Your proposed site would in effect render our property worthless.	10/23/2017
40	John Arata	200 Orchard View Drive	I am certain there is a better way to go about this. Your substation proposal on Henderson Road would have immediate negative effects and for many decades to come. As a homeowner of Chelan Hills I am voicing my opposition to the Henderson site and supporting the Hellyer site as the best option for the North Shore Sub-station. The placement of the sub-station should be located where the growth is taking place, not by existing homeowners.	10/23/2017
41	Michael Gibb	116 Coyote Hill Road	My wife and I are looking forward to the upcoming meeting in Chelan from 6-8 PM this Tuesday. We have been reaching out to neighbors in the Boyd-Puternann-Henderson areas to those who have not been involved so far over the last 2 years on the NSS project. It's important that everyone has a chance for input. I have heard consistent and repeated comments from some of you that "undergrounding of Transmission lines is out of the scope of this substation project because of initial construction costs and incremental retooling costs by Chelan PUD for future maintenance". As a pragmatist, I accept that as a reality for this project but I believe we must develop that capability in the future for transmission. I encourage us all to accept the need for undergrounding DISTRIBUTION (including express feeders) FROM the Substation site, whether it be the Helyer or Henderson site chosen. I believe this is doable, relatively affordable, respectful of existing neighborhoods and views, and should be the standard moving forward. Let go of the stance that, "we match new distribution with the existing distribution mode in the area". My hope is that staff will be presenting Tuesday night options, schematics, and renderings of both proposed sites with significant landscape screening of the SS, low impact, motion-detection down-directed lighting, and with ALL distribution underground. I have suggestions for treating the overhead transmission lines from the Chelan-Wapato upper transmission line to the Helyer site that may significantly reduce the visual impact. Together, we can move this 2+ year project forward and reach a compromise that is measurably acceptable to all.	10/23/2017
42	Monti & Maryanne Ackerman	122 Pinnacle Place	My name is Monty Ackerman, my wife Maryanne and I own a house up on Pinnacle Place. We are writing to you this evening in regard to the proposed sites for the North Shore sub-station. Unfortunately, due to business travel tomorrow we will not be able to attend the community meeting tomorrow night. We strongly oppose the proposed Henderson site located in our neighborhood due to the proximity of this site to our personal residences. We have serious concerns about the negative impacts such as noise, visual impairment of the pristine hillside and potential price devaluation we will experience if this site is chosen. There is always the opportunity for the PUD to expand the footprint on this site as well, creating unknown issues for Chelan Hills neighborhoods. Please look to the Hellyer site for location of the sub-station and avoid the Henderson site where many families currently live, work, and enjoy the beautiful surroundings up on Pinnacle. Please hear our voices of concern and support us by selecting the Hellyer site. Join us in opposition of the Henderson site.	10/23/2017
43	Chris Housh	306 Butte Road	I am a property owner in Chelan Hills, Division II. After reviewing the two sites proposed for the new electrical Sub-station I would like to submit that I believe the "Hellyer site" to be the best option. I feel the "Henderson site" would have a negative impact on my neighborhood and community, especially in regard to the homeowners located near the transmission lines. I am also concerned that the additional property that may be required in the purchase, but not yet earmarked for development, could result in further negative impact down the road. Thank you for your consideration.	10/21/2017
44	Scottie Marable	213 Pinnacle Place	I choose locating the new substation on the Hellyer site because this option affects fewer folks, allows for future growth, and has fewer visual impacts. In my mind it is important that the PUD board looks at the LONG term impact on we the customers especially on a long term project like this. Though I imagine you already have. I also know how important money is. I have owned a small business for 32 years and have spent money now to benefit all in the future. Please help.	10/21/2017
45	Greg & Linda Sewell	124 Pinnacle Place	My family and I own a home in the upper Chelan Hills development at 124 Pinnacle Pl. We are angry and appalled that the PUD is even considering building a substation at the "Henderson site". The driver of this being the increased need for power for the new developments, such as The Lookout. This noisy and unsightly industrial monstrosity should not be placed into an existing neighborhood where even one home or property will be able to see or hear it. The additional power poles and wires needed to service a number of us have worked years to acquire. We are at a loss to understand why PUD seems to believe this is acceptable on the part of a Public Utility. It is simply not acceptable that property owners in the hills above Lake Chelan are being tasked with paying the price for the new developments who have all their lines underground. We first really learned about the "Henderson site" through our Chelan Hills Homeowner's Association board. We did not receive any notification or any information from PUD until last week about this proposal even though our home and property values would be negatively affected. We want our voice heard along with the HOA board that we are unequivocally opposed to a substation at the "Henderson" site. We are not able to attend the meeting on October 24, as we live in Bothell and are working. However, our son who lives in our Chelan home is planning to attend on our behalf.	10/20/2017
46	Win Bartsch	107 Pinnacle Place	I own a home in the Lake Chelan Hills neighborhood at 107 Pinnacle Place. I would like make it known that I strongly oppose building the North Shore Chelan Substation at the Henderson Road site, as it is too close to existing neighborhoods and residential homes. My preference would be that if it needs to be built, it should be built at the Hellyer site, which is more remote and surrounded mostly by orchards and empty land, thus affecting less people and property values. I am currently out of country and cannot attend the public meeting, but I wish for my voice to be counted as against the Henderson Road site. Thank you for your consideration.	10/20/2017
47	Carl & Carolyn Glossenger	490 Boyd Road	Carl and I would like more details on the locations that the Henderson purchase would involve, at the October 24, 2017 meeting. Meaning there is a site at HENDERSON but we have been told by your staff that there are other locations for HENDERSON for the NSS and that Henderson is asking for other property to be purchased as well. What are those locations? Would you please present the details about those locations and pictures? What would the PUD use them for? Plus, for the Hellyer site, we need to confirm that everything is underground - transmission too, which when I say fur is flying - that seems to be the PUD's fur.	10/19/2017
48	Mike Kavanagh	240 Crystal Drive	My wife, Denise and I recently finished building a house in Crystal View Estates and were appalled to learn that the PUD is possibly planning to build a substation right next to our friends, Robin Vogel and Corky Thoreson just off Henderson Rd. We've been to their home many many times and can't believe how unsightly, obtrusive and devaluing this intrusion would be. As a recently retired 38 year Fire Service Professional, I understand your leadership in our world class Public Utility District. Public/Private interface has been an evolving partnership in the last few years where Government agencies are no longer choosing the "lowest cost alternative" and are forging ahead with "best reasonable cost" in developing efficient environmental/ratespayer/subject matter decisions. We enjoy the fact that we have no power lines within our views in the Crystal View community and assumed that anything new going into the Chelan/Manson area would follow the same format of undergrounding - especially considering we all moved here for the views.	10/19/2017
49	Neil & Kelli Munro	209 Pinnacle Place	We recently purchased a building lot in upper Chelan Hills - we closed at the end of July, 2017. We were disappointed, even shocked to learn just in the past week or so that Chelan County PUD is possibly planning to build a substation in the gully off Henderson Rd in our view of Slide Ridge and Stormy Mountain! The additional power lines and larger power poles that are apparently also part of this proposal are not acceptable in this residential view neighborhood. We have not received a single communication from PUD about this until receiving an informational letter from our HOA. We would like to add our voice personally to that of our Chelan Hills Homeowner's Association Board in objecting to the Henderson site. We did not purchase this lot with the idea of having industrial zoning right next door! We agree the Hellyer/Boyd Rd site is more suitable with a substation being hidden in a "bowl" and with PUD undergrounding any power lines coming into and out of it so no neighborhood has to bear the brunt of being negatively impacted. As I stated earlier, we heard about the October 24th public hearing from our Chelan Hills Home Owners Association. We can not make the meeting in person, so please take this letter to be a firm voice of opposition to the Henderson Rd site or any site that would be visible or heard by anyone who has property in Chelan. We would gladly pay additional costs for electricity so that no one will be impacted by electrical substations. Please make the right and fair choice of site for all Chelan residents.	10/19/2017
50	Robin Vogel & Corky Thoreson	63 Balsam Drive	As owners of a property directly across the road from the proposed Henderson option for a Northshore Substation, we wish to extend an invitation/request that as many of the PUD Commissioners as possible come visit our property in person. We have offered this request at prior PUD Board of Commissioner meetings and no one has responded. Prior to possibly making a decision that will impact our property and our financial nest egg in a large way, we believe it is of utmost importance that the Commissioners see firsthand, why we are so adamantly opposed to the Henderson site. We will be available at our home at 63 Balsam Drive - just off Henderson Rd directly across from the proposed substation site on Monday October 23, Tuesday October 24 and Wednesday October 25. Please contact us to let us know when it is convenient for you to come take a look.	10/19/2017
51	William Lageman	203 Pinnacle Place	WE own property on Pannade Road Chelan Hills. Due many reasons we strongly advocate the selection of the off Boyd Road site and strongly recommend the Henderson site Hellyer (off Henderson Road) is not selected for this new planned Chelan PUD Substation.	10/19/2017
52	Carl & Carolyn Glossenger	490 Boyd Road	Carl and I are looking forward to the October 24, 2017 meeting about locations for the NSS. After, the last meeting with the PUD staff, in Chelan, back in September, the presentations - while informative, were in need of providing more information in a detailed way (and with pictures) - which I said to Chad one-on-one. There is a lot of fur flying around and I am sure would be WONDERFUL to get the details. We all need to get this NSS moving in the right direction. Carl and I are not going to agree to throw anyone under the bus. Which, also, seems to be how the PUD has been working. We are hoping that will continue to be the case. My family has been coming to Chelan for 50 years and owned a house in the Willows development just off Chelan-Manson Hwy for 30 of those years. Our family, now scattered throughout the northwest, currently uses it as a vacation home and getaway. I've known Corky since I was 4 years old as family friends in the North Bend/Snoqualmie area. I've been to Corky and Robin's Chelan home numerous times and am always in awe of their unobstructed lake view. I know when Corky retired just a few years ago from his career as a firefighter, he was really looking forward to spending a lot more time in Chelan at that house. I've been at the house during the day and in the evening. In the evening especially, aside from an occasional coyote howl, the quiet is unbelievable and the night sky with a clear view of the stars is breathtaking.	10/18/2017
53	Dawn Graham	218 El Dorado Way	It would be totally wrong to put a substation right next to their house. Especially as I understand there is a viable alternative further up Boyd Rd. If no homes around the Boyd Rd location can see the substation, then why isn't PUD using that one?	10/17/2017
54	Elizabeth Allen	102 Crescent Street	I just received a letter from the Chelan Hills homeowners Association regarding consideration of the two proposed sites for the new PUD substation in Chelan. I'm a home owner in Chelan Hills 2 and would like to affirm my support for the Hellyer site on Boyd Road. Thank you very much	10/17/2017
55	Jim & Denise Beard	Not listed	We have a lake front home that was built by my father over 35 years ago in the Manson area. We frequently drive over from our home in Seattle to spend time at the family vacation home in Manson and have commented, negatively, about the power poles and lines along highway 150 from Chelan to Manson. On a clear sunny day, this is a breathtaking dramatic drive, particularly for those who have not seen it before and it's a shame it's marred by a network of electrical lines. We understand the smoke from the 2014-2015 wildfires drove away a lot of potential tourist/business but the fact that much of Chelan and downtown was without power for several days due to power poles and lines burning up certainly didn't help. With this in mind, we were shocked to learn through Corky Thoreson that more and more power lines are going to be placed above ground rather than underground as part of a new substation project for Chelan. We cannot see any justifiable reason for PUD to continue building overhead power lines in an area that is becoming more prone to wildfires, not less. This seems to be quite irresponsible. Our own home is directly across a narrow portion of the lake by First Creek which was on fire in 2015. In addition, we also strongly believe any proposed substation site should be located as far away from any view corridors as possible and certainly out of sight and sound from any residential home or property. The most obvious reason is the preservation of property values in addition to health concerns, water table contamination, electromagnetic fields (which become a non-issue when undergrounded) and especially for the area we enjoy so much, preservation of the amazing lake and mountain views for all. Thank-you for your consideration of this matter.	10/17/2017

	B	C	E	F
56	Larry & Shaunie Peabody	20 Via Vista Lane	This letter is in response to the editorial in the Chelan Mirror on October 11, 2017 titled "PUD destroying our beautiful valley" by Corky Thoreson. We have known Corky and Robin for a number of years and we recently completed building a house in Clos CheValle, near Bear Mountain Ranch. We are now living in Chelan full time having raised our family in the Kirkland area. We moved to Chelan for retirement for the quiet, beauty and the views. We have been up to Robin and Corky's home and there's no question they currently have a beautiful view of Lake Chelan. It would be a travesty if PUD installed a substation within sight of their home with accompanying poles and power lines running across their current view. We can see it would obviously be seen as well by a number of homes across the gully in Chelan Hills. We've also driven past the Boyd Rd site, parked there and saw that no one would see a substation there except the little house up on top of the hill. We were told that was actually Mr. Hellyer's home and since he is the seller, we assume this wouldn't bother him. We learned that PUD doesn't want to put new lines underground and are surprised since our own development has everything underground and this was all done years ago. It seems to be a no-brainer that a new substation should be put where no one will have to see it or hear it and then underground the wires that come out of it and into it so no one has to look at those either. Especially in an area where views are the reason people are here.	10/17/2017
57	Tom Dixon	322 W Woodin Ave. #541	We own a condo unit at The Grandview on Lake Chelan. We are writing in response to Corky Thoreson's opinion piece in the Chelan Mirror Oct 11. We have been to Robin and Corky's home and their property is stunning and the view is absolutely amazing. In finding out that there is a proposal to build a power station below their house, including additional power lines and poles, as friends of them and members of this community, we are absolutely outraged. This project should be located in an area that does not impact the community, such as the middle of an apple orchard. We would be livid if our view were to be destroyed by a project like this being constructed. When we saw the possible site for the power station on Henderson Rd, we realized that our view will be negatively impacted by the lighting at night. We understand the other site, Helyer, is tucked away behind a hill where no one can see it - day or night. We can't believe PUD is seriously considering placing a power station in an area of beautiful views where so many homes will be able to see it. As a side note, I worked with Corky at Bellevue Fire for over 20 years and we were both members of the Bellevue Firefighter Community Support Foundation. Over several years, Robin donated over \$30,000 out of her commissions for firefighter related real estate transactions to the foundation. She is still the largest contributor to date. Robin and Corky are two caring people and he is a member of the King County Firefighters Pipes and Drums. Corky organized bringing this group to Chelan the Saturday prior to St Patrick's Day for the past two years to help generate support and business for the community after the 2014-2015 wildfires. They've been looking forward to being able to fully enjoy the Chelan property for years. It would be a shame if PUD went ahead with this misguided plan.	10/17/2017
58	Bruce & Marie Alice Hurst	178 Chelan Ranch Road	We are sending this email to all commissioners because what is affecting us in Chelan will likely happen elsewhere in the county. The PUD has been involved in a lengthy process to find a suitable site for a new substation in the Chelan area. This need is driven by rapid development. And again catching up seems to be at the expense of established residents. We appreciate the process. But it is one thing to move into a home when power lines and substations are already present and another to have them brought in after you. We have attended some of the public meetings about the process of finding a site. The majority of objections are focused on disturbances to views. Indeed Chelan has just completed an open spaces review. And one of important desires of area residents is to maintain the open views of our valley. Views brought in by power lines diminish the enjoyment of where we live and can decrease property values. Decreased property values are a hidden cost of construction. We suspect the final recommendation for the new Chelan substation will be the Hellyer site. If so transmission lines to it will cross our property. We would ask that you and your fellow commissioners consider a policy of undergrounding all lines. At least in areas with many established residences. We know undergrounding is far more costly. But a customer owned utility should put the wellbeing of its owners first. We understand the PUD is very financially sound. The additional costs of undergrounding should not be a critical financial concern. If there is concern about increased rates creating a financial hardship for some customers, then perhaps costs are distributed over new customers who seem to be driving the need of this substation anyway. Undergrounding would avoid much controversy, preserve property values, and open up many potential sites. If undergrounding can be done, it should be done. Situations like Chelan's are bound to happen elsewhere. Undergrounding will mitigate financial and visual enjoyment impacts to established customers and protect lines in fire prone areas. If you wouldn't want it breaking your view and potentially reducing your property value, why shouldn't the PUD be a good neighbor and adopt a policy of undergrounding?	10/13/2017
59	Katherine Benusa Randy Bonsen	110 Pinnacle Place	We have owned property in Chelan Hills, Division 2, Chelan, since the late 1980's, building our home at 110 Pinnacle Place in 2004. We chose this particular location for the beauty of the surrounding landscape, the quiet of both day and night, and the fact it is located away from light pollution. We wish to voice and place on record, our specific concerns with the possible installation of the North Shore Chelan Substation at the Henderson Site to be designed and built by the Chelan County PUD over the next two-three years. This site is close in proximity to and can be seen from our home. Our concerns include: • Constant humming noise pollution produced by a substation, especially at night when the ambient sounds of day are quiet. Sound carries more at night. The Henderson orchard has recently been removed; therefore the trees that could have added to the noise buffer are no longer present. • Light pollution produced at night in a rural area where minimal light from an artificial source is currently present. • The visibility of a substation. In itself, a substation is not aesthetically pleasing or something we want to view from our home. • There will be a loss of the natural habitat where the substation is built. • The Henderson site is close to a development of many, not just a few homes. For these reasons, we strongly oppose the Henderson site location of the Northshore Chelan Substation. We do, however, appreciate the competency John Stoll, Managing Director of Customer Utilities, shared on the September 25, 2017, KOZI interview. He provided information that supported the idea of working with neighbors to gather concerns and input to add to the analysis of the plan for a site. He also provided information to support the idea of the PUD's use of landscaping to address aesthetics, along with fencing and hardscape to make the substation a "good neighbor site."	10/12/2017
60	Mike Mackey	205 Pinnacle Place	I have looked at both sites and the effort to reduce the visual effects on all parcels. The Boyd Road site is the one I would like to see constructed. The reason is that much of the line is underground, which may create some compromise to some building sites but the visual impacts are reduced to those with existing homes and for the future sales of lots with an unobstructed view versus a lot with a high voltage line. My point is the cost for placing the line underground is more to the PUD, but if you build it above ground the loss to the landowner trying to sell a lot that can see a high voltage power line is magnified over many lots not just the ones that currently exist but the ones that will be developed in the future, which is the reason the PUD is building the new substation. Underground construction is a one time cost to the PUD but it's a continuing cost to the landowners that want to develop their land at a later date, the value of each lot that could sell for Est. \$90,000.00 with an unobstructed view versus a lot with a power line could be as much as \$40,000.00 less. The reason we all live in the Chelan valley is the Lake and the ability to see it and the Mountains unobstructed. We need to build one of the substations, please put as much of it underground as possible.	10/11/2017
61	Virgina Carpenter Beckley	225 (625) Boyd Road	On August 30, 2017, less than 2 weeks ago, my life time dream, was the closing of the purchase of my parents home, barn, and shed on 3.4 acres of land at 225 (soon to be 625) Boyd Rd. My parents, Virgil and Marcelle Carpenter, purchased the land and the 17 acres behind the home where they obviously planted a still existing apple orchard, which has been currently purchased by Bill and April Clark. I moved in with my Mother 5 1/2 years ago to keep her in her home to enjoy her amazing lake view for as long as it was possible. Her quote, 3 years ago when we had been promised many times for the PUD to replace the broken electrical line to her home which had broken 3 times was "well isn't the PUD here to serve the people of the valley!" It was finally replaced. The North Shore Community has been very involved with the meetings where the Sub Station should go. On the proposed Helyer sight, the map shows that you would take the electrical lines all the way across the lower edge of my property. Taller poles, as many as 9 larger cables placed vertically, like a wall would desecrate the view, not only for our view, but also for the homes across from us we're looking directly at there. Caroline Libby and Larry Summers would have these poles in their backyard. Two or three suggestions have been made for other ways to take the wires, underground wires are the only way the North Shore neighborhood has been agreed 100% by all to be allowed by us. We are not being served by these wires, and the communities who they will be served will be given underground wires to their newly built homes. PUD consultants, engineers and administrators have used the phrase... underground is not feasible. Please review the following with a different perspective and an open mind, as if this was your view being considered. 1-Anything is feasible-the consultant looked only at one consideration for underground wiring. It was to go straight down a steep rocky ravine, which would not be feasible. Consider underground wiring on a flat terrain which runs next to a road that would be considerably easier and possible. Then put the poles down the hill. Or through a conduit that is already in place for the Geeber farms up above. 2-Too costly-PUD is in the green and has the money to do it. Is my understanding. The NS community is willing to add the \$5 to \$10 a month increase in our bill to pay the cost of the underground in 5 years time. This had been presented in detail by Robin Vogel and Corky Thoreson at various meetings. 3-Never been done in the Pacific NW-Why not be the front-runners of New community growth. We live in one of the most beautiful communities in the Pacific NW. Why do you want to take our views away from the properties that were purchased decades ago... for the sake of serving "rental property" and new homes? 4-Costly to repair-Underground wires should not need to be repaired. How about the lines that were strung 2 years ago by the high winds that spanned the electrical lines which started the fires out by the Walmart area that cost 2 million to replace the poles and lines. Businesses were burned to the ground and many which burned so badly they had to be replaced. You may not be affected by your decision, but those of us that live here are. My family has been in this valley since before the turn of the century and I bought this property for my children and grandchildren. My Great Grandfather, Alfred LaChapelle (trail named after him in the Chelan Falls area of trails) had a ferry boat across the Columbia River. Carpenter Lane in Aswell named for my Grandparents who had the only store, gas station & post office in that small community. My parents sold their 45 acre orchard in the middle of the Columbia River to the PUD to build Walle Dam. They were both born and raised here and raised their family here. A mining claim staked in 1898 by Alfred LaChapelle, my Mother's grandfather, was taken by the US Government because we could not prove it was minable because surface mining would cause an environment impact on the land. I personally lived in the cabin for 7 years fighting to keep the claim. We lost. How much else would we have to sacrifice? Please take the time to look carefully and closely and be open to other considerations. Thank you very much for looking at the above right thing. I will go public with this letter, as I don't want something to happen that I have no control over. I'll ask for the community's help. Again, thank you.	10/11/2017
62	Bruce Hurst	178 Chelan Ranch Road	We are 32 year residents of 178 Chelan Ranch Road. Our property fronts Purteman Gulch Road. Currently no power lines interrupt our view. With the proposed Hellyer site, we understand lines would come down Purteman, crossing our property. A proposed alternate transmission route would jog along orchards to come in the back side of the substation. This alternate route would disturb our view even more. We appreciate the time, effort and community input by the PUD in finding a suitable substation location. There doesn't seem to be an ideal location of any of the many sites proposed. Visual impact we would think is the source of most objections. It is quite one matter to move into an area with power lines and a substation and another to have them brought to you. No one wants an enjoyable view from their home wrecked by new power lines or substation. No quietness disturbed by the constant hum of a new substation, or seeing the wonder of the Milkyway lost by light pollution. So, we would ask that the PUD seriously consider a policy of going underground for transmission and distribution lines. We acknowledge this presents a significant increase in cost, but it would eliminate a great deal of controversy. We have heard there is major opposition to undergrounding within the PUD yet I also understand that it is strongly promoted by PUDs in other parts of the country. There are of course unseen costs to property owners with this project. That is decreased property value when power lines cross property or even obstruct views. Have these costs been considered in the overall cost of a new substation? Again going underground would avoid this monetary impact. Situations such as in Chelan will likely happen elsewhere. Its time to mitigate impacts and objections as much as possible. For a customer owned utility, maintaining views and preventing decreased property values should be given higher priority than construction costs. Cost of construction can be shared over a long period by the many area users or new customers that are driving the need for this substation.	10/10/2017
63	Ron Coulter, Representing Chelan Hills HOA, President	123 Riviera Drive	Attachment letters	10/10/2017
64	Kathy Branch	335 Henderson Road	My name is Kathy Branch; my husband and I own a home on Henderson Road. I am begging the PUD to reconsider the site on Henderson Road for the new substation. The added lines would go right across the entrance to our property. We have invested heavily in this property; the value and curb appeal are desperately important to us. My husband has Alzheimer's disease and in the future the money from the sale of our home will be necessary for his care. We just lost his mother to this disease and were her caregivers for over 10 years. We know he could have to live with it as long. My neighbors to the north have owned their property for 27 years; they also have invested heavily in this property for their future. Their view lot will look straight down on the substation, ruining the value of that view. These properties are valuable because of the pristine views. The values would plummet with this infrastructure as a neighbor. Please remember that these are our biggest investments- we are all in our 60's- we cannot recover the money lost if this proceeds. Do not make us carry this burden for the sake of expedience to serve homes not built yet.	10/8/2017
65				
66	Public comments from Nov. 2016-May 2017			
67	Sharon Dobbins	Near Uhrich property	I just received the property owner letter regarding a possible new substation very near my home. I would like to get more information about what affect this might have to my property as far as noise, traffic, my property values, etc. I looked at the website but was not able to access any more information. Please let me know how I can get more information.	11/15/2016
68	Chris Willoughby	2350 Totem Pole Road	I have looked at your site preferences and see that the ones that have been chosen are in good locations. Some have better locations for particular reasons. The ones that I see as the best options are the Urlich and Chelan Heights properties. These properties are in the central area of the Chelan-Manson build-out area and both have transmission lines running right next to or over the site. Also, for aesthetics, these properties are fairly out of the sight-line of many residents and both are remote enough to not be a problem for area residents. One item I have asked years ago and never have had answered, when a new substation build happens in the Chelan-Manson area, is it possible to increase the capacity of an existing substation, like the Totem Pole Road substation in Manson. There is a large piece of property with the substation, ruining the value of that view. These properties are valuable because of the pristine views. The values would plummet with this infrastructure as a neighbor. Please remember that these are our biggest investments- we are all in our 60's- we cannot recover the money lost if this proceeds. Do not make us carry this burden for the sake of expedience to serve homes not built yet.	11/19/2016
69	Scott Nicholson	Property owner near Area 17	Dear Teika, I have recently received a letter from John Stoll (Dated November 9th, 2017) regarding Chelan County PUD's location search for a new Substation to service the Chelan/Manson area. I am a property owner who's land is just north and adjacent (immediate vicinity) of the alternative location marked as area 17...which is being used for further evaluation. I am sending you this email as a concerned property owner that has future plans to develop my parcel. As such, I formally request status updates and allowance to provide further input/comments into the search analysis you are conducting. I will also visit your website and sign up for your email updates.	11/22/2016
70	Clint Campbell	NoSeeUm Orchard	I'm in receipt of your letter dated November 9, 2016 regarding the planning process for a new substation on north shore between Chelan and Manson. The potential site of Area 17, the Washington Federal Property, is a problem for us. It is my presumption that a new substation at this location would have overhead transmission lines connecting to the lines directly to the south. These lines would pass over our property, either over parcel 272212130050 or 272212240050. This property is prime development property in that it adjoins the golf course and is currently being planned for real estate development. In addition, parcel 272212240050 already is encumbered with transmission lines running over it at its southern boundary. Additional transmission lines would render this 12.68 acre parcel nearly undevelopable. Please keep me apprised of the status of your planning.	2/12/17
71	Michael Gibb	610 Boyd Rd.	I am a member of the NSS community focus group. Being familiar with the site selection parameters, I believe the Urlich property near Area 14 and the Option 1 parcel of the Area 17 Washington Federal properties are the best choices. These two potential parcels score better in access, excavation obstacles, and aesthetics than their same area alternatives (Orchard Heights, and Alternative A). I suggested at one of last year's meetings that instead of placing just one additional substation near the theoretical load line, we need to plan now proactively more for the future, and purchase two sites, one NW of the load line and one SE of the load line. These two sites are flat terrain, near existing transmission lines, road accessible, and have low to no neighborhood impact. Orchard Heights has a high potential for visual impact from distant residents. Two sites away from the blue theoretical load line will better meet the existing load deficit than one site at the load line, and their will be additional residential growth to the NW and SW of the Northshore, Urlich and Washington Federal Option 1 are the best choices for our community. Thank you.	2/21/2017
72	Bill Leffler		Should include more cost for distribution line giveaways. Cost causation of aesthetics is too high when comparing average substation costs.	2/22/2017

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73	Carl Glosenger		We will end up looking at nine lines with all three locations instead of the three we see today. Please consider burying the lines.	2/22/2017
74	Jerry Boyce		Extreme concern with Chelan Heights location (left phone #)	2/22/2017
75	Jerry Boyce	71 Boyd Loop Rd.	I am extremely against the Chelan Heights Orchard location. I own the property directly above this proposed location and would be forced to look at this substation every day when I look out my front window or sell our retirement home. The PUD would need to use my property easement to access this site and it is not capable of handling construction traffic or winter time access traffic. I will be contacting all of my neighbors in the next few days to have them e-mail you with their comments also. There are a lot better locations that are not located on the prominent point of a hill with Lake Chelan as a backdrop. I would suggest you talk to the Hardings on Winesap for a possible location that is in a valley and not blocking people's view which we all paid a lot of money for. I also suggest the Ulrich site which is in a perfect location and only needs a second look at distribution costs. Also the Washington Federal site is closer to the majority of the end users of this power problem and you will not be able to purchase this site once the area begins development. Once again I and my neighbors are in strong disagreement with a substation being built at the Chelan Heights Orchard location.	2/22/2017
76	John Dryer		#1 Ulrich; #2 Wash Fed	2/22/2017
77	John Swepson		Thanks for all your work and the presentation. My priorities are: (1) Wash. Fed; (2) Ulrich; (3) Chelan Heights.	2/22/2017
78	Michael Gibb	610 Boyd Rd.	Ulrich is the best choice for construction now. Wash. Fed. Site should be purchased now also. Let's get ahead of the curve.	2/22/2017
79			Low the idea of buying both the Wash Fed and Ulrich sites. I would support either. Thank you for your work. (P.S. next time, have maps in the back so we can look at those, too, without interfering with the meeting.)	2/22/2017
80			#1 Ulrich; #2 Wash Fed; #3 Chelan Heights	2/22/2017
81			Move proposed access road for the Ulrich property	2/22/2017
82			Wash Fed - it's my desired site because it's closest to the blue line and there are no existing homes so the future development would be built around the substation.	2/22/2017
83			Still need the acquisition costs for each site. And, there's no point in buying up extra land without a new zoning plan.	2/22/2017
84	Robert Perry	328 Orchard View Drive	I attended the PUD substation meeting last evening Feb. 22, 2017. The presentation convinced me that the PUD should move forward with the Chelan Heights Site for the following reasons. A) The project cost of \$9,108,000 is \$3M less than the other two sites. B) The owner is willing to sell the property. C) There is minimal impact to existing house. D) The distribution/transmission costs save \$3M over the competing site. E) The sight is 4,800 ft. from the Boyd Rd. on an orchard road and will be generally unseen in the surrounding orchard. To me, this decision is a no brainer! I believe the PUD has and continues to serve the community very responsibly. Thank you.	2/23/2017
85	Michael and Kerry Travers	130 Henderson Terrace	We would urge you to purchase the Washington Federal Savings site as the new site for the new north shore substation (NSS). This site will not result in forcing a new expanded set of transmission lines through an existing neighborhood. We should expect that new neighborhoods will develop to take advantage of the new NSS. This site is also closer to the Lookout and to Crystal View Estates. These developments represent a lot of the newer electrical requirements for the developing North Shore. We also strongly suggest purchasing the Ulrich parcel for the construction of the next NSS, when such is needed. I would also suggest putting signs on the property indicating that it is the site of a future NSS. This would also allow us to be ahead of the game when a new NSS is required. Although plans can always be revised, we feel that it is important to get ahead of the game, so that infrastructure is in place and plans are transparent with the aim of avoiding the political problems that we have all had this time around.	2/26/17
86	Michael Gibb	610 Boyd Rd.	PUD commissioners and staff: I have revised my input and opinion on the site selection for the Chelan Northshore substation. I believe we should purchase and develop now the Washington Federal Savings parcel above the Chelan Municipal golf course. After extensive study and analysis of the materials presented at the February 22nd community meeting held at Chelan City Hall, and after discussions with the staff present, I base this opinion on the following: 1. The Washington Federal Savings parcel is the closest to the blue theoretical load line, which is what PUD has been asking for. 2. It is in the undeveloped area above the golf course that doesn't have an existing neighborhood minimizing visual, noise, and light impact. Thus it scores very high in aesthetics. 3. If this site is chosen, a future development can grow up around it, instead of trying to force a substation into an existing neighborhood. 4. Choosing this site will decrease the visual impact of required transmission and distribution line expansions to higher towers and 9 wires with doubled circuits, brought about by developing the Chelan Heights Orchard or Ulrich sites. 5. The Washington Federal Savings site has developed roadway for site access for construction and maintenance. 6. This site will serve efficiently the areas of high growth currently, such as Legacy Ridge, The Lookout, and Crystal View Estates II. Secondarily, Chelan PUD should purchase now the Ulrich property at the intersection of Boyd Loop Road and Winesap Road. Over the last year, there has been discussion around the need to be more proactive in planning for future construction and residential developments. Instead of being reactive and having a "fire drill" approach to keep pace with development and load demand, we need to get ahead of the curve and have a long-range plan for electrical infrastructure. There will be more development in the Manson area such as The Reserve and The Farm, and more construction uplake from Manson. A future fourth substation at the Ulrich site will be able to serve this area with transmission and distribution lines coursing to the north and northwest. Thank you for your time, your consideration, and your diligence.	2/27/2017
87	Todd & Karla Sproul		Michael [Gibb] Once again thank you for your work and keeping us all abreast of this very important project. I just had a chance to review the attachments, site locations, distribution & transmission lines and the like. I'm absolutely astonished that the PUD would consider dragging transmission lines across all of the beautiful homes that were built and purchased for the view that they have. Further --and-- if I'm even more perplexed if the PUD has not studied and/or costed-out trenching of the lines. This is very common, if not expected, in modern day utilities. Candidly, I get the fact that Lake Chelan has grown and that greater distribution capability and capacity is necessary. That said, we need to do it smart and preserve the very beauty that has brought us all here. The technology and capability is there to do this right and we must push to that end. I also greatly appreciate your forethought with respect to the nest future site. We should be strategic and thoughtful about the future of Lake Chelan with a clear plan for execution down the road.	2/27/2017
88	Art Campbell	NoSeeUm Orchard	Dear Chelan County PUD Board of Directors, I'm an owner of property next to one of the proposed north shore substation sites, the Washington Federal site. The property we own is under NoSeeUm Orchard in Lake Chelan. We've been involved in planning a real estate development for this property for some time now. This property is on the golf course and next to our Tourist Accommodation property. This property has significant development potential and is a rare commodity. I we have additional transmission lines over and in front of this property it will greatly harm the economics our real estate plan. In reading the PUD's handout from the February 22nd meeting, your engineers have ranked the Washington Federal site last of the potential three sites based on the criteria on the second page. The Washington Federal site was also significantly more expensive than the Chelan Heights site. Please don't choose the Washington Federal as the new substation site. Yours truly, Art Campbell NoSeeUm Land Company.	2/28/2017
89	Carolyn & Carl Glosenger	490 Boyd Road	Hi Commissioners and All others on this email, Carl and I hope to have PUD and others who want to see the impact on our property come by sooner than later. Carl is still waiting to here from the PUD people he emailed, last week. I am not sure why we have not heard from anyone connected to PUD regarding Carl's email. Like Robin and Corky, it is not acceptable to us to have any more lines run across our view. AND I want to add if Carl had not asked the question he did (on February 22nd), it would have just happened! Come on! Let's do this the right way! Underground is sounding like the way to go. My coffee ladies mentioned that idea too. Cost is an issue why? What is the cost? Let us know the "true" differences in that amount, please! Please send us a picture of what you are planning. I, Carolyn, am a visual learner and it sure would be nice to see what is going in our lake view.	2/28/2017
90	Clint Campbell	NoSeeUm Orchard 156 Grandview Lane	Dear Chelan County PUD Board of Directors, I'm one of the owners of property adjacent to the Washington Federal property that is listed as one of three potential sites for a new substation in Chelan. Our property includes parcel numbers 272212240050 and 272212130050. This property has been in our family since the 1950's. Under my father and uncle's guidance, portions of this property were made available for the development of the Lake Chelan Municipal Golf Course. Our two parcels adjacent to the proposed substation border the golf course to the north and to the east. I has long been our intent to put this property to its highest and best use: recreation development property, given its golf course orientation and views of Lake Chelan. We are currently planning with the City of Chelan for such a development. Our development plan makes all the more sense, in that our property next to these parcels, on the south side of the golf course, is zoned Tourist Accommodation (parcel # 272212310100). The parcel 272212240050 is already encumbered by the existing North Shore transmission line. This line passes over the southern, golf course frontage side of the parcel, rendering a portion of it undevelopable. If the Washington Federal property is chosen for the substation, it is our understanding that this parcel will now be bisected by a new transmission line connecting the existing transmission line with the substation to north, greatly devaluing the property even further. In addition, this new transmission connection will severely impact views of our prime golf course development property of parcel # 272212130050. This is rare and valuable development property. Putting the new substation on the Washington Federal property will cause us real and significant economic damage. It should be noted that the engineers' presentation at Chelan's Feb. 22, 2017 meeting ranked the Washington Federal site as having the fewest "pros" and the most "cons" of the three potential sites. Please consider all the above in making your selection.	2/28/17
91	David Harris	116 Henderson Terrace	PUD commissioners and staff: My wife Laura and I are owners of the property at 116 Henderson Terrace. The Wapato? (closer to the lake of the two transmission lines) transmission lines have an easement and pass through our property. We appreciate the PUD's effort to involve all PUD members and area land owners. At the most recent meeting we were surprised to learn the impact the project will have on the transmission lines. At his first meeting I attended back in 2015 I asked about the impact on the transmission lines and was told the lines were operating at a fraction of their capacity and would not be changed. Now that we are aware of the changes to the Wapato transmission line required by two of the three proposed sites, we strongly oppose those sites. We believe the Washington Federal Savings parcel is the best choice for the new NSS for the following reasons: 1. This site will decrease the visual impact of required transmission and distribution line expansions to higher towers and 9 wires with doubled circuits, brought about by developing the Chelan Heights Orchard or Ulrich sites. 2. The Washington Federal Savings parcel is the closest to the blue theoretical load line, which is what PUD has been asking for. 3. It is in the undeveloped area above the golf course that doesn't have an existing neighborhood minimizing visual, noise, and light impact. Thus it scores very high in aesthetics. 4. If this site is chosen, a future development can grow up around it, instead of trying to force a substation into an existing neighborhood. 5. The Washington Federal Savings site has developed roadway for site access for construction and maintenance. 6. This site will serve efficiently the areas of high growth currently, such as Legacy Ridge, The Lookout, and Crystal View Estates II.	2/28/2017
92	Don Summers	319 Highpoint Lane	PUD commissioners and staff: My wife and I are building our future home on Highpoint Lane, which is below our neighbors which would be directly impacted by the proposed Chelan Heights substation. Unfortunately we were not able to attend the Chelan Substation Community Meeting held on February 22nd at the Chelan City Hall, as we were out of state at a memorial for a family member. Since we were unable to attend the meeting we would like to share our concerns and offer our opinion on the proposed substation locations. We have read and reread the proposed substation locations attachments and truly believe the Washington Federal Savings parcel would be in the best interest of the community. Although it is not the least expensive location, it does however have the least negative impact on existing homes. Everyone in the area of Chelan Heights and Chelan Hills purchased their homes at a higher price than those in other areas, as they wanted to enjoy the beautiful unobstructed view of Lake Chelan and the surrounding neighborhood. It does not seem reasonable to expect those individuals to accept a reduction in their home value and a loss of an unobstructed view of Lake Chelan when other locations with little or no impact on existing homes is available. We appreciate your time and trust that our concerns, and those of our neighbors, are given due consideration.	2/28/2017
93	Robin Vogel & Cary Thoreson	63 Balsam Drive	PUD Commissioners and Staff, We own a 7 acre parcel comprised of three separate lots with a vacation home we enjoy immensely and plan someday to retire to full time. (63 Balsam Drive - formerly 350 Henderson Rd) We have stunning views of Lake Chelan which is the reason why we purchased this land 27 years ago. The proposed Franzen Orchard site for a new substation was taken off the table after a number of potential neighbors, including us, strongly objected to this site for a variety of reasons including night light pollution, constant low level electrical hum and unsightly blight upon the neighborhood. We then learned of three new site proposals - Washington Federal, Chelan Heights and Ulrich Orchard. When we initially studied the location of each of the three new site proposals on the maps provided by PUD, it appeared each of these locations would have minimal impact upon any surrounding residential areas as there didn't appear to be any residences nearby. We certainly did not wish to push the light and noise pollution onto anyone else. Upon studying the latest information made available after the February 22nd meeting as to the proposed routes of new transmission/distribution lines from each of the 3 proposed sites, we have learned that existing transmission poles will likely be taking on additional lines so that instead of the 3 lines on the existing poles running along the LAKE VIEW side of our home, we will be looking at 9 lines on poles that will be 20-30 feet higher than the existing poles. This will DECIMATE our lake view and is absolutely and unequivocally NOT acceptable in ANY way, shape or form. We understand at least one of our neighbors, Carl and Carolyn Glosenger, have invited PUD commissioners to visit their property in person and to see exactly what the effects of the increased power lines and higher poles in the latest PUD proposal will mean. We join in this invitation and not only invite PUD commissioners to visit our property to see how these massive power poles and lines will affect our view - we believe the commissioners have an obligation to see what the outcome of their decisions may be. We understand new and continuing development in the area has created a demand for additional power and another substation and we fully expect this growth will continue as more people move to the beautiful Lake Chelan area. We also understand the current source of this current increased demand is Lookout, Crystal View Estates II and Legacy and that the location of a substation in either of those areas was rejected by the very people who are creating the increased demand for power. For reasons unknown to us, PUD is continuing to place the burden of solving the infrastructure for this increased power need on legacy property owners and many of these properties have views that cannot be duplicated elsewhere. Our view of Lake Chelan is the ONLY reason we purchased property in Chelan. We did not make this decision lightly and we certainly did not spend the money we did for the home on that property only to have the view destroyed by power lines. This flawed reactive planning process is straight out of the 50's and is treating property owners as though this massive infrastructure is being installed in the middle of a wheat field. We refuse to be penalized for PUD's failure to plan. Lake Chelan is unquestionably one of the most beautiful areas in Washington State and it is going to continue to grow, and property owners are NOT going to be complacent about having their views compromised or destroyed. PUD, to our knowledge has not offered ANY cost analysis for undergrounding these utilities - contrary to what many other view locations have done. This lack of vision for the future on the part of PUD is astonishing. The fact that rates have not increased for five years is wonderful, but not at the expense of the blight of massive power poles with multiple electrical wires draped across the landscape. With no cost analysis of undergrounding options, we are being forced to make a decision without critical information needed to make an informed decision. There is no doubt that future property owners will DEMAND undergrounding of power lines when the cost will be even higher than it is to do now. We again believe the PUD commissioners need to see what the addition of higher power poles and more electrical lines will do to our property and our view. We look forward to coordinating a time in the very near future for you to survey our view first hand and offer alternatives to the transmission line layout currently on the docket.	2/28/2017

	B	C	E	F
04	Jerry & Laura Boyce	71 Boyd Loop Rd.	<p>PUD Commissioners and Staff, We purchased what we thought was the perfect home site in an area that is zoned R10 agricultural with unobstructed views of Lake Chelan years ago. Now we hear that the PUD and our neighbor to the south are working on installing a new substation and power lines on the top of a hill in a direct line of site of our front window and everyone around us. The part that really upsets me is that the PUD has been working on this since last September and I am just hearing about this now even though the PUD planned on accessing this site crossing my property using an easement that was only designed and recorded for access to the 4 adjoining lots to my property and is nothing but a dirt orchard road.</p> <p>We understand why people want to move here for the stunning views and sunshine. But with the current lack of power and the shortsightedness of the PUD in not demanding that the developers of large tracts of high density homes design and place a substation in that area in order to serve those customers is beyond my comprehension. Every day I see new homes being built at the Lookout where are those homes going to get the power from? There is a new clinic and a future hospital site along with dozens of commercial building lots in the Walmari area where are those people going to get their power from and why is the substation not being located in an industrial zoned area? It cost me over \$20,000 to get the power put into my single family home site and I had to give the PUD easements to set distribution boxes for future use by others on my property. What is the cost of this new substation that is being incurred by the developers of these sites such as the Lookout, Crystal View Estates II and Legacy and the commercial sites? I also understand that there are tracts of land in the Manson area where there is a plan to build another "cottage style" complex like the Lookout is the PUD telling these people that they must incur the cost of getting power to all of these homes by building a new substation in their front yard? If you do not get ahead of this problem by pre-planning where future high density home and commercial sites are going to be built and demanding that the developers provide areas for substations it will be a problem forever. I believe if you put a moratorium on new services for commercial and residential services you would find more of those people willing to give up land for a new substation in order to get the needed power just as the PUD did with my property.</p> <p>In closing I strongly demand that the Chelan Height site not be chosen as a substation site and that the PUD work on finding a site that is not on the top of a hill with dozens of existing families being forced to looking down on it and the accompanying poles and wires and will do everything in my power to stop it! The Washington Federal site appears to be the best location to the demand for power from new homes however I do not want to be the one to put the blight of a substation and all of its inherent problems onto anyone that is located above it. I would also suggest that the PUD get ahead of the problem that will be occurring in the Manson area and Walmart/Apple Blossom Drive areas and start conversations now with the property owners and developers of future planned communities to insist that if a new substation is needed in that area it is located on the burdened property not shoved into existing areas.</p>	3/1/2017
05	Resa & Kerry Glessner	447 Boyd Rd.	<p>PUD Personnel, I would like to submit my opinion on this, the final day for comments to be heard on the proposed site for the Chelan Northshore substation location. I have been following this selection process on the emails provided and have been unable to attend the public meetings held on this process due to my work schedule.</p> <p>I live in the Boyd Road area, and have previously sent you all emails with my objections to the location of the substation at the site of the Franzén orchard, which is located across Boyd Road from our house. Since the Franzén property was removed from consideration, there are these 3 other locations that have been proposed and evaluated. My husband and I have read the material that has been posted and sent to us from the PUD, and our neighbors. We appreciate the communication and outreach going forth since the Franzén property was proposed, as we had no knowledge of that one until quite late in the public process.</p> <p>We concur with the opinion of Michael Gibb, in the letter in which he very articulately laid out his reasoning: stating the Washington Federal Savings parcel as the area with the least impact to existing neighborhoods. The concerns we have as long time residents of this town and Boyd Road, are with visual, noise, health, and light impact. However, the value of the pristine views that we all treasure on this side of the lake, are an aesthetic principal of beauty that no price can be put on. For the PUD to forever change and destroy this beauty, by placing awkward visual and permanent structures without appreciation for the naturalness of what is here is difficult to comprehend.</p> <p>Please consider the entire substance of Michael Gibb's letter to you, dated February 27, 2017, on the subject of how this process could be approached for future planning with the least impact to the already existing residents. And for all the reasons he stated, we too believe the least impact to us all will be the Washington Federal Savings Site.</p> <p>Thank you for your communications, and for accepting our opinions.</p>	3/2/2017
06	Carolyn & Carl Glosenger	490 Boyd Road	<p>I am for doing this ALL the right way and to be quiet truthful - We all need this to be done the right way NOW. Underground is the way to go. It is the future and if you look at the west side of our state they are doing it the right way. I am sure they went through all the hassles too, but they got it figured out and made it work the right way to enhance the West side not make it look UGLY! Carl and I have not stopped looking at the power lines that keep going up, they are UGLY! Carl and I have not been happy to see more WIRE Pollution in the Chelan and Manson area and let's cast a wider net from Leavenworth through Wenatchee and beyond. The Power Line Pollution is off the charts. It is UGLY!</p> <p>I will be at the meeting on Monday the 6th and I really am going to push to see the pictures of the wires you plan to put up in Chelan and Manson. I really want to have this next step done for all of our Chelan and Manson community the right way. It is cost prohibitive, if you are bringing down the value of any home owner's home. PUD keeps bringing up cost prohibitive for things they want to do. I want to know for sure the differences in prices. AND really, I want pictures of what you are intending to do. A picture is worth a thousand words. Let's see the pictures.</p>	3/3/2017
07	Michael Gibb	610 Boyd Rd.	<p>I had two very fruitful discussions yesterday with both John Stoll and Chad Rissman discussing progress I believe we can make addressing both the immediate and long-term electrical needs for the Chelan Northshore area.</p> <p>On the long-term needs, we discussed how the Chelan PUD needs to be more proactive and not forced into a position of being reactive in planning for and constructing electricity infrastructure such as substations, transmission lines, and distribution routing and supply. The rampant growth of development in this area requires us to "get ahead of the curve" and not be in a position in the near future of being at 80% of capacity, as we are now. We must work with county and town governments and planning groups to require developers of residential, commercial, industrial, and civic projects to be involved upfront, in providing land, funding, and right of ways for utilities. In our area, projects such as The Lookout, Crystal View Estates, Legacy Ridge, The Reserve and others in the future, should be held to a moratorium until electrical and other utilities are planned, land provided for, and coordinated. We need to avoid retrofitting in a cumbersome and damaging way neighborhoods after the fact when siting new substations and line routing.</p> <p>So, we have an opportunity now to proceed with the purchase not only of the Washington Federal Savings parcel for the immediate substation and power needs of the northshore, but an opportunity to purchase and hold in reserve the Uhrich parcel for future development in the greater Manson area. I have delineated in previous emails, as have many PUD rate payers in the Boyd Road, Henderson Road, Boyd Loop Road, and Henderson Terrace Road, the many reasons why the WA FED parcel is the number one choice now.</p> <p>And in addressing our path forward for the immediate need, I spoke with John and Chad about how we can create a win-win and move forward with the WA FED parcel, and progress with this project, with some caveats centering around the issue of Visual Impact of Transmission and Distribution under-build in residential neighborhoods.</p> <p>I am hoping we can go underground (UG) from the existing transmission line near Henderson Road toward the Boyd and HighPoint road and on to the insertion at Crystal View Estates for Circuits # 1 & 4. Please see the Attachment map that has 3 options to address the distribution line issue. The goal is to reduce the visual and aesthetic impact on the Henderson and Boyd Road view properties and residences. No one wants to look through 9 WIRES at their previous pristine view. This is Option 1 on the map. Option 2 moves the distribution origin point further back toward the WA FED site and inserts into the existing UG in the upper Chelan Hills area. Option 3 runs the UG distribution down through the gully from the transmission lines to either insert at Boyd Road existing UG, or UG onto the Crystal View Estates identified insertion. Any of these options, if the engineering and construction are feasible, could perhaps be partially funded through an LID that would include the above mentioned neighborhood, Crystal View Estates, and the Legacy Ridge, all of whom would benefit.</p> <p>Please view the Attachment map. Thank you for your consideration.</p>	3/3/2017

Comment No. 2 CHELAN MAINTENANCE ASSOCIATION

P. O. Box 284
Chelan, WA 98816

10 October 2017

Dear Chelan PUD Commissioner Garry Arseneault,

My name is Ron Coulter, President of the Chelan Hills Homeowners Association, which represents over five hundred (500) home and property owners on the North Shore of Lake Chelan. I am writing to you in regard to the two (2) recently proposed sites under consideration for a possible North Shore Sub-station. As you may know, our Vice President, Steve Firman and Secretary, John Dryer have been a part of the focus group working to find a suitable site for the Sub-station for the last two (2) years. We have on our Board one (1) certified Architect and three (3) certified Engineers who have reviewed each proposed site and made our concerns and suggestions through them. We have also reported to our home and property owners on the on-going status of the sub-station project and represented their views to the PUD staff and Commissions.

The Board recognizes the need for additional power to our community due to the construction of several new large home developments (Lookout, Crystal View Estates, Lake Chelan Reserve, etc.). We are very concerned, however, that the placement of the sub-station and associated visual, noise and aesthetic concerns will be borne by existing neighborhoods and not the new neighborhoods responsible for the increased power demands.

The current two (2) sites under consideration are the Hellyer site off Boyd Road, 2.5 miles from the intersection with SR150 and the other site is off of Henderson Road very near Pinnacle Place in the Chelan Hills residential community developed 48 years ago. The Board of Trustees has reviewed each site extensively. Our deliberations included the many factors as discussed over the years in the focus group and the possible impacts upon our residential area and those in the other area. We feel that each site contained plusses and minuses but that the Hellyer Site, both in the short and long term, is the most appropriate and supportive site.

Regarding the Hellyer Site, there is a question concerning the overhead transmission line's visual impact, however, several cost effective suggestions by the focus group and our representatives have been made to PUD staff to minimize this impact. It is recognized that the tie-in to the upper transmission line is especially appealing in that it does not pose a visual distraction to existing residential communities. This site also affords the PUD a very workable area with ease of maintenance and future cost effective expansion, which is likely with new developments being considered towards the City of Manson. The site is not located in a highly established residential community and the actual sub-station would be located in such a way as not to pose a visual distraction to homeowners. Again, suggested transmission line alternatives would mitigate concerns that may be raised by surrounding home owners.

With regard to the Henderson site, many questions and serious concerns have been raised at the focus and community group meetings and by our home and property owners. Prior discussions with PUD suggested that any proposed sub-station location would be placed in an area hidden from most home and property owners; however, the current proposed location would be a dreadful visual distraction and obstruction to many home and property owners within Chelan Hills and surrounding properties. Additionally, use of the lower

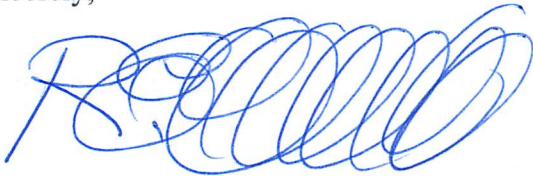
transmission line and additional connecting lines would cause a tremendous visual and noise impact on many of the homeowners we represent. It appears that the current lower transmissions lines would need to be reconfigured to include additional lines and/or an increase of the height of the current transmission poles. Numerous homeowners have voiced their objection to this situation. Construction on the streets within Chelan Hills is not an acceptable approach to service the proposed site. The site itself is, at the very least, is a difficult one for maintenance and future expansion. Additionally, the seller of the Henderson property has stipulated that the PUD must also purchase the land that was originally proposed as a sub-station site. Surrounding neighbors have expressed serious concern over what the future use of this property will be. This site is not an acceptable option by Chelan Hills and adjacent home and property owners.

After deliberations and input from our members, the Board made the following motion:

The Board of Trustees of the Chelan Hills Homeowners Association on behalf of the five hundred home and property owners voted unanimously to support the PUD in its' consideration of the Hellyer Site for the proposed North Shore Sub-station and voices its opposition to and does not support the Henderson sites.

In closing, the Chelan Hills Board of Trustees and its members stand ready to work with the PUD Commissioners and staff to assist in moving forward with the Hellyer site.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Coulter', with a stylized, cursive flourish.

Ron Coulter
President, Chelan Hills Homeowners Association
On behalf of the full Board of Trustees

IMPORTANT NOTICE TO MEMBERS

PLEASE READ

As outlined in the enclosed letter to the Chelan PUD Commissioners, the officers of the Chelan Hills Board of Trustees has voted to support Chelan Hills home and property owners in an opposition to a proposed new Public Utilities District (PUD) electrical Sub-station site known as site 7 or “the Henderson site” (which is located directly above division two of Chelan Hills).

The PUD is presenting two sites and is requesting public input. We consider the Boyd road, or “Hellyer site”, to be the best option for the reasons outlined in the enclosed letter to the PUD Commissioners.

A community meeting is scheduled for:
Tuesday October 24, 2017
6:00 – 8:00pm
Chelan Fire Hall

Please attend and voice your opposition because of the negative impacts, including home devaluation, of the proposed Henderson site on Chelan Hills neighborhoods.

If you are unable to attend the meeting on 24 October 2017, please either write to the PUD Commissioners at:

PUD Commissioners
P O Box 1231
Wenatchee, WA 98807-1231

Or email them at:

Randy Smith - r.smith@chelanpud.org
Garry Arseneault - garry.arseneault@chelanpud.org
Dennis Bolz - dennis.bolz@chelanpud.org
Ann Congdon - ann.congdon@chelanpud.org
Steve McKenna - steve.mckenna@chelanpud.org

Comment No.34

From: "robin@robinvogel.com" <robin@robinvogel.com>

Date: October 25, 2017 at 1:58:05 PM PDT

To: "Steve.Wright@chelanpud.org" <Steve.Wright@chelanpud.org>, "Doug.England@co.chelan.wa.us" <Doug.England@co.chelan.wa.us>, "teka.sellers@chelanpud.org" <teka.sellers@chelanpud.org>, "ann.congdon@chelanpud.org" <ann.congdon@chelanpud.org>, "garry.arsenault@chelanpud.org" <garry.arsenault@chelanpud.org>, "r.smith@chelanpud.org" <r.smith@chelanpud.org>, "dennis.bolz@chelanpud.org" <dennis.bolz@chelanpud.org>, "steve.mckenna@chelanpud.org" <steve.mckenna@chelanpud.org>, "Chad.Rissman@chelanpud.org" <Chad.Rissman@chelanpud.org>, "John.Stoll@chelanpud.org" <John.Stoll@chelanpud.org>, "Gary.Rice@chelanpud.org" <Gary.Rice@chelanpud.org>

Subject: <External> Questions for PUD Commissioners and Staff - please post to PUD substation public comments website with responses
PUD Commissioners and Staff

We did not have time allotted to ask all these questions and in the interest of allowing the other interested parties to have their time also, we are submitting these questions to you for posting on the public comment site along with responses. Thank-you for your time.

QUESTIONS FOR PUD COMMISSIONERS AND STAFF

October 24, 2017 meeting

We understand it is necessary to expand the PUD's infrastructure in this part of Chelan County. We are not opposed to building a new substation.

We also understand there is no such thing as a perfect location. There will be tradeoffs no matter what you do.

But we have serious reservations about the process the PUD is using and the incomplete (and in some cases inconsistent) information provided to the community.

My comments cover three subjects:

First, the PUD's response to growth and development.

Second, the PUD's process to inform landowners of potential impacts of a new substation.

Third, the PUD's slide presentation offered tonight.

Part 1: The PUD's response to growth and development

1. Does Chelan County inform the PUD about new proposed subdivisions and developments?
2. Does the PUD then contact the developers to inform them about potential transmission/distribution constraints?
3. When do developers have to pay for part or all of a new substation that will serve them?

4. At the September Board meeting, PUD staff referenced a long-term strategic plan for transmission, if we understand correctly. What is that document? Is it posted on the PUD website?

Part 2: The PUD's process to inform landowners

We continue to meet landowners in the Chelan Hills area who seem unaware of the substation proposals and their potential impact. Whom did the PUD inform as part of its outreach process? How were neighboring landowners notified? Where they told that the PUD had acquired options on two properties? 2

We understand that the Commissioners have received some e-mails from the public that are not posted on the website. If this is the case, we ask that those comments (positive or negative) be placed on the North Shore webpage.

Part 3: Specific Questions about the Henderson site

The PUD has apparently identified two locations, Hellyer (Boyd Road) and Henderson as the "finalists" for the new substation. Only a few days ago, the PUD staff have recommended that the PUD proceed with the Henderson site.

Any action to purchase Henderson or to move forward at this location is premature because the PUD has inadequately compared the costs and environmental impacts of the two locations under consideration.

I'm going to go in order of the slides we had access to as of just prior to meeting time with specific questions:

Slide – Transmission Construction Comparison

This slide contains numbers without a source. Where do they come from? Why, for example, is there a range of \$1-2 million for overhead construction? Do these figures hold true for both locations? Same question for the \$4.3 to \$8 million cost of undergrounding 6/10 of a mile of transmission. That's a huge range. Why?

Slide – Engineering and Operational Comparison

This slide shows that Hellyer has natural land barriers (substation mitigation options) but Henderson does not. We agree. If that is the case, how do the impacts on aesthetics (e.g., the neighboring owners) play into the staff recommendation for Henderson (the site with no or few substation mitigation options)?

Does the PUD intend to compensate nearby landowners for the degradation of their views or the impacts of noise and light caused by the substation and/or power lines?

Slide – Cost and Aesthetics Comparisons

How did the PUD calculate the number of property owners or parcel owners who are affected by the view estimates? Where does the 94 “total view impact estimate” for Henderson come from? Are those individual homes? Parcels? Same question for the 61 “total view impact estimate” number for Hellyer.

Slide -- New Underground Distribution Lines Option

This slide is confusing. Why is the Henderson Underground option less than the Henderson option without undergrounding (\$8.2 million versus \$8.5 million)? If you underground the lines, why do you still have 74 homes/parcels that are impacted by views? 3

Slide 1 – Staff Recommendation Summary

This slide says the staff recommends purchase of the Henderson site for three reasons (feasibility comparison; operational/engineering comparison; and aesthetics). But Slide 7 shows that there are more aesthetics impacts at Henderson than at Hellyer. Why would you cite “aesthetics” as an advantage of Henderson if it is the location with the greater impact on aesthetics?

Slide – Recommended Timeline & Next Steps

Are both sites in Chelan County or is one site in the City of Chelan? What kind of environmental analysis does the County/City require for a conditional use permit? Can you receive a conditional use permit before the design is finished?

Finally, we have a question about the PUD approach to the purchase of the Henderson site.

We understand that Mr. Henderson has insisted that the PUD also buy a 5.45-acre parcel from him as part of this transaction.

What will the PUD use this extra land for? If we understand correctly, it is not connected to the site for the Henderson substation. If that is true, what value do the PUD’s ratepayers gain from this transaction? How much will it cost?

Robin Vogel and Corky Thoreson
63 Balsam Drive
Chelan

Comment No. 35

From: robin@robinvogel.com [mailto:robin@robinvogel.com]

Sent: Wednesday, October 25, 2017 1:43 PM

To: Wright, Steve <Steve.Wright@chelanpud.org>; Doug.England@co.chelan.wa.us; Sellers, Teka <teka.sellers@chelanpud.org>; Congdon, Ann <ann.congdon@chelanpud.org>; Arseneault, Garry <Garry.Arseneault@chelanpud.org>; Smith, Randy L. (Commissioner) <R.Smith@chelanpud.org>; Bolz, Dennis <Dennis.Bolz@chelanpud.org>; McKenna, Steve <Steve.McKenna@chelanpud.org>; Rissman, Chad <Chad.Rissman@chelanpud.org>; Stoll, John D. <John.Stoll@chelanpud.org>; Rice, Gary <Gary.Rice@chelanpud.org>

Subject: <External> Full text of comments for PUD Community Meeting October 24, 2017

PUD Commissioners, Staff and Steven Wright:

Here is the text of what were intended to be my FULL comments at the meeting last evening. I would appreciate if these would be added to the public comments on the PUD website

Corky Thoreson (corky@corkythoreson.com) full statement from October 24, 2017 Community Meeting re: Northshore Substation:

My name is Corky Thoreson. I own a home at 63 Balsam Dr, which is about 160 yards from the proposed Henderson substation site. We will see and hear it from our home, as we look toward downtown Chelan. I also have two building lots on either side of my home, with beautiful views of Lake Chelan. One of the lots is situated directly above the Henderson site, looking down upon it. If PUD were to build a substation there, it will impose severe and long lasting economic damage to us. I believe no amount of mitigation on PUD's part will eliminate the sounds, lighting and industrial feel that will come from that substation. We live in a quiet, established rural neighborhood that has existed long before this substation proposal. The power demand for this substation is due to the continued building in housing developments such as The Lookout, Crystal View Estates, Legacy, etc. These developments all have underground wiring, while we are being asked to bear the brunt of the negative impact of a substation next to us. As far as I know, none of the developers of these properties have been tasked with electrical infrastructure charges that would go toward substation costs and for undergrounding.

In looking at public feedback on these two sites, the 500 plus Chelan Hills homeowners represented by the Chelan Hills Board of Trustees has voted to oppose the Henderson site. In addition over twenty letters have been submitted by homeowners living in the valley, with 17 opposing the Henderson site, and advocating for Hellyer. Another 3 are OK with Hellyer provided that the 6/10 of a mile of transmission lines are undergrounded. There is not one advocating for Henderson.

In comparing the two sites, Henderson will be seen directly by a dozen homes or more. This will negatively impact these properties economically as well as aesthetically. The proposed extra wiring that will accompany Henderson will be a huge negative for them and us, as it will run through our direct view of the lake. Hellyer cannot be seen by any home except David Hellyer. We talked to him and he doesn't care. As I have previously indicated to PUD commissioners, staff and Steve Wright, I would strongly advocate they choose the Hellyer site, as it has minimal negative impact to nearby neighbors in comparison to Henderson.

In recent conversations I've had with Steve Wright, Ann Congdon and Steve McKenna, I indicated that I advocated for Hellyer provided that they underground the 6/10 of a mile of new transmission lines. Their counter argument is that it is prohibitively expensive. My suggestion to the commissioners is they solicit a half dozen competitive bids that they might receive a lower price. I offered my own construction experience in soliciting these bids and I would be happy to work with PUD to facilitate this. If a more satisfactory bid isn't obtained, I would still advocate for the Hellyer site, with the following justifications. If the transmission lines were overhead from Hellyer to the upper transmission lines, only three homes would be affected. The first home, on the corner of Boyd and Purteman, would have lines across the street and behind them, not in their lake view. The other two homes are on the south side of Purteman Rd with views of orchards across the street. Michael Gibb (on the focus group) says he has an idea to mitigate the impact of this transmission line. There isn't a perfect solution to this problem, but the impact of the Hellyer site that no one can see or hear a substation from their home is a lot less negative to any homeowner, even if overhead transmission lines are decided upon. At Henderson, over a dozen homes will look at or have a direct view of the substation, with additional transmission lines, possibly taller poles and more distribution lines in their direct view of Lake Chelan.

Corky Thoreson
63 Balsam Drive
Chelan

Comment No. 36

From: robin@robinvogel.com [mailto:robin@robinvogel.com]

Sent: Wednesday, October 25, 2017 1:47 PM

To: Wright, Steve <Steve.Wright@chelanpud.org>; Doug.England@co.chelan.wa.us; Sellers, Teka <teka.sellers@chelanpud.org>; Congdon, Ann <ann.congdon@chelanpud.org>; Arseneault, Garry <Garry.Arseneault@chelanpud.org>; Smith, Randy L. (Commissioner) <R.Smith@chelanpud.org>; Bolz, Dennis <Dennis.Bolz@chelanpud.org>; McKenna, Steve <Steve.McKenna@chelanpud.org>; Rissman, Chad <Chad.Rissman@chelanpud.org>; Stoll, John D. <John.Stoll@chelanpud.org>; Rice, Gary <Gary.Rice@chelanpud.org>

Subject: <External> Full text of Robin Vogel Comments from PUD Community Meeting October 24, 2017 - please add to public comments

Robin Vogel – 63 Balsam Drive – Chelan

Thank you for the opportunity to comment once again on this extremely important topic.

Of all the proposed sites we've been privy to during this approximately 15 month process for us and almost 2 years for others, the current Henderson site is the absolute worst of the worst as far as negative financial impact to our home and property as well as huge downside to our enjoyment of our quiet hilltop. And we are NOT the only ones as many of our Chelan Hills neighbors will be negatively affected.

WE WOULD LIKE TO SHOW A FEW PHOTOS OF OUR PROPERTY SO BOARD MEMBERS WHO HAVE NOT SEEN IT AND AUDIENCE MEMBERS HAVE A BETTER IDEA OF WHY WE ARE SO OPPOSED TO THE HENDERSON SITE. (photos here)

Not only will our home and an adjacent building lot have a direct line of sight to a substation less than 160 yards down the hill in our direct lake view, but we will be able to hear it 24-7-365 as there is no noise barrier of any kind between us and the proposed substation. PUD has stated they can mitigate. Mitigation is not elimination and it is impossible to acceptably eliminate the negative aesthetics and noise from a substation plunked at the bottom of our driveway. We will be subjected to more and fatter transmission poles and more and thicker lines all in the direct lake view of either our home or our adjacent building lots or both. It has been impossible for us to comprehend why PUD has continued to attempt us to agree with the Henderson site when their plan will cause us permanent real and significant economic damage.

I'm not sure I can adequately describe the visceral gut wrenching emotions of the prospect of seeing a large substation every time I drive into or out of my driveway, every time I sit on the lake side or the garden side of my deck, every time I look down the hillside toward a formerly empty gully, or I look out of an upstairs bedroom window and every time I look toward downtown Chelan and the lake beyond. It cannot be overstated that the undeniable prospect of hearing the hum from said substation all night long (as we have our windows open 9-10 months out of the year) where before, all I would hear was a coyote howl, an owl, crickets - or just abject silence, is appalling. The prospect of having our formerly star filled dark sky lit up by substation security lighting is difficult to contemplate. The prospect of losing 1/3 to 1/2 or more of the value of a property we never intended to sell – ever – is overwhelming.

I don't know how to help the members of this board understand how devastating this is to us – when there is an alternative that will not do damage to the surrounding property owners at the Hellyer site. Yes, it may cost a bit more, and we understand you have a responsibility to be cost effective in any project you undertake, but you also have a responsibility to protect the natural resources of this lake valley and this includes private and public view corridors. The City of Chelan, for example, just completed their Comprehensive Plan which calls for undergrounding of utilities wherever possible. This is a vision for the future of this valley and PUD has an opportunity to be an instrumental part of this vision to help protect the irreplaceable views in this unique area. It is not right to destroy property values in the quest to build a substation in the least expensive manner possible when it is not the best manner possible.

We have shown the PUD ways to pay for the added cost of either undergrounding transmission lines at the Hellyer site or using alternate routes so that direct lake views are not impacted. PUD has a strong financial foundation and could fund this as part of a necessary substation project. There are a number of Northshore residents who have stated they are willing to pay a temporary rate surcharge which could be instituted for all Northshore meters since we have repeatedly been told that all Northshore ratepayer/owners will benefit from the new substation. A rough estimate of that surcharge is anywhere from \$4.00/\$8.00 month for 5-7-10 years. The fact is we all pay for projects in PUD areas other than where we have property.

There is a completely viable alternative at the Hellyer site that even as of this date, has no objections on the PUD public comment site - even from the surrounding property owners if PUD follows the adage: "first do no harm". The Hellyer site provides the natural barrier of a bowl surrounded by a hillside protecting adjacent properties both from the sight and sound of a substation. The additional distribution lines for the most part, are already slated to be undergrounded. PUD has acknowledged the additional new distribution lines could also be undergrounded. The sticking point is the undergrounding of the 6/10 of a mile of new transmission line slated to run along Boyd and Purteman Rd. A competitive bidding process must be put forth in an earnest and good faith effort to come up with a reasonable cost for performing this work. Let me repeat: no one at the Hellyer site will see or hear a substation. We at the Henderson site will see it and hear it all the time. No one at the Hellyer site will have new lines or poles in a direct lake view. We will have additional lines and poles in our lake view. Property owners at the Henderson site will undeniably and involuntarily take the brunt of providing electrical infrastructure for the new developments down the hill by the lake.

As a successful professional realtor for the past 16 years and a real estate investor for the past 28 years, I can state unequivocally, a property with a lake view costs more than a property without one. Inserting a substation or power poles and lines into a lake view will reduce the value of that property. We will have BOTH at the Henderson site and it will decimate our property values. This is not opinion – this is indisputable fact. And it is why we so adamantly oppose the Henderson site.

We are ALL ratepayer-owner-customers of PUD. We appreciate the difficult job the public outreach staff encounters in attempting to inform affected property owners of updates. Since the September 15 initial announcement of the two currently proposed sites, there have been important information updates that many affected property owners are not receiving.

We beg of the PUD Commissioners to reconsider the Henderson site and the financial damage it will cause to the surrounding property owners. We are more than willing to work with PUD to come up with solutions to create an acceptable alternative at the Hellyer area site.

Thank you for listening to our concerns.

FOOTNOTES:

During the Chelan Complex fires in August 2015, the District lost 191 power poles, 39 transformers, 7 miles of distribution and transmission cable, 5 miles of fiber and the Slide Ridge communication site. The damages are expected to total just over \$2.6 million. Final costs weren't in as of March 7, 2017, when this information was obtained - as the Slide Ridge communication site repairs had not been completed. PUD was estimating that they would recover a little over \$2 million from FEMA and the state of WA, so their net loss would be around \$600,000 if final costs and recoveries turn out as estimated. \$2 million from FEMA is taxpayer money (likely some from the Chelan/Manson area). This should not be forgotten.

Comment No. 42



Comment No. 45

October 28, 2017

Re: Possible Henderson Site/North Shore Chelan Substation

From: Randy Bensen and Katherine Benusa

Dear Commissioners,

First of all, we were both in attendance at the special North Shore Chelan Substation Commission Meeting held October 24, 2017 at the Chelan Fire Hall.

We wish to voice and place on record, once again, our previous concerns with the possible installation of the North Shore Chelan Substation at the Henderson Site as well as a few more concerns that came to light during the meeting.

We have owned property in Chelan Hills, Division 2, Chelan, since the late 1980's, building our home at 110 Pinnacle Place in 2004. We chose this particular location for the beauty of the surrounding landscape, the quiet of both day and night, and the fact it is located away from light pollution.

This site is close in proximity to and can be seen from our home. Yes, we are shown on the map that was referenced as each citizen stood to speak during the meeting. We chose not to make a public comment at that time, but wish to state once again, we strongly oppose the Henderson Site for the North Shore Substation. Our concerns include:

1. Constant humming noise pollution produced by a substation, especially at night when the ambient sounds of day are quiet. Sound carries more at night. **The Henderson orchard has recently been removed; therefore the trees that could have added to the noise buffer are no longer present.**
2. Light pollution produced at night in a rural area where minimal light from an artificial source is currently present.
3. The visibility of a substation. In itself, a substation is not aesthetically pleasing or something we want to view from our home.

It is understood from the document, **Chelan County PUD Substation Site Selection Criteria**, in choosing a site, you consider 4 major variables, with subcategories bulleted below each of the 4 major headings. The following are our concerns. All are found under the main category, **Aesthetics and Neighborhood Values**.

1. **General Aesthetics:** It was explained that this basically refers to the visibility of the site. It will clearly be visible to many PUD customer-

owners. We wonder if this site didn't fulfill this subcategory more fully **BEFORE** the Henderson Orchard was removed. If the orchard was still in place, the visibility would be far less to many. There are landowners who are and would have been greatly impacted whether the orchard was present or not.

2. General Health Concerns:

While there is literature to support the idea that electromagnetic frequencies pose no health risk, it is our opinion, more research is needed to confirm or exclude a possible causal association.

3. General Property Value Concerns:

Being in close proximity to a substation does negatively impact property and home values- plain and simple.

4. Proximity to Existing Density:

The Henderson site is close to the neighborhood of homes in Chelan Hills, Division 2, as well as others who reside in homes near to the Henderson Property. The Hellyer Property is in a far less densely populated area.

5. View:

Perhaps the assumption was "view" meant only that of the Lake Chelan. We wish to communicate the value we also place on the beauty of the surrounding hills from the front side of our home. The substation will impact the views of many. Some far more than others. There were specific examples presented by customer-owners at the meeting on October 28th, stating the impact of the substation on their views.

6. Outreach to Impacted Customers/Property Owners:

Were we late to the party? You bet we were. We simply were not aware. This is too important of an issue to us not to be involved! We would have been involved much, much sooner had we known. While we understand there was outreach to the community by various means, that outreach did not "reach" us. We only found out when we happened to run into our neighbor and he mentioned it in September. We phoned Teka Sellers to speak to her about the North Shore Substation in late September as soon as we were made aware of the substation possibility at the Henderson Site and submitted our email address for updates. To your credit, the PUD website is a wealth of information and documentation of the process and timeline for the

North Shore Substation, but unless **each** citizen who could potentially be impacted is notified, it is of little value. Perhaps we became involved too late, perhaps our input wouldn't have been taken into consideration if we had been involved earlier. However, one of the major points of your site selection criteria is *Aesthetics and Neighborhood Values*. We would like to think our input would have been valued. It would have meant a great deal to us to be given the opportunity to be involved and share our thoughts over time.

7. Underground and Overhead Distribution Lines:

We appreciate the careful consideration you have given to the undergrounding of lines to protect lake views. Unfortunately, there will continue to a visual impact on those closest to the Henderson Site as stated at the meeting.

- There will be a loss of the natural habitat where the substation is built.

We also wish to state for the record that we **do** support and are appreciative of the Chelan Hills Homeowners Association letter sent to the PUD Commissioners on October 17, 2017. We fully agree with the concerns stated in the letter and agree with their representation of us.

We are still unclear and concerned where the feeder route to circuit 3 and 4 tie-in will transition from overhead to underground. Will you please clarify and provide this information?

We look forward to hearing from you. If you wish to contact us by phone, please feel free.

Thanks for your time.

Sincerely,

Randy Bonsen

Katherine Benusa

424-754-4380



November 3, 2017

Chelan County Public Utility District
Attn: Teka Sellers
Customer Outreach Specialist II
327 N. Wenatchee Ave
Wenatchee, WA 98801
Email: teka.sellers@chelanpud.org

VIA FAX AND EMAIL

Re: Public Comment – Opposition to Selection of “Henderson Site” as North Shore Chelan Substation due to Significant Environmental Effects that Cannot be Mitigated

Dear Commissioners:

The law firms of Ryan & Kuehler, PLLC and Thomason Justice, PS represent the Henderson Neighborhood Protection Group, a group of individuals who have raised significant concerns regarding the Chelan PUD’s possible decision to exercise an option to purchase the “Henderson Site” in preparation for its selection as the location for the Chelan Public Utility District’s (PUD) new North Shore Chelan Substation.

We write to formally record some of the serious harmful effects selection of the Henderson Site will have, and respectfully recommend that the PUD select the far more appropriate Hellyer Site instead. Unlike the Henderson Site, the Hellyer Site presents next to no adverse environmental impacts and faces no strong local opposition. Faced with two stark alternatives, the additional costs and delay the PUD would face if it were to select the Henderson Site cannot be justified and may, in fact, prove impermissible under the State Environmental Policy Act (“SEPA”).

1. Selection of the Henderson Location Would Irreversibly Damage the Neighborhood Character

The Henderson Neighborhood Protection Group has identified over a dozen existing homeowners, and many more future landowners if building lots are developed, that would be directly adversely impacted by the construction of the proposed Substation in their neighborhood. The impacts will include, among others:

- (i) The full or partial view of an industrial structure in a rural residential neighborhood;

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- (ii) The exposure of its residents, 24-hours a day, every day, to the direct and ambient noise generated by the operation and maintenance of the Substation;
- (iii) The alteration of the nearly pristine nighttime skies by night lighting required for industrial structures;
- (iv) The visual impact of additional poles and transmission lines in direct line of sight to Lake Chelan for all individuals residing on Balsam Drive, Pinnacle Place, Stehekin Way and Junior Pt Court, among others;
- (v) The visual impact of additional poles and transmission lines between Balsam Drive and Upper Chelan Hills;
- (vi) The potential effects of exposing neighborhood residence to electromagnetic fields emanating for the Substation with no natural barriers to people living in close proximity to the area;
- (vii) The exposure of the neighborhood residents to safety hazards on the narrow, winding neighborhood roads stemming from the future heavy truck traffic required for construction and maintenance of any new Substation;
- (viii) The damage to those neighborhood roads resulting from the anticipated truck traffic.

These are impacts that would irreversibly damage the character of the existing neighborhood, and will prove difficult – if not impossible – for the PUD to mitigate or sufficiently compensate Henderson Neighborhood residents.

2. Selection of the Henderson Location Could Materially and Adversely Impact Wildlife

In addition to the impact on the neighborhood residents, selection of the Henderson Location would also likely result in significant adverse impacts to wildlife. The Henderson Neighborhood Protection Group has documented the area's frequent use by deer, coyotes, quail and owls, among other wildlife. The proposed Henderson Location would impact use of the area as an important wildlife corridors, and dramatically change the water runoff in the Henderson area. Other environmental factors include the possible listing of the proposed site or the areas surrounding it as designated critical habitat, the impact on wildlife and water runoff from the construction of impervious surfaces and the hundreds of cubic yards of fill expected to be trucked into the area. To date, no study appears to have analyzed the environmental impact the construction a Substation would have – an impact that, based on all available evidence to date, can be expected to be significant.



the construction a Substation would have – an impact that, based on all available evidence to date, can be expected to be significant.

3. Construction of a Substation at the Henderson Location Could Impact and Contaminate Existing Wells.

The Henderson Site sits in immediate proximity to several wells, including two domestic water wells that serve a residential home located at 63 Balsam Drive. The impact of constructing and maintaining a Substation located under 200 yards from these wells could be significant. To date, no study appears to have analyzed this impact.

4. Selection of the Henderson Location Will Create Driving Hazards for PUD Personnel.

In addition to the safety hazards the Henderson neighborhood residents would be exposed to should the Henderson Location be selected; the PUD's own drivers will also have to navigate safety concerns. The roads leading to the Henderson Location are small, winding, and contain at least one blind corner. This means not only that construction will likely be significantly more difficult than expected, as large construction trucks will have to navigate residential roads designed too narrow even for their existing purpose. It will also impose either consistent driving safety hazards on PUD maintenance trucks, or require the widening and improvement of the existing roads – at significant cost to the PUD.

5. Public Comments Received to Date Overwhelmingly Oppose Selection of the Henderson Location.

Finally, the Chelan PUD has received voluminous public comments in connection with the selection of a location for the new Chelan North Substation. Overwhelmingly, these comments have opposed selection of the Henderson Location and advocated for selection of the Hellyer Site instead. Indeed, although email communications by Commissioner Bolz indicated otherwise, the public comments tracking sheet maintained by the Chelan PUD details the lopsided nature of comments received. Moreover, while there is strong opposition to selection the Henderson Location, the Hellyer Site has significant and important advocates, such as the owner of the itself. The Chelan PUD should heed the public comments received, from the very people who will be most affected by the PUD's decision.

6. A SEPA review is required.

SEPA was adopted in 1971 to create a process to identify possible environmental impacts of governmental actions, including the issuance of permits for projects like the PUD's North Chelan Substation. SEPA is based on the recognition that "each person has a fundamental and inalienable right" to "safe, healthful, productive, and aesthetically and culturally pleasing surroundings" and that governmental entities like



the Chelan PUD are required to protect that important right. RCW 43.21C.020(2) and (3). SEPA is, in essence, an environmental full disclosure law that attempts to shape the state's future environment by deliberation, not default. SEPA, therefore, imposes a duty on the PUD to assemble and review full environmental information addressing all of the effects listed above before deciding to purchase the Henderson Location.

Indeed, it has long been established that SEPA requires the preparation of an EIS whenever significant adverse impacts on the environment are probable, not just when they are inevitable. This is because government approval of a land use proposal may otherwise acquire virtually unstoppable administrative inertia and allow project momentum to build, carrying the project forward even if adverse environmental effects are discovered later. *Lanzce G. Douglass, Inc. v. City of Spokane Valley*, 225 P.3d 448, 456 (2010) (quoting William H. Rodgers, Jr., *The Washington Environmental Policy Act*, 60 Wash. L.Rev.. 33, 54(1984)). These are precisely the dangers faced by the Chelan PUD should it decide, with only the limited information currently available, to move forward and exercise its option to purchase the Henderson Location.

These are but some of the concerns the Chelan PUD will have to address should it move forward with the Henderson Site as a location for the new PUD Substation. Any development of the site as a PUD Substation will require full SEPA review and a comprehensive environmental impact statement to properly understand, and address, all probable significant adverse effects on the neighborhood and the environment. A full SEPA process is unavoidable, and should be undertaken before the PUD exercises its option to purchase the Henderson Site. In the event the PUD elects to move forward with the Henderson Site without specifically addressing each of foregoing concerns, the Henderson Neighborhood Protection Group will have no choice but to take appropriate action.

Sincerely,

ALEX THOMASON
Attorney at Law

CHELAN MAINTENANCE ASSOCIATION

**P. O. Box 284
Chelan, WA 98816**

3 November, 2017

Dear PUD President Randy Smith and Commissioners,

On October 6, 2017 the Chelan Hills Homeowners Association Board of Trustees sent you and the Commissions a letter regarding the two proposed Chelan North Shore substation sites. In the letter, we expressed our members support for the Hellyer site and opposition to the Henderson site. Later at the Commission's special meeting held on October 24, 2017, in Chelan, we again expressed our concerns with the Henderson site and requested the Commissions consider postponing their decision on a final site by a month or two while we reviewed any other alternative site(s) or mitigation issues which could help in the deliberation on a final site proposal.

I have been authorized to speak for our Association and a majority of the concerned homeowners group near the Henderson site. We sincerely appreciate that President Smith made available the PUD staff to work with our representatives looking again at both sites and the issues surrounding them.

The Staff reviewed two suggested new Henderson sites as well as some design site modifications at the Hellyer site regarding the visual impacts of the substation and associated distribution and transmission lines.

At the Hellyer site, without undergrounding, the staff's suggestions were the most cost effective and contained least visual impact.

At the Henderson site we looked at two possible new sites, however, based upon actual onsite review by the homeowner group and PUD staff these sites did not prove suitable solutions to homeowners concerns. Again the staff's proposed site was the most appropriate. However, after two days of onsite review and analysis, certain design alternatives would be required to make this site acceptable and could resolve at least 90% of concerns expressed by affected homeowners.

The Homeowners Group and HOA feel that the PUD staff was very supportive and utilized the right approach to both technical and customer relation efforts throughout this long and sometime difficult journey. We feel they demonstrated a willingness to address any and all concerns and

conclude that the staff proposed sites, based upon willing sellers, are appropriate for the Commissioners consideration.

Speaking for the Chelan Hills Board of Trustees, majority of the Henderson Homeowners site group and in consideration of the issues as described above we conclude the following:

Although we continue to feel the Hellyer site, over the long term would be the more appropriate site as it relates to safety and engineering concerns, we will support the staff recommendation for the Henderson site with the following PUD commitments:

It is recognized that the Henderson site appears to be the most cost effective site, however, there are certain design issues which we have identified that could address the visual and engineering challenges associated with this site. We request that the PUD recognize the challenges this site poses and work to support the affected homeowners and Chelan Hills Home Owner Association representatives in the design phase of this substation project. Also, before substation construction begins, the community representatives will be given an opportunity to review and make appropriate input for PUD consideration.

The following are design issues we have identified that may result in achieving positive acceptance of this site and address both engineering and aesthetics concerns without increasing reasonable cost parameters:

1. Revise the configuration of the actual footprint of the substation elongated vs. square.
2. Locate the substation against the south and west hillside.
3. Grading so that the station would sit lower in the valley.
4. Bringing the transmission lines straight down the hill side into the substation and do the line-doubling within the station perimeter.
5. Add another transformer so that a mobile unit may not be necessary for maintenance or repair. This could eliminate the necessity for large trailer trucks to visit the site.
6. Use camouflage colors on the site and evaluate pole colors.
7. Adding addition berm of land and/or vegetation to resolve any visual or sound impacts issues that may arise.

Again Commissions, we appreciate your willingness to work with the community in the future as you have in the past. It also goes without saying the PUD staff are some of the finest, hard working and sensitive individuals I have personally had the pleasure of working with.

Respectfully,

John Dryer

Chelan Hills HOA Board Secretary and Spokesperson for the Henderson Site Community Group