

MEETING NOTES

PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY-REGULAR COMMISSION MEETING

North Shore Chelan Substation Community Meeting & Project Update

Chelan City Council Chambers – February 22, 2017 – 6 pm

John Stoll, managing director for Customer Utilities welcomed everyone and gave a brief overview of the process to date and why we were here tonight. John introduced Commissioners McKenna and Congdon and Mayor Cooney. Thirty community members in attendance.

Andy Wendell, director of Customer Service, served as the facilitator for the evening and Gary Rice, engineering project manager for the Northshore project reviewed the three sites under consideration and the analysis that has been performed on those sites. Questions from the audience were taken during the discussion. Gary reviewed the analysis done by the engineering consultant, HDR that included: Proximity to load; aesthetics; site access and size adequacy (to allow a mobile substation onsite); distribution and transmission availability.

Washington Federal Site

Gary referred to the site comparison assessment included with the printed agenda. There will be four circuits out of substation and the power will be tied either to existing overhead or underground distribution.

Question #1: Is there just one Washington Federal site?

Answer: Yes – the second site wasn't large enough for the mobile substation maneuvering.

Question #2: Where is access to the Wash Fed site?

Answer: Union Valley or through the proposed development above the golf course (on the north/east).

Question #3: What is the cost of the property?

Answer: We only have an estimated cost since negotiations haven't started. As a public utility, we have to be guided by fair market value. We do know that the property is available (the identified "earthworks" amount includes the estimated cost of purchase).

Question #4: Land acquisition can't be assumed to be a fixed cost, correct?

Answer: Costs are assumptions at this point – even construction costs can change in the likely two-year window.

Question #5: Where is the main power source coming from?

Answer: Chelan Dam on the Chelan River – there are two transmission lines leaving the dam, one for the Southshore and one for the Northshore reaching the network of substations.

Question #6: Where is the growth occurring?

Answer: Along the north shore of the lake, north of Chelan

Question #7: What does “variable costs” mean?

Answer: For instance, we don’t know how many poles we will need to replace, nor what size yet. We know that we will need taller and stronger poles in many places. The farther away from the load to the substation, more lines will be needed.

Question #8: What does the pole look like to accommodate six lines?

Answer: Gary showed a picture (can be found on website with the presentation from tonight).

Question #9: Is underground out of consideration?

Answer: Yes, for transmission. First, it is cost prohibitive and second, it would introduce a new standard for Chelan PUD that we don’t current have/accommodate with our equipment and maintenance. For distribution, it is possible, but we don’t have any cost estimates beyond those estimates for what currently exists and would be replaced. (Gary showed on the map that is part of the power point presentation.

Question #10: What is low line and highline transmission?

Answer: Chelan to Manson subs: low line
Chelan to Wapato subs: high line
Gary explained the three circuits for the Wash. Fed site (power point) and explained that usually the pole is 20’ when there are transmission and distribution lines on the same pole

Question #11: Can the existing dam capacity and transmission handle the anticipated increased load?

Answer: Yes.

Question #12: Has there been any representation from the golf course property in these discussions or on the focus group?

Answer: No, not directly, but they have been notified. Transmission doesn’t go across and greens currently.

Question #13: Would there be any landscaping at this site?

Answer: Yes, that’s something we would work with the surrounding neighbors to determine. The way this would be configured, the transmission lines would be somewhat hidden by the bringing them up through that gully.

Chelan Heights Site

Gary showed the location of the map (in power point) and explained that it is about 4800' off of Boyd Loop Road in an old orchard and close to Boyd Road. An audience member indicated that the access road that would be needed crosses his property. The actual owner of the site location is a willing seller. He explained/showed the transmission and distribution configuration at this site (power point) and the location of the three circuits. It includes both underground and overhead distribution. This location would require extra road work and would have to be kept plowed for the potential of a mobile substation access.

Question #14: Would the height of the current poles change?

Answer: Yes, they would be 5 – 10' taller.

Question #15: Is this a willing private seller?

Answer: Yes on about one acre.

Question #16: What is the configuration for the transmission/distribution?

Answer: Circuit #3 includes transmission and distribution underbuild – therefore, taller poles.

Uhrich Site

Gary showed the location map (power point) and described the property setting. He noted that there would be more distribution build-out required and with new poles. This location has both the upper and lower transmission lines. It would use more property – about 2.75 acres (maybe less). Two circuits out (from Manson) one circuit (from Chelan). A rebuild is required to be able to carry the load.

Question #17: How many lines?

Answer: Nine total (eventually)

Question #18: Where is the property in proximity to Mill Bay?

Answer: North and East – near Winesap and Boyd

Comment – Michael Gibb (focus group member): Like the South Shore substation, this site is tucked away in a more remote area with little visual impact.

Question #19: How many homes can a substation serve?

Answer: About 1500 – 2000 with a capacity to double and serve another 1500 – 2000

Question #20: What is the PUD leaning toward? A substation closer to load to be less expensive?

Answer: Not necessarily, since there are a number of factors that will go into the decision, including aesthetics. Chelan Heights would be the closest, but not necessarily the least expensive.

Comment Michael Gibbs: The short term goal is to help the PUD make the best choice for today and to get the land purchased; the longer term goal is to plan for

additional substation needs and maybe purchase two sites. Or, could existing substations be doubled now? (No, that isn't currently an option). It's harder to put a substation in an already developed area than building around an existing substation.

Question #21: What happens if this doesn't go forward? Especially if you are at 60% or more capacity now? Will growth/development have to stop? When do we reach capacity?

Answer: We are nearing capacity now – and we figure two to three years to build a substation (including land purchase, permits, equipment purchase and construction). Currently, in this area, there are 400 buildings in an active construction phase. The PUD has a requirement to serve and to assure reliability. We have never instituted a power moratorium and wouldn't want to do that – so we are in a fairly urgent position so that we don't put our system at risk.

Question #22: Why isn't there an option between Hwy 150 and the lake at the base of Boyd Road near the Look Out?

Answer: Getting transmission to that location would have to cross several neighborhoods and likely would be unacceptable, plus, there were no willing property owners.

Comments:

John Dryer (focus group member): I have been with the community group since the beginning. It has been a pretty rough road trying to locate a substation where there are existing homes – pretty much a NIMBY (not in my backyard) situation. We poured over the PUD's information and we developed criteria – looked at almost 20 possible areas. Identifying two sites makes sense – but building near the lake will be impossible – there isn't any property available.

Mayor Cooney: The PUD has worked closely with us and kept us fully informed. We are in the 4th Quarter now and it's time to act.

Question #23: Chelan Heights is 25% of the cost of the other two – wouldn't that be the primary consideration?

Answer: No, cost isn't the only consideration.

Comment from PUD Commissioner McKenna: Twenty years ago I sat on a somewhat similar PUD committee when I lived in Manson. Your input will help us (PUD Commissioners) make the best decision.

The group had an opportunity to view the site posters more closely and to leave “sticky notes” with their comments on each poster. In addition, comments were gathered:

Comment #1: *Love the idea of buying both the Wash Fed and Uhrich 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.)*

Comment #2: *Thanks for all your work and the presentation. My priorities are: (1) Wash. Fed; (2) Uhrich; (3) Chelan Heights.*

Comment #3: *#1 Uhrich; #2 Wash Fed; #3 Chelan Heights.*

Comment #4: *Extreme concern with Chelan Heights location (left phone #)*

Comment #5: *#1: Uhrich; purchase Wash Fed site, too – get ahead of the curve!*

Comment #6: *We will end up looking at nine lines with all three locations instead of the three we see today. Please consider burying the lines.*

Comment #7: *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.*

Comment #8: *Still need the acquisition costs for each site. And, there's no point in buying up extra land without a new zoning plan.*