



Walton
Development and Management Inc.



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Arizona Corporation Commission

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Chairman and Members of the Committee

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My name is Bohdan Hirniak and I am the Community Planning Manager for Walton Development and Management, Inc., a land development company with offices in the United States and Canada.

I have a degree in Civil Engineering and am a Registered Professional Engineer in three states, including Arizona. I personally have been involved in all aspects of the land planning and development business for nearly forty years. I have worked on projects throughout the United States, including Arizona, California, Florida, Illinois, North Carolina, and Washington. Throughout that period, I was involved in countless subdivisions around the country, and am currently focused on the planning of Walton's holdings in Arizona, where Walton is planning thousands of acres alone.

It is my understanding that your Committee has been wrestling with the question concerning the advisability of siting electrical transmission lines and towers along half and quarter section lines. I am here to urge you to reject this idea because it is incompatible with acceptable development practices. There are a number of reasons that such siting of transmission lines results in poor planning, inefficient land use, and diminishes the quality of life in the communities in which it would occur.

First, and perhaps most obvious, is that homes would be built in the immediate proximity of such lines and towers when the lines are sited along 1/4 and 1/2 section lines. These locations are perceived by all purchasers as much less desirable because of this proximity. The existence of these lines and towers in these locations is perceived as intrusive and their impact on life style as uncertain. The proof is in the market where, all other things being equal, a home that backs on to a transmission line is going to sell for less than that same home without that intrusion. There is always the concern by the general public of how close is too close.

Second, the presence of a straight linear feature running through the middle of a subdivision limits the opportunities for creative land planning and land use. In planning a truly first class development, no matter at what price level, we, as well as other developers, strive to employ curvilinear streets, meandering paths, and viable and inviting open space areas. Transmission line corridors, by their very nature, must be wide, straight and sterile. A community will not be vibrant with such a use in the middle of it.



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Third, the placing of transmission line corridors in the middle of subdivisions will count as part of the open space that is to be provided by the developer for the use by the home owners in that subdivision, and does not create extra open space. For example, if you put

a 120 foot wide transmission line easement through the middle of a 640 acre community, you will reduce the truly usable open space by at least 15%. However, if the transmission lines were located along full section lines, the required space for these would come in part from the immediately adjacent road right-of-way. This location becomes even more palatable when you take into account that development along section lines, usually locations for arterial roadways, would now be along commercial development, and not residential.

Fourth, it would seem to me that property acquisition for such transmission lines would be at a lower cost when it is done at the edges of a development, namely a full section lines, rather than trying to buy a strip down the middle of a project, thereby damaging a much larger remainder. When it comes to maintenance and repair of these lines, whether scheduled or as an emergency, it would seem that it is much less expensive and problematic when such repair and maintenance is done along a main street rather than along the back yards of dozens and possibly hundreds of homes.

In summary, we are not against transmission lines and towers. We know that we cannot develop without a reliable source of power. However, we do sincerely believe that potential locating of these transmission lines and towers along $\frac{1}{2}$ and $\frac{1}{4}$ section lines is not a solution. The eventual solution for this conflict between the method of transmission of electricity to a user and the user itself will come when these lines will all be buried. However, the technology is still not there and the costs are currently prohibitive. Until such time that the technology and costs catch up, we strongly request and urge you to reconsider this matter, and not allow for the location of transmission lines along $\frac{1}{2}$ and $\frac{1}{4}$ section lines.

Thank you for this opportunity to speak to you.