



## **Pueblo West Opposing Arguments House Bill**

### **#1041-2019-003 Black Hills Energy Permit Application**

#### **BOCC Denial Letter 1041-2018-002**

BOCC letter denying the 2018 proposal stated six( 6 ) reasons for the denial. The 2019 application does not address any of the six issues, but shifts the adverse impacts to a different Pueblo West residential area.

#### **Illegal use of S-1 Zoned Land**

County regulation states S-1 zoning to be used for emergency facilities only.

County code 17.168.010 states Wild Horse Creek 60ft wide easement adjusted to required 125 ft. easement had to be approved and expanded before May 8, 1978. This was not done.

#### **Quit Claim Deed of 1977**

Quit claim deed transfers McCulloch's ownership to the Pueblo West Metro District. It states "all easements are for the public utilities, sewage, water, drainage, and equestrian easements for the express benefit of all property owners within the boundaries of the PWMD". Local utility lines are under 69KV. How does putting a 115KV transmission line in a 100 year

flood plain benefit adjacent property owners? This transmission line does not benefit adjacent property owners.

### **Negative impact on property values**

We have submitted information that shows the negative impact on property values. Several realtors also submitted information showing negative impacts from nearby transmission lines due to extreme fire risk, health risk, impacted views, and noise concerns.

In a letter to some area home owners BHE offered to bury local distribution lines. Black Hills Energy basically admitted that their transmission lines would affect views and lower property values.

### **BOCC Already Set a Precedent**

December, 2018 the application for a 100 megawatt solar farm was denied based on commissioner comments about "adverse economic impacts to property values, other alternatives were not assessed, and we need to preserve the unique character of areas that attract people to Pueblo County."

Wild Horse Creek is definitely unique in Pueblo County and needs to be preserved for current and future generations.