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November 9, 2022

Andrea Poole
Surface Transportation Board, OEA Docket No. FD 36616
395 E Street SW
Washington, DC 20423

RE: Docket No. FD 36616, Savage Tooele Railroad Company – Construction and Operation Exemption – Line of Railroad in Tooele County, Utah.

Preliminary Consultation

The Lakeview Business Park ("LBP"), located near the center of the Tooele Valley on the eastern edge of Grantsville City. There are many essential ingredients which are required to become a successful and sustainable light industrial and manufacturing employment center that LBP affords which include but are not limited to:

1. respect for the local environment and natural resources
2. access to vital interstate roadway and rail transportation/logistics corridors
3. available skilled labor with state-of-the-art education and training facilities nearby
4. proactive State and local community leadership guiding economic development and the future wellbeing of the communities.
5. confluence of capable and cooperative logistics organizations willing to invest large amounts of capital.

Environmental and Natural Resources

LBP is one of the most environmentally friendly industrial parks in the State. There are no critical or sensitive lands, such as wetlands, within the LBP boundaries. LBP is ideally located adjacent to the east and northern borders of the Utah Motorsports Campus and just north of the Tooele Army Depot which continues to be an active munitions storage facility. LBP's light industrial and warehousing/distribution uses provide a transitional buffer between these uses and the planned residential uses adjacent to the LBP.

Much of the vehicle pollution between Tooele Valley and the Salt Lake Valley is caused by the labor force commuting to and from work. Over 8,000 Tooele Valley residents commute back and forth between Tooele Valley and Salt Lake Valley every morning and evening. The employment which will be available at LBP will reduce commute times and vehicle emissions along the affected stretch of I-80. Further, truck traffic can avoid approximately 166 miles of freeway interstate along I-15 and I-80 by taking a parallel route from Tooele to Holden through Utah State Route 36 to Utah State Route 6 to State Route 50 and then connecting back to I-15, which will greatly reduce traffic congestion and emissions along I-15 and the Wasatch Front. Reducing trucks along I-15 will also provide safer road conditions for the traveling public along this stretch of freeway.

2UDOT completed the first phase of the Mid-Valley Highway which includes a new interchange from I-80 to Sheep Lane, which runs adjacent to LBP. Future Phases of Mid-Valley Hwy will include an extension which has an alignment that abuts the eastern boundary of LBP providing access at the future 33rd Parkway and near Hwy 112, eliminating truck traffic through local roadways and residential neighborhoods. Extending the rail from the Union Pacific Railroad mainline at the Burmester rail yard to Lakeview Business Park will reduce truck traffic and the associated emissions at a rate of approximately three trucks for every single rail car. Rail usage is more environmentally friendly than truck traffic and produces less emission.

Business will have an option of using the Utah State Route 36 truck route described above which bypasses much of the traffic congestion along I-15 saving approximately 22 minutes and 35 miles under normal traffic conditions and saving much more time if the trucks get caught in rush hour traffic.

Labor and Education

Recent labor studies in the area have noted that over 8,000 residents of the Tooele Valley commute over an hour to the Salt Lake Valley for employment due to the reduced cost of living afforded in Tooele Valley. With LBP, this labor pool will have an option of working within minutes from their homes. Reduced commute times of approximately two hours will also allow residents to live and work in the valley and be more involved with their families and the community, directly improving their quality of life.

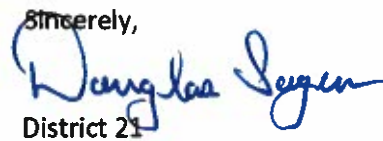
Utah State University – Tooele and the Tooele Technical College, provide educational opportunities for workers to gain new knowledge and skills to enhance their earning potential in the community and to provide a steady stream of employees for the LBP.

Local Community Leadership

The local communities in the Tooele Valley, including Grantsville City, Tooele City, Tooele County, and the Tooele Valley School District, are forward-looking groups which recognize the need to keep the workers and residents employed in the Valley. Grantsville Redevelopment Agency ("the "RDA") has approved a project area to coincide with the boundaries of LBP which can be used for public improvements, infrastructure, and incentives to accommodate the needs of future tenants and users within LBP. To date, four projects have begun in some stage of design or construction which include a 16-inch water line, a 1.2M gallon water tank, a 4-mile 18" – 21" sewer line and a new 2,500 GPM culinary water well, all of which will enhance the Grantsville City water and sewer services.

Capital Investment and Employment

The Romney Group, LLC expects an aggregate expenditure of over \$1B to develop the park and offer both speculative and build to suit options for future tenants and major corporations. We anticipate that Lakeview Business Park may employ between 8,000 and 10,000 individuals.

Sincerely,

District 21