

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD OCTOBER 4, 2011 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Justin Stoker, Kathy Hilton, Nathan Gedge, David McKinney, John Winn, Jesse Valenzuela, and Dan Lawes.

STAFF: Tom Burdett, Robert Thorup, Greg Mikolash, Ray McCandless, Jennifer Jastremsky, Nathan Nelson, Paul Brockbank, and Julie Davis

OTHERS: Frances Barben, Paul Rowley, JoAnne Rowley, Susan Watts, Russell Ferre, Zachary Renn, Greg Noyes, Bud Stevens, Stan Reese, Albert Sollers, Brad &Carolynn Ryther, Joe Miller, Don Beebe, Richard Kenney, Tara Bo, Carol & Craig Peacock, Pauline Park, Norman R. Brown, Dave Middaugh, Jason Green, Chris Hansen, Joan Hansen, David Vuyk, Norman Butterfield, Pauline Butterfield, Eric Hosfelt, Joe Long, Bonnie Fernandez, Ron & Kim Wilcox, Pete Mortenson, Ken Hillam, Sheila Hillam, Greg Mark, Harold Dudley, Kim Stephens, Cody Nunley

The briefing meeting was called to order by Justin Stoker. The agenda was reviewed. Jennifer Jastremsky distributed copies of emails received for Item #3. The Commissioners were introduced to City Manager Rick Davis. Ray McCandless said that the map amendments for Item #4 should be postponed until October 18, 2011.

The regular meeting was called to order at 6:02 p.m.

**1. Consent Calendar
Approve Minutes from September 20, 2011**

MOTION: Nathan Gedge moved to approve Consent Calendar Item #1 the minutes from September 20, 2011 meeting. The motion was seconded by John Winn and passed 7-0 in favor.

2. 3620 West Vacation at 7800 South; approximately 7813 South 3620 West; Vacate a portion of 3620 West resulting in a dead-end at 7800 South; R-1-8A Zone; Utah Department of Transportation/Matthew Zundel (applicant) [#SDVA20110003; parcel 21-32-131-001]

Jennifer Jastremsky said UDOT is proposing to build a grade separated intersection at 7800 South and Bangerter Highway. In order to do this, Lot 1 of Western Hills Phase 1 has been acquired with plans to close 3620 West street at 7800 South. This is one of three streets that accesses Western Hills and Noble Heights subdivisions. The fire department has stated that the two remaining streets are sufficient for emergency access purposes. She reviewed the proposed improvements to 3620 West. A portion of Lot 1 will be used for the onramp. A total of 5,525 square feet of landscaped area will be provided on Lot 1 with 4,245 square feet of that being located on the west side of the sound wall in the neighborhood. UDOT has stated that they will landscape the area with native grass seed mix, but a landscape plan has not been provided for the parkstrip yet. Staff had some concerns with the landscape area that will be fenced off from the other right-of-way and felt that the area should meet the city code for landscaping including trees and alternative ground cover such as decorative rock, rock mulch, water-wise shrubs and ground covers. The code requires 40% of yard area to be landscaped with some type of vegetation and four trees. Staff recommended that the trees be in the larger of the two landscaped areas or the parkstrip and the remaining area in the neighborhood to include cobble rock with weed barrier and low-maintenance shrubs. The City code doesn't have any specific criteria for street vacations, but the State code requires that there be good cause for the vacation and that neither the public nor any person will be materially injured by the vacation. Staff felt there was good cause for the vacation since the onramp from Bangerter Highway will be 30 feet from 3620 West and will cause an unsafe situation for ingress and egress from that street. Staff also believed that no resident will be materially injured by the street closing; however, the proposed

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landscaping isn't sufficient and it will become a detriment if not properly maintained. Because there is an existing water line to the property, staff felt that irrigation could still be provided for the maintenance.

Staff recommended the Planning Commission forward a positive recommendation to the City Council for the approval of 3620 West Street Vacation Plat, vacating a portion of the Western Hills Phase 1 Subdivision, subject to the following conditions:

1. Install landscaping in accordance with Zoning Ordinance Section 13-13-11-B1.
2. Bond for the improvements to the property.
3. Complete recordation of the plat to vacate 3620 West Street in Western Hills Phase 1 Subdivision prior to the closure of the street.

Nathan Gedge asked about the completion date listed in the staff report. Jennifer Jastremsky said she got the date from the website, but the applicant may be able to give a better timeframe.

David McKinney asked if all aspects of the required landscaping specified were included in the zoning ordinance section listed in the condition of approval.

Jennifer Jastremsky said the reference is for landscaping in the single-family residential zones, which requires two trees per street frontage and 40% of the yard area to be landscaped in some sort of vegetation.

Justin Stoker asked who will maintain the property.

Jennifer Jastremsky said the property is currently owned by UDOT, so they will have to maintain it unless it is sold to a neighboring resident.

The applicant wasn't in attendance.

Further public comment was closed at this point for this item.

Justin Stoker said he was contacted by a number of residents in the area who were concerned about the access to their neighborhood. He was told that this access and the one at 3725 West are difficult to get in and out of and they have asked the city to explore options to create additional access points. He felt that removing an access point goes against the State criteria of not harming the neighborhood.

David McKinney said the change still leaves the neighborhood with two access points.

Justin Stoker pointed out that 3725 West is essentially only right-in right-out, so two subdivisions have to use 3800 West as their only way out of the neighborhood. He had hoped the applicant would be in attendance to ask about these options.

John Winn agreed that they should explore other options or to provide a light at 3725 West to make it easier to turn out, because it is so dangerous.

Justin Stoker said that they are planning to put the median back in.

Dan Lawes had noticed that the traffic signal at 3800 West doesn't allow for much time to turn, so to divert another one-third of the traffic to the light would be an impact to the intersection.

David McKinney felt that given the improvements to Bangerter Highway they are in a situation where, at the moment, this is the best that can be done.

MOTION: David McKinney moved to forward a positive recommendation to the City Council for the approval of the 3620 West Street Vacation Plat; UDOT (applicant) vacating a portion of the Western Hills Phase 1 Subdivision subject to conditions 1 through 3 as presented in the staff report. The motion was seconded by Nathan Gedge.

Justin Stoker said he would vote against the motion because UDOT hadn't considered compensation to the neighborhood for an additional access point to replace the one they are taking, and it didn't appear that anyone had really thought about the landscaping maintenance. He felt there was unfinished business.

Kathy Hilton said the issue could be tabled until the questions can be answered. She agreed that the closure has to go through, but it is difficult when no one is here to answer the questions.

ROLL CALL VOTE:

- Commissioner Winn – yes**
- Commissioner Gedge – yes**
- Commissioner Lawes – yes**
- Commissioner Stoker –no**
- Commissioner McKinney – yes**
- Commissioner Valenzuela – no**
- Commissioner Hilton - no**

The motion passed 4-3 in favor.

- 3. 90th South – West Jordan – Taylorsville 138 kV line rebuild; from approximately 9000 South 700 West to 6600 South 2700 West; Conditional Use Permit; Rocky Mountain Power/Gregory Noyes (applicant) [#CUP20110012]**

Jennifer Jastremsky gave the overview of the request to improve an existing line in order to increase the transfer capacity for the Wasatch Front by increasing the emergency capacity of this line. This is a requirement for Rocky Mountain Power in order to comply with the North American Electric Reliability Corporation and the Western Electricity Coordinating Council performance standards. They will accomplish this by providing a larger conductor for the 138 kV line. The existing lines and poles will be replaced but no new voltage will be added. A map listing all poles and lines was available. All poles will be replaced and 10 new poles added. The poles will be either wood or steel depending on the location in the line. Pole heights will vary with replacement poles being anywhere from nine feet to 22 feet taller than the existing poles and will range from 53 feet to 108 feet in height. The added poles will range from 40 feet to 47 ½ feet in height. The majority of the replacement poles will either be 74 ½ feet or 83 ½ feet tall and only two will be at or over 100 feet and are located adjacent to the existing substation at 7627 South Alida Drive. Pole diameters range from 16” to 42” with the majority being 24” in diameter. There will be three poles at 42”. Rocky Mountain Power is including all existing underbuild facilities on the new poles, which include accessory facilities, cross arms, primary and secondary conductors, transformers, risers, etc. There are irrigation ditches and pipes in the vicinity of the existing lines and Rocky Mountain Power will have to contact and coordinate with the appropriate owners of the lines to inform them of any potential disruption or breakage of the lines. Ms. Jastremsky reviewed pictures of the corridor and reviewed the conditions of approval.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission grant Conditional Use Permit approval for 90th South West Jordan to Taylorsville 138 kV Line Rebuild located at 9000 South 700 West to 6600 South 2700 West in an various zoning districts with the conditions of approval as listed below.

Conditions of Approval:

1. Abide by the Franchise Agreement between the City of West Jordan and Rocky Mountain Power and any applicable State of Utah requirements.
2. Any disrupted or damaged facilities which currently exist along the same corridor or easements shall be considered for purposes of mitigation and/or repaired if damage occurs (i.e. irrigation pipe, underground services, etc.).
3. The Conditional Use Permit is subject to review and/or revocation as per City Code Section 13-7E-10.
4. No Conditional Use Permit shall be valid for a period longer than twelve months, unless a permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion, or unless a certificate of occupancy is issued and a use commended within that period, or unless a longer time is requested and granted by the Planning Commission as per City Code Section 13-7E-9.
5. Approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Location of the poles above 100 feet was reviewed. The application is to install new poles along an existing power corridor right-of-way in order to increase the capacity.

Dan Lawes asked what criteria needed to be met in order for the pole to be steel versus wood. Jennifer Jastremsky deferred the question to the applicant.

Gregory Noyes, Customer Community Manager, Rocky Mountain Power, 1569 West North Temple, said they are working to keep pace with the growth in West Jordan and surrounding parts of the southern Wasatch Front to deliver more electricity. The original easements for the line were acquired in the early 1900's when the original transmission line was built and it was upgraded in the late 1960's to carry more power. Evidence of the growth in West Jordan are the homes that now surround the lines since it was constructed, and in general residential customers are using about 26% more power today than 20 years ago. The power line delivers high-voltage electricity to substations in West Jordan and delivers lower-voltage distribution underbuild to a lot of the local neighborhoods. When completed, it will increase service reliability. The line voltage will remain the same. The heavier conductor requires the new poles, but the alignment will stay the same. The new pole will be installed as closely as possible to the existing poles in order to transfer the facilities. Steel poles are self-supporting and don't need guy wires and anchors so they decided to install those in the backyards in order to reduce return visits once the line is installed. They will work directly with all the property owners regarding all the details for installation once they get to the construction stage. They will document the construction with photos and will restore the site to the original condition for any damage or impact made. They have talked with some of the irrigation companies already and will continue to coordinate with them to prevent any damage. He explained that this type of work is fairly common, and gave the example of when the 90th South line was upgraded. However, this line will remain a single-circuit with the same number of circuits only with taller poles.

Justin Stoker asked why the poles need to change if the voltage will not change.

Gregory Noyes said the poles are taller to address higher safety standards for working clearance and clearance between the distribution lines. He clarified the location of the 108- and 105-foot poles, which have been installed to accommodate the TRAX crossing.

Justin Stoker asked if they are doing anything to help mitigate the visual impacts to the residents such as disguising poles to look like trees, etc.

Cody Nunley, Rocky Mountain Power engineer, 1407 West North Temple, said it isn't an option to do a palm trees disguise, which is for cell towers. The steel poles can be galvanized steel or weathering brown steel.

Justin Stoker asked if there was anything that could be done to condense the pole and the parts that stick out.

Cody Nunley pointed out the post insulators that hold the wires and conductors away from the poles for required safety. They need to be a certain distance from the pole, and they are about 5 ½ to 6 feet in length.

Greg Noyes referred to the same picture and said the only place they will have the double circuit is in the river corridor from the substation north. The rest of the line will be with a single circuit and the distribution underbuild.

David McKinney asked if there were any other options to do this upgrade differently as far as poles, pole heights, etc. He asked if the pole height is simply dictated by the higher carrying capacity of the lines.

Cody Nunley said that is one thing that is impacting the pole height, but they are also using a larger diameter wire that is heavier and will sag more than the existing wire so they need the additional height.

David McKinney asked if the conductors are set back a certain distance from the pole based on the additional capacity.

Cody Nunley said that is based on voltage only, but they should be the same as they are now.

David McKinney summarized that the safety-dictated features primarily have to do with height of the poles and vertical clearance between conductors, and working clearances.

Nathan Gedge asked about timing of the project and what the construction time is to replace one pole.

Gregory Noyes gave the tentative dates. They will start in Taylorsville and come to the 70th South substation in mid-November going until February 2012. Then through 7000 South to the West Jordan substation in February-May of 2012. From the West Jordan substation east to the sewage treatment plant between May to October 2012, from the sewage treatment plant to 9000 South is October 2012 to April 2013 with the hope for this to be in service by May of 2013. Depending on weather and access to the river bottom the last two sections may be shifted. As far as going into each individual yard, they will talk to the property owner to work out the arrangements when that occurs. They will provide notification of the project as it gets closer to the construction date.

Jesse Valenzuela asked if the homes surrounding lines directly benefit from the project.

Gregory Noyes said the ones currently being served by the underbuild will have increased reliability from having a new line.

Jesse Valenzuela asked if it is improbable to put the line underground due to the voltage.

Gregory Noyes said the cost is high and they are regulated by the Public Service Commission that requires the most reasonable, prudent method. The parties requesting the undergrounding would need to pay the cost difference between overhead and undergrounding.

Dan Lawes asked for clarification about their coordination with the canal companies.

Gregory Noyes said he received a call from one of the companies and some of the residents regarding pipeline locations. Rocky Mountain Power will contact the canal companies so they can locate all of the facilities. It is

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his understanding that a lot of the lines in this area are piped, so they will locate those lines and work around them. They will be able to see any damage even if water is not in the canal.

Kathy Hilton asked for clarification as to what substations this line will connect to.

Gregory Noyes indicated the one on Alida Drive that currently serves the area.

Jennifer Jastremsky pointed out the substations at 9000 South and Alida Drive.

Gregory Noyes said it also loops through the one on 70th South and 3200 West.

David McKinney asked for the City's rule for lines that aren't undergrounded.

Tom Burdett said it is above 69 kV.

David McKinney said since these lines are 138 kV they aren't required to be undergrounded by the City. He asked if there were any other safety or technical concerns with undergrounding the line.

Gregory Noyes thought it was just a matter of cost and reliability issues where the line might be harder to find and repair.

Justin Stoker thought it would be less expensive to underground the lines, because they would save the cost of the poles and augering, etc.

Gregory Noyes said from his experience even on distribution lines, there are trenching and conduit costs, ground sleeves, switches, and conductor insulation, and there is still a lot of equipment left aboveground.

Tom Burdett said they also have to avoid other buried utilities and there are more obstacles to deal with than there are overhead.

Justin Stoker asked if there would be anything done to help compensate for lost property values with betterments, since the pole height will increase an average of ten feet.

Gregory Noyes said there is already an existing line, and they have found that the property value impact is situational depending on the location. There are a number of residential developments that seem to sell even though they are built next to existing power corridors.

John Winn asked for clarification on the need for the change if it isn't providing more power.

Gregory Noyes said the voltage will remain at 138 kV, but the pole heights are increased and they are installing a bigger conductor because there is a need to carry more power or current through the corridor.

Kathy Hilton didn't feel that West Jordan had experienced much growth in this area, so she wondered if this change is more for Taylorsville than for West Jordan.

Gregory Noyes said historically homes in built out areas are using more power each year whether it is for larger appliances, televisions, electronics, air conditioners, etc. so even if there isn't a significant amount of new homes, the existing homes over time increase their usage.

Kathy Hilton asked for the diameter of the poles on 90th South and 2200 West.

Gregory Noyes said he didn't have that information.

Kathy Hilton asked for the location of poles 94 and 95, because they are 42" in diameter.

Cody Nunley said 93 and 94 are existing poles.

Gregory Noyes said the diameter of the new ones will be 3 ½ feet, and some of those are already installed by the TRAX crossing. Since these poles have been installed, Rocky Mountain Power has implemented a policy in the Wasatch Front area where they buy a thicker material so the pole diameter is smaller.

There was additional discussion regarding the larger poles.

Gregory Noyes said the only one in a residential zone is pole 79 on 2700 West where it changes direction. There are currently guy wires running in both directions, and this pole will eliminate those since it is self-supporting. The other large poles are closer to Gardner Village and the sewer district.

Kathy Hilton wanted to be sure that the wooden poles being replaced with steel will be with exactly the same diameter.

Cody Nunley said the existing wooden poles are probably 18" in diameter at the ground and the new steel ones will be 24" at the ground.

Dan Lawes asked how long this upgrade will last before the next one is needed.

Gregory Noyes said based on history and that the line was last upgraded in the 1960's, it might be about 40 years.

Tara Bo, West Jordan resident, said the permit states her pole will be replaced with a steel pole that is 20 feet taller than the existing wood pole. She felt the property value will change dramatically for the neighborhood. Criteria #2 said this shouldn't have any adverse affect on the property, yet Rocky Mountain Power hadn't made any suggestions on how this could be done to make it look better or to reimburse them for loss of value. She didn't feel that other routes or undergrounding was considered by Rocky Mountain Power and they should do more research. Also, the larger poles might allow for a future increase in the circuits, etc. She didn't feel it was fair that her pole would be steel when poles in similar situations would be wood.

David McKinney asked her if she would prefer a galvanized pole or brown pole.

Tara Bo said definitely brown, but if there were other options for wood that would be better. She said you can't hide these with a tree, it will still look bad.

Joe Miller, West Jordan resident, pointed out those individuals whom he was speaking and stated they chose five issues to address. He said they only had two weeks to prepare for this meeting and didn't know why there weren't any other public meetings prior to this. They spoke to Rocky Mountain Power representatives last week at the City Council meeting regarding the use of any other existing corridors such as 7000 South or 7800 South, which they hadn't considered. He referred to the Salt Lake County Electrical Facilities Plan that states transmission lines should be avoided in residential neighborhoods, etc. He said there is a ten-foot waterline easement on their properties and wondered how that changed to a distribution line, to a transmission line, and then to a major power corridor. There are two property owners in the Adondakis subdivision who have no transmission easements over their property. There were some concerns with health issues, which can be debatable, but it is certain that high-voltage lines and metal poles are not good selling points. They have no information regarding the timeframe or logistics for the construction process and assurances that property

damage will be repaired. He said this isn't an upgrade, it is just replacing poles. They wondered why they just can't put bigger brackets on the existing poles or use another corridor. They requested that the item not be approved until more information is received on the alternatives.

David McKinney asked those in the audience being represented by Mr. Miller if they preferred galvanized steel or brown steel; there was no response. He asked when these homes were built.

Joe Miller said in the early 1970's. The 10-foot easement was primarily given for water rights to Bateman Farms and a 10-foot utility easement for distribution lines; not transmission lines. They were upgraded from distribution to transmission lines.

Pauline Park, West Jordan resident, asked questions regarding if the poles in her front and back yards would all be replaced. She indicated that she lived on the west side of 2700 West.

Justin Stoker said only the poles on the east side of 2700 West were being changed at this time, so it wasn't affecting her property.

Stan Reese, West Jordan resident, stated that he also lived on the west side of 2700 West, but the taller poles with the bigger wire sag will look industrial and won't help property values in the area.

Frances Barben, West Jordan resident, asked that the three emails she sent previously be entered into the minutes [please see the scanned attachment of these documents]. This should be denied, because Rocky Mountain Power does not have the necessary easements on the north end of Adondakis subdivision, and the 10-foot easement in the Jordan Dale subdivision isn't big enough to accommodate the line and contains an irrigation ditch and city storm drain. She said the Salt Lake County Electrical Facilities Plan should be followed by avoiding residential areas for transmission lines and to have a 60-foot easement. They need to find an alternate site for the line rebuild and work within existing easements. She stated her home was built in 1962.

Chris Hansen, West Jordan resident, showed the plot map of his subdivision, George Adondakis, recorded on May 17, 1946, before the poles were in place. He explained that Lots 13 and 14 and their reserve areas do not include a utility easement on the north side. The people at the Salt Lake County Recorder's Office told him that Rocky Mountain Power can't put utility lines over his property since there isn't an easement. He referred to the Highland Hollow subdivision that shows a 15-foot sewer easement but mentions nothing about electricity.

Norman R. Brown, West Jordan resident, asked the Commissioners how many of them had transmission lines through their property; there were none. Most people have a distribution line and we are grateful for it. He has one that is shared with AT&T and the water/storm drain system. For health, safety, and design reasons that are at risk and in order to familiarize those whose property will be affected by the application he asked that they defer judgment at this time.

Russ Ferre, West Jordan resident, said the homes in the Jordan Dale subdivision were built between the late 1960's and early 1970's. He has a pole in the dead center of his backyard. His concern was with the statement from Rocky Mountain Power that any surface disturbance will be repaired. He believed that they are honest, but if this request is approved he recommended that there be a strong bonding issue required until the affected property owners sign off saying the property had been restored. He also felt that it would be much easier to build and maintain this line on either 7000 or 7800 South where there is complete access from the street. If this is passed, he would prefer the multi-sectional steel pole, which will create less disturbance during the erection of the pole. He hoped things could be resolved between the power company and the residents, if this is necessary.

David Middaugh, West Jordan resident, currently has a wood power pole at the side of his house. He urged the Commission to vote against the request. He could think of no reason this should be in a residential area. He

acknowledged that they knew the pole was there when they purchased the home, but they didn't think there would be another pole on his property. No one in the area wants this.

Greg Mark, West Jordan resident, stated that poles 25, 26, and 27 are on his property, and he also would like a bond for the project to protect property owners. He farms and flood-irrigates his property, so the timing of the project will affect him. He stated that he has perpetual easements on both sides of the corridor as well as an ingress/egress easement to cross the line anywhere except for where the poles actually sit.

Kim Stephens, West Jordan resident, referred to the statement by Rocky Mountain representatives that they didn't give consideration to undergrounding because of the cost. He wanted to know how much more expensive that alternative would be. If that is a realistic alternative then it should be explored further.

David Vuyk, West Jordan resident, said he didn't have a direct impact from the line, but asked if there was a night where they could ask questions. Also, if they are raising equipment heights at the substation on Alida Drive they should consider raising the walls as well for safety purposes.

Further public comment was closed at this point for this item.

Gregory Noyes explained that they intend to replace pole for pole with the thought that steel would be installed in the backyard line so the power company wouldn't have to access the property as much for maintenance and it would be less impactful once they are installed.

Justin Stoker asked if the property owner could choose between the two types.

Gregory Noyes said they could discuss it with the individual property owners, but they will basically be the same diameter and height. The thought was that it would be less maintenance with the steel pole, but if someone was adamant about having wood they could work it out. He stated that they mailed a letter dated August 23, 2011, to a 25' radius down the line that explained the permit application and gave his name and phone number. He had only received about four calls on the matter. He clarified that the intent of the Salt Lake County Electrical Facilities Plan is for the siting of new lines and new construction for the future.

Justin Stoker asked for a response on the statements regarding lack of easements.

Harold Dudley, Rocky Mountain Power, referred to the area in the George Adondakis subdivision and said many of the public utility easements were placed on the plat such as in the case of Jordan Dale subdivision when it was recorded. Those easements are required typically by the City for the purposes of irrigation, telephone, electrical facilities, etc. The power company easements for the power line predate most of the subdivision plats, and generally speaking, these easements were recorded against the properties when they weren't yet part of a subdivision in the early 1900's. There were changes to the easements in the 1960's when the 138 kV line was built. So their easements are not the typical public utility easements that were referred to on the subdivision plats. Their easements on this line are most generally referred to as a centerline easement, which is a description of their power line with the right to have the lines and to upgrade them. Although public utility easements on a subdivision plat have an associated width, their centerline easements don't have a width; they give the location of the centerline of the easement with no width associated.

Justin Stoker said most centerline easement still have a width, otherwise the power company could technically take the homes.

Harold Dudley said they wouldn't do that. He explained that this is done historically industry-wide throughout the United States and the power companies reserve the right to protect against any encroachment upon the National Electrical Safety Code that would violate a safety code clearance requirement.

Justin Stoker said there has to be some respect to the properties.

Harold Dudley said typically a line of this nature would have a 60-foot wide easement. If they were building this line today across undeveloped ground they would typically get a 60-foot wide easement to protect the power line from encroachment of houses, sheds, fences, and other things that make it difficult to rebuild.

Justin Stoker asked if the power corridors along 7800 South and 7000 South were considered in order to avoid the residential development.

Harold Dudley thought that the lines along 7800 South are only distribution voltage, so if they were to install transmission lines they would have to get new easements along 7800 South. The easements in the subject area already exist for the current voltage, but they would need additional easements to increase the voltage.

Gregory Noyes said State policy requires Rocky Mountain Power to deliver safe, adequate, reliable power at the lowest reasonable cost. In their experience, relocation always costs more than a rebuild or upgrade because of the cost of acquiring new right-of-way, and it also just moves controversy from one area to another. He said there are no transmission lines on 7800 South along this line. The transmission line runs north and south along 2700 West and then on 7000 South to 3200 West. He also addressed the overhead versus underground option by stating that State Laws require that whoever requests the undergrounding pays the cost difference. They have researched this in other cities such as Salt Lake and Sandy. The cost is situational, but in general it is 3 to 10 times the expense of overhead rebuild.

Justin Stoker said there are a number of concerns with the impact to property values, which hurts the chances to approve the conditional use permit. He said there might be value in continuing the item to allow time for an open house with the power company and the property owners.

David McKinney respectfully disagreed. The question of affect to property values is important for individual residents, but not with the criteria for the Planning Commission's consideration. He didn't deny that the residents have legitimate concerns, but the concern of avoiding residential areas is moot since this is an existing line. They have dealt with the undergrounding before, and the City can't require them to bury the line. In fact, undergrounding the line would be more disruptive to the property owners, and it is much more expensive. Some of the properties along the corridor were built prior to the higher capacity lines, but a lot came afterward. Regarding the resident's statement that it isn't an upgrade, he felt that replacing the poles with new poles in an existing corridor is an upgrade. He didn't think that property rights and easements were relevant to the Planning Commission issue, because if Rocky Mountain Power doesn't have the easements they can't build it with or without a conditional use permit; it isn't the question for the Planning Commission to decide. Repairs to construction damage are relevant and all contractors have a legal obligation to restore the property to the pre-construction condition, which is a standard fact. The bottom line is that it is an existing power corridor that serves West Jordan in part as well as other parts of the Valley and is the kind of thing that will have to be done. Some of the poles are increasing in height and others are about the same; some are changing from wood to steel and some are not. The Commission needs to balance the interests of residents and property owners with the necessary development issues that deal with public facilities, including power corridors. They need to consider that just because residents don't want something it doesn't mean that it shouldn't be done. Given this is an existing power corridor that is not increasing in voltage and the facilities are being updated to be safer, he didn't see where enough information had been presented to show it should be denied.

Kathy Hilton understood that a letter was sent to the residents that included phone numbers, but she felt that a neighborhood meeting is much more advantageous. She implored them to have meetings with these people, because a lot of the questions and feelings could have been resolved before prior to the Commission meeting. For example, referring to a past neighborhood meeting, conduit was shown and it was explained that the cost

would be from \$3 to \$5 million for a short area. It is hard to convey all of these facts during a Commission meeting. She would like to postpone the item, but she also agreed with Commissioner McKinney.

Justin Stoker said they could add a condition of approval for a neighborhood open house.

Tom Burdett addressed the question of requiring a restoration bond. He said typically bonding is for public improvements and in some cases common areas. However, to bond for private improvements in a retrofit such as this it would be important to identify what the bond is for and the criteria for its release, which would be under the City's control and not the residents' control. There may be different challenges for different properties.

Robert Thorup said the biggest problem would be the City being put in a position of an arbiter. He said that the City has had lawsuits filed by developers on whether or not a bond should be released and if work is completed. If there are 100-200 impacted homes with the residents having final say on when they are satisfied, the City would be in a no-win, untenable situation even if a bond could be put in place. There are so many different people and issues and it would be a bond to protect one private party against another private party; the City isn't getting any benefit.

John Winn asked if they tabled the issue would it force Rocky Mountain Power to have the neighborhood meeting and provide more information. He felt that the City is put in the position as liaison between people who can't protect themselves against other private entities.

David McKinney referred to condition #2 and noted that they could strengthen the language to clarify that things will be repaired, which is standard for construction in any development. That would give assurance that property damage would be repaired.

Jesse Valenzuela felt that both sides had some tangible concerns and solutions, and he suggested that Rocky Mountain Power should spend more time educating the public and addressing their concerns. He found it hard to support this now, but after more extensive education to the public as to overall benefits he might. He wouldn't want this in his backyard, but they also have to look at the overall benefit.

Dan Lawes was also inclined to put the meeting off in order for a meeting to occur with the residents and address their concerns and options before it moves forward.

Nathan Gedge was in favor of moving forward, because the findings of fact will be satisfied eventually and they are just delaying the inevitable. The sooner the project starts, the sooner it will be done. He said they either need to approve it or disapprove it, but he didn't think that community meetings would change anyone's opinion of the project.

Justin Stoker agreed that he didn't know what kind of benefit would come from tabling the issue. With their criteria, he believed that Rocky Mountain Power has the legal right to maintain their line. He hoped they would take the opportunity to meet with the residents and give them options of pole types, but he wasn't sure if tabling the item would change anything on the criteria.

MOTION: David McKinney moved based on findings in the staff report and the information and evidence presented in the hearing to approve the Conditional Use Permit for 90th South – West Jordan to Taylorsville 138 kV line rebuild; approximately 9000 South 700 West to 6600 South 2700 West; Rocky Mountain Power (applicant) with the conditions of approval listed in the staff report 1 through 5, amending:

- 2. Any disrupted or damaged facilities or property features which currently exist along the same corridor or easements shall be restored or repaired to preconstruction condition.**

The motion was seconded by Nathan Gedge.

John Winn asked if the application could be denied until further research is done on cost of undergrounding and process length, etc.

Nathan Gedge said if this is denied they have the option to appeal to the City Council or higher authorities.

ROLL CALL VOTE:

- Commissioner Valenzuela – no**
- Commissioner Stoker – yes**
- Commissioner Hilton – yes**
- Commissioner Gedge – yes**
- Commissioner Lawes – no**
- Commissioner McKinney – yes**
- Commissioner Winn – no**

The motion passed 4-3 in favor.

Justin Stoker said he wasn't a big fan of the application, but there wasn't much legal right to make any other changes.

The meeting took a recess at 7:06 p.m. and reconvened at 7:16 p.m.

- 4. Comprehensive General Plan Update (2011) – Continued from 9-6-11 and 9-20-11 - Chapter 3 Land Use of the West Jordan Comprehensive General Plan and revisions to the Future Land Use Map; City-Wide; City of West Jordan (applicant) [#TA20110006]**

Justin Stoker said City staff requested that the revisions to the future land use map be continued to the October 18, 2011 meeting.

MOTION: Nathan Gedge moved to continue the Revisions to the Future Land Use Map to the October 18, 2011, Planning Commission Meeting. The motion was seconded by Dan Lawes and passed 7-0 in favor.

Ray McCandless gave the review history of the Land Use Element. The density table was discussed at the workshop, and staff provided and explained the changes that reflect that discussion.

All of the Commissioners agreed to the changes presented on the chart.

There was a discussion regarding the issue of when to use 'should' and 'shall' in the plan. It was suggested that an explanation of the difference between the two words be added to the plan, such as before the introduction. It was decided that the Commissioners would forward a list of instances where they would like a change and staff and the editing committee would review them. It was pointed out that the finished document will come back to the Commission for overall final approval.

Bonnie Fernandez, West Jordan resident, asked the Planning Commission to look again at the density issue and to take the General Plan Committee's recommendation for lower densities, which she felt were thoroughly discussed and were based on sound rationale.

It was pointed out that staff's recommendation is based on consistency with the zoning ordinance and the range encompasses the possible densities in all classifications. The footnote at the bottom of the chart would clarify that the actual density for the property is set by the underlying zoning district.

David McKinney asked Ms. Fernandez if she is asking that the zoning code be changed so the maximum densities are lowered.

Bonnie Fernandez said yes, as has been done when the land use map was changed the City Council accordingly re-designates zoning designations to fit in with the land use map, or they say they will change the land use map to fit with the zoning. The general plan presents the desires of the community to the City Council in hopes that they will bring the zoning ordinances in line with the General Plan. The General Plan Committee doesn't stick strictly to what is currently in the zoning ordinance, but they shoot for what is most desirable to happen in hopes that ordinances may change. If they only kept with the current ordinance there would be very little reason for updating and providing community input.

Further public comment was closed at this point for this item.

Nathan Gedge said he liked the option of what was presented. Part of the process is they have the input from the General Plan Committee and the Commission's input as members of the community as well. As the Planning Commission they need the General Plan to be in line with the zoning ordinance and not to contradict each other or have different numbers and values.

Justin Stoker asked if they could look at all the densities in the residential zones as part of a study rather than creating two documents that contradict each other.

Tom Burdett agreed that any time a city adopts a general plan it is important to look at that; however, staff is also instructed to merge various zoning districts that are serving the growth area as well as traditional zoning districts, so the categories weren't increased but the ranges were broadened to include the range that comes from providing amenities.

Justin Stoker said they could state in the General Plan to encourage changes to the zoning ordinance, but he didn't think they wanted to change the performance growth area zones. He asked if that is something they should do now or as another study.

Greg Mikolash said it would be another study, because they would basically be changing the whole plan again. They went through the jobs to housing, population, and building studies based on the current zoning. These numbers are being provided to engineering in order to calculate what the future needs are. But all they are trying to do today is be consistent with the current zoning classifications.

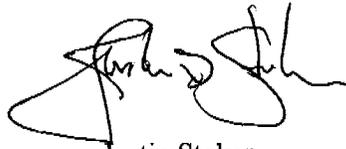
MOTION: Nathan Gedge moved based on the discussion and findings in the staff report to forward a positive recommendation to approve the recommended revisions to Chapter 3 Land Use Element of the Comprehensive General Plan 2011 with the understanding that the Commissioners will send to the staff and editing committee recommendations for the verbiage 'should and shall'. The motion was seconded by John Winn.

MOTION: Justin Stoker moved to amend the motion that the footnote at the bottom of the density chart should state, "The minimum and maximum density allowed is set by the underlying zoning district in which the property is located." The amendment was accepted and the amended motion passed 7-0 in favor.

Tom Burdett gave updates on recent economic development and city council actions.

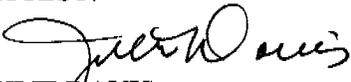
MOTION: Nathan Gedge moved to adjourn.

The meeting adjourned at 8:46 p.m.



Justin Stoker
Chair

ATTEST:



JULIE DAVIS
Executive Assistant
Development Department



Approved this 18 day of October, 2011

Frances Barben - Fwd: Attached Scan from Canon scanner

From: Frances Barben
To: melissaj@wjordan.com
Date: 9/30/2011 10:37 AM
Subject: Fwd: Attached Scan from Canon scanner
Attachments: 1309_001.pdf

Security: Proprietary

Would you vote for this to be in your yard?

Our current poles are 65 feet. The poles proposed by Rocky Mountain Power for the rebuild would be from 75 to 95 feet tall.

Please note that the typical right of way is around 60 feet.

The utility easement of the Jordan Dale subdivision next to Jim's Restaurant is 10 feet.

That easement contains an irrigation ditch that is part of the city's storm drainage system.

I am emailing documents to City Engineer--Nate Nelson.

Please note the Salt Lake County Electrical Plan Scorecard. The power company is ignoring several items under undesirable locations for transmission lines:

1. Avoid residential neighborhoods
2. Protect significant viewsheds
3. Avoid discrimination based on income or ethnicity---Jordan School District has classified our neighborhoods as low income and our children attend a title 1 school--Heartland Elementary.

erate at 230 kV and 345 kV

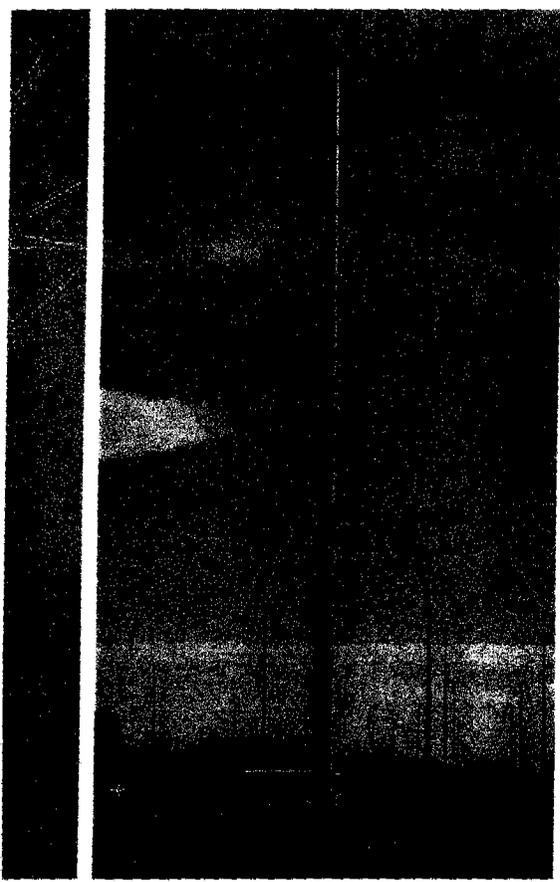
voltage lines (230kV, 345kV) from the power

Sub-transmission Lines (Local Transmission)

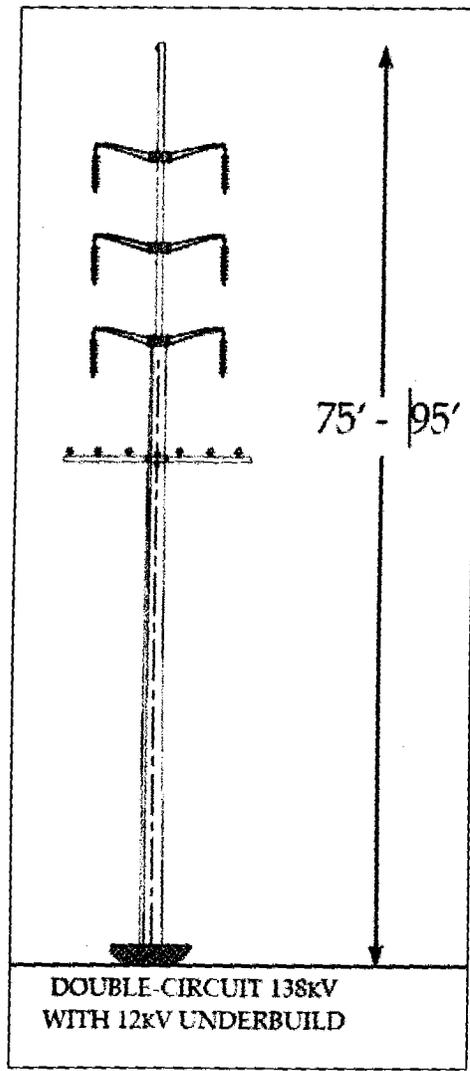
46 kV and 138 kV – Used to transmit energy from main grid substations to regional and local substations.

Double Circuit and Single Circuit 138 kV

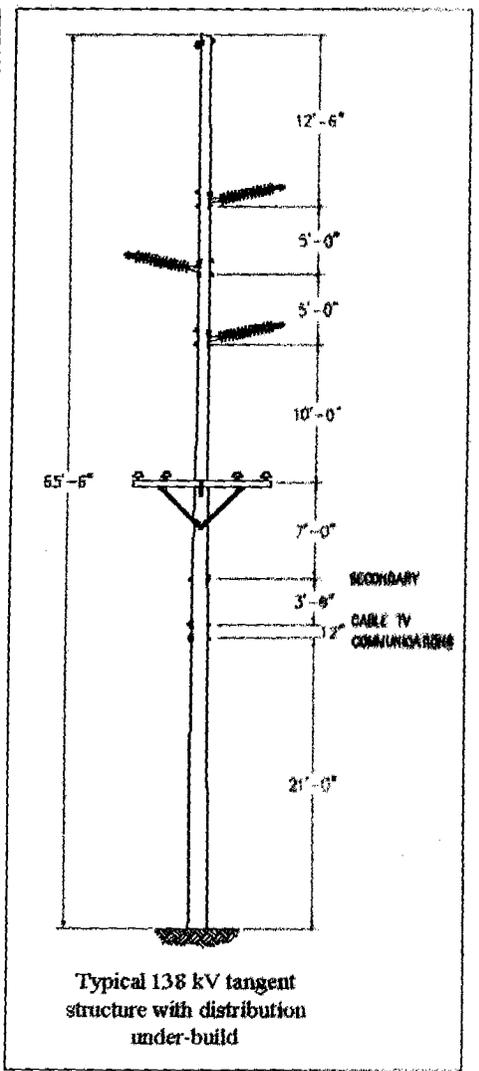
Right-of-way is typically around 60 ft. with distances between structures around 300 ft.



a power line corridor with other lines. Monopole gn. Right: Single circuit 345 kV line in a power



138 kV line with 12.5 kV distribution underbuild. Monopole structures.



From Salt Lake County Electrical Plan
pg 38

Salt Lake County Electrical Plan Scorecard

TRANSMISSION LINES				
Desirable Locations	Score: how well the criterion is met	Points Available	Criterion Weight	Criterion Total Score X weight
4A Share rights-of-way with utilities, trails, railroads, canals, roads, etc.	Substantially (2 points)		5	
	Partially (1 point)			
	Poorly (0 points)			
4B Upgrade existing facilities before building new facilities	Substantially (2 points)		5	
	Partially (1 point)			
	Poorly (0 points)			
4C Build aesthetically pleasing facilities	Substantially (2 points)		4	
	Partially (1 point)			
	Poorly (0 points)			
4D Use areas with high development potential	Substantially (2 points)		3	
	Partially (1 point)			
	Poorly (0 points)			
4E Select sites that allow operations and maintenance access	Substantially (2 points)		2	
	Partially (1 point)			
	Poorly (0 points)			
4F Co-locate multiple transmission lines in the same corridor	Substantially (2 points)		2	
	Partially (1 point)			
	Poorly (0 points)			
4G Minimize the length of transmission corridors	Substantially (2 points)		1	
	Partially (1 point)			
	Poorly (0 points)			
4H Utilize green space	Substantially (2 points)		1	
	Partially (1 point)			
	Poorly (0 points)			
Subtotal				0
Undesirable Locations	Score: how well the criterion is met	Points Available	Criterion Weight	Criterion Total Score X weight
5A Avoid residential neighborhoods, schools, and elderly populations	Substantially (2 points)		5	
	Partially (1 point)			
	Poorly (0 points)			
5B Locate near but avoid bisecting major development centers, transit-oriented development or transit stations	Substantially (2 points)		4	
	Partially (1 point)			
	Poorly (0 points)			
5C Protect significant viewsheds	Substantially (2 points)		4	
	Partially (1 point)			
	Poorly (0 points)			
5D Protect critical habitat, river and stream corridors, and bird sanctuaries	Substantially (2 points)		3	
	Partially (1 point)			
	Poorly (0 points)			
5E Avoid bisecting prime development parcels	Substantially (2 points)		3	
	Partially (1 point)			
	Poorly (0 points)			
5F Avoid discrimination based on income or ethnicity	Substantially (2 points)		3	
	Partially (1 point)			
	Poorly (0 points)			
5G Avoid areas with flood, landslide and earth movement potential	Substantially (2 points)		2	
	Partially (1 point)			
	Poorly (0 points)			
Subtotal				0
TRANSMISSION LINES GRAND TOTAL				0

From Salt Lake County Electrical Plan
2012

Appendix F: Scorecard

A scorecard was developed as a tool for local jurisdictions and Rocky Mountain Power to use in evaluating alternative locations for new facilities. It provides a means to compare specific locations in terms of how well each site meets the siting criteria established by the task force. It is not intended to replace careful consideration and debate about the relative benefits or impacts of specific locations. Rather, it is a tool to be used in combination with other information to facilitate comparative evaluation.

INSTRUCTIONS FOR USE

The scorecard is separated into two sections, one for substations and one for transmission lines. To score the potential site, ask yourself how well the location meets each criterion, and enter an x in the corresponding line. Then multiply the score for each criterion by the corresponding criterion weight to produce a total score for that criterion. The weight assigned to each criterion corresponds to the priority it was given by the task force and shown in the Siting Criteria section of this document. Finally, sum the points in the last column to obtain a total score for the potential infrastructure location.

The scorecard spreadsheet can also be found at:
www.rockymountainpower.net/planning

From Salt Lake County
Electrical Plan
pg 54
Sept 2010

2A	
2B	
2C	
2D	
2E	
2F	
3A	
3B	
3C	
3D	
3E	
3F	
3G	

Frances Barben - Fwd: Attached Scan from Canon scanner

From: Frances Barben
To: naten@wjordan.com
Date: 9/30/2011 12:05 PM
Subject: Fwd: Attached Scan from Canon scanner
Attachments: 1310_001.pdf

Security: Proprietary

I have enclosed attachments to document the following:

1. Jordan Dale Subdivision (next to Jim's Restaurant) has a 10 foot utility easement on the south side. According to the Salt Lake County Electrical Plan page 38, the easement for transmission lines is typically around 60 feet, with distances between structures around 300 feet. The current line does not meet that criteria and the rebuild would be even worse.
2. That 10 foot easement contains an irrigation ditch that is part of the city's storm drainage system. Neither of those functions should be disrupted. A 10 foot easement is not large enough for both an irrigation ditch and larger poles.
3. The irrigation ditch is on property belonging to Salt Lake County. I doubt the power company has included them in the rebuild plans.
4. The utility easement on my property runs north and south behind my house. This easement is for power and phone. There is no utility easement on the north end of the Adondakis Subdivision where the proposed line rebuild would be located. The north end of the Adondakis Subdivision was reserved for a road that was never built because a rod of land was not dedicated when a subdivision was built to the north (Jordan Dale). That reserved land reverted to the subdivision and became part of the 2 lots on the east and west sides. Please note that roughly 1/3 of my house is built on the 33 feet that reverted to the subdivision. Previous owners chose to fence their yard in a way that leaves a power pole on my side of the fence--demonstrated on the survey of my property that I commissioned. Over the years I have allowed the power company access to my property to service that pole. I am not willing to allow them access to tear up my yard and install an even more unsightly and obtrusive pole. An article from the Public Service Commission of Wisconsin dated October 2000 documented that power lines can reduce home values by up to 14%.
5. FHA Rules prohibit the issuance of insured loans for homes located adjacent to transmission power lines. Per the HUD Handbook 4150.2 chapter 2 Site Analysis: "No dwelling or related property improvement may be located within the engineering (designed) fall distance of any pole, tower or support structure of a high-voltage transmission line...For the purpose of this Handbook, a High-Voltage Electric Transmission Line...usually 60 kilovolts and greater, and are considered hazardous... Power lines may not pass directly over any structure, including pools, on the property being insured by HUD." My home and 3 others between 1300 west and 2600 west have power lines passing directly over the home. We do not need taller poles and additional voltage added to an already bad situation. The health risk is unknown. The National Institute of Health concluded that extremely low frequency electric and magnetic fields are possibly carcinogenic to humans.
6. Rocky Mountain Power needs to identify a more appropriate location for a line rebuild.

wooden

chain link

iron pipe found

59.22'

33.00'

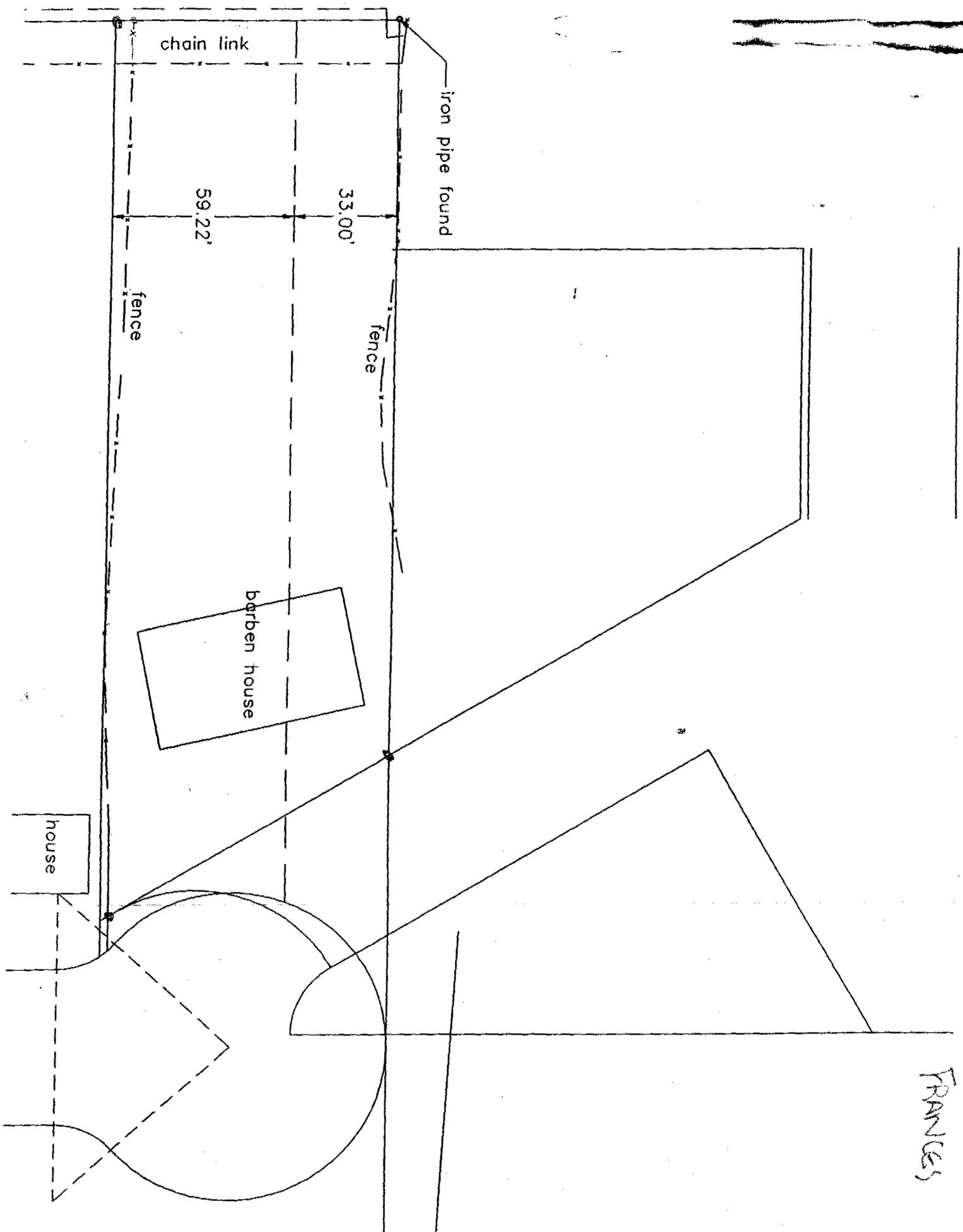
fence

fence

barben house

house

FRANCES

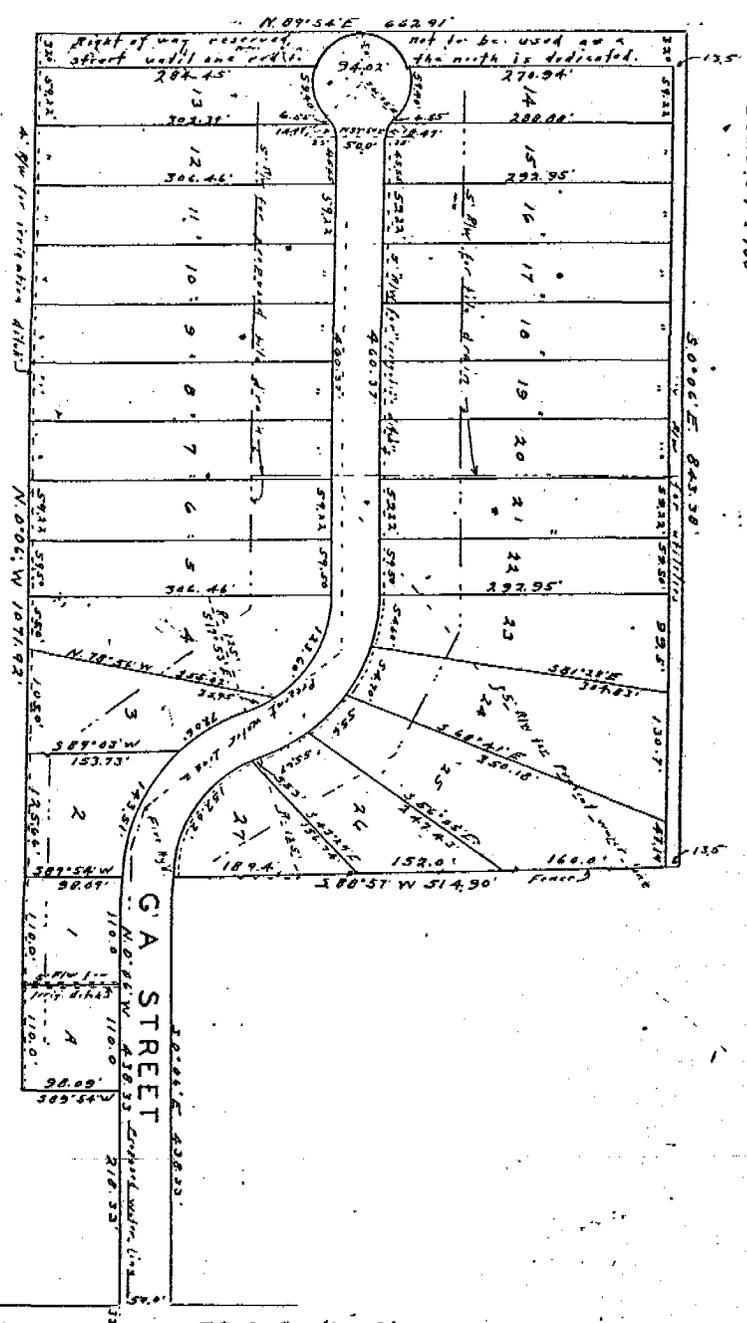


GEORGE ADONDAKIS SUBDIVISION

OF PART OF S E 4 OF SECTION 27, T. 2 S. R. 1 W.



Scale: 1" = 100'



Subdivision is hereby Approved
 Self Lake County Planning Commission
 Date: 5/17/2012
 [Signature]

APPROVALS

I here and the same on file
 5/17/12
 [Signature]

COUN

State of So. On th. appeared the said Adonakis of the a. to me th. and valu. uses here My comm. [Signature]

Signed a George Adonakis
 Know George Adonakis if herewith some to do be heretofore do hereby The Public map as

Salt A. 14 on file Mary A as per Bec 34.99 T.R.S. 58954 N. 09'54 514.90 To po. The said 0.5 Gr. has 0m f

VTDI 21-27-451-018-0000 DIST 37 TOTAL ACRES 0.10
SALT LAKE COUNTY PRINT V UPDATE REAL ESTATE 7800
LEGAL BUILDINGS 0
% REAL ESTATE DEPT TAX CLASS OE MOTOR VEHIC 0
2001 S STATE ST # N4500 EDIT 1 FACTOR BYPASS TOTAL VALUE 0
SALT LAKE CITY UT 84190000201
LOC: 7599 S REDWOOD RD EDIT 1 BOOK 7414 PAGE 0989 DATE 10/16/1996
SUB: TYPE UNKN PLAT

01/16/2001 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG N 0-11'21" E 1320 FT & S 89-47'39" E 53 FT FR S 1/4 COR
SEC 27, T 2S, R 1W, SLM; S 0-11'21" W 3.96 FT; N 89-57'35" E
1143.33 FT M OR L; NW'LY 4 FT M OR L; S 89-57'35" W 1143.33
FT M OR L TO BEG. .10 AC M OR L.

PFKEYS: 1=VTNH 2=VTOP 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

Description of ditch on north border of
Adondaki's Subdivision from Gary in
Contracts and Procurement Office at
SL County Offices.

George Adondakis and
Mary Adondakis, his wife

-to-

Utah Power & Light Company,
a corporation, its successors
in interest and assigns

CONVEY AND WARRANT:

POLE LINE EASEMENT

Entry No. 904986
Recorded May 21, 1941
Book 272, Page 144
Dated April 14, 1941
Consideration \$1.00 and
other valuable considera-
tion

A perpetual easement and right of way for the erection and continued maintenance, repair, alteration, and replacement of the electric transmission, distribution and telephone circuits of the Grantee, and 2 guy anchors 4 poles, with the necessary guys, stubs, cross-arms and other attachments thereon, or affixed thereto, for the support of said circuits, to be erected and maintained upon and across the premises of the Grantors, in Salt Lake County, Utah, along a line described as follows:

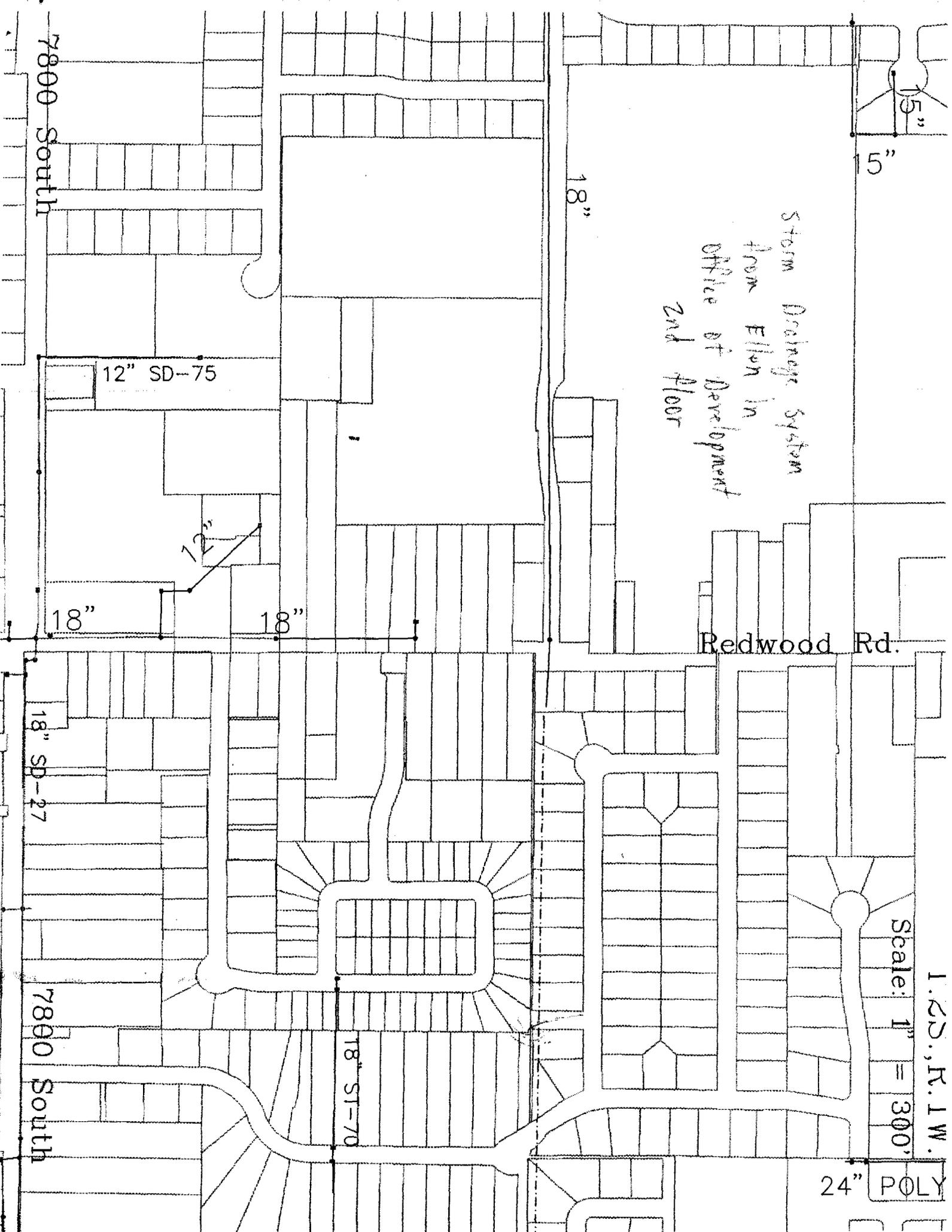
Beginning on West boundary line of Grantor's land at the West line of Lot 3, West Jordan -G.A. Acres, a subdivision of a part of the Southeast Quarter of Section 27, T2S, RLW, SLB&M, at a point 8 feet, more or less, North from the Southwest corner of said Lot 3, thence running N. 41°56' E. 215 feet, more or less, thence N. 0°06' W. 532 feet to North boundary line of said land, and being over and on Lots 3 to 13 inclusive of said Subdivision.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to cut and remove timber, trees, brush, overhanging branches and other obstructions which may inure or interfere with the Grantee's use, occupation, or enjoyment of this easement.

No Witness

Signed: George Adondakis
Mary Adondakis

Ack. April 14, 1941 by George Adondakis and Mary Adondakis, his wife, before Chas. L. Ovard, Notary Public, Salt Lake County, Utah. Commission expires August 26, 1944. (Seal)



7800 South

12" SD-75

18"

18"

12"

18" SD-27

7800 South

18" ST-70

Storm Drainage System
from Elevation in
Office of Development
2nd Floor

Redwood Rd.

Scale: 1" = 300'

I.C.S., R. I.W.

24" POLY

Frances Barben - Fwd:

From: Frances Barben
To: chadn@wjordan.com; clivek@wjordan.com; councilmansouthworth@gmail.com;...
Date: 10/3/2011 7:55 AM
Subject: Fwd:
Attachments: FB.PDF

Security: Proprietary

Please see attached rebuttal to West Jordan Planning Commission staff report for project #CUP 20110012. Also included: picture of how the present line crosses over the north side of my house.

Conditional Use Criteria from West Jordan Planning Commission staff report for project #Cup 20110012

1. The line rebuild does not meet the purpose of the zone district in which the site is located. The area is residential.
2. The proposed rebuild would render neighborhoods looking like an industrial area. There is nothing attractive about power lines. Interrupting irrigation and storm drainage would be detrimental to the neighborhood and the city. The power line rebuild would be detrimental to the health, safety and general welfare of the people living next to the rebuild. High voltage transmission lines are hazardous.
 - a. Electricity can be conducted through water. Our power lines are located beside a storm drainage/irrigation ditch.
 - b. Lightning is attracted to the highest object in an area. The taller poles of the rebuild would render the poles the highest object in the area.
 - c. Voltage and current from power lines can interfere with the operation of cardiac pacemakers. It's hard to avoid a hazard if your home is located next to it.
 - d. There is no way to block electromagnetic fields. The only protection is distance from the source.
 - e. We question why the power company is looking at a rebuild in a residential area, rather than using a main road. They have bypassed 7800 south and come further north to a residential area.
3. The present line does not fit within the 10 foot utility easement of Jordan Dale Subdivision. There is no easement at the north end of the Adondakis Subdivision. It does not meet code for power lines to cross structures. Adding more lines and taller poles would cause further property encroachment. Compounding a problem does not result in a solution. The Salt Lake County Electrical Plan calls for a 60 foot easement. The current easement is 10 feet. Horizontal and vertical clearance need to increase as the voltage increases. FHA rules prohibit issuance of insured loans for homes adjacent to transmission power lines. An inability to refinance or sell homes would have a detrimental effect on home value.
4. Rocky Mountain Power lacks the easements along the private properties to allow them access for the rebuild. They have already encroached on private property with the present line.
5. The proposed rebuild with larger poles and more wires is not compatible with a residential area. Lots with larger poles will further restrict the use of the lot by the home owner. The visual character of our neighborhood will not be enhanced.
6. The recommendation section of the planning commission staff report lacks the conditions of approval to mitigate any possible detrimental effects.
7. Interruption of the irrigation/storm drainage ditch has not been addressed. Neither of these functions should be disrupted.

Conclusion: None of the conditional use permit criteria have been adequately met, and the Planning Commission should deny the permit. The homeowners request West Jordan City requires Rocky Mountain Power to work within the existing utility easement. Rocky Mountain Power should investigate alternative routing to avoid a residential area.

Bruce M. Sailor, SRA
7285 South 1 975 West, West Jordan, Utah 84084

1977177
File No. C-4693

APPRAISAL OF



LOCATED AT:

7608 S 1530 W
West Jordan, Ut 84084

FOR:

Provident Funding Associates

BORROWER:

Frances Barben

AS OF:

March 11, 2006

BY:

Bruce M. Sailor, SRA