

## **South Jordan CUP 1/12/10 Expires 1/12/11 see supplemental Height allowances**

### **Motion**

Jan 12 2010 SJ PC

Commissioner Paul Pugmire motioned to approve File # SP-2009.20, Conditional Use Permit/Site Plan Application to Construct a Double-Circuit 345 KV Transmission Line Approximately South of and Along 10200 South with the Two Conditions Outlined by Staff. I Would Like to Amend Condition No.1 to **Strike the Words "One Type of Structure" and Add Will "Use Galvanized Steel Structure"**. Commissioner Clark Mabey seconded the motion. Roll Call Vote passed unanimous in favor. Commissioner David Wood was absent from vote.

### **Staff Recommendations (Motion ready):**

Staff recommends approval of the Conditional Use Permit/Site Plan application for the construction of a double circuit 345 k V transmission line with the following conditions:

- 1- Rocky Mountain Power will use one type of structure only, whether it is to be a dull galvanized steel structure or a self weathering steel structure.
- 2- All South Jordan City Requirements are met.

**Note** PC meeting 1 12 10 M. Beaver stated...they.. typically in commercial areas the dull galvanized is preferred, and in open areas, the self weathering core-ten structures are preferred. P. Pugmire stated that the city would prefer the dull galvanized structures.

The planning commission unanimously approved the CUP application with one condition, to use dull galvanized steel structures.

### **STAFF FINDINGS, CONCLUSIONS &**

#### **RECOMMENDATION: Findings:**

- The proposed transmission line centerline will be located approximately 50' south of the 10200 South ROW edge.
- The proposed line will cross approximately 15 parcels in the City and will cross the P-C and A-1 zone districts.
- The proposed structures are made of dull galvanized steel and self weathering steel. They range in height from 125'-150'. Planning Commission may condition the approval to require the Rocky Mountain Power to use a specific type of structure for this project if they prefer to do so.
- Some detrimental effects such as air pollution, noise and ground contamination may occur during the construction phase of the project however those effects should only be temporary. Once the construction phase is over, the aforementioned detrimental effects should cease to exist.

- A Conditional Use Permit may be revoked by the City Council after a public hearing if requested by the property owner or if it is shown that one or more of the following conditions exist:
  - a. The use is conducted prior to completion of all required improvements and conditions.
  - b. The use is established or conducted contrary to any of the approved plans or conditions.
- The use is found to comply with standards listed in the Code as is listed in the brochure submitted by the applicant. The project complies with the following standards: the General Welfare Standard, the Nuisance Standard and the General Plan Consistency Standard.
- Conditional Use Permits are of an indefinite duration and run with the land, (See Section 17.84.020), and would apply to future property owners.

Conclusion:

- The application is a conditional use permit as well as a site plan. Staff has found little if any detrimental effects of the proposed use on the adjoining property owners and other City residents. In fact, the proposed line will serve the City residents and other residents of the valley with reliable power for the future and thus will benefit the general population.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application subject to the conditions listed, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

**E-mail**

**From:** Damir Drozdek [mailto:DDrozdek@sjc.utah.gov]

**Sent:** Tuesday, December 01, 2009 8:04 AM

**To:** Beaver, Mickey

**Subject:** Mona to Oquirrh transmission line

hopefully once approved, we can get the project started before it expires in one year. The **extension** will be needed if no work is commenced within a year of the approval and **by work we mean footings installed**. Geotech and grading work should not be considered as basis for starting the project since our ordinance does not define it in such way.

**17.84.070: TIMELY COMMENCEMENT:**

A conditional use and required improvements for said use must be commenced within one year from the date of approval. If a building permit or business license is not obtained, if impact fees are not paid and if the foundation of a main building is not installed within one year of the date of approval of the conditional use permit application, the conditional use permit shall be null and void. (Ord. 2007-02, 1-16-2007)

**UTA buy off**

**Notes only**

permits include

Land disturbance permit

Encroachment permit