
From: Greg Schindler
Sent: Thursday, December 20, 2018 8:49 AM
To: Romney, Lisa
Subject: RMP Citizen Letters
Attachments: RMP CC 12-04-2018 CITIZEN COMMENTS SIGN IN LIST.pdf; RMP CC 12-04-2018 CITIZEN COMMENT CHRIS NELSON.pdf; RMP CC 12-04-2018 CITIZEN COMMENT KISH NORTH.pdf; RMP CC 12-04-2018 CITIZEN COMMENT RYNDA CLYDE.pdf; RMP CC 12-04-2018 CITIZEN COMMENT PAULA GORDON.pdf

Lisa:

During the public comment portion of the December 4 City Council meeting a group of residents made comments about your pending application. I have attached to this email the comments they submitted. Because we believe they will present evidence related to these questions and concerns to establish detrimental effects during the Planning Commission hearing, we wanted to give you the opportunity to respond before the meeting. The Planning Commission will consider and weigh all evidence from any source once it is presented to them during a public hearing. Although some of the requests may be outside the scope of the City's review of this particular application, we wanted to make you aware of all the requests. Also, in response to GRAMA requests, we have previously shared with the public all information you have submitted as part of your application and expect to also share any response you may submit to the residents' latest concerns.

As part of their requests, the citizens raised safety concerns that they believe constitute detrimental effects. Because Rocky Mountain Power (RMP) is regulated by state and federal agencies that monitor and approve certain aspects of RMP's plans and operations, the City believes that a letter, opinion or other information provided directly from these agencies that addresses the safety issues (potential detrimental effects) would be helpful. Because the City does not interact with these agencies it is willing to discuss what exactly RMP could request and what would be most responsive to the residents' concerns. Regardless of what is ultimately provided from these agencies, the City believes a response to these safety concerns is necessary.

Thanks,

Greg Schindler, AICP | City Planner | City of South Jordan
1600 W. Towne Center Drive | South Jordan, UT 84095
Office: 801.254.3742 | Direct: 801.253.5203 ext 1291



CITY COUNCIL MEETING

December 4, 2018

6:30 P.M.

**ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS**

PRINT NAME

PRINT ADDRESS

Paula Gordon
Daniell Dowdson
Russell Johnson
CHRIS NELSON
Melissa Anderson
Howard Anderson
Teresa Parlin
Stan Pace
Greg Rindisbacher
Dixie Mae Woolley
Nancy Juf

11107 So. Woodfield Rd,
11092 W. Jordan River Dr
1079 Ridgside Ct.
11336 GREEN GRASS CT
1493 W. 11150 S.
1493 W. 11150 S.
4888 W. Black Twig Dr
2587 W 11255
11337 S. Carni Rim
10477 S. Culmination Dr
1600 W. Marie Parkway, So S.

Date: December 4, 2018

Question #1

Hello, My name is:

Rinda Clyde

I live at:

1477 W. 11150 S., South Jordan

I represent a group of neighbors concerned about the proposed South Jordan/Draper power line enlargement. As such, I have come tonight to ask you, my city representatives, to exercise your privilege as stated in Utah Code Title 54 Chapter 14 section 202 and ask Rocky Mountain Power to provide the alternate routes they have explored to the one currently proposed. Please contact Rocky Mountain Power promptly and provide me with the requested information at least three weeks prior to your Planning Commission meeting scheduled for January 8, 2019 so that our group will be given adequate time to have those routes reviewed by professionals before the meeting.

Additionally, I would like to know why you, who have been elected to represent us, have not already requested the alternate routes from Rocky Mountain Power?

Finally, thank you in advance for contacting Rocky Mountain Power and providing me with the alternate power line routes in a timely manner. I have included my contact information on this form for your convenience and will provide it to the recorder tonight.

Sincerely,

Rinda Clyde

Rinda Clyde

Phone: 801-860-7476

Email: theyardmarshall@hotmail.com

Date: December 4, 2018

Question #2

Hello, My name is:

CHRIS NELSON

I live at:

11336 GREEN GRASS CT

After reviewing the list of questions the city has sent to Rocky Mountain Power, we have become aware of several that were not submitted, to our knowledge, and would ask for the city to submit these questions to RMP and ensure adequate review time for their responses prior to the public hearing with the Planning Commission in January. The questions are as follows:

- 1) A side by side comparison of the alternative routes that RMP presented to determine if alternatives cross directly over homes, school property and elderly as was directed to AVOID per RMP's own handbook.
- 2) Request from RMP to see completed scorecards that would compare each route.
- 3) Request an EMF Mitigation design cost for this project
- 4) Request a Corona mitigation design cost to reduce noise nuisance for this project
- 5) What will be the exact easement that RMP will assume after this project is completed and what will be the impact on vegetation, structures and homes? (Referencing exact section and location in NESC code or detailed calculations they have done for each pole)
- 6) Provide the detailed NESC codes as to why a "new" 138kV line requires a 60 foot easement for safety and what is compromised when less than 60 feet clearance is assumed? (reference exact section and location in NESC code)
- 7) What exactly are the safety requirements RMP stated they maintain when in proximity to a school? (reference the section and location in NESC code).

Lastly, we would like to know HOW the city plans to do due diligence on RMP's adherence to the NESC code prior to approval of the conditional use permit? WHO in the city will take responsibility to verify compliance instead of passing off that responsibility to the applicant?

Please email me the answers to these questions in a timely manner prior to the January Planning Commission public hearing. I have provided my contact information on this form and will submit it to the recorder tonight. Thank you.

Name:

CHRIS NELSON

Phone:

(801) 842-7973

E-mail address:

christopherawnelson@gmail.com

Date: December 4, 2018

Name:

Paula Gordon / Underwriter

Address:

1110 7 South Woodfield Rd.

South Jordan, UT 84095

Question #3

I am also here tonight representing my neighborhood who stand in opposition to Rocky Mountain Power's proposed power line upgrades on the South Jordan/Draper line. I am aware that during the process of approving this project, detrimental impact will be reviewed in regard to the person's affected by it.

4/12
Plus

That being said, I am requesting that you, our local representatives, provide us with a carefully broken down definition of "detrimental impact" as it applies to this situation. Please submit this information to me promptly so that I may provide it to professionals and have them review it in order to make certain that we are all on the same page prior to the January 8, 2019 South Jordan City Planning Commission meeting. I have provided my contact information for your convenience on this form and will submit it to the recorder tonight. Thank you for your time.

Sincerely,

Name: Paula Gordon

Phone: (801) 572-4710

Email address: paulagordon32363@hotmail.com

Council members

My name is Kish North, my wife and I and two our boys live at 1432 W 11030 S South Jordan Utah

I appreciate your time this evening. I'm here also discuss the upcoming installation proposal of Rocky Mountain power in South Jordan within our neighborhood.

I'll be very specific with my questions and comments due to the limited amount of time everybody has.

My specific question is "In regards to Impact Reports "Has the city been provided and or requested from RMP impact reports for the following but not limited too .

- a) EMF - has the city been given or asked for an impact report of the effects on of fields on the human body / EMF has been linked to Leukemia in Children – these limits are typically determined by 3rd party and not the power company themselves?
- b) Has the city requested - impact report which shows they comply with exposure limits not just for what is proposed but what they claim "can be expanded too in the future"
- c) Has the city asked for an impact report on how current proposal will affect immediate home values today as well as expanded future plans? Exhibit for review (article from **Home Guides** which states "values can be impacted as much as 30% on a home effected by large power lines" <https://homeguides.sfgate.com/much-power-lines-lower-real-estate-value-2979.html>)
- d) Impact report on EMF on Pacemakers. It is well known that EMF has had effects on those with pace makers. With the Senior facility right next door as well as Seniors within the immediate impacted area. Although it is farther away then the homes we live in, did the city ask for the impact report when the new lines went in recently and how it might affect those in our immediate community
- e) Impact report for EMF on equipment. Some cars with Electronic control systems have been found to be susceptible to interference with power from frequency magnetic fields. With the evolution of Smart Cars this is cause for concern.
- f) Has the city asked and or received the impact report on how the EMF increase and future increase will affect the water way almost directly under the new lines? This water is used by many locals as well as downstream for plants and potentially watering animals that one might consume.
- g) Impact report on the hundreds of children that will be impacted with the current proposed and future expansion of said lines

In summary

I've been in the mortgage business since 1995 and I have been originating mortgages through the year 2008. From 2008 to present I've been working solely on the buying of distressed properties throughout US. I've had the opportunity to work with several large hedge funds to which we have purchased over \$5 Billion dollars of distressed properties over the last 5 years. Within the space where I worked, I have become well read in the purchasing and selling of properties of single-family residence. Within in my scope of job description I was tasked in underwriting the properties and their values. Without a doubt and with much evidence and well known to the public there have been many **banks** and **wall street groups** that have made some very unsavory lending tactics over the years. One of them is called **Redlining**, this is when discrimination takes place in specific areas and neighborhoods and geography.

The geographic Redlining was practiced at times when a residence was A. too close to major freeway B. Too close in proximity to railroad tracks C. When a residence was impacted by large power lines D. Industrial influence but not limited to these 4.

I bring this matter up as evidence that Banks and Lenders look at homes that are impacted by "Geography and External Influences in values" as well as evidence that values of properties are impacted by that named above.

As a specific example when I was in practice of my mortgage company in the 2000s there was a specific lender that would NOT lend within a specific distance to the 5 freeway that ran up and down the whole state of CA. Reason, they knew the impact of the freeway on home values.

Now, freeways are not power lines but its just one example of how external functions like a freeway and high-power lines and industrial complex negatively impact our homes / values. This is not just my opinion, this is evidence that can be substantiated nationally.

I do speak from years of experience as I would bid properties, we would have to consider these external influences on the current value and future marketability of our homes.

* VA- If easment everoches into the physical Brick + mortar they will not
I would ask this *hard / zero value that that etc Limits Lending + Sales To Vets.*

1. If you were driving North on 1300 with your spouse and there were two identical homes, one on the west side and one on the east side of 1300 – would you want the house with a 50-foot power line in your back yard or one that does not? And would you believe those two homes to be on the market for the same price?
2. Members, ^{if not} ~~if not~~ all of you were voted into office by those that believed you would do the best for our community. As you can tell we are a tight, strong and driven neighborhood. We look to this committee to review all of this with the position "if I lived where they lived, how would I feel, what would I do to preserve the community, my street, my safety.
3. I hope as a community and neighborhood we can look back on this when its time to vote and say "those members of city hall helped us in time of need "or will we look back and say " that group did nothing .

Thank you