



Communication to Planning Commission

Community & Economic Development
Office of the Director

To: Planning Commission Members

From: Everett L. Joyce, Senior Planner *ELJ*

Date: January 7, 2009

CC: Wilf Sommerkorn, Planning Director
Cheri Coffey, Planning Manager

Re: Item Number 6 on the January 14, 2009 Planning Commission Agenda, Rocky Mountain Power Northeast Substation at 144 S 1100 E, be considered as an "Issues Only" public hearing.

On January 5, 2009, the Planning staff along with representatives of Rocky Mountain Power held an Open House regarding Petitions PLNSUB2008-00641 and PLNSUB2008-00814 for the Northeast Substation expansion at 144 So 1100 East. Numerous questions and concerns were brought forward regarding the proposed project. There was significant concern by the public that there was not adequate time for the public to respond to the proposed substation expansion due to the complexity of the issues and the fact that property owners who are concerned may not have been able to attend the open house due to the holiday period.

The applicant has requested (see attached letter) to hold the scheduled January 14, 2009 meeting as an "issues only" hearing, in order to give additional time for individuals to bring forward their issues and concerns regarding the substation expansion project before Planning Commission action. This will allow the applicant, Rocky Mountain Power adequate time to address concerns the Planning Commission may have after public input regarding the proposed substation expansion prior to their final decision public hearing.

Included with this memorandum are public comments the Planning Staff has received to date regarding the proposed substation expansion project. Also included are the site plan and elevation drawings for the proposed substation expansion.

Summary of Issues

- Height of poles and infrastructure - Impact on views
- Impact on property values
- Light pollution
- Noise Impacts
- Long term plan for growth approved prior to individual substation
- Health safety issues – Electromagnetic Fields
- Neighborhood quality of life
- Maintaining existing mature trees
- Disturbance of environmental contaminants on-site
- Esthetics
- Construction impact on public parking

Community Meetings and Notices

- The proposed substation improvement project was presented to the East Central Community Council on September 11, 2008. The agenda language for that meeting did not include a specific reference to this property but was more general relating to Rocky Mountain Power projects.
- The January 5, 2009 Open House notice was mailed on December 22, 2008. Notice was mailed to all property owners within 450 feet of the site as well as to the Community Council Chair and an e-mail was sent to all those on the Planning Division list-serve.
- The January 14, 2009 Planning Commission public hearing was mailed out on December 29, 2008 to the same group that was noticed for the Open House.

Agenda Item

6. Rocky Mountain Power Northeast Substation at 144 S 1100 E—a request by Rocky Mountain Power, for a conditional use as a planned development and preliminary subdivision from the Salt Lake City Planning Commission in order to reconstruct and expand electric power capacity to the existing Northeast Substation, located at 144 South 1100 East. The project consists of installation of a new 46/12.5 kilovolt (kV) transformer; the project also includes replacement of obsolete, deteriorated electrical equipment and supporting structures. Associated bus work and circuit breakers will be constructed to meet electrical safety clearance and insulation requirements to accommodate future operation at 138 kilovolts (kV). The project is located in an RMF-30 Low Density Multi-family Residential zoning district. The planned development approval of the proposed improvements will require modification of zoning regulation standards related to setbacks, grade changes and fence height. The Planning Commission may approve, approve with conditions or deny the request. The Planning Commission through the planned development process is authorized to modify the zoning regulations. The property is located in City Council District Four, represented by Luke Garrott (Staff Contact: Everett Joyce at 535-7930 or everett.joyce@slcgov.com).

- Petition PLNSUB2008-00641 Conditional Use for Planned Development**—a request by the applicant for approval for reconstruction and intensification of an existing electrical substation with modification to the front yard rear yard setback and buffer requirements, grade changes and fence and wall height.
- Petition PLNSUB2008-00814 Preliminary Subdivision**—a request by the applicant for preliminary approval to combine three lots into one lot for the existing substation.

Enclosures

Rocky Mountain Power letter
Public Comments
Site Plan and Elevations

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Enclosures

Rocky Mountain Power letter
Public Comments
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Rocky Mountain Power Letter

Rocky Mountain Power Northeast Substation at 144 S 1100 E
Petitions PLNSUB2008-00641 and PLNSUB2008-00814

January 7, 2009

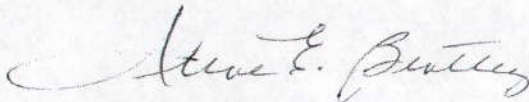
Mr. Wilf Sommerkorn
Director
Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City, UT 84111

Dear Wilf:

Thank you for personally attending the open house for the Rocky Mountain Power Northeast Substation. Clearly, the discussion reflected the neighborhood's desire for more information. Therefore, we would like to request that the agenda item for the Jan. 14 planning commission meeting be amended as an "issues only" discussion. These are important issues that should be addressed in an open forum for the record and we welcome the opportunity to do so. This format will also give the planning commission sufficient time to consider the information in order to take action on the conditional use application at the Jan. 28 meeting.

Rocky Mountain Power's goal is to move the process forward in a timely, responsible manner in order to minimize risk of customer outages this summer in the event load exceeds existing substation capacity.

Sincerely,



Alene E. Bentley
Community Manager

Public Comments

Rocky Mountain Power Northeast Substation at 144 S 1100 E
Petitions PLNSUB2008-00641 and PLNSUB2008-00814

January 5, 2009

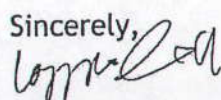
To Whom It May Concern:

My name is Loggins Merrill and I am the Chair of the East Central Community Council (ECCC). I am writing in behalf of our council, requesting that you postpone the applicant Rocky Mountain Power from the planning commission agenda scheduled for the 14th of January. The applicant is requesting changes to the power substation located on 11th East in between 100 and 200 South. These changes will greatly affect the neighborhood for generations to come and are of great concern to all neighbors in the area. We have already put in a considerable amount of time in researching the issues and what alternatives would better serve the residents in the area. There are still major questions that need to be answered and the University Neighborhood Organization (UNO) and ECCC have tried talking to both city employees as well as Rocky Mountain Power to discuss the impacts and alternative solutions to this project.

It is our position that the open house scheduled for January 5th is too soon after the holiday break where many of our residents are out of town on vacation or not back in school yet as the University of Utah is not even back in session and a large part of our population revolves around the University. In order to have an open, transparent process and show good will to both ECCC and UNO we strongly encourage the city and Rocky Mountain Power to postpone having Rocky Mountain Power on the planning commission agenda by at least 2 weeks so that the ECCC/UNO can notify the neighborhood for a neighborhood meeting. This would also allow the time needed to talk with the city and the applicant about their concerns and possible alternatives to what is being proposed. This issue has previously been brought up during the meetings with the mayor where we were promised help in working with Rocky Mountain Power and this is the perfect time and opportunity to exercise that.

We understand the legal requirements of the power company and the stress they are under to provide the residents with power, however there is a better way to work together in a cooperative manner where the power company can still meet it's obligations and the residents in the surrounding area can have the most minimal negative impact. We do not believe this request to be unreasonable and it further demonstrates the city's willingness to have transparent governance and facilitate open communication.

Thank you for your consideration and willingness to be a partner with this community council in this great city. Working together we can all make our city a desirable place to live.

Sincerely,


Loggins Merrill
East Central Community Council Chair

January 4, 2009

Salt Lake City Planning Director and Members of the Planning Commission
Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City, Utah 84111

To Whom It May Concern,

I recently became aware of Rocky Mountain Power's (RMP) plans to expand its substation located at 144 S. 1100 E. Rocky Mountain Power has not notified the residents of my building directly, rather, we learned of the proposal from representatives who attended a recent community council meeting. I reviewed documents submitted to the planning commission and have several concerns about the RMP's proposal for conditional use. In addition to noise, light, and health concerns, the size and design of the proposed expansion will significantly impact the view corridor enjoyed by residents of Arlington Place Condominiums.

I am disappointed with Rocky Mountain Power's failure to include adequate mitigation of these issues in their proposal for conditional use. Furthermore, as a resident of Salt Lake City, I am concerned that Rocky Mountain Power has also failed to address the development of alternative energy delivery systems in their proposal.

I own a unit on the 7th floor of Arlington Place Condominiums. The unit is on the southwest corner, directly east of the property in question. The view of downtown and beyond, with the exception of one large power pole currently located near the curb of the property, is fantastic. See Attachment A, Figure 1. I have serious reservations about the height and size of the proposed project.

The proposed structure will significantly obstruct the views of any units on the south and west sides of the building. Rocky Mountain Power's rendering of the substation is misleading. It does not adequately represent the impact upon the view corridor enjoyed by residents surrounding the RMP property. See Attachment A, Figures 2 and 3. As you can see, the substation is adjacent to many homes and an office building and is nestled in a very residential neighborhood. If unmitigated the size and scope of the

proposed RMP expansion will destroy the public's view corridor. Quite simply, if approved without condition(s) to mitigate this impact the substation, as proposed, will stick out like a sore thumb.

My second concern is noise and light pollution. After considering RMP's "comparative analysis" of a similar substation I question whether the technology used (is a Radio Shack decibel meter considered an "industry standard" for accurately measuring noise?) or the location chosen adequately measured and replicated the potential noise level of this project.

For example, one issue not addressed in RMP's comparison is the potential noise impact of the large cement-walled medical building directly North of the substation. See Attachment A, Figure 4. Will the proximity of this building's structure amplify sound generated by the expanded substation? Was this a similar condition (variable) of RMP's chosen substation for comparison?

If not, then the comparative study is flawed as it does not accurately reflect the potential for exceeding allowable decibel levels. Given the flawed nature of the comparative analysis, at the very least Rocky Mountain Power should have considered and proposed mitigation of this issue by including the replacement of walls made of concrete with walls made of material similar to highway noise barriers. This is a quiet residential neighborhood and noise is a major concern.

Lighting is another issue I do not see addressed for mitigation in the plans. RMP should use the minimum level of illumination necessary to light the property. This may include using special optics designed to ensure full flow of light over the lit area, and reduce glare to onlookers when the lamp is aimed downwards. Motion detectors can reduce the lighting time (and energy used) and can be used to sense the movement of intruders on the property. Motion detectors should be installed so they are not likely to cause nuisance. Lighting and detectors should be aimed to detect people (and animals) on the property and not outside the property.

My third concern is the potential impact to my health and the health of our community. I did not see any mention of how Rocky Mountain Power will mitigate the health hazards created by high voltage power lines. Ample peer-reviewed empirical evidence exists demonstrating the very real harm to the health of those living in closest proximity to high voltage power lines as those being proposed by RMP in their plans for expansion. Again, the proposal for expansion submitted by RMP for conditional use approval does not offer any mitigation on the matter. However, mitigation of this and other concerns is available for the planning commission to consider as conditions of approval.

Other cities and power companies have worked together to address all of these issues by designing underground substations. This would be the optimal solution in this case. An underground substation

would eliminate most if not all of the concerns listed above. Furthermore, a buried substation would allow for the retention of some open, green space, which is getting harder and harder to find in Salt Lake City. I am sure this would be the costlier option. However, as a customer of Rocky Mountain Power I would gladly pay more to see a solution that mitigates the negative impacts of the conditional use being proposed by Rocky Mountain Power—as addressed in this letter—and has the additional social benefit of being environmentally friendly and visually pleasing.

Finally, I fully understand that decisions regarding any proposed conditional use are guided by Utah State law. Current state law provides that disapproval is allowable only when the identified potential harm(s) created by the proposed conditional use cannot be satisfactorily mitigated by conditions imposed by the governing decision-making body. In this case, I am of the opinion that should the Salt Lake City Planning Commission determine that the potential for harms outlined in this letter cannot be satisfactorily mitigated by Rocky Mountain Power, or that Rocky Mountain Power is disagreeable to the one condition of mitigation proposed here (underground), then the Planning Commission would be well within the guiding intent of State Law for disapproving Rocky Mountain Power's proposed conditional use for the expansion of their substation. Thank you for your consideration.

Sincerely,

Sarah Brenna
115 S. 1100 E. Apt 703
Salt Lake City, Utah 84102
(801) 364-8612
sebrenna@msn.com

Figure 1



Figure 2



Figure 3



Figure 4



January 4, 2009

Salt Lake Planning Director and Members of the Planning Commission
Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City, Utah 84111

To Whom It May Concern:

My wife and I recently became aware of Rocky Mountain Power's (RMP) plans to expand its substation located at approximately 144 South 1100 East. We own a condominium directly across the street in Arlington Place, 115 South 1100 East. Residents of our building have been notified of a meeting of the Planning Commission on January 5; however, we have not been provided with any information from RMP regarding their overall plans for the expansion, alternative options, documentation of need, assessments of environmental and economic impact on the neighborhood, and potential health hazards. There has been no evidence presented to indicate that RMP has consulted with the Department of Health, and departments dealing with the environment. We are very concerned about the lack of transparency in the decision making process.

As a physician/scientist, I am particularly concerned about the potential health dangers from the proposed expansion of this substation and others like it located in high density population areas. My major concerns relate to electromagnetic radiation. While some studies have reported that electromagnetic radiation associated with electric fields surrounding power lines is safe, other studies have strongly implicated such exposure to adverse health effects. These studies link electromagnetic radiation to childhood leukemias and neurodegenerative diseases such as amyotrophic lateral sclerosis (Lou Gehrig's disease). Other studies have shown an association to spontaneous abortion. As summarized in Wikipedia, the Stakeholder Advisory Group on ELF EMF (extremely low frequency electromagnetic fields) established in 2007 by the United Kingdom Department of Health issued a precautionary recommendation (<http://rkpartnership.co.uk/sage/>) that new power lines should be placed underground where possible and new residential buildings should not be built within 197 feet of existing power lines. Many residences adjacent to the 1100 East substation and power lines are considerably closer than 197 feet. In addition, no evidence has been presented to indicate that the soil at the existing substation does not contain PCPs and other toxic substances dangerous to human health. Has soil testing been done?

In view of these health and environmental concerns, it is difficult to understand why RMP has made a decision to proceed without careful consideration of adverse effects and possible alternatives. It is obvious that RMP has chosen the least expensive (in the short term) means of providing additional power, but the long term costs and effects on human health and the environment are of greater importance. I have the strong impression that RMP is not concerned with the health and safety of its customers or the economic impact on the neighborhood of its decision, but rather only with the bottom

line. The fact that alternatives to the current proposal are more expensive is not a sufficient reason not to implement them. It is simply irresponsible to make decisions based solely on cost without regard to the long term consequences to the residents of this and other neighborhoods.

Thank you for your consideration.

Stuart Handwerger, M.D.
Robert and Mary Shoemaker Professor of Pediatrics
Professor of Cell and Cancer Biology
Director, Division of Endocrinology
Cincinnati Children's Hospital Medical Center/University of Cincinnati
3333 Burnet Avenue
Cincinnati, OH 45229-3039
Office: (513) 636-4209
Fax: (513) 636-7486
Email: stuart.handwerger@cchmc.org

Planning Division Open House

January 5, 2009

Rocky Mountain Power - Northeast Substation
Planned Development Conditional Use Petition No. PLANSUB2008-00641
Minor Subdivision Petition No. PLANSUB2008-00814
144 S 1100 East

Comment Sheet

Please provide us with the following information, so that we may contact you for further comment, if necessary (please print clearly, thank you):

Name Jerolyn Whoble
Address) 115 S 1100 East #708
SLC, UT 84102
(include zip code)
Phone 801-232-4988

Subject Item: Request the delay of the Jan. 14.
Comments: Planning Commission decision

Few of the people directly affected
by this expansion only have learned
of this decision and plan in the
past three weeks. More information
and discussion is needed.

How could RMP not make a
concerted effort to speak to
the residents of Arlington Place
directly across the street from the
substation? This expansion negatively
impacts property values, aesthetics,
neighborhood quality of life and
potentially health. We need to know more.

Planning Division Open House

January 5, 2009

Rocky Mountain Power - Northeast Substation
Planned Development Conditional Use Petition No. PLANSUB2008-00641
Minor Subdivision Petition No. PLANSUB2008-00814
144 S 1100 East

Comment Sheet

Please provide us with the following information, so that we may contact you for further comment, if necessary (please print clearly, thank you):

Name Vicki Williams elevenoon@eleven@yahoo.com
Address) 115 South 1100 E. #312
SLC UT 84102
(include zip code)

Phone 232-1955 cell 521-8926 H-

Subject Item: Rocky mt power Substation-northeast

Comments:

I live across the street from this project-- my husband & I (and all 74 units in our building) were not informed about this very monstrous, huge project. The City should consider how the future is going to change regarding this type of electrical substation-- the way they are built now will become obsolete. Pres. Obama has promised a change in this type of infrastructure.

This project has been very hush hush and I am offended it is being pushed down our throats without any feedback from the community who lives there-- We only heard about it by ACCIDENT—

Planning Division Open House

January 5, 2009

Rocky Mountain Power - Northeast Substation
Planned Development Conditional Use Petition No. PLANSUB2008-00641
Minor Subdivision Petition No. PLANSUB2008-00814
144 S 1100 East

Comment Sheet

Please provide us with the following information, so that we may contact you for further comment, if necessary (please print clearly, thank you):

Name Olivia MORETON

Address) 115 So. 1100 E #802
84102

(include zip code)

Phone 801-891-3567 moreton5@comcast.net

Subject Item: NORTH East Substation.

Comments:

☒ Concerns: timing of notification - no notification / inadequate time
no long term plan exists for the entire valley
need to see projections for growth

Questions/Concerns Regarding Rocky Mountain Power's Application for Conditional Use Permit

Letters to the Salt Lake City Planning Commission should raise questions or concerns about Rocky Mountain Power's (RMP) conditional use permit application. Generally, our concerns relate to the following areas:

1. If the substation is being expanded to provide redundancy in the system, why develop the capacity for 138 KV now? We understand SLC is planning on meeting with RMP about their long-term and is considering standards for the construction of substations. The goal of the current project is redundancy, not to meet current electricity needs. Why not wait until a 10-year plan can be produced by RMP and the City can create development standards for substations?
2. The current application does not address the additional power poles and towers needed to fully expand the substation to 138 KV.
3. Issues related to health, safety, light, noise, property values, visual impact, buffers, etc., are not adequately addressed.
4. Adequate research and alternatives have not been presented to the Planning Commission or to the public. Salt Lake City has a tradition of trying to reduce its environmental impact. Rocky Mountain Power should be required to propose alternatives, including costs and impacts, to the Planning commission.
5. Inadequate notice has been given to neighbors and concerned residents.

Current List of Questions and Concerns:



1. What alternatives exist for handling current power needs and redundancy?
2. What are the expected energy demands over the next 10 years? Does anticipated usage support the expansion?
3. What are the long range pole plans along 1100 East to support the future 138 expansion. Where exactly will poles need to be placed to accomplish the anticipated expansion?
4. Have other properties been considered? If not, please explain why. Are there properties more appropriate for this type of construction (i.e., business districts?)
5. Can the existing alley be used for access instead of 1100 East?
6. What facts support the decision that this is a prime location should a catastrophic failure occur.
This location is on the fault.
7. How are light and noise pollution being addressed? Are there alternatives that reduce the noise that will be generated by the expanded substation?
8. Are there alternatives to the height and footprint of the substation? Murray City has a similar site that has lower towers and a smaller footprint that what is being proposed.

Questions/Concerns Regarding Rocky Mountain Power's Application for Conditional Use Permit

9. The notice for the open house was sent two days before Christmas and the actual open house on the first day after a holiday. The University of Utah does not start its next semester until January 12 so many residences may be out of town. Do you consider this adequate public notice?
10. The proposed location is across from a historic district, across from a nationally designated site (Holy Cross Hospital Chapel and included in a five block area that the planning commission requested be made historic nearly 10 years ago), and was being studied for historic preservation recently. Has the Historic Landmark Commission had an opportunity to weigh in on the proposed development? How will the conditional use permit effect the area's historic neighborhoods?
11. Salt Lake City is a young city and there are many areas not only in the country but in the world that have dealt with many of these issues. Why are we not learning from other areas and requiring smaller footprints, building inside of buildings, and alternative forms of energy?
12. Has the City's Health Department been involved in the discussion? Are the power lines safe for residents? How will the expanded substation effect the medical building next to the site and the hospital across the street? Does the electrical field cause interference with the medical office buildings and the hospital nearby?
13. Has a chemical analysis of the ground under the substation been completed? What is the level of PCBs in the soil?
14. Are their detailed plans to clean up the project including the method and risk associated with it? Is there Environmental Protection Agency approval or certification of the site?
15. Why are redundancy needs not being separated from plans for future expansion to 138 high voltage transmission lines? This prevents residents from seeing the full impact of the future expansion on their neighborhood including cost, power forecast, footprint, mitigation, etc.
16. What is the impact on resident's property values? Has an analysis regarding the drop in value via a solid realtor report been completed?
17. What assurances exist that all mitigation issues will be addressed completed?
18. Is the Planning Commission adequately staffed at the current time? Does the planning commission have the expertise required to address the long term impacts of this request?
19. Can the Planning Commission delay the decision and establish a subcommittee to study all issues surrounding the application? This substation will serve as a model for many others. Are we satisfied that this model is consistent with the City's goals and environmental standards?

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To All Parties Concerned Regarding the proposed RMP Expansion.

I respectfully request that my email, in its entirety, be given to the Planning Commission in their packet for the meeting on this topic and not just summarized by Staff in the Staff Report. The affected neighborhoods must be granted the time to review this proposal BEFORE the Planning Commission meeting which finally decides on this issue. It is requested that the Planning Commission Meeting scheduled on the 14th NOT consider this issue, but continue it to a later date. There is NO RUSH to commit the City to a final course of action. I list my reasons in detail, below.

It is my firm belief that, in the interest of good government and proper planning for Salt Lake city, that Rocky Mountain Power, (RMP) must be required to identify ALL aspects of their plans before ANY official decision is made. This includes clear and complete coverage of all details, including costs to the City, to Land Owners and Homeowners, potential losses of property values, nuisances of noise, visual pollution and all negative effects of electric radiation on humans, animals and plants. These details should also indicate, clearly and without ambiguity, the spot locations and sizes of ALL proposed transmission poles, power lines (including any additional telecommunication wiring to be strung on the poles at lower levels, and the height of those lines and the potential leasing arrangements to the telecommunication carriers), transformers, and all other apparatus needed to accomplish the goals and projects proposed by Rocky Mountain Power.

1100 East is ALREADY the victim of over-sized power and utility poles, unsightly wiring connections, Guy and tie wiring supports, telecommunication lines at low levels, dying, crippled, diseased and destroyed street trees, some treated with growth retardants in past years, poor pruning practices, and seemingly poorly related to the overall Urban Forest Master Plan. The entire issue of utility distribution in Salt Lake City is best described as a "Theater of the Absurd", with neither rhyme nor reason regarding the cost in reduced property values and the general aesthetics of the City.

One has only to check out the size of the Concrete Transmission Tower at the intersection of 1100 East and 800 South, to get a sense of the out of scale, pedestrian-threatening visual obstacles created by poorly planned and authorized towers. It is impossible to see on-coming traffic, and appears to violate the Intention if not the law covering obstacles and heights of landscape or fencing occurring within 10 feet of any intersection where pedestrians face on-coming traffic.

More careful attention afforded to the past 'Free-Range-Construction-License' granted to ALL Utility companies is long overdue. The Elephant in the room is clearly visible and growing. There also MUST be stronger, tighter and transparent communication between State and Local Ordinances and Regulations governing Utility construction, and a better distribution of information to the Public-at-Large, in sufficient advance of any closed meeting between Utility representatives and City Officials, and before "it is too late to make costly changes to proposed plans. Salt Lake City deserves more. And the City's time is NOW.

Respectfully,

M. Ray Kingston
1070 East 400 South
Salt Lake City, Utah 84102

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Joyce, Everett

From: Brian Bray [brian.bray@gmail.com]
Sent: Monday, January 05, 2009 4:44 PM
To: Garrott, Luke; Joyce, Everett; council.comment@slcgov.com
Subject: RE: Rocky Mountain Power conditional use application (#PLNSUB2008-00641)
Attachments: Substation - Jan 2004.jpg; Substation - Jan 2009.jpg; Substation - Annotated Map.jpg

Salt Lake City Planning Commission
 451 South State Street, Room 406
 Salt Lake City, Utah 84111

January 5, 2009

To Whom it May Concern,

I am a concerned owner and resident of a condominium at the Arlington Place Condominiums located directly across the street from Rocky Mountain Power's existing electrical substation located at approximately 144 South and 1100 East in the RMP-30 zoning district. I will not be able to attend the open house this evening, so I request that my concerns be passed along to the appropriate council members.

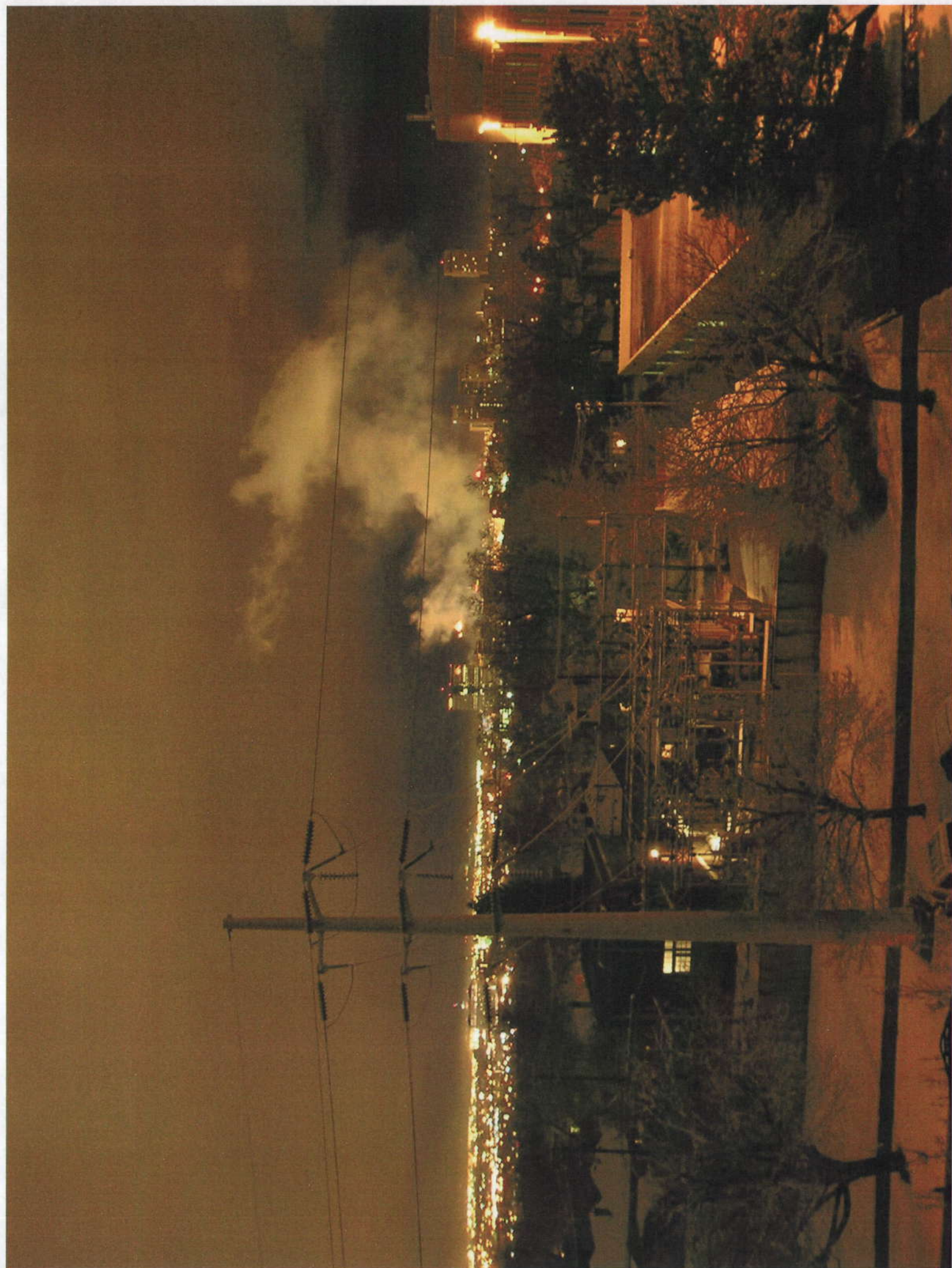
My primary concerns are as follows. I have attached 3 images to illustrate (night shot from Jan 2004 showing the substation as it was before, Current shot from Jan 2009 and an annotated map showing the current layout of the substation).

1. **Current utilization:** I was initially pleased to see that over the last year or so Rocky Mountain Power has appeared to have upgraded and consolidated all the equipment on the site (See the attached before and after pictures from Jan 2004 and Jan 2009). In my estimation, they appeared to remove the majority of the equipment from the site, and went from utilizing 80% of the existing fenced site to only 10% of the site. I saw them 1) cut down all the small towers and transformers from the northern half of the site and 2) gut the small brick building, which currently appears to be completely empty. It appears to me that the only active equipment on the premises is located in a small utility cabinet roughly 20x60 feet in size. My concern is that, given how much empty space is already available, if the project requires the premises to be expanded further, then that implies that this is quite a large project with a huge amount of additional equipment being installed.
2. **Safety and light/noise pollution:** Looking at the attached pictures taken from my bedroom window, I am about 100 feet from the large tower and at eye-level of the power lines that feed from the substation. Obviously additional towers, increased line voltage, etc. would be a great safety concern to me and the rest of the building residents, not to mention the visual impact, since as you can see, the large tower is a significant eye-sore obstructing many of the residents views. While they were gutting the small brick building, I noticed the workers were wearing respirators, this concerns me that there could be some contaminants on the site. Additionally, several times over the last couple years I have been awoken by large amount of noise coming from the substation. It sounded like the blades from an exhaust fan were striking its casing. It prompted me on more than one occasion to call the Rocky Mountain Power hot line and I'm concerned that a lot of additional equipment will increase these incidents. Finally, on several occasions, workers have left a large floodlight on the small brick building on for several days or weeks at a time. This causes significant light pollution in the area when left on.

I would request that the commission ask the following questions to Rocky Mountain Power representatives regarding the expansion project:

1. If the current utilization is limited to a 20x60 foot equipment cabinet (the size of the existing perimeter appears to be roughly 100 x 200 feet) then why do they need to expand the fenced perimeter? They could fit 10 times the amount of equipment that is currently on the site within the existing perimeter in order to provide redundancy and expansion to 138 KV. Can Rocky Mountain power provide a diagram or map of the planned layout of the site after the proposed expansion for nearby residents to review?
2. Will the expansion only be within the fenced perimeter or will new towers and poles and lines need to be installed in the surrounding area? How large and large and tall will the additional equipment be? Will there be an increase in the voltage of the lines? Will this impact property values?
3. What alternatives might exist for handling redundancy and expansion? What alternatives have other power companies or substations around the city implemented? My power seems to be quite reliable, do we need the redundancy and expansion?
4. Were the workers cleaning out the brick building simply removing lead or asbestos? Or are there other containment's in the building or in the surrounding soil? Has a chemical analysis of the ground been done? What is the level of PCB's in the soil?

Sincerely,
Brian Bray
115 S. 1100 E. #602
Salt Lake City, UT 84102
801-971-8441
brian.bray@gmail.com







Towers and Transformers --
Removed in 2008, area is
currently empty.

Small Utility Cabinet --
Appears to be only active
equipment on premises.

Small Brick Building --
Gutted in 2008 and
currently appears
empty.

Joyce, Everett

From: Ekstrom, Robert H [robert.h.ekstrom@lmco.com]
Sent: Tuesday, January 06, 2009 4:55 PM
To: Joyce, Everett
Cc: councilcomment@slcgov.com; Mayor; Everitt, David; Becker, Ralph; wilf.sommerkorn@slcgov.com; Gray, Frank; joelkb@mindspring.com
Subject: Rocky Moutain Power Conditional Use Permit (#PLNSUB2008-00641)

Salt Lake City Planning Commission
 451 South State Street, Room 406
 Salt Lake City, Utah 84111

I am a concerned resident with property at 115 South 1100 East (Arlington Place Condominiums). I have questions and concerns about Rocky Mountain Power's application for Conditional Use Planned Development (#PLNSUB2008-00641) to modify and expand the existing electrical power substation at approximately 144 South 1100 East in the RMP-30 zoning district.

The conditional use permit allows Rocky Mountain Power (RMP) to expand the substation located directly across from my property. The conditional use application fails to provide answers to many questions I have regarding the impact of this expansion. Additionally, I have concerns regarding basic health and safety impacts.

Specifically:

1. I understand that SLC is planning to meet with RMP to discuss their long-term requirements and is also considering standards for the construction of substations. Why not wait on this proposal until a long-term plan is produced by RMP and the city can develop standards for substations? What is the urgency of this request? If this expansion is part of a long-term plan, let's review this request in light of that long-term plan – not in isolation.
2. Issues related to health, safety, light, noise, property values, visual impact, etc. are not being adequately addressed.
3. Has there been adequate research into alternatives and have they been presented to the planning commission? RMP should be required to propose alternatives and to provide evidence regarding their efforts to limit impacts to the environment and adjacent neighborhoods.
4. Why is it necessary to expand a substation that is in the middle of a residential area, essentially land locked by residential development? Again, what are the alternatives?
5. Have alternatives for a lower profile (lower height) substation been analyzed?
6. Have alternative locations been identified and analyzed? If so, has there been an independent review?
7. Has the planning commission reviewed lesson learned from similar situations in other cities?
8. The planning commission needs to carefully study this proposal and be diligent in their review as this substation could become a model for future substation expansion across the city. Is this the proper model? Is it consistent with the city's desired standards and acceptable environmental impacts?

Lastly, I don't believe the city gave adequate notice for the Open House on 5 January. Considering the Christmas holidays, residents holiday travel, etc. it appears as if the intent was to limit community input rather than to encourage that necessary input. Legal or not, the short notice is inappropriate, unnecessary and suspect.

I am deeply concerned that this substation expansion is not necessary at this time and that it must be reviewed in light of the long-term power needs of the community. Where is the 10-year plan? Additionally, this expansion must adequately address the myriad of environmental, safety and property value concerns. The planning commission should be actively seeking community input and not trying to limit that input. Let's make

RMP answer all the tough questions and provide answers to the community concerns. And, let's ensure the community has adequate time to provide the planning commission the full extent of their concerns. Moving too fast is not being responsible.

Please ensure my comments are included in the package prepared for the planning commission members for the meeting on January 14.

Regards,

Robert H. Ekstrom
115 South 1100 East, #614
Salt Lake City, Utah

(801) 394-1064
ekstrom01@comcast.net

Joyce, Everett

From: jbennion [jbennion@landdynamics.com]
Sent: Wednesday, January 07, 2009 11:05 AM
To: Joyce, Everett
Cc: Don Ferguson
Subject: Substation improvement 144 south 1100 east parking issues

Everett Joyce

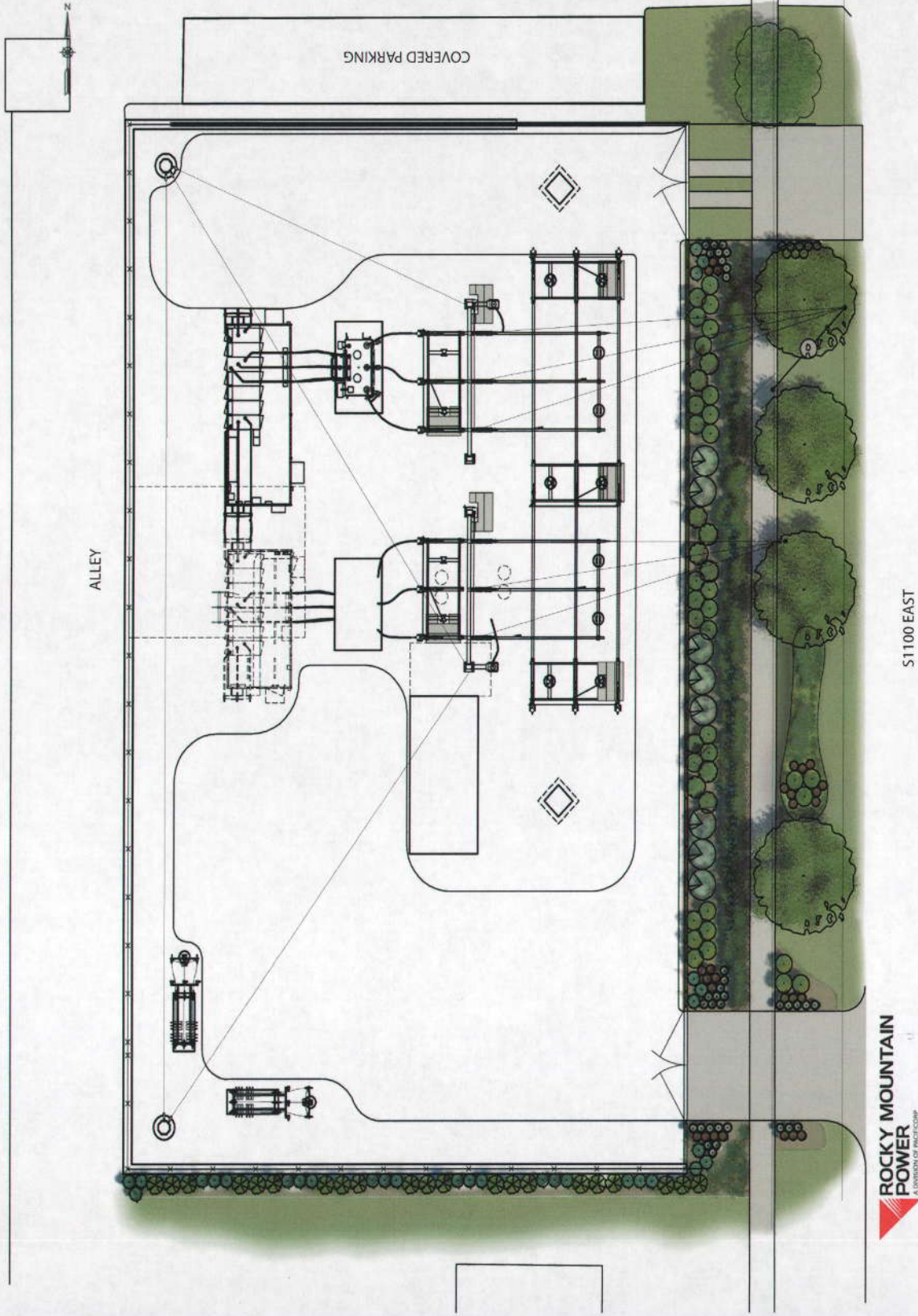
I wanted to get two comments on the record for the January 14th meeting. If this is an acceptable form please add it to the comments. If not please advise me on the procedure I need to follow.

1. I work in the building next to the substation. The parking in front of the substation on 1100 East is used extensively for patrons and tenants of the Medical Towers building, neighborhood, and condo residences. I request that that parking be left open during construction for public parking. It would also be nice to open the property on the south of the substation to public parking.
2. Concerns have been raised concerning the higher voltages being feed to and out of the facility. I request someone with a background in that kind of radiation be consulted before approval. It should include both health and communication (cellphone) issues.

James Bennion
LandDynamics Inc
1060 E 100 S suite #103
SLC Utah, 84102

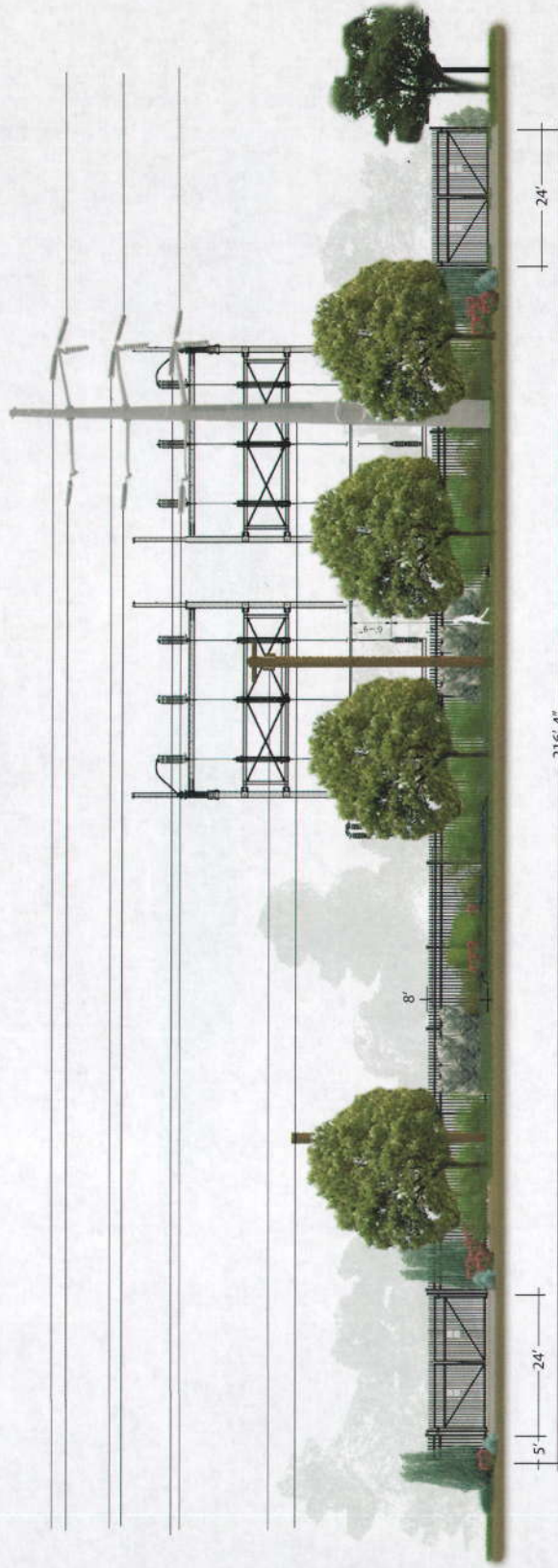
Site Plan and Elevations

Rocky Mountain Power Northeast Substation at 144 S 1100 E
Petitions PLNSUB2008-00641 and PLNSUB2008-00814



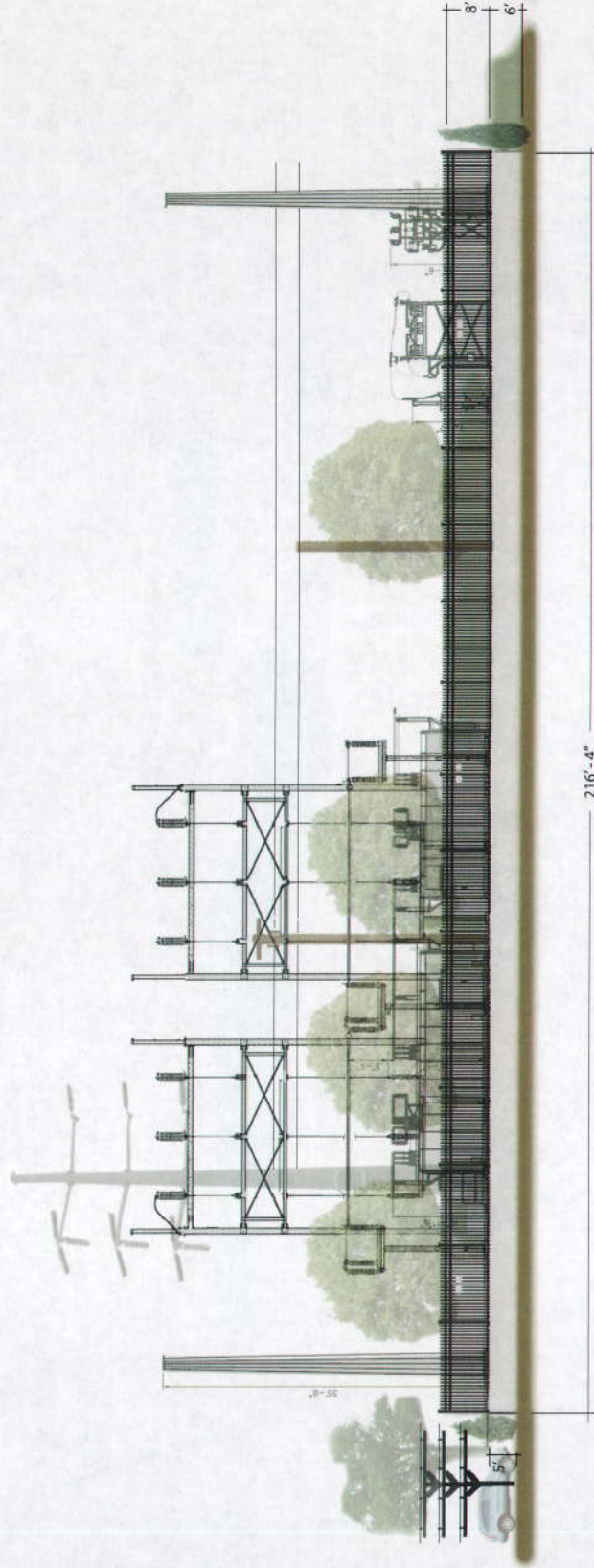
**ROCKY MOUNTAIN
POWER**
A DIVISION OF PNC/COMP

LANDSCAPE PLAN



ELEVATION 2-2





216'-4"
ELEVATION 4-4

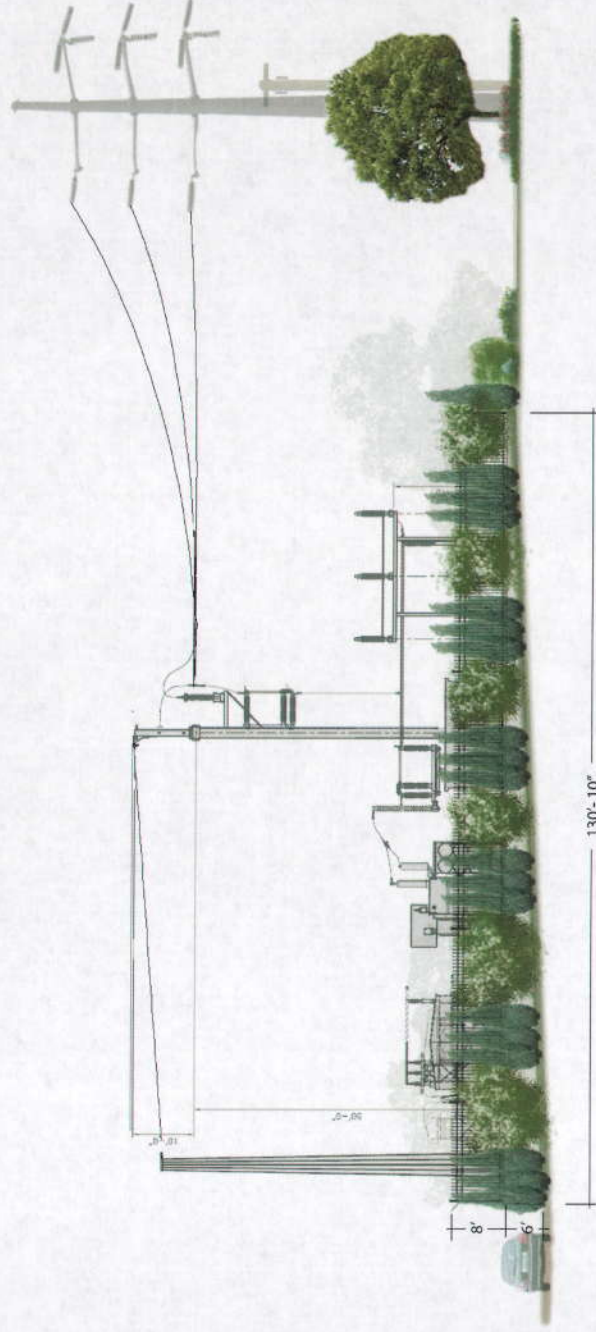


A DIVISION OF Xcel Energy



WEST (ALLEY) ELEVATION

REVISED 12.08.2008



ELEVATION 3-3



SOUTH ELEVATION

REVISED 12.08.2008

