

Hurricane Planning Commission Meeting Minutes May 25, 2022

Call to Order - 6:00 P.M.

ON WEDNESDAY, MAY 25, 2022, AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N. 870 WEST HURRICANE UT, 84737

Chairman Mark Sampson called the meeting to order at 6:00 P.M. Roll call was taken.
Pledge: Michell Cloud Prayer: Lynn Kofoed

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Michelle Cloud, Rebecca Bronemann, Brad Winder, and Kelby Iverson

Members Excused: Ralph Ballard

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch, City Attorney Dayton Hall, Planning Technician Brienna Spencer, Building/Planning Clerk Karri Richardson, City Engineer Representative Jeremy Pickering, and Councilman Kevin Thomas

Paul Farthing motioned to approve the agenda as presented. Brad Winder seconded the motion. Unanimous.

PUBLIC HEARINGS:

1. A Zone Change amendment request located at 4527 S and 4491 S 1100 West from RA-1, residential one unit per acre, to RR, recreational resort, proposing four buildings and a clubhouse. Parcel numbers H-MOF-18 and H-MOF-19.
Comments submitted are attached to the end of these minutes.

Mark Hudgens from Grassy Meadows chairs a new committee that is concerned about the neighborhood's safety due to the aeronautic activity. The reviewed site plan does not meet the general plan standards, and item number five does not meet all zone criteria for a resort. There is no place for a resort in this neighborhood. Increasing the Zone from RA-1 to RR significantly impacts the area. Mr. Hudgens asked the Planning Commission to deny this application based on the Staff's recommendation.

Ben Juarez lives directly south of this zone change. He purchased this property five years ago with the plan to build their home and teach their children to be self-sufficient through farming and hard work. There are enough recreation resort areas in Hurricane City and Washington County, and this zone change will ruin his vision for his family's future. Mr. Jolly has attempted to bully him into moving the placement of his home or selling his property. Mr. Juarez asked the Planning Commission to protect the residents who have built their lives in this area.

Jay Brown owns several lots in Sky Ranch, and he opposes this process. The agenda shows four units and a clubhouse. However, the documentation shows five buildings, twenty units, and a clubhouse. Mr. Brown feels that the radius for zone change notification should be increased. Two hundred and fifty feet does not include all the property owners affected by these zone changes. When people buy property in a community, they rely

on the general plan to protect the zoning.

Russ Talbot stated that Mr. Jolly has also offered to buy his property and feels that Mr. Jolly is behaving deceptively. The previous owner of the north property would not have sold his property if he knew the plan was for a hotel. The roadways are not capable of handling increased traffic. Mr. Talbot asked the Planning Commission to adhere to the CC&Rs.

Fredrico R owns a lot in Moccasin Flat. Before purchasing the lot, he received the CC&Rs. Property owners in the subdivision have to adhere to the CC&Rs, and any change in the subdivision requires approval from seventy percent of the property owners.

Darrel Eves is finishing his home in Moccasin Flats. He chose the Hurricane Valley to raise his children. They looked at the general plan and CC&Rs to choose where they wanted to live. He is not anti-growth, but it should be strategically planned. Adhering to the general plan is a way to cultivate community pride. Mr. Eves will pursue actions to protect his investment.

Marianne Perkins lives in Adobe Fields. She agrees with the previous comments. Three houses near her host large parties, and a hotel will exacerbate the problem. She has submitted a letter for the Planning Commission to read.

Johnny Haslam lives in Cliff Dwellers and owns fourteen acres in Moccasin Flats. He purchased the property in the area because it is agriculture. He supports the previous comments.

Lynn K lives in Cliff Dwellers. Her property is surrounded by new development, and the land along the cliffs is the only remaining desert area. She asked the Planning Commission to follow the Staff's recommendation and preserve this area.

Letters received from Lisa Cook, Jamie Deeds, Rhonda Flannagan, and Martha Honey are in the record and attached to the end of these minutes.

2. A Zone Change Amendment request located at approx.. 1150 W 600 N from R1-10, residential one unit per 10,000 square feet, to PF, public facility, to build a power substation.

Joyce Passmore lives in the cul-de-sac off 1270 west. She asked if the commercial development area on 1380 west is heavy industrial. Mr. Nelson stated that the general plan lists this area as commercial and mixed-use. She also asked how this zone change amendment will impact 1270 west and 1150 west. Mr. Nelson stated that 1270 west will not go all the way through to 600 north, but 1150 west will.

Comments received via email are attached and the end of these minutes.

3. A Zone Change Amendment request located at 2346 S 1500 W from RA-1, residential agriculture one unit per acre, and M-1, light industrial, to RA-1, residential agriculture one unit per acre, with a PDO, planned development overlay. Parcel numbers H-3350-A, H-3350-B-1, H-3501-A, H-3357-A-1.

No comments.

NEW BUSINESS:

1. 2022-ZC-23: Discussion and consideration of a recommendation to the City Council on a Zone Change amendment request located at 4527 S and 4491 S 1100 West from RA-1, residential

one unit per acre, to RR, recreational resort, proposing four buildings and a clubhouse. Parcel numbers H-MOF-18 and H-MOF-19. Hidden Rock Development Group Applicant. Brent Bateman Agent.

Mr. Nelson reported that the City is not involved in enforcing the CC&Rs, and the CC&Rs should not be a consideration of the item. He suggested that the applicant consider the legally binding documents on the property. The applicant is applying for five buildings on the property with up to twenty rooms that can be rented.

Mr. Hall explained that CC&Rs are a private agreement between landowners and clarified that the City has no authority and is not permitted to enforce them.

Applicant: Dallan Jolly explained that he agrees with the surrounding property owner's comments and does not want to disrupt the area. He plans to build a small residential hospitality development. This is a low-density project. This area has access to Warner Valley and Sand Hollow, and the goal is to build a luxury product that fits within the scale and scope of the homes in the area. Mr. Jolly owns forty-four acres, most of which are ten-acre parcels. Recreation Resort zoning allows fifteen units per acre, and he is applying for five units per acre.

Mrs. Cloud does not feel that this is the right place for the project, and this does not answer the four questions the Planning Commission has to consider. She noted that 4,757 vacation rentals were approved in the past five years, and it is time to take a break from approving vacation rentals.

Mrs. Goodfellow thinks this is a beautiful product. However, it is not compliant with the code for vacation rentals and the four-zone change criteria. This is inconsistent with the general plan's recommendation that recreation resort zoning shall be in a commercial planned community with mixed-use or multifamily areas. This project exceeds twenty acres. The proposed amendment is not harmonious with the character of the existing development and affects the adjacent properties. There are not adequate amenities to serve the property.

Mrs. Bronemann asked Mr. Nelson if this project is potentially within the airport protection zone. Mr. Nelson stated that the protection zone applies to takeoff and landing areas, and this property will not conflict with the airport. Mrs. Bronemann agrees that this is not a suitable location for this project. There is no way to know if this will benefit the community, and there are no amenities such as stores and gas stations.

Mr. Iverson hopes that citizens and developers can have consistency from the Planning Commission and the City Council. He asked Mr. Nelson, Mr. Hall, and Councilman Thomas if it would be prudent to consider increasing the notification boundary. Mr. Nelson reported that the City is in the process of reviewing the public notification criteria. Mr. Nelson does not think signage on the property is adequate. He noted that State law allows cities to define their notification radius. Mr. Iverson feels that when a platted subdivision is approved and built, it is essentially the new master plan. The zoning should not change after the subdivision is recorded.

Mr. Winder understands the financial investment the application has vested into this property. However, the City should adhere to the approved zoning. His recommendation is to deny the zone change request.

Mr. Nelson reviewed the consideration criteria in the updated Recreation Resort Zoning Code.

Rebecca Bronemann motioned to deny 2022-ZC-23. It is not compatible with the general plan, is not harmonious with existing development, poses a negative impact on the surrounding area, is not located in the appropriate area, and has no access to adequate amenities. Michelle Cloud seconded the motion. Unanimous

2. 2022-ZC-24: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx... 1150 W 600 N from R1-10, residential one unit

per 10,000 square feet, to PF, public facility, to build a power substation. Hurricane City Power Applicant. Scott Hughes Agent.

Jared Ross the Power Department Substation and Generation Superintendent explained that the Power Department purchased this property to ratify an easement issue to install the power line along 1100 west. The City acquired an agreement with the Rocky Mountain Power line that runs along 1100 south. The current transmission line goes down 600 north, and the plan is to continue the transmission line to the Three Falls Substation site. The timing of the construction of the Substation is dependent upon the growth of the City. Mr. Nelson stated that the Power Department is applying for this zone change because a developer is developing a neighboring property. The Power Department wants to start some grading projects, utility, and roadway connections in conjunction with that development.

Mr. Iverson asked if the Power Department had researched other locations. Mr. Ross stated that the safety distance required for the 138 kV system eliminated other potential properties, and financially this site is more preferred. There is not enough room to incorporate this into the Clifton Wilson Substation. Mr. Iverson asked why the Power Department is applying to rezone the entire property. Mr. Nelson stated that the City owns this property, and after the Substation is completed, the City could sell the property for development or keep the property for public facilities. Mrs. Goodfellow asked if this will tie into the future 600 north substation. Mr. Ross explained that this Substation ties into the future Substation on 1300 S. In the future, it will tie into the 600 North Substation to provide back-up when necessary. Mrs. Goodfellow reported that citizens are concerned about the potential health issues related to electromagnetic pollution. Mr. Ross noted that he can not guarantee that there is no electric magnetic fields emitted from Substations. (EMF) However, the Power Department has researched the possible health impact. Mr. Iverson asked if the Power Department has standards defining the acceptable level of EMF contamination. Mr. Ross researched this but was unable to find any EMF contamination standards. Mrs. Bronemann reported that no research concludes that EMF is harmful to human health.

Mrs. Goodfellow reported that her biggest concern is that patterns are showing an increase in cancer cases from EMF. Plan A was to have the power lines down 600 north in an undeveloped section. This plan (Plan B) runs the power lines through the main section of Hurricane City, which exposes more citizens. Mr. Ross clarified that plans A and B are in the same loop.

Mrs. Cloud asked about the noise level from substations. Mr. Ross explained that transformers produce a small amount of humming depending on loads. The Power Department aims to avoid excessive noise pollution when engineering Substations and block walls are required around substations.

Mr. Winder is concerned with the direction of the powerlines going down 1150 west to 1300 south. He asked if the Power Department has the necessary easements to install the powerline along 1150 west. Mr. Ross reported that the Power Department is in the process of procuring the easement area.

Paul Farthing motioned to recommend approval of 2022-ZC-24. It is compatible with the goals and policies of the general plan as it pertains to public facilities. Brad Winder seconded the motion. Unanimous.

3. 2022-ZC-25: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request and Development Agreement Modification located at 2346 S 1500 W from RA-1, residential agriculture one unit per acre, and M-1, light industrial, to RA-1, residential agriculture one unit per acre, with a PDO, planned development overlay. Parcel numbers H-3350-A, H-3350-B-1, H-3501-A, H-3357-A-1. Ron Lee and Monterey Jones, LaRae Ellsworth Stout Trust Applicant. Adam Stout Agent

Mr. Nelson explained that in 2018 the roofing business on the property did not comply with the underlying

zone. The applicant went through a general plan amendment and zone change with a development agreement to change a section of the property to light industrial. Mr. Stout is applying for this modification because he wants to build a home on his lot, which will trigger required improvements due to the industrial use on the property. The applicant has proposed an amended development agreement eliminating the improvements because he is not significantly increasing the impact. According to state law, the Planning Commission can approve this through a development agreement with a public hearing and Planning Commission recommendation. Therefore, the applicant decided to apply for a PDO across the entire property to incorporate the commercial area within the PDO and keep the underlying zone. Mr. Nelson stated that there are infrastructure concerns. However, the Staff is supportive of a development agreement based on allowing Mr. Stout to build the home and continue operating his business. The development agreement should clearly state what improvements are required when additional development or expansion of the property takes place. The development agreement should also include a clause to preserve agriculture use. JUC wants more time to review the application based on infrastructure concerns.

Mr. Hall explained that this is not a subdivision application. It is a request for an overlay to build an additional home on the property without required improvements to the masterplanned road. The applicant has dedicated 4,000 feet of 16-foot wide property for the masterplanned road. The applicant is willing to sell additional property for the roadway at fair market value. Mr. Hall reported another concern is that the Bench Lake area is under the rural cross-section overlay, which is limited to one-acre parcels. The applicant is not applying for one-acre parcels. Mr. Stout explained that they do not intend to have more than fifteen lots on the forty-acre parcel and are not planning to build on the agriculture parcels. Mr. Nelson stated that the code allows a single-family home on agricultural property, and the applicant could potentially add twenty units. He explained that agriculture lots can be clustered into one section, which maintains the agriculture piece of the property.

Mr. Sampson asked if the Planning Commission should take any action at this time. Mr. Nelson stated that JUC has not reviewed the site plan and recommended continuing the item.

Mrs. Cloud asked Mr. Nelson how a PDO would affect the area. Mr. Nelson reported that the approved conditional use permit states it can only be used for private use. The proposed development agreement includes a clause that continues private use unless the facility is brought up to commercial standards.

Mr. Iverson stated that when the bench lake area is built out into one-acre lots, it is debatable that it will be agricultural. Clustering has curb, road, gutter, and sidewalk issues. The development agreement should be binding if this application and site plan is approved.

Mr. Rasmussen reported that these are quarter-acre lots, but the applicant could change them to six once-acre lots. Mr. Farthing stated that R1-10 does not preserve agricultural lots. Mr. Rasmussen feels the PDO protects the interests of the applicant and the City. Mr. Iverson recommended giving a bonus to applicants that want to preserve agriculture. Mr. Nelson reported that the Conservation Subdivision Design allows for clustering and a density bonus dependent upon a defined percentage of agriculture space. This is accomplished with a conservation easement.

Mrs. Goodfellow asked if the culdesac will be a private or public roadway. Mr. Nelson stated that the code would require public roadway for public safety and maintenance.

Kelby Iverson motioned to continue 2022-ZC-25 with a favorable note. Paul Farthing seconded the motion. Shelley Goodfellow abstained due to family relations. Motion carried.

4. 2022-ZC-17: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx... 5300 West 2600 South from A-5, agricultural one unit per 5 acres, to RR, recreational resort to expand the existing resort zoning. Parcel numbers

H-4138-L and H-4138-E. Chris Wyler Applicant. Civil Science-Brandee Walker Agent.

The applicant is not present. Mr. Nelson reported that this application has been continued twice, and Staff's recommendation is to deny the zone change. Mr. Hall explained that if the application is denied, the applicant can not apply for a zone change for one year unless it is for a different zone change.

A representative for Chris Wyler stated that the applicant is requesting a continuation.

Mr. Nelson reported that the applicant proposes changing the resort zoning to a different property. Mrs. Bronemann noted that the applicant needs to be present to discuss the application. Mrs. Goodfellow asked if tabling the item was a better solution. Mr. Nelson stated that he recommends that the Planning Commission continues the application for one more meeting, and if the applicant is not present at that meeting, the application should be denied.

Michelle Cloud motioned to continue 2022-ZC-17. Shelley Goodfellow seconded the motion. Unanimous.

5. 2022-PSP-18: Discussion and consideration of a possible approval of a preliminary site plan for Standard Plumbing, a commercial building located at 1631 W State St. Standard Plumbing Applicant. Evans & Associates Architecture-Chad Spencer Agent

Chad Spencer explained that Standard Plumbing Supply wants to expand into Hurricane City. The business will occupy half of the building and lease the remaining section. Mr. Nelson stated there are some parking calculation concerns that can be worked out. Engineering has requested that the applicant attempt to work with the neighboring property owner to provide cross-access. The preliminary site plan will go to the JUC for further review.

Paul Farthing motioned to approve 2022-PSP-18 subject to Staff and JUC comments. Brad Winder seconded the motion. Unanimous.

6. 2022-AP-01: Discussion and consideration of a recommendation to the City Council on an Agricultural Protection Overlay for Annie Reeve, an 11-acre property located at 902 S 700 W and 1075 S 700 W. Parcel number H-3-2-3-304 and H-3-2-3-2418. Annie Reeve Applicant.

Applicant not present. Mr. Nelson explained that agricultural protection is a protection overlay zone that preserves agriculture use. It protects the property owner from nuisance complaints and lawsuits for agriculture activities. The overlay limits the City's ability to require utility easements and roadways through the property. JUC recommends excluding 900 south and a portion of the 700 west expansion from the overlay protection. Another concern is that the property is not five continuous acres. The applicant has two properties. One parcel is five acres, and the other is less than five acres. Staff recommends only approving the parcel that meets the 5-acre criteria. Mr. Iverson stated that the general plan encourages agricultural protection zones to preserve agricultural uses. All the protection overlay applications in the last five years have been approved unanimously. Excluding anything from this applicant goes against the previously approved agriculture overlays. The parcel in question is 3.97 acres; if it is not included, it will exclude the applicant's feedlot. He feels it is essential to include the feedlot in the protection. It is a historic farm property that has been here for fifty years. Mrs. Goodfellow is concerned because 900 south is a critical road that leads to the elementary school. Mr. Farthing agrees that connectivity is important within the City.

Paul Farthing motioned a recommendation of approval of 2022-AP-01 with the presented letter drafted by Staff and amending that the masterplan cross-section roadways on 900 south and 700 west be excluded from the protection zone. Michelle Cloud seconded the motion. Brad Winder, Michelle Cloud, Paul Farthing, Mark Sampson, Shelley Goodfellow, Rebecca Bronemann – aye. Kelby Iverson – nay, because the Planning

Commission recently approved all other applications that presented the same issues, and the master plan encourages preserving agriculture. Motion carried.

7. 2022-PP-07 and 2022-HIL-04: Discussion and consideration of a recommendation to the City Council on a preliminary plat and sensitive lands application for Peregrine Pointe East/Sky Mountain West, a 274-lot residential subdivision located at 600 N and 2800 W. Perry Development LLC Applicant. Greg Sant Agent.

Mr. Nelson stated that the applicant has taken steps to address staff concerns. The primary concern staff had was regarding the sensitive lands. Because this parcel is a PDO zoning, the sensitive lands are slightly different. Previously there were several parcels with slopes greater than thirty percent. The applicant eliminated those lots to mitigate the concerns. They created a buildable area and preserved the back section as non-buildable areas. The applicant provided an engineering letter to address the sloping concerns. The block lengths were addressed by providing connection points. Code allows the City to make exceptions to culdesac lengths with a recommendation from the Fire Department, Planning Commission, and City Council approval. The Fire Department is not concerned with culdesac length as long as the design adheres to proper fire flows. Mr. Nelson feels that the longer culdesac deserves additional review but is comfortable moving forward. Greg Sant shared that the units in Phase 2 are fourplex lots with twenty-foot driveways and a two-car garage. Mr. Sant stated that the culdesac concern can be rectified before the City Council meeting three weeks from this date.

Paul Farthing motioned a recommendation of approval of 2022-PP-07 and 2022-HIL-04 subject to resolving Staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

8. 2022-PP-08: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Strawberry Fields Estates, a 163-lot residential subdivision located at approximately 1400 S and 3700 W. Western Mortgage and Realty Co-Applicant. Karl Rasmussen Agent.

Karl Rasmussen reviewed the application and the general location. Adding a connecting road will resolve Staff's concern regarding the street length. Mr. Farthing asked what the time frame is on the PID improvements. Mr. Rasmussen stated that the improvements are underway.

Shelley Goodfellow motioned a recommendation of approval on 2022-PP-08 as long as sufficient build-out of Bash Parkway and Sand Hollow Gateway PID is such that utilities have reached the site, Staff and JUC comments and, shortening any block that is over 800 feet in length. Brad Winder seconded the motion. Unanimous.

9. 2022-PSP-19: Discussion and consideration of a possible approval of a preliminary site plan for Bryson Young, a commercial project consisting of one commercial building and seven vacation rentals located at 470 E 800 N. R+B Young Applicant. Bryson Young Agent.

Mr. Nelson explained the changes made to the previously approved site plan. Staff is concerned because there is not adequate space for parking. The applicant plans to have a storefront with a large section of warehousing, and vacation rentals. Each rental unit requires two parking stalls. Short-term rentals in commercial zones are treated like motels and require on-site managers. Mr. Nelson feels this property should be held to the same requirements. Mr. Nelson shared that four units are too close to SR-9 and need to be moved to the west.

Michelle Cloud motioned to continue 2022-PSP-19 due to questions from the Planning Commission and outstanding staff concerns. Paul Farthing seconded the motion. Unanimous.

10. 2022-PP-09 2022-PSP-20: Discussion and consideration of a possible approval of a preliminary site plan and discussion and consideration of a recommendation to the City Council of a preliminary plat for Legacy Business Park, a 6-lot industrial subdivision located at 563 S Commerce St. Liv Dalebout Applicant. Evans & Associates-Chad Spencer Agent.

These are 6,000-square-foot individual buildings that can be used as one or two tenant buildings. Mr. Nelson stated that some items might have to be addressed during the construction drawing process. Mr. Nelson does not have concerns, and JUC did not raise any significant concerns. The applicant asked for a parking easement through the middle of the development to have five parking lots instead of six. Mr. Nelson stated that joint ownership is a better option than an easement.

Shelley Goodfellow motioned to recommend approval of 2022-PSP-20 subject to Staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

Shelley Goodfellow motioned to recommend approval of 2022-PP-09 subject to Staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

Planning Commission Business:

1. Discussion regarding reapplying for Dratter Estates Property Zone Change- Interstate Rock

Chase Stratton stated that the City Council recently approved R1-15 of a five-acre parcel on 400 west. Interstate Rock applied for a zone change last year and was denied because of the surrounding zoning. The would like apply for a zone change to match the recently approved zone change. Mr. Nelson explained the code pertaining to the City Council's denial of an application. The applicant is only two months earlier than the one-year waiting period. Mr. Hall explained that the Planning Commission would need to find that there is a substantial change in circumstances related to changes in the neighborhood, including recent zone changes. The Planning Commission believes this is in the neighborhood and is a substantial change. The applicant requested to have this appeal as an action item on the next Planning Commission agenda.

2. General Plan Map Updates

Mr. Nelson stated that after the growth workshop, the Staff felt it is important to discuss updates to the general plan. Mr. Nelson reviewed the nine sections that Staff feels should be adjusted. Mr. Nelson stated that general plan map changes are sent out for public comment.

3. Site Plan Design

Fred Resch reviewed the changes from the previous discussion. Staff feels confident moving this into a public hearing. The Planning Commission gave direction to move the Site Plan Design to a public hearing.

4. Updates to the Planning Commission's schedule for 2022

Mr. Nelson explained that this change moves the second meeting of the month from Wednesday to Thursday.

Paul Farthing motioned to adopt the new schedule for the remainder of 2022. Michelle Cloud seconded the motion. Unanimous.

Approval of Minutes:

Hurricane City Planning Commission Minutes May 25, 2022

1. April 8, 2021

Shelley Goodfellow motioned to approve the mintues of the April 8, 2021 Planning Commission meeting. Rebecca Bronemann seconded the motion. Unanimous.

2. April 21, 2021

Shelley Goodfellow motioned to approve the mintues of the April 21, 2021 Planning Commission meeting. Rebecca Bronemann seconded the motion. Unanimous

3. May 13, 2021

Shelley Goodfellow motioned to approve the minutes of May 13, 2021 Planning Commission meeting. Rebecca Bronemann seconded the motion. Unanimous.

4. June 10, 2021-special combined work meeting.

Shelley Goodfellow motioned to approve the mintues of the June 10, 2021-special combined work meeting. Rebecca Bronemann seconded the motion. Unanimous.

5. February 23, 2022

Pg. 3. Line 5, 10, 29. Spilker was not in attendance.

Shelley Goodfellow motioned to continue the mintues of the February 23, 2022 Planning Commission meeting. Rebecca Bronemann seconded the motion. Unanimous.

6. April 27, 2022

Pg. 1 line 18. Remove the zero at the end of the line.

Brad Winder motioned to the approve the mintues of the April 27, 2022 Planning Commission meeting. Rebecca Bronemann seconded the motion. Unanimous.

Adjournment

Brienna Spencer

From: Ronda Flanagan <rondaflanagan@yahoo.com>
Sent: Tuesday, May 24, 2022 3:02 PM
To: Stephen Nelson; Fred Resch; Brienna Spencer; Public Comment
Subject: Please do not approve Zone change request for Oculita Roca- 3961S 1100W- from RA-1 to RR/ Parcels # H-MOF-18 and H-MOF-19

May 23, 2022

Letter regarding zone request at 3961S 1100W to change from RA-1 to Recreational Resort to be discussed at Planning Commission meeting May 25, 2022

Dear Planning Commission and all whom It may concern,

This letter is regarding the zone request at 3961S 1100W, Hurricane, parcels H-MOF-18 and H-MOF-19 from RA-1 residential one unit per acre to RR recreational resort proposing four units and a clubhouse. Oculita Roca development.

This new zone proposal for the recreation resort zone should not be approved. Reason being that when those owners bought those lots, they knew what it was zoned for. They should not be getting approved for any type of hotel type units, or short-term rental units etc. This area should stay RA-1. (I'm not sure but isn't this area of Moccasin Flats supposed to be one home to 10 acres??) Or did it get rezoned to RA-1 at some point without us being informed again...???

Please do not approved this rezone for Recreational Resort. We have 3 large commercial short-term rentals in Adobe Hills already that we have to deal with constantly and this rezoning will only contribute more chaos to the area. We do not need any type of rental units or hotel units of such with a clubhouse. If these units need a clubhouse this tells us that these will be more than just "4 units" ... this will be some kind of hotel type units. Please help us keep our area RA-1 and stop the rezoning for hotel type zones and high-density zones out here.

Also, I really can't believe the signs you use to inform the public are ok with you all either, these signs are way too small for people to read as they drive by. You must stop and get out of your car and then you are putting yourself in danger because of speeding cars. Makes no sense why those signs are so small other than you don't really want us to know what's going on.

There is so much zone changing going on it's really unbelievable. Almost anyone we talk to who lives in Hurricane, especially out near us in Sky Ranch and the other communities out here, feel the same way that there is way too much zone changing and way too much high density being approved. I know you are probably getting tired of hearing from us but if you haven't noticed we are being bombarded with zone changes all around us and feel squeezed out! This should not be happening. The developers should not be getting better treatment then the citizens and residents

here already. Just feels like everyone is out to make money and screw the people who live here. Very sad.

And just to be clear, Sky Ranch voted a few years ago to NOT have any short-term rentals due to the issues that STR's bring with them. We have one that we had to grandfather in. There are some in Single family STR's in Cliff Dwellers and a few Single family STR's in Adobe Hills ALONG with the 3 large commercial hotel STR's, one sleeps 68, another sleeps 62 and another sleeps 30 people. This area has well enough STR's in the area. We DO NOT NEED ANYMORE.

Sky Ranch is an airport community with large lots and a country feel that should be appreciated. We have been here for years and to think that these hotel STR's might get preference over us at some point because the city decided to let hotel STRs and high density be built, we will get people complaining about noise and such and create more problems out here... Please listen to the residents out here and stop the commercial STRs and high density. You may not think we matter because we are in the "county" but we do live here and do a lot a business in Hurricane. WE DO MATTER. We love it out here and it's just being destroyed...

Thank you for your time and consideration, we hope that you all will do the right thing for us all out here.

John and Ronda Flanagan

Sky Ranch residents

Ronda Flanagan
310-938-8601 Cell
rondaflanagan@yahoo.com

Brienna Spencer

From: Martha Honey <marthahoneycrawford@gmail.com>
Sent: Wednesday, May 25, 2022 3:48 PM
To: Stephen Nelson; Brienna Spencer; Cindy Beteag
Subject: Zone Change Moccasin Flats Lots 18&19 to RR

There are so many zone changes being requested. I have not seen one requesting lower densities.... I really reviewed this trying to see if one of these requests would be suitable so I wouldn't have to write this note. I am against the zone change from RA-1 to RR for Roca Resort on Moccasin Flats Lot 18&19.

1 - While the zoning is RA-1, the neighborhood, as built, is not RA-1. It is single families on 10 acre lots. So, so the proposal does not fit with the general area

2 - As was stated in the planning commission analysis, there are no services available. How many zoning requests will be approved years ahead of the actual services. Will putting in sewage tanks on 1/2 acre lots be acceptable until sewer is run to the area, like in Copper Cliffs? For a resort? We really need to let the building already permitted catch up to the zoning applications

3 - There are no short term rentals in the area, or very few, as you noted. This is a STR on steroids. For the new STR licenses, the owner is required to be present. Is this also true of the recreational resort - will there be 24 hour coverage by employees or owners?

4 - The density is higher than the calculation of 0.5 because half the lot is not buildable. Will they then build more? How do you keep this as a rare exception as a possible suggestion in your analysis. Or does this open up others to create a resort?

Thank you for your time to read this note.
Martha Honey
4145 S 1200 W
Hurricane UT 84737

Brienna Spencer

From: Mike Salzman <gmsrtrustee.msalzman@yahoo.com>
Sent: Tuesday, May 24, 2022 7:07 PM
To: Brienna Spencer
Subject: 2022-ZC-23

Dear Hurricane City Planning Commission.

I am a resident that lives in Grassy Meadows Sky Ranch. I am writing you to urge your vote to recommend **DENIAL** of the proposed zone change of H-MOF-18 and H-MOF-19. The proposal does not fit in the existing community consisting of large lots with single family homes.

This Recreational Resort zoning is not allowed in planned Natural Open space, where this property is located, as called out in the City Master Plan. The city supports and encourages the preservation of Natural Open Space. Resort uses tend to be more intensive than single family uses, generating more trips and necessitating more parking than residential uses.

The property is 44 acres, double what the code recommends for this zoning (20 acres).

City code says that Recreational Resort zoning **shall only** be located adjacent to major collectors, minor arterials or major arterial roads. 1100 W is not any of these.

I agree with the staff comments for this item. They also recommend denial.

Best Regards,
Michael Salzman

Brienna Spencer

From: Lisa Cook <cooknmia@gmail.com>
Sent: Tuesday, May 24, 2022 6:28 PM
To: Brienna Spencer
Cc: Cindy Beteag
Subject: Re-zoning for resort/short term rental in moccasin flats.

I live in the neighborhood of Sky Ranch, right next to Moccasin Flats. I am asking that you PLEASE, DO NOT re-zone the two lots on Moccasin Flats for resort/short term rentals. We already have several short term rentals in our area and the MANY problems that come with them. It feels like the city/planning commissioners could care less about local residents and more about the incoming developers who want to turn every piece of land into a resort park or vacation homes. We have ENOUGH, especially in this area. People are getting fed up with it and its causing good people to want to leave this area.

Again PLEASE DO NOT approve this.

Thank you

L.C

Brienna Spencer

From: Stephen Nelson
Sent: Tuesday, May 24, 2022 6:01 PM
To: Brad Winder; Brienna Spencer; 'Dayton Hall'; 'Fay Reber'; Fred Resch; Kelby Iverson; Kevin Thomas; 'Mark Sampson'; 'Mark Sampson.1'; 'Michelle Cloud'; Nanette Billings; 'Paul Farthing'; 'Ralph Ballard'; 'Rebecca Bronemann'; 'Shelley Goodfellow'; 'Stephen Nelson'
Subject: FW: Zone change 4527 S and 4491 S 1100 W

Please see the attached public comment.

-----Original Message-----

From: Jamie Deeds <jamiedeeds5@gmail.com>
Sent: Tuesday, May 24, 2022 5:10 PM
To: Stephen Nelson <stephen@cityofhurricane.com>
Subject: Zone change 4527 S and 4491 S 1100 W

Hurricane City planning commission,

Hello again! When I moved to Grassy Meadows Sky Ranch barely a year ago, I never thought I'd be writing to the planning commission once and I am currently writing my third email. I have attended 2 planning commission meetings and a couple of city council meetings as well so I obviously am concerned about the proposed development in this area. The draw to move here was the natural beauty of the area with the larger acreage and access to BLM as well as a community that has homes with access to an airstrip. I would like to see that beauty preserved. I fear that the vast number of rezoning applications with so many of them for the purpose of nightly rentals, is really going to change the quality of life of the residents who live here. I don't think visitors to the area are finding nightly rentals or hotel rooms in short supply. Please consider the master plan that was put in place fairly recently and keep in mind the reasons the areas were zoned the way they were. Growth is happening very quickly in this region for many reasons. Please make sure it is for the right reasons and that the city is fully capable of accommodating the growth responsibly.

Thank you,
Jamie Deeds

Sent from my iPad

May 23, 2022

Hurricane City Planning & Zoning Commission
147 N. 870 W.
Hurricane, UT. 84737

Issue: Zone Change on Parcels #H-MOF-18 and #H-MOF-19
RA-1 to RR (Recreational Resort)

Dear Commissioners:

Changing this area from one unit per acre to a "Recreational Resort" or hotel is an absurd idea!!! We have an ongoing struggle with the 3 mega vacation rentals in our midst already -it would just be cruel to allow 4 more huge units. We have had to call the sheriff's office on the 3 existing vacation rentals that sleep 40, 60, and 60+ people multiple times. Some neighbors have given up and sold their homes. At least one of those homes has turned into a rental.

We can tell you from experience there will be lots of traffic and cars coming into these units. Many will bring ATV's, boats, motorcycles, etc. with them. When there isn't a lot of cars there will be busloads of people coming in.

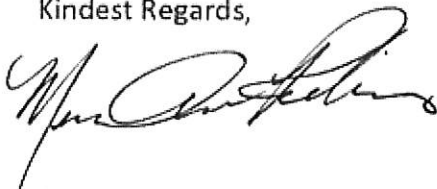
This is a high-end neighborhood with multimillion dollar homes. The other side of the hill to the west of us you have already approved a variety of things. Please keep businesses, hotels, nightly rentals, high density on that side of the hill. This is our home. Please preserve what we still have of our quiet neighborhood.

The 4 considerations for a zone change have NOT been met.

1. It does NOT follow the master plan.
2. It is NOT harmonious with existing development.
3. It WILL have a negative impact on current residents in the area.
4. Infrastructure is NOT ready for such a development

Please consider the current neighborhoods that will be negatively impacted by having a hotel erected next to them.

Kindest Regards,



Merri Ann Perkins
1449 W. 4620 S.
Adobe Hills
& H-3403-F

Brienna Spencer

From: Rebecca Kaatz <rskatz@gmail.com>
Sent: Wednesday, May 25, 2022 12:43 PM
To: Stephen Nelson; Brienna Spencer; Cindy Beteag
Subject: Zone Change Request - Denial

We are writing to express our concerns regarding the following proposed zone change:

2022-ZC-23: Discussion and consideration of a recommendation to the City Council on a Zone Change amendment request located at 4527 S and 4491 S 1100 West from RA-1, residential one unit per acre, to RR, recreational resort, proposing four buildings and a clubhouse. Parcel numbers H-MOF-18 and H-MOF-19.

This change would have a dramatic negative impact on the residential community surrounding the proposed resort. It is not consistent with the surrounding development nor is it in accordance with the existing Moccasin Flats CC&Rs. We agree that owners have the right to develop their land, but they must expect to do so within the guidelines of current zoning and HOA regulations.

Please urge the planning commission to accept staff's recommendations and vote against this change.

Sincerely,

David and Rebecca Kaatz
4276 S 1100 W
Hurricane, UT 84737

--

Rebecca Kaatz

May 23, 2022

To: City Planning commission

Re: Proposed zone change from RA1 to RR (Resort Recreational) for Lots 18-19 of Moccasin Flats/ Oculita Roca Moccasin Flats Resort

Dear Planning Commission

I feel that my need to correspond with this commission or the City Council is becoming a almost by weekly occurrence , trust me when I tell you this in not how I expected to be spending a great deal of my time since moving to Sky Ranch.

The residents in Sky Ranch/Grassey Meadows have been inundated in the last year with developers requesting zone changes. Before that in the last 4 years we at Sky Ranch have had to contend with the noise and traffic on our roads from Copper Rock, we have speeding workers every single day using the back gate to access the development, we were "told" they would not be using that road but the main entrance. This is not happening.

We even had the city bypass us for our comments by their own admission to rezone to high density the areas in Solar Roca in the area directly beyond our runway. When we asked where we had had the opportunity to comment we were told we had not been notified. SO the city simply went around those living in the area and approved what ever the developer requested and completely ignored the residents that would be greatly negatively affected...why again? Greed is the reason.

Perhaps the most egregious act perpetrated on our once peaceful neighborhood was the 3 commercial sized VRBOs that were allowed in our once peaceful residential neighborhood. No one with any common sense would look at the amount of people allowed in these 3 homes of 150 beds and think this is residential, its not. In case you think I might be making this number up, these are the numbers that are there if you pull up each home they advertise as being able to accommodate.

The noise, the traffic, the speeding down our roads, the trespassing on to our taxi ways and runways never ends.. I understand that the planning commission and the city council think its not a big deal that's because none of you live here. I can almost guarantee if any one of you lived in this neighborhood you would not be allowing this to continue. Residents have simply put their homes on the market and sold as quickly as they could, many have moved here thinking that this was their last home that they would be here for years and years to come.. This type of situation does not meet the push for affordable housing rather pure greed is what drove these decisions. NO thought was given to the residents that actually lived in this area and that really stinks.

NOW we see that there is a developer that sees yet another opportunity to make money and is requesting a RESORT in a residential area..... when did the 10 acre lots that were approved change to RA-1 or did they? IS this yet one more item that was slipped in? There is one grandfathered STR in the entire Sky Ranch development, lets make that clear. The residents of Sky Ranch voted to NOT allow VRBO's of any kind because of the destruction of the community when those are allowed in There are 3 commercial VRBO's in Adobe Hills, those should have never been allowed.

Please explain to me where the developers now have 100% permission to ask for what ever they choose and the city must agree? Are the developers now in charge of the city of Hurricane?? The residents that live here in the neighborhood should have more rights than a greedy developer.

This zoning request does in any way make any sense. It does NOT fit in with any area around it. It would negatively affect the residents around the surrounding areas... Moccasin Flats are 10 acre residential lots. Now the city is entertaining yet another zoning change. Of all the requests we the residents have had to face.. this one to me is the most outrageous.

Why did the city spend so much time and money on a master plan to simply ignore it whenever a developer asks for a zone change?

There have been conversations I have heard where developments like VRBOS are grouped together to minimize the issues having them mixed in among homes. Same idea should apply for resorts, no resort should be put inside of a residential area.

We respectfully request the city Council looks at this request and votes no on it for all the reasons I have listed.

Thank you for your time in reading our concerns

Sincerely,

Julie Krogh

Mark Harms

Brienna Spencer

From: michael.wright@biowright.com
Sent: Wednesday, May 25, 2022 7:08 AM
To: Brienna Spencer; Stephen Nelson
Subject: Zone Change at Mocassin Flats Subdivision

May 25, 2022

Dear City Planning Members and Hurricane City Council Members

I would like to voice my total and complete support to TURN DOWN the request for a zone change in Mocassin Flats subdivision from single family to resort/apartment type housing proposed by the Oculita Roca developer.

As the City has continued to annex (or consume) property to the South, the guiding members of committees and councils have shown little to no recognition of what has existed here for decades in the area. Beautiful residential homes, on large lots, with care given to secure the natural beauty of our great and one of kind natural beauty here in Southern Utah.

These kinds of changes we have endured with Copper Rock alone, with little concerns over traffic, drainage issues, dark skies, outside lighting, and noise pollution to the area have been nothing sort of devastating. And now you are considering taking two 10+ acre lots can converting them to a "Disneyland resort" next to our beautiful airpark full of Utah Residents with family and children.....just so no to this continued degradation of our community for the sake of somebody making a lot of money at the expense of others (who already live here!).

Sincerely,

Dr. Michael Wright
760-677-1174
4175 S 1200 W
Hurricane UT 84737

City of Hurricane
Planning Commission
RE Zone change to PF from R1-10
1150 W 600 N

May 25, 2022

Dear Hurricane Planning Commission,

The proposed zone change from R1-10 to PF on the property at 1150 W 600 N is not ideal for the residents surrounding the area. Substations mean additional power lines, and large power lines, only a mile from the power plant, which seems redundant. The size of the area and location leads impacted residents to believe this will be either a rather large power substation or a solar field with power substation. If a substation, EMF Pollution (Electromagnetic radiation) from high voltage lines will affect the health of people in residential neighborhoods. EMF affect everything from your sleep cycles and stress levels to your immune response and DNA! This is a big problem, and potential lawsuit from the residents of Fox Hollow and surrounding areas. There are plenty of other open areas across 600 to the North that are not in a residential area nor open space/protected habitat area that would suit a power substation better.

Please reject the proposed zone change and look elsewhere for a substation to be located. Better, slow the growth of Hurricane. Make us a boutique community at the gateway of Zion like we should be, not mimic St George's growth.

Sincerely Concerned Hurricane Resident,

Valerie Douglas

303-842-0825

A handwritten signature in black ink, appearing to read 'Valerie Douglas', with a long horizontal flourish extending to the right.

Brienna Spencer

From: Leslie Coleman <lcoleman@midvale.com>
Sent: Monday, May 23, 2022 9:15 AM
To: Brienna Spencer
Subject: Letter to Planning Commission and City Council
Attachments: Impacts of Substations.pdf; Should We Be Worried About Living Near Electrical Substations and Pylons_ - EMF Detection.pdf; Power Lines & EMF_ What Minimum Distance Is Safe_ - Beat EMF.pdf

Roger and Leslie Coleman
Property owners of: 560 N 1380 W, Hurricane, UT 84737
435-632-5258; 435-632-5164

TO: Hurricane City Planning and Zoning, Hurricane City Council Members, and Mayor
RE: Proposed Sub-Station Power Plant

We would like this letter read into the formal minutes of the planning meeting and the next scheduled City Council Meeting.

Dear Planning Commission and City Council Members:

As property owners of 560 N 1380 W for nearly 20 years, we are adamantly opposed to having the proposed power substation next to our house and property. We feel it will significantly devalue our property and significantly affect the quality of life on said property. We also feel there are better places to put the substation rather than next to and adjacent to residential areas. We already have power lines running on the west side of our property and would prefer not to be inundated on the east side. We are

There are numerous studies and articles which refer to the adverse effects on health for human beings and native species which we have included with this letter. Besides our home, there are nearby residences, elementary schools, and the turtle preserve which this power plant could adversely affect. There is a lot of open space in Hurricane that will not jeopardize your citizens. Please find a place to relocate this sub-station for the health and well being of all.

Thank you for doing the right thing.

Sincerely,
Roger and Leslie Coleman

See attached addenda in email.

Leslie Coleman / Utility Billing



801-567-7221

www.lcoleman@midvale.com

Environmental Impacts Of Substations



Introduction

A substation is part of the electric grid and connects two or more transmission and/or distribution lines. Substations are designed to accomplish the following functions, although not all substations have all these functions:

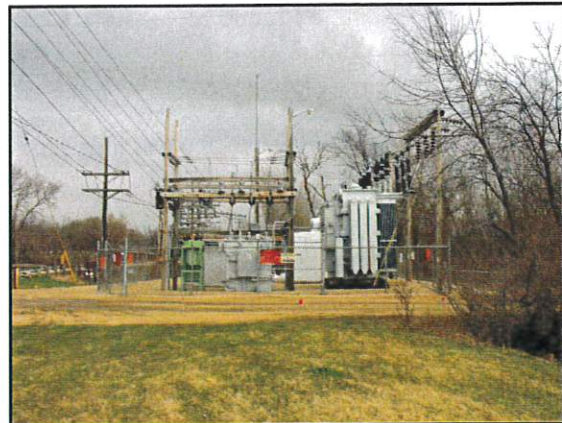
- Change voltage from one level to another
- Regulate voltage to compensate for system voltage changes
- Switch transmission and distribution circuits into and out of the grid system
- Measure electric power qualities flowing in the circuits
- Connect communication signals to the circuits
- Eliminate lightning and other electrical surges from the system
- Connect electric generation plants to the system
- Make interconnections between the electric systems of more than one utility
- Change alternating current to direct current or direct current to alternating current
- Control reactive kilovolt-amperes supplied to and the flow of reactive kilovolt-amperes in the circuits

Substations can range from simple to complex. A small substation of about 500 square feet may contain little more than a transformer and associated switches. Other substations are very large and may be several acres in size with several transformers and dozens of switches. Substations are built in all types of locations, within agricultural fields, in undeveloped areas, in urban areas, or amidst residential developments (Figure 1). Regardless of their size, substations have several common features, including a gravel pad with concrete foundations that support the necessary electrical equipment, a tall chain link fence surrounding the equipment for safety purposes, and an access road from the nearest public road.

The general location of a substation is initially determined by transmission requirements and transmission line routing. The selection of a substation site involves the consideration of many

factors. Sufficient land area is required for installation of equipment with necessary clearances for electrical safety and for access to maintain large apparatus, such as transformers. The site should have room for expansion due to load growth or planned transmission additions. Potential environmental effects such as stormwater drainage, noise, and road traffic must also be considered.

Figure 1 A Variety of Substations in Different Settings



Types of Impacts Associated with Substations

The impacts related to the construction and operation of a new electric substation will depend on its size as well as the topography, land cover, and existing land use of the selected site. Some impacts are temporary; however, most of the community and environmental impacts are permanent. The extensive land clearing and excavation activities required for the substation foundation creates permanent changes to the land cover of the site. In addition, a permanent access road is needed to allow for long-term monitoring and maintenance. Larger substations may require stormwater detention ponds, berms, additional transmission structures constructed outside of the fenced area, and other landscape alterations. These changes and other impacts related to the construction and operation of electric substations are described below, separated into temporary and permanent impacts.

Temporary Construction Impacts

Prior to the construction of a substation, the entire area is cleared of vegetation and regraded. If nonsuitable soils are encountered, they are excavated and replaced.

Temporary impacts associated with the construction of a substation often include machinery noise, fugitive dust, and temporary disruptions in local electric-service. Substantial noise and airborne dust can be caused by the large equipment used to excavate the area of the substation pad and access road, concrete and gravel trucks that haul in materials for the foundation, and tractor trailers to bring in the electrical equipment. Short local electrical outages may be necessary to interconnect nearby transmission and/or distribution lines into the new substation.

Soil erosion and storm water runoff can also occur during construction when the existing vegetation is removed during foundation excavation, temporarily exposing bare ground. Installation of appropriate erosion control measures, such as silt fencing and straw logs should occur during construction and remain in place until the disturbed vegetation surrounding the fenced-in site has stabilized. The thick gravel pad that is laid down (within the fenced substation area) acts as an impermeable surface and increases runoff during rain events. Construction of permanent storm water ponds adjacent to the fenced area is a common practice, especially for larger substations, to mitigate the adverse effects of storm water runoff on water quality in nearby streams and wetlands.

Permanent Construction Impacts

The permanent impacts related to construction and operation of a new substation (or expansion of an existing substation) may be substantial depending on the location of the new site and its proximity to residences. Among the more important and long-lasting impacts are land use changes and habitat loss, changes to local aesthetics and viewsheds, noise, and lighting. These potential impacts, as well as several others, are discussed below in alphabetical order.

Aesthetics

The overall aesthetic impact of a new substation is highly dependent on the size and location of the facility. Smaller distribution substations can be camouflaged fairly easily with berms, fencing, or landscaping. Larger substations that interconnect transmission lines can appear quite industrial in nature. In rural settings, local property owners may not object to the facilities' strong visual impact. Within residential areas however, homeowners may find that the physical appearance of the transformers, switches and high fences of new substations detract from the character of the neighborhood. Because of the height of some substation equipment and the clearing necessary around the transmission facilities, it can be difficult to reduce the visual impact of transmission substations. Substation construction applications may include landscape plans and illustrations so that the public can understand how the new structures will look within the neighborhood when compared to adjacent land uses.

Cultural Resources

Cultural resources include archeological sites, historic buildings, and sacred places. Potential impacts to cultural resources could occur in two ways: 1) ground disturbing activities could result in the loss of or damage to archeological artifacts or unmarked burial sites; or 2) the views and site lines to or from an important historical site could be adversely affected by the physical presence of a new substation. Both of these potential impacts must be considered when an applicant is selecting its final site alternatives.

A statewide database of known cultural resources must be consulted, and the direction of the Wisconsin Historical Society must be followed if it appears that cultural resources might be affected by a proposed construction project.

Electromagnetic Fields

The electric and magnetic field (EMF) levels within the fenced area of a substation can be much higher than the surrounding area, especially at larger substations containing several transformers. However, these EMF levels decrease rapidly with distance from the transformers and other electrical equipment. Most of the time, EMF levels drop to the same as surrounding background levels at a distance of 100 to 200 feet from the fenced area.

Land Use and Habitat Loss

New substations located within residential neighborhoods or subdivisions may be perceived as an industrial land use, inconsistent with the aesthetics of the community. They have the potential to affect the character and desirability of the residential area unless adequately landscaped or designed to be less obtrusive. Some examples of substation landscaping or design include surrounding the substation with tree-covered berms, attractive wood fencing, or the use of low-profile facility designs.

Locating a substation in a rural area that is primarily agricultural could result in the loss of productive farmland. Utilities may purchase more land than is needed for the substation footprint. In these situations, once the substation and required infrastructures, like storm water ponds or access roads are constructed, the surrounding acreage is usually leased to a farm operator and returned to agricultural use.

New substation sites within existing wooded areas will result in the loss of trees and woodland habitat for birds and other wildlife. Substations constructed in grasslands may impact high quality bird habitat. Depending on the size and purpose of the substation, the area affected could vary from less than one acre to up to 10 acres.

Noise and Lighting

The noise produced by an operating substation can be quite loud to adjacent property owners. A constant humming or buzzing noise may be audible several hundred feet from the substation fence. The sound may be especially noticeable during nighttime hours when ambient noise levels are lower. A barrier of mature trees or tall soil berms between the substation and nearby residences can be helpful in partially reducing noise impacts.

Light pollution may present a nuisance in residential areas or diminish enjoyment of the night time sky in rural areas. Substations may have lights that operate all night long to discourage vandalism and unauthorized individuals. Newer downward-focused security lighting can help to avoid or reduce light pollution.

Public Safety

The installation of equipment within substations must meet the requirements of the Wisconsin Electrical Code. There are also strict safety requirements for personnel assigned to work in substations. To maintain safe conditions for the general public, all substations are fenced and have gates that must be locked at all times. Appropriate signage must also be posted that shows the owner of the substation, the hazardous nature of the substation, and contact information.

Threatened, Endangered, or Rare Species

Construction and operation of a substation could have direct impacts on rare species or their habitat if the substation is sited in an area with high-quality habitat suitable for protected species.

Applicants are required to consult with the Wisconsin Department of Natural Resources (WDNR) to determine if protected species or high-quality habitat are present on the site. In some cases, field surveys may be necessary. When these resources might be present, the utility is required to avoid or reduce possible impacts. Methods to avoid or minimize impacts may include choosing an alternative site, scheduling construction so as to avoid active breeding seasons, or other methods. An “incidental take” permit may be needed.

As described above in the land use discussion, substation construction can also result in the direct loss of grassland or woodland habitat for other non-listed birds, mammals, reptiles and other wildlife.

Vegetation Management

Buried beneath the gravel in a substation yard is a grid of wires that functions as the grounding for the high voltage equipment. In order to ensure safety for utility employees and the public, it is important to prevent this ground grid from being compromised by vegetation growth. For this reason substation yards are regularly maintained by using a variety of herbicides.

Wetlands/Waterways

Because of the need for a stable, level ground surface, new substations are rarely constructed within wetlands. If no other suitable alternatives are available, the environmental permitting requirements for siting a substation in a wetland include minimizing the amount of fill placed in a wetland and the impact on wetlands/waterways adjacent to the construction site. They might also include creating, restoring, or preserving additional wetland acreage on other sites. If wetlands or waterways are present near an upland substation site, it is likely that construction of a storm water pond to retain runoff from the substation site would be required.

The Role of the Public Service Commission

The Public Service Commission of Wisconsin (PSCW) regulates Wisconsin's utilities. A three-member board (the Commission) is appointed by the governor to make decisions for the agency based on analyses and information gathered by a technical staff with a wide range of expertise.

The PSCW staff analyzes a substation application to determine the degree of need for the project, its potential social and natural resource impacts, and the accuracy of the applicant's cost estimates. The applications detail the location of the sites and the types of construction or modifications to existing substations being proposed. They typically contain a variety of diagrams showing the location and arrangement of the principal substation components including lines, switches, circuit breakers, and transformers. The size and complexity of the proposed project determines whether and what type of review process is conducted by the PSCW.

Because of the high cost of electrical equipment placed in substations, the Commission is required to review the applications for the construction of most substations, including distribution substations built by local electric service providers (Wis. Admin. Code § PSC 112.05(3)). Most proposed substation construction requires a Certificate of Authority (CA) from the Commission. A substation application that is proposed as part of a larger construction project such as a high-voltage transmission line or generation facility will require either a CA or a Certificate of Public Convenience and Necessity (CPCN) from the Commission, depending on the total size of the proposed project. A public hearing is not usually required for applications requiring a CA, but may be requested by interested parties or members of the public. CPCN project applications always require a public hearing in the project area.

The Commission is responsible for making the final decisions about the proposed substation construction. The Commission decides whether the substation will be built, where it will be located, and under what conditions. If there is a hearing, the Commission reviews all hearing testimony from PSCW staff, the applicant, WDNR staff (if permits are required), full parties, organizations, and members of the public. The three Commissioners meet regularly in open meetings to decide cases before them. The public can observe any open meeting. At these open meetings, the Commission approves, denies, or modifies the proposed project. The Commission has the authority to order environmental protections or mitigation measures as a condition of construction.

The Public Service Commission of Wisconsin is an independent state agency that oversees more than 1,100 Wisconsin public utilities that provide natural gas, electricity, heat, steam, water and telecommunication services.



Public Service Commission of Wisconsin

P.O. Box 7854
Madison, WI 53707-7854

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Toll free: 888-816-3831
Consumer affairs: 608-266-2001 / 800-225-7729
TTY: 608-267-1479 / 800-251-8345
Fax: 608-266-3957

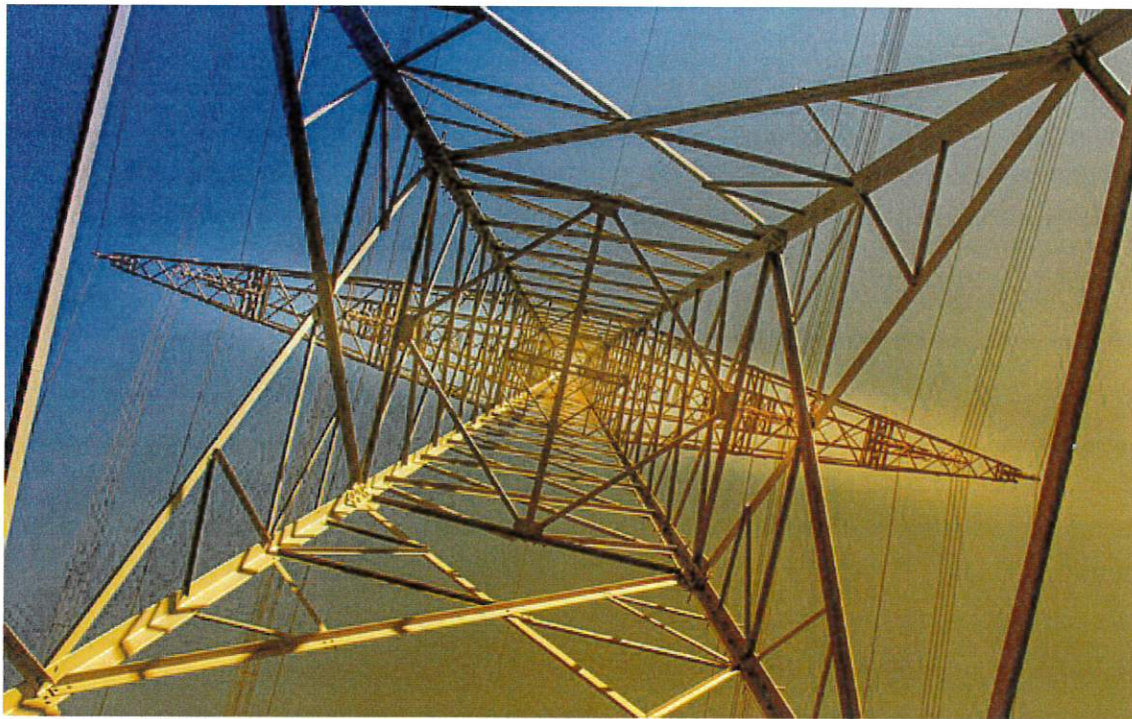
Website: psc.wi.gov

Electric16 (08/13)



SHOULD WE BE WORRIED ABOUT LIVING NEAR ELECTRICAL SUBSTATIONS AND PYLONS?

by emf | Oct 31, 2018 | Uncategorized | 0 comments



Do you live near an electricity distribution point, such as a final distribution substation or a pylon? Do you know what a final distribution substation or pylons are? If you've asked these questions, then you've come to the right place. We'll take a look at final distribution substations & pylons, and how they can possibly affect your health.

Quick Navigation

1. The Electrical Grid
2. What is a Pylon?
3. What is a Final Distribution Substation?
4. Dangers of Electrical Substation Near House & Living Near Pylons
5. Effects of Living Near Pylons & Substations



6. Electrical Substation Safety Distance
7. EMF Survey
8. Why Have an EMF Survey?

THE ELECTRICAL GRID

Before diving in further, we need to have a basic understanding of how the electric grid works. As you know, electricity is generated by various types of powerplants, which then move the electric power from the plant out to an electrical grid. The electrical grid is comprised of multiple layers to help electricity reach homes and businesses.

The grid is a quite complex system made up of pylons, electrical substations, transformers, and powerlines that all work to move electricity to where it's needed—including into your home.

Have you noticed power lines overhead when you're out and about? Or maybe you've seen pedestals or small buildings that have a hazard notice that shows something that looks like a lightening bolt, with the words "Hazardous." This is to alert the public and workers that powerlines are running underground or within that structure.

These pedestals, substations, pylons and the overhead power lines are all part of the grid that works to bring electricity to your home or business.

WHAT IS A PYLON?

Electric pylons are part of the grid. They're called "pylons" due to their shape and are usually a tower made of a steel lattice that works to support overhead powerlines. These towers are often considered a form of "visual pollution" and some people have concerns about the safety of these pylons when placed near to homes and businesses—or anywhere people stay for long periods of time.

WHAT IS A FINAL DISTRIBUTION SUBSTATION?

A final distribution substation works to change and/or even the power's current, so it matches your home's voltage. For instance, if the power coming from the grid to your home is too high (high voltage), it could cause a power surge and shut down electricity in your home.

The final distribution substation also works to keep the flow of electricity even and steady, so your home or business will maintain power 24/7.

Final distribution substations are generally the end of the line—just before the power reaches a home or business. They are comprised of transformers, control equipment for

switching and protection for the system to transfer power.

DANGERS OF ELECTRICAL SUBSTATION NEAR HOUSE & LIVING NEAR PYLONS

There is some concern that pylons and substations near homes (or businesses) can pose potential health problems for people nearby. The reason for this concern has to do with EMFs (electromagnetic fields), which are a form of radiation that's put off by powerlines and substations.

EMFs can travel through solid bricks, rocks, the human body, etc. Some EMFs naturally occur in the environment and we're exposed to these every day. However, EMFs emitted by pylons and substations can raise the risk of developing health problems when placed close to people and buildings. Health issues may include:

- Different types of cancer (or an increased risk of cancer)
- Frequent illnesses (with no determined cause)
- Adrenal fatigue
- Hormone imbalances
- Brain fog
- Insomnia
- Anxiety
- Depression

This is not an exhaustive list of potential health concerns, but it gives you an idea of the potential health risks posed by EMFs. Even so, it's important to understand that EMF exposure diminishes with distance. This means that the farther away you are from an EMF source, the lower your risk of being affected by this form of radiation.

EFFECTS OF LIVING NEAR PYLONS & SUBSTATIONS

There's some concern that **living near pylons can also cause health** problems. Again, the issue is EMFs. As we said earlier, the dangers of living near pylons lowers with distance. In other words, the farther the distance you are from pylons and substations, the lower the risk for potential health risks.

The electricity pylons health risks are similar to those of substations—please see the list of health issues in the previous section or [here](#).

ELECTRICAL SUBSTATION SAFETY DISTANCE

EMF protection UK—remember that exposure to EMF radiation decreases with distance—so the farther away you are, the safer you are in terms of health risks. In the UK, the safety

distance from substations varies due to installation, actual voltage and location of the underground cables.

[maxbutton id="1"]

EMF SURVEY

If you live in a home or own a business in an area with pylons or substations nearby, and are concerned about the possible health risks, then what can you do? You can hire a consulting company to do an **EMF survey** of your property.

A professional EMF consulting company will come to your home or business. They'll conduct a survey, searching for significant sources of EMFs both inside and outside. They may also look for stray currents, "dirty electricity" and more. They may test for low-frequency electric and magnetic fields, and also radio frequency radiation. Consultants will use specialized tools such as EMF monitors, meters and analyzers.

WHY HAVE AN EMF SURVEY?

If you have any concerns or worries about living near substations or pylons, you can have a survey done to ease your fear. With reliable information, you can take steps to keep your family safe.

If you're buying or selling property near substations or pylons, it's a good idea to have an **EMF survey** done. This way you'll be sure the property you're buying is safe and free of EMF health risks. Or you'll be aware of the issue and avoid buying the property.

We hope this article has helped you to understand the parts played by pylons and substations on the electrical grid. We've taken a look at some of the health risks involved when living or working near these structures and why it's a good idea to have an EMF survey of your property.

If you have any concerns about these issues, be sure to call a **professional company** that performs EMF surveys. You'll be informed of the facts and can then determine what steps to take to protect your family from EMF levels that may be too high.

TRACKBACKS/PINGBACKS

1. [What You Need to Know About Electromagnetic Fields - EMF Detection](#) - [...] may be concerned about EMF exposure if you live near a substation, a cell tower mast, etc. Or if...
2. [Affects of a substation or pylon near your house. - EMF Detection](#) - [...] have successfully won court cases because they're property has been devalued due to being near substations, pylons or cell...

HAVE ANY QUESTIONS?

EMF detection can be a confusing subject. Get in touch with one of our advisors for a friendly, no pressure conversation. We'll be happy to answer your queries!

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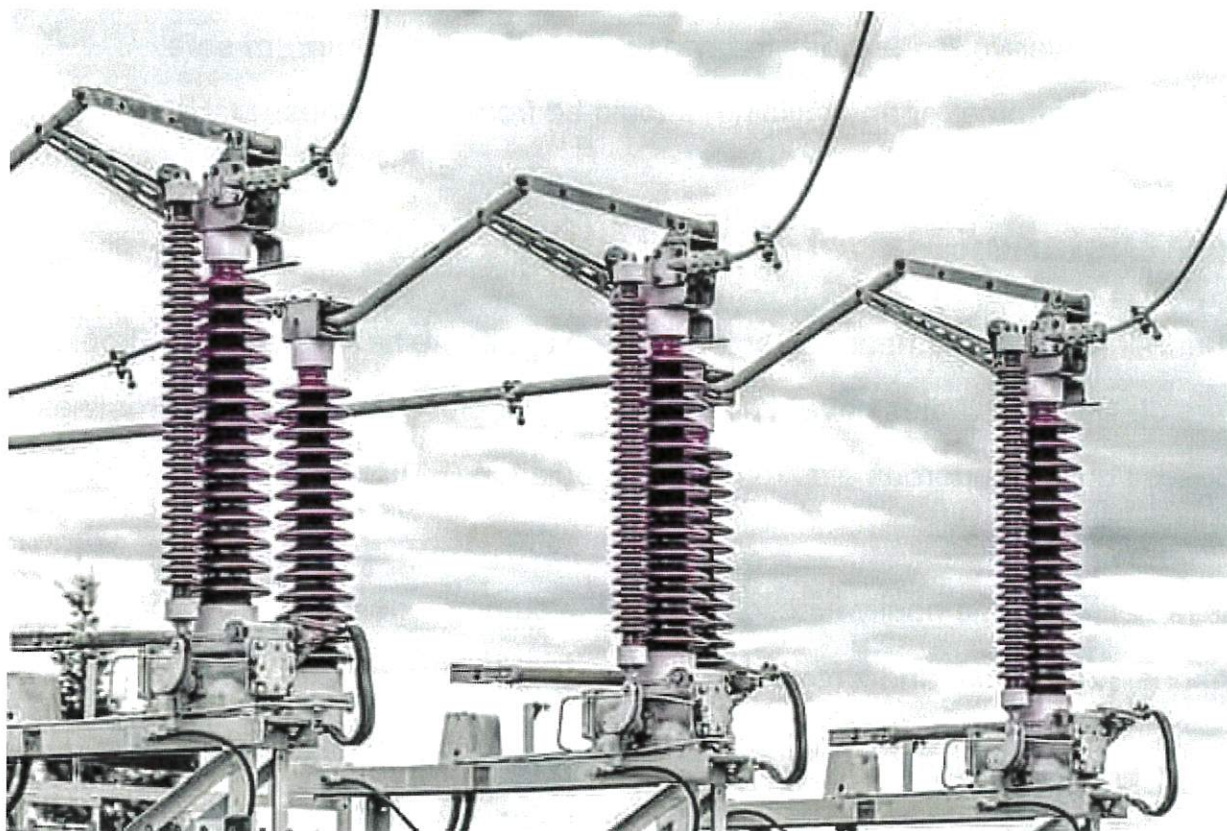


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Minimum Safe Distance from Power Lines

Jordan Mitchell • October 26, 2019



We ♥ honesty! Beat EMF may earn a commission through links on this page at no additional cost to you.



The location is convenient. The neighbors are great.

But your dream home is located near some high voltage power lines, and now you're wondering if that "dream" is more like a nightmare...

Should you move? Should you buy? Does it even really matter?

I hope to answer your questions today as we analyze the **minimum safe distance** your home (or any building) should be from power lines.

Why Distance Matters: Leukemia & Power Lines

If your home is located near power lines, there are [some health risks you should be aware of](#). Several studies have proven that living in close proximity to power lines exposes you to dangerous electromagnetic radiation (EMR).

This radiation affects bodily functions such as your immune system, sleeping cycles, hormonal production, and stress levels.

More than that, you become prone to various conditions like constant headaches, body fatigue, skin diseases, and increases anxiety.

In the worst cases, exposure can cause complex, life-threatening illnesses like breast cancer, blood disease, and even birth defects.



Apart from these, research has also found there may be a link to leukemia and being near power lines. This argument has long been debated, and the results have been varying ever since.

And to be honest, findings are still inconsistent.

(But don't confuse that with my personal belief...I'm 110% confident in the connection...but I'm here to present the facts, not just my opinion).

However, scientists can confirm that STAYING in close proximity to power lines (meaning not just the occasional visit nearby) can increase your risk of developing leukemia.

One of the most significant studies was conducted by Gerald Draper, the director of Oxford University's childhood cancer research group.

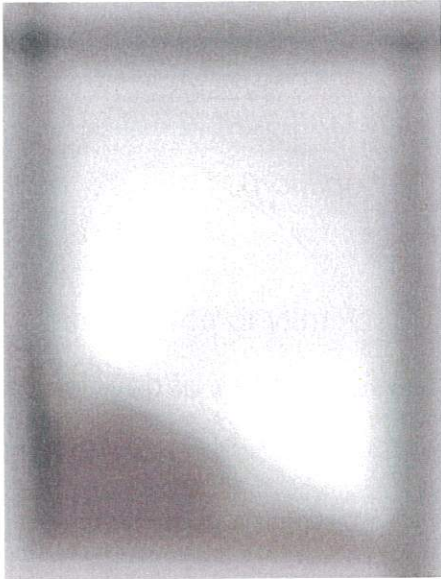
He led research on children whose homes were near power grids to see if the location had an effect on their health.

Findings revealed that the kids who lived 200 meters from power lines had a 69% higher risk of leukemia. On the other hand, those who were at least 600 meters away only had a 23% risk.

That's a roughly 10% drop per 100 meters...pretty significant if you ask me and indicates that distance DOES matter.

Because of this possibility, some scientists warn people to stay out of areas with power lines that emit strong EMFs.

So if it's too late to move to another location, then you might want [safe proof your home as a precaution.](#)



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Subscribe to the Beat EMF newsletter for tips on protecting yourself from EMF and gain INSTANT ACCESS TO MY FREE MINI-COURSE! In just 7 days, you can decrease EMF levels in your home by 75%!

I hate spam just as much as you do & I take your privacy very seriously! You can read my privacy policy [here](#).

First Name

Email

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The Problem with Government's Maximum Exposure Standards

The government is responsible for setting exposure standards to ensure citizens are safe from strong EMFs associated with power lines.

Most of the countries have set their standard for safe exposure at 1000 milligauss.

However, this regulation was put into effect before technological advancements occurred.

Modern technology has changed the way electromagnetic radiation acts, which means safety levels have changed.

The problem is the government has not updated the maximum safe exposure standards despite rising concerns about its effect on people's health.

In fact, despite the limit of 1000 milligauss, regulations have been very slack regarding companies who don't observe this standard.

For decades, the government has allowed regular power lines to be placed close to residential areas because they are following the results of outdated research, which doesn't consider recent links of power lines to newfound diseases.

Even though many people want the government to take the blame, the truth is they probably won't.

Admitting this mistake would not only reveal their carelessness, but a chain reaction of consequences would follow.

Lawsuits that would stem from such an admission would cripple the economy due to the number of uninhabitable houses it would result in.

Overhead Power Lines: Distance Guidelines

The difficulty with assessing your safety from power lines is that you can't determine the danger by just a look.

To [measure the electromagnetic radiation \(EMR\) that is affecting your home](#), you will need a gaussmeter. This device is used to test the strength of the magnetic field around your residential area.

But how do you know if your area needs EMR testing?

Simple, just refer to these guidelines to check if your home is:

- Attached with solar panels
- 500 feet away from a transformer box
- 500 feet away from an electrical substation
- Within a mile from power lines that are connected to high metal towers
- On the side of the street where power lines are located (both under and above ground)

Living Near Power Lines: Property Value

Health concerns are one thing to worry about, but it's not the only problem you may face.

Having your home in close proximity to power lines can cause complications related to your property value.

Knowing you're facing high risk, you might want to sell your house and move somewhere safer.

This is an option, of course, but it won't be so easy. That's because a property's value can lower by 30% if it's located near power lines.

The worst part is, this financial problem comes with a moral dilemma, too.

Apart from being forced to reduce the price of your house just so you can sell it, you also have to think about how you are putting someone else's family in a risky situation.

If your potential buyers are unaware of the dangers that come with power lines nearby, your situation becomes even more stressful.

Sure, you can get away with it because of the government's outdated exposure safety standards. But can you really live with the fact that you are passing the problem to someone else?

What About Transformers?

Transformers are electrical machines that are responsible for transferring electricity among circuits with different voltage levels while ensuring no change in frequency.

They also help boost efficiency and maintain the safety of power systems.

However, despite their function, they can actually pose as much danger as power lines.

Living near a transformer can also make you vulnerable to being exposed to high EMR levels.

The reason behind this is that wires from transformers carry out more electricity. More than that, transformers also tend to boost power, making the radiation stronger.

Being in close proximity to transformers, especially during long periods, can expose you to low-frequency magnetic fields.

When looking at a home that you plan to purchase, I would definitely take into account whether or not it's located near electrical transformers.

Frequently Asked Questions

What is a safe distance to live from power lines?

Power lines from big metal towers emit the highest voltage creating the strongest magnetic fields. The safe distance from these power lines would be at least 700 feet. If you are using a gaussmeter, make sure that the reading shows 0.5 milligauss or less.

Is living near high tension wires dangerous?

Yes. Residing near high tension wires exposes you to dangerous EMFs which can cause several health conditions especially after a long time.

Do large power lines give off radiation?

Yes. Power lines can give off artificial and strong electromagnetic radiation. This type of radiation is identified as low frequency and non-ionizing.

Side Note: I just want to quickly address the times we're living in. Many people are feeling hopeless, depressed, confused, isolated...just overwhelmed. Can you

relate? If you need a dose of hope right now, [please click here to read my personal note to you.](#)



Jordan Mitchell

Certified EMF Expert, Chief Editor & Researcher at *Beat EMF*. I'm in charge of testing all the products and sorting through the duds to deliver effective EMF solutions for your family. [Learn more about me here.](#)

EMF Education, Household Protection

- < How to Measure EMF from Power Lines
- > Bluetooth vs Wired Headphones: Radiation Comparison

13 thoughts on “Minimum Safe Distance from Power Lines”

Sheila Matin

July 27, 2020 at 7:41 pm

How far do you have to be from the high voltage power line your house to be safe. is 580 ft far enough with a 0.1 to 0.2 on the electronagnetic field meter. I am buying a house want to make sure no health issue being done to my body for buying a house.

[Reply](#)

Jordan Mitchell

July 28, 2020 at 9:42 pm

The distance is just a means of estimating exposure levels, so it's the actual measurements inside the home that are more important as they tell you what you're dealing with.

By 0.1 to 0.2, do you mean mG (milligauss, which measures the magnetic field level)?

[Reply](#)

Ruby

August 2, 2020 at 2:56 am

Hello – we are looking to buy a house that has everything we are looking for but there is a high voltage power tower right behind the house. The reading on the tower is 7-7 130-31. Do you know what does it mean? It's about 35 yard from the house. Can you tell me if it's safe to live there?

[Reply](#)

Jordan Mitchell

August 3, 2020 at 8:34 pm

Hi Ruby,

This is more in-depth than I go in public comments, and the kind of thing I reserve for my consults. I do offer a power line consult if you're interested. You can learn more here – <https://beatemf.com/emf-consultant/>

[Reply](#)

Dean

August 2, 2020 at 6:57 pm

Engie has installed a tall metal pole with 6 power lines less than 200 ft from my home. When the Wind Turbines are all complete this Transmission line will be used to transport electricity. I'm hoping the EMF's won't be high.

[Reply](#)

David

September 3, 2020 at 6:55 pm

Hi Jordan I was wondering if you could help me out. My sister has a beautiful home they have fixed up over the years in the Texas hill country. Now they

are trying to put in the very big high voltage power lines right on her property line. Is there anyway this could be stopped, or who she could contact in order to somehow get them moved to another locations? I know it's a long shot but any help would be greatly appreciated!

[Reply](#)

Jordan Mitchell

September 9, 2020 at 6:46 pm

Hi David,

That's a tough one. I think your best bet would be to look on Facebook for any EMF advocacy groups in Texas and reach out to them for resources. You could also start a petition, get signatures from members in your community, and submit it to the local power association.

[Reply](#)

Shelly

September 24, 2020 at 1:01 am

Hi Jordan,

Thank you for sharing this valuable information!

Id like to clarify the voltage of the power line you're referring to with the 700ft suggested safe distance please? The property I am considering moving to has a 110kv power line near by.

Many thanks!

[Reply](#)

Jordan Mitchell

September 25, 2020 at 9:20 pm

Hi Shelly,

That's a fairly high voltage line, and that 700 ft is just a (very) general rule of thumb for a medium voltage line. I highly recommend getting [a meter](#) that can measure both electric and magnetic fields, then go to the house and measure.

[Reply](#)

M

May 24, 2021 at 10:41 am

We are moving into a townhome for one year to save for our dream home. It's \$500 cheaper rent than what we're paying now, so that it's super helpful. Annoyingly, it has one of those green pad mounted transformers in the back yard area. It's not a big one thankfully. I would say it's maybe (maybe more) 35 feet away from our son's bedroom that is on the 2nd floor. Is that okay? I have pictures of that which would help too. We move in this week. It's the one thing holding me back. But we don't have another choice

[Reply](#)

Jordan Mitchell

June 4, 2021 at 4:37 pm

The only way to know your exposure is to measure with a meter. I recommend the [Trifield TF2](#). If the transformer is fully encased in a metal box (and most are), it's probably not that big of an issue as that metal box is "containing" the magnetic fields.

[Reply](#)

Anna

May 16, 2022 at 9:01 am

Hey,

Thank you so much for your valuable advance. My question is if there are 3 overhead power lines measuring 115 , 220 and again 115. Do i count this as being 440 power line? And is living 550 meters away from this considered safe? Because very usually those big overhead lines have 2 towers going along each other. And if it says it's 500 that means there are 2 towers at 500 so I would count it as 1000? Thank you for your clarification

[Reply](#)

Jordan Mitchell

May 20, 2022 at 4:15 pm

550 meters away is generally a safe distance regardless if there are two towers but always measure to be sure. When you say 115, 220, 115 – what unit of measurement are you using?

[Reply](#)

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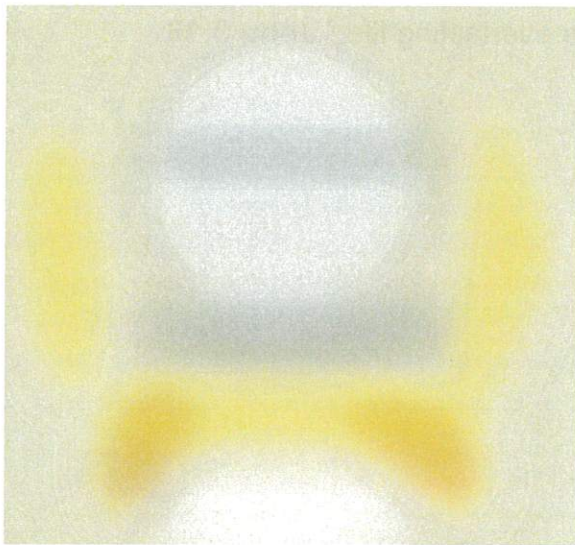
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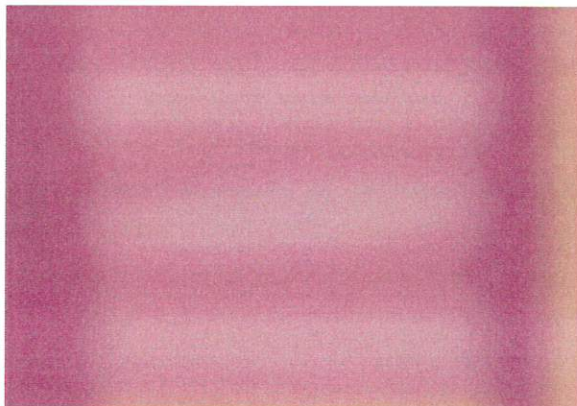


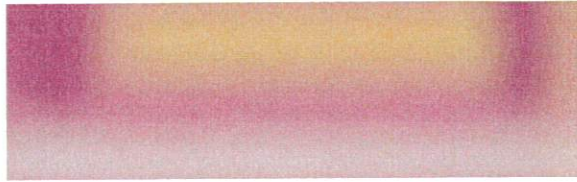
My name is Jordan. I'm a Certified EMF Consultant who specializes in personal shielding and low-EMF homes.

There's a lot of fraud in the EMF protection arena. This site is where I test to separate fake from effective!



The Shielding Supplier I Trust:





“For God so loved the world, that he gave his only begotten Son, that whosoever believeth in him should not perish, but have everlasting life.” **John 3:16**

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