

**MINUTES OF THE REGULAR MEETING (ELECTRONIC) OF THE WEST JORDAN
PLANNING AND ZONING COMMISSION HELD REMOTELY ON APRIL 6, 2021**

PRESENT: Trish Hatch, Jay Thomas, Corbin England, Ammon Allen, Pamela Bloom, Kent Shelton, Matt Quinney

STAFF: Larry Gardner, Lisa Elgin, Greg Davenport, Todd Johnson, Duncan Murray, Julie Davis, Brian Clegg

OTHERS: Geoff Fishel, Ted Kearn, Mayor Burton, Tammy, Quin Denning, Bryson Pulver, Gary Montanez, phone ending in 1557, Julie and Jeff Hacking, Ken Ivory, Carol Peacock, bb, Christie Hardey, Iruoti, Zach Jacob, Jim Holbrook

Trish Hatch read the statement regarding Utah Code 52-4-207(4).

The briefing meeting was called to order by Trish Hatch. The agenda was reviewed and clarifying questions were answered. A number of emails and/or phone calls were received ahead of the meeting and will be acknowledged in the meeting. The conditional use process and State Law regarding conditional uses were reviewed. A review of Utah Constitution regarding property damage by a municipality was also explained.

The regular meeting was called to order at 6:01 p.m.

Trish Hatch read the statement regarding Utah Code 52-4-207(4).

1. Consent Items
Approve Minutes from March 16, 2021

MOTION: Ammon Allen moved to approve the minutes from March 16, 2021 as contained in the packet. The motion was seconded by Jay Thomas and passed 7-0 in favor.

2. Suds & Soda; 2514 West 7800 South; Preliminary and Final Site Plan and Conditional Use Permit for Restaurant, Fast Food; C-G Zone; Suds & Soda Carwash/Bryson Pulver (applicant) [#22095, 22968; parcel 21-28-455-014, 044]

The applicant was having difficulty connecting for a presentation.

Lisa Elgin integrated some of the questions from neighbors as she presented the application. A six-foot masonry wall will be installed on the east and north and property lines, ending at the tunnel wall. It will have a 3-foot retaining wall underneath the masonry wall next to residential uses. She explained the traffic pattern for accessing the carwash and soda shack. Hours are listed as Monday through Saturday from 7 a.m. to 10 p.m. and Sunday from 9 a.m. to 6 p.m., which fall in line with the Salt Lake County noise ordinance. No mechanical equipment will be allowed to run at night, such as compressors. New elevations were shown that show trash enclosure and vacuum building materials. The top of the tunnel is 16 feet high, but the front of the building facing 7800 South is 26'5". The yellow lettering on the elevations are LED lights under the eaves and canopies. A rendering of the masonry wall was shown,

and it is required that the wall will be stained on both the commercial and residential sides. The landscape plan shows a 20-foot buffer on the north and east sides. The detention pond is within the east buffer. The trash enclosure encroaches into the landscape buffer, but the zoning administrator has approved the location because it is less than 2% of the landscape area. Elevations shown to the Design Review Committee had two or three windows on the west building wall, but the Committee asked for added windows as a suggestion in order to meet the intent of the code that there be projections or recesses for every 50 feet of wall plane. That wall is approximately 154 feet long. New elevations show the added windows. The Planning Commission can make changes or have the applicant just comply with the code.

Staff recommended that the Planning Commission approve the conditional use permit and preliminary and final site plan for Suds & Soda located at 2514 West 7800 South with the conditions of approval listed below.

Conditional Use Permit

1. The hours of operation will be 7:00 a.m. to 10:00 p.m. on Monday through Saturday and from 9:00 a.m. to 6:00 p.m. on Sunday only. No mechanical equipment will be run outside the normal operating hours.
2. The applicant shall prepare an operating plan to address traffic mitigation if the stacking line for the soda shack exceeds capacity during grand opening time or for special events or offers which will attract an above average number of customers.

Site Plan

1. All redlined comments made by staff shall be addressed to its satisfaction before pre-construction meeting is to be scheduled.
2. The six-foot masonry wall shall be the same type and color on both the commercial side and the residential side.
3. A UDOT encroachment permit shall be obtained prior to any work in the 7800 South right-of-way.

Kent Shelton asked if the windows are functional or decorative.

Lisa Elgin said they are decorative.

Matt Quinney wondered if there could be something additional, so it doesn't look like the bare minimum.

Ken Ivory, representing the applicant, understood that building wall will be covered by a fence, so it won't be as visible from the road.

Lisa Elgin pointed out that on every site plan that has been submitted, the fence stops at the tunnel entrance. The property to the west is Affordable Landscaping, which has the same property owner.

Pamela Bloom said she is part of the Design Review Committee and is okay with the new elevations compared to the initial submittal.

Ammon Allen was concerned with the site lighting on such a deep lot from a nighttime safety standpoint. He asked how it will be illuminated for safety while staying dim for the neighbors. He was particularly concerned with the vacuum area.

Ken Ivory said that LED lights can be dialed to whatever is needed.

Lisa Elgin said all of the buildings have LED lights.

Quin Denning said there are two overhead lights in the center of the property one at the north and one at the south end of the vacuum stalls, which are shown on the photometric plan. The two poles will be adequate to light that area.

Ammon Allen felt better about the lighting situation, but he asked if the condition of approval would prohibit equipment maintenance outside of business hours. He asked if stacking for the snack shack was adequate.

Lisa Elgin said they cannot run the equipment outside of the County noise ordinance hours, which coincides with business hours. Stacking for the snack shack is six spaces, which have been provided. They have to write a traffic management plan for special events and such to mitigate the traffic if the soda shop becomes popular.

Ammon Allen asked for clarification on the final site elevation in relation to the neighbors to the north and east.

Lisa Elgin said the site is three feet higher, so there is a 3-foot tall retaining wall and 6-foot tall masonry wall on top of that.

Larry Gardner clarified that in the C-G zone there is a zero side yard setback when adjacent to another commercial zone. The maximum height of a light pole is 15 feet because it is near the residential area.

Trish Hatch opened the public hearing.

Gary Montanez, West Jordan resident, said he lives just to the east of the project. His major concern is that Affordable Lawn Care has never followed any of the City rules before, so the question is if he will follow the rules for this project. He listed the violations dealing with noise, vehicles, paving, dumping dirt without permits, etc. He said that most carwashes close at 8 or 9 at night. The dumpster that is located next to his bedroom window will be emptied at 2 - 3 a.m. He said that the wall should be installed prior to any construction to mitigate noise and protect their properties from construction activities. He also pointed out a sliver of property between his home and the subject parcel that belongs to Salt Lake County, which is not shown on the plat.

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

There was a brief discussion about operating hours. Ten o'clock p.m. seems to be later than most. There is nothing in the code that would keep them from having later hours other than the noise ordinance unless a condition regarding hours of operation is imposed as part of the conditional use permit to mitigate any detrimental impact.

Lisa Elgin said that installation of the wall prior to construction could be a condition of approval. She explained that the 3-foot remainder parcel between the properties is owned by Salt Lake County, which is not willing to sell. Similar situations exist throughout the city.

Larry Gardner said those types of parcels are generally surveyors' gaps. When big field surveys were laid out years ago gaps were created because there is a curve to the land. Generally, there is no ownership. Salt Lake County has retained ownership of this parcel, so it may have been part of an easement or right-of-way from years ago. However, that parcel shouldn't impact this development if the applicant is staying on their own property.

Trish Hatch was concerned with how that area would be maintained.

Jay Thomas said he would like to see a stronger plan on how to alleviate traffic backing onto 7800 South.

The Dutch Bros management plan was discussed. They hired extra employees to direct cars to eliminate large gaps. Some commissioners didn't think there would be the same issues with this business outside of special promotions because it isn't a first location in the state for a national brand. Others expressed concerns with stacking for the soda shack based on experience at other soda businesses that have up to 14 cars at a time.

There was a discussion about any other possible locations for the dumpster. It can't be next to the road according to code. Trash pickup during business hours only was suggested.

The wall/retaining wall was discussed. Points raised included maintenance on the residential side and the possibility of moving the wall into the property three feet for maintenance access. The property owner will maintain their own side of the fence. There shouldn't be a problem accessing the retaining wall for repairs. It is a typical practice to put the wall on the property line.

Quin Denning said the requested hours of operation will give them leeway for the carwash to be open as long as there is sunlight. They intend for the soda shack to be open during those hours and there are lights provided. Wall height, vacuum enclosures, and added trees and vegetation will help to mitigate noise and light impacts.

Ken Ivory said it is a deep lot and extra carwash lanes can be used for the soda shack overflow. Dutch Bros is open until 11 pm. He pointed out that the noisiest elements of the operation have been placed near 7800 South and/or enclosed in a building. He felt that staff had already provided for reasonable mitigation.

Kent Shelton asked how a condition on the hours for dumpster pickup would affect the ability of car stacking. He is concerned about the neighbors being disturbed, but he was also concerned with the safety of those in the stacking queue.

Quin Denning said it would be difficult for a big truck to pick up and turn around if cars are in the stacking lanes, because it takes all three lanes. Stopping carwash traffic could pose a hazard. However, they would do their best to work around that if it were a condition. He offered to add more trees in that

area to buffer and deaden the noise. Trash pickup could come earlier in the winter. He said that fence panels can be lifted out if the retaining wall ever needs maintenance.

Recommendations from the Commissioners were that mature evergreen style trees are added in the corner to produce a sound buffer. Also, that the wall be installed prior to construction.

Quin Denning said they want to get the site built up and the retaining wall installed immediately after the permit is issued, which will protect everyone.

Trish Hatch said she hopes they are successful, which may bring some traffic issues, especially during their opening. She wanted to make the applicant aware of the need to have adequate staff on hand to handle the cars and to have a traffic plan in place as it states in the conditions.

Quin Denning said there is a correction to the staff presentation. The west wall goes the whole length of the property and does not stop at the building.

There was a discussion by the Commission regarding that statement and if the additional windows were necessary on the west wall since they would be covered. The Commission had made an adjustment for a project in a similar situation. It was pointed out that the Design Review Committee was of the understanding that the wall stopped at the building when they made the condition for added windows.

MOTION: Trish Hatch moved to approve the Preliminary and Final Site Plan for Suds & Soda located at 2514 West 7800 South in the C-G (General Commercial) Zone District subject to the conditions of approval 1 through 3 listed in the staff report, adding:

4. Install additional evergreen trees in the 20-foot buffer near the trash dumpster.
5. The retaining and masonry wall be installed before construction.
6. Remove the condition to add extra windows to the west elevation [because the masonry wall extends the entire length on the west property line].

The motion was seconded by Matt Quinney.

Ammon Allen was still in favor of requiring the dumpster to be emptied only during business hours.

Matt Quinney was opposed to the recommended amendment because it would be unsafe for customers and unfair if it interferes with business operations. He felt that once things get going this carwash will follow the model of others regarding operating hours.

VOTE: The motion passed 5-2 in favor with Jay Thomas and Ammon Allen casting the negative votes

MOTION: Trish Hatch moved to approve the Conditional Use Permit for Suds & Soda located at 2514 West 7800 South in the C-G (General Commercial) Zone District subject to the conditions of approval 1 and 2 listed in the staff report. The motion was seconded by Matt Quinney and passed 5-2 in favor with Ammon Allen and Jay Thomas casting the negative votes.

3. West Jordan Water Communications Tower – Sycamores; approximately 7049 West 7800 South; Conditional Use Permit for 100-foot Communications Pole; P-C Zone; City of West Jordan Public Works/Greg Davenport (applicant) [#23631; parcel 20-34-101-008]

Greg Davenport, West Jordan Utility Manager, described the proposed Advanced Metering Infrastructure Tower, which is 100 feet tall with a 7-inch radius at the base getting smaller at the top. He showed a photo of the tower at a site at New Bingham Highway taken from the residential neighborhood 700 feet away. They are licensed with the FCC and are similar to a police or fire scanner. Water meter data is collected and reported back to the city. This network is safe, secure, and more efficient. In the future this will allow customers to monitor online their water usage and to set alerts for things such as large spikes or leaks. Other poles are located at Veteran's Park within 450 feet of residential and at 6701 West New Bingham Highway 800 feet from residential. He explained that other sites were considered prior to this. The FCC would not license the facility for property at SR-111 and 7800 South or any other location on the 7800 South corridor east of SR-111. Sycamore Ridge Park met all of the conditions for electricity, cell service, and FCC approval, but the residents were opposed. The Zone 6 water tank site does not have electricity or cell service. A property to the south was suggested, but there is not any city-owned property and there would be the same concerns from the residential area. Another site that was suggested and chosen is the proposed site which is 700 feet from the nearest residence. It is within the open space land and next to future residential land on the north that will run from 7800 South to the mountain and north toward West Valley City. This pole may be the first development across the open space, but it will not be the only development. The submittal meets all conditional use permit requirements, and it will be a beneficial use for many residents for years to come. He clarified that the pole is 14 inches in diameter at the base getting smaller toward the top, which is similar in size to a light pole. The antenna on top is only two inches in diameter.

Staff recommended that the Planning Commission approve the Conditional Use Permit for the West Jordan Water Communications Tower – Sycamores, located at 7049 West 7800 South in a PC zone, with the Conditions of Approval listed below.

1. The communications tower shall be consistent with the submitted application, letter of intent and site plan.
2. The communications tower shall be solely owned and operated by the West Jordan City. Telecommunication antenna or equipment collocations that are not for the sole purposes of West Jordan City shall not be permitted.
3. The total height of the communications tower shall not exceed 125 feet.
4. The communications tower shall comply with all Federal Communications Commission and Federal Aviation Administration requirements.
5. A Building Permit for the tower construction shall be obtained, as required by the West Jordan Building & Safety Department.
6. The Conditional Use Permit shall be valid for a period no longer than 12 months, unless a Building Permit is issued and construction is begun within that period and is thereafter diligently pursued to completion, unless a longer time is requested and granted by the Planning Commission.

Matt Quinney felt that this would be a great service to the city.

Pamela Bloom drove to the area to understand the concerns and she appreciated that it had been moved 700 feet and that it is a pole that won't be intrusive and will not affect property values. This is a huge benefit for those who will be able to use the services.

Kent Shelton had concerns for the future residents north of the pole with regards to safety if it could fall due to an earthquake or some other natural disaster.

Greg Davenport said it would not be close enough that it would fall on a home. A buffer of landscaping and 106 feet of right-of-way for 7800 South is provided.

Brian Clegg said geotechnical studies will be completed before installation and the pole and footings are engineered to address those concerns.

Trish Hatch echoed the comments from Commissioner Bloom that it will be a benefit to the community.

Trish Hatch opened the public hearing.

Christie Hardey, West Jordan resident, disagreed that this will not affect property values. There is also a proposed hut that is in the natural trail corridor, the fencing will not be attractive, and it will take away from her view. She was disappointed that the residents are not being heard. This is a luxury item and not a necessity. The residents in the area are not happy about it at all.

Trish Hatch noted that emailed and phoned comments were received from Stacy Haight, Heidi Allred, Michael Mildenhall, John Carruthers, Sarah Bagley, Mike Ulibarri, Jonathan Jex, and Heather Bowles that will be added to the record.

Julie Hacking, West Jordan resident, had the same comments and concerns as Ms. Hardey, and she added her concerns of the impact on wildlife in the area and with bird migration patterns.

Greg Davenport said the transmitters are similar to those used by police and fire scanners and they do not emit harmful frequencies to either humans or animals. As far as nesting places, there are plenty of other utility poles that are more advantageous than a narrow pole like this. He was not aware of any danger to animals or to nesting birds. He said there will be a small utility shed at the base of the pole that is similar to the other locations. They would accept any condition to make it attractive.

Brian Clegg said the shed is about 6 feet by 8 feet in size, but they could also put the equipment in a strong box, or they could look at different options.

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

Greg Davenport showed a photo of the shed at the New Bingham site.

Larry Gardner asked if a box similar to what is found at the base of a cell tower could be used instead of a shed.

Greg Davenport said yes. Brian Clegg said that they will work with the vendor for an alternative to a shed, which might also allow for more security. At this time the plan is to have vinyl-coated chain link fencing around the tower, probably about 20' x 20' in size.

Corbin England said some of the comments had been that this is what the planning commissioners want, but they are simply following state statutes and city codes. This is a conditional use permit on city-owned property, and the planning commission does not have discretion. This will more than likely be approved based on the application meeting the applicable codes and statutes. If it were something that the commission was in favor of, but it did not meet the statutes, then they would decline it. The decision is not based on their wants and wishes or personal feelings.

Trish Hatch read the statute that said they cannot prohibit a landowner from developing the land if it meets the standards and conditions.

Duncan Murray said in most forums the public is used to hearings where there is discretion. But this is more administrative in nature. If the checklist of items is met, then it has to be approved. With a conditional use permit, state law says if the reasonably anticipated detrimental effects of a proposed conditional use permit cannot be substantially mitigated then, and only then, can it be denied. If the conditions can reasonably mitigate the potential problems, then the planning commission can impose those conditions and approve it. He said in the 30 years that he has been an attorney, he has never seen a single instance where conditions could not be imposed. In this instance it does appear that the city in its role as the applicant has voluntarily agreed to conditions above and beyond what the planning commission would have imposed by moving the pole hundreds of feet, etc. If there was testimony tonight that proved it was impossible to create conditions, then that evidence probably would have come up. The comments are important and relevant to the residents in the area, but they are not relevant to what the planning commission can consider. The planning commission is just applying the rules, and the Public Works department agreed to the conditions that will reasonably mitigate any concerns.

Trish Hatch recognized the sentiment that was in the email concerning land values, but the pole is two football field lengths away from the neighborhood. She felt that as the area is developed and as more homes are built then more poles like this or of some other nature are needed. We need to accept that it is the future and this change is going to happen even as much as we may not like it.

Brian Clegg clarified that he originally thought that more tower would be needed, but the vendor and site surveys indicate that only four towers total will be needed to cover the entire city for the meter reading system.

Ammon Allen recommended that the conditions of approval reflect that there will be a shed or box as part of the site plan approval since one wasn't indicated.

MOTION: Matt Quinney moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to approve the Conditional Use Permit for the West Jordan Water Communications Pole – Sycamores, located at approximately 7049 West 7800 South, with the conditions of approval 1 through 6 as listed in the staff report, adding:

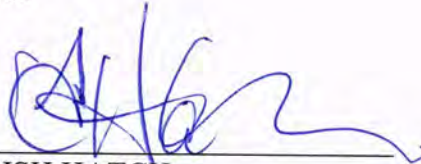
7. The electrical components to be housed in the lower box-type facility [instead of a shed].

The motion was seconded by Pamela Bloom and passed 7-0 in favor.

The next meeting will be in person and electronically.

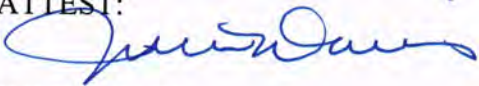
MOTION: Matt Quinney moved to adjourn.

The meeting adjourned at 7:39 p.m.



TRISH HATCH
Chair

ATTEST:



JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 20 day of april, 2021



Julie Davis

From: Mike Ulibarri <mulibarri@me.com>
Sent: Tuesday, April 6, 2021 3:48 PM
To: Julie Davis
Subject: Sycamores tower

Hi Julie,

I received your contact info from our neighborhood FB page.

I am a longtime resident of West Jordan and worked in the community and county as a firefighter.

When deciding for a location to build our dream home the west end of the Sycamores stole our hearts! Quiet area close to the mountains with a master plan of open space and nothing to block our view or take away from the value and lifestyle of the neighborhood.

I understand the need to place the tower for the purpose of reading the meters what I don't understand is why this program was implemented without regard for the ability to use the system without further expense of our tax dollars and the guarantee of property value loss?

If a program cannot be implemented without further cost and expense at the loss to residence then why are we even considering moving forward with this tower?

I am open to any information and education on the project I could receive and always open to a call from the planning commission or city council rep for insight.

Thank you,

Mike Ulibarri
801-381-6376

Sent from my iPhone

April 5, 2021

Comment via phone call from Heather Bowles resident at 7292 W New Sycamore Drive

She is opposed to the water communications tower. A lot of people use that open area as hiking trails. This is a beautiful area and the tower will ruin the view, disrupt the green area, interfere with wildlife, look weird, and ruin the residential feel of the area.

Julie Davis

From: Michael Mildenhall <mikemildenhall@gmail.com>
Sent: Monday, April 5, 2021 10:58 AM
To: Julie Davis; Zach Jacob
Subject: Public comment regarding 100 foot water communication tower

West Jordan Planning Commissioners,

My name is Michael Mildenhall and I am a resident of West Jordan and I live in The Sycamores neighborhood. Like other residents in the Sycamores Neighborhood, I received the public notice regarding the 100-ft water communications tower which is being proposed in the area. While the new proposed location is better than the initial proposed location (the middle of a city park in the middle of our neighborhood), the new location is still non-sensical—it is too close to residential homes.

I respectfully ask that this location not be approved for the following reasons:

- This 100 foot tower will be located on a hill across from a city park and in an open space area. It will be an eye sore and disrupt the view and open space area.
- Home owners will lose property value with a 100 foot tower in close proximity as demonstrated by research, which I understand has been given to Mayor Burton. I assume the City's attorneys have researched whether the loss of home values in a situation like this constitutes a "taking". Perhaps diminution of value alone is not enough to establish a taking in this situation. Nonetheless, even if it does not constitute a taking, its bad policy and government for the city to proceed when it knows diminution of value will occur. Put yourself in our shoes.
- This tower is not a necessity. Mayor Burton and representatives from the water department told residents at a previous neighborhood meeting these towers are not a necessity, but a luxury to add convenience for the water department. Mere government convenience does not outweigh legitimate and important concerns of its citizens.
- There are other adequate locations. The Sycamores Neighborhood was established in 2004-2005 and many citizens moved here, in part, due to the open space and the views. Installing a 100 foot tower after the fact is akin to "bringing a nuisance" to the neighborhood and is not fair to the residents who have been in the area for 15 plus years and rightfully anticipated the views and overall ambience would remain generally the same. Again, as residents, we did not "come to the nuisance"—we were here before the tower. If other adequate locations exist, why is the city not considering those locations?
- The city is asking residents of the Sycamores neighborhood to absorb a cost (home values, losing open space, and having an eyesore) that they are not asking anyone else in the city to absorb. None of the other towers are on a hill or so close to a neighborhood. The city should be willing to absorb all of the cost in moving it to a further away location (near the most west water tank) to make sure all of the residents in the city are happy.

Please do not change the zoning and allow the tower to be located in the proposed location. Thank you for your attention to this matter.

Julie Davis

From: Stacy Haight <stacyhaight@gmail.com>
Sent: Monday, April 5, 2021 9:50 AM
To: Julie Davis
Cc: Robert Haight; Zach Jacob
Subject: Public comment regarding 100 foot water communication tower

Follow Up Flag: Follow up
Flag Status: Flagged

West Jordan Planning Commissioners,

My name is Stacy Haight. I am a resident of West Jordan and I live in The Sycamores neighborhood.

I'm asking for the 100-ft tower to not be approved for this location.

When talking with Mayor Burton and the water department at a previous neighborhood meeting they told us that these towers aren't necessity. They don't have to have these towers to read the meters. It is a luxury project the city decided to do, to add convenience for the water department and residents.

We asked them at that neighborhood meeting, and I am asking again now, please do not put the tower right by our residential homes. It will reside across from an park and in our open space park.

It would be up on a hill, and also 100 feet in the air, so it will break up the skyline view. It will be a terrible eye sore on our beautiful views and open space.

A prominent West Jordan realtor in our neighborhood showed the mayor research that told him our homes would lose value with a 100 foot tower so close in proximity.

Our neighborhood offered other suggestions of where the tower could be located. They didn't dismiss those locations, they just didn't like them because they would cost more money. They admitted they are looking for the easiest, cost effective place and that we should be grateful it's not in the actual park, which was the original location.

In putting the 100-ft tower so close to our homes they are asking us to absorb a cost (home values, losing open space, and having an eyesore) that they are not asking anyone else in the city to absorb. None of them other towers are on a hill or so close to a neighborhood.

I suggest that if the city is willing to do a project that didn't have to be done, they should be willing to absorb all of the cost in moving it to a further away location (near the most west water tank) to make sure all of the residents in the city are happy.

The city council has repeatedly shown this neighborhood that they don't really care about us. They took away part of our open space a few years ago (against the planning commissions recommendation) and now they are wanting to dump a 100 foot tower again in our open space. Every time I look out my window to the park I will see behind it that 100 foot tower if it's allowed to go there.

Please do not change the zoning and allow this tower to go here.

Thank you for your consideration.

Julie Davis

From: Heidi Allred <h_allred@yahoo.com>
Sent: Monday, April 5, 2021 10:27 AM
To: Julie Davis
Subject: RE: 100 foot tower in West Jordan

Dear West Jordan City Planning Commissioners,

My name is Heidi Allred. I live in West Jordan in the Sycamores neighborhood. We have been dealing with the issue of this 100 foot water meter reading tower for a while now. First they wanted to put it in our actual park, now they keep proposing to put it in the open space behind our park, and we don't want it anywhere near here. There are other options according to the mayor who came to our neighborhood meeting to discuss the issue. I'm sure you are looking for the cheapest place to put it, but putting it so close to our neighborhood in the open space will significantly decrease our property values and our beautiful views, which is a big reason why most of us live here in the Sycamores.

I am asking that you please move the proposed sight somewhere away from neighborhoods where we won't have this 100 foot tall eyesore to look at every day. It also would be terrible to have you put it up here when you know it will decrease our property values. If this were proposed for your back yard, or really close to your homes, would you be willing to allow it? This site needs to be taken off the possible list of places to put this tower. Find a new spot. There are other choices and from what we've been told, it's not totally necessary anyway.

Thanks so much for your time.

Heidi Allred

Comment received by phone call on 4-5-21

Jonathan Jex

7456 W Tilbury Lane

He objects to the 100-foot communications tower because it will be an eye sore and will devalue his property.

Julie Davis

From: Sarah Bagley <sarah2bagley@gmail.com>
Sent: Monday, April 5, 2021 1:21 PM
To: Julie Davis
Subject: WJ Sycamores neighborhood tower proposal

Julie Davis would you mind forwarding this email to the planning commissioners?

To whom it may concern (or who ever will actually listen this time)

I can not attend the meeting and so am emailing my opinion.

I find myself AGAIN having to fight to keep a tower from being built in our neighborhood. To have already done so, only to find it ignored, and have to repeat myself, makes my blood boil. As a mom, I feel very much like I'm STILL speaking to a group of toddlers, having to repeat "No" over and over. Suggesting a "new spot" that is basically a hop skip and a jump from the previously proposed area doesn't change the effects, we as a neighborhood will have from this tower being built in our area. Move it or loose it.....pretty please...thanks.

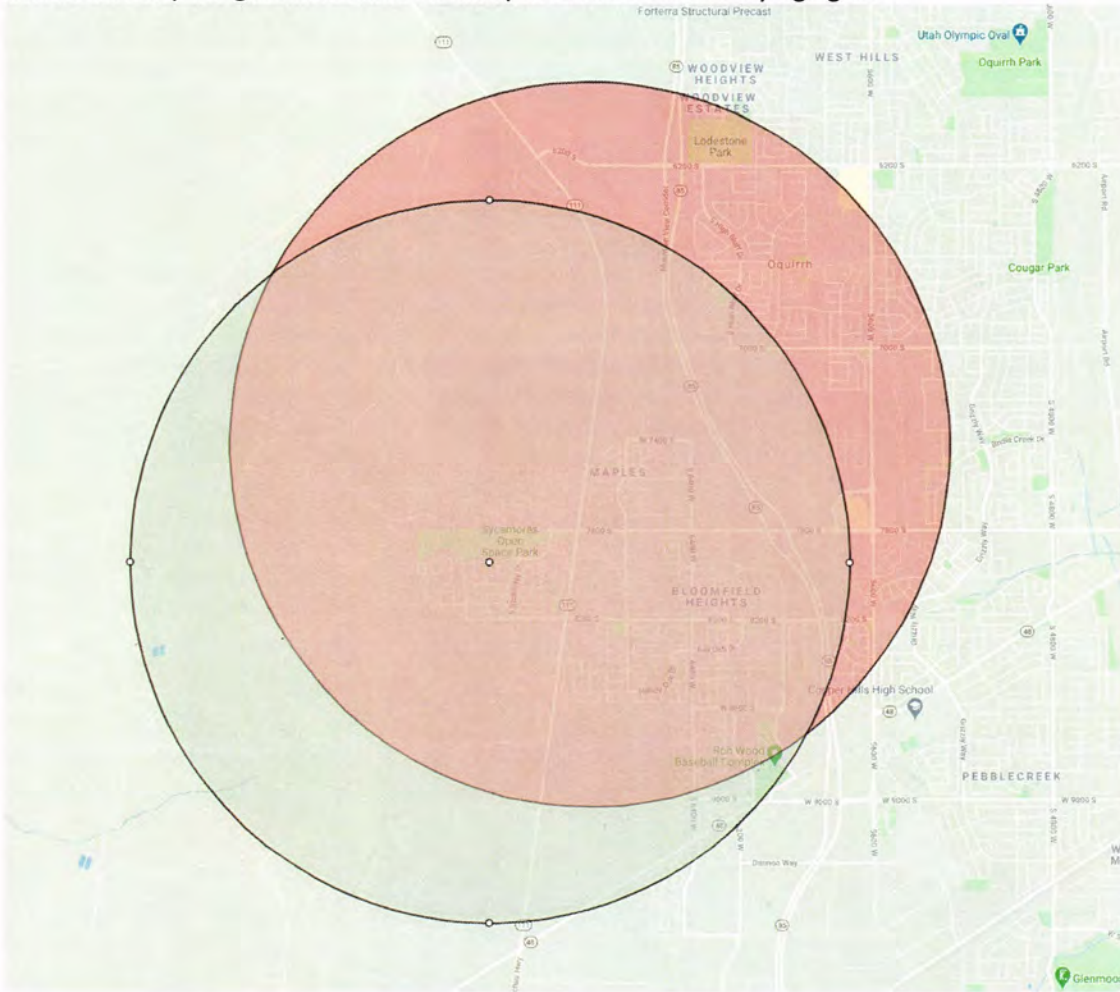
Yours,
Mrs. Bagley of the WJ Sycamores neighborhood

Julie Davis

From: J C <john.carruthers0@gmail.com>
Sent: Monday, April 5, 2021 11:51 AM
To: Julie Davis
Subject: Re: Question for PLANNING COMMISSION MEETING on APRIL 6, 2021

Hi Julie,

It looks like my image didn't attach to the previous email. I'm trying again:



On Mon, Apr 5, 2021 at 11:50 AM J C <john.carruthers0@gmail.com> wrote:
Hi Julie,

Can you please ensure that my question regarding the West Jordan Water Communications Tower – Sycamores is forwarded for review during the April 6 planning commission meeting?

My name is John Carruthers and I am a resident and home owner in the Sycamores neighborhood. My question is regarding alternative solutions prior to the purchase and installation of this new tower. Specifically, my limited research regarding the AML water meter endpoints shows that these meters have approximately a 2-mile range. However, from the content of previous letters, I cannot find the exact make and models of the base station or endpoints so I cannot confirm this. However, if this is range is true. My question is if there has been considered to adding the base station to the existing tower located approximately 1.2 km to the Northeast on the East side of Hwy-111.

I've provided a picture of the existing tower location's 2-mile communication radius (in red) against the proposed location's 2-mile communication radius (in grey). In doing so, I've noticed the overlap is great and the additional area gained by another antenna does not provide much more range.

As such, my concern is regarding a potential waste of resources, time, and funds with the close proximity of this tower to an existing tower. As such, I ask for just a few answers:

1. What is the make and model of both the water meter endpoints and the base station?
2. What is the maximum effective range of these units?
3. Has West Jordan installed similar units? If yes, have there been issues that have required the previous method of reading? If yes, has a final cost-benefit analysis been performed to review the overall monetary savings of the tower with the requirement of continuing the previous method of reading?
4. Has an evaluation been performed of adding to the existing tower referenced? If yes, what was the reason for not using the existing tower?
5. Has the proposed tower been reviewed for future use cases such as monitoring other utilities? If yes, will this tower be able to serve those other monitoring cases?

Thank you and I look forward to the answers,
John Carruthers

Lisa Elgin
West Jordan City

Questions for West Jordan Public Meeting on April 6, 2021:

1. Are they planning on putting up a wall around the property for privacy and noise control?
 - How Tall?
 - What Materials, brick?
 - i. Currently they built up the property with so much dirt that there is approximately 3 feet of privacy over the existing fences.
2. Will they be blacktopping the entire lot, clear to the fences?
3. How tall will the building be?
4. What will be the hours of operation?
5. What is the estimated amount of car or traffic activity?
6. How will the traffic flow through the property?
7. How will it affect the traffic flow and ability to enter 7800 South from Pando Way?
8. Will the property be locked to cars during the night hours?
 - Will there be security/cameras around the property?

Carol and Craig Peacock
2537 W Marion Drive
Directly behind the property in question