



File # \_\_\_\_\_

## UTAH COUNTY COMMUNITY DEVELOPMENT APPLICATION FOR A CONDITIONAL USE

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Meeting Date: \_\_\_\_\_ Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Fee Paid (*Application Fee is Non-refundable*): \_\_\_\_\_ Receipt # \_\_\_\_\_

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Applicant's Name: **Richard Bardauskas**

Phone: [REDACTED]

Mailing Address: **1407 W North Temple Street, Salt Lake City, UT 84116**

E-Mail Address: **Richard.Bardauskas@PacifiCorp.com**

**Application Contact: David Gellner, POWER Engineers**

Phone: [REDACTED]

Email: **David.Gellner@powereng.com**

Subject Parcel ID: **List Provided**

Property Owner's Name (*if different from the applicant's a written owner consent must be provided with this application*): **See provided list.**

Subject Property Address: **See provided list.** Tax No. \_\_\_\_\_ Zone: \_\_\_\_\_

\_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

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### As part of the application, the applicant is required to submit:

- ☐ Application Fee
- ☐ A site plan which includes:
  - ☐ The property boundaries, a legal description of the property (this can be from a tax notice)
  - ☐ Location and dimensions of all existing and proposed improvements (i.e. building(s), hard surfacing, landscaping, storage areas, mitigation measures)
  - ☐ The uses within those boundaries
  - ☐ Parking and on-site traffic circulation
  - ☐ Access point(s) from the public right-of-way to the site
  - ☐ Buildings on adjoining lots which are within 200 feet of applicant's property line
- ☐ A Letter of Intent: a document which details the proposed use(s) and the effects on the surrounding area.

- ☐ A list of names and addresses of all abutting property owners.
  - ☐ Any additional information as required by law or as requested by staff.
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1. State the conditional use desired: **A 345-kilovolt overhead, single-circuit transmission line, new and improved access roads and upgrades to existing substations. The request is described in detail within the attached Letter of Intent/Narrative and illustrated on the provided maps.**
2. State the section in the ordinance which allows the Planning Commission to approve the conditional use applied for: **Chapter 8.44 Public Facilities, A.4. - Permitted Uses - Electric power transmission and distribution lines and substations (345 kV and over within a new transmission corridor) require conditional use approval by the Planning Commission.**

State how the land is being used at the present time and what changes are proposed by this appeal:

**Current land uses vary. Please see the attached maps for more details.**

3. Are any standards stated in Chapters 4, 6, 8 and 12 of the Utah County Land Use Ordinance required to be met by this appeal?  
**Yes. Chapter 8.44 Public Facilities, and 16.94 Conditional Uses**  
Please explain how the standards were met: **Compliance with the Conditional Use Standards of Chapter 16.94 are detailed in the attached narrative.**

4. Will granting this request result in a situation which has a disproportionate demand for government services on any of the following essential services: roads and access for emergency vehicles and residents; fire protection; police protection; schools and school busing; water, sewer, and storm water facilities; and garbage removal?

**No**

Please explain why: **Once constructed, public facility uses and services from local or Utah County service providers will either not be required or only required on a limited basis. See narrative.**

5. Please identify any mitigation measures or conditions of approval you are proposing which will lessen the impacts of this conditional use to the surrounding area (*please identify all which would apply including those not included in this list with an explanation*).

- |                                                                                               |                                                                                                      |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Parking                                                              | <input type="checkbox"/> Requirement for the management and maintenance of the facilities            |
| <input type="checkbox"/> Traffic improvements (acceleration, deceleration and /or turn lanes) | <input type="checkbox"/> Limited hours of operation                                                  |
| <input type="checkbox"/> On-site storm water retention facilities                             | <input type="checkbox"/> Limited use of equipment emanating offensive noise, light, dust, or traffic |
| <input type="checkbox"/> Site security improvements                                           | <input type="checkbox"/> Structure modifications (increased setbacks, height, color)                 |
| <input type="checkbox"/> Fire protection facilities                                           | <input type="checkbox"/> Light pollution mitigation                                                  |
| <input type="checkbox"/> Water, sewer, and/or garbage facilities                              | <input type="checkbox"/> Other measures                                                              |
| <input type="checkbox"/> Landscape screening to protect neighboring properties                |                                                                                                      |

Other measures: **Please see attached narrative which addresses all mitigation measures.**

6. State any other details about this application which the Planning Commission should be aware: **The proposed use meets the requirements and standards for a Conditional Use as outlined in the Utah County Land Use Ordinance. Measures to address the anticipated Project impacts are included in detail within the narrative. The siting, design, construction methods and reclamation plan will mitigate the negative impacts of the use on surrounding properties and will not create detrimental effects that will be un-mitigated. The proposed use is in conformance with the Utah County General Plan. The applicant is requesting approval with an extended timeline as allowed by Chapter 16.94.G** To the best of my knowledge, the above information is accurate and complete.

*Richard Bardauskas*  
Signature of Applicant

**AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED!**

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**Detailed Narrative Attached**