Basis for Issuance of Conditional Use Permit

1. *Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke or noise.*

The Taylor Substation transformer replacement will have no adverse effects to the current environment. Updating substation equipment provides greater redundancies for spill prevention, energy efficiency, and power delivery reliability. The new transformer will add no odor, vibration, light, dust, smoke or noise in addition to the existing equipment to be replaced. Upgrading the aging equipment will lower potential pollutant events (oil spills, odor, dust, smoke) and reduce nuisance noise.

The Taylor Substation, to accommodate the transformer replacement, will need to be expanded to the South. The expansion will occur on and limited to property already owned by Rocky Mountain Power. This expansion will allow for a mobile substation to carry the power load/reliability while the existing transformer is removed and replaced with a new transformer. The expansion of the substation yard will have no adverse effects to the local environment. Existing ground use will change from its current state (undeveloped with non-native species) and be covered in gravel contained by an engineered SPCC. No potential negative impacts are expected.

1. *That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.*

The current use of the Taylor Substation and the proposed use of the upgraded Taylor Substation (providing reliable energy to unincorporated communities of Western Weber County) will comply with the regulations and conditions specified in the A-1 Agricultural Zone. This A-1 Zone supports low-intensity farm areas with low-density residential development in a continuing rural environment. The upgrade of the transformer within the Taylor Substation will support agricultural operations and organic growth for low-density rural housing into the future.