

Hello, my name is Doctor Camie Hodlmair and I live at 11309 Green Grass Ct. I have been a resident of South Jordan for over 17 years.

First, "thank you" to the South Jordan City staff for creating an online portal through sjc.utah.gov that allows convenient access to all documents submitted by RMP. Having transparent access to all information provided has proven to be of great benefit.

On this portal, we read a cover letter submitted by a Troy A Lunt, stating a belief that the proposed project would have no impact on property values. However, Mr Lunt states, "I have not looked specifically at this project". Interestingly enough, Mr Lunt is also a co-author on study which did quantify statistically significant declines in property values.

The article, "Property Value Impacts from Transmission Lines, Subtransmission Lines, and Substations" was published in 2016 and examined over 125,000 single family home transactions in Utah between the years 2001 and 2014.

Many of us living under this existing 46 kV line have heard comments from city officials, RMP or even our neighbors across the street, that we paid below market value for our property. Maybe we shouldn't complain about a further decrease in value if this 138 kV line is allowed to go through? Page 213 of the study provided states that "homes within 50 meters of 46 kV see no effect" on property value. The belief that these homes under the existing 46 kV line reflect a depressed property value and already realized a detrimental effect is simply not supported by this research.

The study continues to explain that the presence of "138 kV lines appear to generate the most significant effects...Homes within 50 meters of these lines see a 5.1% decrease in value." RMP has proposed this exact scenario by attempting to push a 138 kV line through a footprint of what is currently only a 46 kV line. So, what does 5.1% actually mean? Last month, the Salt Lake Tribune reported the median home price in South Jordan sits at \$488,000. A loss of 5.1% would approximate a \$25,000 decrease in property value. That is real money lost.

I cross referenced a map from RMP's website of the South Jordan Draper Transmission line with a Google maps from the website Zillow which provides estimates of property values. I added up the estimated value on every single home long the line (about 68 homes) and got a total of \$41,000,000. This is a conservative estimate as I didn't include, canals, churches, schools or commercial property along the line. Using this conservative estimate of \$41 million, a decrease of 5.1% in property value would reflect a detrimental effect and loss of \$2.1 million dollars. That is real money lost.

What could this loss mean for South Jordan City? The Salt Lake County website lists that property tax rate for city tax and school district taxes in South Jordan is about .83%. A decrease in \$2.1 million of taxable property values would cut about \$17,000 from the city's revenue each year. \$17,000 would account for half the salary of a new teacher in Jordan School District. It would account for one third of the salary of a South Jordan Police Officer. That too, is real money lost.

In this weeks edition of Focus, SoJo's City Manager Gary Whatcott states, "We have a tendency to believe that only people with power can actually make change in the world...As residents, we need to find our passions and get involved." We, as a community group are passionate, we are involved. We don't assume that a large power has unilateral authority to affect South Jordan, "a family oriented

community...with an unwillingness to compromise in securing a sustainable environment for future generations.”

In conclusion, we ask that South Jordan city officials not rely on vague and contradictory summary letters, but that you utilize the primary data available examining detrimental effects of high voltage transmission lines on property values along the South Jordan Draper Transmission Line.