Community Coordination Team Meeting #3

February 21, 2019
MEETING AGENDA

Welcome
Core Value Moment
Feedback
Design Changes
Right-of-Way Process
Noise Abatement and Mitigation Process
Final Comments
Questions
Core Values
Trust
Safety
Fiscal Responsibility
Passion
Public Responsiveness
Dedication
What are you hearing?

- Emails
- Social Media
- New Facebook Group
  @UtahDOT
Design Changes

200 North/400 North Interchange
- NB off-ramp alignment
- Access from east frontage road to northbound U.S. 89
RIGHT-OF-WAY ACQUISITION PROCESS

INITIAL CONTACT

A public involvement team member will visit each property owner to introduce the project, its goals, and process.

APPRAISAL

A Right-of-Way Agent and/or Appraiser will contact property owners to review the process, including the determination if a property requires an appraisal or a comp estimate.

Comp Estimate:
(Less than $10K)
comparable sales data is used to determine property value

Appraiser’s value is sent to UDOT Lead ROW agent for approval of Just Compensation (appraised value). One week.

Appraisal:
conducted by independent agents. Appraisal and review require up to 2 months

OFFER

An offer package is assembled, the ROW agent contacts the property owner to present and discuss the offer

PROPERTY OWNER ACCEPTS

OFFER

PROPERTY OWNER REJECTS

OFFER

NEGOTIATION

Property owner accepts the offer

Utah Property Rights Ombudsman completes a second evaluation

Mediation

If unsuccessful, Condemnation
NOISE ABATEMENT AND MITIGATION PROCESS

WILL NOISE INCREASE?
• Measure Existing
• Model Future

WHAT IS THE INCREASE?
• < category
• 10 dBA+

FEASIBLE?
• Can it be built?
• Is it safe?
• Does it reduce noise?

REASONABLE?
• Reduce 7dBA or more for 35% of front-row receptors
• Cost effective

BALLOTING
• All benefited receptors
• Directly adjacent receptors
• 75% of ballots returned
• 75% of those in favor
U.S. 89 TEAM CONTACTS

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