



ENVIRONMENTAL
IMPACT STATEMENT

Relocations and Right-of-Way

Draft Environmental Impact Statement | 3.2

Community impacts were studied as part of the Mountain View Corridor (MVC) Environmental Impact Statement (EIS). This included identifying properties that would be directly affected by construction of each proposed alternative and also surrounding and adjacent areas that would be indirectly impacted.

Laws that Govern Acquisitions

The Utah Department of Transportation (UDOT) and Utah Transit Authority (UTA) must comply with federal and state laws if property must be purchased to build a transportation facility. These laws require equal and open treatment for all people, including renters, who are displaced from their homes or businesses. Affected individuals would receive relocation assistance as well as compensation for the fair market value of the property itself.

Relocation Types

A relocation occurs when an existing structure is within the location and width of a selected alternative, typically the entire property needs to be acquired, and the residents or business would need to relocate. A potential relocation is another type, when a portion of the property is within the project limits and an existing building is within 15 feet of the proposed right-of-way, but it is not yet clear whether the building needs to be acquired. An individualized analysis and evaluation of the property will be made to determine if the project requires the displacement of the occupants.

The Impacts

Figures listed below are based on property data as of January 15, 2007.

Salt Lake County Relocations	5800 West	7200 West
Home/Business Relocations	199	248

Transit Relocations	Dedicated Right-of-Way	Mixed Flow
Home/Business Relocations	26	22

Utah County Relocations	Southern Freeway	2100 North Freeway	Arterials
Home/Business Relocations	136	32	74

Please see Chapter 6 of the Draft EIS for more detailed information.

CLICK. READ. COMMENT. >>

Comment Period
Oct. 17 - Jan. 24, 2008

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1/01/2008



FAQs

What is a construction easement property?

Construction easement properties are outside the right-of-way for a transportation facility, but might be affected during roadway construction. UDOT would temporarily use these properties during construction, and compensation would be provided to the landowner for temporary use. These properties are not included in the right-of-way analysis conducted for this EIS.

Has any land been purchased yet for the Mountain View Corridor?

UDOT has purchased several parcels of land since the EIS began. These purchases were made in cases where owners were willing sellers and couldn't sell their property because of the proposed project, and this was causing them economic hardship, or a property was about to be developed, which would increase the number of residential or business relocations.

When will we know if our house is going to be acquired?

The final alternative selection will not be made until the alternatives' impacts and comments on the Environmental Impact Statement and from the public hearings have been fully evaluated by the Federal Highway Administration. The Record of Decision (ROD) on the preferred alternative and the Environmental Impact Statement by the Federal Highway Administration is expected in 2009. The ROD will contain FHWA's final decision on the project. Following the ROD, property acquisition including condemnation may begin.

How does the state acquire homes?

There is a step-by-step process that must be followed when land is acquired for a highway project. This process is defined in Federal and State law. Property acquisition procedures are described in detail on UDOT's web site in the Acquisition, Appraisal, and Relocation section. This section of the UDOT web site includes brochures on property owner's rights and acquiring property.

How is the value of my property determined?

By law, State agencies must pay "fair market value" for private property. The fair market value is determined by an approved, independent appraiser. The appraiser evaluates the property and also researches the area for homes with similar characteristics that have sold recently. The property owner has the right to be present during the appraisal property inspection and can bring to the appraiser's attention any characteristics pertinent to the appraisal.

After the appraisal is complete, the State offers to acquire the property at fair market value, as determined by the appraiser's valuation. Under State law, UDOT's offer must be based on the fair market value and supported by documented justification. The agency will make every effort to reach an agreement with the owner during negotiations. The owner may provide additional information, and make reasonable counter offers and proposals for the agency to consider. Additional information about the property acquisition process is available on UDOT's web site.

What assistance will I receive if I am relocated?

The State has a relocation assistance program that provides benefits for all those who are displaced by a highway or transit project (including residents, businesses, non-profit organizations, and farmers). As part of this program, the State provides assistance in identifying replacement property. For residential property, the replacement property must be comparable to the property being acquired and also must be decent, safe and sanitary.

In addition, as part of the relocation assistance program, the State pays for eligible relocation costs. Relocation costs include moving costs (packing, storage, shipping, etc.) as well as other costs associated with the relocation. The relocation payment is separate from the payment for the fair market value of the property itself. Additional information about relocation assistance is available on UDOT's web site.

Public Hearings

Wednesday, November 14
Hunter High School
West Valley City: 4 - 8 p.m.

Thursday, November 15
Willow Creek Middle School
Lehi: 4 - 8 p.m.

Saturday, November 17
Copper Hills High School
West Jordan: 2 - 6 p.m.

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