

**SALT LAKE CITY PLANNING DIVISION
ADMINISTRATIVE HEARING
November 15, 2018
City & County Building
451 South State Street, Room 326
Salt Lake City, Utah 84111**

The regular Administrative Hearing for the Salt Lake City Planning Division was held on Thursday, November 15, 2018 at 5:00 p.m. at the City and County Building, 451 South State Street, in Room 326. Joel Paterson, Zoning Administrator, was present as the Administrative Hearing Officer and called the meeting to order.

5:00:28 PM

Conditional Use at approximately 922 S Emery Street - Kaleb Cox, representing T-Mobile, is requesting Conditional Use approval to modify an existing antenna array mounted on the utility pole at the above listed property. The diameter of the modified antenna array including the mounting structure will exceed 30 inches in diameter at 39 inches, and therefore, must be processed as conditional use per Section 21A.40.090 (E) of the Zoning Ordinance. The subject property is zoned R-1-5,000 Single-Family Residential and is within Council District 2, represented by Andrew Johnston. (Staff contact: Lauren Parisi at 801-535-7226 or lauren.parisi@slcgov.com) Petition Number PLNPCM2018-00585

Kaleb Cox was present to represent the case.

5:01:25 PM

Lauren Parisi, Associate Planner, presented a slide presentation and explained that the request is for conditional use approval to modify the existing utility pole mounted antenna located in the public right-of-way at 922 S Emery Street. The diameter of the array will be reduced from 80 inches to 39 inches, and the number of antennas will be reduced from 6 to 3 antennas. Ms. Parisi further explained that pole mounted antenna arrays are permitted in public rights-of-way with a diameter of 30 inches or less. However, if the diameter is greater than 30 inches, it must be processed as a conditional use. Ms. Parisi noted that some concerns were received from the community asserting that the existing array was constructed larger than what was approved for the building permit. Staff confirmed this assertion, and the Applicant has reduced the size and overall visual impact of the modified array. Ms. Parisi added that the utility pole may not be more than 10 feet taller than the existing pole and must be in the public right-of-way, and the proposal meets these standards. After review of the proposal, Planning Staff found that it met the standards for conditional use approval and recommended approval based on the conditions listed in the staff report:

1. Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.
2. Applicant shall comply with all other department/division requirements.

5:03:47 PM

Mr. Cox noted that he reviewed the staff report and explained that T-Mobile made every effort to get the proposed antenna array within the permitted diameter.

5:04:39 PM

The hearing was opened for public comment, no one was present to speak to the matter, and the hearing was closed to public comment.

5:04:49 PM

THEREFORE, the Hearing Officer approved the conditional use based on the analyses and findings, and conditions outlined in the staff report.

5:05:16 PM

Conditional Use at approximately 5048 W 700 South - Dakota Hawks, representing Technology Associates, is seeking Conditional Use approval for a new Verizon Wireless telecommunications facility with a 66-foot tall monopole and associated equipment at the above listed property located in the M-1 Light Manufacturing zoning district. Per Section 21A.40.090 (E) of the Zoning Ordinance, all monopoles taller than 60 feet in the M-1 zone require Conditional Use approval. The subject property is located within Council District 2, represented by Andrew Johnston. (Staff contact: David J. Gellner at 801-535-6107 or david.gellner@slcgov.com) Petition Number PLNPCM2018-00743

Troy Benson was present to represent the case.

5:05:30 PM

David Gellner, Principal Planner, explained that the request is for conditional use approval to allow a telecommunications facility with a 66-foot tall monopole and associated equipment. Mr. Gellner further explained that the M-1 zoning district allows monopoles up to 60 feet in height, and monopoles greater than 60 feet must be approved through the conditional use process. Mr. Gellner noted that the monopole will be located on industrial property within the buildable area of the lot which would have minimal impact. After review of the proposal, Planning Staff found that it met all requirements for a cellular facility and recommended approval.

5:07:02 PM

Mr. Benson had no further questions or comments.

5:07:11 PM

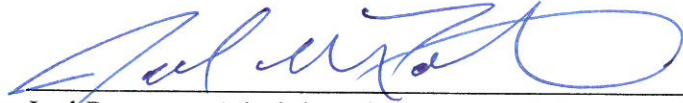
The hearing was opened for public comment, no one was present to speak to the matter, and the hearing was closed to public comment.

5:07:16 PM

THEREFORE, the Hearing Officer approved the conditional use based on the analyses and findings, and conditions outlined in the staff report. The conditions are:

1. Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.
2. Applicant shall comply with all other department/division requirements.

There being no further business, the hearing was adjourned at 5:07:39 PM.



Joel Paterson, Administrative Hearing Officer