



Addendum

PLANNING DIVISION COMMUNITY & NEIGHBORHOODS

To: Administrative Hearing Officer, Salt Lake City Planning Division

From: Lauren Parisi, Principal Planner – (801) 535-7226 – lauren.parisi@slcgov.com

Date: January 24, 2019

Re: Addendum to Initial Staff Report for PLNPCM2018-00585 –
Conditional Use for Utility Pole Mounted Antenna Array

SUMMARY: It was recently brought to Planning Staff's attention that some of the existing electrical equipment associated with the subject utility pole mounted antenna array and located on the private property at 922 S. Emery Street is not meeting dimensional standards for electrical equipment located on private property as listed in Section 21A.40.090.E.3.b of Salt Lake City's Zoning Ordinance. These zoning standards for antenna electrical equipment located on private property as well as the dimensions of the existing equipment have been attached for reference.

The conditional use being requested is for the proposed antenna array that exceeds 30 inches in diameter and not the existing electrical equipment. However, in an effort to rectify this noncompliance, Staff is recommending an additional condition that the existing electrical equipment come into conformance with the zoning standards for electrical equipment on private property before a building permit for the antenna array is issued. To meet this condition, the applicant could either modify the existing equipment to meet the dimensional standards or apply for a special exception for electrical equipment exceeding dimensional standards.

In summary, Staff recommends that the Administrative Hearing Officer approve the proposed conditional use for an antenna array on an existing utility pole with a diameter greater than 30 inches subject to all of the conditions as follows:

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. The applicant shall comply with all other Department/Division requirements including obtaining an agreement between T-Mobile and Salt Lake City to locate the proposed wireless facility in the public right-of-way adjacent to 922 S. Emery Street.
3. The existing electrical equipment associated with the antenna and located on the private property at 922 S. Emery Street shall be adequately screened or camouflaged to minimize its visual impact from the public trail. Final approval of screening detail shall be delegated to staff for review.
4. The proposed antenna array shall be painted to match the utility pole or in such a manner as to best reduce its visual impact.
5. The existing antenna array shall be removed within 90 days of this approval.

6. *The existing electrical equipment associated with the antenna and located on the private property at 922 S. Emery Street shall come into conformance with the zoning standards for electrical equipment located on private property as listed in Section 21A.40.090.E.3.b of Salt Lake City's Zoning Ordinance.*

ATTACHMENTS:

- A. [Section 21A.40.090.E.3.b of the Salt Lake City Zoning Ordinance](#)
- B. [Dimensions of Existing Electrical Equipment at 922 S. Emery Street](#)

ATTACHMENT A: Section 21A.40.090.E.3.b of the Salt Lake City Zoning Ordinance

b. Electrical Equipment Located On Private Property: Electrical equipment shall be located in the rear yard, interior side yard, or within the buildable area on a given parcel. In the case of a parcel with an existing building, the electrical equipment shall not be located between the front and/or corner facades of the building and the street.

Electrical equipment located in a residential zoning district, shall not exceed a width of four feet (4'), a depth of three feet (3'), or a height of four feet (4') to be considered a permitted use.

Electrical equipment located in a CN, PL, PL-2, CB, I or OS Zoning District shall not exceed a width of six feet (6'), a depth of three feet (3'), or a height of six feet (6') to be considered a permitted use.

Electrical equipment exceeding the dimensions listed above shall be reviewed administratively as a special exception per chapter 21A.52 of this title.

The electrical equipment shall be subject to the maximum lot coverage requirements in the underlying zoning district.

ATTACHMENT B: Dimensions of Existing Electrical Equipment



Boxes Left to Right

Box 1:

Height: 72"

Length: 30"

Depth: 36"

Box 2:

Height: 67"

Length: 51"

Depth: 27.5"

Box 3:

Height: 48"

Length: 48"

Depth: 14"

Total height from ground: 72"

Box 4:

Height: 30"

Length: 22"

Depth: 6"

Total height from ground: 76"

Box 5:

Height: 60"

Length: 25.5"

Depth: 10.5"

Total height from ground: 77"