

**SALT LAKE CITY PLANNING DIVISION
ADMINISTRATIVE HEARING
April 25, 2019 at 5:00 p.m.
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, April 25, 2019 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.

5:00:52 PM

T-Mobile Cell Tower at approximately 745 N Warm Springs Road - A request by Craig Chagnon with Crown Castle, who is representing T-Mobile, for a Conditional Use to extend an existing cell tower. The proposal will extend the existing 30-inch monopole an additional height of 20 feet, for an overall height of 81' – it will also include 1 new generator, 2 new cabinets, and encompass an additional 143 square feet of fenced area. The subject site is located at the above listed property, the existing primary use is a commercial business located to the north of the cell tower site. The property is located within the M-1 (Light Manufacturing) zoning district, a Conditional Use approval is required in the M-1 district as the proposed tower exceeds 60' in height. The subject property is located within Council District 3, represented by Chris Wharton. (Staff Contact: Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com) Petition Number PLNPCM2019-00138

Craig Chagnon representing T-Mobile was present.

5:01:01 PM

Nan Larsen, Principal Planner, explained that the Applicant is requesting conditional use approval to modify an existing cell tower located at 745 N Warm Springs Road located within the M-1 Light Manufacturing zoning district. The M-1 zoning district requires conditional use approval for any cell tower that exceeds the maximum height of the district or 60 feet. The proposed modification will increase the height of the existing tower 20 feet for a total height of 81 feet. Ms. Larsen further explained that the proposal also includes additional ground equipment; one new generator and two new cabinets. The new equipment will increase the square footage 143 square feet for a total of 1,109 square feet within the fenced area. All equipment and the 6-foot fence will be located behind the front yard setback. Ms. Larsen noted that the site plan in the staff report has been updated. Ms. Larsen added that Planning Staff reviewed the proposal and determined it met the standards for approval and recommended that the Administrative Hearing Officer approve the proposed conditional use subject to the conditions listed in the staff report.

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.
3. No portion of the proposed electrical equipment shall be located within the required front yard setback.

5:03:09 PM

Mr. Chagnon said that the staff report was thorough, and Ms. Larsen did an excellent job. He then explained that the expansion would allow AT&T to co-locate on the existing tower to provide additional coverage for their network.


5:04:20 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.

5:04:26 PM

THEREFORE, based on the findings and facts outlined in the staff report and the testimony given, the Administrative Hearing Officer granted conditional use approval subject to the conditions listed in the staff report.

There being no further business, the hearing was adjourned at 5:05 p.m.



Joel Paterson, Administrative Hearing Officer