

**SALT LAKE CITY PLANNING DIVISION  
ADMINISTRATIVE HEARING  
June 13, 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, June 13, 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.

5:00:13 PM

**Conditional Use for Cell Tower Expansion at approximately 558 W Pacific Avenue - A request by T-Mobile, represented by Janet Keller of Powder River Development, to increase the size of an existing antenna array mounted on a 60-foot tall monopole from less than 24 inches to a 36-inch radius array on the property located at the above listed address. Section 21A.40.090E of the Salt Lake City Zoning Ordinance requires conditional use review for antenna support structures wider than 2 feet. The subject property is located in the CG General Commercial District and is located in Council District 4, represented by Ana Valdemoros. (Staff contact: Chris Earl at 801-535-7932 or [christopher.earl@slcgov.com](mailto:christopher.earl@slcgov.com))  
Petition Number PLNPCM2019-00212**

Janet Keller, representing T-Mobile, was present.

5:00:45 PM

Chris Earl, Associate Planner, explained that the request is to increase the radius of an existing antenna array mounted on a monopole 60 feet tall. The antenna array will be increased from less than 24 inches to 36 inches. The number of antennas will also increase from 6 antennas to 9 antennas. The larger antenna array is needed to provide faster data speed and higher data capacity to surrounding cellular customers. Mr. Earl further explained that the subject property is within the CG General Commercial zoning district, and that the existing use is a permitted use. Monopoles higher than 60 feet and support structures exceeding 2 feet in width require conditional use approval.

Mr. Earl added that the subject property consists of approximately .16 acre and is used specifically to facilitate the existing wireless telecommunications equipment. The existing monopole is located in the northwest corner of the property enclosed within a 48-foot by 48-foot chain-link fenced area. The uses of adjacent properties are a variety of industrial, commercial, manufacturing and warehouse uses. Considerable amounts of vacant land exist in the area with no residential uses in or near the vicinity.

Mr. Earl then explained that notices were sent to property owners and residents within 300 feet of the subject property as well as the Downtown Community Council, and no comments were received. He noted that the Planning Division also held an Open House and received one

comment in support of the project at the time. No other public comments were received. Planning Staff reviewed the request and determined that the existing pole is compatible with height standards of the CG zoning district, the antenna array expansion is minimal, and no detrimental impacts are anticipated given the industrial nature of the area.

5:05:12 PM

Ms. Keller acknowledged that she received and reviewed the staff report. She added that the tower is currently inoperable. T-Mobile will remove the existing equipment that was abandoned by Sprint and will replace it with updated equipment to increase T-Mobile's coverage.

5:05:38 PM

The hearing was opened to public comment.

5:05:46 PM

Mark E. Hatch, representing Yellow Cab at 435 S 600 West, was present and questioned if the modifications to the subject tower would have any negative impact on Yellow Cab's telecommunications.

5:08:49 PM

Ms. Keller explained that every cellular carrier and radio station has their own frequency, and T-Mobile would have zero impact on Yellow Cab.

It was confirmed to Mr. Hatch that the existing monopole will not increase in height, but the antennas on the pole will increase from 2 feet to 3 feet.

5:10:17 PM

The hearing was closed to public comment.

5:10:52 PM

THEREFORE, based on the analyses and findings outline in the staff report, the Administrative Hearing Officer granted conditional use approval in Petition Number PLNPCM2019-00212 subject to the conditions of approval listed in the staff report.

Conditions of Approval:

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 5:11 p.m.



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Joel Paterson, Administrative Hearing Officer