



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Administrative Hearing Officer, Salt Lake City Planning Division  
From: Chris Earl, Associate Planner, [christopher.earl@slcgov.com](mailto:christopher.earl@slcgov.com), (801) 891-9837  
Date: December 22, 2020  
Re: Conditional Use for a Utility Pole Mounted Cellular Antenna Array Expansion  
(PLNPCM2020-00671)

## Conditional Use

**PROPERTY ADDRESS:** 2267 E 2700 S  
**MASTER PLAN:** Sugar House  
**ZONING DISTRICT:** R-1/7,000 Single-Family Residential

**REQUEST:** T-Mobile, represented by Larson Quick of Rage Development, LLC, is requesting to increase the size of an existing antenna array mounted on an existing utility pole located in the rear yard of the property located at approximately 2267 E 2700 S. The subject property is located within the R-1/7,000 Single-Family Residential District. This zoning district requires that antennas mounted to utility poles located in a rear yard utility easement be reviewed as a Conditional Use. The existing antenna mount is designed for a single antenna per sector and is insufficient to hold the proposed equipment, so a new mount has been recommended by the engineer of record for the project. This replacement and expansion work is necessary in order for T-Mobile to meet network demands in this area.

**RECOMMENDATION/MOTION:** Based on the information in this staff report, staff recommends that the Administrative Hearing Officer approve the proposed conditional use for the telecommunications facility array expansion subject to the conditions listed below.

The following motion is provided in support of the recommendation:

*Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Administrative Hearing Officer approve the requested conditional use application for the Utility Pole Mounted Cellular Antenna Array Expansion filed under Planning application PLNPCM2020-00671 subject to the following conditions:*

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.

### ATTACHMENTS:

- A. [Vicinity Aerial](#)
- B. [Applicant's Narrative](#)

- C. [Site and Facility Plans](#)
- D. [Existing Conditions](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)

**PROJECT DESCRIPTION:**

This petition is to increase the size of an existing cellular antenna array mounted on an existing utility pole. The existing utility pole measures a height of approximately 69.5 feet tall with the antenna array mounted at a height of approximately 60 feet. The existing antenna array measures a diameter of approximately 4 feet 6 inches. The new antenna array is proposed to be mounted at a height of approximately 59 feet with a diameter of approximately 14 feet. Due to increasing demands for cellular coverage, the existing antennas need to be replaced with new ones. The existing antenna mounts are designed for a single antenna per sector and are insufficient to securely hold the two antenna per sector design that is being proposed, and therefore require replacement with larger mounts. The utility pole and antenna are located in the rear yard of a single-family residential property which is located in the R-1/7,000 Single-Family Residential District. Per section 21A.40.090.E.2.g(E) of the Zoning Ordinance, conditional use approval is required for all utility pole mounted antennas located in a rear yard utility easement in all residential districts.

**Background**

The subject property is a residential property located in the Sugar House area measuring approximately .30 acres in size. The property fronts 2700 South and backs up to Interstate 80 abutting the rear of the property. The existing utility pole and electrical equipment is located along the west side of the subject property toward the northwest corner, with the electrical equipment housed within an enclosed equipment building. New equipment will be installed inside the existing equipment building, but there will be no expansion to the building itself.



**KEY CONSIDERATIONS:**

The key considerations were identified through the analysis of the project ([Attachment E](#)) and department review comments ([Attachment G](#)) and are discussed further in the following section of this report.

**Consideration 1 – Visual and Neighborhood Impacts:**

The utility pole with mounted cellular antenna array currently exist on the subject property. There will be no increase to the overall height of the pole or the antenna array and with the minimal expansion to the existing array itself, the current visual impact will have little intensification. Although this is a primarily residential area, there a number of large utility poles found throughout the area, along 2700 South and in many rear yards of nearby properties. With the utility pole being situated towards the I-80 freeway, impact on surrounding properties is minimized.

**Consideration 2 – Location of the Wireless Site Compound and Utility pole on the Site**

The existing utility pole with antenna and electrical equipment enclosure is located on the western portion of the rear yard of the parcel towards the northwest corner of the property. With the proximity of the pole and equipment oriented towards the I-80 freeway, the impact on the surrounding properties is minimized. The location is illustrated on the aerial photograph included in [Attachment A](#).

**DISCUSSION:**

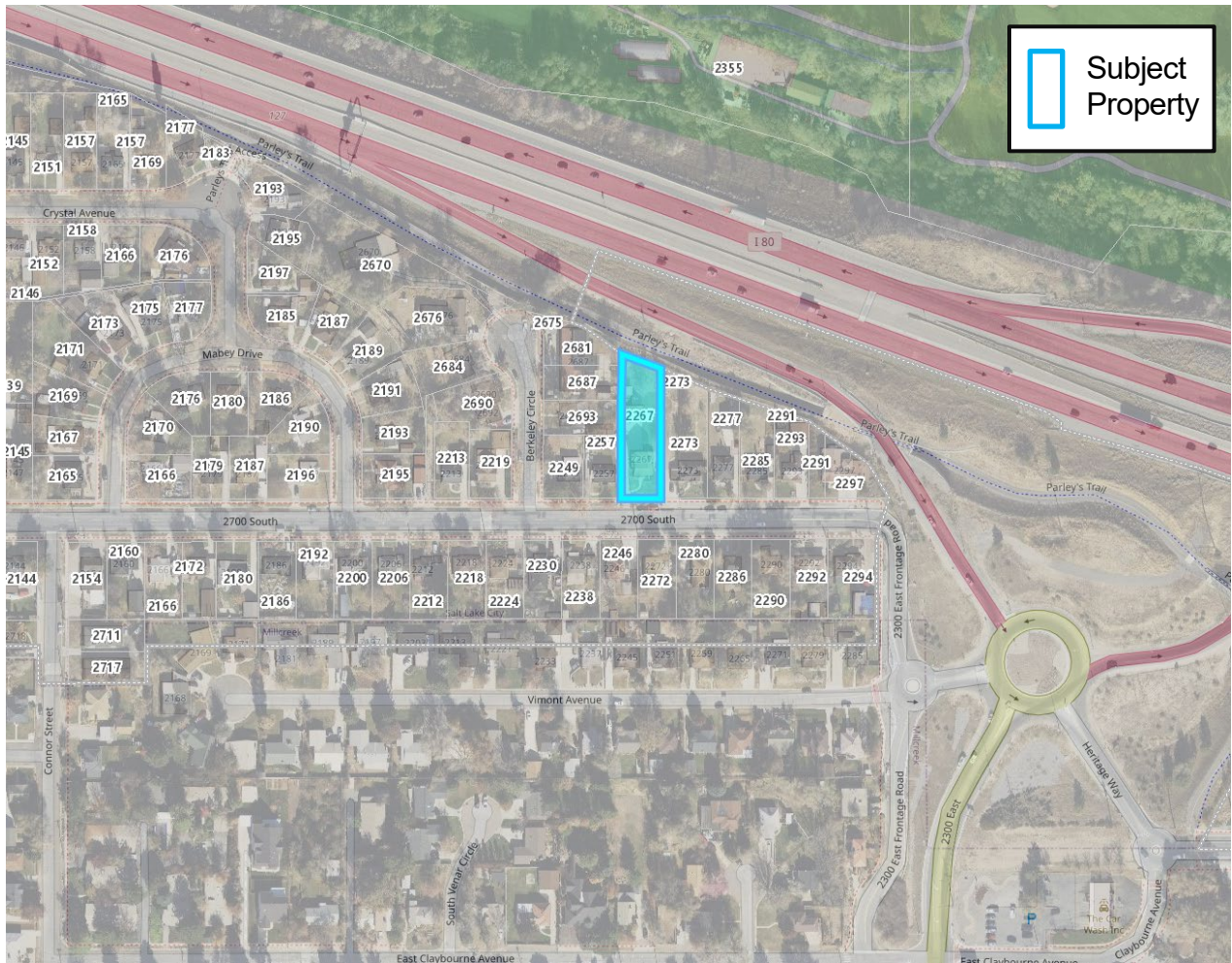
The existing wireless facility mounted to a utility pole and proposed array expansion are allowed as a conditional use in a rear yard utility easement in the R-1/7,000 District. The use for the wireless telecommunications facility should be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably detrimental effects of the proposed use.

The proposed use meets the Conditional Use standards and Detrimental Effects Determination as analyzed and discussed in [Attachment E](#) of this report. No detrimental impacts are anticipated and as such, the conditional use should be approved by the Administrative Hearing Officer.

**NEXT STEPS:**

If the conditional use is approved, the applicant will be required to comply with all other department/division requirements and obtain all necessary building permits for the project.

# ATTACHMENT A: VICINITY AERIAL



## **ATTACHMENT B: APPLICANT'S NARRATIVE**



# Conditional Use

SALT LAKE CITY PLANNING

### OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
------------	--------------	----------------	---------

Project Name:

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Address of Subject Property:

Name of Applicant:

Phone:

Address of Applicant:

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):

**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

### WHERE TO FILE THE COMPLETE APPLICATION

*Mailing Address:* Planning Counter  
PO Box 145471  
Salt Lake City, UT 84114

*In Person:* Planning Counter  
451 South State Street, Room 215  
Telephone: (801) 535-7700

### REQUIRED FEE

- Filing fee of **\$794**
- Plus additional cost of postage for mailing

### SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

## SUBMITTAL REQUIREMENTS

Staff Review

**1. Project Description** (please attach additional sheet)

Written description of your proposal

**2. Conditional Use Information** (please attach additional sheet)

If applicable, what is the anticipated operating/delivery hours associated with the proposed use

What are the land uses adjacent to the property (abutting and across-the-street properties)

How many employees are expected to work on-site during the highest shift

If applicable, how many seats will be provided as part of the conditional use

Have you discussed the project with nearby property owners?  
If so, what responses have you received?

**3. Minimum Plan Requirements**

One paper copy (24" x 36") of each plan and elevation drawing

A digital (PDF) copy of the each plan and elevation drawing

One 11 x 17 inch reduced copy of each plan and elevation drawing

**4. Site Plan**

Site plan (see [Site Plan Requirements](#) flyer for further details)

**5. Elevation Drawing** (if applicable)

Detailed elevation, sections and profile drawings with dimensions drawn to scale

Type of construction and list the primary exterior construction materials

Number, size, and type of dwelling units in each building, and the overall dwelling unit density

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

\_\_\_\_\_ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Additional Information:

-Written Description: This project is for T-Mobile to replace existing antenna array and mount system with an upgraded mount system and antennas. This is necessary in order to maintain cell coverage and capacity needs for this area.

-Operating Hours: This is an unmanned facility. Workers are occasionally onsite to perform maintenance and upgrades.

-Adjacent Land Uses: This parcel is zoned: R-1. Adjacent to West: R-1. Adjacent to North: OS. Adjacent to East: R-1. Adjacent to South: R-1.

-Employees: This is an unmanned facility and no employee will be onsite regularly. Occasional maintenance etc. is typically performed by 1-3 people.

-Seats: 0

-Neighbors: This project has not been discussed with neighbors.





September 3, 2020

T-Mobile  
121 W. Election Road  
Suite 330  
Draper, Utah 84020

RE: Zoning Proposal

SITE ID – SL01303A  
SITE ADDRESS – 2267 E. 2700 S  
SALT LAKE CITY, UT  
JURISDICTION – Salt Lake City

To Whom it May Concern:

RAGE Development LLC is representing T-Mobile regarding an antenna modification project on an existing wireless communications facility located in Salt Lake City, UT.

The scope of work for the project consists of: replacing (3) existing antennas with (3) new antennas, adding (3) new antennas, add (6) RRUS, add (2) hybrid cables and remove (12) lines of coax cable, and remove (9) TMAS. The existing antenna mount is designed for a single antenna per sector and is insufficient to hold the proposed equipment, so a new mount has been recommended by the engineer of record for the project. The new mount is designed to hold 2-3 antennas per sector (depending on antenna width).

The existing antenna face and mount width is 24" per sector, for a total of (3) sectors / 72" of antenna face width for the entire tower.

The proposed antenna mount is 53" wide per sector and is able to house multiple antennas per sector. T-Mobile is proposing (2) antennas per sector, for a total of (6) antennas on the tower. A total of (3) sectors equals 159" of total face width possible on the proposed antenna mount. The current proposal of (2) antennas per sector equals 44" per sector of antenna face width, with a total of (6) antennas on the tower equaling 132" of antenna face width.

This replacement and expansion work is necessary in order for T-Mobile to meet network demands in this area.

Additional information:

-Operating Hours: This is an unmanned facility. Workers are occasionally onsite to perform maintenance and upgrades.

-Adjacent Land Uses: This parcel is zoned: R-1. Adjacent to West: R-1. Adjacent to North: OS. Adjacent to East: R-1. Adjacent to South: R-1.

-Employees: This is an unmanned facility and no employee will be onsite regularly. Occasional maintenance etc. is typically performed by 1-3 people.

-Seats: 0

-Neighbors: This project has not been discussed with neighbors.

Please advise if any questions.

Regards,

Larson Quick  
RAGE Development LLC  
4505 S. Wasatch Blvd, Suite 135  
Salt Lake City, Utah 84124



## FIRST AMENDMENT TO PREMISES LEASE AGREEMENT

THIS FIRST AMENDMENT TO NON-EXCLUSIVE PREMISES LEASE AGREEMENT ("First Amendment"), dated as of the latter of the signature dates below, is by and between PacifiCorp, an Oregon corporation, having a mailing address of 1407 West North Temple, Salt Lake City, UT 84116 ("Lessor") and T-Mobile West LLC, as successor in interest to Voice Stream PCS II, having a mailing address of 12920 SE 38<sup>th</sup> St., Bellevue, WA 98006 ("Lessee").

WHEREAS, Lessor and Lessee entered into a Premises Lease Agreement dated December 21, 2000, , whereby Lessor leased to Lessee certain Premises, therein described, that are a portion of the power pole located at 2700 South 2267 East, Salt Lake City, Salt Lake County, State of Utah ("Premises Lease"); and

WHEREAS, Lessee desires to change, modify or relocate its equipment, which Lessor is willing to approve; and

WHEREAS, Lessor and Lessee desire to adjust the Basic Rent in conjunction with the modifications to the Premises Lease contained herein; and

WHEREAS, Lessor and Lessee, in their mutual interest, wish to amend the Premises Lease as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. **Equipment.** The permitted use and equipment as delineated in Section 5 of the Premises Lease is hereby amended to allow Lessee, and Lessor hereby approves, the installation of three (3) new antennas, six (6) new Remote Radio Units and ancillary ground based equipment, for a final configuration as shown on Exhibit A-1 which replaces any earlier depiction of the Premises in the Premises Lease.

2. **Basic Rent.**

Lessee commences

1, 2020, Basic Rent

provided in the

Amendment execution.

3. **Waiver of Trial by Jury.** To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this lease. Each party further waives any right to consolidate, or to request the consolidation of, any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived

4. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Premises Lease and this First Amendment, the terms of this First Amendment shall control. Except as expressly set forth in this First Amendment, the Premises Lease otherwise is unmodified and remains in full force and effect. Each reference in the Premises Lease to itself shall be deemed also to refer to this First Amendment.

5. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Premises Lease.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this First Amendment on the dates set forth below.

**“LESSOR”**

PacifiCorp, an Oregon corporation

By: David Holt  
Name: David Holt  
Title: Manager, Prop. Mgt.  
Date: 9/15/2020

**“LESSEE”**

T-Mobile West LLC

By: Jon Zumsteg  
Name: Jon Zumsteg  
Title: Director of Engineering  
Date: 9/12/2020



DS  
MG

DS  
JV

John J. Velasquez

Digitally signed by John J. Velasquez  
DN: cn=John J. Velasquez, o=T-Mobile USA, inc., ou=Legal Affairs,  
email=John.Velasquez@t-mobile.com, c=US  
Date: 2020.09.09 17:38:13 -0400

LESSEE ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )

)ss:

COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ before me personally appeared \_\_\_\_\_, and acknowledged under oath that he is the \_\_\_\_\_ of \_\_\_\_\_ of \_\_\_\_\_, the \_\_\_\_\_ named in the attached instrument, and as such was authorized to execute this instrument on behalf of the \_\_\_\_\_.

\_\_\_\_\_  
Notary Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

LESSOR ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF SALT LAKE

I CERTIFY that on \_\_\_\_\_, 20\_\_, \_\_\_\_\_ [name of representative] personally came before me and acknowledged under oath that he or she:

- (a) is the \_\_\_\_\_ [title] of PacifiCorp, the corporation named in the attached instrument,
- (b) was authorized to execute this instrument on behalf of the corporation and
- (c) executed the instrument as the act of the corporation.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

### Exhibit 1-A

### Description of Premises

#### PROPOSED EQUIPMENT SITE PLAN

#### KEY NOTES

- ◇ EXISTING T-MOBILE EQUIPMENT LEASE AREA - 67417
- ◇ EXISTING ACCESS DOOR
- ◇ EXISTING PBC 6500 CABINET TO REMAIN
- ◇ EXISTING RBS-4201 TO REMAIN
- ◇ EXISTING BULKHEAD
- ◇ EXISTING TELCO BOX MOUNTED ON WALL
- ◇ EXISTING POWER EQUIPMENT MOUNTED ON WALL
- ◇ PROPOSED 6100 CABINET
- ◇ PROPOSED 6100 BATTERY CABINET

#### SITE NOTES

1. TWO IS PROPOSING TO ADD 6100 WITH ONE (1) BREAKER, ONE (1) BMS40 UNIT, AND ONE (1) PMS4812 VOLTAGE BOOSTER TO GROUND CABINET LAYOUT.
2. TWO IS PROPOSING TO ADD ONE (1) 6100 BATTERY CABINET.

DATE		DESCRIPTION	BY
7/23/20	02/17/20	CD/1/Phase 1	ACH
7/23/20	02/17/20	CD/1/Phase 1	ACH
8/18/20	02/17/20	CD/1/Phase 1	ACH

SLO1303A  
UPRIL COUNTRY CLUB  
OVERLOOK  
3200 W. STATE ST. #100  
BALTIMORE, MD 21227

DESIGNED BY: JBC
DATE: 7/23/20

EQUIPMENT SITE PLAN
A-1

#### EXISTING TOWER ELEVATION

#### PROPOSED TOWER ELEVATION

#### EXISTING ANTENNA LAYOUT

#### KEY NOTES

<ul style="list-style-type: none"> <li>◇ EXISTING 77'4" UTILITY POLE</li> <li>◇ EXISTING T-MOBILE ANTENNAS TO BE REPLACED, TYP (1) PER SECTOR</li> <li>ANTENNA 1 - AP-KVAARR18 43-U-NA20</li> <li>PROPOSED T-MOBILE NEW/REPLACEMENT ANTENNAS, TYP (1) PER SECTOR</li> <li>ANTENNA 1 - AP3AVAKL18 43-U-NA20</li> <li>ANTENNA 2 - AIR6460 841</li> </ul>	<ul style="list-style-type: none"> <li>◇ EXISTING TMA4 TO BE REMOVED, TYP (2) PER SECTOR</li> <li>EXISTING RRUs TO BE RELOCATED TO NEW MOUNT BEHIND ANTENNA, TYP (1) PER SECTOR (RRUs MOUNTED BELOW ANTENNAS) - 4460 874-805</li> <li>PROPOSED NEW RRUs, TYP (2) PER SECTOR (RRUs MOUNTED BEHIND ANTENNAS) - 4424 828 - 4412 896A</li> </ul>	<ul style="list-style-type: none"> <li>◇ EXISTING GUY WIRE</li> <li>◇ EXISTING MOUNTING SYSTEM TO BE REPLACED WITH NEW SITEPRO RMS-4P MOUNT</li> </ul>
--	--	--

#### PROPOSED ANTENNA LAYOUT

DATE		DESCRIPTION	BY
7/23/20	02/17/20	CD/1/Phase 1	ACH
7/23/20	02/17/20	CD/1/Phase 1	ACH
8/11/20	02/17/20	CD/1/Phase 1	JBC

SLO1303A  
UPRIL COUNTRY CLUB  
OVERLOOK  
3200 W. STATE ST. #100  
BALTIMORE, MD 21227

DESIGNED BY: JBC
DATE: 7/23/20

TOWER ANTENNA SITE PLAN
A-2

# **ATTACHMENT C: SITE AND FACILITY PLANS**



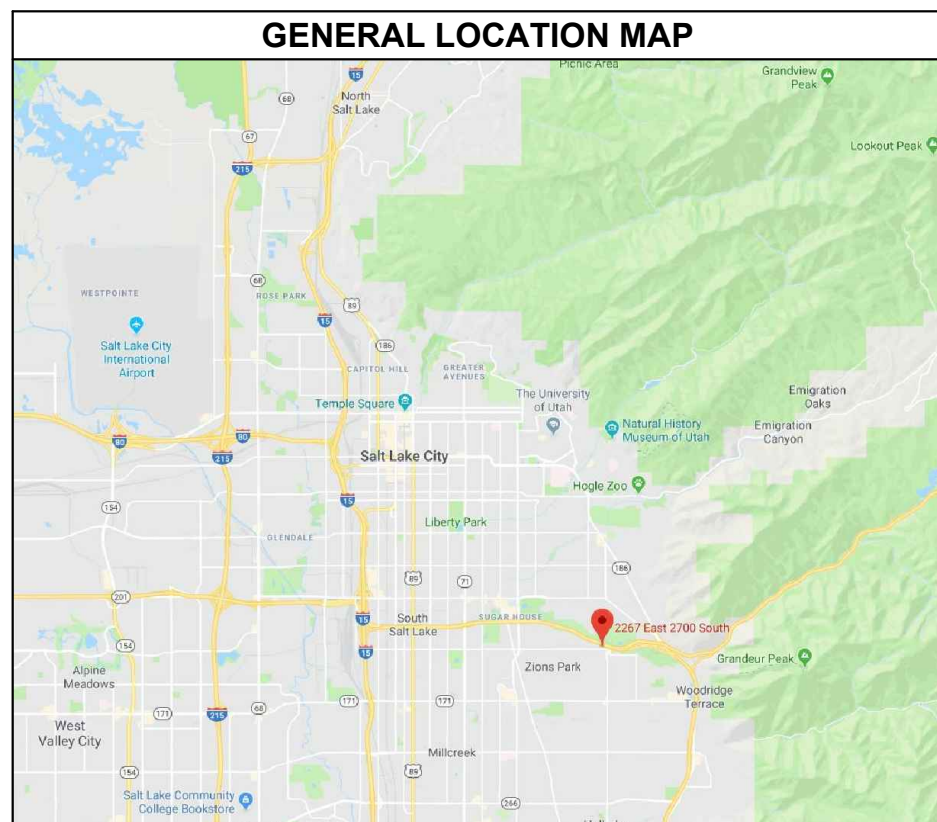
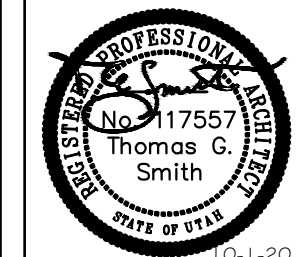
# SL01303A UP&L COUNTRY CLUB OVERLOOK

2267 E. 2700 S  
SALT LAKE CITY, UT

PROJECT: ANCHOR



845 SOUTH MAIN, BOUNTIFUL, UTAH 84010  
801-298-5777 FAX 801-298-1677



**SCOPE OF WORK**

T-MOBILE IS PROPOSING TO REPLACE THREE (3) ANTENNAS, ADD THREE (3) ANTENNAS, REMOVE NINE (9) TMAs, ADD SIX (6) RRUs, ADD TWO (2) HCS, AND REMOVE TWELVE (12) COAX LINES DUE TO STRUCTURAL ISSUES. EXISTING MOUNT TO BE REMOVED AND REPLACED PER MA WITH SITEPRO.

FINAL CONFIGURATION: SIX (6) ANTENNAS, NINE (9) RRUs, AND THREE (3) HCS.

T-MOBILE IS PROPOSING TO ADD ONE (1) B160 BATTERY CABINET AND ONE (1) 6160 EQUIPMENT CABINET WITH ONE (1) BB 648, ONE (1) BB 6630, AND ONE (1) PSU 4813 VOLTAGE BOOSTER.

**PROPRIETY INFORMATION:**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE SERVICES IS STRICTLY PROHIBITED.

**DISCLOSURE:**  
NO SITE WALK WAS CONDUCTED FOR THESE DRAWINGS. DATA WAS PROVIDED BY T-MOBILE AND/OR OTHERS. CONTRACTOR TO VERIFY MATERIALS AND DESIGN PRIOR TO INSTALL.

DATE: 7.22.20  
DRAWN BY: JRC (20071)  
CHECKED BY: LARSON QUICK

REVISIONS		
DATE	DESCRIPTION	INT.
7.22.20	CD's (Prelim)	ACH
7.31.20	CD's (Prelim-R1)	ACH
8.10.20	CD's (Final)	JRC
9.1.20	CD's (Final Rev. 1)	JRC
10.1.20	CD's (Final Rev. 2)	JRC

APPROVALS			
APPROVED BY	PRINT NAME	INITIALS	DATE
PROJECT MANAGER			
RF ENGINEER			
OPS MANAGER			
CONSTRUCTION			
LANDLORD			

**CONTACT INFORMATION**

STRUCTURE OWNER  
PACIFICORP  
825 N.E. MULTINOMAH ST. SUITE 1700  
PORTLAND, OR 97232

NETWORK SYSTEMS OWNER  
T-MOBILE  
121 WEST ELECTION RD. STE. 330  
DRAPER, UT 84020

SITE ACQUISITION FIRM  
RAGE DEVELOPMENT LLC  
2181 HUGO AVENUE  
SALT LAKE CITY, UT 84117

A/E FIRM  
SMITH HYATT ARCHITECTS  
845 SOUTH MAIN STREET  
BOUNTIFUL, UT 84010

SL01303A  
UP&L COUNTRY CLUB  
OVERLOOK  
2267 E. 2700 S  
SALT LAKE CITY, UT

DRAWING TITLE:  
TITLE SHEET

DRAWING NO.:  
**T-1**



**GENERAL CONSTRUCTION NOTES**

1. DRAWINGS WERE PREPARED FROM STANDARDIZED DETAILS DEVELOPED AND PROVIDED BY T-MOBILE WEST, LLC ("T-MOBILE"). STANDARDIZED DETAILS ARE TO BE CONFIRMED AND CORRELATED AT THE SITE BY THE CONTRACTOR. STANDARDIZED DETAILS THAT REQUIRE MODIFICATIONS DUE TO ACTUAL FIELD CONDITIONS AND REQUIREMENTS MUST BE SUBMITTED TO, AND APPROVED BY, T-MOBILE PRIOR TO START OF WORK.
2. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS SET OF DOCUMENTS IS INTENDED TO BE USED FOR DIAGRAM PURPOSES ONLY. UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS.
3. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS DEEMED NECESSARY TO COMPLETE INSTALLATION AS DESCRIBED IN THE DRAWINGS AND AS DISCUSSED ON THE SITE WALK.
4. PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTORS SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF T-MOBILE VERBALLY AND IN WRITING.
5. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
9. GENERAL CONTRACTOR SHALL PROVIDE, AT THE PROJECT SITE, A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
10. THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
11. CONTRACTOR TO SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.

12. CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
13. CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
14. CONTRACTOR TO VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO EXCAVATION.
15. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION, UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
16. CONTRACTOR SHALL KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. CONTRACTOR SHALL REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION DAILY AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
17. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) T-MOBILE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
18. THE CONTRACTOR SHALL PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
19. THE CONTRACTOR SHALL PROVIDE T-MOBILE CORPORATION PROPER INSURANCE CERTIFICATES NAMING T-MOBILE WEST, LLC AS ADDITIONAL INSURED, AND T-MOBILE WEST, LLC PROOF OF LICENSE(S) AND PL & PD INSURANCE.

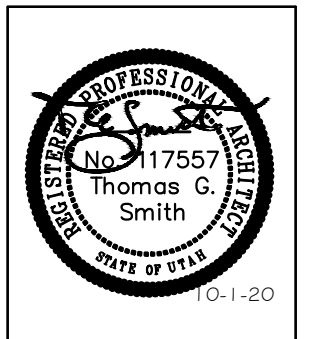
**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- A. UTAH UNIFORM BUILDING STANDARD ACT RULES
- B. 2018 INTERNATIONAL BUILDING CODE (IBC)
- C. 2017 NATIONAL ELECTRIC CODE (NEC)
- D. 2018 INTERNATIONAL BUILDING CODE (IBC)
- E. 2018 INTERNATIONAL FIRE CODE (IFC)
- F. 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- G. LOCAL BUILDING CODE
- H. CITY OR COUNTY ORDINANCES

**IMPORTANT NOTICE**

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. A/E FIRM CANNOT GUARANTEE THE CORRECTNESS NOR THE COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER COMPLETION OF THE PROJECT.

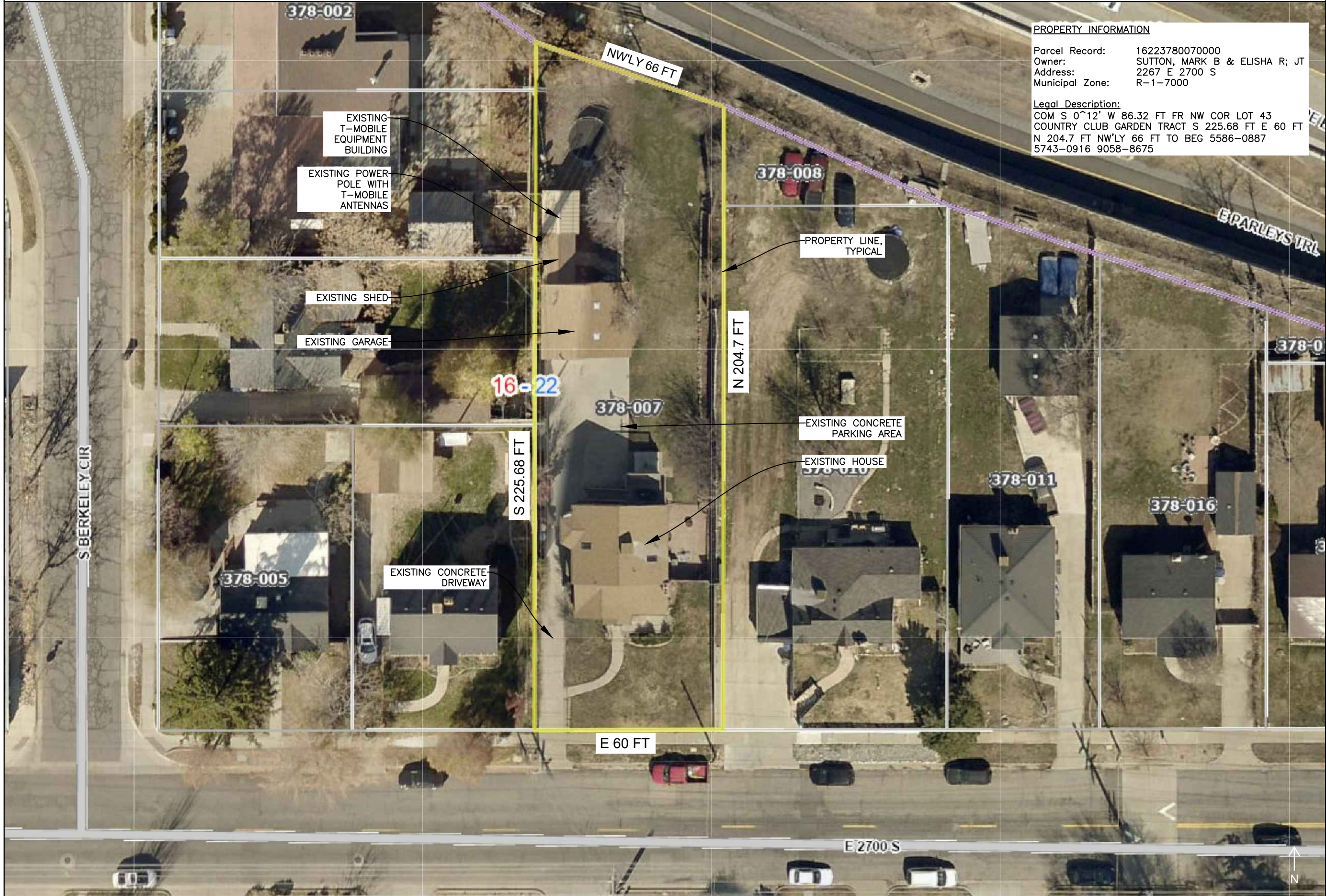


DATE: 7.22.20		
DRAWN BY: JRC (20071)		
CHECKED BY: LARSON QUICK		
REVISIONS		
DATE	DESCRIPTION	INT.
7.22.20	CD's (Prelim)	ACH
7.31.20	CD's (Prelim-R1)	ACH
8.10.20	CD's (Final)	JRC
9.1.20	CD's (Final Rev. 1)	JRC
10.1.20	CD's (Final Rev. 2)	JRC

**SLO1303A**  
**UP&L COUNTRY CLUB**  
**OVERLOOK**  
 2287 E. 2700 S  
 SALT LAKE CITY, UT

DRAWING TITLE: GENERAL NOTES	DRAWING NO.: <b>N-1</b>
---------------------------------	----------------------------

**SITE PLAN**



**PROPERTY INFORMATION**  
 Parcel Record: 16223780070000  
 Owner: SUTTON, MARK B & ELISHA R; JT  
 Address: 2267 E 2700 S  
 Municipal Zone: R-1-7000

**Legal Description:**  
 COM S 0°12' W 86.32 FT FR NW COR LOT 43  
 COUNTRY CLUB GARDEN TRACT S 225.68 FT E 60 FT  
 N 204.7 FT NWLY 66 FT TO BEG 5586-0887  
 5743-0916 9058-8675

**T-Mobile**

**RAGE DEVELOPMENT LLC**

**SMITH HYATT ARCHITECTS**  
 845 SOUTH MAIN, BOUNTIFUL, UTAH 84010  
 801-298-5777 FAX 801-298-1677

**REGISTERED PROFESSIONAL ARCHITECT**  
 No. 117557  
 Thomas G. Smith  
 STATE OF UTAH  
 10-1-20

DATE: 7.22.20  
 DRAWN BY: JRC (20071)  
 CHECKED BY: LARSON QUICK

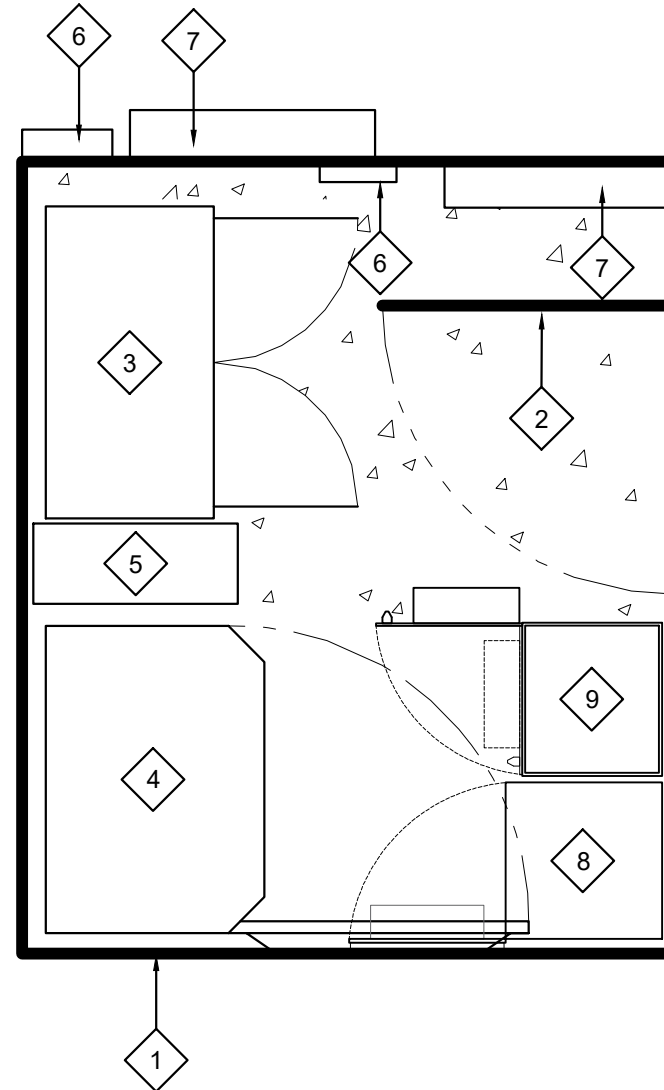
**REVISIONS**

DATE	DESCRIPTION	INT.
7.22.20	CD's (Prelim)	ACH
7.31.20	CD's (Prelim-R1)	ACH
8.10.20	CD's (Final)	JRC
9.1.20	CD's (Final Rev. 1)	JRC
10.1.20	CD's (Final Rev. 2)	JRC

**SL01303A**  
**UP&L COUNTRY CLUB**  
**OVERLOOK**  
 2267 E. 2700 S  
 SALT LAKE CITY, UT

DRAWING TITLE: EQUIPMENT SITE PLAN  
 DRAWING NO.: **A-0**

**PROPOSED EQUIPMENT SITE PLAN**

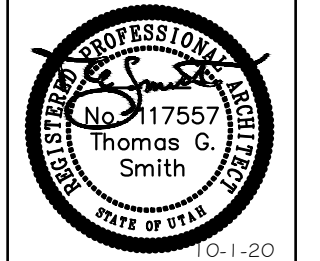


**KEY NOTES**

- 1 EXISTING T-MOBILE EQUIPMENT LEASE AREA - 9'x11'
- 2 EXISTING ACCESS DOOR
- 3 EXISTING PBC 6500 CABINET TO REMAIN
- 4 EXISTING RBS 6201 TO REMAIN
- 5 EXISTING BULKHEAD
- 6 EXISTING TELCO BOX MOUNTED ON WALL
- 7 EXISTING POWER EQUIPMENT MOUNTED ON WALL
- 8 PROPOSED 6160 CABINET
- 9 PROPOSED B160 BATTERY CABINET

**SITE NOTES**

1. TMO IS PROPOSING TO ADD 6160 WITH ONE (1) BB6648, ONE (1) BB6630 UNITS, AND ONE (1) PSU 4813 VOLTAGE BOOSTER TO GROUND CABINET LAYOUT.
2. TMO IS PROPOSING TO ADD ONE (1) B160 BATTERY CABINET.



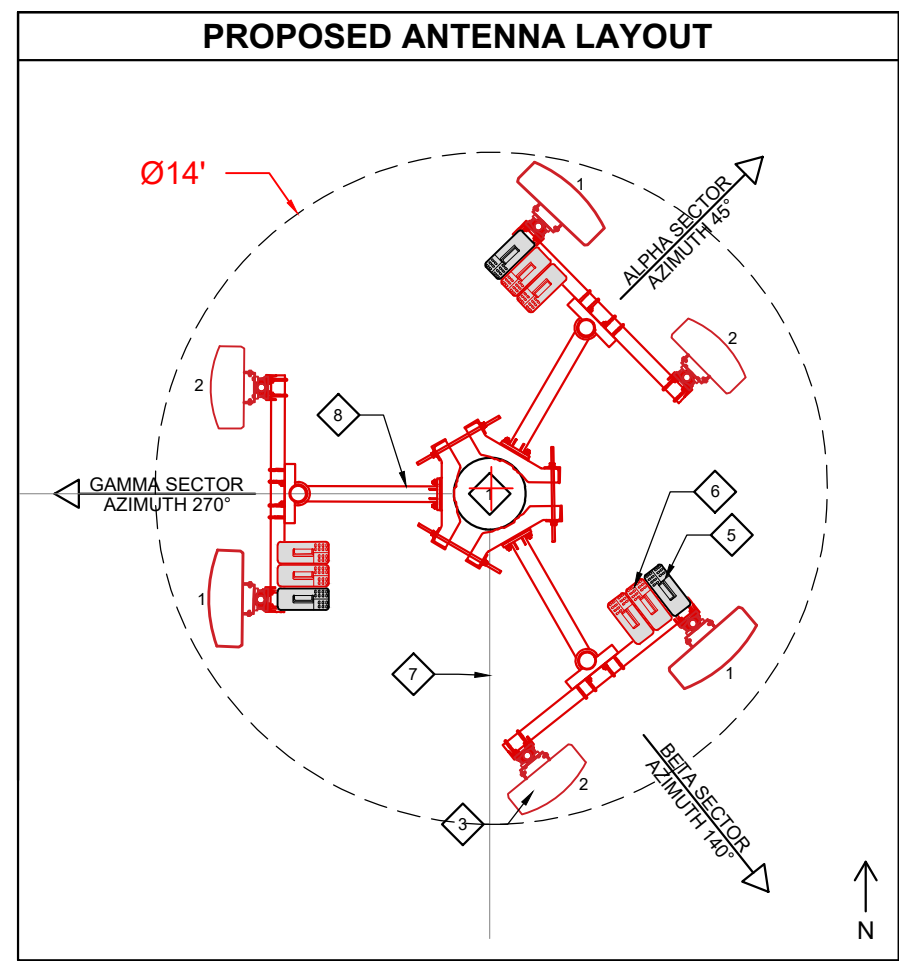
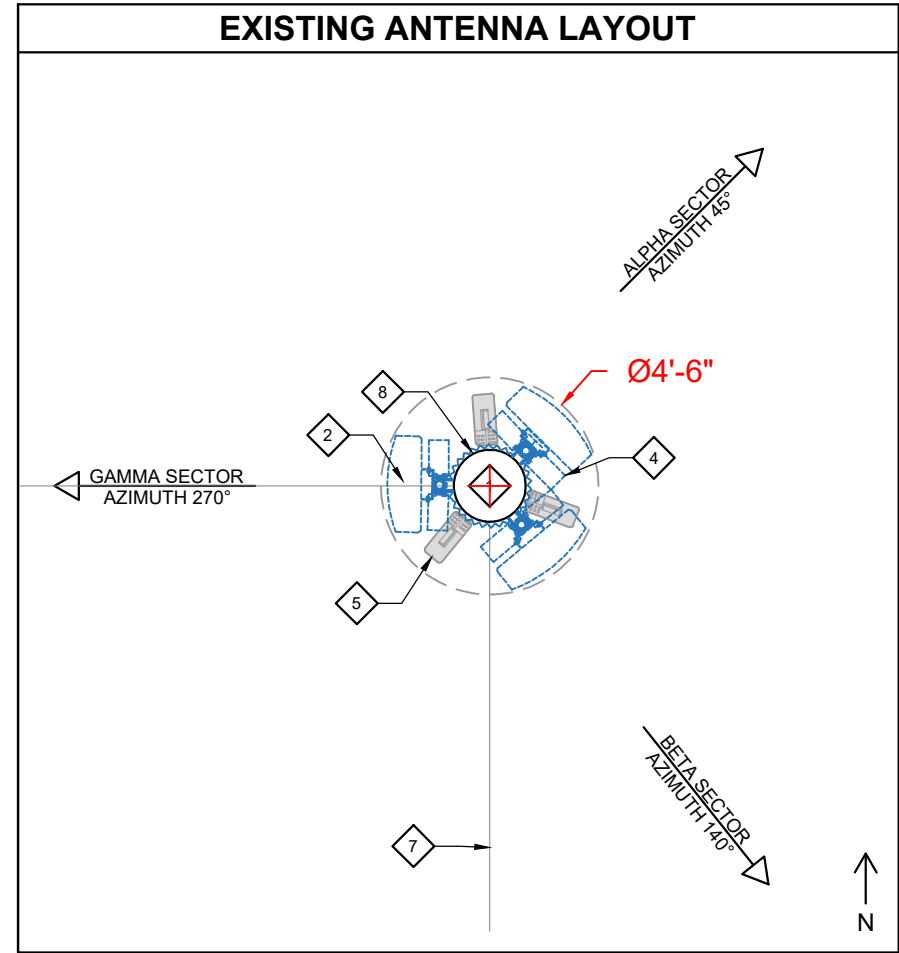
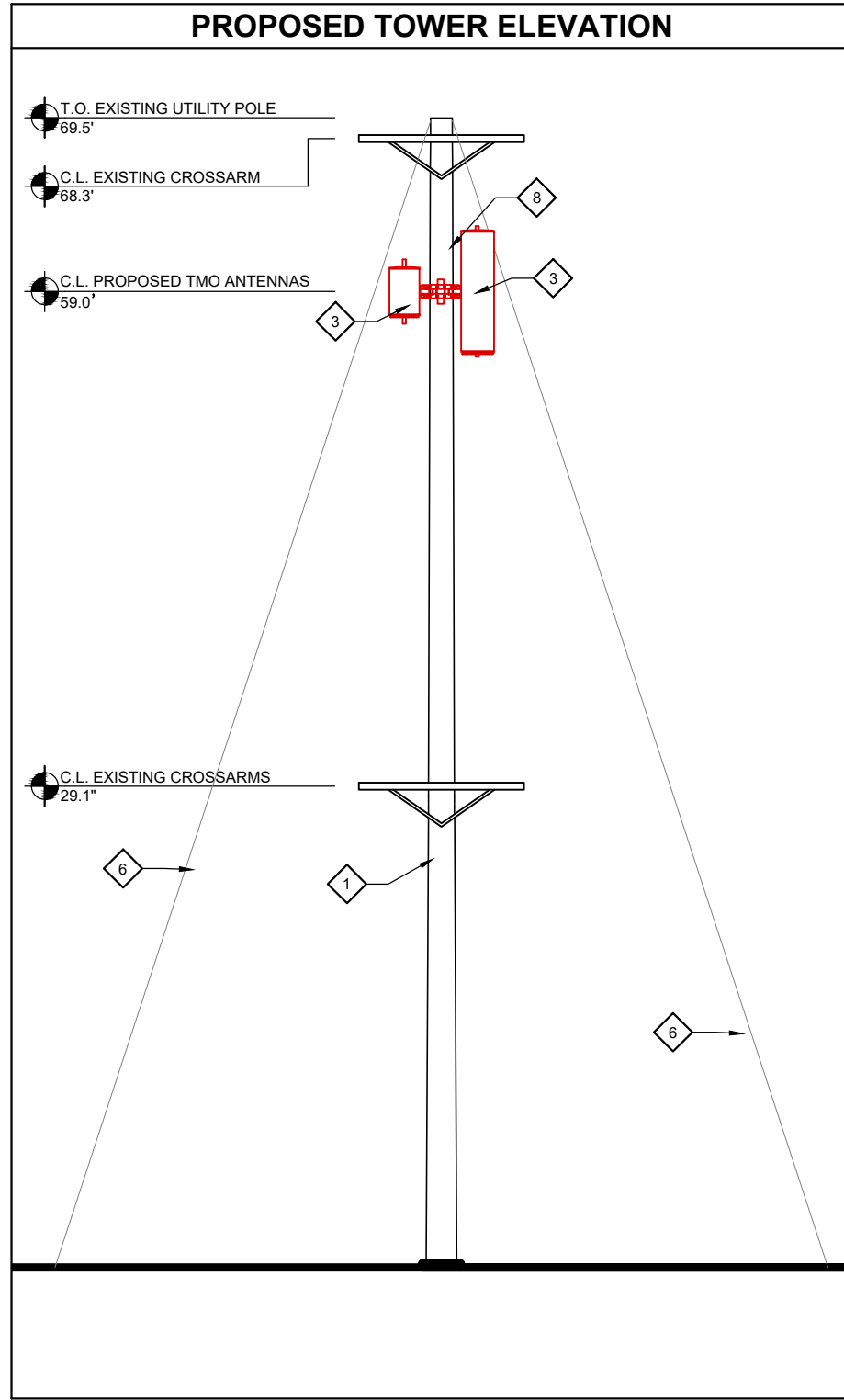
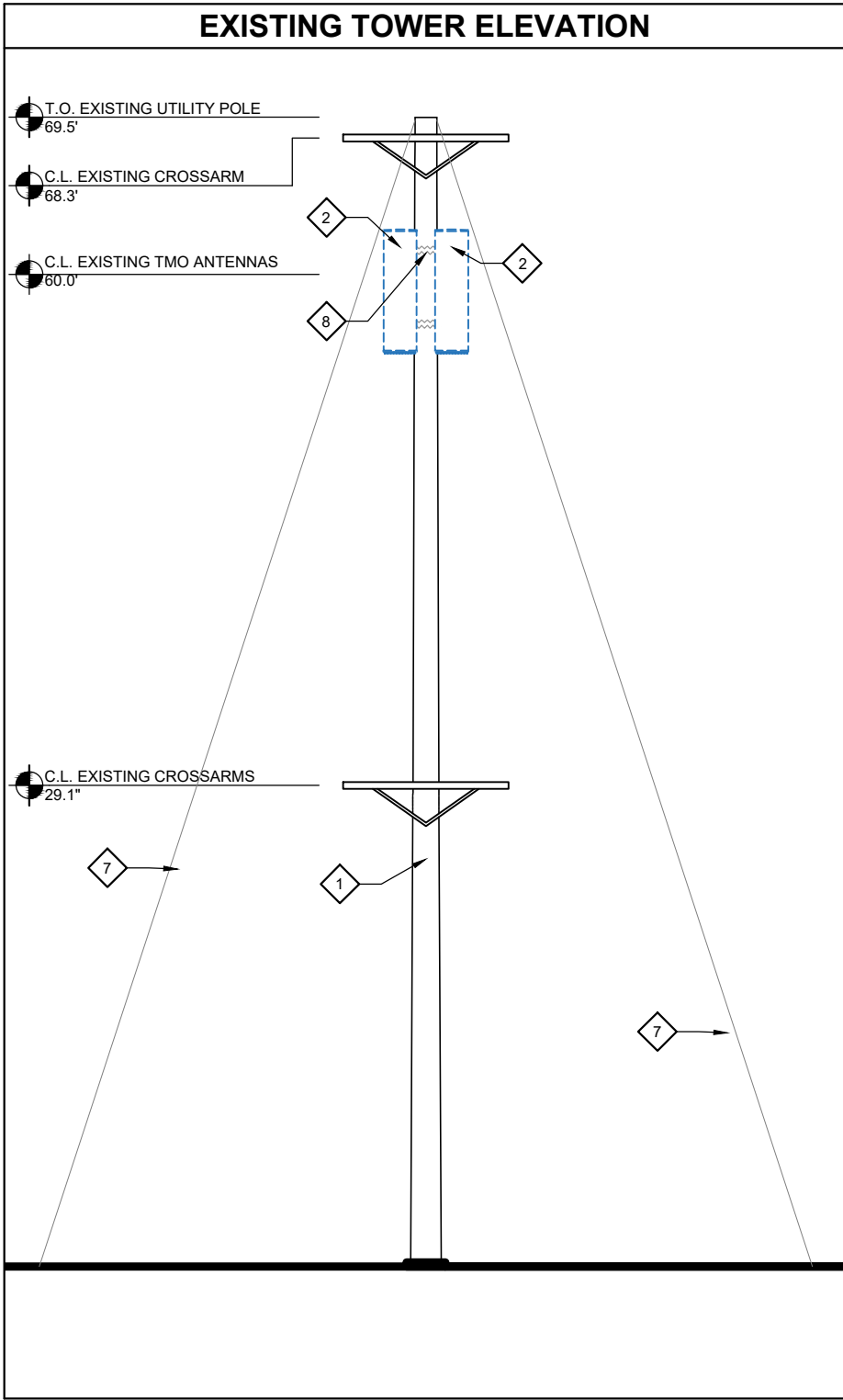
DATE: 7.22.20  
 DRAWN BY: JRC (20071)  
 CHECKED BY: LARSON QUICK

REVISIONS		
DATE	DESCRIPTION	INT.
7.22.20	CD's (Prelim)	ACH
7.31.20	CD's (Prelim-R1)	ACH
8.10.20	CD's (Final)	JRC
9.1.20	CD's (Final Rev. 1)	JRC
10.1.20	CD's (Final Rev. 2)	JRC

**SL01303A**  
 UP&L COUNTRY CLUB  
 OVERLOOK  
 2267 E. 2700 S  
 SALT LAKE CITY, UT

DRAWING TITLE:  
 EQUIPMENT SITE PLAN

DRAWING NO.:  
**A-1**



### KEY NOTES

<p>1 EXISTING 70'± UTILITY POLE</p> <p>2 EXISTING T-MOBILE ANTENNAS TO BE REPLACED, TYP (1) PER SECTOR ANTENNA 1 - APXVAARR18 43-U-NA20</p> <p>3 PROPOSED T-MOBILE NEW/REPLACEMENT ANTENNAS, TYP (1) PER SECTOR ANTENNA 1 - APXVAA4L18 43-U-NA20 ANTENNA 2 - AIR6449 B41</p>	<p>4 EXISTING TMA's TO BE REMOVED, TYP (3) PER SECTOR</p> <p>5 EXISTING RRUs TO BE RELOCATED TO NEW MOUNT BEHIND ANTENNA, TYP (1) PER SECTOR (RRUs MOUNTED BELOW ANTENNAS) - 4449 B71+B85</p> <p>6 PROPOSED NEW RRUs, TYP (2) PER SECTOR (RRUs MOUNTED BEHIND ANTENNAS) - 4424 B25 - 4415 B66A</p>	<p>7 EXISTING GUY WIRE</p> <p>8 EXISTING MOUNTING SYSTEM TO BE REPLACED WITH NEW SITEPRO RMV5-NP MOUNT</p>
--	--	--

T-Mobile®

**RAGE**  
DEVELOPMENT LLC

**SMITH HYATT**  
ARCHITECTS

845 SOUTH MAIN, BOUNTIFUL, UTAH 84010  
801-298-5777 FAX 801-298-1677

DATE: 7.22.20

DRAWN BY: JRC (20071)

CHECKED BY: LARSON QUICK

REVISIONS		
DATE	DESCRIPTION	INT.
7.22.20	CD's (Prelim)	ACH
7.31.20	CD's (Prelim-R1)	ACH
8.10.20	CD's (Final)	JRC
9.1.20	CD's (Final Rev. 1)	JRC
10.1.20	CD's (Final Rev. 2)	JRC

**SLO1303A**  
UP&L COUNTRY CLUB  
OVERLOOK  
2287 E. 2700 S  
SALT LAKE CITY, UT

DRAWING TITLE: TOWER ELEVATION AND PLAN	DRAWING NO.: <b>A-2</b>
--	----------------------------

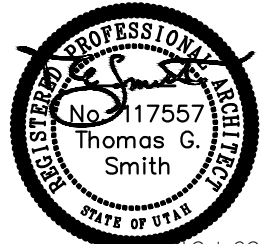
EXISTING ANTENNA SCHEDULE			
	ALPHA SECTOR	BETA SECTOR	GAMMA SECTOR
AZIMUTH	45°	140°	270°
ANTENNA MODEL	APXVAARR18 43-U-NA20 (OCTO)	APXVAARR18 43-U-NA20 (OCTO)	APXVAARR18 43-U-NA20 (OCTO)
ANTENNA POSITION	1	1	1
ANTENNA RAD CENTER	59'-0"	59'-0"	59'-0"
ANTENNA FACE Sq. Ft.	12 Sq. Ft.	12 Sq. Ft.	12 Sq. Ft.
HYBRID CABLE SYSTEM	ERICSSON 6x12 HCS 6AWG 30m		
COAX CABLE	7/8" COAX - 70' (x12)		
TMA's	STYLE 4 - ETM19V2S12UB (E15S09P84) (x6), GENERIC TWIN STYLE 1B - AWS (x3)		
RRUs	4449 B71+B85 (x3)		
FIBER JUMPER CABLE	FIBER JUMPER - 9' (x6)		
JUMPER SUREFLEX	JUMPER 10' SUREFLEX 4.3-10 TO 4.3-10 (x12)		

NEW/PROPOSED ANTENNA SCHEDULE			
	ALPHA SECTOR	BETA SECTOR	GAMMA SECTOR
AZIMUTH	45°	140°	270°
ANTENNA MODEL	APXVAA4L18 43-U-NA20 (DODECA)	APXVAA4L18 43-U-NA20 (DODECA)	APXVAA4L18 43-U-NA20 (DODECA)
ANTENNA POSITION	1	1	1
ANTENNA RAD CENTER	59'-0"	59'-0"	59'-0"
MECH. TILT - ELEC. TILT	2 - 5/5/3/3/3/3	2 - 5/5/3/3/3/3	2 - 5/5/3/3/3/3
ANTENNA FACE Sq. Ft.	12 Sq. Ft.	12 Sq. Ft.	12 Sq. Ft.
AZIMUTH	45°	140°	270°
ANTENNA MODEL	AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO)	AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO)	AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO)
ANTENNA POSITION	2	2	2
ANTENNA RAD CENTER	59'-0"	59'-0"	59'-0"
MECH. TILT - ELEC. TILT	2 - 3/3	2 - 3/3	2 - 3/3
ANTENNA FACE Sq. Ft.	4.6 Sq. Ft.	4.6 Sq. Ft.	4.6 Sq. Ft.
HYBRID CABLE SYSTEM	ERICSSON 6x12 HCS 6AWG 30m (x3), PSU 4813 VOLTAGE BOOSTER		
RRUs	4449 B71+B85 (x3), 4424 B25 (x3), 4415 B66A (x3)		
FIBER JUMPER CABLE	FIBER JUMPER - 10' (x12)		
JUMPER SUREFLEX	JUMPER 10' SUREFLEX 4.3-10 TO 4.3-10 (x36)		

...T...Mobile®




845 SOUTH MAIN, BOUNTIFUL, UTAH 84010  
801-298-5777 FAX 801-298-1677



10-1-20

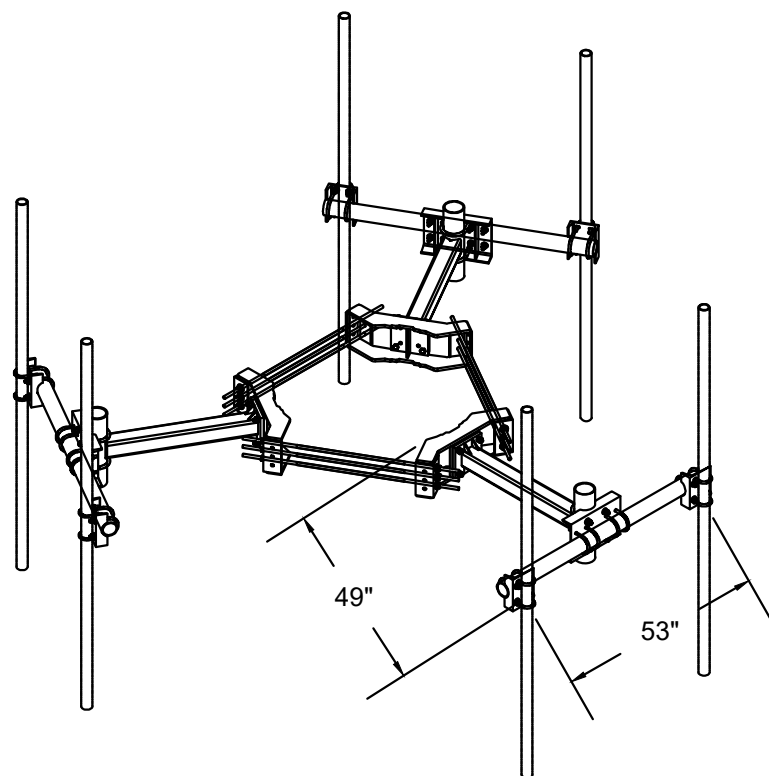
DATE: 7.22.20		
DRAWN BY: JRC (20071)		
CHECKED BY: LARSON QUICK		
REVISIONS		
DATE	DESCRIPTION	INT.
7.22.20	CD's (Prelim)	ACH
7.31.20	CD's (Prelim-R1)	ACH
8.10.20	CD's (Final)	JRC
9.1.20	CD's (Final Rev. 1)	JRC
10.1.20	CD's (Final Rev. 2)	JRC

SLO1303A  
UP&L COUNTRY CLUB  
OVERLOOK  
2287 E. 2700 S  
SALT LAKE CITY, UT

DRAWING TITLE: EQUIPMENT SCHEDULE	DRAWING NO.: <b>A-3</b>
--------------------------------------	----------------------------

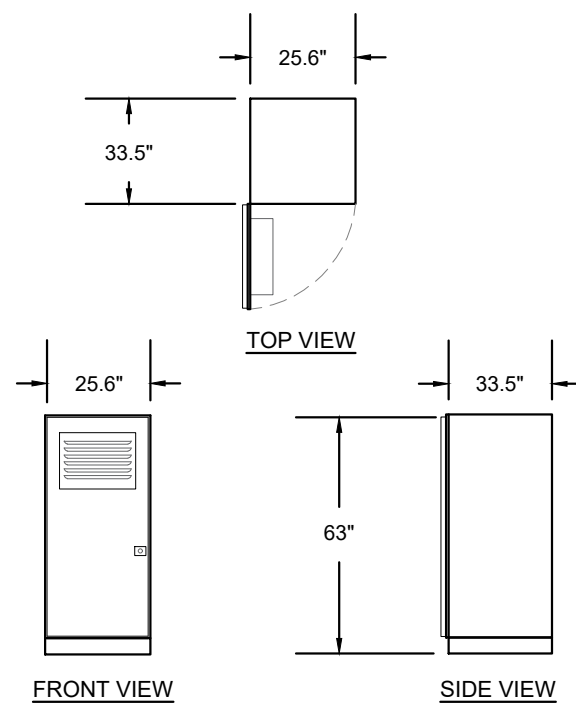
**ANTENNA MOUNT DETAIL**

**SITE PRO1 RMV5-NP**



**CABINET DETAIL 1**

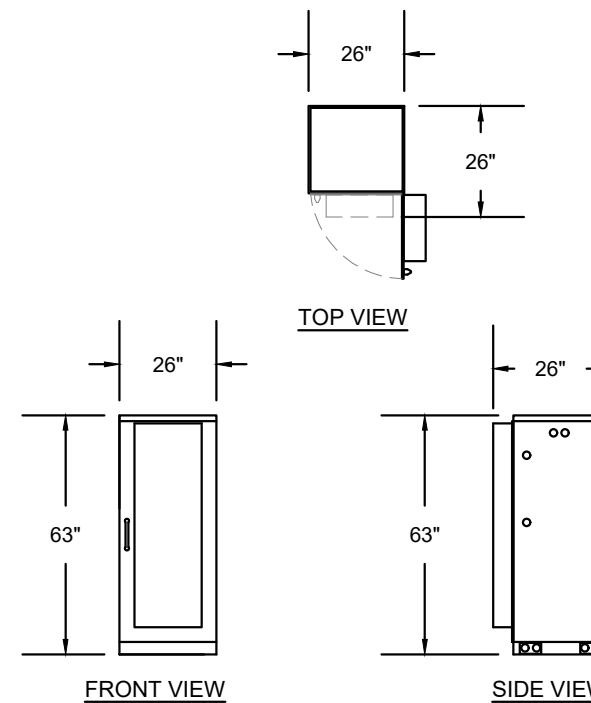
**ERICSSON 6160**



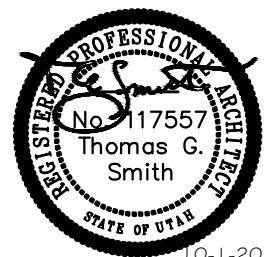
**PROPOSED NEW CABINET**

**CABINET DETAIL 2**

**ERICSSON B160**



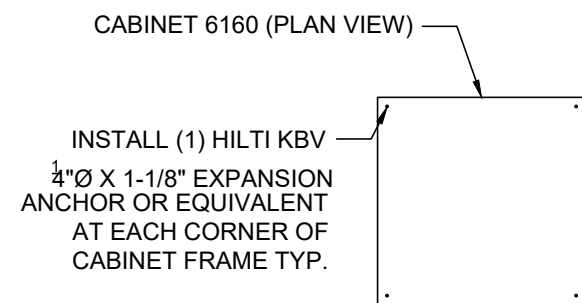
**PROPOSED NEW BATTERY CABINET**



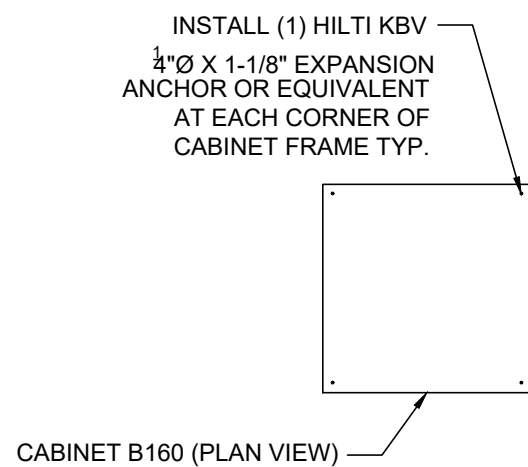
DATE: 7.22.20  
 DRAWN BY: JRC (20071)  
 CHECKED BY: LARSON QUICK

REVISIONS		
DATE	DESCRIPTION	INT.
7.22.20	CD's (Prelim)	ACH
7.31.20	CD's (Prelim-R1)	ACH
8.10.20	CD's (Final)	JRC
9.1.20	CD's (Final Rev. 1)	JRC
10.1.20	CD's (Final Rev. 2)	JRC

**CABINET ANCHORING DETAIL 1**

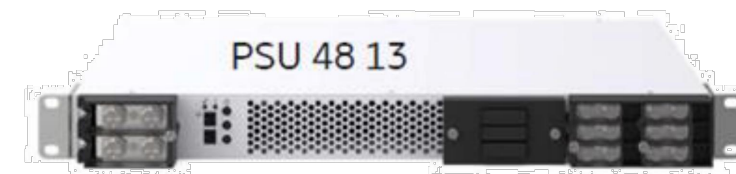


**CABINET ANCHORING DETAIL 2**



**VOLTAGE BOOSTER DETAIL**

**ERICSSON  
 PSU 4813 VOLTAGE BOOSTER**



TO BE INSTALLED INTO 6160 CABINET

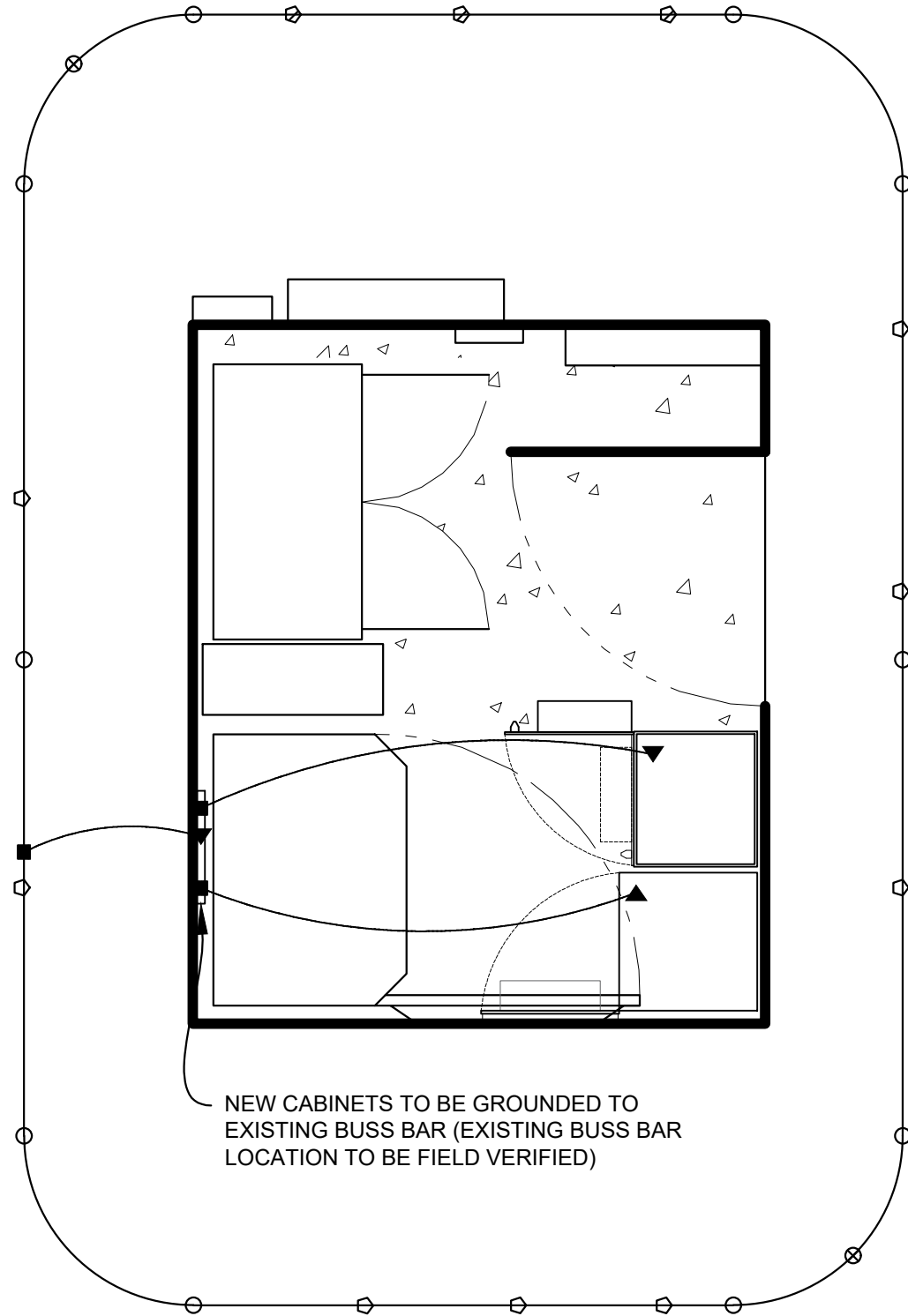
WEIGHT: 17.2 lbs  
 DIMENSIONS (H x W x D): 1.7" x 19" x 14.3"

**PROPOSED NEW (1)**

**SL01303A**  
 UP&L COUNTRY CLUB  
 OVERLOOK  
 2287 E. 2700 S  
 SALT LAKE CITY, UT

DRAWING TITLE: EQUIPMENT DETAIL  
 DRAWING NO.: **A-4**

## GROUNDING PLAN



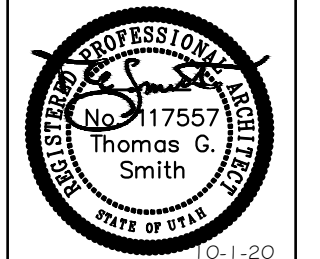
NOTE: TYPICAL GROUNDING PLAN SHOWN. CONTRACTOR TO TIE ANY NEW EQUIPMENT INTO EXISTING GROUNDING PLAN AT A MINIMUM OF TWO CONNECTIONS

## GROUNDING NOTES

1. ALL SAFETY GROUNDING OF THE ELECTRICAL EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT REVISION OF NEC.
2. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND SITE CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS. IF SITE SOIL CONDITIONS ARE CORROSIVE, USE OF A LARGER MAIN GROUND RING CONDUCTOR MAY BE NECESSARY.
3. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS. FOLLOW ANTENNA AND BTS MANUFACTURERS PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS AND EXIT FROM TOWER OR MONOPOLE USING MANUFACTURERS PRACTICES.
4. ALL GROUND CONNECTIONS SHALL BE CADWELD. ALL WIRES SHALL BE COPPER THHN/THWN. ALL GROUND WIRE SHALL BE SOLID COPPER WITH GREEN INSULATED WIRE ABOVE GROUND.
5. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE TO A MAXIMUM OF 5 OHMS. IF GROUND TEST DID NOT ACHIEVE THE MAXIMUM 5 OHMS, CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUNDING TO OHM MAX REQUIREMENT. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY A T-MOBILE REPRESENTATIVE.
6. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY AN AUTHORIZED T-MOBILE REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM.
7. NOTIFY T-MOBILE IF THERE ARE ANY DIFFICULTIES INSTALLING GROUND SYSTEM DUE TO SITE SOIL CONDITIONS.
8. IF SURGE SUPPRESSER IS AN EXTERIOR MOUNT, RUN A #2 THHN GROUND WIRE IN A 1" SCHED. 40 PVC CONDUIT TO SIDE SPLICE CADWELD AT GROUND RING. HEAT RADIUS CONDUIT TO PRODUCE LARGE RADIUS BENDS. STRAP TO SLAB AT A MINIMUM OF TWO POINTS.
9. ALL GROUNDING WIRE RUNS AND CONNECTIONS, BOTH ABOVE AND BELOW GRADE, SHALL BE LOCATED INSIDE OF THE LEASE AREA.
10. TIE NEW GROUNDING INTO EXISTING GROUND GRID IN AT LEAST TWO LOCATIONS.
11. THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE SERVICES IS STRICTLY PROHIBITED.

### SYMBOL KEY

- ⬡ MECHANICAL CONNECTION
- COPPER GROUND ROD
- △ CADWELD CONNECTION
- GROUND BAR
- ⊗ INSPECTION WELL



DATE: 7.22.20  
DRAWN BY: JRC (20071)  
CHECKED BY: LARSON QUICK

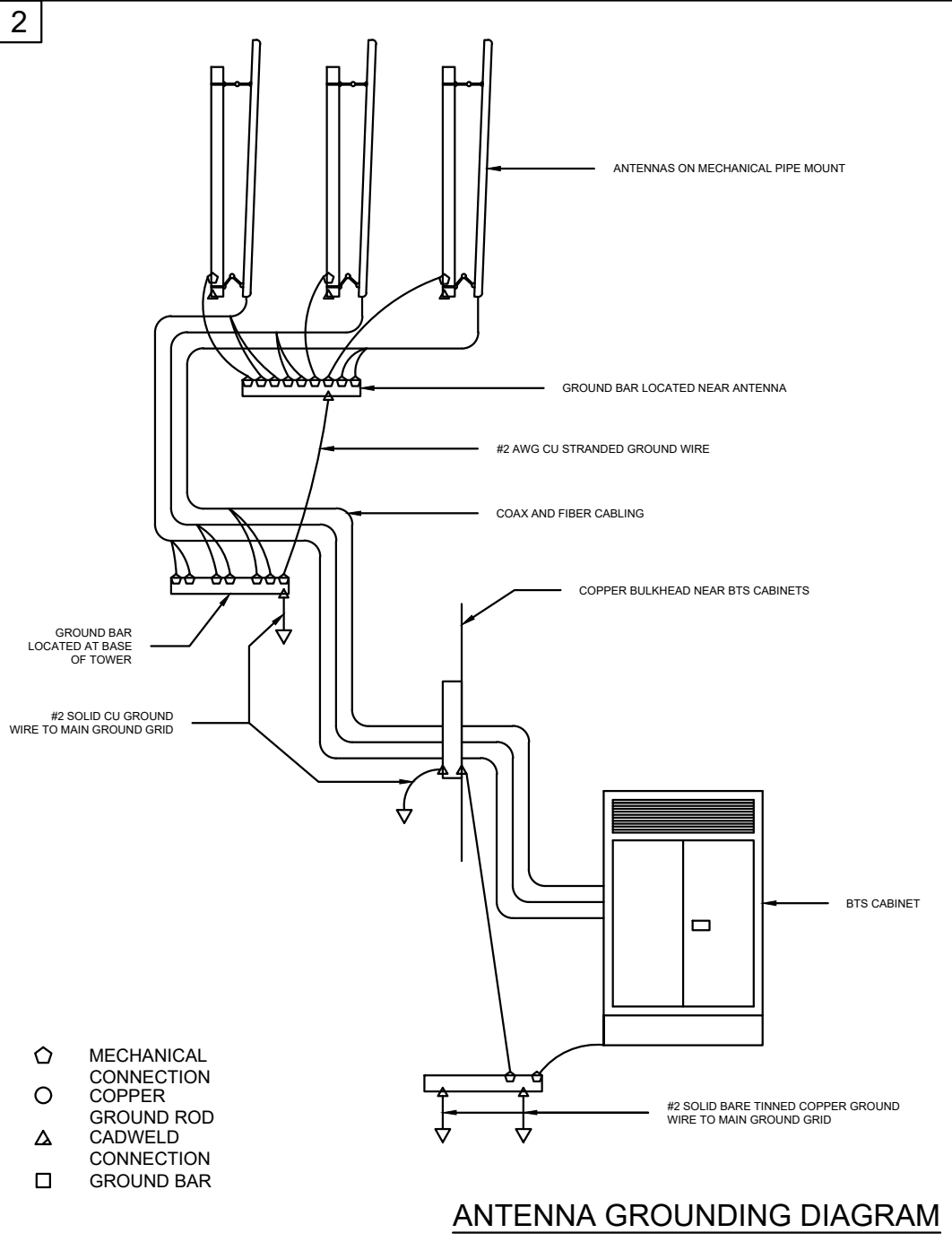
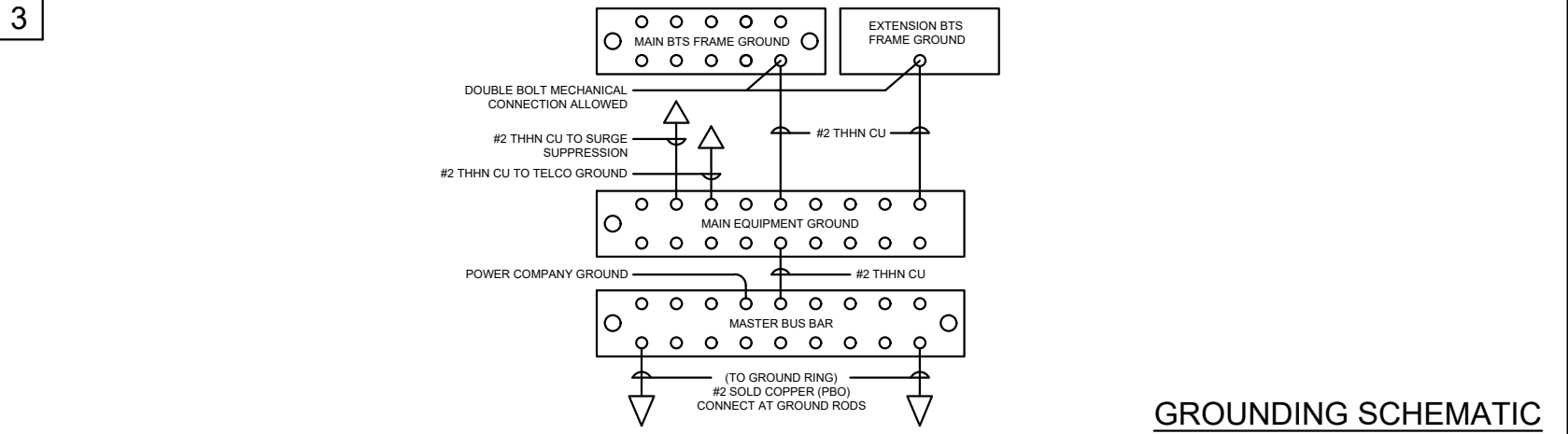
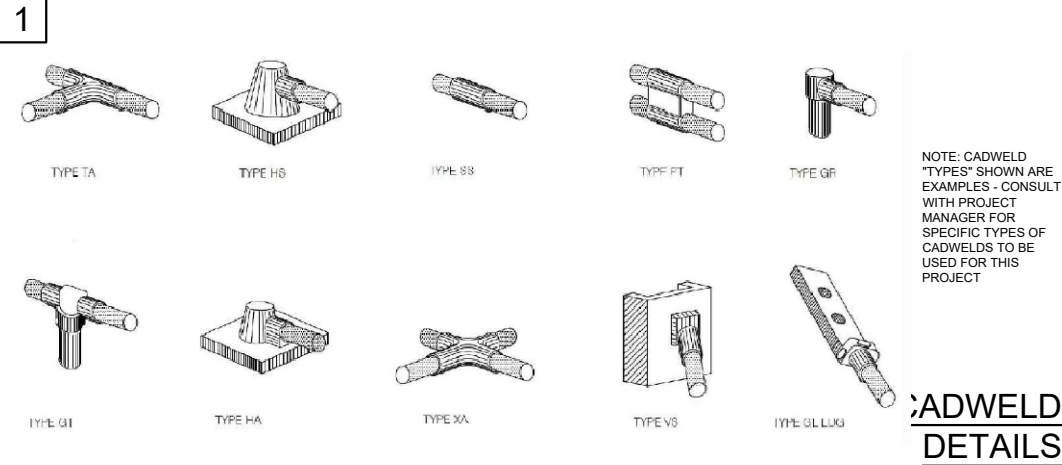
REVISIONS		
DATE	DESCRIPTION	INT.
7.22.20	CD's (Prelim)	ACH
7.31.20	CD's (Prelim-R1)	ACH
8.10.20	CD's (Final)	JRC
9.1.20	CD's (Final Rev. 1)	JRC
10.1.20	CD's (Final Rev. 2)	JRC

SL01303A  
UP&L COUNTRY CLUB  
OVERLOOK  
2267 E. 2700 S  
SALT LAKE CITY, UT

DRAWING TITLE:  
GROUNDING PLAN

DRAWING NO.:  
**E-1**

**TYPICAL GROUNDING DETAIL**



- TYPICAL GROUNDING SYSTEM NOTES**
- TOWER RADIAL GROUND:**  
#2 SOLID COPPER WIRE CADWELDED (OR FASTENER APPROVED BY PROJECT MANAGER) TO TOWER BASE. EXTEND WIRE 30' MINIMUM IN SWEEPING CONFIGURATION AT A MINIMUM DEPTH OF 24". ALL GROUND RODS TO BE 8' COPPER OR COPPER CLAD. FIRST GROUND RODS FROM TOWER ARE TO BE PLACED 10' EQUAL DISTANCE (BETWEEN ROD CENTERS) AND A MINIMUM OF EVERY 10' ALONG TOTAL LENGTH. ALL BENDS MUST MAINTAIN A MINIMUM 12" RADIUS.
  - TOWER EQUIPMENT RING GROUND INTERCONNECT:**  
ONLY ONE CONNECTION OF THIS TYPE FOR EACH TOWER. SAME CONSTRUCTION AS NOTE 1 ABOVE EXCEPT THE TERMINATION AT THE GROUNDING RING MUST BE THREE-WAY CONNECTED. ALL BENDS MUST MAINTAIN A MINIMUM 12" RADIUS.
  - EQUIPMENT BUILDING RING GROUND:**  
ALWAYS OBSERVE THE TURN DIRECTIONS SHOWN WHEN PLACING BENDS OR CONNECTIONS. USE #2 SOLID COPPER WIRE PLACED WITHIN 3' (+/- 6") FROM EDGE OF BUILDING CONCRETE FOUNDATION AT A MINIMUM DEPTH OF 24". ALL CONNECTIONS TO GROUND RING ARE TO BE CADWELDED. ALL GROUND RODS TO BE 10' COPPER OR COPPER CLAD AND PLACED 10' EQUAL DISTANCE (BETWEEN ROD CENTERS) AND A MINIMUM OF EVERY 10' ALONG TOTAL LENGTH. ALL BENDS MUST MAINTAIN A MINIMUM 12" RADIUS.
  - SINGLE POINT GROUND BAR (COAX BULKHEAD):**  
ALWAYS OBSERVE THE DIRECTIONS SHOWN WHEN PLACING BENDS OR CONNECTIONS TO GROUND RING. USE TWO #2 SOLID COPPER WIRE OR TWO 3" COPPER RIBBONS ATTACHED ON OPPOSITE ENDS OF BAR OR BULKHEAD EXTENDING DIRECTLY TO GROUND. ALL WIRE CONNECTIONS TO GROUND RING ARE TO BE CADWELDED, RIBBONS MAY BE ATTACHED TO GROUND RING WITH A "LISTED" PRESSURE CONNECTION WITH APPROVAL OF CONSTRUCTION MANAGER. ALL BENDS MUST MAINTAIN A MINIMUM 12" RADIUS.
  - EQUIPMENT SHELTER INNER BONDING RING:**  
#2 SOLID COPPER WIRE CADWELDED (TO INNER BONDING RING AT A LOCATION EITHER ABOVE THE SOIL LINE OR JUST INSIDE INTERIOR OF BUILDING. ALWAYS USE PVC (NONMETALLIC) SLEEVES WHEN ENTERING THE STRUCTURE. THIS TYPE OF BOND IS REQUIRED AT EACH OUTSIDE CORNER AND AT DISTANCES NOT TO EXCEED 50' ALONG ANY STRAIGHT WALL. ALL BENDS MUST MAINTAIN A MINIMUM 12" RADIUS.
  - FENCE EQUALIZATION BOND:**  
#2 SOLID COPPER WIRE CADWELDED TO BUILDING RING GROUND AND ATTACHED TO EACH INSIDE OR OUTSIDE CORNER FENCE POST AND/OR GATE POST WITH A "LISTED" WIRE CLAMP. PLACE AT A MINIMUM 12" DEPTH (SEE NOTE 11 BELOW FOR CROSSING CLEARANCES). IF METALLIC POST IS NOT SET IN CEMENT, PLACE AN ADDITIONAL 8' GROUND ROD AT POST LOCATION.
  - GATE EQUALIZATION BOND:**  
#2 SOLID COPPER WIRE CADWELDED TO FENCE EQUALIZATION WIRE AND ATTACHED TO EACH GATE POST WITH A "LISTED" WIRE CLAMP. IF METALLIC POST IS NOT SET IN CEMENT, PLACE AN ADDITIONAL 10' GROUND ROD AT EACH POST LOCATION.
  - POWER / TELEPHONE TRENCH:**  
UTILITIES CAN EITHER BE PLACED IN SAME TRENCH (NESC RANDOM SEPARATION) OR IN SEPARATE TRENCH AT A 36" DEPTH. ALWAYS PLACE THESE FACILITIES BELOW WHILE MAINTAINING A 36" HORIZONTAL SEPARATION AND A 12" VERTICAL SEPARATION FROM ANY RADIAL OR RING GROUND SYSTEMS IN, ON, OR ADJACENT TO THE RADIO SITE.
  - POWER / TELEPHONE ENTRANCE:**  
THE BUILDING RING GROUND MEETS OR EXCEEDS THE NEC ARTICLE 250 UTILITY PROTECTION GROUND. THEREFORE, INFORM LOCAL INSPECTOR THAT ADDITIONAL GROUND RODS ARE NOT REQUIRED. ALL UTILITY GROUNDS MAY BE ATTACHED TO THE #2 SOLID COPPER WIRE DETAILED IN NOTE 10 BELOW. IF LOCAL POWER COMPANY CODES REQUIRE AN ADDITIONAL GROUND ROD, BOND THE TWO FACILITIES TOGETHER AT THIS LOCATION.
  - UTILITY GROUNDING ELECTRODE BOND:**  
USE #2 SOLID COPPER WIRE PLACED WITHIN 3' OF UTILITY ENTRANCE AT DEMARCATION CABINET ENTRY PORT. ALL CONNECTIONS TO GROUND RING ARE TO BE CADWELDED. CONNECTION TO DEMARCATION CABINET ENTRY PORT TO BE WITH A "LISTED" CONNECTION. ALL BENDS MUST MAINTAIN A MINIMUM 12" RADIUS.
  - RADIAL GROUND / FENCE BOND CROSSINGS:**  
WHEREVER PRACTICAL, TO REDUCE MAGNETIC COUPLING, THESE FACILITIES MUST CROSS AT A 90 DEGREE ANGLE WHILE MAINTAINING 18" VERTICAL SEPARATION.
  - COAX GROUNDING KITS:**  
USE INDIVIDUAL "LISTED" GROUNDING KITS FOR EACH COAX CABLE. BOND TO TOWER BONDING BUSS BAR WITH #2 THHN SOLID COPPER WIRE WITH 2 HOLE CRIMPED CONNECTIONS.
  - GROUNDING BUSS BAR KIT:**  
THE GROUNDING BUSS BAR AND ATTACHMENT KIT MUST BE DIRECTLY BOLTED TO THE TOWER STRUCTURE WITHOUT ELECTRICAL INSULATORS.
  - ICE BRIDGE BONDING:**  
THE ICE BRIDGE SHOULD NOT BE BONDED TO THE TOWER STRUCTURE. IT SHOULD ONLY BE BONDED AT ONE END TO THE ENTRANCE BULKHEAD (SINGLE POINT GROUND BAR). USE #2 THHN SOLID COPPER WIRE WITH 2 HOLE CRIMPED CONNECTIONS.
  - RADIO BAY TO COAX BULKHEAD BOND:**  
THIS IS THE ONLY CABINET TO GROUND BOND WIRE ATTACHED TO THE RADIO BAY. USE #2 THHN SOLID COPPER WIRE WITH 2 HOLE CRIMPED CONNECTIONS OR A 3" COPPER STRAP.
  - RADIO BAY ISOLATION KIT:**  
CONTACT RADIO EQUIPMENT SUPPLIER FOR SPECIFICATION AND INSTALLATION PROCEDURES.

Mobile

RAGE DEVELOPMENT LLC

SMITH HYATT ARCHITECTS

845 SOUTH MAIN, BOUNTIFUL, UTAH 84010  
801-298-5777 FAX 801-298-1677

10-1-20

DATE: 7.22.20

DRAWN BY: JRC (20071)

CHECKED BY: LARSON QUICK

REVISIONS		
DATE	DESCRIPTION	INT.
7.22.20	CD's (Prelim)	ACH
7.31.20	CD's (Prelim-R1)	ACH
8.10.20	CD's (Final)	JRC
9.1.20	CD's (Final Rev. 1)	JRC
10.1.20	CD's (Final Rev. 2)	JRC

SLO1303A  
UP&L COUNTRY CLUB  
OVERLOOK  
2267 E. 2700 S  
SALT LAKE CITY, UT

DRAWING TITLE: ELECTRICAL GROUNDING DETAILS / NOTES

DRAWING NO.: E-2



# **ATTACHMENT D: EXISTING CONDITIONS**

---

## **Adjacent Land Uses and Zoning**

- North: Interstate 80 Freeway
- South: R-1/7,000 – Residential Use
- South: R-1/7,000 – Residential Use
- South: R-1/7,000 – Residential Use

The property is located in a residential area south of Interstate 80 and between Berkeley Circle and the Interstate 80 offramp. The general area is zoned R-1/7,000. Although this is a primarily residential area, there a number of large utility poles found throughout the area, along 2700 South and in many rear yards of nearby properties. With the utility pole being situated towards the I-80 freeway, impact on surrounding properties is minimized.

## **Applicable Master Plan Policies**

The property is included within the Sugar House Master Plan area. The Master Plan is silent on matters related to wireless telecommunication equipment.

## **Salt Lake City Zoning Ordinance Provisions**

### **21A.40.090: ANTENNA REGULATIONS:**

E. Wireless Telecommunications Facilities

2.g(E) Conditional use approval is required for antennas located in a rear yard utility easement in all residential, CN Neighborhood Commercial, PL Public Lands, PL-2 Public Lands, CB Community Business, I Institutional, and OS Open Space Zoning Districts.

# **ATTACHMENT E: ANALYSIS OF STANDARDS**

---

## **21A.54.080 Standards for Conditional Use**

**Approval Standards:** A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

<b>Standard</b>	<b>Finding</b>	<b>Rationale</b>
1. The use complies with applicable provisions of this title	<b>Complies</b>	<b>See detailed analysis below.</b>
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses	<b>Complies</b>	<b>See detailed analysis below.</b>
3. The use is consistent with applicable adopted city planning policies, documents, and master plans	<b>Complies</b>	<b>See detailed analysis below.</b>
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions	<b>Complies</b>	<b>See detailed analysis below.</b>

## **21A.54.080 Standards for Conditional Use**

**Approval Standards:** A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

### **1. The use complies with applicable provisions of this title**

**Analysis:** The proposed wireless facility will be constructed on a property in a utility easement in the rear yard of a property located in the R-1/7,000 zoning district. Per section 21A.40.090 (E) of the Zoning Ordinance, all utility pole mounted antennas located in a rear yard utility easement in all residential districts require Conditional Use approval.

**Finding:** The proposal complies with the applicable provisions of the Salt Lake City Zoning Ordinance, provided that the request meets the conditions recommended as part of this staff report.

### **2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;**

**Analysis:** There is an existing utility pole with an approved antenna array on site. The proposal consists of widening the existing antenna array. There will be no height increase to the pole or antenna array and the ground mounted equipment area will not increase. With the existence of multiple utility poles in the surrounding area, the subject utility pole and antenna are compatible with existing elements found in the area. The proposed expansion of the array will be a minimal impact on surrounding properties.

**Finding:** Given the existence of numerous utility poles found in the area and minimal increase in antenna array size, no detrimental impacts either visually, or otherwise are anticipated to neighboring properties. The proposal is compatible with the nature of the area.

### **3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and**

**Analysis:** The Sugar House Master Plan is silent on matters related to wireless telecommunication equipment; however, utility-pole mounted antennas are allowed as a conditional use in residential zoning districts. Because this specific proposal must be reviewed as a conditional use, if the proposal meets all of the conditions and standards listed, it should be considered as meeting this standard.

**Finding:** The project does not conflict with the Sugar House Master Plan.

**4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.** (Refer to Detrimental Effects Table below for details)

**21a.54.080B: Detrimental Effects Determination:** In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	<b>Complies</b>	Conditional use approval is required for utility pole mounted antennas located in a rear yard utility easement in all residential districts. If the conditional use is approved according to the Zoning Ordinance process and all required standards, the proposal will not create a detrimental effect.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	<b>Complies</b>	The use on the lot associated where the utility pole is located is a single-family home, which will remain the same no matter the antenna installation. Utility poles and antennas are located in both residential and commercial areas of the city. The Sugar House Master Plan is silent on matters related to wireless telecommunication equipment.
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	<b>Complies</b>	Although this is a primarily residential area, there are a number of large utility poles found throughout the area, along 2700 South and in many rear yards of nearby properties. With the utility pole being situated towards the I-80 freeway, impact on surrounding properties is minimized.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	<b>Complies</b>	There are a number of utility poles in the area and the proposed facility will not be intrusive in nature.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	<b>Complies</b>	The proposal will have no traffic impact.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	<b>Complies</b>	The proposal will have no traffic impact.
7. The site is designed to enable access and circulation for pedestrian and bicycles	<b>Complies</b>	The proposal will have no traffic impact.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	<b>Complies</b>	The proposal will have no traffic impact.
9. The location and design of off-street parking complies with applicable standards of this code	<b>Complies</b>	The proposal will not require additional off-street parking.
10. Utility capacity is sufficient to support the use at normal service levels	<b>Complies</b>	The proposal will not require additional utility service.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	<b>Complies</b>	The proposal will not change the land use.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke	<b>Complies</b>	The proposal will not significantly impact the environment or introduce any hazard.

13. The hours of operation and delivery of the use are compatible with surrounding uses	<b>Complies</b>	The equipment will be serviced by a technician as needed for routing maintenance and repair.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	<b>Complies</b>	The proposal will not require signs and lighting.
15. The proposed use does not undermine preservation of historic resources and structures	<b>Complies</b>	The proposal is not associated with any historic resources or structures.

**Section 21A.40.090.E.9 Additional Conditional Use Requirements (for antennas)**

In addition to conditional use standards outlined in Section 21A.54 (above) of the zoning ordinance; the following shall be considered by the Planning Commission:

- a. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures;
- b. Whether collocation of the antenna on the other existing structures in the same vicinity such as other towers, buildings, water towers, utility poles, etc., is possible without significantly impacting antenna transmission or reception;
- c. The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening;
- d. Whether the spacing between monopoles and lattice towers creates detrimental impacts to adjoining properties.

**Analysis:** The existing antenna array utilized an existing utility pole which negated the need to construct a stand-alone monopole. The proposal would be only to expand the antenna array in order to meet cellular demands. The alternative would be to construct a new monopole which would create a greater visual impact. Wireless antennas and utility poles are common in residential neighborhoods where they are needed to provide services to surrounding residents

It would be difficult to attempt to screen the antenna with existing vegetation, topography or buildings but this should not be a problem given the other utility poles in the area and the proximity to Interstate 80.

There are no other monopoles or lattice towers in the area so spacing will not be an issue in terms creating detrimental impacts on adjoining properties.

**Finding:** This project satisfies the additional requirements of Section 21A.40.090.E.9.

## **ATTACHMENT F: PUBLIC PROCESS AND COMMENTS**

### **Meetings:**

- The Sugar House Community Council held a virtual meeting on October 16, 2020 to discuss this project and gather public comment. Staff as well as the applicant were in attendance. During the meeting, the applicant discussed the project and answered questions related to the project. Staff was in attendance to answer planning process and zoning related questions. No public concern was raised.

### **Public Notice:**

- Early notice of application mailed on September 30, 2020
- Public hearing notice mailed on December 10, 2020
- Public hearing sign posted on the property on December 11, 2020
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on December 10, 2020

### **Public Comments:**

- At the time of this publication, staff has not received any public comment.
- A letter from the Sugar House Community Council Vice-Chair was received supporting the project. That letter is attached below.
- Any additional comments received after the publication of the staff report will be forwarded to the Planning Commission.



December 1, 2020

TO: Salt Lake City Planning Commission

From: Judi Short, Vice Chair and Land Use Chair  
Sugar House Community Council

A handwritten signature in black ink, appearing to read "Judi", is written over the text of the "From:" field.

RE: 2267 E 2700 South Cell Tower Array Expansion

We distributed flyers for this project around the neighborhood, and this item was on our September 21 SHCC Land Use and Zoning Committee meeting. We put the plans on our website, and put a link to those plans in our SHCC newsletter. However, we had no neighbors attend our meeting, and received no comments.

This is in the rear of a very deep lot, right up against I-80 and next to the city boundaries for Millcreek City. Adding more arrays to the tower doesn't seem like a big intrusion. We all want better cell service. The array will expand from 24" to 53" and the tower is 60' tall. We ask that you approve this request.

Attachment

Flyer 2267 East 2700 South Cell Tower Array



## 2267 E 2700 South Cell Tower Array Expansion

Salt Lake City has received a Conditional Use request from T-Mobile, represented by Larson Quick of Rage Development, LLC, in order to increase the size of an existing antenna array mounted on an existing utility pole located **in the rear yard of the property located at approximately 2267 E 2700 S**. The subject property is located within the R-1/7,000 Single-Family Residential District. **This type of application requires approval from the Administrative Hearing Officer.** A hearing with the Administrative Hearing Officer has not been scheduled – We will be notified of the public hearing at a later date.

Please read the proposal on our website, and give us your feedback using the comment form. We will send comments along with our letter to the Administrative Hearing Officer. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee October 19 at 6 p.m. This will be a virtual meeting. **If you provide a comment, we will give you the link to join the meeting using Zoom.**

This will be the first item on the agenda at 7 pm and if we don't have any comments, we may skip over it. Written comments will be taken up to the hearing date.

Go here to review the plans and regulations and provide a comment.

<https://www.sugarhousecouncil.org/land-use-zoning/>



[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)



## 2267 E 2700 South Cell Tower Array Expansion

Salt Lake City has received a Conditional Use request from T-Mobile, represented by Larson Quick of Rage Development, LLC, in order to increase the size of an existing antenna array mounted on an existing utility pole located **in the rear yard of the property located at approximately 2267 E 2700 S**. The subject property is located within the R-1/7,000 Single-Family Residential District. **This type of application requires approval from the Administrative Hearing Officer.** A hearing with the Administrative Hearing Officer has not been scheduled – We will be notified of the public hearing at a later date.

Please read the proposal on our website, and give us your feedback using the comment form. We will send comments along with our letter to the Administrative Hearing Officer. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee October 19 at 6 p.m. This will be a virtual meeting. **If you provide a comment, we will give you the link to join the meeting using Zoom.**

This will be the first item on the agenda at 7 pm and if we don't have any comments, we may skip over it. Written comments will be taken up to the hearing date.

Go here to review the plans and regulations and provide a comment.

<https://www.sugarhousecouncil.org/land-use-zoning/>



[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)

## **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

### **Fire** (Greg Mikolash at [gregory.mikolash@slcgov.com](mailto:gregory.mikolash@slcgov.com))

No fire code related issues associated with this proposed CUP.

### **Engineering** (Scott Weiler at [scott.weiler@slcgov.com](mailto:scott.weiler@slcgov.com))

Engineering has no comment.

### **Transportation** (Michael Barry at [michael.barry@slcgov.com](mailto:michael.barry@slcgov.com))

Transportation has no issues with this application. Please let me know if you have any questions.

### **Public Utilities** (Jason Draper at [jason.draper@slcgov.com](mailto:jason.draper@slcgov.com) or 801-483-6751)

No public utility comments on the proposed array expansion.

### **Building** (Jason Rogers at [jason.rogers@slcgov.com](mailto:jason.rogers@slcgov.com))

To be constructed per engineered drawings/ Designed per IBC2018-2017 NEC-

No other comments at this time

### **Zoning** (Kevin Hamilton at [kevin.hamilton@slcgov.com](mailto:kevin.hamilton@slcgov.com))

Will need to comply with section 21A.40.090 of the Salt Lake City code. The antennas, including the mounting structure, shall not exceed thirty inches (30") in diameter to be considered a permitted use. Antennas with an outside diameter greater than thirty inches (30") shall be a conditional use (21A.40.090.E.g.(C)).