



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Administrative Hearing Officer, Salt Lake City Planning Division

From: David J. Gellner, AICP, Principal Planner  
(801) 535-6107  
[david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)

Date: November 19, 2020

Re: Conditional Use for a Verizon Wireless Telecommunications Facility (PLNPCM2020-00716)

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## Conditional Use

**PROPERTY ADDRESS:** 5048 West 700 South  
**MASTER PLAN:** Northwest Quadrant Master Plan (2016)  
**ZONING DISTRICT:** M-1 - Light Manufacturing zoning district.

**REQUEST:** The petitioner, Dakota Hawks of Technology Associates, is seeking Conditional Use approval for a new Verizon Wireless telecommunications facility with a 66-foot tall monopole and associated equipment on a property located at 5048 West 700 South in the M-1 – Light Manufacturing zoning district.

**RECOMMENDATION/MOTION:** Based on the information in this staff report, planning staff recommends that the Administrative Hearing Officer approve the proposed conditional use for the telecommunications facility with 66-foot monopole 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 Verizon Wireless telecommunications facility with 66-foot monopole filed under Planning application PLNPCM2020-00716 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 for a new Verizon Wireless telecommunications facility with a 66-foot tall monopole and associated equipment on a property in the M-1 – Light Manufacturing zoning district. A monopole is an allowed use in the zone, however, 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.

**Background**

The subject property is approximately 17.25 acres in size and is used as a shipping container storage yard. The proposed wireless facility will be located on a leased portion of the site that is approximately 760 square feet in size. The lease area is adjacent to 700 South on the southern side of the parcel. The location of the facility in relation to Zoning Ordinance requirements is discussed in more detail in the Key Considerations section below.



**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 property is currently used for storing shipping containers. Adjacent properties have been developed for a variety of industrial, manufacturing and warehouse uses. There is also a considerable amount of vacant land in the area. The Union Pacific Railroad tracks and yard are located to the south of the property across 700 South. There are no residential uses in or near the vicinity.

Given the industrial nature of the area and activities that take place on adjacent properties, no detrimental impacts either visually, or on other properties are anticipated. While the monopole at 66-feet in height will be visible from other properties, it is compatible with the height in the M-1 zoning district that buildings could be built up to by right. The M-1 district generally allows building up to 65-feet in height, however distillation column structures used for manufacturing processing purposed may be allowed up to a height of 120-feet, with approval from the Salt Lake City Department of Airports and in compliance with any additional requirements in Airport Flight Path Protection (AFPP) Overlay District.

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

The proposed monopole will be located on the southern portion of a large parcel that is adjacent to 700 South. The proposed location is illustrated on the aerial photograph included in [Attachment A](#). The following provisions of the Zoning Ordinance apply to such facilities in general and more specifically in the M-1 zoning district where the property is located.

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

*6. Location and Minimum Setbacks: Monopoles with antennas and antenna support structure less than two feet (2') in width, monopoles with antennas and antenna support structure greater than two feet (2') in width and lattice towers shall be allowed only in the rear yard area of any lot. These structures shall not be located in a required landscaped area, buffer area or required parking area.*

**21A.28.020: M-1 LIGHT MANUFACTURING DISTRICT:**

*D. Minimum Yard Requirements:*

- 1. Front Yard: Fifteen feet (15').*
- 2. Corner Side Yard: Fifteen feet (15').*
- 3. Interior Side Yard: None required.*
- 4. Rear Yard: None required.*

*E. Landscape Yard Requirements:*

- 1. Front And Corner Side Yards: All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title.*

The provisions of the Zoning Ordinance cited above brought up a question during staff's analysis of this proposal in regard to the proposed location on the property and whether or not a monopole could be permitted at this location on the property. A monopole can only be located in the rear yard of any property per 21A.40.090, however, there is not a rear yard requirement for the M-1 zoning district per 21A.28.020. The M-1 zoning district requires a front yard of 15-feet which must also be landscaped. In addition, monopoles cannot be located within any required landscaped area.

The proposed location and monopole is located on the south side of the property which is the portion closest to the street frontage on 700 South. The area immediately adjacent to the front property line is usually considered the "front yard" of an interior lot. In this case, there is a 15-foot front yard requirement. The proposed enclosure would be located approximately 37-feet back from the front property line. As such, it would not be located within the required 15-foot front yard and required landscaping area but instead would be located within the buildable area of the lot.

The Zoning Ordinance provisions brought up the question of “Would a monopole be prohibited altogether in the M-1 zone in the absence of a required rear yard?” It would be unreasonable to assume that the pole would be prohibited altogether in the M-1 zoning district, particularly since the M-1 zoning district is well-suited to such uses given the lack of neighboring residential properties, activities and general nature of the area including larger parcels which makes negative impacts on neighboring properties and uses less likely to occur. The Zoning Administrator has determined that the monopole is allowed in the proposed location and that the location is in compliance with the provisions of the Zoning Ordinance since it will be located within the buildable area of the property outside of the front yard and landscaping.

**DISCUSSION:**

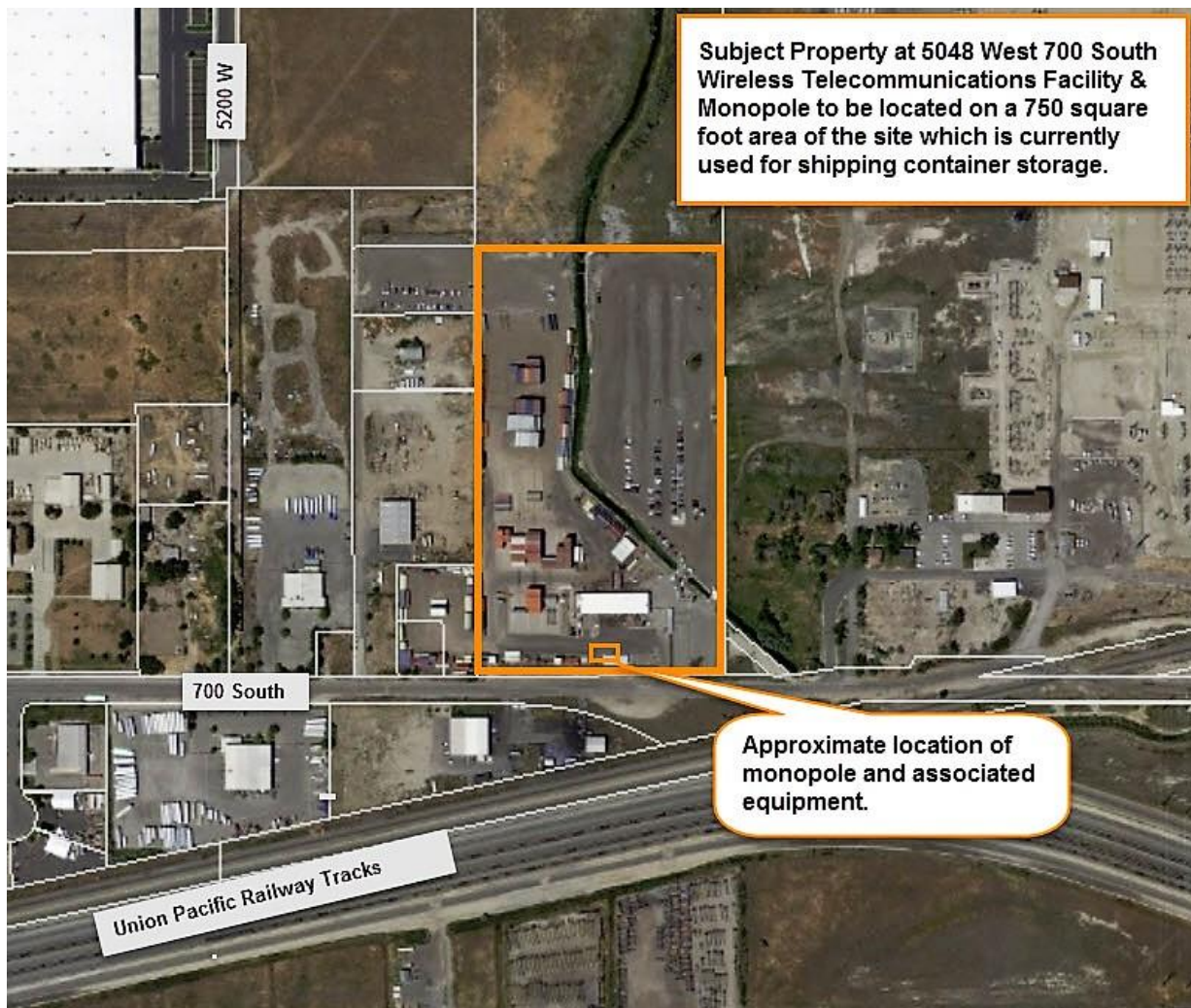
The proposed wireless facility is allowed as a conditional use in the M-1 - Light Industrial zoning district. The use for the wireless telecommunications facility should be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably detrimental effects of the proposed 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 & SITE PHOTOS





Street frontage on 700 S looking west



Street frontage on 700 S looking east

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

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The following page contains the narrative provided by the applicant for the proposed project.

Salt Lake City  
451 South State Street, RM 215  
Salt Lake City, UT 84114

To whom it may concern,

Verizon Wireless (VZW) is proposing the installation of an unmanned wireless communication facility at RSD container yard services property. We received zoning approval from SLC on this project in 2018 and I'm including the Record of Decision with this narrative. (PLNPCM2018-00743)

The site would consist of a sixty (60) foot monopole with outdoor equipment at the base. This will be in a 20'x38' lease area totaling 760 sq. feet on a parcel zoned M-1, which is used as a shipping container yard. We meet the setback from residential and are in a location that will keep us out of the typical operations of the yard workers/drivers.

The conditional use application requests the following questions be addressed:

- 1. If applicable, what is the anticipated operating/delivery hours associated with the proposed use?** N/A- This is an unmanned facility that will not have any operating / delivery hours associated with it.
- 2. What are the land uses adjacent to the property?**  
All of the surrounding properties are commercial/manufacturing in nature.
- 3. How many employees are expected to work on-site during the highest shift?**  
This is an unmanned facility that will not have employees on-site. A tech will come once a month to make sure everything is working properly.
- 4. Have you discussed the project with nearby property owners? If so, what responses have you received.**  
No, we have not discussed the project with nearby property owners.

On behalf of Verizon Wireless, I would like to thank you for your assistance in this matter and look forward to working with staff on the approval of this project. If you have any questions or comments, please feel free to give me a call at 801-651-4769.

**Dakota Hawks**  
**Project Manager**  
**Technology Associates**  
**7896 South Highland Dr**  
**Cottonwood Heights, UT 84121**



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

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The following pages contain the site plans and wireless facility plans provided by the applicant for the proposed project.

# verizon<sup>v</sup>

## SAL - PEPPER

**verizon<sup>v</sup>**  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84088

**Technology Associates**

UTAH MARKET OFFICE  
 7896 SOUTH HIGHLAND DRIVE, SUITE 200  
 COTTONWOOD HEIGHTS, UTAH 84121

CORPORATE OFFICE  
 3115 SOUTH MELROSE DRIVE, SUITE #110  
 CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C  
 CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
0	08.24.2018	ZONING DRAWINGS

### SITE INFORMATION

**APPLICANT:**  
 VERIZON WIRELESS  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84088

**SITE ADDRESS:**  
 5048 WEST 700 SOUTH  
 SLC, UTAH 84104

**LATITUDE AND LONGITUDE:**  
 N 40°45'18.06", W 112°00'42.59"

**ZONING JURISDICTION:**  
 SALT LAKE CITY

**PROJECT DESCRIPTION:**  
 VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH OUTDOOR EQUIPMENT AND GENERATOR

**TYPE OF CONSTRUCTION:**  
 OUTDOOR EQUIPMENT AND GENERATOR, MONOPOLE WITH ANTENNAS

**HANDICAP REQUIREMENTS:**  
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

**POWER COMPANY:**  
 ROCKY MOUNTAIN POWER, 1-888-221-7070

### LOCATION MAP

**DO NOT SCALE DRAWINGS**

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

### APPROVALS

VERIZON WIRELESS REPRESENTATIVE:	
VERIZON WIRELESS RF ENGINEER:	
TAEC SITE ACQUISITION:	
TAEC CONSTRUCTION MANAGER:	
SITE OWNER:	

### DRAWING INDEX



SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0	
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	0	
C200	SITE ELEVATIONS	0	

### CONTACT INFORMATION

**SITE ACQUISITION:**  
 TECHNOLOGY ASSOCIATES EC, INC  
 7896 SOUTH HIGHLAND DRIVE, SUITE 200  
 COTTONWOOD HEIGHTS, UTAH 84121  
 CONTACT: DAKOTA HAWKS  
 PHONE: 801-651-4769

### DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE MOUNTAIN VIEW CORRIDOR NORTH TO 5400 SOUTH. TURN RIGHT AND GO EAST TO 5600 WEST. TURN LEFT AND GO NORTH TO 700 SOUTH. TURN RIGHT AND GO EAST TO 5048 WEST. THE SITE WILL BE LOCATED ALONG THE SOUTH SIDE OF THE PROPERTY.

 **UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111 THREE WORKING DAYS BEFORE YOU DIG** 

**SAL - PEPPER**  
 SE SEC 1, T1S, R2W  
 5048 WEST 700 SOUTH  
 SLC, UTAH 84104  
 -- RAWLAND SITE --

SHEET TITLE  
**TITLE SHEET  
 VICINITY MAP  
 GENERAL INFORMATION**

SHEET NUMBER  
**T100**

**INFORMATION FOR THE CENTER OF THE VZW LIGHT POLE LEASE AREA**

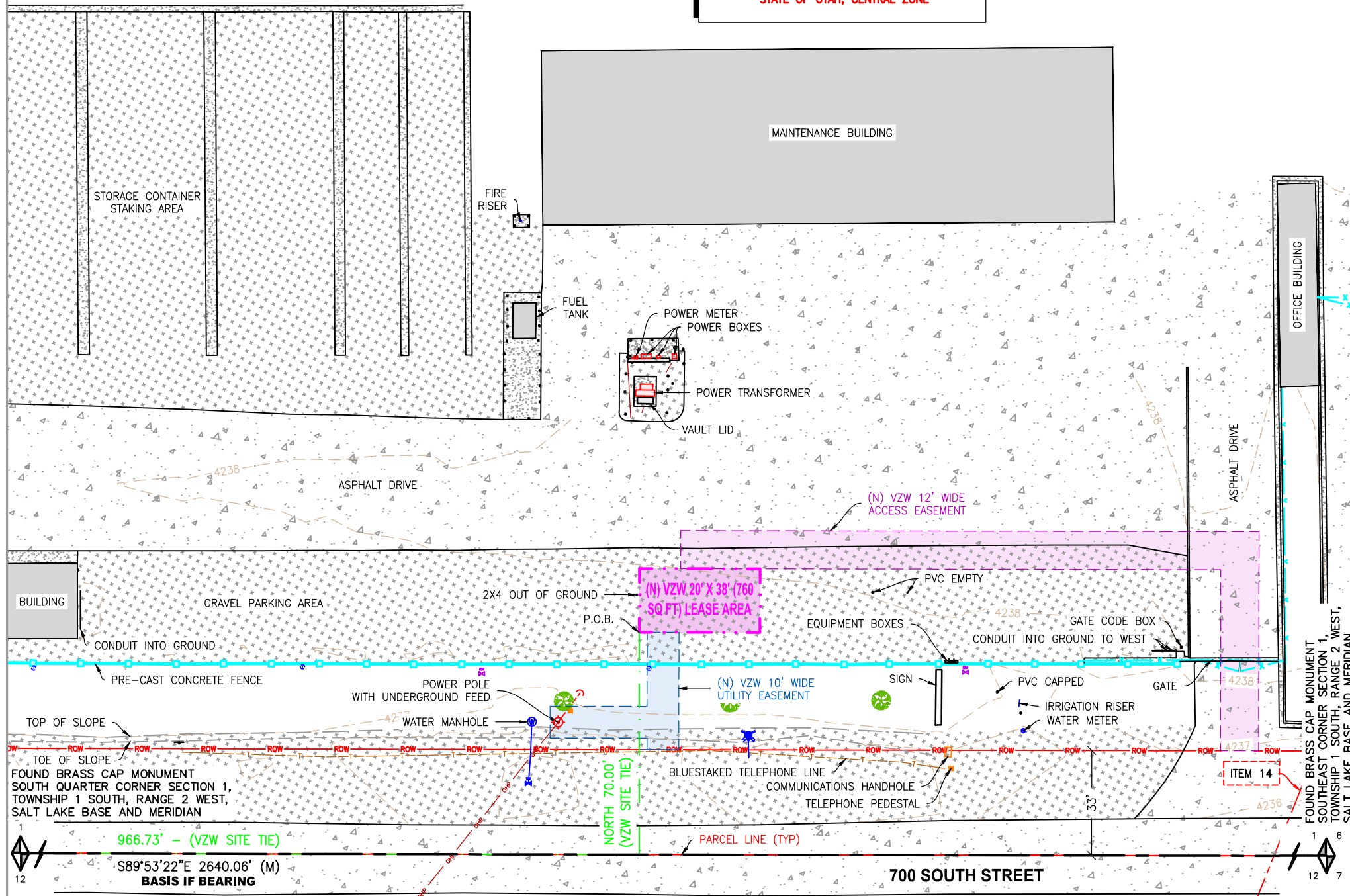
STATE PLANE COORDINATES – NAD 83 (FT)  
 NORTHING=7444176.38, EASTING=1498609.35

GEODETIC COORDINATES – NAD 83  
 LATITUDE = N 40°45'18.06"  
 LONGITUDE = W 112°00'42.59"

GROUND ELEVATION – NAVD88  
 4238' A.M.S.L.

STATE OF UTAH, CENTRAL ZONE

ITEM 18



**CERTIFICATE OF SURVEY:**  
 I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:

**VERIZON WIRELESS LEASE SITE DESCRIPTION:**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 89°53'22" EAST 966.73 FEET ALONG SECTION LINE AND NORTH 70.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°06'38" EAST 20.00 FEET; THENCE SOUTH 89°53'22" EAST 38.00 FEET; THENCE SOUTH 00°06'38" WEST 20.00 FEET; THENCE NORTH 89°53'22" WEST 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 760 SQ. FT. OR 0.017 ACRES, MORE OR LESS, (AS DESCRIBED).

**VERIZON WIRELESS ACCESS EASEMENT DESCRIPTION:**  
 A 12 FOOT WIDE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 89°53'22" EAST 985.77 FEET ALONG SECTION LINE AND NORTH 90.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°06'38" EAST 6.00 FEET; THENCE SOUTH 89°53'22" EAST 170.03 FEET; THENCE SOUTH 00°06'38" WEST 63.00 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET AND TERMINATING.

CONTAINS: 0.066 ACRES, MORE OR LESS, (AS DESCRIBED).

**VERIZON WIRELESS UTILITY EASEMENT DESCRIPTION:**  
 A 10 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 89°53'22" EAST 974.23 FEET ALONG SECTION LINE AND NORTH 70.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°06'38" WEST 28.37 FEET; THENCE NORTH 89°53'22" WEST 35.51 FEET; THENCE RETRACING PREVIOUS COURSE, SOUTH 89°53'22" EAST 35.51 FEET; THENCE SOUTH 00°06'38" WEST 8.63 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET AND TERMINATING.

CONTAINS: 0.015 ACRES, MORE OR LESS, (AS DESCRIBED).

**NARRATIVE:**

(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.

(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.  
 (M) = MEASURED BEARING OR DISTANCE.  
 (R) = RECORDED BEARING OR DISTANCE.  
 (CALC) = CALCULATED BEARING OR DISTANCE.

(3) PARCEL LINES ARE SHOWN AS REFERENCE PER RECORD INFORMATION AND DOES NOT CONSTITUTE OR PURPORT TO BE A BOUNDARY SURVEY.

(4) REFERENCE PLATS:  
 (A) SURVEY NO. S2008-03-0364, GRUNDMAN PROPERTY RECORD OF SURVEY DATED MARCH 27, 2008. (SURVEY OF PARCEL, RECORD DESCRIPTION MATCHES TITLE REPORT DESCRIPTION SLIGHT DIFFERENCES BETWEEN RECORD AND MEASURED DIMENSIONS ON PLAT)

(5) SCHEDULE B NOTES PER STEWART TITLE INSURANCE AGENCY OF UTAH, INC. COMMITMENT NO. 01459-35669, DATED APRIL 30, 2018:  
 (A) ITEM 1,3,4,5,6,10,11,27 & 28 – ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.  
 (B) ITEM 2,7,8,9,22,23,24,25,26,29, & 30 – ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.  
 (C) ITEM 12 – RIGHTS OF OTHERS IN AND TO THE LOWE CANAL & BRIGHTON NORTH-POINT CANAL (SEE ITEM 18)  
 (D) ITEM 13 – UTAH POWER AND LIGHT COMPANY EASEMENT IN ENTRY NO. 337894, LOCATED ALONG EAST AREA OF PARCEL. (OUTSIDE VIEW OF PLAT)  
 (E) ITEM 14 – UTAH POWER AND LIGHT COMPANY POLE LINE EASEMENT IN ENTRY NO. 386433, LOCATED ALONG EAST AREA OF PARCEL. (PARTIALLY SHOWN ON PLAT)  
 (F) ITEM 15 – 25 FOOT RIGHT-OF-WAY IN ENTRY NO. 428222 AND ENTRY NO. 492728, LOCATED ALONG THE EAST SIDE OF PARCEL. (OUTSIDE VIEW OF PLAT)  
 (G) ITEM 16 – UTAH POWER & LIGHT CO. POLE LINE EASEMENT IN ENTRY NO. 1314780, LOCATED ALONG THE EAST SIDE OF PARCEL. (OUTSIDE VIEW OF PLAT)  
 (H) ITEM 17 – 53 FOOT BRIGHTON-NORTH POINT CANAL EASEMENT IN ENTRY NO. 3546750, LOCATED NORTHEAST OF SITE AREA. (SHOWN ON PLAT)  
 (I) ITEM 18 – AVIGATION EASEMENT IN ENTRY NO. 10422331, ESTABLISHES A HEIGHT LIMIT OF 4377.4 FEET ABOVE MEAN SEA LEVEL FOR AIR TRAFFIC, AND ALSO ESTABLISHES NOISE LEVELS. (NOT SHOWN ON PLAT)  
 (J) ITEM 19 – 10 FOOT WIDE PACIFICORP. EASEMENTS IN ENTRY NO. 10491741, LOCATED IN THE NORTHEAST AREA OF PARCEL. (OUTSIDE OF VIEW OF PLAT)  
 (K) ITEM 20 – AGREEMENT IN ENTRY NO. 10507088, STATES PARCEL OWNER TO DEDICATE AND INSTALL PUBLIC RIGHT-OF-WAY IMPROVEMENTS ALONG 700 SOUTH STREET AT TIME DIRECTED BY THE CITY. WIDTH AND TIME NOT SPECIFIED. (NOT SHOWN ON PLAT)  
 (L) ITEM 21 – COMMUNICATIONS EASEMENT BY COURT ORDER IN ENTRY NO. 11750572 DOES NOT DESCRIBE AN EXACT AREA AND THEREFORE IS NOT SHOWN ON THIS SURVEY. (BLANKET EASEMENT)

SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.

**verizon**  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84088

**Technology Associates**

**UTAH MARKET OFFICE**  
 7896 SOUTH HIGHLAND DRIVE, SUITE 200  
 COTTONWOOD HEIGHTS, UTAH 84121

**CORPORATE OFFICE**  
 3115 SOUTH MELROSE DRIVE, SUITE #110  
 CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:  
**SUPERIOR SURVEYING, LLC**  
 PHONE: 801-230-8968  
 EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F  
 CHECKED BY: JERRY F

REV	DATE	DESCRIPTION
0	08.06.2018	SITE SURVEY



**SAL - PEPPER**  
 SE SEC 1, T1S, R2W  
 5048 WEST 700 SOUTH  
 SLC, UTAH 84104  
 -- RAWLAND SITE --

SHEET TITLE  
**SITE SURVEY**

SHEET NUMBER  
**SURV**

ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: AUGUST 23, 2018

Re: SAL - PEPPER  
SE 1/4 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE MERIDIAN

I certify that the latitude of N 40°45'18.06", and the longitude of W 112°00'42.59", are accurate to within 15 feet horizontally and the site elevation of 4238 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



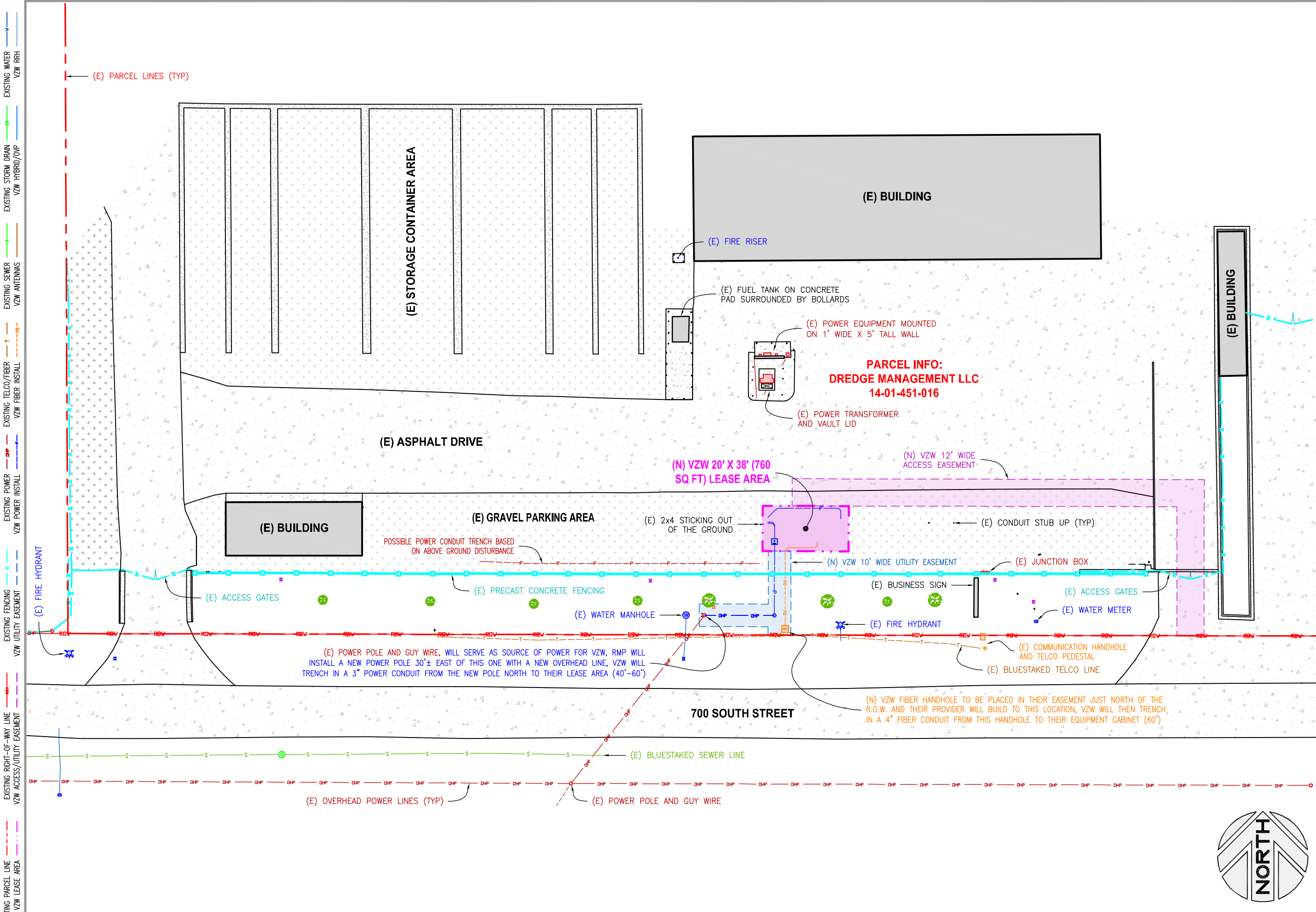
Professional Licensed Land Surveyor: \_\_\_\_\_  
1-A FAA Letter Jerry Fletcher, Utah LS no. 6436064

REV	DATE	DESCRIPTION
0	08.24.2018	ZONING DRAWINGS

**SAL - PEPPER**  
**SE SEC 1, T1S, R2W**  
**5048 WEST 700 SOUTH**  
**SLC, UTAH 84104**  
**-- RAWLAND SITE --**

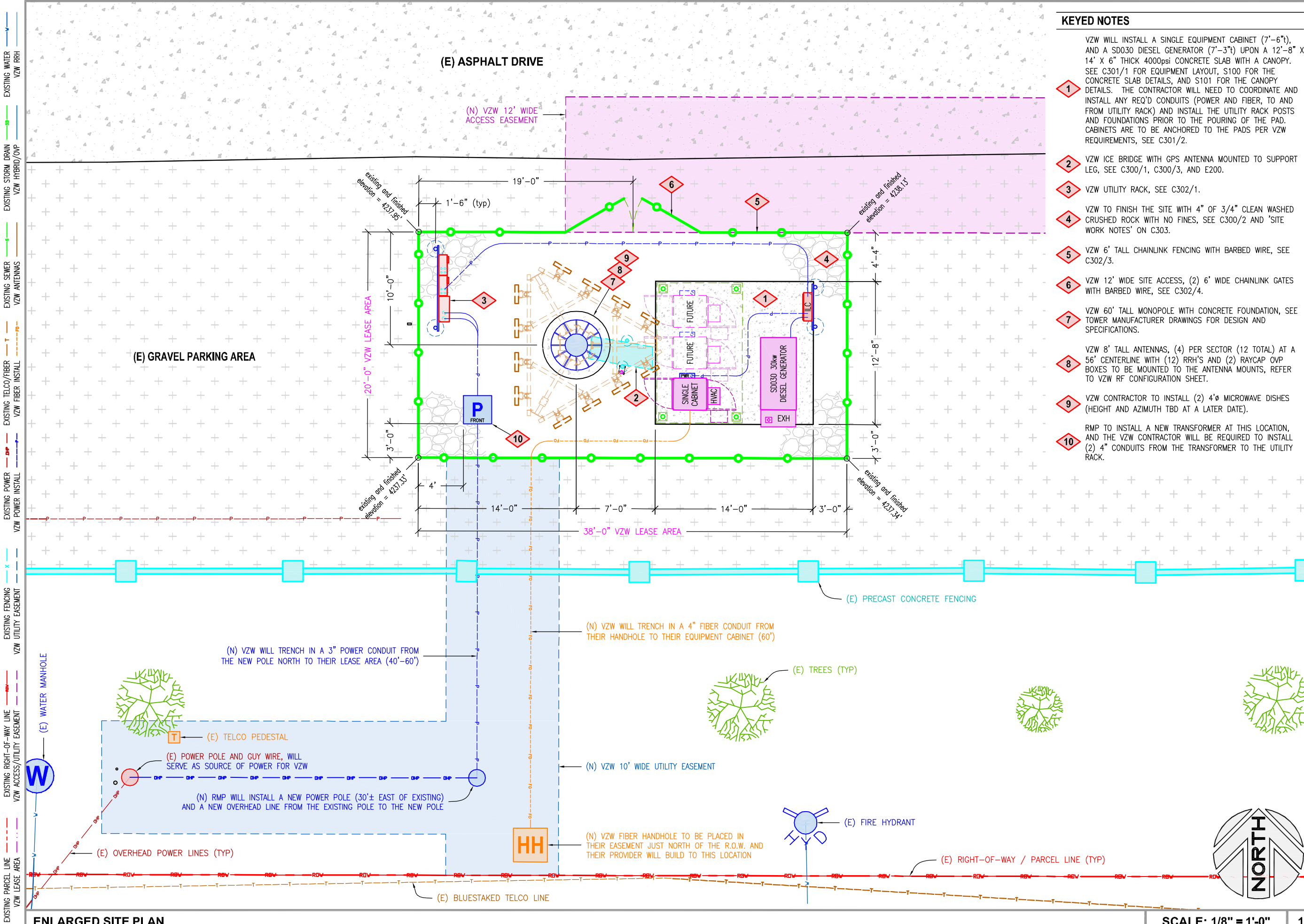
SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**C100**



- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING TELCO/FIBER
- EXISTING POWER
- EXISTING FENCING
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PARCEL LINE
- VZW HYBRID/OVP
- VZW ANTENNAS
- VZW FIBER INSTALL
- VZW POWER INSTALL
- VZW UTILITY EASEMENT
- VZW ACCESS/UTILITY EASEMENT
- VZW LEASE AREA





**KEYED NOTES**

- 1 VZW WILL INSTALL A SINGLE EQUIPMENT CABINET (7'-6"t), AND A SD030 DIESEL GENERATOR (7'-3"t) UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB WITH A CANOPY. SEE C301/1 FOR EQUIPMENT LAYOUT, S100 FOR THE CONCRETE SLAB DETAILS, AND S101 FOR THE CANOPY DETAILS. THE CONTRACTOR WILL NEED TO COORDINATE AND INSTALL ANY REQ'D CONDUITS (POWER AND FIBER, TO AND FROM UTILITY RACK) AND INSTALL THE UTILITY RACK POSTS AND FOUNDATIONS PRIOR TO THE POURING OF THE PAD. CABINETS ARE TO BE ANCHORED TO THE PADS PER VZW REQUIREMENTS, SEE C301/2.
- 2 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
- 3 VZW UTILITY RACK, SEE C302/1.
- 4 VZW TO FINISH THE SITE WITH 4" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- 5 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 6 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
- 7 VZW 60' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 8 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 56' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 9 VZW CONTRACTOR TO INSTALL (2) 4' MICROWAVE DISHS (HEIGHT AND AZIMUTH TBD AT A LATER DATE).
- 10 RMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.

**verizon**  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84088

**Technology Associates**

**UTAH MARKET OFFICE**  
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 CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C  
 CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
0	08.24.2018	ZONING DRAWINGS

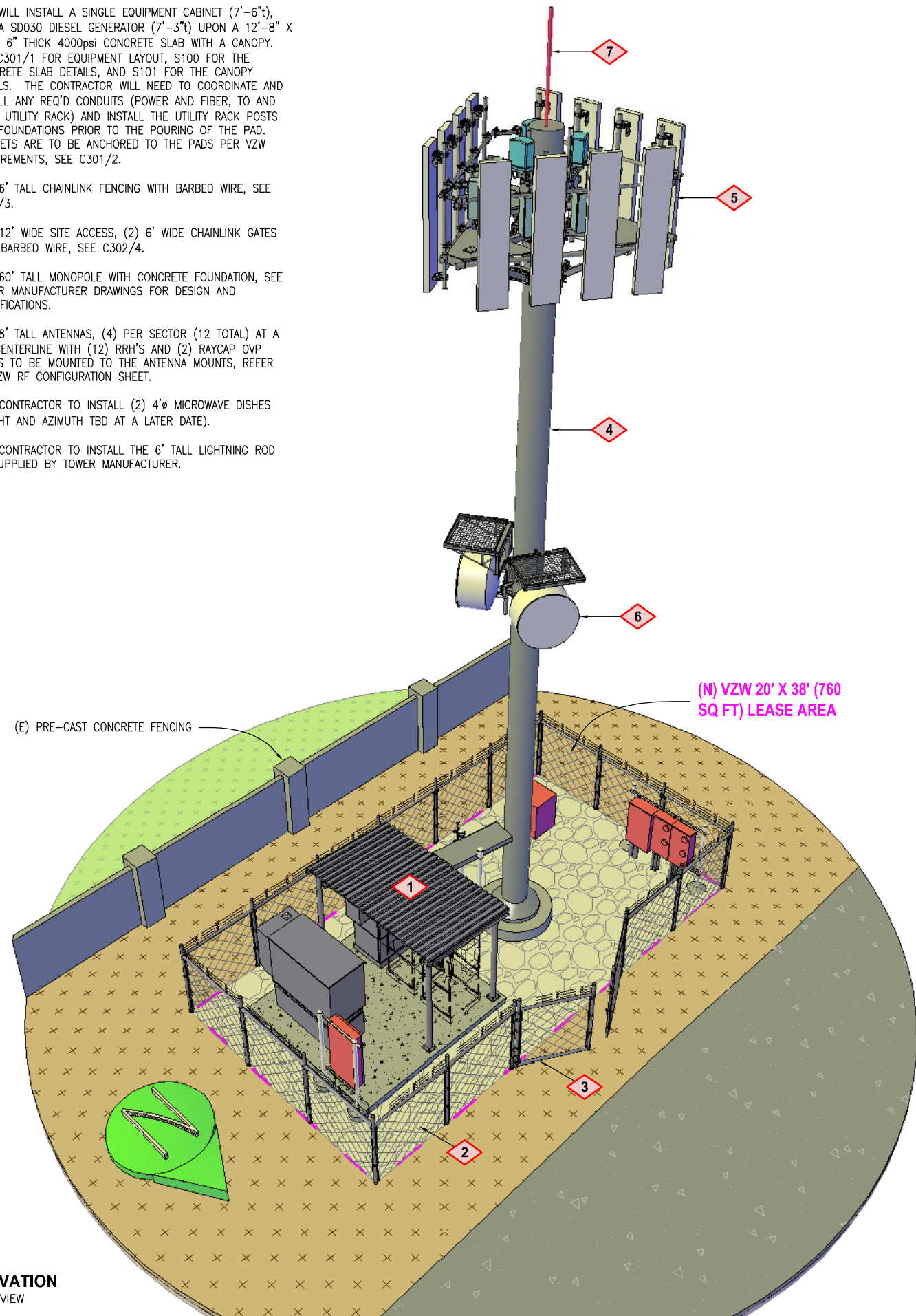
**SAL - PEPPER**  
 SE SEC 1, T1S, R2W  
 5048 WEST 700 SOUTH  
 SLC, UTAH 84104  
 -- RAWLAND SITE --

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**C101**

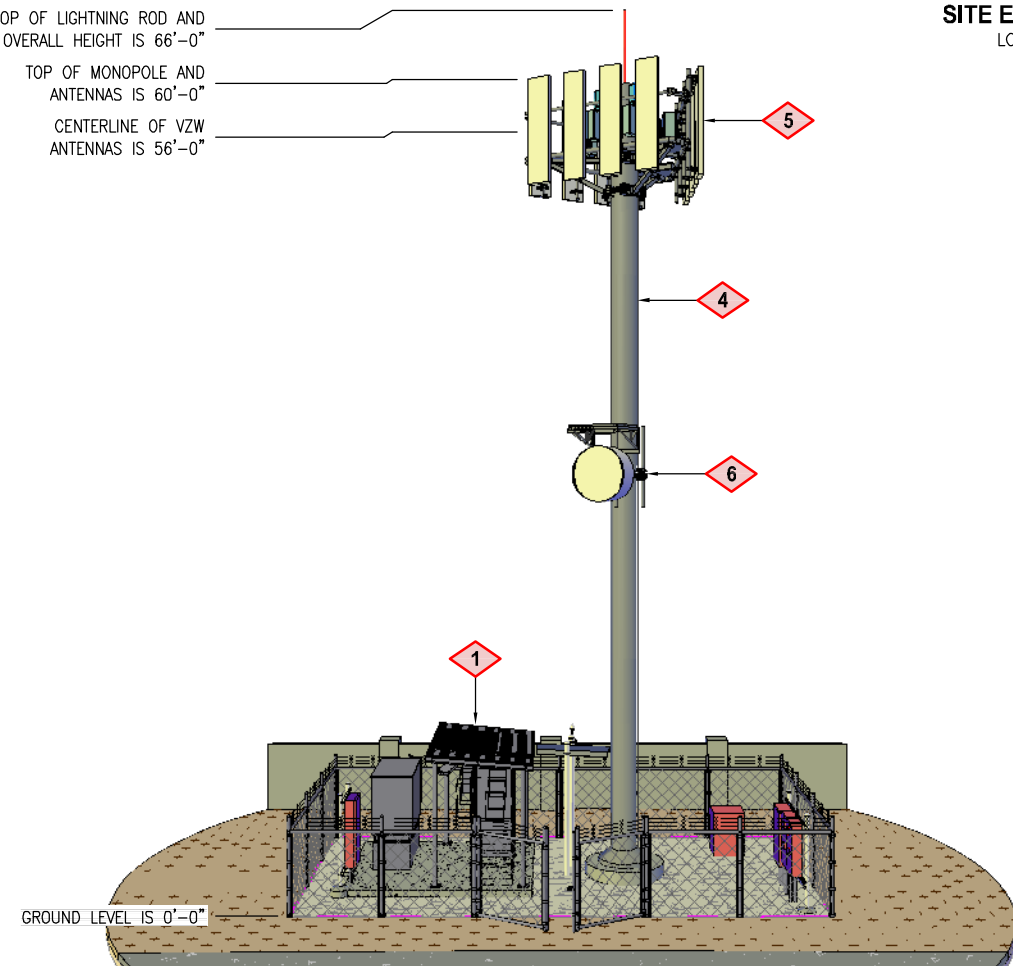
**KEYED NOTES**

- 1** VZW WILL INSTALL A SINGLE EQUIPMENT CABINET (7'-6"t), AND A SD030 DIESEL GENERATOR (7'-3"t) UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB WITH A CANOPY. SEE C301/1 FOR EQUIPMENT LAYOUT, S100 FOR THE CONCRETE SLAB DETAILS, AND S101 FOR THE CANOPY DETAILS. THE CONTRACTOR WILL NEED TO COORDINATE AND INSTALL ANY REQ'D CONDUITS (POWER AND FIBER, TO AND FROM UTILITY RACK) AND INSTALL THE UTILITY RACK POSTS AND FOUNDATIONS PRIOR TO THE POURING OF THE PAD. CABINETS ARE TO BE ANCHORED TO THE PADS PER VZW REQUIREMENTS, SEE C301/2.
- 2** VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 3** VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
- 4** VZW 60' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 5** VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 56' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 6** VZW CONTRACTOR TO INSTALL (2) 4' MICROWAVE DISHES (HEIGHT AND AZIMUTH TBD AT A LATER DATE).
- 7** VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



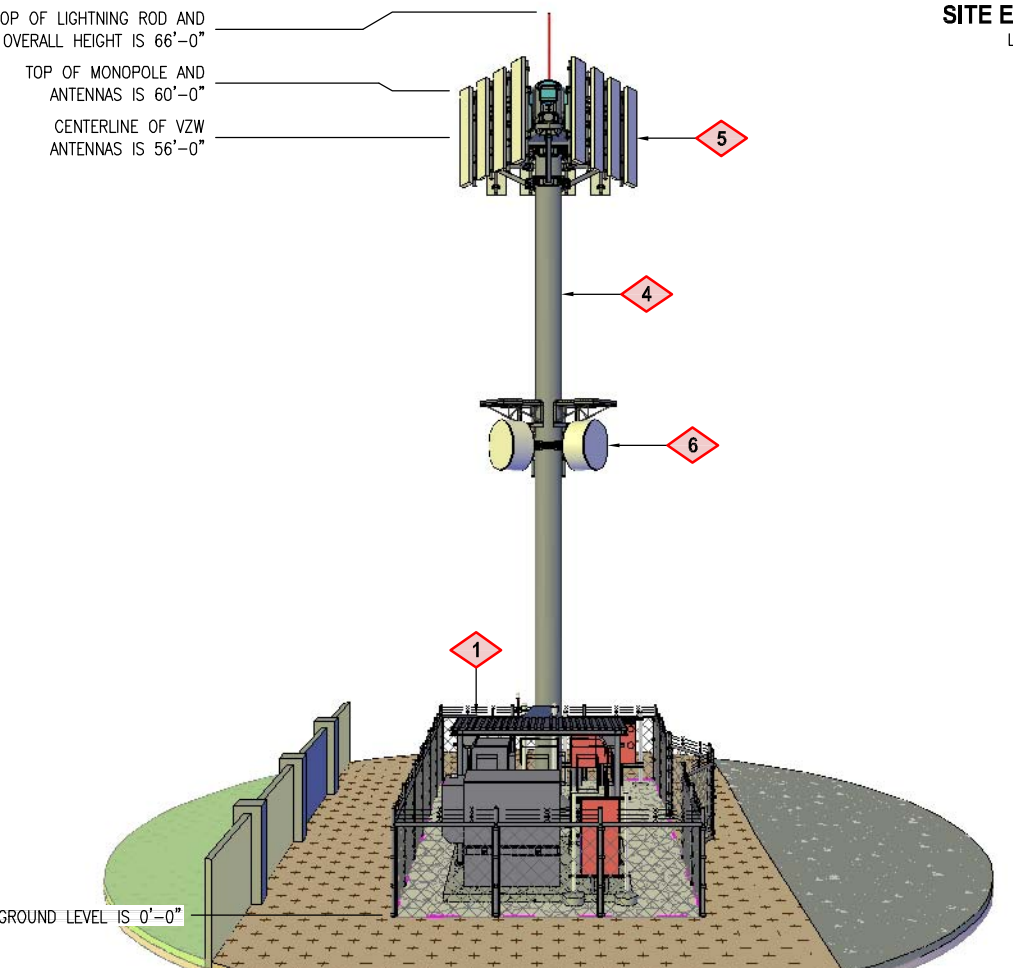
**SITE ELEVATION**  
SOUTHWEST VIEW

TOP OF LIGHTNING ROD AND OVERALL HEIGHT IS 66'-0"  
 TOP OF MONOPOLE AND ANTENNAS IS 60'-0"  
 CENTERLINE OF VZW ANTENNAS IS 56'-0"



**SITE ELEVATION**  
LOOKING SOUTH

TOP OF LIGHTNING ROD AND OVERALL HEIGHT IS 66'-0"  
 TOP OF MONOPOLE AND ANTENNAS IS 60'-0"  
 CENTERLINE OF VZW ANTENNAS IS 56'-0"



**SITE ELEVATION**  
LOOKING WEST

**verizon**  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84088

**Technology Associates**

**UTAH MARKET OFFICE**  
 7896 SOUTH HIGHLAND DRIVE, SUITE 200  
 COTTONWOOD HEIGHTS, UTAH 84121

**CORPORATE OFFICE**  
 3115 SOUTH MELROSE DRIVE, SUITE #110  
 CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C  
 CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
0	08.24.2018	ZONING DRAWINGS

**SAL - PEPPER**  
 SE SEC 1, T1S, R2W  
 5048 WEST 700 SOUTH  
 SLC, UTAH 84104  
 -- RAWLAND SITE --

SHEET TITLE  
**SITE ELEVATIONS**

SHEET NUMBER  
**C200**

# **ATTACHMENT D: EXISTING CONDITIONS**

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## **Adjacent Land Uses and Zoning**

- North: M-1 – industrial uses, trucking and shipping/storage facilities
- South: M-1 – Union Pacific railroad tracks and rail yard
- East: M-1 – industrial uses, trucking and shipping/storage facilities
- West: M-1 – industrial uses, trucking and shipping/storage facilities

The property is located in an industrial area south of I-80 and west of the Bangerter Freeway. The general area is zoned M-1 (Light Industrial) with some CG (General Commercial) zoning to the west along 5600 West. Adjacent properties have been developed for a variety of industrial, manufacturing and warehouse uses. There are no residential uses in or near the vicinity.

## **Applicable Master Plan Policies**

The property is included within the Northwest Quadrant Master Plan adopted in 2016. The Master Plan recognizes the area in which the property is located as being industrial in nature which is reflected in the M-1 (Light Industrial) zoning designation of the property.

The Future Lane Use Map found in the plan anticipates that the area will continue to be light industrial in nature which is described in the plan as follows:

*Light Industrial: light industrial areas include uses that produce little or no pollution but require a lot of land. Uses such as warehousing, manufacturing, food production, assembly, and other similar uses are commonly found in the light industrial areas. Uses that require outdoor storage of new, clean materials are generally acceptable. Light industrial areas also include support services, such as restaurants, limited retail, fuel centers, and other uses necessary to support the light industrial uses.*

The proposed use is in concert with the Master Plan and the existing character of the area.

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

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

#### **E. Wireless Telecommunications Facilities**

Monopoles greater than 60 feet in height in the M-1 Zone require Conditional Use approval.



# 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:

Standard	Finding	Rationale
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 the M-1 zoning district. Wireless facilities including a monopole are allowed as Permitted Uses in the zoning district with a maximum monopole height of 60-feet. 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 proposed monopole will be 66-feet tall which necessitates that it be reviewed as a Conditional Use.

**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:** The proposed wireless facility will be located within an industrial area of the city, surrounded by properties that are being used for a variety of industrial uses including trucking, shipping and storage facilities and for railyard operations for the Union Pacific Railroad. The height of the proposed monopole is in line with the height of buildings allowed in the underlying zoning district by right.

**Finding:**

Given the industrial nature of the area and activities that take place in the general vicinity, 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 Northwest Quadrant Master Plan recognizes the area as being industrial in nature. The future land use map in that plan shows that this area is anticipated to remain “light industrial” in the future.

**Finding:** The use is consistent with the adopted Northwest Quadrant Master Plan and the character of the area. The proposed use is listed as a conditional use in this zoning district.

**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>	A monopole up to 60-feet is allowed as a permitted use. The proposed monopole is 66-feet in height which requires conditional use approval. 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 is located in an area zoned and designated by the associated master plan as “light industrial” (see analysis from standard 3 above).
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>	Surrounding the proposed wireless facility are a variety of industrial and commercial uses such as trucking, shipping, storage and railyard facilities. The use is well suited to the character of the site. The antenna will provide service connectivity to property owners and businesses in the area.
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 few surrounding structures and the proposed facility will be un-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	<b>Complies</b>	The proposal will not significantly impact the environment or introduce any hazard.

air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke		
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 routine 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:** Surrounding the proposed monopole are a variety of light industrial uses. Monopoles and other wireless equipment installations are common in industrial areas of the City where they are needed to provide services to businesses in the area. There are generally few if any concerns with compatibility that come up when wireless facilities are located in these areas. At 66-feet in height, the proposed monopole will be built at a height that is only 1-foot more than buildings could be built up to on the surrounding properties by right.

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 industrial nature of the area.

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. There are a number of existing power/utility lines that run along portions of the subject property and there may be considerations that need to be addressed in terms of the minimum separation requirements between the cell tower and any existing power transmission lines. The applicant will need to coordinate with Rocky Mountain Power (RMP) in terms of siting the tower to meet those separation requirements. This is also mentioned in [Attachment G: Department Review Comments](#).

**Finding:** This project satisfies the additional requirements of Section 21A.40.090.E.7.

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

## **Public Notice, Meetings, Comments**

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Notice of the project and a formal letter requesting comments was sent to the Chair of the Poplar Grove Community Council (GCC) on September 21, 2020.
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on September 21, 2020 providing notice about the project and information on how to give public input via the Online Open House for the project .
- Staff hosted an online Open House to solicit public comments. The Online Open House period started on August 18, 2020 and ended on September 7, 2020.
- The 45-day recognized organization comment period expired on November 5, 2020
- A Public Hearing with the Administrative Hearing Officer was scheduled for November 19, 2020.

### **Notice of the public hearing for the proposal included:**

- Public hearing notice mailed: November 5, 2020
- Public hearing notice sign posted on the property: November 5, 2020
- Public notice posted on City and State websites & Planning Division list serve: November 5, 2020

### **Public Input:**

The Poplar Grove Community Council did not provide any comments on the project.

Staff did receive one inquiry about the proposal from Elliot Christensen with Water and Land Advisors which represents the Brighton & North Point Irrigation Company that has an easement in the general area. The inquiry concerned the placement of the structure and where it was in relation to the canal easement. Staff has passed additional information along to Mr. Christensen but has not received any additional comments or feedback as of the date of this report.

No additional public comments were submitted for this proposal from any neighboring property owners or residents.

# **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

## **CITY DEPARTMENT COMMENTS**

### **Engineering Review Comments**

700 South is being designed for reconstruction at this location. It will become much wider. I checked with the PM, John Coyle, who checked with his design consultant. The response included the following: The hand hole may be impacted by fill slopes so it would be beneficial if it could be placed as far north as possible. Our current fill slopes terminate approximately 32ft north of the existing edge of pavement at this location.

While SLC Engineering has no objection to the concept of the monopole, it would be prudent to have the applicant check with John Coyle to confirm the location will be acceptable before the pole and hand hole are installed.

### **Building/Zoning Review Comments**

Section 21A.40.090 - Antenna Regulations, shall apply.

Section 21A.28.020: M-1 LIGHT MANUFACTURING DISTRICT Regulations shall apply.

The applicant will need to coordinate with Rocky Mountain Power (RMP) in terms of siting the tower to meet any minimum distance (separation) requirements between the cell tower and that existing power transmission lines.

### **Public Utilities**

The sewer lateral appears to run close to where this is being proposed. This can be a conflict for the property owner and we always recommend that nothing is built over the line that would cause damage or impede future maintenance.

Note: This information has been passed along to the applicant so that they are aware of the potential issue. Public Utilities will be involved in the review of any applicable Building Permits and can further address this issue with the applicant.

### **Sustainability**

No comments or concerns from Sustainability.

### **Transportation**

No issues identified by Transportation.