

**SALT LAKE CITY PLANNING DIVISION
ADMINISTRATIVE HEARING
December 22, 2020 at 5:00 p.m.
This meeting was held electronically pursuant to the
Salt Lake City Emergency Proclamation**

The Administrative Hearing for the Salt Lake City Planning Division was held on Tuesday, December 22, 2021 at approximately 5:00 p.m. remotely pursuant to the Salt Lake City Emergency Proclamation. Joel Paterson, Zoning Administrator, was present as the Administrative Hearing Officer and called the meeting to order.

Joel Paterson, Administrative Hearing Officer, opened the meeting.

Cell Tower Array Expansion at approximately 2267 East 2700 South - The petitioner, Larson Quick of Rage Development, 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 in the R-1/5,000 zoning district. The utility pole and antenna array will not increase in height. 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. The subject property is located within Council District 7, represented by Amy Fowler. (Staff contact: Chris Earl at (801) 535-7932 or christopher.earl@slcgov.com) **Case number PLNPCM2020-00671**

Chris Earl, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommends approval of the Conditional Use.

Larson Quick, applicant, provided further details of the request and was available for questions.

The public hearing was opened for public comment on the matter;

Eric Swensen – Asked for clarification on what would be the impact on his property.

Larson Quick, applicant, addressed the public concern.

Seeing no one else wished to speak, the public hearing was closed.

Joel Paterson stated, based on the findings and information in the staff report, and the testimony and plans presented, as the Administrative Hearing officer, I am granting conditional use approval for the utility pole mounted cellular antenna array filed under planning application number PLNPCM2020-00671, subject to the following conditions:

1. Any modifications to the approved plans after the issuance of the building permit, must be specifically requested by the applicant and approved by the Planning Division prior to execution;
2. The applicant shall comply with all other department and division requirements.

Conditional Use for a T-Mobile Communications Tower Expansion - The petitioner, Larson Quick of Rage Development, is seeking Conditional Use approval to add 10 new antennas, for a total of 12 antennas, to the existing communications tower on the property located at 1260 W North Temple in the TSA-SP-C Transit Station Area Special Purpose Core zoning district. Per section 21A.40.090 (E) of the Zoning Ordinance, all monopoles taller than 75 feet in the TSA zone require Conditional Use approval. The subject property is located within Council District 1, represented by James Rogers. (Staff contact: Krissy Gilmore at (801) 535-7780 or kristina.gilmore@slcgov.com) **PLNPCM2020-00670**

Krissy Gilmore, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommends approval of the Conditional Use.

Larson Quick, applicant, provided further details of the request and was available for questions.

The public hearing was opened for public comment on the matter. Nobody was present from the public, so the public hearing was closed.

Joel Paterson stated, as the Administrative Hearing Officer, I am granting Conditional Use approval for the Conditional Use petition PLNPCM2020-00670 at 1260 W. North Temple.

There being no further business, the Administrative Hearing was adjourned.

Joel G Paterson

Joel Paterson, Administrative Hearing Officer