



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Administrative Hearing Officer
From: Kelsey Lindquist (385) 226-7227
Date: March 18, 2021
Re: PLNSUB2020-00979 Stratford Avenue T-Mobile Tower Extension

Conditional Use

PROPERTY ADDRESS: 1596 E. Stratford Avenue
PARCEL ID: 16-03-100-008-0000
MASTER PLAN: Sugar House Master Plan
ZONING DISTRICT: CN (Neighborhood Commercial)

REQUEST: T-Mobile, represented by Britton Knaphus, 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 1596 E. Stratford. The subject property is located within the CN (Neighborhood Commercial) zoning district. This zoning district requires that antennas mounted to utility poles located within the rear yard must be reviewed as a Conditional Use.

RECOMMENDATION: Based on the information and findings in this staff report, Planning Staff recommends that the Administrative Hearing Officer approve the proposal subject to complying with all applicable regulations.

ATTACHMENTS:

- A. Vicinity Map
- B. Site Photos
- C. Application Information
- D. Existing Conditions
- E. Analysis of Standards
- F. Public Process and Comments
- G. Dept. 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 50 feet with the antenna array mounted at a height of approximately 49 feet. The existing antenna array measures a diameter of approximately 24" in size per sector. The new antenna array will replace the existing 3 antennas with 6 new antennas that measure 72" in size per sector. The utility pole, antenna array and electrical

equipment are all located in the rear yard of the commercial property, located within the CN zoning 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 the rear yard of properties zoned Neighborhood Commercial.



Location and Background

The subject property is located at 1596 E. Stratford, which is the eastern edge of the business corridor along Stratford Avenue. The abutting properties to the west and to the north are also located in the CN (Neighborhood Commercial) zoning district. The properties to the east and the south are located in the R-1/7000 (Single-Family Residential) zoning district.

The existing antenna array is associated with two previously approved Conditional Uses, petition number PLN2005-207117 and subsequently petition number PLN2005-107345. These Conditional Use Applications were required for antenna arrays mounted on a utility pole. Application PLN2005-207117 was approved with conditions by the Planning Commission in 2006. Seeking to amend one of the conditions imposed on the approval, which required access being from Glenmare Street, the applicant submitted a new Conditional Use Application. Instead of establishing access from Glenmare

Street, the applicant was able to establish an access agreement from Stratford Avenue, which is still in place and applicable to this current application.



KEY ISSUES:

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Visual and Neighborhood Impacts

The subject property and abutting properties to the west are zoned CN (Neighborhood Commercial). The properties to the east and south are located within the R-1/7000 (Single-Family Residential) zoning district. In general, the subject area is low in density and scale. The existing Rocky Mountain Power utility pole is approximately 50 feet in height and is highly visible and one of several utility poles in this area. Antennas located on existing utility poles are permitted in every zoning district, except for the following zoning districts: PL, PL-2, OS, CN, CB, which require Conditional Use approval for the installation. Utilizing an existing utility pole to integrate cellular infrastructure and service minimizes the need of wall, roof or ground mounted antennas. Additionally, utilizing an existing utility pole reduces the visual impact of additional cellular equipment and infrastructure on private property or within the city right of way and further minimizes impacts to residential areas.

DISCUSSION:

The existing wireless facility mounted to a utility pole and proposed array expansion are allowed as a conditional use. The use should be approved if reasonable conditions are proposed, or can 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 MAP



ATTACHMENT B: SITE PHOTOS



Existing Antenna Array Looking East



Existing Antenna Array Looking East

ATTACHMENT C: APPLICATION INFORMATION



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:
1596 E STRATFORD Ave, Salt Lake City UT 84106-3560

Name of Applicant: Britton Knaphus (T-Mobile)	Phone: 801.879.2788
Address of Applicant: 4505 S. Wasatch Blvd. Ste. 135 Salt Lake City, UT 84124	
E-mail of Applicant: Britton@ragedevelopment.com	Cell/Fax: 801.879.2788
Applicant's Interest in Subject Property: <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Other: Tenant	
Name of Property Owner (if different from applicant): JLO PROPERTIES, LLC	
<div style="background-color: black; width: 100%; height: 30px;"></div>	

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 email zoning@slcgov.com if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

REQUIRED FEE

Filing fee of \$794
Plus, additional cost of postage for mailing notice will be assessed after application is submitted.

SIGNATURE

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

Signature of Owner or Agent: Britton Knaphus	Date: 12/4/2020
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SUBMITTAL REQUIREMENTS

Staff Review

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Project Description (please attach additional sheets electronically)
Written description of your proposal |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Conditional Use Information Section 21A.54.080 (please attach additional sheet)
If applicable, what is the anticipated operating/delivery hours associated with the proposed use |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | What are the land uses adjacent to the property (abutting and across-the-street properties) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | How many employees are expected to work on-site during the highest shift |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | If applicable, how many seats will be provided as part of the conditional use |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you discussed the project with nearby property owners?
If so, what responses have you received? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Minimum Plan Requirements
A digital (PDF) copy of each plan and elevation drawing |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Site Plan
Site plan (see Site Plan Requirements flyer for further details) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Elevation Drawing (if applicable)
Detailed elevation, sections and profile drawings with dimensions drawn to scale |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Type of construction and list the primary exterior construction materials |
| <input type="checkbox"/> | <input type="checkbox"/> | Number, size, and type of dwelling units in each building, and the overall dwelling unit density |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

BGK 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 – SL01322D

SITE ADDRESS – 1596 E STRATFORD 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 (6) lines of coax cable, and remove (3) TMA. 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 60" 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 180" 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 138" 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: CN. Adjacent to West: RMF-35. Adjacent to North: RMF-35. 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,

Britton Knaphus
RAGE Development LLC
4505 S. Wasatch Blvd, Suite 135
Salt Lake City, Utah 84124
Britton@ragedevelopment.com
801.879.2788



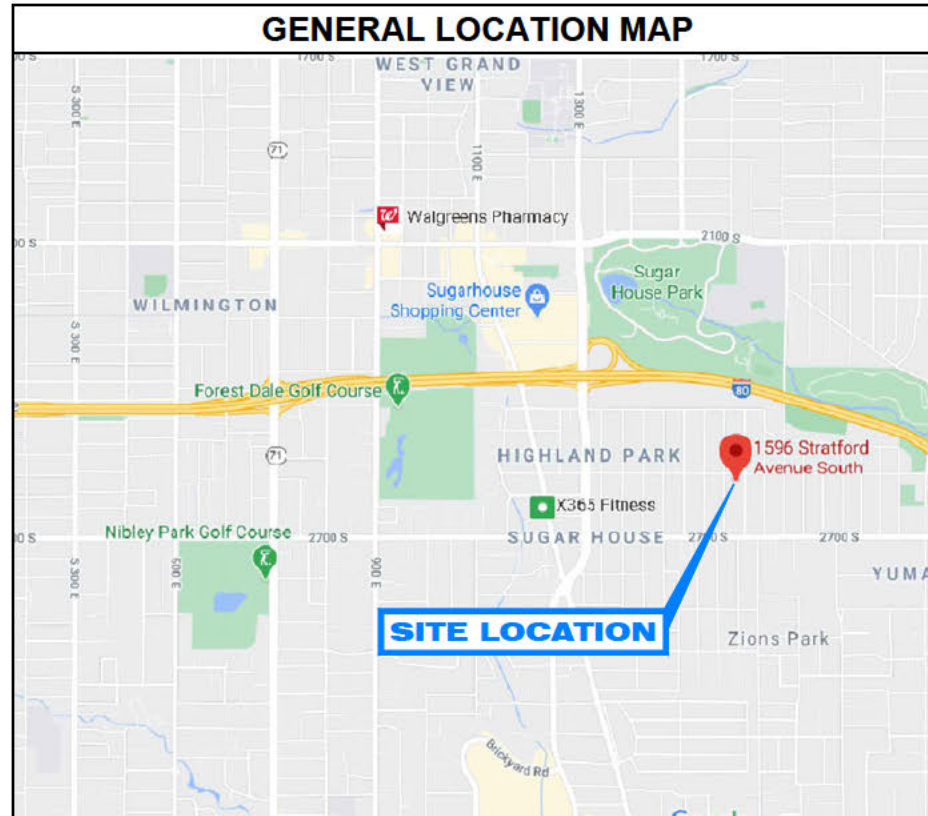
SL01322D STRATFORD & GLENMARE

1596 E. STRATFORD AVENUE
SALT LAKE CITY, UT 84106

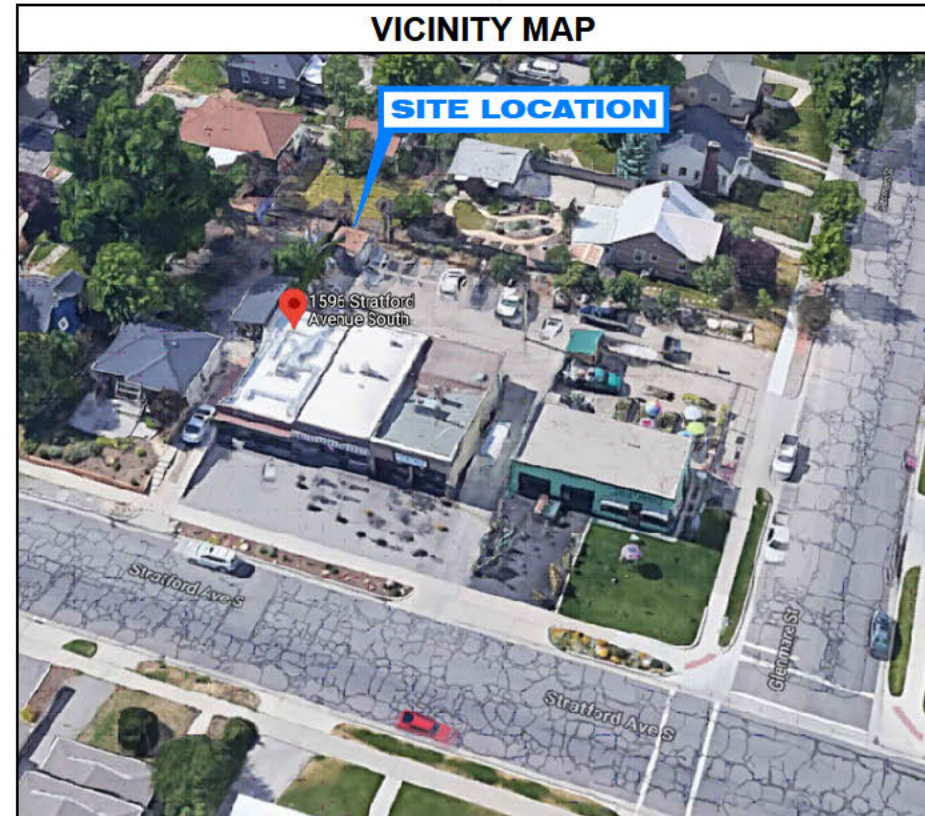
PROJECT: ANCHOR

LAT/LONG: 40.71502777, -111.84491700

GENERAL LOCATION MAP



VICINITY MAP



SCOPE OF WORK

T-MOBILE IS PROPOSING TO REPLACE THREE (3) APXVAARR18 43-U-NA20 (OCTO) ANTENNAS WITH THREE (3) **APXVAA4L18 43-U-NA20 (DODECA)** ANTENNAS, ADD THREE (3) **AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO)** ANTENNAS, REMOVE THREE (3) TMAs (CommScope Twin Style 4 - TMA-S-DB1921-DD-A (E15S09P45)), ADD SIX (6) RRUs (**4424 B25 (x3), 4415 B66A (x3)**), ADD TWO (2) 6x12 6AWG HCS, AND REMOVE SIX (6) COAX LINES. EXISTING MOUNT TO BE REMOVED AND REPLACED PER MA.

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

T-MOBILE IS PROPOSING TO REMOVE ONE (1) NORTEL CABINET AND REPLACE WITH ONE (1) B160 BATTERY CABINET AND ONE (1) 6160 EQUIPMENT CABINET WITH ONE (1) BB 6648 AND ONE (1) BB 6630 AND ADD 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.

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



DATE: 10.9.20

DRAWN BY: JRC (20108)

CHECKED BY: Britton Knaphus

REVISIONS

DATE	DESCRIPTION	INT.
10.09.20	CD's (Prelim)	JRC
10.19.20	CD's (Final)	JRC
11.30.20	CD's (Final-R1)	JRC
12.4.20	CD's (Final R2)	JRC

SL01322D
STRATFORD & GLENMARE
1596 E. STRATFORD AVENUE
SALT LAKE CITY, UT 84106

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.

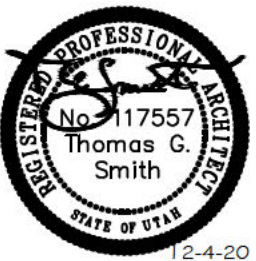
2018 INTERNATIONAL MECHANICAL CODE (IMC)
- G.

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: 10.9.20		
DRAWN BY: JRC (20108)		
CHECKED BY: Britton Knaphus		
REVISIONS		
DATE	DESCRIPTION	INT.
10.09.20	CD's (Prelim)	JRC
10.19.20	CD's (Final)	JRC
11.30.20	CD's (Final-R1)	JRC
12.4.20	CD's (Final R2)	JRC

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1596 E. STRATFORD AVENUE

SALT LAKE CITY, UT 84106

DRAWING TITLE:
GENERAL NOTES

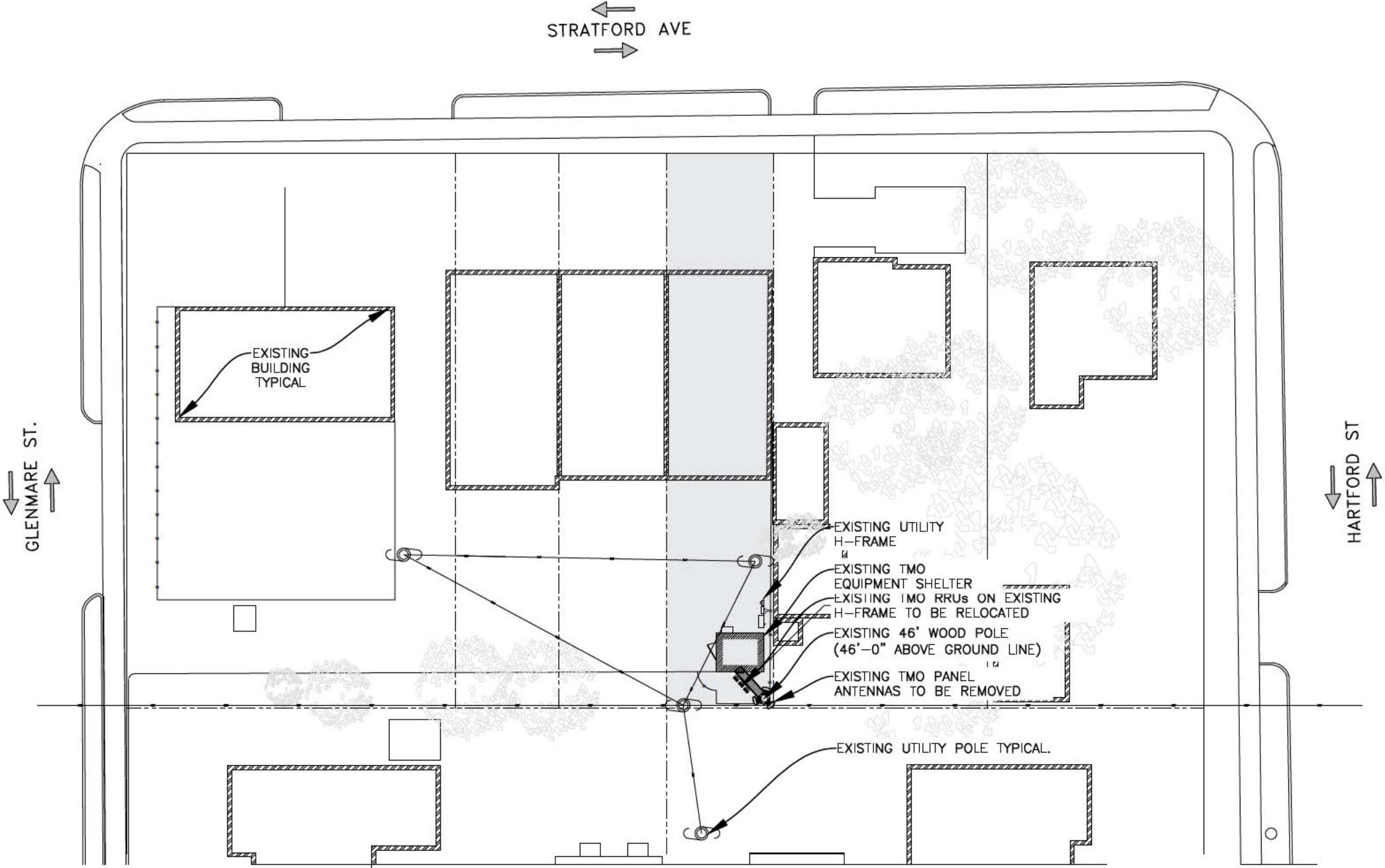
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SITE PLAN

- SITE NOTE:**
1. SITE ACCESS GRANTED VIA LEASE AGREEMENT AND WILL BE VIA THE MOST REASONABLE, NON-EXCLUSIVE, AND NON-INTERFERRING ROUTE POSSIBLE TO LESSEE EQUIPMENT TO ENSURE UNINTERRUPTED USE AND ENJOYMENT OF THE UNDERLING PARCEL AND BUILDINGS.
 2. INFORMATION SHOWN BELOW FROM DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS BY OTHERS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FROM SURVEYING OR OTHER RELATED PURPOSES.

PROPERTY INFORMATION

Parcel Record: 16213780040000
Owner: JLO PROPERTIES, LLC.
Address: 1596 E Stratford Avenue
Municipal Zone: CN
Legal Description:
LOT 1910, HIGHLAND PARK PLAT A, TOGETHER WITH
1/2 VACATED ALLEY ABUTTING ON S 4545-1102
6454-2710 9869-1714



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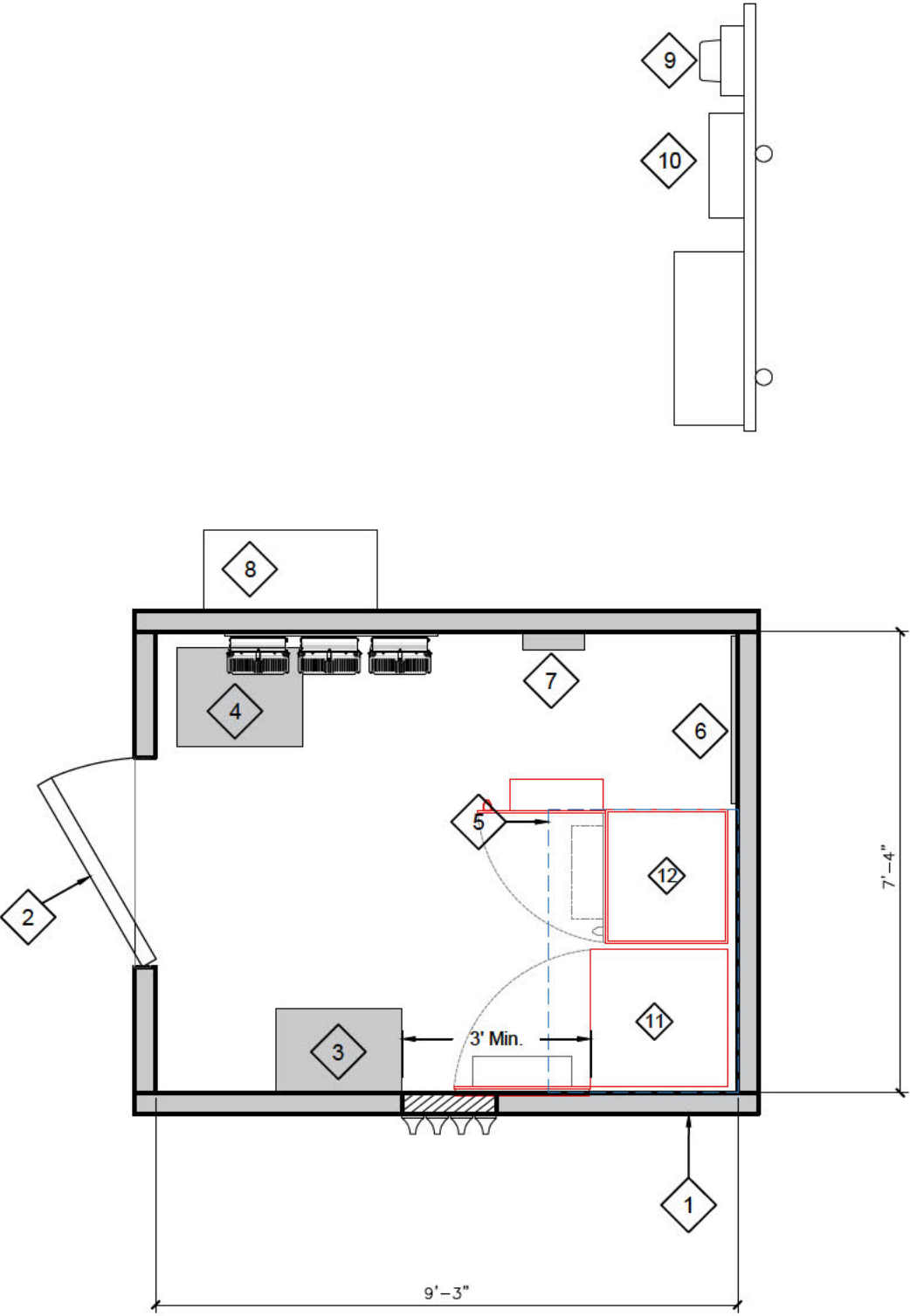
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SALT LAKE CITY, UT 84106

DRAWING
TITLE:
EQUIPMENT
SITE PLAN

DRAWING NO.:
A-0

PROPOSED EQUIPMENT SITE PLAN



KEY NOTES

- 1 EXISTING T-MOBILE EQUIPMENT BUILDING - 8'x10'
- 2 EXISTING ACCESS DOOR
- 3 EXISTING PBC 6200 CABINET TO REMAIN
- 4 EXISTING RBS 6201 TO REMAIN
- 5 EXISTING NORTEL CABINET TO BE REMOVED
- 6 EXISTING TELCO BOARD MOUNTED ON WALL
- 7 EXISTING A/C PANEL MOUNTED ON WALL
- 8 EXISTING HVAC UNIT
- 9 EXISTING POWER METER MOUNTED ON EXISTING UTILITY FRAME
- 10 EXISTING DISCONNECT MOUNTED ON EXISTING UTILITY FRAME
- 11 PROPOSED 6160 CABINET
- 12 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.



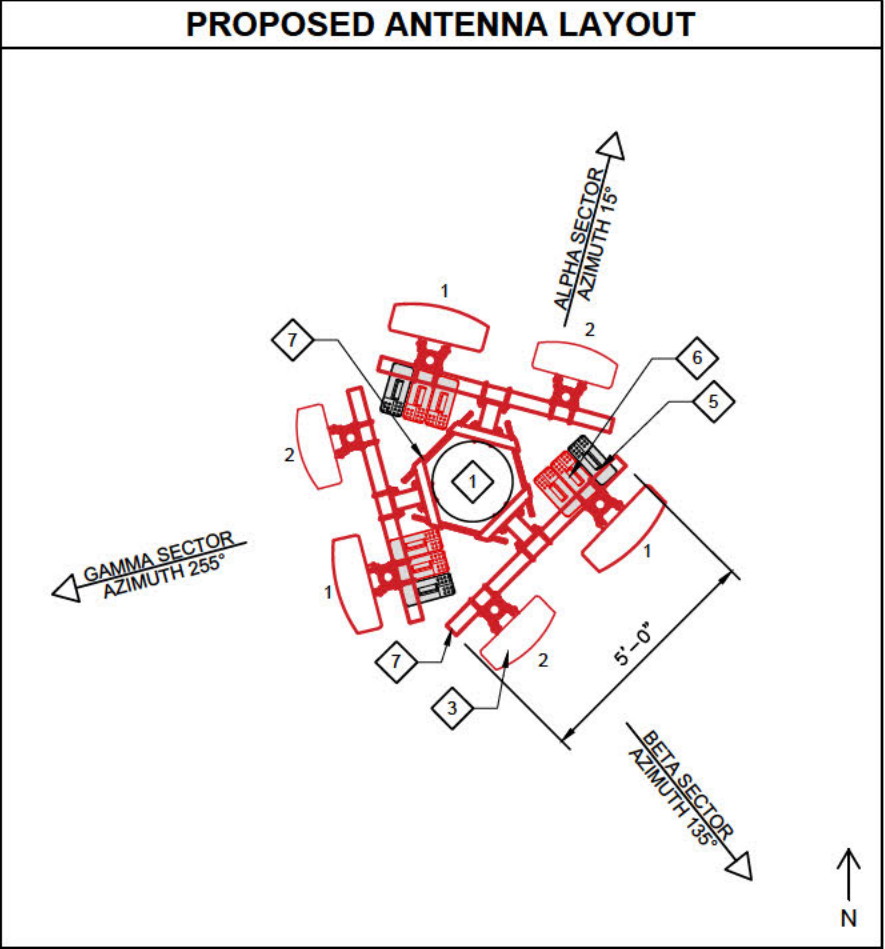
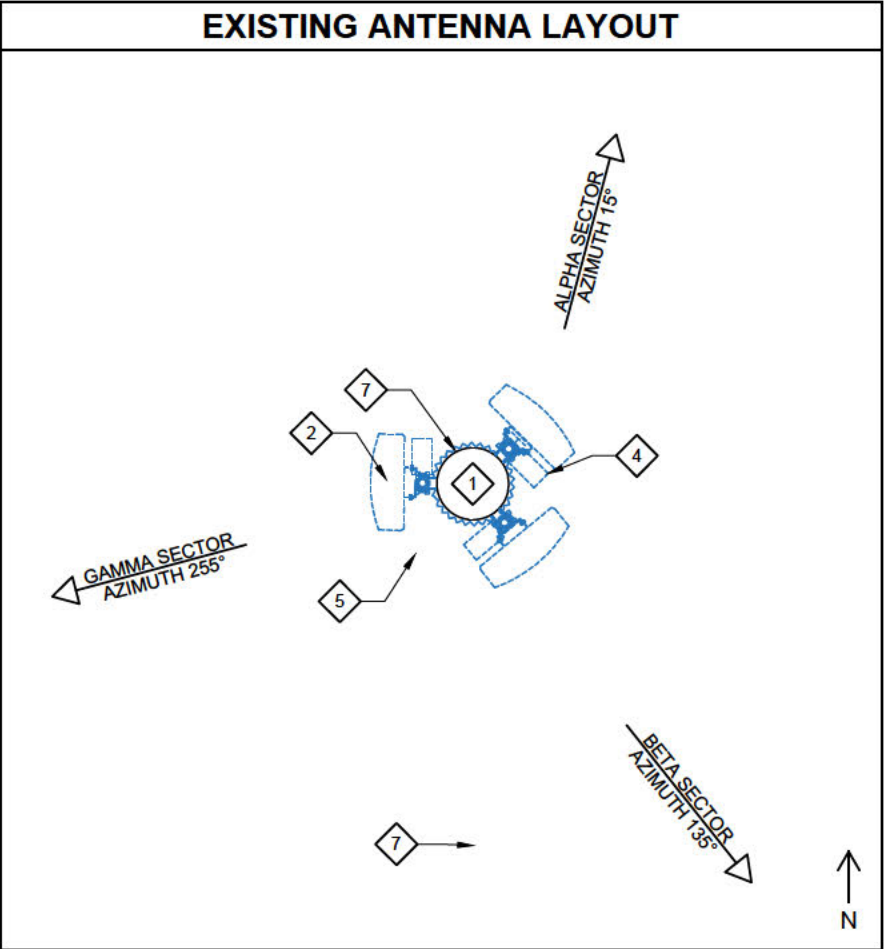
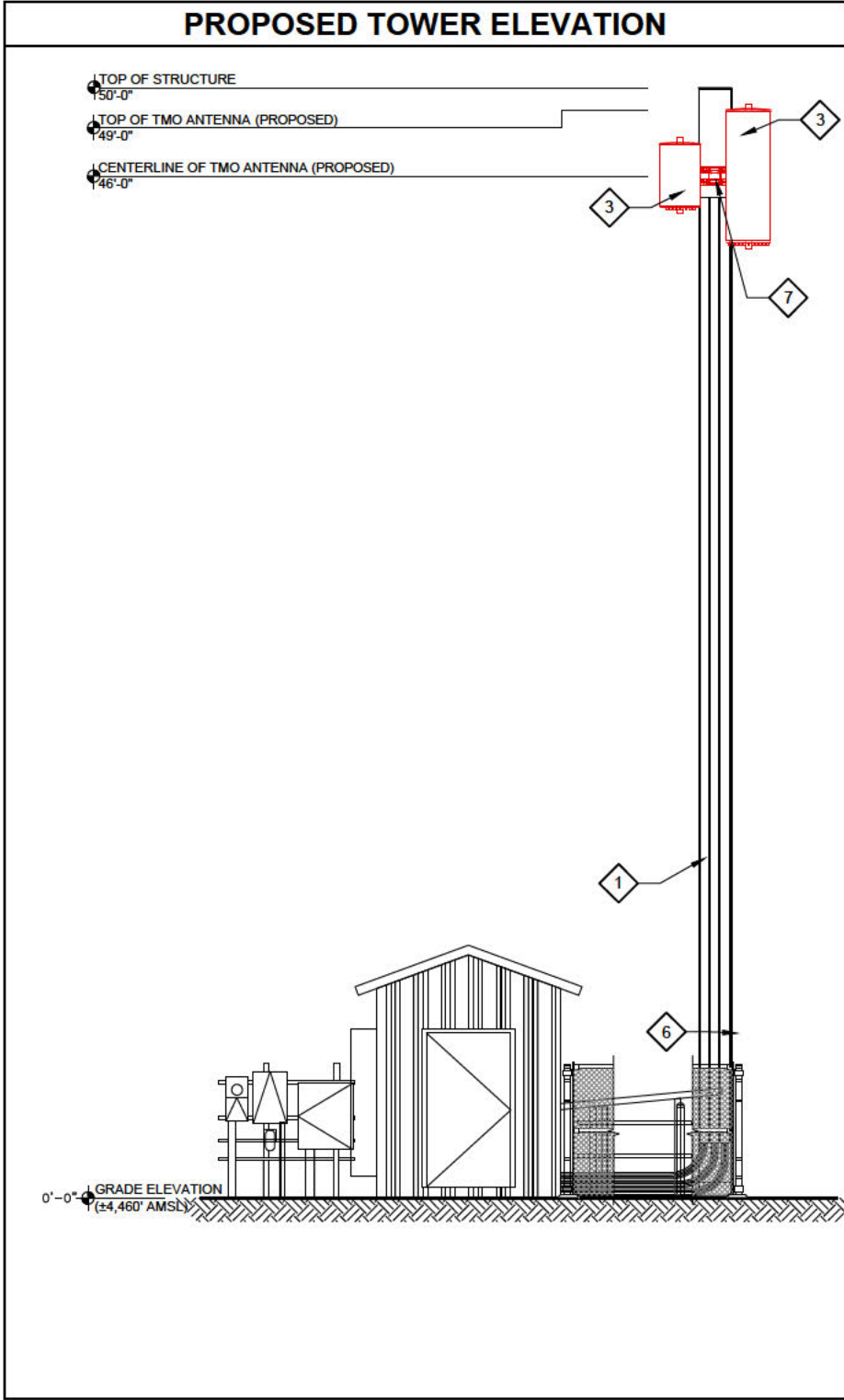
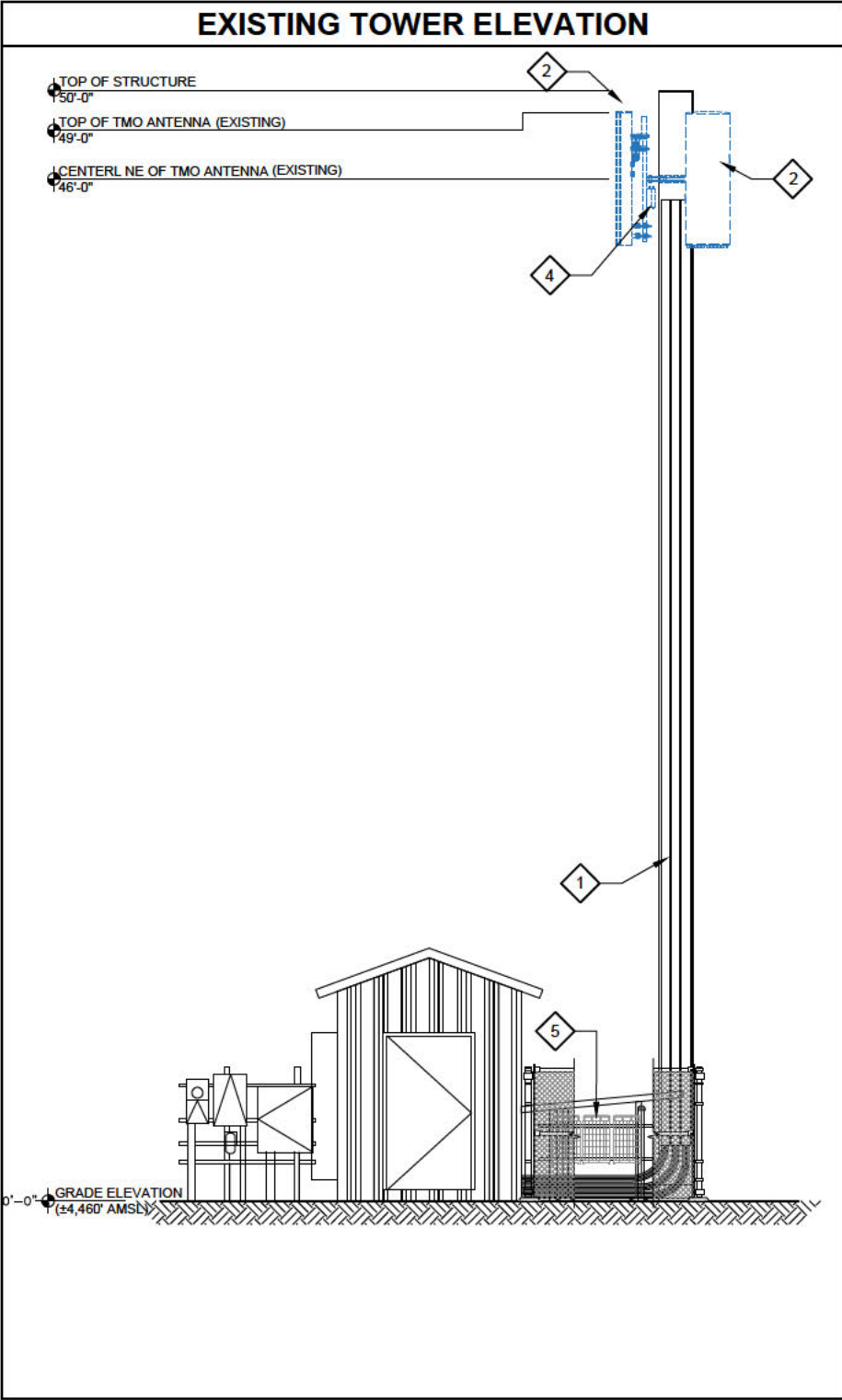
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1596 E. STRATFORD AVENUE
SALT LAKE CITY, UT 84106

DRAWING TITLE:
EQUIPMENT SITE PLAN

DRAWING NO.:
A-1



KEY NOTES					
1	EXISTING 50'± WOODEN UTILITY POLE	4	EXISTING TMAs TO BE REMOVED, TYPICAL OF ONE (1) PER SECTOR	7	EXISTING MOUNTING SYSTEM TO BE REPLACED WITH NEW SitePro1 UDS-NP - SEE STRUCTURAL MOUNT ANALYSIS FOR REPLACEMENT MOUNT DETAIL
2	EXISTING T-MOBILE ANTENNAS TO BE REPLACED, TYPICAL OF ONE (1) PER SECTOR: ANTENNA 1 - APXVAARR18 43-U-NA20	5	EXISTING RRUs TO BE RELOCATED FROM GROUND MOUNT LOCATION TO NEW MOUNT BEHIND ANTENNA, TYPICAL OF ONE (1) PER SECTOR - 4449 B71+B85		
3	PROPOSED T-MOBILE NEW/REPLACEMENT ANTENNAS, TYP (1) PER SECTOR ANTENNA 1 - APXVAA4L18 43-U-NA20 ANTENNA 2 - AIR6449 B41	6	PROPOSED NEW RRUs, TYPICAL OF TWO (2) PER SECTOR (RRUs MOUNTED BEHIND ANTENNAS) - 4424 B25 AND 4415 B66A		

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

DATE: 10.9.20

DRAWN BY: JRC (20108)

CHECKED BY: Britton Knaphus

REVISIONS		
DATE	DESCRIPTION	INT.
10.09.20	CD's (Prelim)	JRC
10.19.20	CD's (Final)	JRC
11.30.20	CD's (Final-R1)	JRC
12.4.20	CD's (Final R2)	JRC

SL01322D

STRATFORD & GLENMARE

1596 E. STRATFORD AVENUE

SALT LAKE CITY, UT 84106

DRAWING TITLE:
TOWER ELEVATION AND PLAN

DRAWING NO.:
A-2

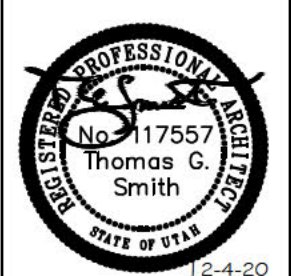
EXISTING ANTENNA SCHEDULE			
	ALPHA SECTOR	BETA SECTOR	GAMMA SECTOR
AZIMUTH ANTENNA MODEL ANTENNA POSITION ANTENNA RAD CENTER ANTENNA FACE Sq. Ft.	15° APXVAARR18 43-U-NA20 (OCTO) 1 46'-0" 12 Sq. Ft.	135° APXVAARR18 43-U-NA20 (OCTO) 1 46'-0" 12 Sq. Ft.	255° APXVAARR18 43-U-NA20 (OCTO) 1 46'-0" 12 Sq. Ft.
HYBRID CABLE SYSTEM	ERICSSON 6x12 HCS 6AWG 30m		
COAX CABLE	7/8" COAX - 60' (x12)		
TMA's	CommScope Twin Style 4 - TMA-S-DB1921-DD-A (E15S09P45) (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 ANTENNA MODEL ANTENNA POSITION ANTENNA RAD CENTER MECH. TILT - ELEC. TILT ANTENNA FACE Sq. Ft.	15° APXVAA4L18 43-U-NA20 (DODECA) 1 46'-0" 0 - 7/7/5/5/5/5 12 Sq. Ft.	135° APXVAA4L18 43-U-NA20 (DODECA) 1 46'-0" 0 - 7/7/5/5/5/5 12 Sq. Ft.	255° APXVAA4L18 43-U-NA20 (DODECA) 1 46'-0" 0 - 7/7/5/5/5/5 12 Sq. Ft.
AZIMUTH ANTENNA MODEL ANTENNA POSITION ANTENNA RAD CENTER MECH. TILT - ELEC. TILT ANTENNA FACE Sq. Ft.	15° AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO) 2 46'-0" 0 - 5/5 4.6 Sq. Ft.	135° AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO) 2 46'-0" 0 - 5/5 4.6 Sq. Ft.	255° AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO) 2 46'-0" 0 - 5/5 4.6 Sq. Ft.
HYBRID CABLE SYSTEM	ERICSSON 6x12 HCS 6AWG 30m (x3), PSU 4813 VOLTAGE BOOSTER		
COAX CABLE	7/8" COAX - 60' (x6)		
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 (x48)		









12-4-20

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12.4.20	CD's (Final R2)	JRC

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STRATFORD & GLENMARE

1596 E. STRATFORD AVENUE

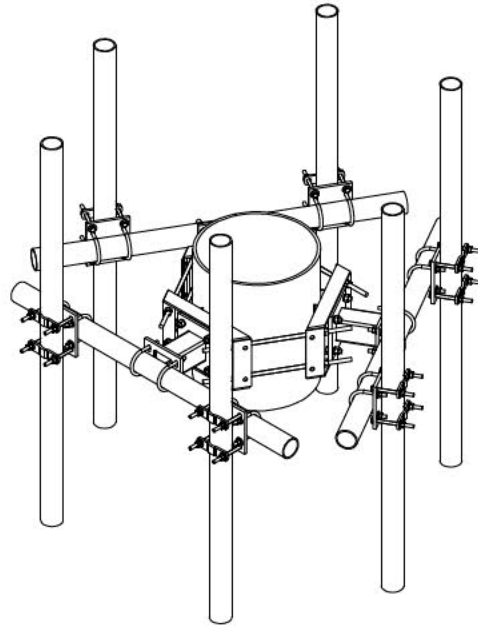
SALT LAKE CITY, UT 84106

DRAWING TITLE:
EQUIPMENT SCHEDULE

DRAWING NO.:
A-3

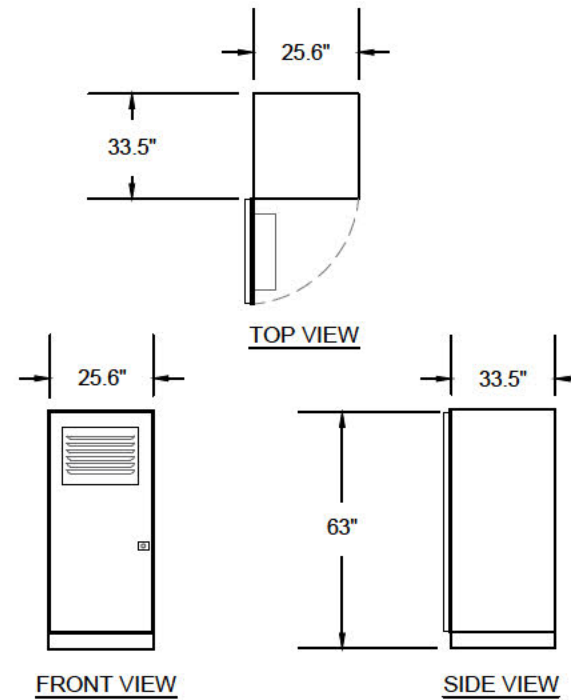
ANTENNA MOUNT DETAIL

SitePro1 UDS-NP
5' TRIPLE T-ARM, DUAL ANTENNA
POLE MOUNT KIT



CABINET DETAIL 1

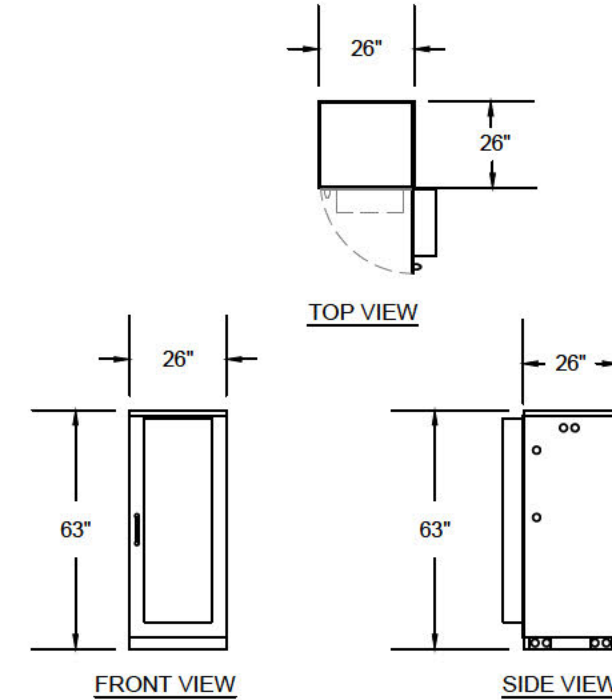
ERICSSON 6160



PROPOSED NEW CABINET

CABINET DETAIL 2

ERICSSON B160



PROPOSED NEW BATTERY CABINET

VOLTAGE BOOSTER DETAIL

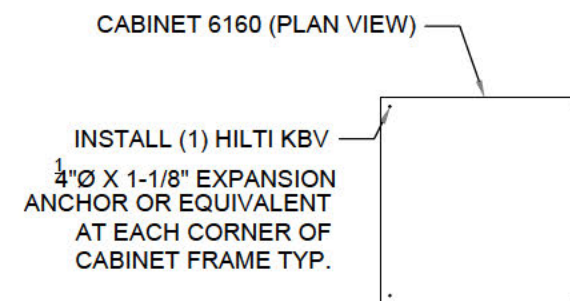
ERICSSON
PSU 4813 VOLTAGE BOOSTER



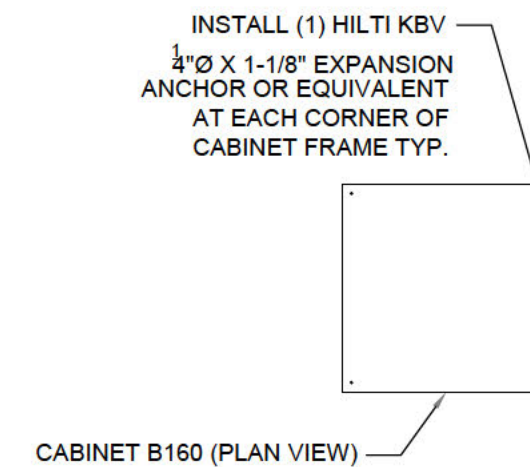
TO BE INSTALLED INTO 6160 CABINET

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

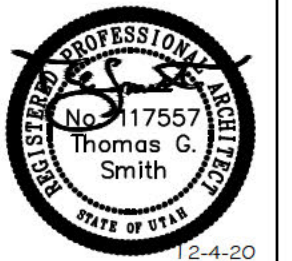
CABINET ANCHORING DETAIL 1



CABINET ANCHORING DETAIL 2



T-Mobile



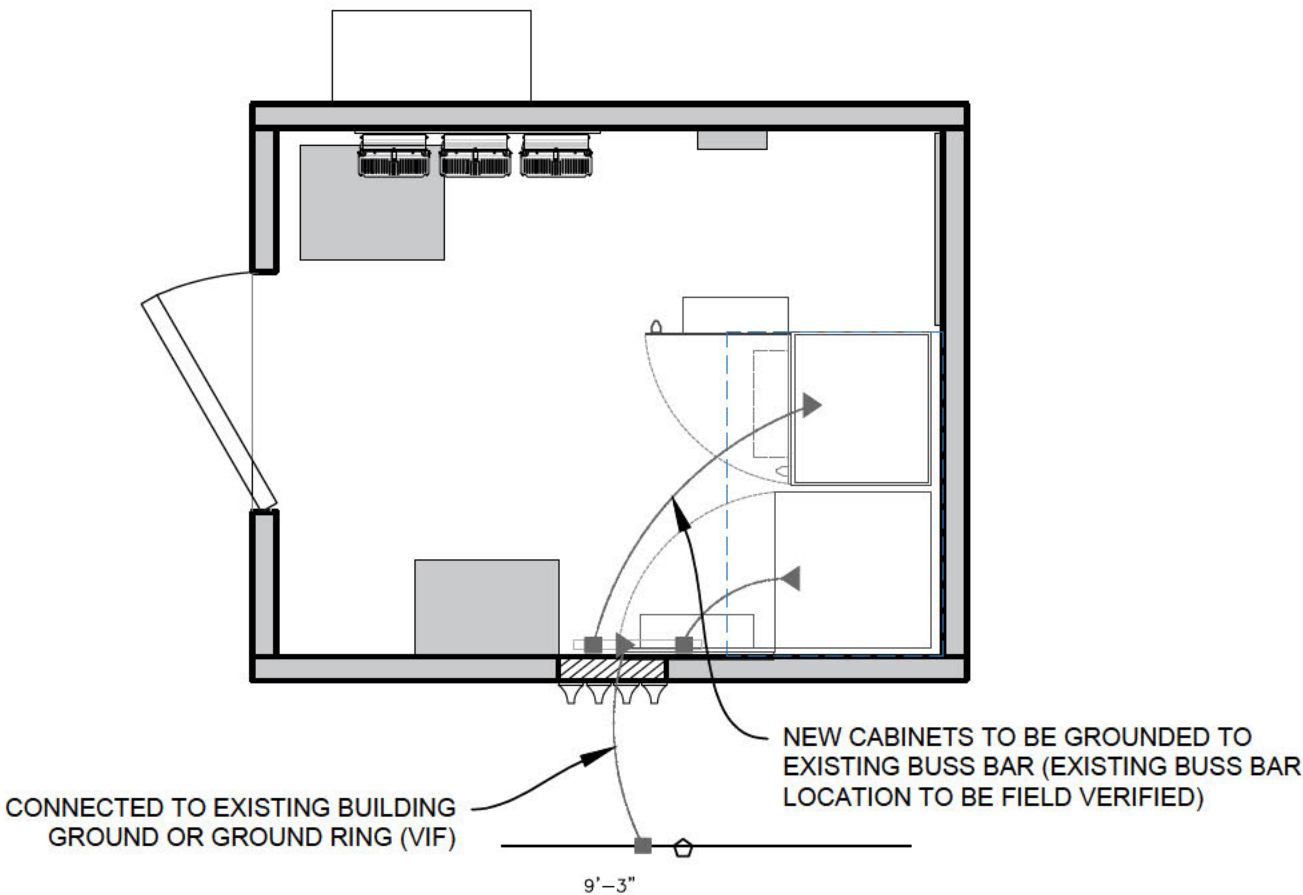
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1596 E. STRATFORD AVENUE
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DRAWING TITLE:
EQUIPMENT
DETAIL

DRAWING NO.:
A-4

GROUNDING PLAN



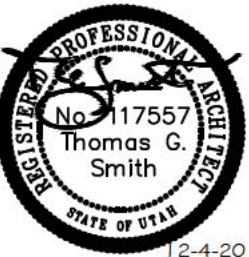
NOTE: TYPICAL GROUNDING PLAN SHOWN. CONTRACTOR TO TIE ANY NEW EQUIPMENT INTO EXISTING GROUNDING PLAN AT A MINIMUM OF TWO CONNECTIONS

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

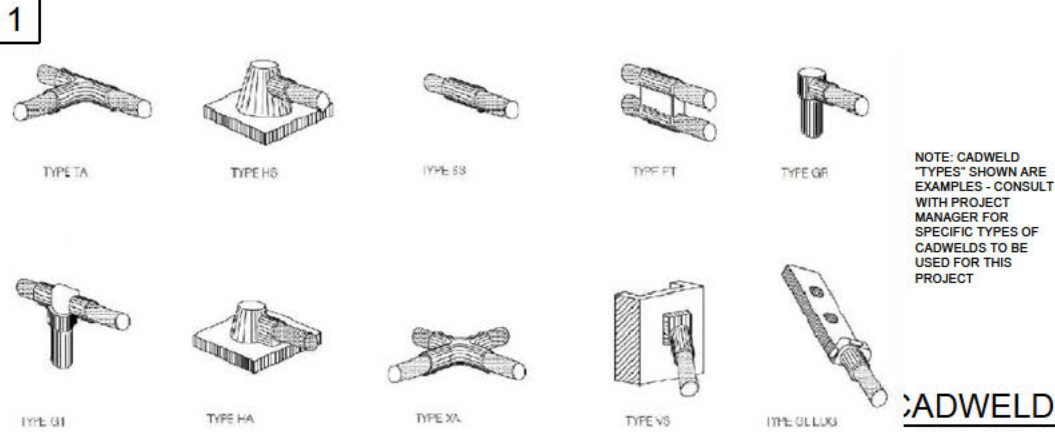


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12.4.20	CD's (Final R2)	JRC

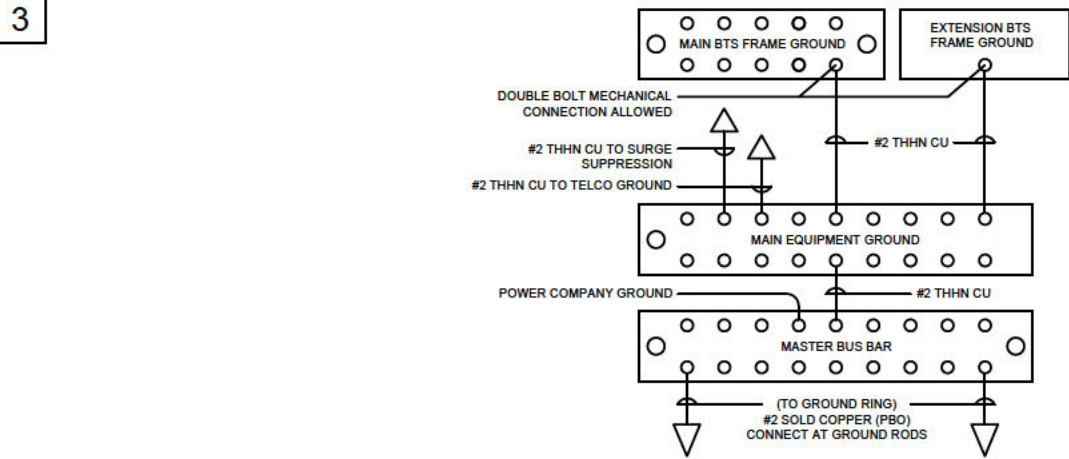
SL01322D
STRATFORD & GLENMARE
1596 E. STRATFORD AVENUE
SALT LAKE CITY, UT 84106

DRAWING TITLE: GROUNDING PLAN	DRAWING NO.: E-1
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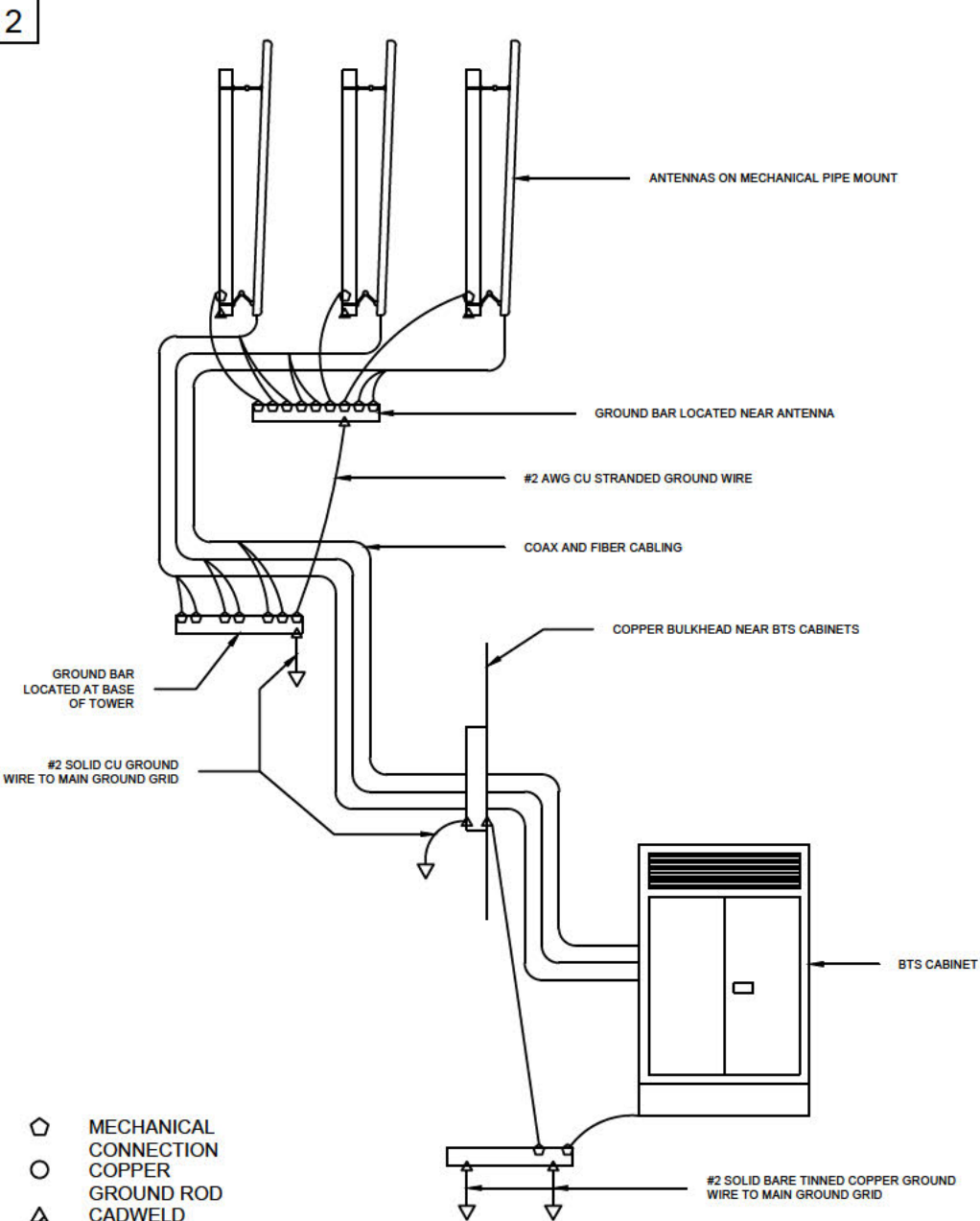
TYPICAL GROUNDING DETAIL



CADWELD
DETAILS



GROUNDING SCHEMATIC



ANTENNA GROUNDING DIAGRAM

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 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.

T-Mobile

RAGE
DEVELOPMENT LLC

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



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STRATFORD & GLENMARE
1596 E. STRATFORD AVENUE
SALT LAKE CITY, UT 84106

DRAWING TITLE:
ELECTRICAL
GROUNDING
DETAILS /
NOTES

DRAWING NO.:
E-2

ATTACHMENT D: EXISTING CONDITIONS

Adjacent Land Uses and Zoning

The abutting properties to the west and to the north are also located in the CN (Neighborhood Commercial) zoning district. The properties to the east and the south are located in the R-1/7000 (Single-Family Residential) zoning district.

Applicable Master Plan Policies:

The site is located within the Sugar House Master Plan area. The Master Plan was adopted in 2001 and designates the subject property as Neighborhood Business. Neighborhood Business is described as the following:

Neighborhood Commercial areas may consist of four corner sites or isolated parcels. The businesses range from grocery stores or isolated parcels. The businesses range from grocery stores to restaurants. Some neighborhood business centers identified in the land use plan are at 2100 South and 2100 East, Stratford Avenue and Glenmare Street, 2700 South and 2000 East and Parley's Way. The community supports a Citywide effort to revise and strengthen the Neighborhood Commercial zoning district... Additionally, the City should give serious consideration to creating a new less intensive neighborhood commercial zone or using performance zoning techniques to allow single parcels to be zoned commercially. Notwithstanding the acknowledgement that neighborhood business can be positive for the City and neighborhood, the community emphasizes the need to protect adjoining residences from negative impacts of these commercial uses. These impacts include: lighting, noise, litter, smells, insensitive design, traffic and parking.

The proposed use is consistent with the Master Plan and the existing character of the area. Locating the proposed use on the site, increasing the intensity of its usage remains similar to the previously approved Conditional Use. The antennas will be located on an existing utility pole, which reduces additional infrastructure in the right of way and on private property.

Salt Lake City Zoning Ordinance Provisions 21A.40.090

ANTENNA REGULATIONS: E.2G(E): 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.

Consistent with this requirement, the proposed expansion of the antenna diameter is going through a Conditional Use process.

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:

1. The use complies with applicable provisions of this title

Analysis: The property is located in the CN (Neighborhood Commercial) zoning district. Utility pole mounted antennas are a conditional use in this zoning district. Due to the expansion of the existing antenna array mounted on an existing utility pole, new conditional use approval is required.

Finding: The proposal complies with the applicable provisions of the Salt Lake City Zoning Ordinance, conditional upon meeting 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 parcel on which the proposed conditional use is located is currently utilized for commercial purposes. The surrounding uses include both commercial and residential. The utility pole that currently contains the antenna will not be replaced or increased in size. The modification is to the number of antennas and the sector size per antenna. These modifications are not likely to impact the surrounding uses.

Finding: Staff finds that the proposed antennas will have little to no negative impact on the neighboring properties.

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

Analysis: The site is located within the Sugar House Master Plan area. The Master Plan was adopted in 2001 and designates the subject property as Neighborhood Business. Neighborhood Business is described as the following:

Neighborhood Commercial areas may consist of four corner sites or isolated parcels. The businesses range from grocery stores to restaurants. Some neighborhood business centers identified in the land use plan are at 2100 South and 2100 East, Stratford Avenue and Glenmare Street, 2700 South and 2000 East and Parley's Way. The community supports a Citywide effort to revise and strengthen the Neighborhood Commercial zoning district... Additionally, the City should give serious consideration to creating a new less intensive neighborhood commercial zone or using performance zoning techniques to allow single parcels to be zoned commercially. Notwithstanding the acknowledgement that neighborhood business can be positive for the City and neighborhood, the community emphasizes the need to protect adjoining residences from negative impacts of

these commercial uses. These impacts include: lighting, noise, litter, smells, insensitive design, traffic and parking.

Finding: Therefore, the proposed use is in line with the adopted city planning policies, documents and master plans.

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

Analysis: See below.

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	Complies	Section 21A.040.090E of the Salt Lake City Zoning Ordinance requires conditional use approval for utility pole mounted antennas in the CN zoning district, as well as a number of additional listed districts.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	The ordinance encourages the use of existing structures for mounting antennas because it is usually less obtrusive than constructing a new facility. The zoning ordinance specifically identifies utility poles as suitable sites for mounting antennas provided the proposed project complies with the specific standards set forth in the zoning ordinance.
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	Complies	The subject utility pole is one of several in the direct vicinity. The proposed expansion of the antennas to the existing pole is not anticipated to impact the abutting or adjacent uses.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	The proposed use will be mounted to an existing utility pole. The existing equipment box will not be modified.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	The proposal will have no traffic impact and is accessed from existing driveways.

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	No changes to the existing circulation system are proposed. The proposed facility will still be accessed via Stratford Avenue. Since little traffic will be generated by the facility, traffic circulation patterns for existing development in the area will not be affected by the proposed facility.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The site is not proposed to be used on a regular basis and does not require regular access or circulation for pedestrians or bicycles.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	Transportation did not indicate any issues with street level of service.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	No parking spaces are required for the site.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The use has access to all necessary utilities.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The use is located within the rear yard of the subject property. While it is visible from the public way, it is one of several utility poles in the direct vicinity.
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	Complies	Use does not significantly impact sustainability plans nor does it encroach onto a stream or water way.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	Once the installation is complete, the utility pole will only have sporadic visits from maintenance crews.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	Signs and lighting will meet all applicable Zoning Ordinance Requirements
15. The proposed use does not undermine preservation of historic resources and structures	Complies	There are no historic sites or features on property.

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

In addition to conditional use standards outlined in Section 21A.54 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 is to expand the antenna array in order to meet cellular demands. Wireless antennas and utility poles are common in commercial and residential neighborhoods, where they are needed to provide services to surrounding residents.

It would be difficult to screen the antennas on the utility pole with vegetation or buildings, but this should not be a significant issue due to the number of utility poles within the area.

There are no other monopoles or lattice towers in the area.

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings and 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 request for comments sent to the Sugar House Community Council on January 11, 2021 in order to solicit comments. Staff and the applicant attended a Zoom meeting on February 8, 2021. An attendee raised questions about service for Sprint.
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on January 11, 2021 providing notice about the project and information on how to give public input on the project.
- The 45-day recognized organization comment period expired on February 25, 2021.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed: March 11, 2021
- Public hearing sign posted on the property: March 11, 2021
- Public notice posted on City and State websites & Planning Division list serv: March 11, 2021



March 10, 2021

TO: Salt Lake City Planning

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

RE: PCNPCM2020-00979 T-Mobile Antenna

The Sugar House Community Council has been asked to review this proposal to expand the existing antenna array located at 1596 East Stratford Avenue. It is pretty discouraging to read and try to discuss these, when we know we cannot do anything about them. This tower has been up since the original conditional use was approved in 2006. And now, technology and demand from this neighborhood requires this expansion.

While this tower will not be taller than the 50' it is currently, it will be quite a bit wider. Right now it appears to be 2' wide on each side, this will be 5' wide. And if they are painted red, that makes them really stick out. I have had comments that ask to try to camouflage the tower, make it look like a tree or something. In the written comments I have attached, you can hear the sarcasm in the words. People feel like the utilities have little regard for our neighborhoods, and they cannot be opposed, so they don't bother. Two commenters remember opposing this in 2006, and we see what good that does. Finally, I know from experience that this is a very vocal neighborhood, and the fact that so few people commented or attended the meeting tells me a lot.

Enclosures:

Comments from the Public
Flyer Announcing February 8 meeting
Map of flyer distribution

COMMENTS EXPANDED CELL ANENNA ARRAY 1596 STRATFORD

Thank you Judi! I hope all is going well for you and you are staying safe. I opposed the tower when it first went in, but to no avail. I considered it an expansion and intensification of an existing utility easement. Cellular service is not defined as a "Utility" so placement of that tower there was a violation. At the city meeting, I spoke and addressed these issues, and the city attorney (I can't remember his name) agreed that the placement of the pole and equipment was not consistent with the intended use of the utility easement. However, the council ignored that bit of information and voted to allow it. The argument from the cellular company was that it would improve the safety and communication services in the area. That has not been the case. Now that 5G is coming along, they want to further expand the intrusion into the neighborhood and area. I'm opposed to it, but I don't expect the council to listen any more this time than they did the last time. I'm beginning to think that maybe it would be just better if we all just moved and let the developers destroy the area unimpeded by those who have lived here. TIM KRUEGER takrueger@mobilescrow.com

From: Ken Barrett <[REDACTED]><2641 S Beverly Street>
Subject:1596 Stratford Antenna Array Expansion

I think that with the cell towers in a residential area T-Mobile should have their towers blend in the landscape, make it look like a pine tree as I've seen east side of I-215 and down in Utah county

Thanks
Ken

From: Debbie Mayo <[REDACTED]>2549 S. Glenmare St.>
Subject:1596 Stratford Antenna Array Expansion

I opposed the original tower when it was put in and was basically told there was nothing I could do about it as the tower would go in. I haven't commented on this expansion as yet because I have figured it is probably a done deal. I am opposed to the tower as it is going to be an eyesore. It is clearly visible from both my yard and my house. I don't think anybody actually cares about appearances any longer. The cell phone companies in particular. I am even a TMobile customer. Thanks for listening.

From: David E Fernandez <[REDACTED]><2685 S Hartford>
Subject:1596 Stratford Antenna Array Expansion

I oppose the request for the increase in diameter of this tower not because of any physical requirements, but because it is the only means available in the current system to register my concerns. As I understand it, this increase in the array on the tower, which scopes out at about 100 yard from my bedroom window, will not improve my cell reception, better my download speeds or offer me any reduction in my cellular costs. The only thing I am assured of is an unknown increase in electronic transmissions varying in frequency for existing 4G users. This, according to the internet, is totally acceptable and is the transmission method for the new COVID vaccine. Since the science is not conclusive beyond a reasonable doubt, my request is that the City establishes a precautionary position on these sites. This site which is so close to several businesses, a daycare, senior living, apartments, a new multi use building and numerous single homes appears to be a poor location for a larger macro tower. Whatever, the concerns the City identifies should be part of any of these conditional uses before they are brought before the public.

1596 STRATFORD AVE ANTENNA ARRAY



The applicant is requesting approval for a conditional use to expand an existing antenna array located at 1596 E Stratford. The existing antenna array is associated with a previously approved conditional use, which was processed in 2006. The antenna array is located on an exiting utility to the south of the subject property. Due to the expansion of the size of the antenna array, a new conditional use is required.

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 Planning Commission. This proposal will be on the agenda of the Sugar House Community Council Land Use and Zoning Committee Monday February 8 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.**

The plans for this project and the regulations for a Planned Development, along with the comment form can be found.

<https://www.sugarhousecouncil.org/1596-stratford-antenna-array-expansion/>

The [project description](#) is probably most informative.



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From: [Joni Loyola](#)
To: [Lindquist, Kelsey](#)
Subject: (EXTERNAL) 1596 cell tower PLNPCM2020-00979
Date: Tuesday, January 19, 2021 7:48:26 PM

Hi Kelsey,

I spoke with you earlier today. I am the owner of the property that team mobile leases the space for their cell tower. I am not in favor of having their expansion. It is already large enough for our quaint neighborhood. Frustrated that team mobile never contacted me about their expansion on my property.

Joni Loyola
J Loyola Hair Studio

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Zoning – (Katilynn Harris) Structure height does not increase.

Antenna array meets the width (13') regulation for monopoles with arrays larger than 2' wide.

Antenna height not provided; maximum antenna height for monopoles with arrays larger than 2' wide is 8'.

Engineering – (Scott Weiler) no objections

Transportation – (Michael Barry) no issues

Fire – (Douglas Bateman) no comments

Public Utilities – (Kristeen Beitel) no issues

Building – (Heather Gilcrease) Building code review approved on plan review application (BLD2020-11732)