

**SALT LAKE CITY PLANNING DIVISION
ADMINISTRATIVE HEARING
July 28, 2022, at 5:00 p.m.
This meeting was held electronically**

The Administrative Hearing for the Salt Lake City Planning Division was held remotely on Thursday, July 28, 2022, at approximately 5:00 p.m. Mayara Lima, Zoning Administrator, was present as the Administrative Hearing Officer and called the meeting to order.

Mayara Lima, Administrative Hearing Officer reviewed the hearing procedures including the boundaries of her duties. She then introduced the first conditional use request that was to be reviewed.

- 1. Conditional Use at approximately 2042 N Redwood Park Ln** - This is a request from Craig Chagnon with Crown Castle for conditional use approval for an existing standalone monopole. Per the table in 21A.40.090 (E) of the Zoning Ordinance, all monopoles taller than 60 feet in the M-1 Zoning District require Conditional Use approval. Modifying the antenna array will bring the overall height of the pole to 62 feet. The monopole is in the property's rear yard at 2042 North Redwood Park Lane. The subject property is in the M-1 Zoning District and Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Meagan Booth at 801-535-7213 or meagan.booth@slcgov.com.) **Case number PLNPCM2022-00398**

Meagan Booth reviewed the petition as outlined in the Staff Report (located in the case file). She explained that the proposed replacement antenna would increase the overall height of the structure by two feet, however the existing pole would remain in place. The current structure is at the height limit for the M-1 zone, but Meagan Booth noted that a nearby pole has already been approved for a conditional use permit, and that the location near Redwood Road is consistent with Northwest Master Plan areas designated for such structures. Staff recommends approval of the request, subject to the applicant applying to all existing regulations.

The applicant Craig Chagnon stated that the existing structure has been in place for several years and that the demand for telecom services is increasing and higher performance antennae are required. He also noted that the new height requested and proposed equipment are consistent with industry trends.

Hearing Officer Lima opened the public hearing, but seeing that no one wished to speak, the public hearing was closed.

Motion

Mayara Lima, Administrative Hearing officer stated, "Based on the information in the staff report, the information presented, and the input received during the public hearing, I approve petition PLNPCM2022-00398 and grant a conditional use permit for a 62' monopole at approximately 2042 N Redwood Park Lane."

2. Outdoor Storage at approximately 1133 & 1139 S Richards St - This is a request from Kiefer Nunley for conditional use approval to use part of the properties located at approximately 1133 & 1139 South Richards Street for outdoor storage. In the CC Commercial Corridor District, the storage of materials outside of an enclosed building requires conditional use approval. The subject property is located within Council District 5, represented by Darin Mano. (Staff Contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com). **Case number PLNPCM2021-01011**

Aaron Barlow reviewed the petition as outlined in the Staff Report (located in the case file). He stated that staff recommends approval of the request, with the condition that the existing razor wire be removed. Aaron Barlow explained that there was no special exception obtained for the razor wire when the existing fence was built approximately between 2007 and 2011. Also, there is no record of any application having been filed.

Mayara Lima, Administrative Hearing officer asked for clarification on when the fence was installed. Aaron Barlow stated that he had no more information than he had already provided on that question.

Mayara Lima asked whether the area in question had ever been used as required parking for the buildings. Aaron Barlow stated that he had “no record” that it served as required parking for either adjacent building, and that the construction of those buildings predates the related 1995 zoning regulations for parking.

Mayara Lima asked whether the buildings were being used for other purposes. Aaron Barlow stated that one of the buildings would be used for office space the storage of welding equipment, but that per zoning regulations, there would be no welding on-site. He added that a very common building use on Richards Street is contractor offices with “yards.”

Mayara Lima asked whether the applicant had been informed that the removal of the razor wire is a condition of approval. Aaron Barlow said that he had not informed the applicant.

Applicant Kiefer Nunley stated that the fence was put up before his parents purchased the property, adding that, since he would find it simple to remove the razor wire, he did not have any objections to doing so. He stated that both buildings are family-owned, however, one has rented to “various” businesses, generally for warehouse use. He stated that the buildings have always been used for storage.

Mayara Lima, Administrative Hearing officer asked whether the fence would be required to be a solid fence. Aaron stated that keeping the existing slats would be a condition because a screened fence is required. Kiefer Nunley stated that he preferred to keep the slats. Mayara Lima stated that she would not need to add it as a condition for the motion, however, the applicant should keep the requirement in mind.

Hearing Officer Lima opened the public hearing, but seeing that no one wished to speak, the public hearing was closed.

Motion

Mayara Lima, Administrative Hearing officer stated, “Based on the information in the staff report, the information presented, and the input received during the public hearing, I move to approve PLNPCM2021- 01011 for a Conditional Use for outdoor storage at approximately 1133 & 1139 S Richards St with the conditions listed in the staff report.

- **“That the razor wire of the existing fence is removed.”**

There being no further business, the Administrative Hearing was adjourned at approximately 5:17 PM.

Mayara Lima

Mayara Lima, Administrative Hearing Officer

David Schupick, Administrative Secretar