

**SALT LAKE CITY PLANNING DIVISION
ADMINISTRATIVE HEARING
June 22, 2023, 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, June 22, 2023, at approximately 5:00 p.m. John Anderson, Planning Manager, was present as the Administrative Hearing Officer and called the meeting to order.

John Anderson, Administrative Hearing Officer reviewed the hearing procedures including the boundaries of his duties. He then introduced the conditional use request that was to be reviewed.

- 1. Trolley North Temporary Cell Tower at approximately 675 E 500 S** - Valerie Cardenas of SmartLink (representing AT&T) and Keleigh Glass Adams of J5 Infrastructure Partners (representing Verizon) are seeking Conditional Use approval for a roof-mounted wireless telecommunications facility at the above-stated address. All roof-mounted wireless telecommunication facilities that extend beyond 15 feet above a building's roof require Conditional Use approval. The proposed facility would sit approximately 26.5 feet tall above the roofline of the recently approved Trolley North building at its highest point. The intent of this proposal is to maintain uninterrupted cellular service between the demolition of the existing building on the property (where the antennas are currently located) and the completion of the Trolley North development project, after which the antennas would be moved to stealth facilities that are part of that proposed development.

The subject property is located within the TSA-UN-C (Transit Station Area Urban Neighborhood Core) zoning district and is located in Council District 4, represented by Ana Valdemoros. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com)
Case number PLNPCM2023-00215

Aaron Barlow reviewed the petition as outlined in the Staff Report (located in the case file).

Applicant John Newman for AT&T stated the desire for continued service be provided and a need to be able to ensure use of the temporary cell structure until the permanent one is constructed. He has concerns with the developer having control over the utilization of the temporary cell structure. Applicant Craig Z for the Developer stated they would have no issues with including AT&T and Verizon apart of the Development Agreement.

John Anderson, Administrative Hearing officer opened the public hearing. Seeing no one wished to speak, John Anderson closed the public hearing.

Applicant Patrick for Verizon stated a desire to have a right to consent to the Development Agreement before it is finalized.

Motion

John Anderson, Administrative Hearing officer stated, “Based on the information and findings listed in the staff report, it is planning staff’s opinion that the request generally meets the applicable standards of approval and therefor recommends approval with the following condition:

That the property owner shall enter into an Administrative Development Agreement with the City to address the time in converting this roof-mounted facility into proposed cell facilities while working with the wireless companies to have their approval of said Development Agreement and have the option to be beneficiaries.”

There being no further business, the Administrative Hearing was adjourned at approximately 5:34 PM.

John Anderson

John Anderson, Administrative Hearing Officer

David Schupick, Administrative Assistant