



Staff Report

PLANNING DIVISION

To: Salt Lake City Administrative Hearing Officer
From: Meagan Booth, Principal Planner
meagan.booth@slcgov.com, 801-535-7213
Date: February 22, 2024
Re: PLNPCM2023-00966, SAL Fenrir Monopole Conditional Use

Conditional Use

PROPERTY ADDRESS: 421 N John Glenn Road
PARCEL ID: 07-35-100-015-0000
MASTER PLAN: Northwest Quadrant
ZONING DISTRICT: M-1: Light Manufacturing

REQUEST:

The petitioner, Dakota Hawks, TAEC is seeking approval for a 100-foot-tall monopole and its related equipment at 421 John Glenn Road. The proposed construction site falls under the M-1 zoning district which mandates that monopoles over 60 feet require Conditional Use approval. The review will be conducted by the Administrative Hearing Officer as a wireless telecommunication facility.

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. No conditions are recommended.

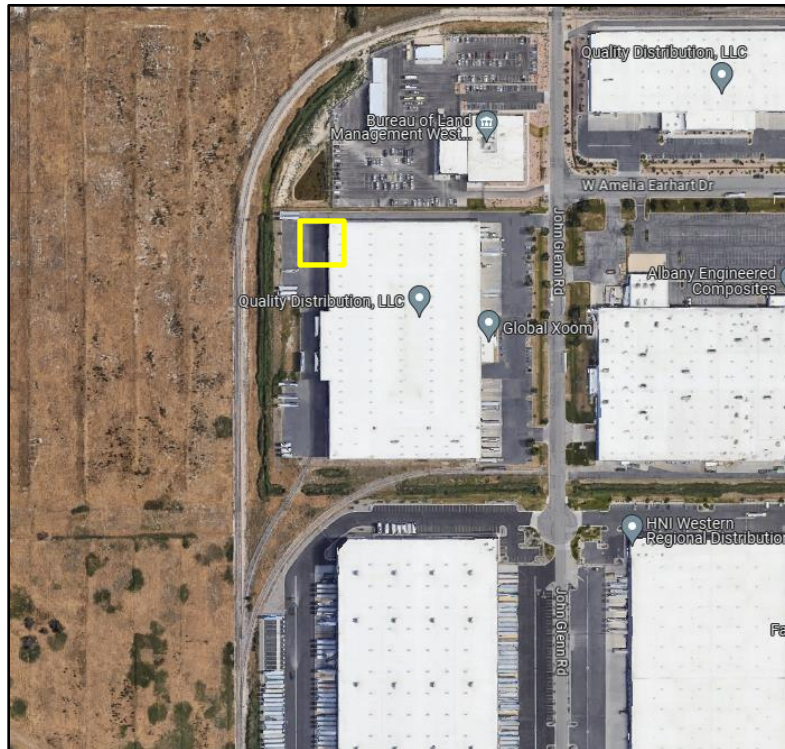
ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Plan Set & Narrative](#)
- C. [ATTACHMENT C: Property & Vicinity Photos](#)
- D. [ATTACHMENT D: Zoning Standards](#)
- E. [ATTACHMENT E: Conditional Use Standards](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

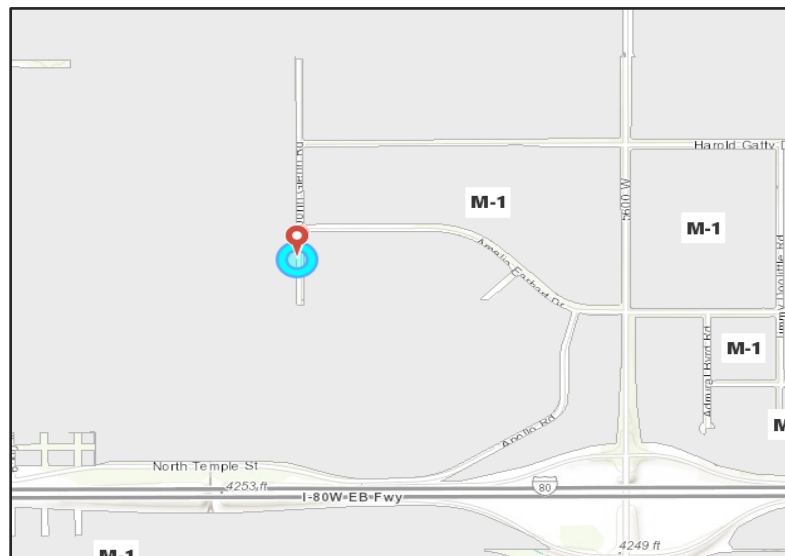
PROJECT DESCRIPTION

This is a request for conditional use approval to construct a standalone monopole behind an existing building at 421 N John Glenn Road. The property is surrounded by M-1 Zoning and is not adjacent to any residential uses.

The site is located near the Airport and the International Center. Quality Distribution leases the existing building, which spans 13.54 acres and is classified as an interior lot. To the North lies the Bureau of Land Management, to the East is Albany Engineered Composites, and to the South is Amazon Distribution. There is vacant land to the West, at the rear of the property, where the monopole will be built. The leasable space necessary for the monopole and equipment will be 760 square feet.

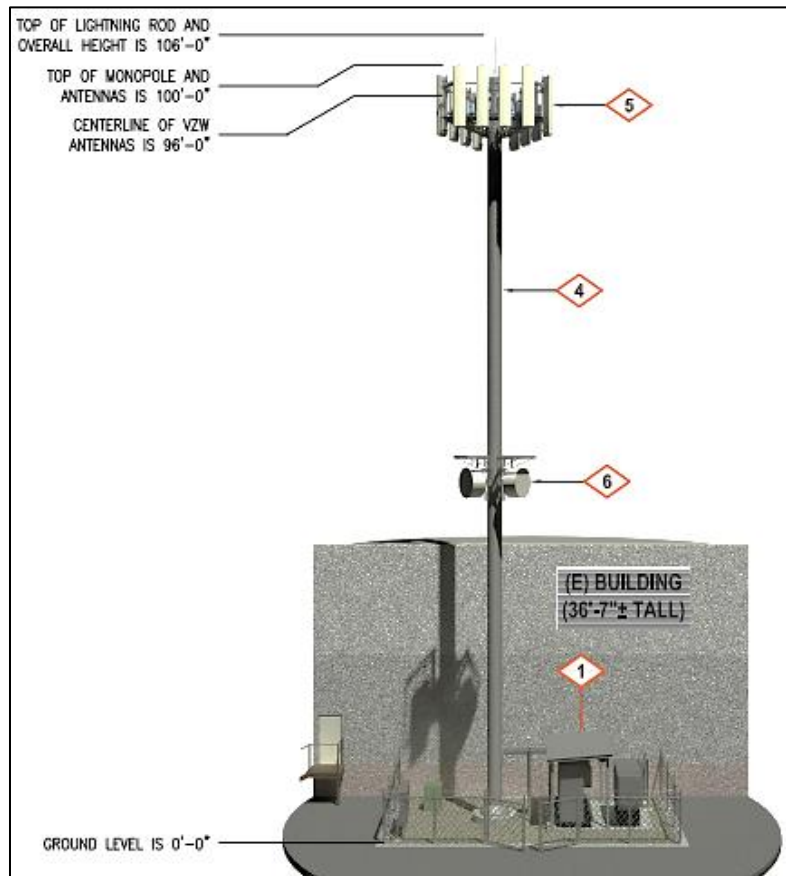


The yellow box shows the approximate pole location on the map.



The property is located in the M-1 Zoning District with no other surrounding zones.

Per the applicant's narrative, the monopole will be used to improve Verizon Wireless's wireless telecommunication service in the area. The proposed monopole requires conditional use approval due to its height of approximately 100 feet. Monopoles that exceed 60' or the maximum height limit of the zone require conditional use approval.



The illustration shows a rendering of the proposed monopole.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Administrative Hearing Officer has the authority to approve, approve with conditions, or deny the Conditional Use request. The use 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 the 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.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans
2. Compliance with Zoning Requirements
3. Compliance with the Conditional Use Standards

Consideration 1: How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans

A general plan is a comprehensive document that outlines a community's vision, policies, and framework for growth and development in a neighborhood over a period of 20-30 years. When reviewing an application, the Administrative Hearing officer should consider how the proposed project aligns with and helps implement the city's goals and policies identified in the adopted plans. Planning Staff reviewed the applicable general plans and made the following findings.

Plan Salt Lake

This project supports the following principles in Plan Salt Lake:

1. Neighborhoods
2. Growth
3. Equity

Findings:

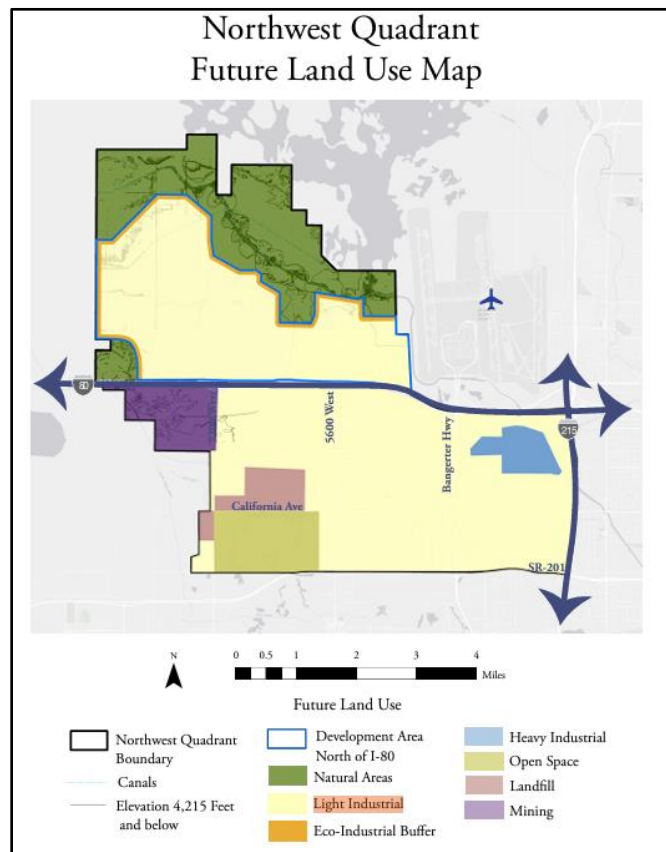
The construction of a 100-foot monopole at this location aligns with Plan Salt Lake's sustainable development and growth vision to work collaboratively with the private sector and our partners. Verizon needs to improve wireless telecommunication service in the area. The improved wireless communication service will support jobs, commerce, and industry. It will be located on underutilized land, minimizing its environmental impact. The project aligns with Plan Salt Lake's initiatives and supports neighborhood sustainability while improving access to wireless networks for all residents.

Northwest Quadrant Plan

The property is designated as Light Industrial on the Future Land Use Map and is located in the Northwest Quadrant area. Light industrial areas are primarily used for warehousing, manufacturing, food production, assembly, and similar services.

Findings:

The Northwest Quadrant Master Plan emphasizes that new infrastructure, including streets, rail lines, and high-speed telecommunications, is needed to develop this area. The Northwest Quadrant Master Plan aims to protect natural areas critical for migratory birds and encourages the collaboration of mechanisms for flyway conservation. The Northwest Quadrant Master Plan also values dark skies, suggesting choosing natural areas and avoiding tall streetlights that may negatively impact wildlife habitat. It's recommended to use the minimum number of streetlights necessary for safety and to use lights that only light the



trail and not wildlife habitat along trails. The applicant's proposal for the communication monopole does not include any lights, as lighting is not mandatory for monopoles that are under 200 feet, according to the Federal Aviation Administration (FAA). The applicant will submit the final construction drawings to the National Environment Protection Agency (NEPA) as part of the building permit, which will consider migratory bird patterns during the evaluation process. Planning staff believes that the environmental impact will be addressed through the existing review processes. Therefore, no conditions are recommended for the proposal to be considered generally consistent with the Northwest Quadrant Master Plan. Staff also explored the option of collocation, but all the power lines are underground, so collocation is not possible.

Consideration 2: Compliance with Zoning Requirements

The subject property is located within the M-1 Light Manufacturing District.

Per 21A.28.020 the purpose of the M-1 Light Manufacturing District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties, that desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. This zone is appropriate in locations that are supported by the applicable Master Plan policies adopted by the City. This district is intended to provide areas in the city that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Safe, convenient, and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses and to promote the importance of nearby environmentally sensitive lands.

Findings:

The project is consistent with the purpose of the M-1 Zoning District. The proposed use will not significantly impact the quality of the surrounding air and water, nor will it encroach into any river or stream or introduce any hazard or environmental damage to any adjacent property. The use will not impact transportation, including the public street. Enhanced communication in this area will also support economic growth and manufacturing and industrial jobs. Staff completed a zoning review of the proposal in [Attachment D](#), showing that the monopole construction will meet all zoning requirements in 21A.40.090 and the M-1 Light Manufacturing District. If approved, the applicant will comply with all regulations while obtaining a building permit.

Consideration 3: Compliance with the Conditional Use Standards

[Attachment E](#) discusses the approval standards and detrimental effects determination for the installation of a monopole exceeding 60 feet in the M-1 Zoning District. The proposed use complies with the applicable provisions of the title and is compatible with surrounding uses. It is also consistent with applicable adopted city planning policies. The detrimental impact determination shows that the use is authorized, consistent with applicable policies, well-suited to the character of the site, and does not impact the service level of any abutting or adjacent street.

The petitioner, Dakota Hawks, TAEC, has provided sufficient evidence that the proposed monopole and associated equipment will not negatively impact the surrounding area or the community as a whole in [Attachment B](#).

STAFF RECOMMENDATION

After carefully reviewing the request, staff recommends that the Administrative Hearing Officer approve the Conditional Use request for a 100-foot-tall monopole and associated equipment at 421 N John Glenn Road in the M-1 – Light Manufacturing zoning district. The proposed use complies with applicable provisions of the city planning policies, documents, and general plans and is compatible with surrounding uses. There are no anticipated detrimental effects of the proposed use, and as such, the conditional use should be approved by the Administrative Hearing Officer.

NEXT STEPS

Approval of the Request

If the applicant's conditional use is approved, they will need to comply with all requirements from other departments/divisions and obtain all necessary building permits for the project. Those adversely affected by a decision may appeal to the Planning Commission within 10 days. The appeal must specify reasons based on procedural error or noncompliance with standards.

Denial of the Request

If the request is denied, Verizon would not be able to maintain the current level of cellular service in the nearby area. This means that the applicants will have to look for another location for the monopole. State and City code require that a Conditional Use be approved if reasonable conditions can be imposed on the use to mitigate any reasonably anticipated detrimental effects of the use. A conditional use can only be denied if the Administrative Hearing Officer finds that reasonably anticipated detrimental effects cannot be mitigated with the imposition of reasonable conditions.

ATTACHMENT A: Vicinity Map

Vicinity Map

PLNPCM2023-00966 SAL Fenrir Monopole Conditional Use



Salt Lake City Planning Division 12/20/2023



Subject Property

ATTACHMENT B: Plan Set & Narrative

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 17, 2023

Re: SAL - FENRIR

NW 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN

I certify that the latitude of N 40°46'42.29", and the longitude of W 112°02'18.44", are accurate to within 15 feet horizontally and the site elevation of 4225 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.

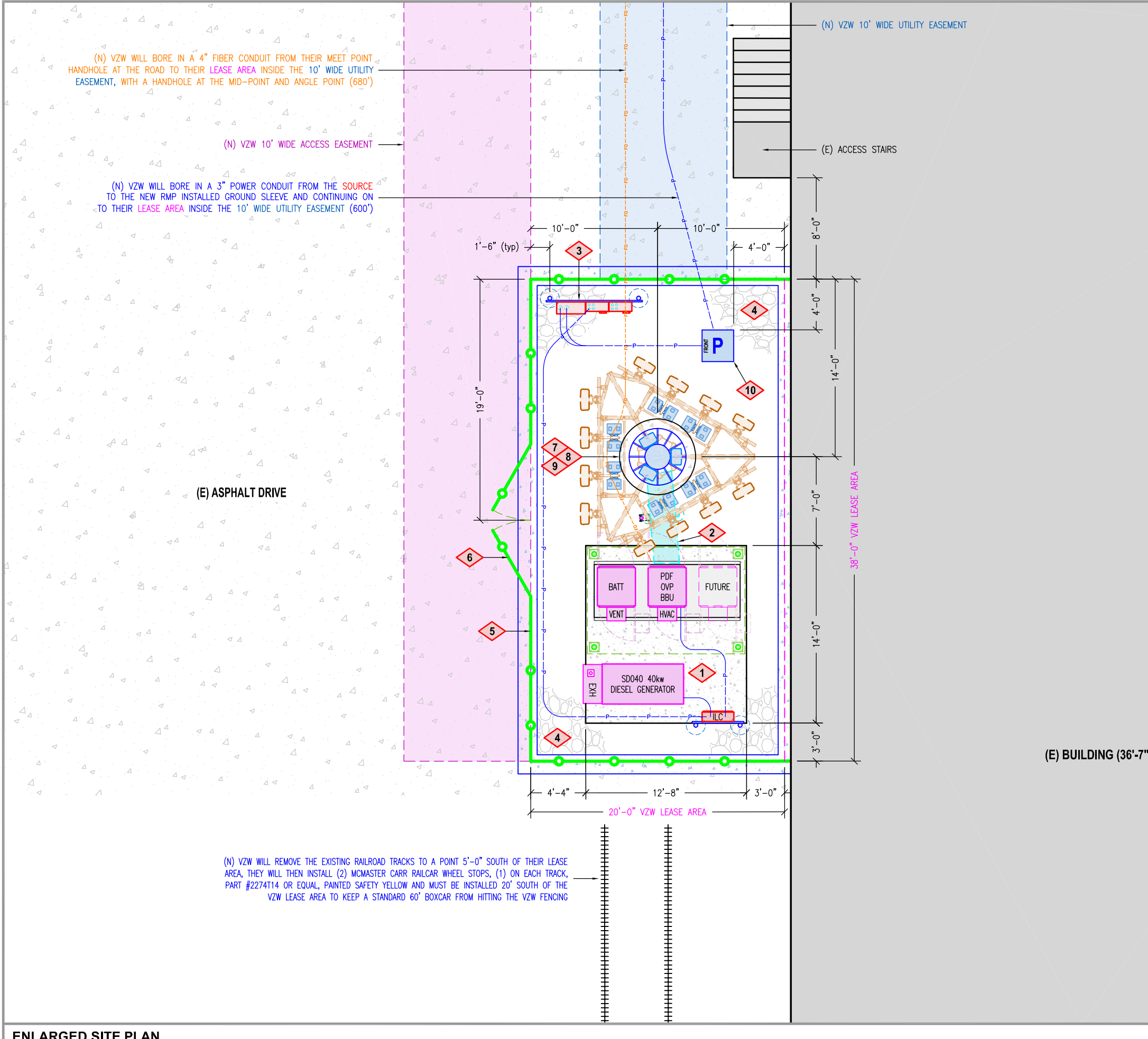


Professional Licensed Land Surveyor:

1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064

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



- ### KEYED NOTES
- VZW WILL INSTALL (2) EQUIPMENT CABINETS (7'-6"t), AND A SD040 DIESEL GENERATOR (7'-3"t) UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB WITH CANOPY. SEE C301/1 FOR EQUIPMENT LAYOUT AND S100 FOR THE CONCRETE SLAB 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 PAD PER VZW REQUIREMENTS, SEE C301/2.
 - VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
 - VZW UTILITY RACK, SEE C301/3.
 - 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.
 - VZW 6' TALL CHAINLINK FENCING WITH A 1'-6" WIDE BY 4" THICK CONCRETE MOWSTRIP (12" OUTSIDE LEASE AREA, 6" INSIDE LEASE AREA) AND BARBED WIRE, SEE C302/1.
 - VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/2.
 - VZW 100' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
 - VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 96' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
 - VZW CONTRACTOR TO INSTALL (2) 4' MICROWAVE DISHES (HEIGHT AND AZIMUTH TBD AT A LATER DATE).
 - RMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 3" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

UTAH MARKET OFFICE
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101

CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
0	10.10.2023	ZONING DRAWINGS

SAL - FENRIR
NW SEC 35, T1N, R2W
421 JOHN GLENN ROAD
SLC, UTAH 84116
-- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

C200

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 Quality Distribution trucking facility. The Verizon project name is SAL Fenrir.

The site would consist of a sixty (100') foot monopole with outdoor equipment at the base. This will be in a 20' x 38' lease area totaling 760 sq. feet on a parcel zoned M-1, which is used as a distribution center. We meet the setback from residential and are in a location at the rear of the building that will keep us out of the typical operations of the workers/drivers.

The conditional use application requests the following questions be addressed:

- **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.
- **What are the anticipated peak hours for the proposed use? Peak hours refer to the hours of the day with the highest number of customers, employees, deliveries, or activities.**
N/A- This is an unmanned facility that will not have peak hours or customers. Only activity will be associated with initial construction.
- **Is there any anticipated outdoor activity associated with the use?**
There will be outdoor equipment cabinets and a backup generator, but no other outdoor activity associated.
- **Is there enough space on the site to provide adequate movement, queueing, and storing of vehicles? The space should be based on the anticipated trip generation of similar uses in a similar environment either in Salt Lake City or in similar cities.** N/A. This is an unmanned facility that won't require employee parking. We are out of the way of the regular operations of the Distribution Center.
- **How will the waste generated by the use be stored and handled on site? How will it be removed from the site?**
There will not be any waste generated at the site outside of the initial construction.
- **What is the anticipated amount of water consumption of the proposed use?**
No water will be used at the site.
- **What is the anticipated level of emissions generated by the proposed use?**
The only emissions generated will be when the backup generator test runs once a week.
- **Are there trees with a trunk circumference greater than 6 inches on the property that will be removed?**
There is no tree removal proposed for the install.

- **What is the anticipated amount of grading required for the proposed development? Does it include the moving or removing of any pollutant or contaminant in the soil from the site?**
No grading will be required as it is a finished area. This site is on a historic landfill property so a Phase 1/Phase 2 will be performed and the soils will be hauled away depending on the results of the environmental study.
- **Will the proposed use produce any dust, odor, smoke, noise, vibrations, or use any chemicals, toxins, heat, or radiation? If so, how will the impact be addressed? Has the applicant been in contact with the regulatory agency that regulates the specific impact?**
The only noise/vibrations associated would be from the backup generator. The project will be ran through Verizon's typical regulatory process. None of the other impacts will occur.
- **Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation? Have utility providers been made aware of the proposed use and is there any information about utility needs?**
Power and fiber will be ran back to the site and the easements are called out in the site plan. We've worked with the providers and property owners to avoid any hazardous situations.
- **What are the land uses adjacent to the property (abutting and across-the-street properties)?**
All of the surrounding properties are commercial/manufacturing in nature..
- **Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)?**
There are no exterior lights proposed at the site.
- **Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? Are there access conflicts caused by the any proposed or existing structure on the property or adjacent to the property?**
We chose a location with the property owner on the rear side of the building that utilizes the existing drive aisle and keeps us out of their normal operations. No impacts on sidewalks, walkways, or public streets/spaces..
- **How will the proposed use be separated from adjacent land uses? What screening or buffering features will be provided to reduce any impact identified in these questions?**
The proposed site location is on the rear (west) side of the building. The lot to the west is undeveloped and the building screens the site from the properties on the north, east, and south, as well as from the public ROW (John Glenn Rd).

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
Senior Project Manager
Technology Associates
136 S Main Street #400
Salt Lake City, UT 84101

ATTACHMENT C: Property & Vicinity Photos



Subject Property



Proposed Location of Monopole behind the building



Access from John Glenn Road



Rear of the subject property-Vacant land



Adjacent Property to the West-Amazon



Adjacent property to the East-Bureau of Land Management



South of the Subject Property- Albany Engineered Composites

ATTACHMENT D: Zoning Standards

21A.28.020: M-1 Light Manufacturing District

Purpose Statement: The purpose of the M-1 Light Manufacturing District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties, that desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. This zone is appropriate in locations that are supported by the applicable Master Plan policies adopted by the City. This district is intended to provide areas in the city that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Safe, convenient, and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses and to promote the importance of nearby environmentally sensitive lands.

Standard	Requirement	Proposed	Finding
Minimum Lot Size	Ten thousand (10,000) square feet.	13.54 acres (589802.4 square feet)	Complies
Front Yard:	Fifteen feet (15')	NA	Complies
Corner Side Yard:	Fifteen feet (15')	NA	Complies
Interior Side Yard:	None required.	NA	Complies
Rear Yard	None required.	NA	Complies
Lighting	Lighting for aircraft is prohibited except where required by Federal law.	No Lights Proposed (FAA will Regulate)	Complies

21A.40.090: Antenna Regulations

Monopole With Antennas and Antenna Support Structure Greater Than Two Feet In Width: The maximum visible width of individual antennas and antenna mounting structures on a monopole shall not exceed eight feet (8') in height or thirteen feet (13') in width as viewed looking directly at the monopole at same elevation as the antennas and antenna mounting structure (see subsection 21A.62.050F of this title). In the case of collocation, when there is more than one antenna located on a monopole, all additional antenna structures shall not individually exceed the above referenced dimensions. No such monopole shall be located within three hundred thirty feet (330') of a residential zone other than the R-MU district.

Finding: According to the plans, the antennas will be 8 feet tall, and the span of four panels will not exceed 9 feet wide. The monopole is over 330 feet from any residential area and is not in the R-MU district. Therefore, the proposal meets the required standards.

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.

Finding: The proposed location for the monopole is in the rear yard and does not violate any requirements for landscape or parking areas.

Electrical Equipment Located on Private Property: Electrical equipment shall be subject to the following standards:

- (1) Located in a rear yard, interior side yard, or within the building area of the lot.
- (2) If located in a zoning district without a required front or corner side yard setback, the equipment shall be located a minimum of ten feet (10') from the front or corner side yard property line.
- (3) Located a minimum of four feet (4') from a side or rear property line unless located in an enclosed structure or a vault where the equipment will not be visible.
- (4) If the equipment is located next to a public trail, park, open space, or other public space other than a street, the equipment shall be screened by a masonry wall or solid fence, so the equipment is not visible.
- (5) The electrical equipment and any structure associated with the electrical equipment is subject to the maximum lot coverage of the underlying zoning district.

Finding: The electrical equipment will be placed in the rear yard, more than 10 feet from any property lines. The equipment is not adjacent to any dedicated trail, park, open space, or public street. The construction of the associated monopole does not change the coverage of the lot.

ATTACHMENT E: Conditional Use Standards

Conditional Use Standards 21A.54.080

An application for conditional use is required by city code 21A.54 and Utah Code 10-9a-507 to be approved if the proposal complies with the adopted standards of review and if any reasonably anticipated detrimental impact can be mitigated. Under Utah Code 10-9a-507, the standards must be objective and mitigating any reasonably anticipated detrimental impact is required to be interpreted to mean reduce, not eliminate, the impact.

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report.

21A.54.080.A: Approval Standards
Standard 1: The use complies with applicable provisions of this title;
Finding: Complies
Discussion: A monopole exceeding 60 feet is allowed as a conditional use in the M-1 Zoning District.
Condition(s): None recommended
Standard 2: The use is compatible, or with conditions of approval can be made compatible, with surrounding uses
Finding: Complies
Discussion: The monopole will be surrounded by other industrial uses. The proposed location is at the rear of the property, next to the existing building. The property is over 13 acres, and the leasable area is 70 square feet. The monopole will be visible from neighboring properties but should not have a compatibility issue with existing industrial uses.
Condition(s): None recommended
Standard 3: The use is consistent with applicable adopted city planning policies, documents, and master plans; and
Finding: Complies
Discussion: The proposed use is consistent with city planning policies, documents, or General Plans, including the Northwest Quadrant Master Plan and Plan Salt Lake and the purpose of the M-1 Zoning District.

Condition(s): None recommended
Standard 4: The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions
Finding: Complies
Discussion: There are no anticipated detrimental impacts that require additional conditions for the installation of the monopole.
Condition(s): None recommended
21A.54.080.B: Detrimental Effects Determination
1. This title specifically authorizes the use where it is located;
Finding: No Detrimental Impact
Discussion: The cellular tower is a conditional use in the M-1 zone.
Condition(s): None recommended
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
Finding: No Detrimental Impact
Discussion: As discussed in the key considerations the project is consistent with Plan Salt Lake and the Northwest Quadrant Master Plan.
Condition(s): None recommended
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;
Finding: No Detrimental Impact
Discussion: There is currently no development to the rear of the property, and the uses in the area are generally industrial. The monopole will be placed near the end of the building currently used as a distribution center and kept out of the way of operations and driveways. The leasable space is 20 feet by 38 feet, a total of 780 square feet, which is relatively small compared to the overall lot size.
Condition(s): None recommended

4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;

Finding: No Detrimental Impact

Discussion: The property consists of 13 acres of land. The monopole is located in the northeast corner of the property, near the rear of the building. The land behind it is currently vacant. Although the monopole will be 100 feet tall, its overall structure will have a relatively small footprint. The equipment will also be housed in the same space. The height of the monopole is appropriate considering the size of the lot and the scale of the surrounding development. Moreover, it is necessary for the pole to function properly.

Condition(s): None recommended

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;

Finding: No Detrimental Impact

Discussion: The site is flat and was previously graded for the construction of the existing building. The existing building has vehicular access to John Glenn Road, and the monopole will have access for regular maintenance. As an unmanned structure, this monopole should not impact traffic.

Condition(s): None recommended

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;

Finding: No Detrimental Impact

Discussion: The existing site has adequate circulation for motorized traffic. As a characteristically industrial area, the streetscape is not conducive to pedestrian movement; however, the proposed use as use does not require pedestrian access.

Condition(s): None recommended

7. The site is designed to enable access and circulation for pedestrian and bicycles;

Finding: No Detrimental Impact

Discussion: The monopole will not require circulation or access for pedestrians or bicycles, as it rarely needs people to operate. If required, pedestrians or bicycles could access the monopole via the existing driveway.

Condition(s): None recommended

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;

Finding: No Detrimental Impact

Discussion: Besides occasional; maintenance, the proposed monopole will not have a traffic impact once constructed. The construction should not impact the service level of John Glenn Road.

Condition(s): None recommended

9. The location and design of off-street parking complies with applicable standards of this code;

Finding: No Detrimental Impact

Discussion: No parking is proposed or required with this request.

Condition(s): None recommended

10. Utility capacity is sufficient to support the use at normal service levels;

Finding: No Detrimental Impact

Discussion: The proposed use can be supported by existing utilities.

Condition(s): None recommended

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;

Finding: No Detrimental Impact

Discussion: The monopole is located behind building and would not conflict with adjacent uses.

Condition(s): None recommended

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;

Finding: No Detrimental Impact

Discussion: It is anticipated that the proposed use will not have any adverse effects on the environment. However, as previously mentioned in the report, the FAA and EPA regulations for obtaining a building permit will examine any potential issues related to bird migration or flight paths in the area.

Condition(s): None recommended

13. The hours of operation and delivery of the use are compatible with surrounding uses;

Finding: No Detrimental Impact

Discussion: There are no hours of operation or delivery expected with the proposed use.

Condition(s): None recommended

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses;

Finding: No Detrimental Impact

Discussion: There are no proposed signs and airplane warning lights are not allowed on a pole of this height. Lighting must comply with all applicable requirements.

Condition(s): None recommended

15. The proposed use does not undermine preservation of historic resources and structures.

Finding: No Detrimental Impact

Discussion: There are not any historic structures nearby and this is not in a preservation overlay or district.

Condition(s): None recommended

21A.40.090: Antenna Regulations

According to [21A.40.090: Antenna Regulations](#), the Administrative Hearing Officer must also consider the following conditions.

9. Additional Conditional Use Requirements: In addition to conditional use standards outlined in [chapter 21A.54](#) of this title, 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;

Finding: The pole will be located to the rear of the structure. The pole will be taller than existing building but is of typical scale for a utility structure.

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;

Finding: The applicant has indicated that the new pole is for transmission and reception, which is not a function conducive to collocation.

c. The location of the antenna in relation to existing vegetation, topography, and buildings to obtain the best visual screening;

Finding: The monopole will be constructed at the back of the current building, without vegetation and with flat topography. Given the height and purpose of a monopole - which is 100 feet tall - the pole will be visible, but the building will serve as an adequate screen for the equipment.

d. Whether the spacing between monopoles and lattice towers creates detrimental impacts to adjoining properties.

Finding: There are no visual monopoles near the subject property.

ATTACHMENT F: Public Process & 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 since the applications were submitted:

- December 26, 2023 – The Jordan Meadows Community Council was sent the 45-day required notice for recognized community organizations. The council did not provide comments.
- December 22, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- December 26, 2023– The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- TBD
 - Public hearing notice sign posted on the property
- TBD
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division list serve

Comments:

- As of the date this staff report was published, no public comments have been received.

Public Input

The Administrative Hearing Officer should commence the public hearing and invite comments from interested parties. As of the date of this staff report, no public comments have been received from the Community Council or the public.

ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by the City Department is required to be complied with.

Engineering:

No objections.

Fire:

As this project progresses, the diesel generator tank will have to meet the requirements for tanks from Chapters 50 and 57 in the 2021 IFC. No other fire comments for this phase of the project. Reviewed by Seth Hutchinson, phone (801) 535-7164. If you have any questions email is the preferred method of contact: seth.hutchinson@slcgov.com

Urban Forestry:

None.

Sustainability:

No issue.

Police:

None

Public Utilities:

Public Utilities has no issues with the proposed 100-foot-tall monopole.

Airports:

I've attached the printout from the FAA Notice Criteria Tool. Based on the coordinates as shown in the survey, this monopole will not exceed Notice Criteria, so no 7460 will be necessary. If they are going to use a crane or any other piece of equipment that exceeds 100 feet in height, they will need to input this information into the tool to determine if they need to file a 7460 for the temporary equipment. This is the link to the Notice Criteria Tool:

<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>

An aviation easement will be required for this parcel. Please have them contact me and I'll prepare the paperwork for them.