



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, Principal Planner, aaron.barlow@slcgov.com, 801-535-6182
Date: June 1, 2023
Re: PLNHL2023-00252 – Trolley North Temporary Wireless Telecommunication Facility

MINOR ALTERATION

PROPERTY ADDRESS: 675 East 500 South & 470 South 700 East

PARCEL ID: 16-05-307-011-0000 & 16-05-307-010-0000

HISTORIC DISTRICT: [Central City Local Historic District](#)

ZONING DISTRICT: [TSA-UN-C Transit Station Area, Urban Neighborhood Core](#)

OVERLAY DISTRICT: [H Historic Preservation Overlay](#)

DESIGN GUIDELINES: [Commercial Design Guidelines, Ch. 12: Mechanical Equipment & Service Utilities](#)

MASTER PLAN: [400 South Livable Communities Project](#)

REQUEST:

Valerie Cardenas of SmartLink (representing AT&T) and Keleigh Glass Adams of J5 Infrastructure Partners (representing Verizon) are seeking a Certificate of Appropriateness for a 26.5-foot-tall (approximate) roof-mounted wireless telecommunications facility at the above-stated address. 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. This request is also under review for Conditional use approval because wireless telecommunication facilities exceeding a TSA district's maximum permitted height, which in this case is 75 feet, require such.

RECOMMENDATION:

Based on the analysis and findings outlined in this staff report, it is Planning staff's determination that the proposed temporary wireless communication facility generally meets the applicable standards of approval and would not damage or destroy the historic character of the subject site or the Central City Local Historic District. Staff recommends that the Commission approve the request with the following condition:

- Conditional Use approval for a roof-mounted facility higher than 15 feet above the roof of a building in the TSA-UN-C district.
- The owner of the Property shall direct AT&T and Verizon, as applicable, to remove all of their respective antennas and associated equipment ("Temporary Equipment") located in the pole on top of the stair tower as soon as practicable following the completion of the Trolley North development project ("Project").
- The owner of the Property shall cause the antenna structure located on top of the stair tower to be removed within one hundred eighty (180) days following the date in which the Temporary Equipment is removed, and the wireless communication facilities owned by AT&T and Verizon are fully operational within the Project.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Applicant Submittal](#)
- C. [Building Photographs](#)
- D. [Analysis of Standards for Minor Alterations in a Historic District](#)
- E. [Applicable Design Guidelines](#)
- F. [Public Process and Comments](#)
- G. [Department Review Comments](#)

BACKGROUND

Background

The subject property is currently under review by the Historic Landmark Commission for the development of a new mixed-use student housing development (rooming/boarding house) on the subject property. The building that currently sits on the site (known as the Xerox building or the offices for the School and Institutional Trust Lands Administration) is slated for demolition in anticipation of the new development. There are currently several roof-mounted wireless telecommunication antennas mounted on the top of the building serving Verizon's and AT&T's cellular network in this part of Salt Lake City.

To accommodate cellular service during the time between the demolition of the Xerox building and the construction of the proposed development, Verizon and AT&T will need a temporary facility. Because Salt Lake City's Zoning Ordinance does not have regulations that would permit temporary wireless telecommunication facilities during the redevelopment of a site, the applicants have submitted this request for a facility that would situate a roof antenna on top of a stair tower that would eventually be incorporated into the proposed mixed-use student housing development. Electrical equipment would also be housed within structures that would be incorporated into the Trolley North development. Planning Staff worked with the applicants (representing the cellular providers and Alta Terra Real Estate—the property owner and developer of the site) to find a solution that would work within the project's unusual context and exhausted all other feasible alternatives prior to the submittal of this request.

Project Details

The applicants have indicated that to maintain the existing quality of service for Verizon's and AT&T's cellular networks, they would need a roof-mounted facility that would sit approximately 26.5 feet above the northwest stair tower of the Trolley North Development at its highest point. In all TSA districts, new roof-mounted Wireless Telecommunication Facilities that would be higher than 15 feet from a roof require Conditional Use approval. The maximum height in the TSA-UN-C district (where the subject property is situated) is 75 feet, so this proposal requires Conditional Use Approval. In addition to Conditional Use approval, a Certificate of Appropriateness from the Historic Landmark Commission is also required.

The proposed facility would be located at the northwest corner of the project site. The proposed "stair tower" section of the facility (proposed to be constructed of cast-in-place concrete) would be approximately 94.5 feet in height. The antenna structure would rise roughly another 26.5 feet up from the stair tower roof. Verizon and AT&T would collocate their antennas on the facility. The applicants have not indicated if the tower could accommodate additional carriers.

Electrical equipment would be housed within a structure that would eventually be incorporated into the final proposed development. The equipment rooms would eventually house all necessary ground-floor equipment for the cellular services that are proposed on top of the student housing development. Plans for the proposal are included in [Attachment B](#).

Site and Neighborhood Context

The subject properties are located within the Central City Local and National Historic Districts and are subject to the H Historic Preservation Overlay District. Surveys of the district and the site have determined that the [Big Daddy's Pizza building does not contribute to the character of the Central City Local Historic District](#) and that the [Xerox/SITLA Building was constructed outside of the district's periods of significance](#).

To the north of the subject property sits the Mulloy (or Hancock) Mansion, one of only two contributing structures on the block (the other being the Ensign Floral building facing 600 East). The recently completed Liberty Square sits to the west of the project site. A new multi-family development (Station 424) was recently approved by the Historic Landmark Commission on the property that currently contains Modern Display's showroom and warehouse.

Across 500 South, A parking garage and Whole Foods grocery sit between the subject site and Trolley Square, a National Historic Landmark Site. Commercial property with a bar and an office furniture store occupy the properties to the east across 700 East.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The applicant has submitted an application for the construction of an accessory building (Minor Alteration) in the Central City Local Historic District. The Historic Landmark Commission has decision-making authority in

said matters and must determine if the proposal substantially complies with the Standards for Certificate of Appropriateness for New Construction in section [21A.34.020.H](#) of the Salt Lake City Zoning Ordinance. The Historic Landmark Commission may approve, approve with conditions, or deny the requested Minor Alteration. Planning Staff's analysis of the relevant standards can be found in [Attachment E](#).

KEY CONSIDERATIONS

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

1. Compliance with Conditional Use Approval Standards and Determination of Detrimental Effects
2. Neighborhood Compatibility and Impact

Consideration 1 – Compliance with Conditional Use Approval Standards

The Table of Permitted and Conditional Uses for Transit Station Area Districts ([21A.33.035](#)) splits wireless telecommunication facilities into two categories. New facilities that do not exceed the maximum height of a TSA District (which is 75 feet in this case) are listed as a permitted use and would not require a public hearing prior to approval (except for certain instances that would require the Historic Landmark Commission to review a request within a local historic district). Towers that exceed a TSA district's maximum height require Conditional Use Approval. This proposal exceeds the TSA-UN-C district's maximum height of 75 feet and therefore requires Conditional use approval.

Conditional Use requests must comply with the approval standards (found in [21A.54.080.A](#)) and must mitigate any detrimental effects found through analysis of the standards in [21A.45.080.B](#). The applicants have submitted a concurrent Conditional Use petition for this request that will be reviewed by an Administrative Hearing officer, who must determine if the proposal meets the approval standard and if any anticipated detrimental impacts can be reasonably mitigated.

Consideration 2: Neighborhood Compatibility and Impact

The subject site and surrounding properties are all located within the TSA-UN-C zoning district. The permitted maximum height in this district can be as tall as 87 feet (if a new development meets certain criteria). While the proposed temporary antenna would be significantly taller than some buildings within the immediate vicinity, development in this district is intended to be relatively large in scale. It is also important to note that the proposed facility would only be in place during the construction of the proposed student housing development and would not be out of scale with cranes and other construction equipment that would be on the site.

Discussion

After review of the information provided by the applicant, Planning staff finds that the proposed wireless telecommunication facility is appropriate provided that it is incorporated into the Trolley North Development upon completion.

NEXT STEPS

Approval of the Request

If the request for a Certificate of Appropriateness to construct the proposed wireless telecommunication facility is granted by the Historic Landmark Commission, the applicant may proceed with the project as represented in this Staff Report and will be required to obtain all necessary approvals and permits for the proposed addition.

Denial of the Request

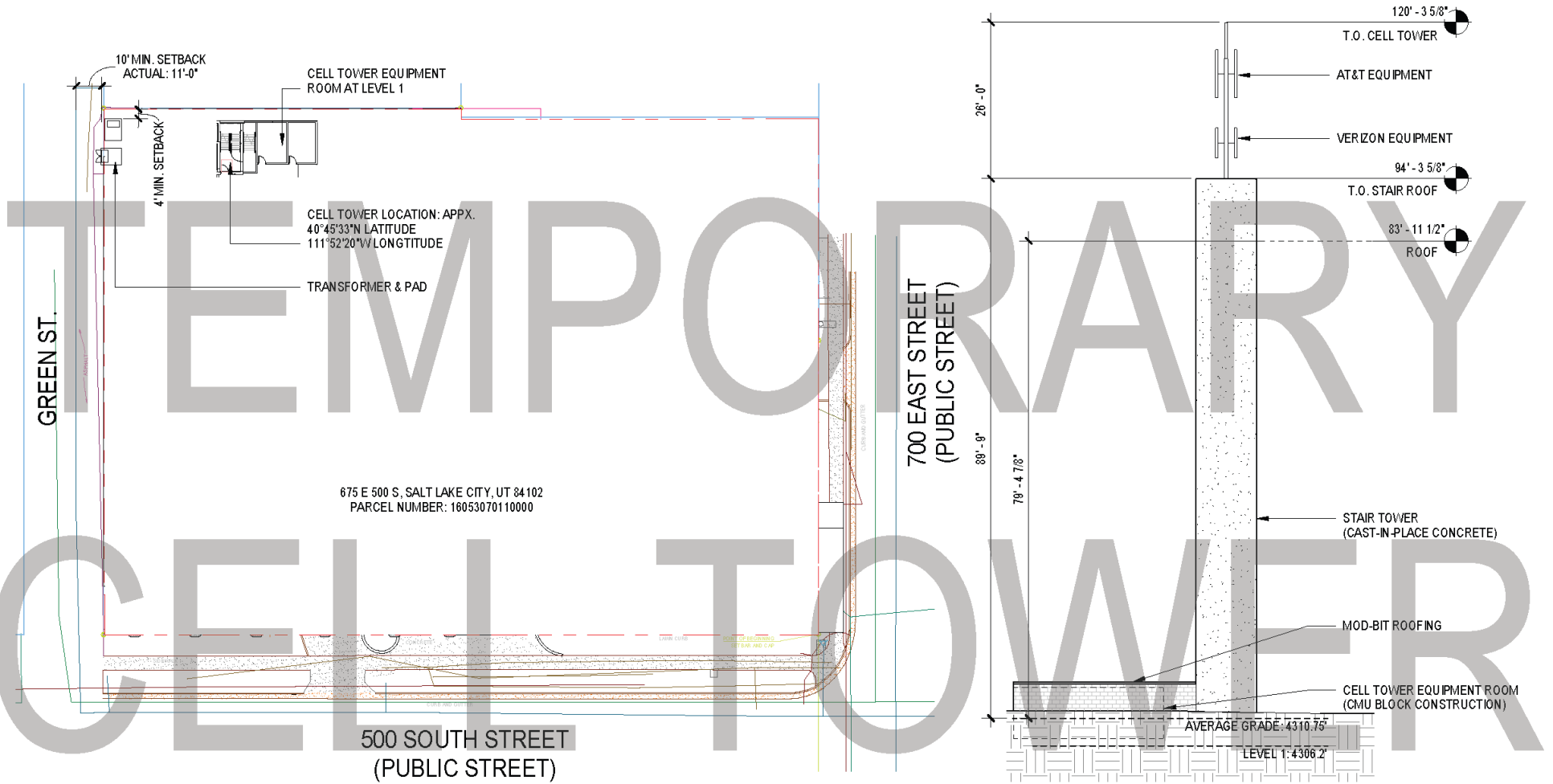
If the Historic Landmark Commission disagrees with Staff's recommendation and denies the proposal, then the applicant would not be issued a COA for the request and the applicants would need to find another avenue to maintain cellular service within the site's vicinity during construction of the proposed Trolley North Student Housing development.

ATTACHMENT A: Vicinity Map



ATTACHMENT B: Applicant Submittal

CELL TOWER & EQUIPMENT ROOM - SITE PLAN & ELEVATION



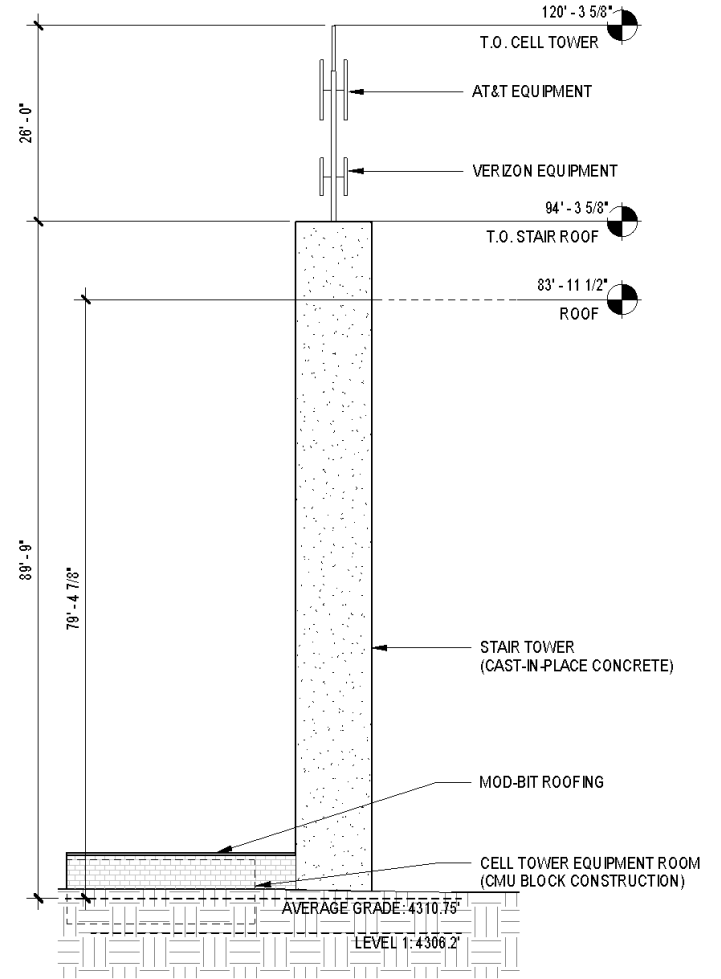
1 SITE PLAN - CELL TOWER LOCATION
 SCALE: 1" = 40'-0"

2 ENLARGED ELEVATION - NORTH - CELL TOWER
 SCALE: 1/18" = 1'-0"

CELL TOWER & EQUIPMENT ROOM - SITE PLAN & ELEVATION



1 SITE PLAN - CELL TOWER LOCATION
SCALE: 1" = 40'-0"



2 ENLARGED ELEVATION - NORTH - CELL TOWER
SCALE: 1/16" = 1'-0"

April 3, 2023

Salt Lake City Corporation – Planning Division
451 S State Street
Salt Lake City, UT 84111

RE: AT&T & Verizon Wireless Trolley Square Telecom Relocation Project
Application: Minor Alteration Application
AT&T Site Info: UTL01021 Trolley, FA: 10088332
Representative: Valerie Cardenas - Smartlink Group
Verizon Site Info: SAL Trolley Square Temp Relo, Project ID: 17005895
Representative: Keleigh Glass Adams - J5 Infrastructure

Property Details:

Property Owner: Salt Lake City Properties KP6 LLC, President: Michael Augustine
property Address: 675 E 500 S, Salt Lake City, UT 84102
Zoned: Urban Neighborhood Transit Station / Historical (TSA-UN-C)
Parcel Number: 16053070110000
Legal Description: BEG SE COR LOT 1, BLK 32, PLAT B, SLC SUR; S 89°57'40" W 297FT; N ^00'29" W 218.625 FT; N 89°57'40" E 148.5 FT; S 0^ 00'29" E 96.625 FT; N 89°57'40" E 148.5 FT; S 0^00'29" E 122FT TO BEG. 7078-1800 08275-1434 11252-1267

Dear Salt Lake City Planning:

Currently, AT&T and Verizon Wireless (VZW) both have rooftop wireless facilities at the above reference property. The property owner, referenced as Alta Terra RE throughout this application is actively working with the jurisdiction to redevelop the property which entails demolishing the existing building and parking garage and building a new building and parking garage in its place. The redevelopment for this property will be constructed in phases to accommodate the AT&T and Verizon Wireless facilities. Its critical to both carriers (AT&T & VZW) that the operating wireless services remain functional throughout the entire construction process. Both carriers provide telecommunication services to a large population surrounding this property, including E911 services for first responders. This Minor Alteration application request will be for the temporary relocation of the wireless facility for both carriers until the full development is completed. Once the new building and parking garage are built, both carriers will relocate their antenna equipment onto the new building. The temporary wireless facility design entails placing a single, co-locatable monopole on top of the newly built stair tower of the future parking garage. AT&T and VZW will then place their antenna equipment onto that monopole. The associated ground equipment will be located at the base of the stair tower inside two separate equipment rooms, one for each carrier. For purposes of this application, enclosed you will find a site plan with an elevation page for your review The full scope of work being proposed by both carriers with this application is as follows:

Rooftop work:

- AT&T:
 - Install 12 Antennas within 3 sectors – 1 sector will host 2 small antennas stacked one on top of the other
 - Install 16 remote radio heads (RRH's)
 - Install 2 DC9 surge suppressor
 - Install 2 fiber lines
 - Install 6 DC power lines
- Verizon: Wireless:
 - Install 6 Antennas
 - Install 12 remote radio heads (RRH's)
 - Install 1 OVP
 - Install 2 Hybrid Trunks

Ground Equipment:

- AT&T:
 - Install 1 equipment room – approx. 10' x 15' in size
- Verizon Wireless:
 - Install 1 equipment room – approx. 10' x 15' in size

Please note:

- **No water or sewer facilities will be required for this application.**

Should there be any questions, don't hesitate to reach out to both Keleigh and Valerie.

Sincerely,



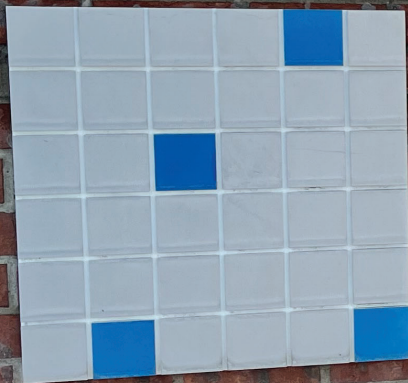
Valerie Cardenas - Real Estate Specialist
303.903.3990, valerie.cardenas@smartlinkgroup.com
Smartlink Group on behalf of AT&T Wireless

Keleigh Glass Adams - Site Acquisition & Zoning Specialist II
707.205.5731, kglass@j5ip.com
J5Infrastructure Partners on behalf of Verizon Wireless

ATTACHMENT C: Property Photographs



State of Utah
**TRUST LANDS
ADMINISTRATION**







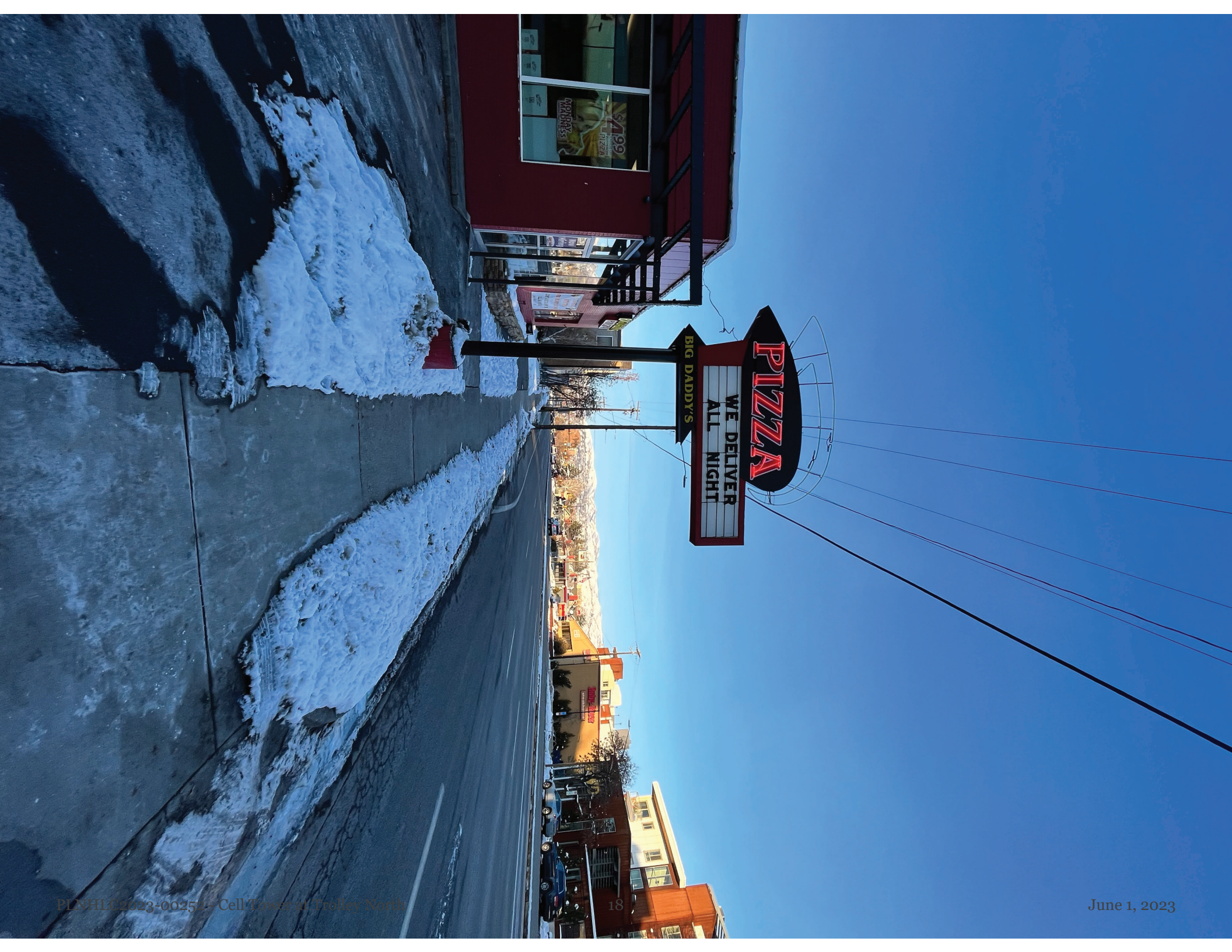












PIZZA
**WE DELIVER
ALL NIGHT**
BIG DADDY'S

































★NOTICE★
PRIVATE PROPERTY
NO TRESPASSING
NO PARKING OR
NO LOADING AT THE HOURS
CUSTOMERS ONLY DURING
BUSINESS HOURS
VIOLATORS WILL BE CITED
OR VEHICLES TOWED

LOW
CLEARANCE
6'7"

BEWARE OF LOW CLEARANCE
OR TOWING
OR REPORT WILL BE
ISSUED AND PENALTY

EXIT

WARNING LOW CLEARANCE 6'7"





X WIFES PLACE



X WIFES PLACE

JIM BEAM

Coors
Meet Me at
The X-Wife's Place

Some of
\$1.75
Coors Light















LIBERTY SQUARE















ATTACHMENT D: Relevant Zoning Standards

21A.40.090.E – Wireless Telecommunication Facilities

2. Facility Types: Low power radio services facilities are characterized by the type or location of the antenna structure. There are seven (7) general types of such antenna structures: wall mounted antennas; roof mounted antennas; 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; lattice towers; stealth antennas; and utility pole mounted antennas. Standards for the installation of each type of antenna are as follows:
 - b. Roof Mounted Antenna: The following provisions apply to roof mounted antennas:
 - (2) For antennas not mounted on a penthouse or mechanical equipment room, the antennas shall be mounted at least five feet (5') from the exterior wall of a building. For antennas mounted between five (5) and ten feet (10') from the exterior wall, the maximum height of a roof mounted antenna is directly proportional to the distance the antenna is set back from the exterior wall up to a maximum height of ten feet (10') above the roofline of the building to which the antenna is attached. Antennas shall be mounted at least five feet (5') behind any parapet wall. For antennas mounted between five (5) and ten feet (10') behind a parapet wall, the maximum height of the antenna is directly proportional to the distance the antenna is set back from the wall up to a maximum of ten feet (10') as measured from the top of the parapet wall. The antennas shall not extend more than fifteen feet (15') above the roofline of the building itself unless approved as a conditional use (see subsection 21A.62.050H of this title).

Finding: Complies with Conditional Use Approval – The proposed roof-mounted antenna would be higher than 15 feet beyond the roofline of the Trolley north Development, so Conditional use Approval is required. This request will be reviewed by the Administrative Hearing Officer later this month.

3. Electrical Equipment:
 - a. Electrical Equipment Located in The Public Right-Of-Way, Front Yard or Side Yard: Electrical equipment in the public right-of-way shall either be attached directly to the utility pole or placed underground.

Finding: N/A – No equipment is located in the public right-of-way, front yard or side yard.

If the electrical equipment is attached to the pole, the boxes shall not be larger than thirty-six inches (36") in height, twelve inches (12") deep and no wider than twenty inches (20"). No more than five (5) such boxes shall be mounted on the utility pole to which it is attached (excluding the power meter and network interface box). The boxes shall be stacked vertically, one above the other, and shall be at least ten feet (10') above the ground. The power meter and network interface box may be installed below the ten-foot (10') level.

Finding: N/A – No electrical equipment is proposed to be attached to a pole.

Electrical equipment in the required front or side yard shall be placed underground.

Finding: N/A – No electrical equipment proposed in front or side yard.

Electrical equipment placed underground or on a utility pole in the public right-of-way shall comply with the requirements of the Salt Lake City Engineering and Transportation Divisions.

Finding: The Engineering and Transportation Divisions will review this request with the associated building permit application.

- b. 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.

Finding: All electrical equipment will be located within the proposed CMU structure at the base of the tower. The CMU structure will be incorporated into the anticipated student housing development.
 - (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.

Finding: The TSA-UN-C district does not have a front yard or corner side yard setback. In compliance with this standard, the tower and the associated electrical equipment are proposed to be set back 10 feet from Green Street.
 - (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.

Finding: The tower and electrical equipment are set back 4 feet from the rear property line to the north.

- (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.

Finding: N/A – The equipment will not be located adjacent to any of the above-mentioned uses.

- (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 tower complies with the lot coverage requirements of the TSA-UN-C zoning district.

7. Area Limitations For Wall And Roof Mounted Antennas: A combination of both roof and wall mounted antennas are allowed on a building. The total area for all wall and roof mounted antennas and supporting structures combined shall not exceed the lesser of sixty (60) square feet or five percent (5%) of the gross square footage of each exterior wall of a building. The total area is the sum of each individual antenna face and the visible portion of the supporting structure as viewed when looking directly at the face of the building. The total area for a roof mounted antenna shall apply to the closest exterior wall (see subsection 21A.62.050J of this title)

Finding: The proposed facility is located within the rear yard of the lot.

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 “stair tower” section of the proposed facility is intended to be incorporated into the anticipated student housing development.

- 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: AT&T and Verizon Wireless are collocating and are co-applicants on this application.

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

Finding: The proposed tower will be incorporated into the anticipated student housing development allowing for minimal impact on the property and adjacent uses.

10. Accessory Buildings to Antenna Structures: Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six-foot (6') chain link fence and the climbing pegs removed from the lower twenty feet (20') of the monopole. All power lines on the lot leading to the accessory building and antenna structure shall be underground.

Finding: The accessory equipment for each carrier will be located entirely within the proposed CMU block structure.

11. Historic District: Any antenna proposed for a location within a historic district or on landmark site is subject to approval through the Historic Landmarks Commission as contained in [chapter 21A.34](#) of this title.

Finding: The applicants have submitted a request for a Certificate of Appropriateness that will be reviewed by the Historic Landmark Commission at the next meeting on Thursday, Jun 1, 2023.

ATTACHMENT E: Analysis of Relevant Standards

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction ([21A.34.020.H](#))

In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the Historic Landmark Commission, or Planning Director when the application involves the alteration of a noncontributing structure shall, using the adopted design guidelines as a key basis for evaluation, determine whether the project substantially complies with each of the following standards that pertain to the application to ensure that the proposed project fits into the established context in ways that respect and contribute to the evolution of Salt Lake City's architectural and cultural traditions:

Standard	Analysis	Finding
<p>1. Settlement Patterns and Neighborhood Character:</p> <p>a. Block and Street Patterns: The design of the project preserves and reflects the historic block, street, and alley patterns that give the district its unique character. Changes to the block and street pattern may be considered when advocated by an adopted City plan.</p> <p>b. Lot and Site Patterns: The design of the project preserves the pattern of lot and building site sizes that create the urban character of the historic context and the block face. Changes to the lot and site pattern may be considered when advocated by an adopted City plan.</p> <p>c. The Public Realm: The project relates to adjacent streets and engages with sidewalks in a manner that reflects the character of the historic context and the block face. Projects should maintain the depth of yard and height of principal elevation of those existing on the block face in order to support consistency in the definition of public and semi-public spaces.</p> <p>d. Building Placement: Buildings are placed such that the project maintains and reflects the historic pattern of setbacks and building depth established within the historic context and the block face. Buildings should maintain the setback demonstrated by existing buildings of that type constructed in the district or site's period of significance.</p> <p>e. Building Orientation: The building is designed such that principal entrances and pathways are oriented such that they address the street in the pattern established in the historic context and the block face.</p>	<p>a. Installation of the proposed Wireless Telecommunication Facility will not require any changes to the historic block or street patterns of the immediate vicinity and will not damage the patterns that give the Central City Historic District its unique character.</p> <p>b. This request does not include a proposal to consolidate or change any existing lots, parcels or building sites.</p> <p>c. To ensure the safety of the public, telecommunication Facilities and other utilities within the Central City Historic District (and throughout the City) are designed to prevent trespassing. This proposal will be no different.</p> <p>d. Utility structures have been an integral part of Salt Lake City's pattern of development since its establishment. They have usually been kept away from the public way and blocked off from access. For safety reasons, the placement of the facility is preferable for this type of structure.</p> <p>e. The proposed facility is not oriented toward the street, but as discussed under other subsections of this standard, maintaining distance from the street is the preferred design for facilities like this one.</p>	<p>Complies</p>
<p>2. Site Access, Parking, And Services:</p> <p>a. Site Access: The design of the project allows for site access that is similar, in form and function, with patterns common in the historic context and the block face.</p> <p>(1) Pedestrian: Safe pedestrian access is provided through architecturally highlighted entrances and walkways, consistent with patterns common in the historic context and the block face.</p> <p>(2) Vehicular: Vehicular access is located in the least obtrusive manner possible. Where possible, garage doors and parking should be located to the rear or to the side of the building.</p>	<p>No public access permitted to the proposed wireless telecommunication facility, nor is vehicle access is proposed. These standards are not applicable</p>	<p>N/A</p>

<p>b. Site And Building Services And Utilities: Utilities and site/building services (such as HVAC systems, venting fans, and dumpsters) are located such that they are to the rear of the building or on the roof and screened from public spaces and public properties.</p>	<p>The proposed roof-mounted Wireless Telecommunication Facility would be located on the roof of the Trolley North Development. No utilizes or other mechanical equipment will be located in any front or corner-side yards.</p>	<p>Complies</p>
<p>3. Landscape And Lighting: a. Grading Of Land: The site's landscape, such as grading and retaining walls, addresses the public way in a manner that reflects the character of the historic context and the block face. b. Landscape Structures: Landscape structures, such as arbors, walls, fences, address the public way in a manner that reflects the character of the historic context and the block face. c. Lighting: Where appropriate lighting is used to enhance significant elements of the design and reflects the character of the historic context and the block face.</p>	<p>a. No significant grading is proposed as part of this request. b. No landscape structures are proposed c. Lighting on the site will be maintained throughout the construction process of the Trolley north Development (the lifetime of this proposal) and should not negatively impact the character of the historic context or the block face.</p>	<p>Complies</p>
<p>4. Building Form And Scale: a. Character Of The Street Block: The design of the building reflects the historic character of the street facade in terms of scale, composition, and modeling. (1) Height: The height of the project reflects the character of the historic context and the block face. Projects taller than those existing on the block face step back their upper floors to present a base that is in scale with the historic context and the block face. (2) Width: The width of the project reflects the character of the historic context and the block face. Projects wider than those existing on the block face modulate the facade to express a series of volumes in scale with the historic context and the block face. (3) Massing: The shape, form, and proportion of buildings, reflects the character of the historic context and the block face. (4) Roof Forms: The building incorporates roof shapes that reflect forms found in the historic context and the block face.</p>	<p>The proposed roof-mounted antenna will be situated on top of the Trolley North Development. This standard does not apply to this request.</p>	<p>N/A</p>
<p>5. Building Character: a. Facade Articulation And Proportion: The design of the project reflects patterns of articulation and proportion established in the historic context and the block face. As appropriate, facade articulations reflect those typical of other buildings on the block face. These articulations are of similar dimension to those found elsewhere in the context, but have a depth of not less than twelve inches (12"). (1) Rhythm Of Openings: The facades are designed to reflect the rhythm of openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face. (2) Proportion And Scale Of Openings: The facades are designed using openings (doors, windows, recessed balconies, etc.) of similar proportion and scale to that established in the historic context and the block face. (3) Ratio Of Wall To Openings: Facades are designed to reflect the ratio of wall to openings (doors, windows, recessed balconies, etc.) established in the historic context and the block face. (4) Balconies, Porches, And External Stairs: The project, as appropriate, incorporates entrances, balconies, porches, stairways, and other projections that reflect patterns established in the historic context and the block face.</p>	<p>The proposed roof-mounted antenna will be situated on top of the Trolley North Development. This standard does not apply to this request.</p>	<p>N/A</p>

<p>6. Building Materials, Elements And Detailing:</p> <p>a. Materials: Building facades, other than windows and doors, incorporate no less than eighty percent (80%) durable material such as, but not limited to, wood, brick, masonry, textured or patterned concrete and/or cut stone. These materials reflect those found elsewhere in the district and/or setting in terms of scale and character.</p> <p>b. Materials On Street-Facing Facades: The following materials are not considered to be appropriate and are prohibited for use on facades which face a public street: vinyl siding and aluminum siding.</p> <p>c. Windows: Windows and other openings are incorporated in a manner that reflects patterns, materials, and detailing established in the district and/or setting.</p> <p>d. Architectural Elements And Details: The design of the building features architectural elements and details that reflect those characteristic of the district and/or setting.</p>	<p>The proposed roof-mounted antenna will be situated on top of the Trolley North Development. This standard does not apply to this request</p>	<p>N/A</p>
<p>7. Signage Location: Locations for signage are provided such that they are an integral part of the site and architectural design and are complementary to the principal structure.</p>	<p>No signage is proposed with this request.</p>	<p>N/A</p>

ATTACHMENT F: Applicable Design Guidelines

Historic Commercial Properties and Districts in Salt Lake City

Chapter 12: Mechanical Equipment

Design Objective:

Minimize the visual impacts of mechanical equipment and service utilities to the historic character of a building and its setting. Locate equipment such that it will not damage historic building fabric.

Design Guideline	Analysis	Finding
12.6 Mechanical service equipment should be designed and installed where it will not be readily seen from the public way <ul style="list-style-type: none">• The equipment should be positioned towards the rear of the building.• If located on top of a building, the equipment should be set back and/or behind a parapet or roofline.	All mechanical and electrical equipment for the proposed facility will be located within a structure that will be incorporated into the proposed Trolley North Student Housing Development.	Complies

ATTACHMENT G: 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:

Public Hearing Notice:

Notice of the public hearing for this project includes:

- Public hearing notice mailed on May 19, 2023.
- Public hearing notice posted on City and State websites on May 19, 2023
- Sign posted on the property on May 22, 2023.

Public Comments:

No public comments were received prior to the publication of this report.

ATTACHMENT H: Department Review Comments

Department comments primarily responded to the Trolley North Student Housing Development. Those who did respond to the proposed telecommunication facility indicated that they did not have any comments. The Building Services Division noted that a building permit would be required and that they would review the proposal for compliance at that time.