



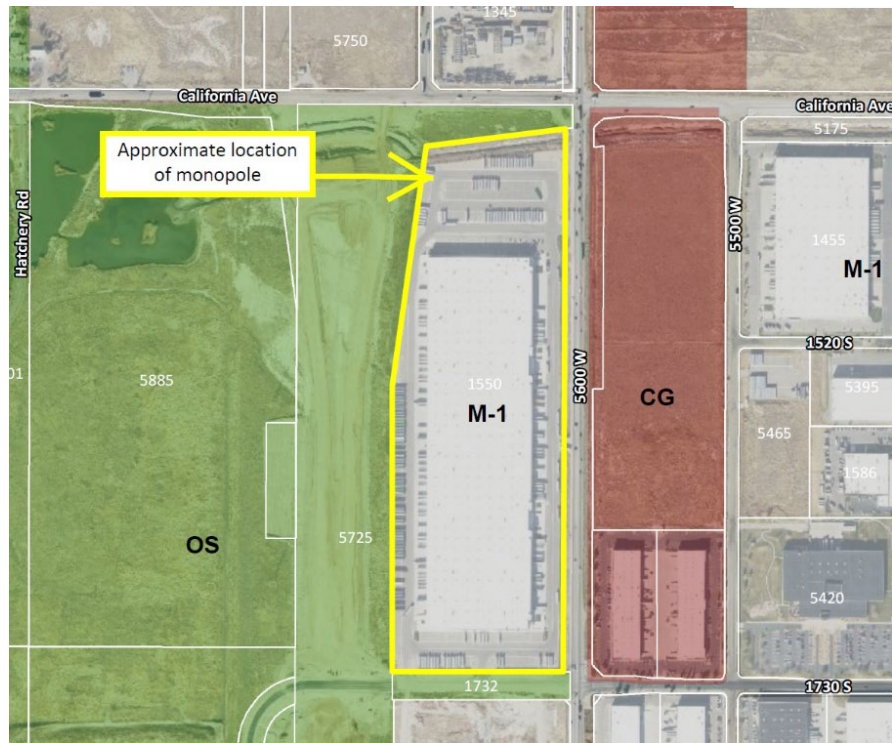
## Information Sheet

**Petition //** 80' Monopole  
**Address //** 1550 S 5600 W  
**Request Type //** Conditional Use

**Petition No. //** PLNPCM2020-00819  
**Applicant //** Brian Sieck, Smartlink

### Request Summary

Salt Lake City has received a request from Brian Sieck of Smartlink, who is seeking Conditional Use approval for a new AT&T Wireless telecommunications facility with an 80-foot tall monopole and associated equipment on the property located at 1550 South 5600 West in the M-1 – Light Manufacturing zoning district. Per section 21A.40.090.E of the Zoning Ordinance, all monopoles taller than 60 feet in the M-1 zone require Conditional Use approval. This project was previously reviewed under PLNPCM2019-00542 and was approved in



September 2019. However, Conditional Use approvals expire after one year. This request is located within the Inland Port Overlay and will be reviewed by the City’s Planning Commission per 21A.54.080 Standards for Conditional Use and antenna requirements found in Section 21A.40.090.E.9 of the Zoning Ordinance.

### Approval Criteria for the Conditional Use Request

For your reference, the following are criteria that the Planning Commission will use to make the decision on this petition.

#### **21A.54.080: STANDARDS FOR CONDITIONAL USES:**

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.



A. **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;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

B. **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:

1. This title specifically authorizes the use where it is located;
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
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;
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;
7. The site is designed to enable access and circulation for pedestrian and bicycles;
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
9. The location and design of off street parking complies with applicable standards of this code;
10. Utility capacity is sufficient to support the use at normal service levels;
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
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;



13. The hours of operation and delivery of the use are compatible with surrounding uses;
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and
15. The proposed use does not undermine preservation of historic resources and structures.

C. Conditions Imposed: The planning commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

#### **Section 21A.40.090.E.9 Additional Conditional Use Requirements**

In addition to conditional use standards outlined in Section 21A.54 (above) of the zoning ordinance; the following shall be considered for antennas:

The proposal must comply with the following requirements:

- 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.

#### **Conditional Use Public Process and Next Steps**

The Planning Division is in the process of obtaining public comments on this petition to help identify concerns and issues from the public. Nearby residents and property owners will receive mailed notice for each of the below public hearings.

- **Planning Commission:** Will hold a public hearing and make a decision (Date TBD. Will not be before December 28, 2020)



### **City Planning Staff Contact**

If you have questions about the proposal or if you have comments that you would like passed on to the Planning Commission, please contact the City staff planner assigned to the proposal:

- Sara Javoronok, Senior Planner at [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com) or 385-226-4448

### **Attachments**

1. **Applicant's Project Description and Plans** – Letter and plans from the applicant regarding the proposal.

*Planning Division Prepared Materials:*

2. **Vicinity Zoning Map** – Map that shows the area surrounding the property and its zoning districts.