

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