

Ensign Peak Tower Replacement Project Narrative
501 E 1900 N Salt Lake City, Utah 84103

Describe the general operations of the proposed use, including answers to the following questions:
We have applied for a permit to replace the existing 80' communications tower used for E911 purposes. The proposed 100' tower represents a necessary enhancement and will supersede the current structure, which has been in operation for over three decades. It will be used specifically for E911 purposes.

What are the anticipated hours of operation? - **This is an unmanned tower site with no specific hours of operation. Crews will be onsite periodically for permitted work or maintenance.**

- 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. - **Any work or maintenance will only be performed during daylight hours when the roads are assessable.**
- Is there any anticipated outdoor activity associated with the use? - **This is an existing tower site. It is an outdoor space. Only periodic maintenance or permitted work is expected.**
- 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. - **There is adequate space to maneuver and park work vehicles to perform work. Vehicles will not be stored on site.**
- How will the waste generated by the use be stored and handled on site? How will it be removed from the site? - **There will be no waste generated.**
- What is the anticipated amount of water consumption of the proposed use? • What is the anticipated level of emissions generated by the proposed use? - **This is an existing tower site. There are no emissions or anticipated water consumption.**
- Are there trees with a trunk circumference greater than 6 inches on the property that will be removed? - **No**
- What is the anticipated amount of grading required for the proposed development? **There will be minimal grading, only enough to provide the foundation for the proposed tower.**
Does it include the moving or removing of any pollutant or contaminant in the soil from the site?
No

- 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 proposed tower will not produce any dust, odor, smoke, noise, vibration, chemical toxins or heat. Cell towers emit radiofrequency (RF) radiation as they transmit and receive data, including signals used for E911. The radiation emitted by cell towers is non-ionizing, meaning it does not have enough energy to directly damage DNA or cause the kind of harm associated with ionizing radiation. There will be no impact.**
- Are the locations of all utility needs identified on the site plan and located to avoid creating a hazardous situation? - **This is an existing tower compound. Locations were done previously. Have utility providers been made aware of the proposed use and is there any information about utility needs? Blue Stakes will be contacted to do locates for utilities before conduit is installed for power to the shelter before work begins.**

An analysis of how the proposal might affect adjacent uses, including answers to the following questions: **The proposed tower will not affect adjacent land uses.**

- What are the land uses adjacent to the property (abutting and across-the-street properties)? **There are similar properties adjacent and abutting. Land use is the same.**
- Are exterior lights located and shielded to direct light away from adjacent uses and downwards (not directed to the sky)? **Only FAA lighting will be installed at the top of the tower.**
- Are there access conflicts caused by the location or proximity of walkways, sidewalks, driveways, public streets or public spaces? - **This site lies in a remote location off a dirt road. There are no walkways, sidewalks, driveways, or public streets or spaces.**
Are there access conflicts caused by any proposed or existing structure on the property or adjacent to the property? **The proposed tower will not cause any access conflicts.**
- How will the proposed use be separated from adjacent land uses? **The adjacent land use is the same. The proposed tower will be inside of the fenced compound where the existing tower is.**
What screening or buffering features will be provided to reduce any impact identified in these questions? **There will be no impact on the surrounding areas. The existing site will remain as is.**

A Write a Response to standards (21A.54.080)

STANDARDS FOR CONDITIONAL USES:

1. The use complies with applicable provisions of the code;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with 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. The full Conditional Use code can be found in Chapter 21A.54.

The use is compatible with surrounding uses.

Thank you,

Diana McKay

Diana McKay - Permit Specialist/ Authorized Agent for Sabre Industries
7101 Southbridge Drive
Sioux City, IA 51102

DMJ Permitting Services, Inc
1113 Golfview Drive
Daytona Beach, FL 32114