



MEMORANDUM

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Michaela Oktay, Planning Manager 801/535-6003

Date: October 23, 2013

Re: PLNPCM2013-00319 Century Link Conditional use—Ground Mounted Utility Box- 503 E. 1st Ave

ACTION REQUIRED: The Administrative Hearing Officer has forwarded the petition to the Planning Commission for consideration due to a considerable amount of public concern expressed during the Administrative Hearings.

The Commission shall conduct a public hearing and consider approving the application as per the findings and analysis and conditions of approval in the staff reports as well as information submitted at the first two public hearings.

RECOMMENDATION: Staff recommends that the Planning Commission review the application and consider approving the application as per the findings, analysis and conditions of approval in the staff report:

1. All necessary building permits for these structures shall be obtained from the building department prior to installation of the structures.
2. The applicant shall work with the adjacent property owner to determine what if any landscaping shall be planted to screen the box from view.
3. The applicant shall put information on the box with a number to call in the event that the box is vandalized or otherwise damaged.
4. Approval of a Certificate of Appropriateness for historic district design guideline compliance shall be completed prior to the issue of a building permit.
5. If the certificate of appropriateness petition is denied, this approval becomes null and void.

BACKGROUND/DISCUSSION:

The applicant, Century Link, represented by Ralph Vigil is requesting approval for a conditional use for a ground mounted high speed utility box structure located at approximately 503 E. 1st Avenue. The purpose of the structure is to provide internet service to residents in the immediate vicinity.

On August 8, 2013 a public hearing was held and the matter was tabled to allow the applicant and the neighboring property owner's time to explore alternative options on their site. There were several complaints voiced either in writing or in person at the hearing. The main concerns raised were about the effect of utility boxes in the Avenues historic district and site specific concerns such as maintenance, graffiti and crime. There were also concerns about how the utility boxes would affect property values of adjacent properties. After the item was tabled, the parties were not able to reach an agreement for an alternative location on site. The applicant requested that the petition be put on the September 12, 2013 agenda.

On September 12, 2013 a second public hearing was held. There were several complaints raised at the hearing similar to those from the first. The Administrative Hearing officer forwarded the petition to the Planning Commission due to the considerable amount of public concern.

The minutes from both Administrative Hearings are attached to this memorandum.

Attachments:

1. September 12, 2013 Administrative Hearing Minutes
2. August 8, 2013 Administrative Hearing Minutes
3. September Public comments submitted
4. September 12, 2013 Administrative Hearing Memo with August 8, 2013 Staff Report

**SALT LAKE CITY PLANNING DIVISION
ADMINISTRATIVE HEARING
September 12, 2013
City & County Building
451 South State Street, Room 126
Salt Lake City, Utah 84111**

The regular Administrative Hearing for the Salt Lake City Planning Division was held on Thursday, September 12, 2013 at 5:00 p.m. at the City and County Building, 451 South State Street, in Room 126. Joel Paterson, Planning Manager, was present as the Administrative Hearing Officer and called the meeting to order.

5:00:24 PM

Garrison Subdivision Plat Amendment – A request by Corbin Bennion on behalf of the property owners to amend and reconfigure Lot 16 & 17 of the Sorenson Technology Park Plat 1 and Lot A of the Nin Tech Easy III Subdivisions at 1510 South 3600 West. The property is located in the M-1 Light Manufacturing Zoning District in Council District 2 represented by Kyle LaMalfa. (Staff Contact: Ana Valdemoros at 801-535-7236 or ana.valdemoros@slcgov.com) Case Number PLNSUB2013-00482

The case was postponed.

5:00:39 PM

Century Link High Speed Internet Xbox - A request by Ralph Vigil of CenturyLink for conditional use approval to place a ground mounted utility box in the public right-of-way. The box would be located at approximately 503 E First Avenue and is located in the RMF-35 (Moderate Density Multi-Family Residential) zoning district. The site is located in Council District 3 represented by Stan Penfold. (Staff contact: Michaela Oktay at (801) 535-6003 or michaela.oktay@slcgov.com) Case Number PLNPCM2013-00319

Ralph Vigil, Right-of-Way Agent for CenturyLink, was present.

5:00:47 PM

Ms. Oktay, Principal Planner, explained that the application was heard on August 8, 2013, and the Administrative Hearing Officer tabled the case. At the August 8 hearing, there was considerable amount of discussion and protest from neighborhood residents. The case was tabled to allow the Applicant and the Property Owners of 503 East First Avenue to discuss alternative locations that would please both parties including placing the cabinet on private property which would not require conditional use approval. Ms. Oktay then explained that Planning Staff received emails from the Applicant, Mr. Vigil, requesting that the application be brought back to the Administrative Hearing. Ms. Oktay noted that Patty Lawrence, Property Owner of 503 East First Avenue, submitted a packet at this hearing that will be filed in the case file.

5:02:42 PM

Mr. Vigil explained that he met with the Property Owners of 503 and 511 East First Avenue to negotiate alternative locations on surrounding properties, but they were unable to come to an agreement. Mr. Vigil voiced concern that so many neighbors were present at this hearing to protest when they had their say at the last hearing. He felt that any discussion beyond meeting with the Property Owners would be out of order. Mr. Vigil submitted a written chronology of the chain of events since the last hearing. He noted that the meeting between the Property Owners and him did not take place until September 6.

5:06:38 PM

Mr. Paterson noted that there are no statutes that limit citizens from coming to public hearings and providing comments. Mr. Vigil explained that he was concerned that the application would be repeatedly rescheduled just to prevent the project from moving forward. He said that CenturyLink reviewed every option before submitting the application knowing that surrounding properties would not support a cabinet for one reason or another.

5:08:48 PM

The hearing was opened for public comment.

5:08:55 PM

Phil Carroll, 89 North "G" Street, explained that the proposal goes beyond involving CenturyLink and one property owner; it involves the entire Lower Avenues. He then explained that he has been discussing with the neighborhood's City Council Representative, Stan Penfold, the process and direction that the Community could take in a larger sense to deal with issues relating to utility boxes. Mr. Penfold has committed to Mr. Carroll that he would investigate the matter. Mr. Carroll said that he is very concerned about other boxes that have been installed in the Avenues. The footings of the cabinets are deteriorating, the sites are poorly maintained and the cabinets are covered with graffiti. Mr. Carroll strongly urged the Hearing Officer to deny the application in order to give the Community the opportunity to review a process before going forward. The Community believes that they need to work with the City Council in redefining the responsibilities of applicants requesting these types of structures on public property. The current process is not working in the Avenues because of the deplorable condition of the sites and the impact they have on immediate property owners as well as the general appearance in this historic district of the City.

5:11:02 PM

Patricia Lawrence lives at 70 North "F" Street and owns the properties at 503 and 511 East First Avenue. She explained that the proposed location of the box will very much impact her property, and she has declined three times allowing the box on her properties. She noted that Mr. Vigil provided proposed sites and then informed them that none of the sites would work. She asked him to consider the parking lot with other power sources approximately 300 feet east from the proposed site. Ms. Lawrence acknowledged that Mr. Vigil and she discussed at length other locations, casing material for the cabinets, maintenance of the cabinets including footings and graffiti, and noise emitting from the cabinets. Mr. Vigil provided four other sites for her to review and she noted that most of those cabinets had graffiti, the bases of the all cabinets were in disarray, no sod or other landscaping, and none were uniformed in shape or size. She asked that the Hearing Officer deny the request because Mr. Vigil explained to her that unless the request was denied, he would not go forward on anything else.

5:14:24 PM

Mary Mark, 88 North "G" Street, also requested that the application be denied. She explained that she has actively brought the matter to the attention of City Council representatives, the Planning Commission and the Historic Landmark Commission. Her thoughts are the same as Mr. Carroll's in that the cabinets have an adverse visual impact on the historical Avenues area and she too believes better solutions are available. Ms. Mark added that there is a lot of concern amongst the Community regarding this matter and they are trying to work through the system as best to their knowledge.

5:15:40 PM

Carlisle Carroll, 89 North "G" Street, requested that the application be denied. She noted that she was also speaking on behalf of Julia Lion who lives at 514 East Second Avenue and submitted her remarks in writing. Ms. Carroll explained that the proposed location may be ideal for CenturyLink because most residents in the adjacent building are renters. However, the proposed location would be very inappropriate especially for new and long-time homeowners in the Avenues. She said that she believes there are better locations such as the parking lots both south and east of the proposed location, the Governor's Mansion parking lot, or the office building with a parking lot directly south. Ms. Carroll believes that if Mayor Becker were truly committed to a livability agenda, utility boxes would be located in areas that are utilitarian and not deface the grassy areas with century old trees as offered by the streetscapes of the Avenues. She said that she is very concerned about the precedent set in the fact that utility companies' needs seem to be trumping the desires of neighborhoods, and it would be very easy for CenturyLink to take advantage of public space rather than imposing upon neighbors.

5:17:34 PM

Steve Hart explained that he resides and owns the property at 76 North "G" Street and owns the apartment complex at 516 East Second Avenue. He said that he agrees with the Community that the application should be denied. He has diligently maintained his properties as required by historic guidelines, and yet the cabinet sites are allowed to deteriorate and become unsightly. He believes that the Property Owners of 503 and 511 are being strong-armed into allowing the cabinet in front of their properties and he would be outraged if the same demands were placed upon him. He said that several other sites in the area are available including a vacant lot next to the Governor's Mansion that has not been used in several years.

5:18:46 PM

Kim Bahr, 511 East First Avenue #401, explained that he owns a condominium unit immediately adjacent to the proposed site, and that the proposed location would make the space unsightly. Mr. Bahr explained that utility easements which are intended for utilities are also available in the neighborhood. He added that the proposed box is not necessary for providing internet services, and it would be a misuse of the process to place a giant box where it is not necessary.

5:19:50 PM

The hearing was closed to public comment.

5:19:51 PM

Mr. Vigil responded to the neighbors' comments by explaining that locations of cabinets are truly driven by perimeters. He explained that CenturyLink is comfortable that they have exhausted all their options on private property and are now pursuing their last option by applying for conditional use approval to

place the cabinet on public property. Mr. Vigil acknowledged that graffiti is a problem, but it is not solely a CenturyLink problem and they should not be held hostage to this kind of criminal activity.

5:21:49 PM

Mr. Vigil added that he carefully scrutinized potential locations on the Lawrence's properties and determined that there was no space that would support the cabinet. One location would not allow the cabinet door to open, another would have been on top of a gas line, and the other locations presented problems including too close to residential windows, too close to the dumpster, and in a snow pile area. Mr. Vigil explained that cabinet sites also need access and require three- to five-foot easements on private properties. In addition, there was no power source on the Lawrence's properties and that would have required another easement for the power company. Mr. Vigil noted that the street serves as access for cabinets placed on public property next to streets. He acknowledged that locating cabinets on private property is encumbering and most property owners will not go for it.

5:25:15 PM

Mr. Paterson explained that the authority of the Administrative Hearing Officer is to grant approval, grant approval with conditions, deny, table or forward an application to the Planning Commission. He explained that if a project is approved or denied, aggrieved persons have ten days to appeal and it costs about \$230 for an application fee for an appeal to an administrative decision. He also explained that generally uncontested matters are brought to administrative hearings; however, in this case through the course of the hearings and in writing, he recognized a considerable amount of public concern.

THEREFORE, the Administrative Hearing Officer forwarded the application to the Planning Commission for their consideration.

Mr. Paterson noted that the Planning Commission meets every second and fourth Wednesday of each month, and property owners and residents within 300 feet of the proposed location will be noticed two weeks prior to the meeting.

There being no further business, the hearing was adjourned at 5:27 p.m.



Joel Paterson, Administrative Hearing Officer

**SALT LAKE CITY PLANNING DIVISION
ADMINISTRATIVE HEARING MINUTES**

August 8, 2013

City & County Building

451 South State Street, Room 126

Salt Lake City, Utah 84111

The regular Administrative Hearing for the Salt Lake City Planning Division was held on Thursday, August 8, 2013 at 5:00 p.m. at the City and County Building, 451 South State Street, in Room 126. Joel Paterson, Planning Manager, was present as the Administrative Hearing Officer and called the meeting to order.

5:00:42 PM

First Step House TSA Design Review - A request by Harold Woodruff for Conditional Building and Site Design Review to reuse and develop an existing office building into a 25 unit building for a housing and rehabilitation facility at approximately 440 South 500 East. The subject property is located in the TSA-UN-C (Transit Station Area, Urban Neighborhood Core) zoning district and is located in Council District 4, represented by Luke Garrott. (Staff contact: Ana Valdemoros at (801) 535-7236 or ana.valdemoros@slcgov.com.) Case Number PLNTSD2013-00357

Harold Woodruff (Architect) and Shawn McMillen (Executive Director for First Step House) were present.

Ana Valdemoros, Principal Planner, explained that the proposal is to reuse an existing office building for 25 residential units and a treatment center for patients undergoing alcohol and drug rehabilitation. Ms. Valdemoros then explained that the subject property is located in the TSA zoning district which scores uses. Development that scores 50 to 99 points is subject to conditional building and site design review. The proposed use is permitted in the TSA zoning district, but scored 52 points mostly due to façade design issues which required review through the administrative hearing process. She noted that Planning Staff recommended approval subject to the following conditions as outlined in the staff report:

1. The proposed development is subject to compliance with all applicable Department comments and City regulations.
2. The Applicant shall install the appropriate number of trees according to City Forester requirements.

5:02:14 PM

The hearing was opened to public comment and review of the project.

Richard Brown, property owner of 448 and 454 South 500 East, reviewed the project and voiced concerns regarding graffiti and transient activity currently occurring on the property especially under the pine tree located in the front.

Mr. Woodruff presented site and elevation plans and explained that the existing office building is one story high with a basement. This building will be completely gutted and remodeled including a small addition to the front. The addition will serve as the lobby and bring the building closer to the street. The front door will then face 500 East. The exterior of the building and new façade will meet TSA design criteria. The entrance will be enhanced with paving, bike racks and a bench by the front door. The existing wall to the west along Denver Street will be opened for pedestrian traffic. Mr. Woodruff explained that a TRAX station is located within a couple blocks of

the property and most of the residents living in the facility will not have vehicles. The pine tree will be removed and new landscaping will be provided. Mr. Woodruff noted that the development includes a second building and possibly another building in the future. He also noted that the office will be located in the corner of the building next to the Brown property and it will be manned 24 hours a day.

Mr. Paterson added that the purpose of TSA standards is to improve existing building design and provide better pedestrian connection and interaction on street fronts. He noted that increasing activity has helped in reducing vandalism and transience problems.

5:07:57 PM

The hearing was closed to public comment and review.

5:08:30 PM

THEREFORE, the Hearing Officer granted approval of conditional building and site design review in Case PLNTSD2013-00357 based on the findings of fact and subject to the conditions of approval outlined in the staff report.

5:08:48 PM

Meridian Subdivision Amendment Lot 1-A - A request by Corbin Bennion to amend the Meridian Commerce Subdivision by consolidating 3 existing lots into 1 lot located at approximately 4325 W Commercial Way. The subject property is located in the M-1 (Light Manufacturing) zoning district and is located in Council District 2, represented by Kyle LaMalfa. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com.) Case Number PLNSUB2013-00438

Hank Rothwell was present to represent Gloria B. Rothwell (wife) and Meridian Commerce.

John Anderson, Principal Planner, explained that the property currently consists of three lots located in a manufacturing zoning district. The Applicant is requesting to combine the lots into a single lot to accommodate future industrial development. Planning Staff recommended approval subject to the following conditions as outlined in the staff report:

1. A final subdivision plat application shall be filed with the Planning Division and the final plat shall be recorded with the Salt Lake County Recorder.
2. The Applicant shall comply with all Department/Division requirements prior to the recording of the final plat.

5:09:49 PM

Mr. Rothwell had no further comments or concerns at this time and agreed to comply with the conditions listed in the staff report.

5:10:06 PM

The hearing was opened for public comment, no one was present to speak to the matter, and the hearing was closed to public comment.

5:10:14 PM

THEREFORE, the Hearing Officer granted approval for the preliminary subdivision amendment in Case PLNSUB2013-00438 based on the findings of fact and subject to the conditions of approval outlined in the staff report.

5:10:26 PM

CenturyLink High Speed Internet Xbox - A request by Ralph Vigil of CenturyLink for conditional use approval to place a ground mounted utility box in the public right-of-way located at approximately 503 E First Avenue. The subject property is located in the RMF-35 (Moderate Density Multi-Family Residential) zoning district and is located in Council District 3, represented by Stan Penfold. (Staff contact: Michaela Oktay at (801) 535-6003 or Michaela.oktay@slcgov.com.) Case Number PLNPCM2013-00319

Ralph Vigil (Right of Way Agent) was present to represent CenturyLink.

Michaela Oktay, Principal Planner, explained that the Applicant is requesting a ground mounted utility box which must be approved as a conditional use. Planning Staff recommended approval subject to the following conditions as outlined in the staff report:

1. All necessary building permits for these structures shall be obtained from the building department prior to installation.
2. The Applicant shall work with the adjacent property owner to determine what if any landscaping shall be planted to screen the box from view.
3. The Applicant shall put information on the box with a number to call in the event that the box is vandalized or otherwise damaged.
4. Approval of a Certificate of Appropriateness for historic district design guideline compliance shall be completed prior to the issuance of a building permit.
5. If the Certificate of Appropriateness petition is denied, this approval becomes null and void.

Ms. Oktay noted that Staff received two phone calls and several letters from owners and residents at 503 East First Avenue opposing the installation of the utility box.

5:12:16 PM

Michael and Patricia Lawrence (Lawrco Inc and The Washboard), property owners of 503 East First Avenue, were present to speak in opposition to the proposal. Mr. Lawrence explained that they have owned the property at 503 for nearly 30 years and also own eight condo units at 511 East First Avenue. The community has been fighting graffiti in their neighborhood for years and a box four feet from the street and three feet from the sidewalk would only offer a four-sided clear canvas for more graffiti. He explained that CenturyLink offered them \$2000 to install the utility box on their property, but they did not want it on their property nor do they want it in front of their property. He said that he believed the parking lot 100 yards to the west or the other parking lot 100 yards to the east on the same street would better accommodate the box. He noted that the Governor's Mansion would also be a good location because other utility facilities already exist on that property. He asked that the request be denied based on the unsightliness of the box which would depreciate both their properties.

5:18:17 PM

Kris Bahr, 511 East First Avenue #401, explained that he too did not want the box in front of his home because of the unsightliness and decrease in property value.

5:19:29 PM

Mr. Vigil and the Property Owners discussed placement of the box. Mr. Vigil explained that the proposed location of the box is at its farthest possible location to allow optimal service. The two parking lots that Mr. Lawrence referred to would be outside the perimeters for optimal service and CenturyLink could not make a

deal to place the box on the Mansion site of which would have been the ideal site because of its proximity to an existing box across the street. Mr. Vigil then explained that CenturyLink as well as the City prefer to place utility boxes on private properties. CenturyLink sent out "saturation" letters to property owners whose properties would be an acceptable location, but no one responded. The offer of \$2000 to install a box on private property is a base point. CenturyLink is very willing to negotiate a dollar amount and reasonable fencing and landscaping for screening and protection of the box. He said that he is familiar and understands graffiti issues with utility cabinets, but no one should be held hostage based on any criminal activity especially one that is difficult to curtail. Mr. Vigil requested that the City allow him to talk to the adjacent property owners so that he would be able to go forward with the project rather than starting over if the request were denied.

After further discussion, Mr. Lawrence agreed to meet with Mr. Vigil to talk about locating the box somewhere more appropriate on either one of his properties. It was noted that the box may only need to be accessed three to four times a year.

5:26:40 PM

Mr. Paterson confirmed that the City prefers utility cabinets on private property and they do not require going through the conditional use process if they are installed on private property.

5:32:38 PM

Phil Carroll, 89 North G Street, Former President of the Greater Avenues Community Council, explained that the Community fought hard and lost the battle with the State to obtain space for the box on the Governor's Mansion site. The Community strives to preserve the historic nature of the neighborhood and utility boxes along streetscapes in this neighborhood work against their goal.

5:34:05 PM

THEREFORE, based on public input, the Hearing Officer tabled consideration of conditional use approval in order to give CenturyLink and the Property Owners an opportunity to find alternative locations not on the public right-of-way.

5:34:33 PM

CenturyLink High Speed Internet Xbox - A request by Ralph Vigil of CenturyLink for conditional use approval to place a ground mounted utility box in the public right-of-way located at approximately 390 East First Avenue. The subject property is located in the CN (Neighborhood Commercial) zoning district and is located in Council District 3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.) Case Number PLNPCM2013-00318

5:35:25 PM

Maryann Pickering, Principal Planner, explained that CenturyLink is proposing to install ground mounted utility boxes in the public right-of-way at 390 East First Avenue which is next to the existing Zion's Bank parking structure. Planning Staff recommended approval with the following conditions as outlined in the staff report:

1. Option "B" is to be installed at this location which is the larger box rather than Option "A" which consists of two boxes.
2. The Applicant shall obtain a Certificate of Appropriateness approval prior to issuance of permits.
3. Compliance with all City Department and Division requirements outlined in the staff report.
4. The Applicant shall ensure all necessary City permits for the project are obtained.
5. The Applicant shall put information on the box with a number to call in the event that the box is vandalized or otherwise damaged.

Ms. Pickering noted that the City Council Office contacted her regarding this project, but she did not receive any calls or comments directly from the public.

5:36:21 PM

The hearing was opened for public comment, no one was present to speak to the matter, and the hearing was closed to public comment.

5:36:38 PM

Mr. Vigil explained that CenturyLink proposed two locations for the subject box; 390 East First Avenue on the Zion's property and 481 East South Temple (PLNPCM2013-00400) across the street in front of Einstein's Bagel. After further review, CenturyLink preferred the Einstein's location.

5:38:55 PM

THEREFORE, the application to locate a utility box at 390 East First Avenue in Case PLNPCM2013-00318 was withdrawn.

5:39:12 PM

CenturyLink High Speed Internet Xbox - A request by Ralph Vigil of CenturyLink for conditional use approval to place a ground mounted utility box in the public right-of-way located at approximately 481 East South Temple Avenue. The subject property is located in the RMF-35 (Moderate Density Multi-Family Residential District) zoning district and is located in Council District 3, represented by Stan Penfold. (Staff contact: Maryann Pickering at (801) 535-7660 or maryann.pickering@slcgov.com.) Case Number PLNPCM2013-00400

5:39:22 PM

Ms. Pickering explained that this proposed location referred to as the "Einstein's" location is a corner lot and the box would actually be located on E Street which is zoned CM. Planning Staff recommended approval with the following conditions as outlined in the staff report:

1. Option "B" is to be installed at this location which is the larger box rather than Option A which consists of two boxes.
2. The Applicant shall obtain a Certificate of Appropriateness approval prior to issuance of permits.
3. Compliance with all City Department and Division requirements outlined in the staff report for this project.
4. The Applicant shall ensure all necessary City permits for the project are obtained.
5. The Applicant shall put information on the box with a number to call in the event that the box is vandalized or otherwise damaged.

Ms. Pickering noted that the City Council Office contacted her regarding this project as well, but she did not receive any calls or comments directly from the public.

5:39:58 PM

Mr. Vigil had no further comments at this time.

5:40:02 PM

The hearing was opened for public comment, no one was present to speak to the matter, and the hearing was closed to public comment.

5:40:07 PM

THEREFORE, the Hearing Officer granted conditional use approval to install a single ground mount utility box (Option B) in Case PLNPCM2013-00400 based on the findings of fact and subject to the conditions of approval outlined in the staff report.

There being no further business, the meeting was adjourned at 5:41 p.m.



Joel Paterson, Administrative Hearing Officer

Rec'd 9.12.13

On July 1, 2013 Mr. Vigil came to our business and asked us if we wanted \$2000.00 for a utility right of way on our property, and we told him no.

Open house was held July 18, 2013

August 8, 2013: Administrative Hearing

- Proposal was tabled because of complaints and protests
- Other locations were suggested
- Stated we were willing to meet with Mr. Vigil, we exchanged cards, phone numbers, and email addresses. We believed he would call us.

Mr. Vigil only sent an email, and because of personal complications we were unable to respond immediately.

Received a new notice for Administrative Hearing on September 12, 2013,

- Checked our email.
- We spoke to Michaela, who said he had sent an email, but hadn't received a response.
- Opened and responded to email explaining personal complications
- Asked Mr. Vigil to please call us
- Mr. Vigil called and left a message
- Called back with some questions we had
 - What were some of his ideas?
 - Other locations?
 - Stainless steel, footage, noise, etc.?
 - Who takes care of the graffiti
 - It is taken care of through their own company graffiti hotline. He said his company wants to please its customers.

We met with Mr. Vigil at 11:00AM on September 6, 2013 on site.

- Mr. Vigil told us none of the proposed alternate sites would work as well as the parking strip
- He told us he was not going to waste his time or money drawing it out until this current proposal is denied
- We spoke with him for about an hour, and walked the site
- He gave us a list of the other existing locations
 - 473 I Street
 - 20 Q Street
 - 30 K Street
 - 53 W 300 North – Garner
- We asked him again why he would not consider parking lot owned by State of Utah about 130 feet east? A parking lot with large covered side yards and power resources. The same spot Mr.

Carroll proposed at the August 8 hearing. He again said the best site is the proposed one at 503 1st Ave.

These internet boxes installed and maintained by Century link are unsightly, not uniform in size, shape, or color. All over the Avenues, there is graffiti on these boxes. They seem to be in open sight and graffiti "magnets."

We do not want to deal with Mr. Vigil and we have told him twice no. Please do not approve this ugly box to be installed right in front of our property.

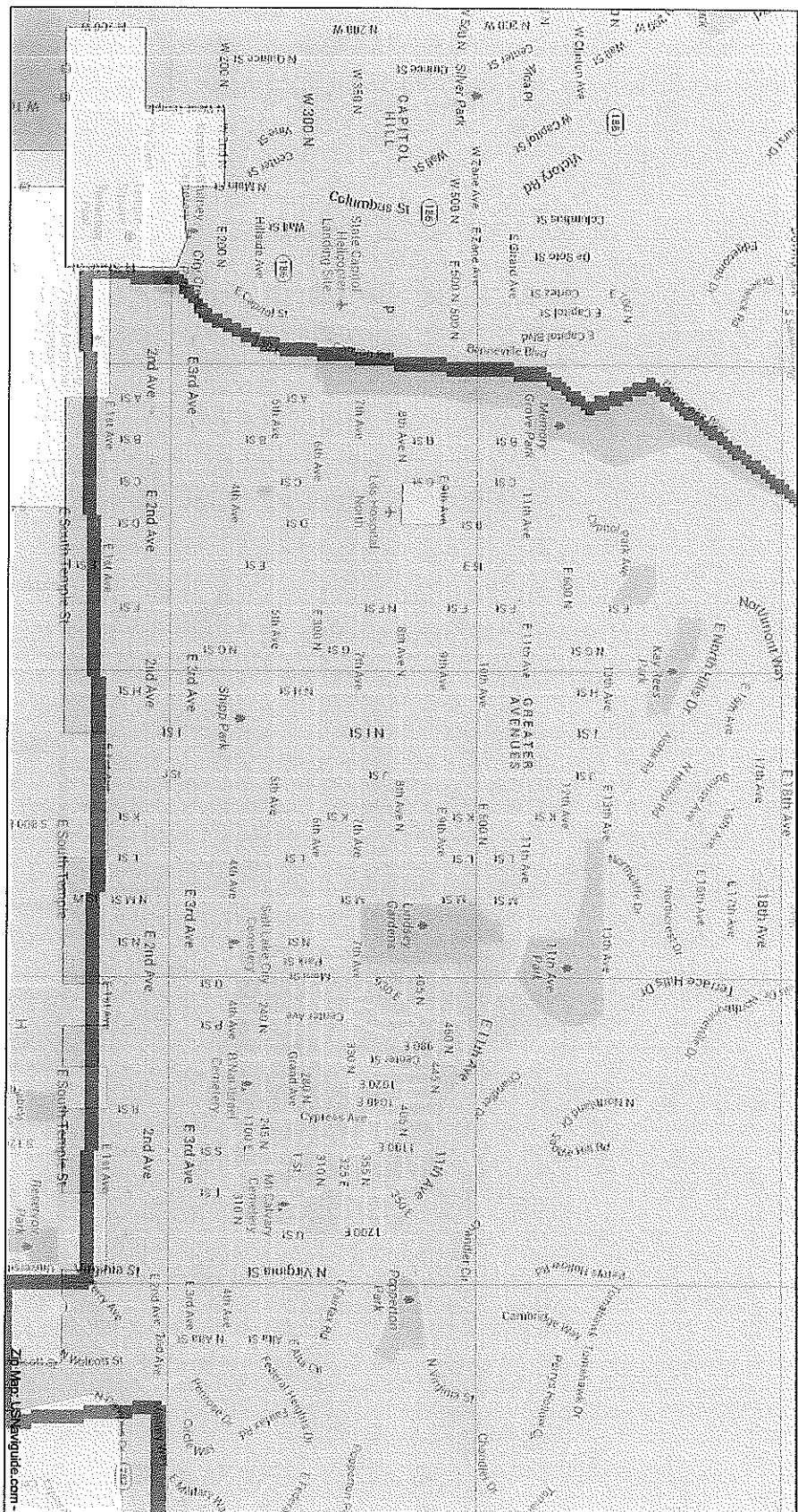
Key Zip

or Address

Find Zipcode

or click on the map.

Clear



C 84116
Salt Lake City, UT
Area Code: 385/801
B 84103
Salt Lake City, UT
Area Code: 385/801
A 84108
Salt Lake City, UT
Area Code: 385/435/8

Demographi
www.PollcyMap.com
10,000+ Demogra
Indicators w/Custor
Day Free Tr

This page shows a Google Map with an overlay of ZIP Codes for Greater Avenues, Salt Lake City, Utah. Users can easily view the boundaries of each ZIP Code for free.
Index Instructions ZIP Codes by Radius Read our Blog Neighborhoods by Zillow.com
Greater Avenues, Salt Lake City, Utah Neighborhood ZIP Code Map Boundary Version 1.0 Copyright © 1996-2009 John Corvett - USNaviguide. All rights reserved.

NOTE:

GRAFFITI

SOD AROUND ALL UNITS NEVER GREW BACK OR WAS NOT REPLACED

UNITS NOT UNIFORM

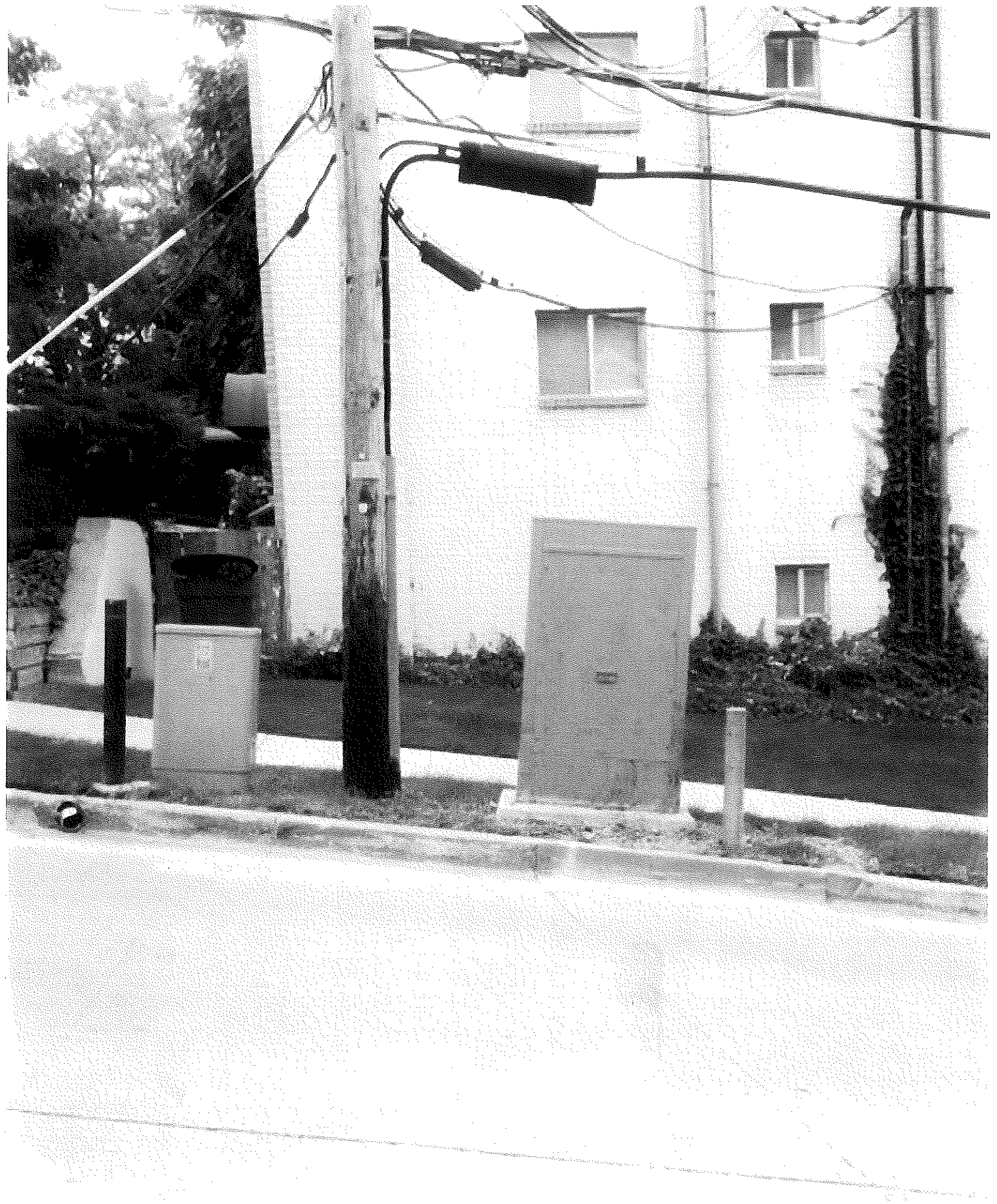
ALL BUT ONE LOOKS AS IF IT HAS BEEN PAINTED A NUMBER OF TIMES

UGLY

UNSIGHTLY

53 WEST 300 NORTH-GARNER





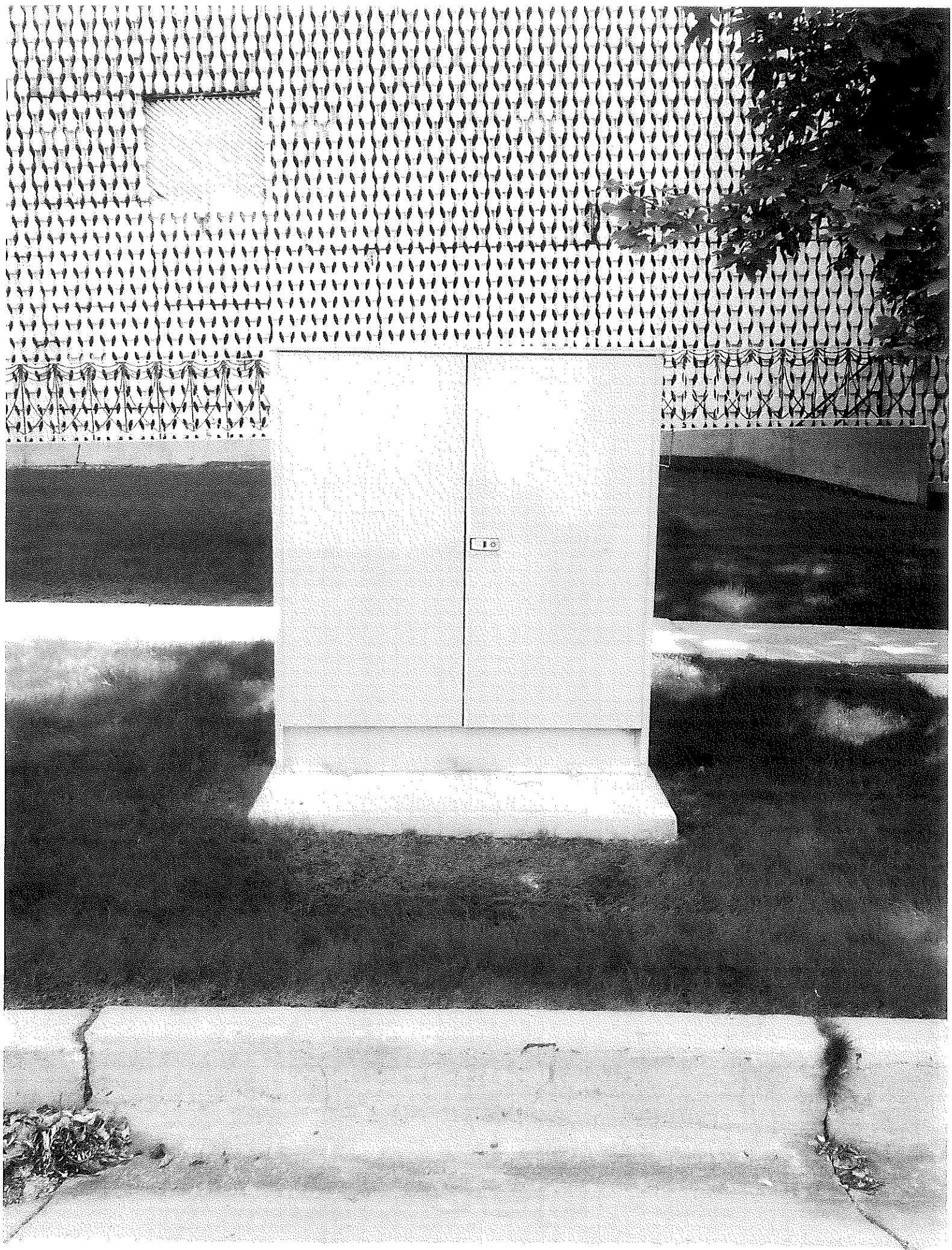


473 I STREET





30 K STREET





20 Q STREET



20 N Q

10



4 car carport

Location
'A'

Location
'B'

a s p h a l t

dumpster

gas meters

Location
'C'

curb

0+82

Location
'D'

Location
'D'

Mon de Ville
Condominium

511 E First Ave

0+62

stairs

0+53

Mon de Ville
Condominium

511 E First Ave

l a w n

20'

0+28

0+26

property line

l a w n

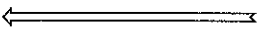
l a w n

0+00

sidewalk



To
First
Ave



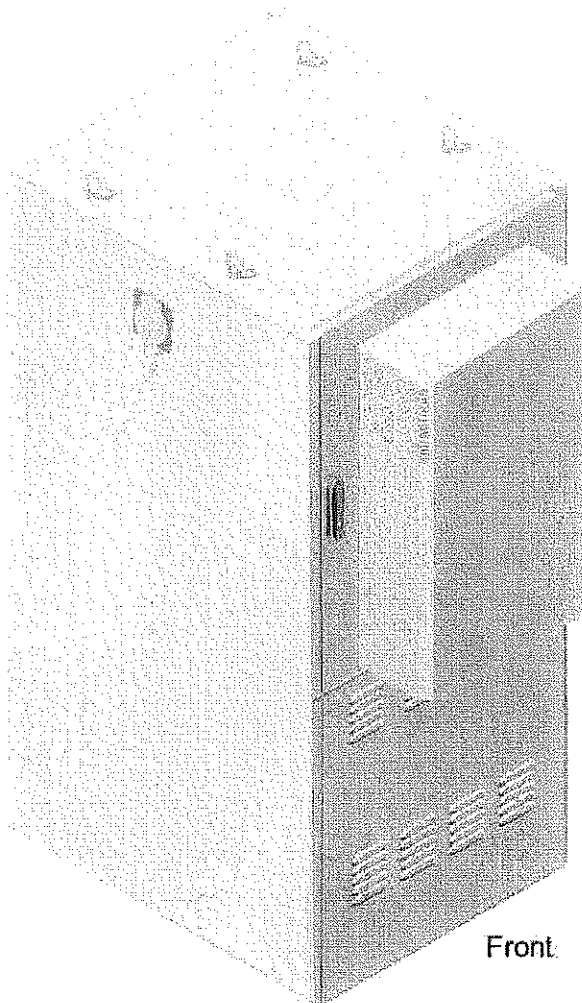
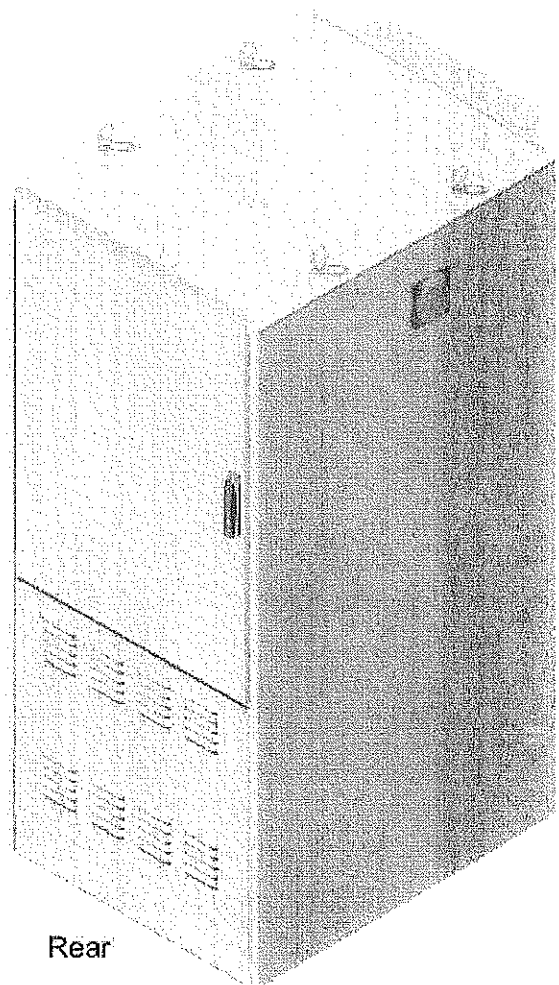
l a w n

park strip

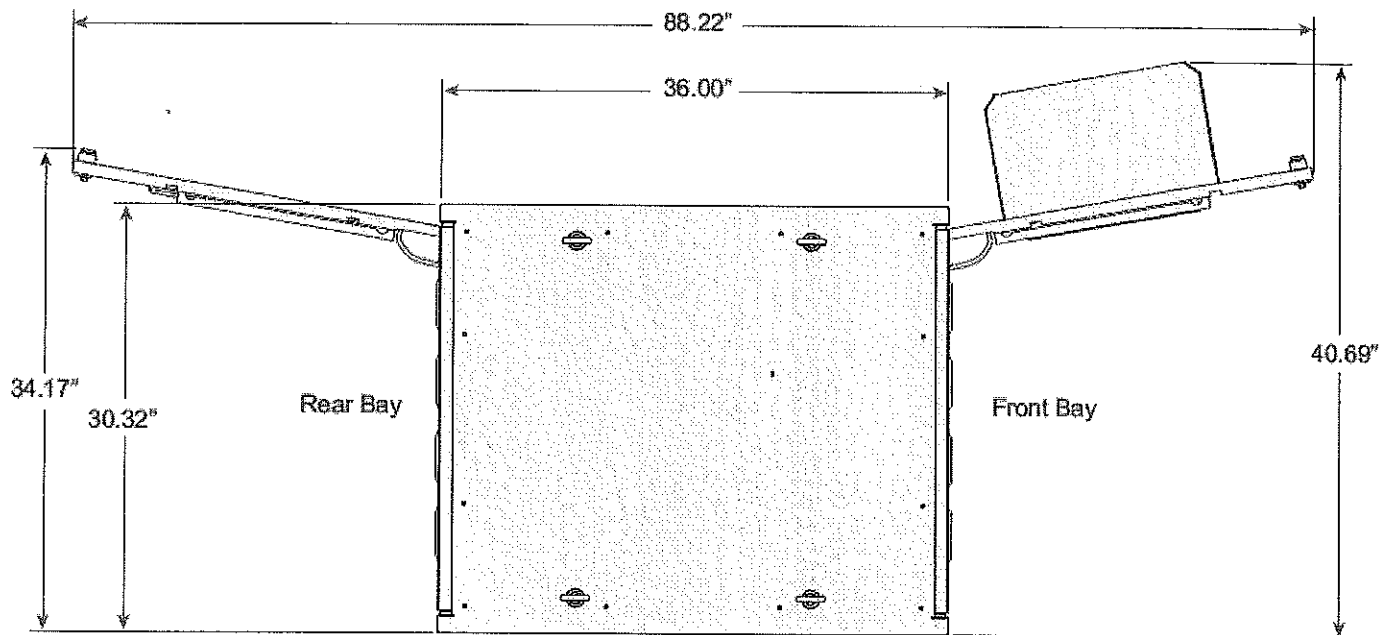
'G' Street

Fiber Panels (MC500 cabinet):

The MC500 cabinets ship with a 24 and a 96 fiber panel that hold 12-port (SC_APC) Clearfield cassettes. A 12-port and a group of four 12-port cassettes are factory installed in the 24 and 96 fiber panel, respectively. Each cassette has a 150' fiber tail to be extended into a nearby handhole.

MC500 cabinet:**Front****Rear****CONFIDENTIAL***DISCLOSE AND DISTRIBUTE SOLELY TO EMPLOYEES OF CENTURYLINK AND ITS AFFILIATED HAVING A NEED TO KNOW*

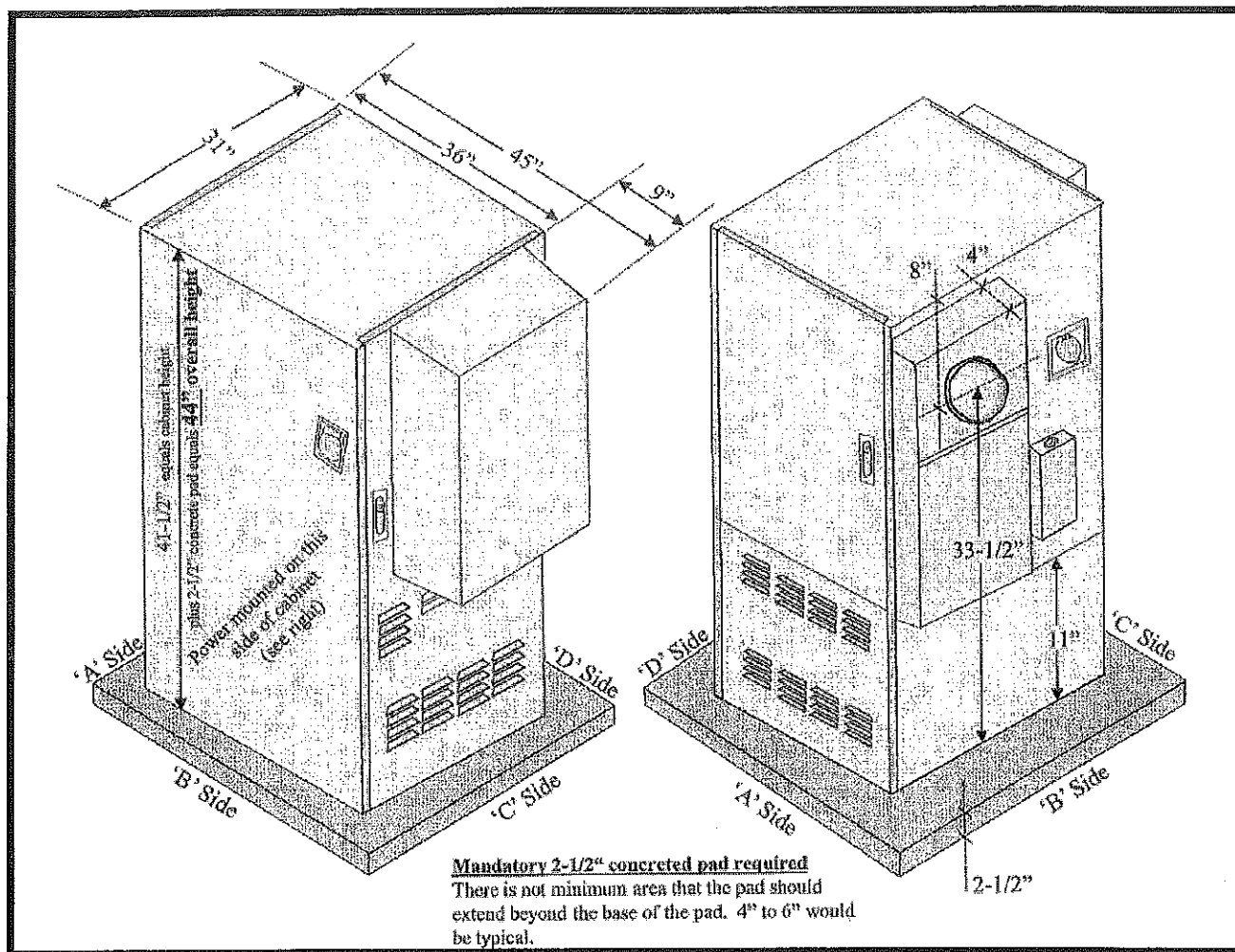
Adtran MC500 Cabinet Clearances required:



CONFIDENTIAL

DISCLOSE AND DISTRIBUTE SOLELY TO EMPLOYEES OF CENTURYLINK AND ITS AFFILIATED HAVING A NEED TO KNOW

Attachment B Elevations



Rec'd 9.12.13

SLC Planning conditional use application PLNPCM2013-00319

- Aug 8, 2013 – Attended administrative hearing – SLC Planning tabled request pending further negotiation with property owners concerning private right-of-way locations.
 - Met property owners in hallway and handed out business cards. Property owners agreed to contact.
- Aug 19, 2013 – Property owner(s) have not made contact:
 - Sent email to SLC Planner requesting property owner contact info.
 - Received email from SLC Planner with property owner phone numbers and email address.
 - Received sign in sheet from administrative hearing from SLC Planner.
 - Called and left voice message with property owners to contact me.
 - Followed up voice message with email containing PowerPoint attachment of potential cabinet locations for them to consider. (See Note)
 - Note: email contained the following statements:
 - Showing locations that **“could allow”** for the placement of our cabinet.
 - I strongly believe there is **“no area”** on your properties that will support our build.
- Aug 26, 2013 – Have received no contact from property owners.
 - Due to lack of response from property owners sent email to SLC Planning requesting to be placed on next administrative hearing. Property owners cc'd on email.
 - Aug 28, 2013 – Received email from SLC Planner – placed on administrative hearing for Sept 12, 2013. Property owners cc'd on email.
- **Sept 4, 2013 – Received phone call from property owners. Set up on site meeting for Friday, Sept 6, 2013 at 11:00 am.**
- Met property owners on site and discussed the following:
 - Cabinet location on PowerPoint drawing.
 - Issues and concerns with extending CenturyLink and Rocky Mtn Power buried facilities to the cabinet site.
 - Easement requirements for Rocky Mtn Power & CenturyLink, from street to site.
 - Build of site requiring multiple “grantor” signatures.
 - Why cabinet here and not other locations.
 - CenturyLink would not spend cost for professional survey and right-of-way agreements to be prepared that appeared to be less than promising with no guarantees.
 - Explained to property owners that due to time lost in contacting CenturyLink any reasonable reaction time had been lost. Would proceed to scheduled Sept 12, 2013 administrative hearing and requesting conditional use approval.

Vigil, Ralph

From: Oktay, Michaela [Michaela.Oktay@slcgov.com]
Sent: Monday, August 19, 2013 2:49 PM
To: Vigil, Ralph
Subject: contact information

Mike Lawrco [lawrcoinc@gmail.com]

Mike and Pat Lawrence

801-363-0075
801-842-6493

MICHAELA OKTAY, AICP
Principal Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

michaela.oktay@slcgov.com
TEL 801-535-6003
FAX 801-535-6174

WWW.SLCGOV.COM

Vigil, Ralph

From: Oktay, Michaela [Michaela.Oktay@slcgov.com]
Sent: Monday, August 19, 2013 3:10 PM
To: Vigil, Ralph
Subject: Sign in sheet from Administrative Hearing, August 8, 2013
Attachments: 20130819144724765.pdf

-----Original Message-----

From: Severson, Deborah
Sent: Monday, August 19, 2013 3:03 PM
To: Oktay, Michaela
Subject: FW:

Attached is the sign in sheet for the August 8 meeting.

-----Original Message-----

From: docsend@slcgov.com [<mailto:docsend@slcgov.com>]
Sent: Monday, August 19, 2013 12:47 PM
To: Severson, Deborah
Subject:

This E-mail was sent from "Plan40605" (Aficio MP C6000).

Scan Date: 08.19.2013 14:47:24 (-0400)
Queries to: docsend@slcgov.com

Vigil, Ralph

From: Vigil, Ralph
Sent: Monday, August 19, 2013 4:13 PM
To: 'lawrcoinc@gmail.com'
Cc: 'Michaela.Oktay@slcgov.com'; Bartleson, Daniel; Donaldson, Jerry; Bradbury, Amber
Subject: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build
Attachments: E.431437 -21 N 'G' St - Apt Property Detail.pdf

Mr. Lawrence,

Very disappointed that I haven't heard back from you or Patricia as the owner of properties located at 503 E & 511 E. First Ave. I left you my business card at SLC's administrative hearing on Aug 8, 2013. The understanding was that you would contact me to discuss a location for our CenturyLink DSL cabinet currently proposed for the park strip. I have been to your properties twice in hopes of identifying potential cabinet sites. Please see the attached PowerPoint drawing showing locations that "could" allow for the placement of the new cabinet. Keep in mind, there are likely items of concern that will hinder or prohibit the cabinet placement. With that said, I strongly believe there is "no area" on your properties that will support our build. That still remains to be determined. I have cc'd Ms. Oktay with SLC Planning for the record. Please attach or cc Ms. Oktay to all correspondence. Not contacting me as agreed, will not default our proposed site into a "no build".

Thanks,

Ralph Vigil
Right-of-way Manager
1425 W 3100 South
West Valley, UT 84119
off: 801-237-7149
cell: 801-259-9964
email: ralph.vigil@centurylink.com



4 car carport

Location 'A'

Location 'B'

1+00

gas meters

dumpster

Location 'C'

curb

0+82

Location 'D'

Location 'D'

0+62

stairs

0+53

lawn

Mon de Ville
Condominium

511 E First Ave

Mon de Ville
Condominium

511 E First Ave

0+26

0+28

property line

20'

lawn

lawn

0+00

sidewalk



To
First Ave

lawn

park strip

'G' Street

SALT LAKE CITY PLANNING ADMINISTRATIVE HEARING

Date: August 8, 2013

PLEASE INDICATE AND PROVIDE YOUR EMAIL ADDRESS IF YOU WOULD LIKE TO RECEIVE FUTURE
PLANNING DIVISION NOTICES

PLEASE PRINT

NAME: <u>Ralph Vigil</u> MAILING ADDRESS: <u>1425 W 3100 So</u> <u>WVL, UT 84119</u> PETITION or PROJECT: <u>DSL CABINET Public Role</u> <input type="checkbox"/> Email all future Planning Division Notices E/M Address: <u>ralph.vigil@centurylink.com</u>	NAME: <u>Harold P. Woodruff</u> MAILING ADDRESS: <u>223 EAST 800 SOUTH</u> <u>SALT LC, UT 84111</u> PETITION or PROJECT: _____ <input type="checkbox"/> Email all future Planning Division Notices E/M Address: _____
NAME: <u>Kris Bahr</u> MAILING ADDRESS: <u>511 E. 1st Ave #401</u> PETITION or PROJECT: <u>DSL Box (opposed to)</u> <input type="checkbox"/> Email all future Planning Division Notices E/M Address: <u>krisbahr@gmail.com</u>	NAME: <u>Shawn McMillen</u> MAILING ADDRESS: <u>411 N. Grant St</u> <u>SLC, UT 84116</u> PETITION or PROJECT: <u>First Step House</u> <input type="checkbox"/> Email all future Planning Division Notices E/M Address: _____
NAME: <u>Mark Rothwell</u> MAILING ADDRESS: <u>2600 Walker Ln</u> <u>Holladay UT 84117</u> PETITION or PROJECT: <u>Meridian Commerce</u> <input type="checkbox"/> Email all future Planning Division Notices E/M Address: _____	NAME: <u>Phil Carroll</u> MAILING ADDRESS: <u>89 B St</u> <u>SLC UT 84145</u> PETITION or PROJECT: <u>Century Link B & E Ave</u> <input checked="" type="checkbox"/> Email all future Planning Division Notices E/M Address: <u>philcarroll@aol.com</u>
NAME: <u>Lawrence & The Washboard</u> <u>Michael & Patricia Lawrence</u> MAILING ADDRESS: <u>P.O. Box 11645</u> <u>Salt Lake City, Utah 84147</u> PETITION or PROJECT: <u>DSL Century Link box</u> <input type="checkbox"/> Email all future Planning Division Notices <u>opposed</u> E/M Address: <u>lawrcoinc@gmail.com</u>	NAME: _____ MAILING ADDRESS: _____ PETITION or PROJECT: _____ <input type="checkbox"/> Email all future Planning Division Notices E/M Address: _____

Vigil, Ralph

From: Oktay, Michaela [Michaela.Oktay@slcgov.com]
Sent: Monday, August 26, 2013 4:05 PM
To: Vigil, Ralph
Cc: 'lawrcoinc@gmail.com'
Subject: RE: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Ralph,

I have written to my manager. I will let you know as soon as possible. Thanks for your email.

MICHAELA OKTAY, AICP
Principal Planner

PLANNING DIVISION
COMMUNITY and ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

michaela.oktay@slcgov.com
TEL 801-535-6003
FAX 801-535-6174

WWW.SLCGOV.COM

From: Vigil, Ralph [mailto:Ralph.Vigil@CenturyLink.com]
Sent: Monday, August 26, 2013 4:04 PM
To: Oktay, Michaela
Cc: 'lawrcoinc@gmail.com'
Subject: RE: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Michaela,

Made corrections to previous email. I really need a response at your earliest convenience.

Ralph

From: Vigil, Ralph
Sent: Monday, August 26, 2013 1:34 PM
To: 'Michaela.Oktay@slcgov.com'
Cc: 'lawrcoinc@gmail.com'
Subject: FW: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Michaela,

Michaela,

I think it's time to move forward with CenturyLink receiving the "conditional use" approval that we deserve. To be sure we followed the letter of SLC's "conditional use" process. It's on record that we contacted the property owners and that they denied our request for easement. It was only after exhausting our potential private proeprty locations that we

submitted our "conditional use" app. It has been since August 8, and still "no" response from the property owners. It is time to move on. Please let me know what our next **step** is in securing our "conditional use" approval.

Thanks,

Ralph

From: Vigil, Ralph
Sent: Monday, August 19, 2013 4:13 PM
To: 'lawrcoinc@gmail.com'
Cc: 'Michaela.Oktay@slcgov.com'; Bartleson, Daniel; Donaldson, Jerry; Bradbury, Amber
Subject: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Mr. Lawrence,

Very disappointed that I haven't heard back from you or Patricia as the owner of properties located at 503 E & 511 E. First Ave. I left you my business card at SLC's administrative hearing on Aug 8, 2013. The understanding was that you would contact me to discuss a location for our CenturyLink DSL cabinet currently proposed for the park strip. I have been to your properties twice in hopes of identifying potential cabinet sites. Please see the attached PowerPoint drawing showing locations that **"could"** allow for the placement of the new cabinet. Keep in mind, there are likely items of concern that will hinder or prohibit the cabinet placement. With that said, I strongly believe there is **"no area"** on your properties that will support our build. That still remains to be determined. I have cc'd Ms. Oktay with SLC Planning for the record. Please attach or cc Ms. Oktay to all correspondence. Not contacting me as agreed, will not default our proposed site into a **"no build"**.

Thanks,

Ralph Vigil
Right-of-way Manager
1425 W 3100 South
West Valley, UT 84119
off: 801-237-7149
cell: 801-259-9964
email: ralph.vigil@centurylink.com



Vigil, Ralph

From: Oktay, Michaela [Michaela.Oktay@slcgov.com]
Sent: Wednesday, August 28, 2013 3:57 PM
To: Vigil, Ralph
Subject: RE: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Ralph,

I have put the item on the first Administrative Hearing scheduled for September 12th.
I haven't heard anything from the property owners.

Michaela

From: Vigil, Ralph [mailto:Ralph.Vigil@CenturyLink.com]
Sent: Wednesday, August 28, 2013 3:47 PM
To: Oktay, Michaela
Subject: RE: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Michaela,

We are very anxious to move forward with the our build. Any word?

Ralph

From: Oktay, Michaela [mailto:Michaela.Oktay@slcgov.com]
Sent: Monday, August 26, 2013 4:05 PM
To: Vigil, Ralph
Cc: 'lawrcoinc@gmail.com'
Subject: RE: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Ralph,

I have written to my manager. I will let you know as soon as possible. Thanks for your email.

MICHAELA OKTAY, AICP
Principal Planner

PLANNING DIVISION
COMMUNITY and ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

michaela.oktay@slcgov.com
TEL 801-535-6003
FAX 801-535-6174

WWW.SLCGOV.COM

From: Vigil, Ralph [mailto:Ralph.Vigil@CenturyLink.com]
Sent: Monday, August 26, 2013 4:04 PM
To: Oktay, Michaela

Cc: 'lawrcoinc@gmail.com'

Subject: RE: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Michaela,

Made corrections to previous email. I really need a response at your earliest convenience.

Ralph

From: Vigil, Ralph

Sent: Monday, August 26, 2013 1:34 PM

To: 'Michaela.Oktay@slcgov.com'

Cc: 'lawrcoinc@gmail.com'

Subject: FW: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Michaela,

Michaela,

I think it's time to move forward with CenturyLink receiving the "conditional use" approval that we deserve. To be sure we followed the letter of SLC's "conditional use" process. It's on record that we contacted the property owners and that they denied our request for easement. It was only after exhausting our potential private property locations that we submitted our "conditional use" app. It has been since August 8, and still "no" response from the property owners. It is time to move on. Please let me know what our next step is in securing our "conditional use" approval.

Thanks,

Ralph

From: Vigil, Ralph

Sent: Monday, August 19, 2013 4:13 PM

To: 'lawrcoinc@gmail.com'

Cc: 'Michaela.Oktay@slcgov.com'; Bartleson, Daniel; Donaldson, Jerry; Bradbury, Amber

Subject: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Mr. Lawrence,

Very disappointed that I haven't heard back from you or Patricia as the owner of properties located at 503 E & 511 E. First Ave. I left you my business card at SLC's administrative hearing on Aug 8, 2013. The understanding was that you would contact me to discuss a location for our CenturyLink DSL cabinet currently proposed for the park strip. I have been to your properties twice in hopes of identifying potential cabinet sites. Please see the attached PowerPoint drawing showing locations that "could" allow for the placement of the new cabinet. Keep in mind, there are likely items of concern that will hinder or prohibit the cabinet placement. With that said, I strongly believe there is "no area" on your properties that will support our build. That still remains to be determined. I have cc'd Ms. Oktay with SLC Planning for the record. Please attach or cc Ms. Oktay to all correspondence. Not contacting me as agreed, will not default our proposed site into a "no build".

Thanks,

Ralph Vigil

Right-of-way Manager

1425 W 3100 South

West Valley, UT 84119
off: 801-237-7149
cell: 801-259-9964
email: ralph.vigil@centurylink.com



CenturyLink

Channel Alliance

Julia Lyon

Rec'd 9.12.13 Admin
Hearing

September 12, 2013

As the mother of two active boys, I often walk past the corner where Century Link has proposed placing its box when we are exploring the neighborhood. It is not surprising to me that Century Link would choose that location. Many of the people who live in the building are renters -- people who may not remain in the neighborhood in the longterm and may not care what happens outside their window. But as someone who just bought a home in the Avenues, I feel extremely differently.

Here's what doesn't make sense to me: why isn't Century Link attempting to place their box in or next to the one of many, many parking lots that are both south and east of the proposed location? The Masons have a massive parking lot. The Governor's mansion has a parking lot. Directly south of the mansion is an office building with another parking lot. And east of the proposed location there are several other parking lots.

If Mayor Becker is truly committed to a livability agenda, I believe utility boxes should be located in areas that are also utilitarian. Why deface a grassy area with century-old trees when this huge metal box could be located in a parking lot?

My concern is both the precedent this box would set and the fact that a utility company's needs seem to be trumping the desires of the neighborhood. The easiest thing for Century Link is to take advantage of public space.

Aren't people more important? Thank you.

Julia Lyon julialyon@hotmail.com



MEMORANDUM

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Administrative Hearing Officer

From: Michaela Oktay

Date: September 11, 2013

Re: PLNPCM2013-00319 Century Link Conditional use—Ground Mounted Utility Box- 503 E. 1st Avenue

The applicant, Century Link, represented by Ralph Vigil is requesting approval for a conditional use for a ground mounted high speed utility box structure located at approximately 503 E. 1st Avenue. The purpose of the structure is to provide internet service to residents in the immediate vicinity.

On August 8, 2013 a public hearing to consider the proposal was held and tabled to allow the applicant and the neighboring property owner's time to explore alternative options on their site. An agreement was not reached between parties and the applicant requested that the petition be put on the September 12, 2013 agenda.

Public comment including correspondence between the applicant, staff and the owners of 503 E. 1st Avenue is attached along with the August 8, 2013 Staff Report.

Okta, Michaela

From: Vigil, Ralph [Ralph.Vigil@CenturyLink.com]
Sent: Monday, August 26, 2013 4:04 PM
To: Okta, Michaela
Cc: 'lawrcoinc@gmail.com'
Subject: RE: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Michaela,

Made corrections to previous email. I really need a response at your earliest convenience.

Ralph

From: Vigil, Ralph
Sent: Monday, August 26, 2013 1:34 PM
To: 'Michaela.Okta@slcgov.com'
Cc: 'lawrcoinc@gmail.com'
Subject: FW: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Michaela,

Michaela,

I think it's time to move forward with CenturyLink receiving the "conditional use" approval that we deserve. To be sure we followed the letter of SLC's "conditional use" process. It's on record that we contacted the property owners and that they denied our request for easement. It was only after exhausting our potential private property locations that we submitted our "conditional use" app. It has been since August 8, and still "no" response from the property owners. It is time to move on. Please let me know what our next step is in securing our "conditional use" approval.

Thanks,

Ralph

From: Vigil, Ralph
Sent: Monday, August 19, 2013 4:13 PM
To: 'lawrcoinc@gmail.com'
Cc: 'Michaela.Okta@slcgov.com'; Bartleson, Daniel; Donaldson, Jerry; Bradbury, Amber
Subject: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Mr. Lawrence,

Very disappointed that I haven't heard back from you or Patricia as the owner of properties located at 503 E & 511 E. First Ave. I left you my business card at SLC's administrative hearing on Aug 8, 2013. The understanding was that you would contact me to discuss a location for our CenturyLink DSL cabinet currently proposed for the park strip. I have been to your properties twice in hopes of identifying potential cabinet sites. Please see the attached PowerPoint drawing showing locations that "could" allow for the placement of the new cabinet. Keep in mind, there are likely items of concern that will hinder or prohibit the cabinet placement. With that said, I strongly believe there is "no area" on your properties that will support our build. That still remains to be determined. I have cc'd Ms. Okta with SLC Planning for the record. Please attach or cc Ms. Okta to all correspondence. Not contacting me as agreed, will not default our proposed site into a "no build".

Thanks,

Ralph Vigil

Right-of-way Manager

1425 W 3100 South

West Valley, UT 84119

off: 801-237-7149

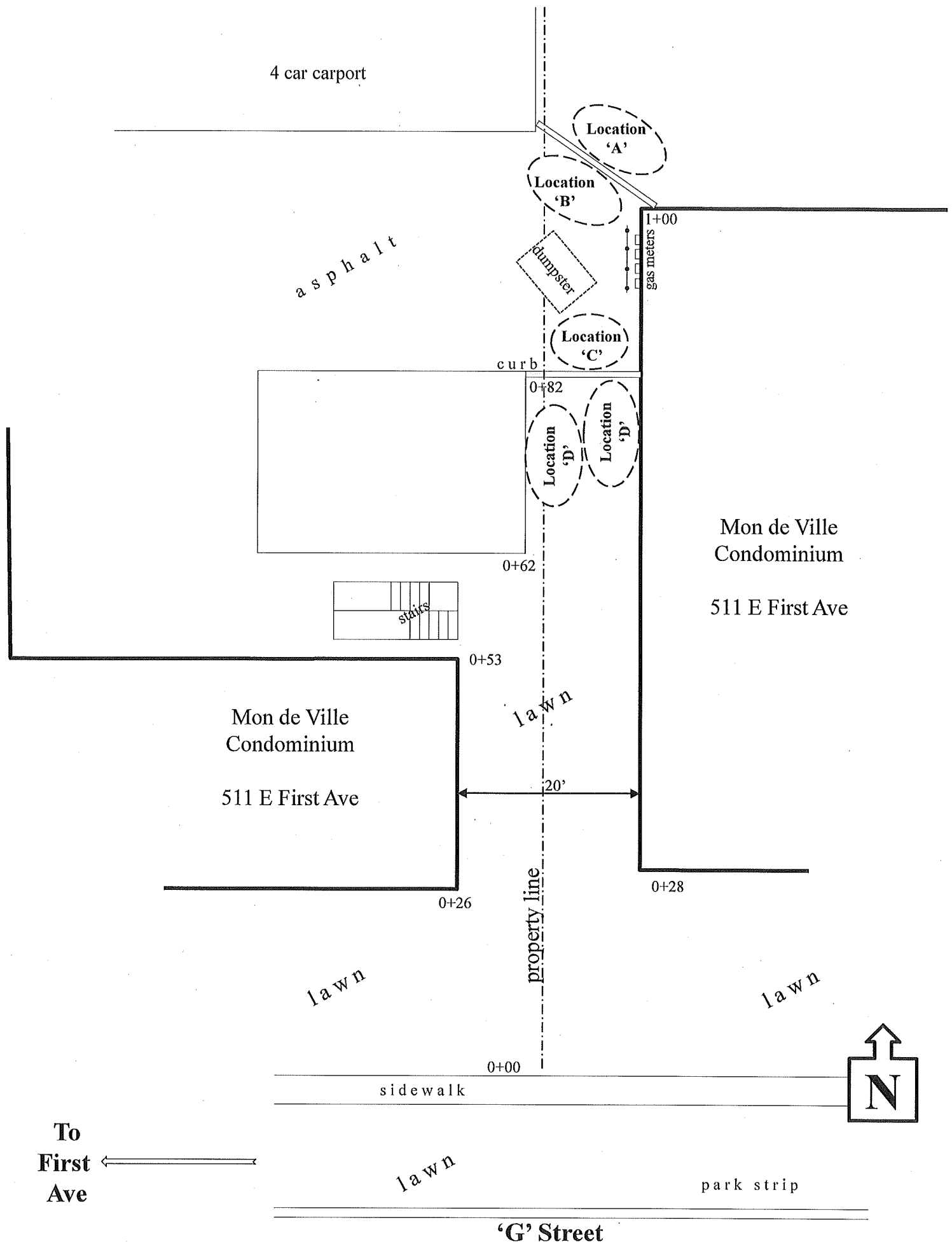
cell: 801-259-9964

email: ralph.vigil@centurylink.com



CenturyLink™

Channel Alliance



Oktay, Michaela

From: Vigil, Ralph [Ralph.Vigil@CenturyLink.com]
Sent: Wednesday, September 04, 2013 7:50 AM
To: 'Mike Lawrco'
Cc: Oktay, Michaela
Subject: RE: CENTURY LINK AT 503
Attachments: RE: PROPERTY OWNER CONTACT - 503 E & 511 E First Ave - CenturyLink DSL build

Categories: Red Category

Mike and Pat,

I hope things are getting better for your family. Attached is an email from SLC Planning where they've place our conditional use request back on the administrative hearing agenda for Sept 12, 2013. As stated previously, an easement for the cabinet along with an easement for buried faculties from the street to the cabinet site are required. I strongly believe there are no sites on either of your properties that you would consider granting the necessary easements to support our build. With that said, I will gladly meet at your convenience prior to the Sept 12th meeting to see what options are available. I will call the number you provided and leave this same message.

Ralph Vigil
Right-of-way Manager
1425 W 3100 South
West Valley, UT 84119
off: 801-237-7149
cell: 801-259-9964
email: ralph.vigil@centurylink.com



CenturyLink™
Channel Alliance

From: Mike Lawrco [mailto:lawrcoinc@gmail.com]
Sent: Tuesday, September 03, 2013 10:08 PM
To: Vigil, Ralph
Cc: Oktay, Michaela
Subject: CENTURY LINK AT 503

Ralph,

Sorry I have not checked my emails these last few weeks. It is easier for us to use the phone. Please call at 801-363-0075 leave a message we will get back to you asap. Mike has had surgery and I am just getting over the shingles.

Mike and Pat

Oktaay, Michaela

From: Julia Lyon [julialyon@hotmail.com]
Sent: Monday, August 26, 2013 9:37 PM
To: Oktaay, Michaela
Subject: RE: questions regarding case PLNPCM2013-00319

Michaela,

Hello! I never heard back from you regarding my concerns below -- specifically the utility lines. Could you let me know who to follow up with?

And if you are not the right person, please let me know. Thanks!

Julia Lyon

From: julialyon@hotmail.com
To: michaela.oktay@slcgov.com
Subject: RE: questions regarding case PLNPCM2013-00319
Date: Thu, 1 Aug 2013 12:53:21 -0400

Michaela,

I had a few more follow-up comments regarding the proposed box.

1. I hope that city officials have asked Century Link to provide evidence of their unsuccessful effort to find private land to locate the box. As you may know, there are multiple parking lots south and west of this proposed corner. All of these are surrounded by parking strips. I am very surprised Century Link did not first propose locating its box in such an area instead of on a residential corner. It seems the city would want to encourage such a step from the perspective of livability and practicality.

2. One of the reasons we are concerned about the location of the box is because of the high number of utility lines already present near our home. I have attached pictures from our yard. I question whether some residents may have a disproportionate amount -- an unfair burden -- of utility lines/poles in their yards. More lines have recently been added by Comcast, etc. Who can I talk to about such concerns?

Thanks in advance.

Julia Lyon

From: julialyon@hotmail.com
To: michaela.oktay@slcgov.com
Subject: RE: questions regarding case PLNPCM2013-00319
Date: Thu, 11 Jul 2013 13:37:30 -0400

Thank you! I guess I'm surprised the proximity of the Governor's mansion and the historic district doesn't make this more of an issue. Thanks for passing my comments along.

From: Michaela.Oktaay@slcgov.com
To: julialyon@hotmail.com

Date: Mon, 8 Jul 2013 10:58:52 -0600

Subject: RE: questions regarding case PLNPCM2013-00319

Julia,

Thanks for your email and concern. Attached is an electronic copy of the application, it is public record. It is a internet ground mounted utility box. The applicant has spoken to the attempt to put it on private property (our preferred scenario) but that they haven't been able to secure an easement.

I am going to take another trip out there and check out your house and the utilities in the area. Please let me know if you have any other concerns or comments. Your comments will be included in my staff report.

Best,

MICHAELA OKTAY, AICP
Principal Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

michaela.oktay@slcgov.com

TEL 801-535-6003

FAX 801-535-6174

WWW.SLCGOV.COM

From: Julia Lyon [mailto:julialyon@hotmail.com]
Sent: Sunday, July 07, 2013 9:25 PM
To: Oktay, Michaela
Subject: questions regarding case PLNPCM2013-00319

Michaela,

I recently received a postcard from the city regarding a conditional use permit for Century Link to put a high speed internet xbox near my house. If possible, I would like to receive an electronic copy of the application.

I mainly want to know:

1. What is the purpose of the box?
2. What is the size -- is there a visual I can see?

We have a variety of transformers/junction boxes near our home already and I am concerned about an additional utility device near my home. I am wondering whether these have been adequately spread out throughout the neighborhood or whether they are clustered near us.

Thank you.

Julia Lyon

514 2nd Ave.

1. What is the purpose of the box?
2. What is the size -- is there a visual I can see?

We have a variety of transformers/junction boxes near our home already and I am concerned about an additional utility device near my home. I am wondering whether these have been adequately spread out throughout the neighborhood or whether they are clustered near us.

Thank you.
Julia Lyon
514 2nd Ave.

Oktay, Michaela

From: Oktay, Michaela
Sent: Tuesday, August 27, 2013 7:46 AM
To: Oktay, Michaela; 'Julia Lyon'
Subject: RE: questions regarding case PLNPCM2013-00319

Julia,

This was my initial response to your email.

Michaela

From: Oktay, Michaela
Sent: Monday, July 08, 2013 10:59 AM
To: Julia Lyon
Subject: RE: questions regarding case PLNPCM2013-00319

Julia,

Thanks for your email and concern. Attached is an electronic copy of the application, it is public record. It is a internet ground mounted utility box. The applicant has spoken to the attempt to put it on private property (our preferred scenario) but that they haven't been able to secure an easement.

I am going to take another trip out there and check out your house and the utilities in the area. Please let me know if you have any other concerns or comments. Your comments will be included in my staff report.

Best,

MICHAELA OKTAY, AICP
Principal Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

michaela.oktay@slcgov.com
TEL 801-535-6003
FAX 801-535-6174

WWW.SLCGOV.COM

From: Julia Lyon [<mailto:julialyon@hotmail.com>]
Sent: Sunday, July 07, 2013 9:25 PM
To: Oktay, Michaela
Subject: questions regarding case PLNPCM2013-00319

Michaela,

I recently received a postcard from the city regarding a conditional use permit for Century Link to put a high speed internet xbox near my house. If possible, I would like to receive an electronic copy of the application.

I mainly want to know:

ADMINISTRATIVE HEARING STAFF REPORT

Century Link Conditional Use for a Utility Box in the Public Right-of-Way

PLNPCM2013-00319

August 8, 2013
503 E. 1st Avenue



Planning and Zoning
Division
Department of Community
and Economic Development

Applicant

Ralph Vigil representing
Century Link Corporation

Staff

Michaela.Oktay
Michaela.oktay@slcgov.com
(801)535-6003

Current Zone

RMF-35 – Moderate Density
Residential

Master Plan Designation

Avenues, Medium Density
Residential

Council District

Council District 5
Stan Penfold

Current Use

Public right-of-way

Applicable Land Use Regulations

21A.54.080 – Conditional Use
21A.40.160 – Utility Boxes

Notification

- Notice mailed, & Property Posted by July 26, 2013
- Posted on City & State Websites by July 26, 2013

Attachments

- A. Site Plan
- B. Elevations & application
- C. Public Comment

REQUEST

The applicant, Century Link, represented by Ralph Vigil is requesting approval for a conditional use for a ground mounted high speed utility box structure located at approximately 503 E. 1st Avenue. The purpose of the structure is to provide internet service to residents in the immediate vicinity.

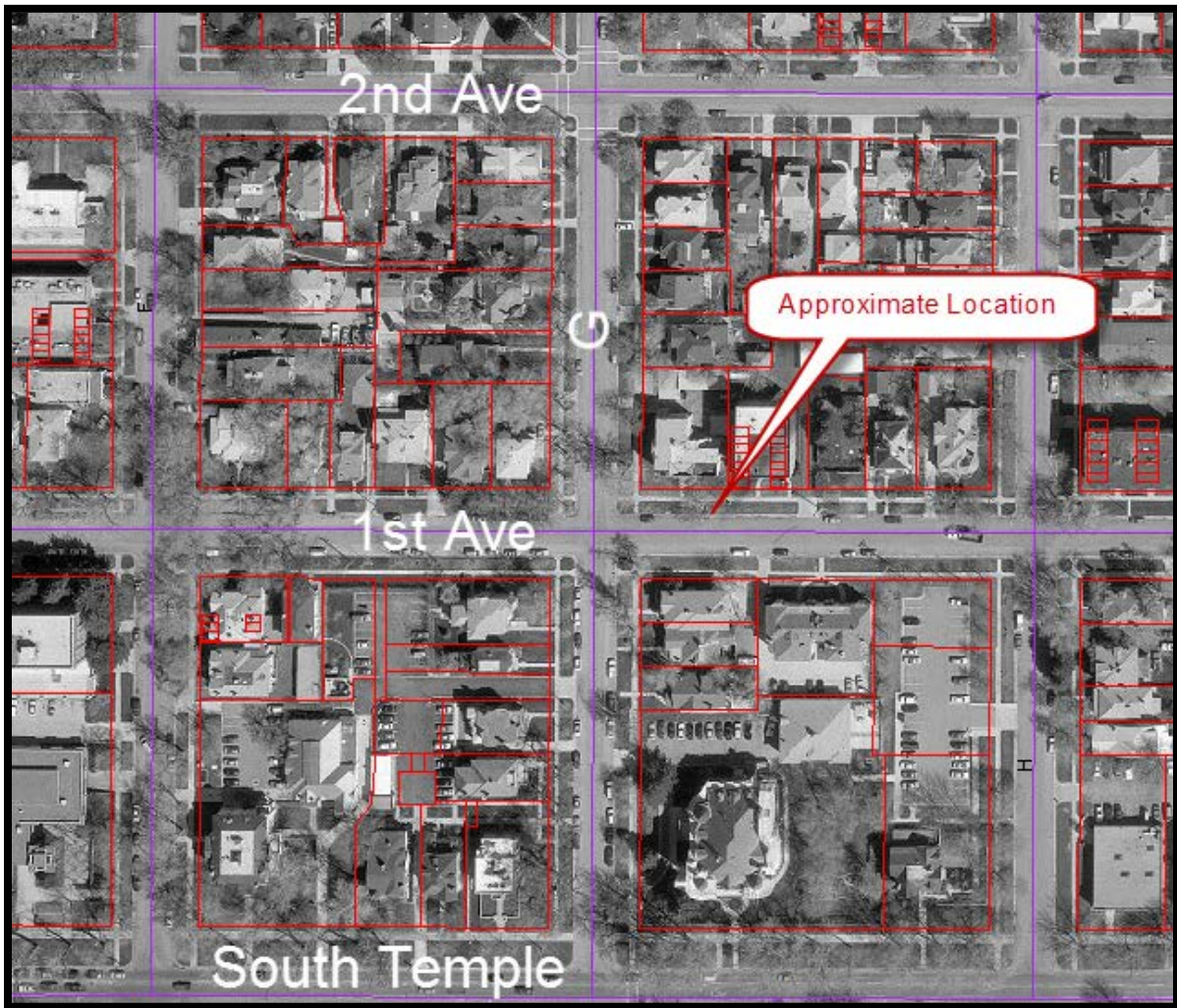
STAFF RECOMMENDATION

Staff recommends that the Administrative Hearing Officer review the proposed utility box application, conduct a public hearing and consider approving the application per the findings analysis and conditions of approval in this report.

Conditions of Approval

1. All necessary building permits for these structures shall be obtained from the building department prior to installation of the structures.
2. The applicant shall work with the adjacent property owner to determine what if any landscaping shall be planted to screen the box from view.
3. The applicant shall put information on the box with a number to call in the event that the box is vandalized or otherwise damaged.
4. Approval of a Certificate of Appropriateness for historic district design guideline compliance shall be completed prior to the issue of a building permit.
5. If the certificate of appropriateness petition is denied, this approval becomes null and void.

Vicinity Map



BACKGROUND

The applicant is requesting a conditional use permit for a utility box designed to enhance the internet service for homes in the immediate neighborhood. The structure will be approximately 42 inches in height and 21 inches in width. The purpose of the box is to house the mechanical equipment necessary for the service.

The box is proposed to be located in the public right-of-way in the park strip between the street and the sidewalk. Generally, the applicant works with property owners to secure a private easement to place the box on their property. In this case, they were not able to secure an easement with any private property owners in the immediate neighborhood, so they are seeking conditional use approval for the box in the public right-of-way.

Residential properties surround the proposed box and there are no other boxes located on the block face.

Comments

The application was reviewed at a Planning Division Open House on July 18, 2013. There has been concern and/or opposition submitted to staff (Attachment C). Staff has also received two phone calls in opposition, one from a tenant of 511 E. 1st Avenue and from an owner of a residence within the vicinity.

ANALYSIS

Criteria for Utility Box on Public Property

Conditional use review is required for all ground mounted utility boxes not specifically addressed as permitted uses in the Zoning Ordinance. Applications shall be reviewed administratively by the planning director or an assigned designee subject to the following criteria:

Standard 1: Location: Utility boxes shall be located and designed to reduce visual and environmental impacts on the surrounding properties.

Analysis: The box is proposed in a residential neighborhood and in a residential zone because it needs to be near the homes that it serves. .

Finding: Staff finds that there is no clustering of boxes in the area which would limit the visual or environmental impact on surrounding properties. The applicant has documented that the location proposed was chosen as the box responds to a service need in the area.

Standard 2: Spacing: Utility boxes shall be spaced in such a manner as to limit the visual and environmental impact of the boxes on neighboring properties. The planning director may limit the number of boxes allowed on a specific site to meet this standard.

Analysis: Staff finds that there are no other utility boxes on the block face.

Finding: Staff finds the proposed spacing is adequate.

Standard 3: Setbacks: The planning director may modify the setback of the utility box to reduce the visual and environmental impact of the box when viewed from the street or an adjacent property. The setback variation will be a function of the site constraints, the size of the proposed box and the setbacks of adjacent properties and structures.

Analysis: The box is proposed to be placed in a 12 foot grass park strip. There is no vegetation or structures on the site to obscure or shield the box. Therefore, modifying the setback either forward or backward would have a negligible effect on the environmental or visual impact of the box.

Finding: Staff finds that no modification of the setback is necessary to reduce the visual and environmental impact of the box.

Standard 4: Screening: To the greatest extent possible, utility boxes shall be screened from view of adjacent properties and city rights of way. Utility boxes and their associated screening shall be integral to the design of the primary building on site and address crime prevention through environmental design (CPTED) principles by maintaining solid or opaque screening materials.

Analysis: Because the proposed box is in the public right-of-way, it is not appropriate that the applicant build some type of barrier or screen to shield the box from view. Construction of this type of barrier may constitute a larger visual and environmental impact on the neighborhood than simply leaving it as a standalone structure. Shielding the box from view by planting or landscaping is a possibility; however, because the petitioner does not control the water supply and is only on site occasionally, the plantings would need to be tended by adjacent property owners. Therefore, staff has included a condition of approval requiring that the Century Link work with adjacent property owners to determine whether or not landscaping is wanted.

Also, per section 21A.48.060.E all plants and shrubs in the park strip must be less than 18 inches in height to protect the visual sightlines for cars and pedestrians.

To combat the inevitable abuse of the box by vandals, staff has included a condition of approval requiring that the box be marked with a telephone number to call to have graffiti removed, or have the box repaired if it is damaged.

Finding: Staff finds that the proposed box is properly shielded as conditioned.

Standard 5: Design: Utility box design shall reflect the urban character and pedestrian orientation of the area where it is located.

Analysis: The design of the box is similar to many boxes seen throughout the City. They are utilitarian in design. The size of the box is standard for this type of facility and needed to provide adequate service to the area. Century Link has stated that this size is the minimum size necessary to provide the service necessary. When the box is installed, individuals have a tendency to notice them, but over time, they seem to fade into the background a bit, and become part of the urban environment.

Nevertheless, this box, and the service it provides (high speed internet) is an integral part of a modern, walkable neighborhood. High speed internet service enables residents of the neighborhood to work, and shop from their homes, which in turn reduces vehicle traffic and reduces impacts on the environment.

Finding: Staff finds that the proposed utility box is a design element that characterizes Salt Lake City's streets, neighborhoods.

Standard 6: View: The location shall not block views within sight distance angles of sidewalks, driveways and intersections, or hinder pedestrian or vehicular circulation on the site.

Analysis: The box is proposed approximately 7 feet from the edge of curb and 60 feet from a driveway. This application was reviewed for compliance by the Transportation Division, who found that this location raised no sight distance or angle issues.

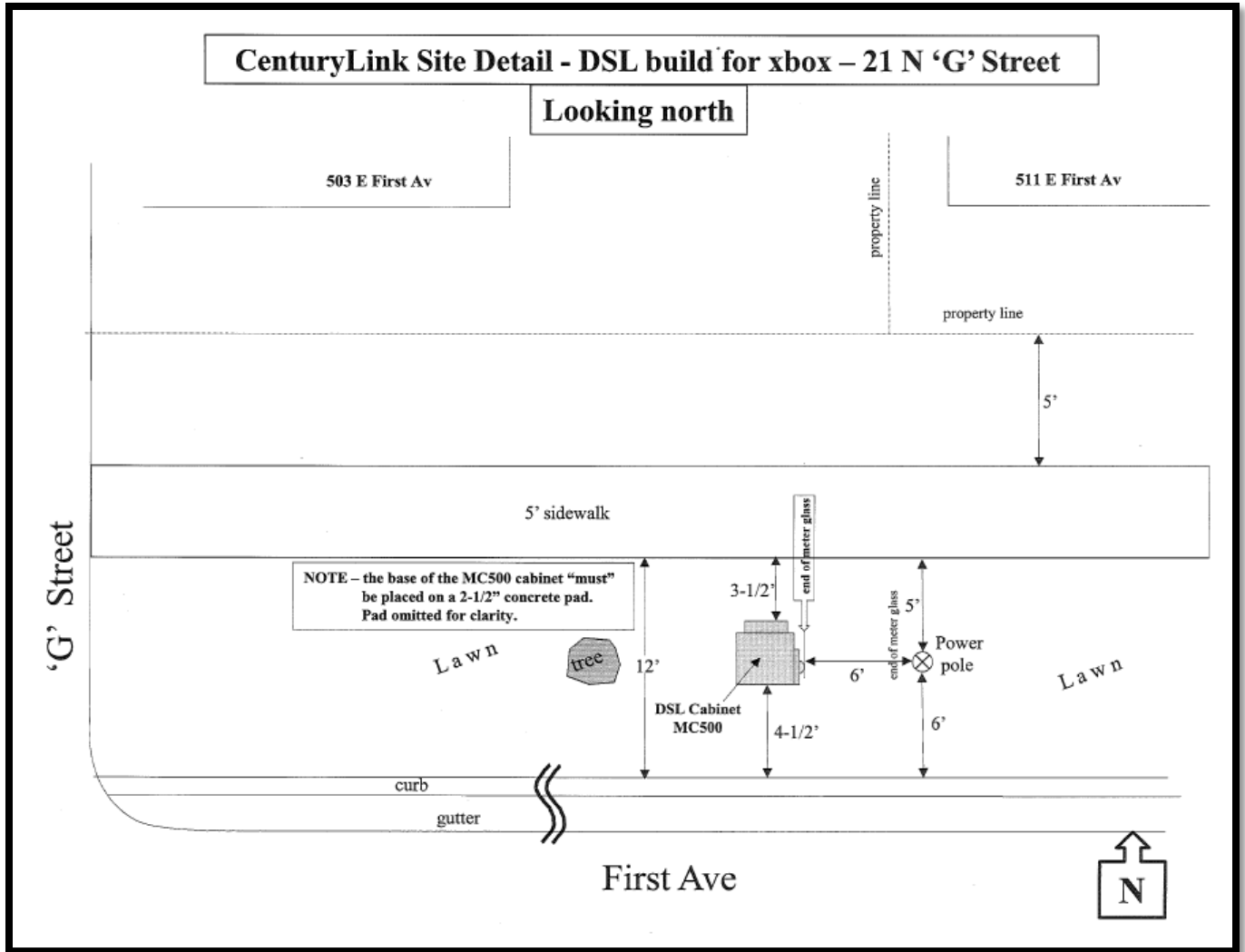
Finding: Staff finds the application meets this standard.

Standard 7: Certificate Of Appropriateness: Any ground mounted utility box located within an area subject to section [21A.34.020](#), "H Historic Preservation Overlay District", of this title shall require certificate of appropriateness review and approval with respect to location and screening materials.

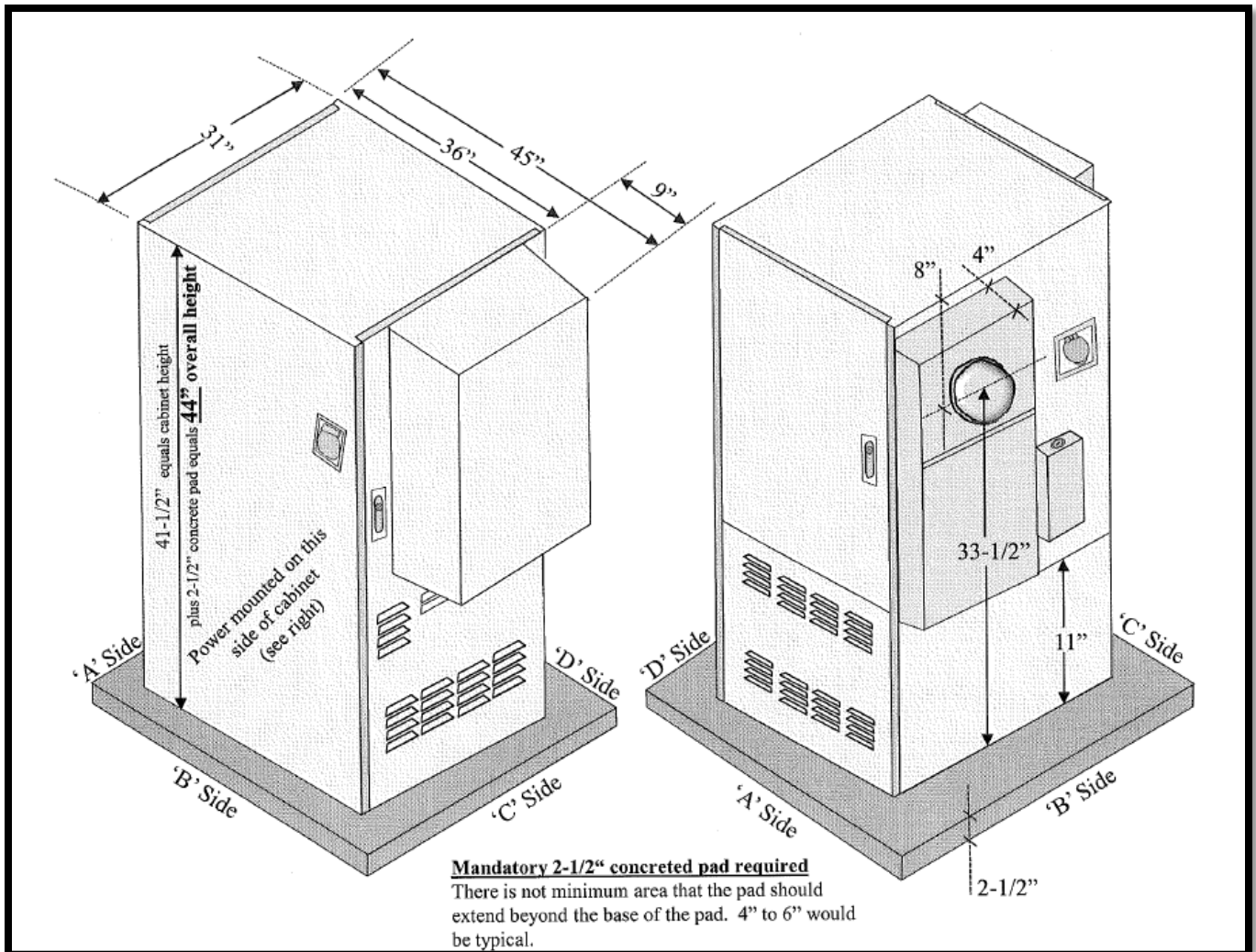
Analysis: The petitioner must submit an application for a Certificate of Appropriateness application as part of the box request. This application will be reviewed separately from this application, and may require Historic Landmark Commission review. Staff has included a condition of approval requiring approval prior to the issue of a building permit.

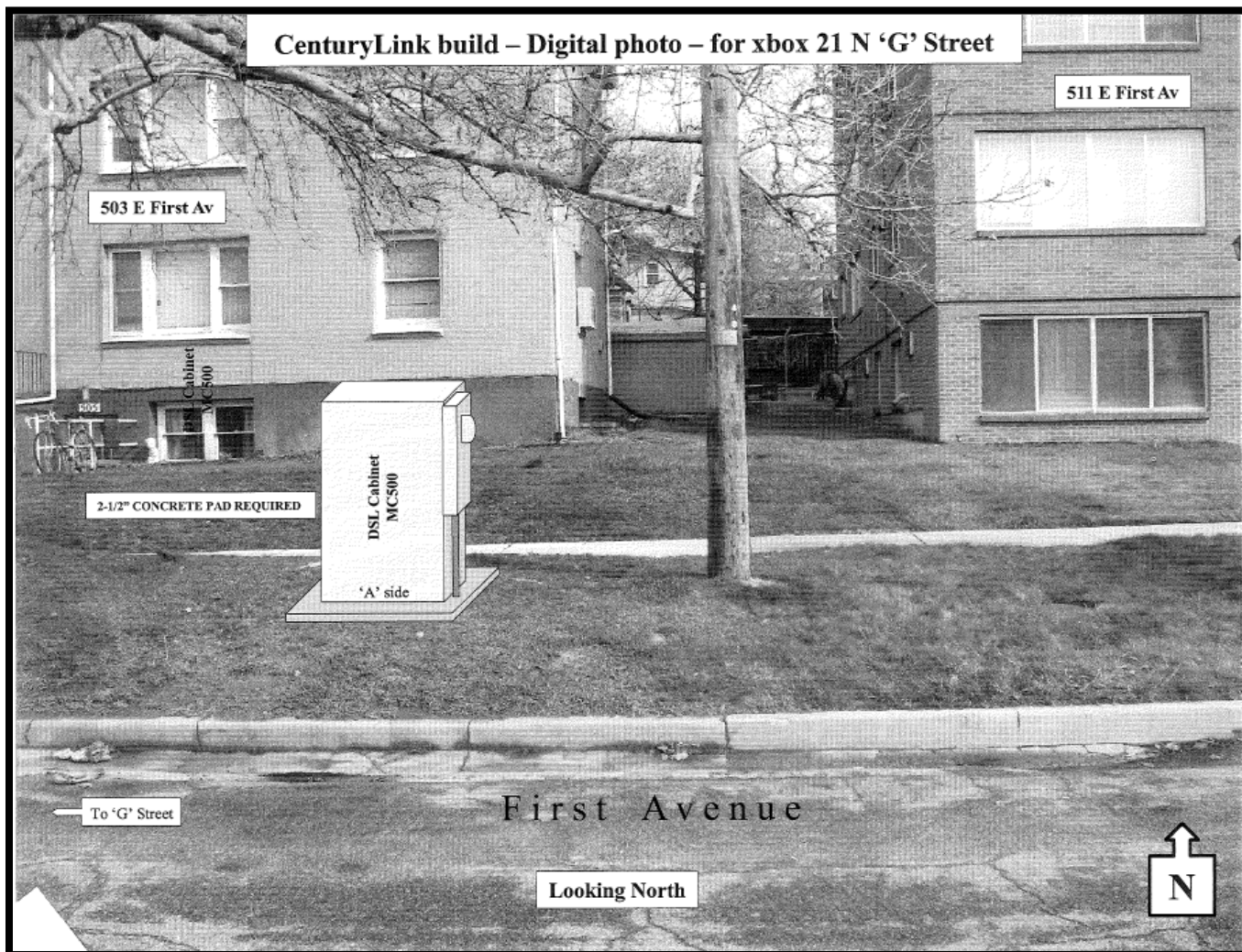
Finding: Staff finds that this standard is met.

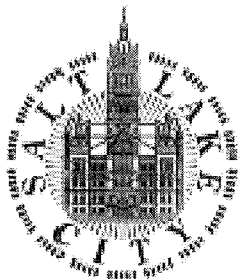
Attachment A Site Plan



Attachment B Elevations







Conditional Use

OFFICE USE ONLY
Petition No.: <u>PLNPCM243-003</u> 1.
Date Received: <u>6-8-13</u>
Reviewed By: <u>[Signature]</u>

Address of Subject Property: 503 East First Ave	
Project Name: CenturyLink - High Speed Internet build (DSL) - for xbox 21 N 'G' Street	
Name of Applicant: CenturyLink QC	Phone: 801-237-7149
Address of Applicant: 1425 W. 3100 South, West Valley City, 84119	
E-mail Address of Applicant: Ralph.Vigil@CenturyLink.com	Cell/Fax: 801-259-9964 / 801-974-8192
Name of Property Owner: Public Right of Way	Phone: N/A
E-mail Address of Property Owner: N/A	Cell/Fax: N/A
County Tax ("Parcel") #: Public right-of-way	Adjacent to Parcel #09-31-482-017
Zoning: RMF-35 - Mod Dense Multifam Res Dist	
Type of Modification Requested:	
Existing Property Use:	Proposed Property Use:
CC (Public right of way)	

Please include with the application:

1. The cost of first-class postage for each property owner and tenant within 85 feet, or within 300 feet if new construction of a principal building is due at the time of application. Please do not provide postage stamps.
2. A legal description of the subject property.
3. Ten (10) copies of a preliminary site development plan, floor plans, elevation drawings, and sign plans prepared according to the attached guidelines.
4. Answers to questions on the back of this form.
5. If applicable, a signed, notarized statement of consent authorizing applicant to act as an agent
6. Filing fee of \$664.44 plus \$110.74 per acre in excess of one acre.

Filing fee is required at the time of application.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

If you have any questions regarding the requirements of this application, please contact the Salt Lake City Buzz Center at 801-535-7700 prior to submittal.

File the complete application at:
Salt Lake City Buzz Center
PO Box 145471
451 South State Street, Room 215
Salt Lake City, UT 84111

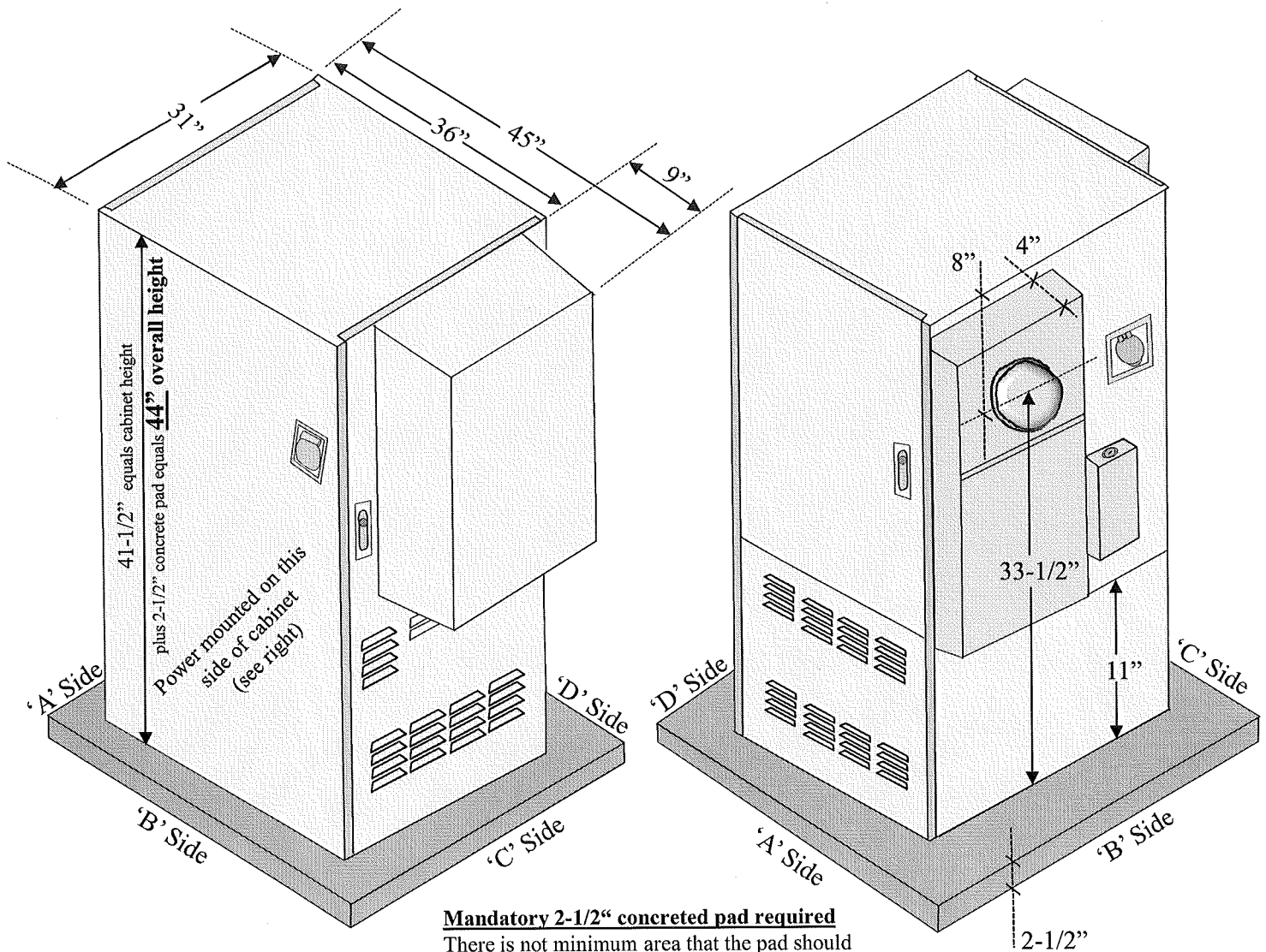
Signature of Property Owner
Or authorized agent

Ralph Vigil

05/08/13

RECEIVED MAY 09 2013

SALT LAKE CITY PLANNING

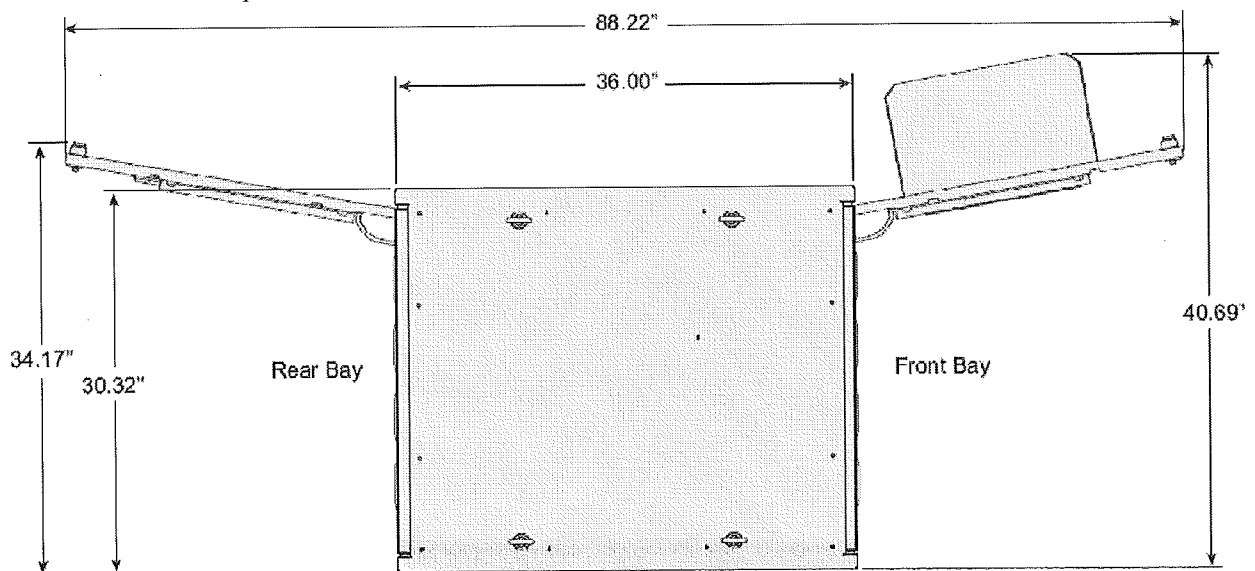


Mandatory 2-1/2" concreted pad required

There is not minimum area that the pad should extend beyond the base of the pad. 4" to 6" would be typical.

NOT

The 'A' side of the cabinet will most often be referred to as the front but can be positioned to utilize the best available area, or as requested.





May 8, 2013

Salt Lake City Planning
451 South State Street, Rm. 406
Salt Lake City, Utah 84111

Re: Conditional use request – CenturyLink DSL build – xbox 21 N 'G' Street

Dear Planner,

As you know CenturyLink has been in the process of upgrading and expanding its fiber optic based high speed internet service within Salt Lake City. These projects (our build) require additional cabinet(s) to be placed adjacent to or as close as possible to our cross connect cabinet known as a cross connect box (xbox). Our xbox for this build is 21 N 'G' Street. We have proposed utilization of an existing park strip. **Please see below.**

As an FYI, depending on our ability to place the new cabinet(s) next to our xbox the build location address may/will be different than the cross box address requiring the DSL build.

In order the following information in enclosed:

Conditional use application
Location map & Parcel Information
Zoning Information
Site digital photos
Site detail
Equipments schematic

CenturyLink build comments:

- Our build for this for this xbox proposes placing our newly approved DSL cabinet (MC500) with in public right-of-way. **This cabinet is not applicable for all CenturyLink builds.**

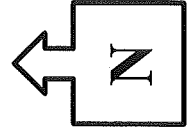
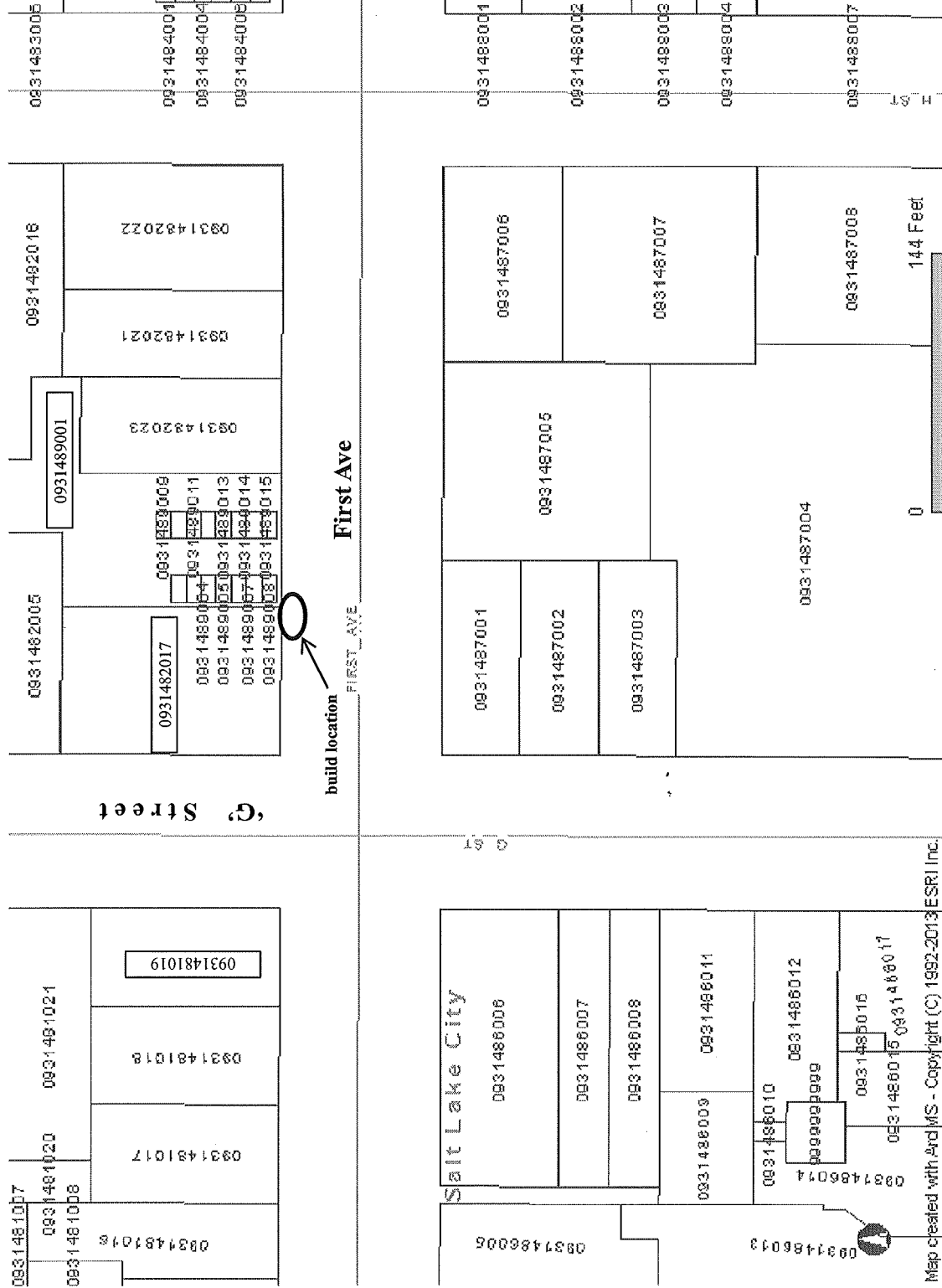
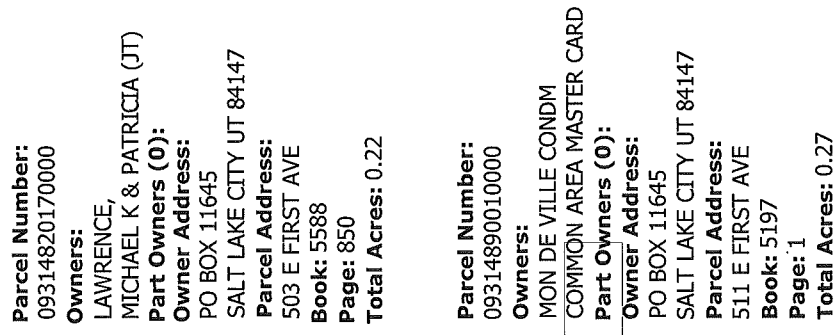
Note: The digital photo of our proposed build for this site shows a significant gap from the power pole to the proposed placement of the MC500 cabinet. Rocky Mountain Power will not allow any portion of a new cabinet requiring power to be placed any closer than 6 feet from any pole they are attached to.

If you have any questions or need additional information, please contact me.

Sincerely,

Ralph Vigil
CenturyLink
Right-of-way Manager
off: 801-237-7149
mo: 801-259-9964
email: ***Ralph.Vigil@centurylink.com***

Location map - CenturyLink Site - DSL build for xbox 21 N 'G' Street



CenturyLink build – Digital photo – for xbox 21 N ‘G’ Street



Looking North



First Avenue

To ‘G’ Street

2-1/2" CONCRETE PAD REQUIRED

DSL Cabinet MC500

DSL Cabinet MC500

‘A’ side

511 E First Av

503 E First Av

CenturyLink Site Detail - DSL build for xbox - 21 N 'G' Street

Looking north

503 E First Av

511 E First Av

property line

property line

5'

5' sidewalk

NOTE - the base of the MC500 cabinet "must" be placed on a 2-1/2" concrete pad. Pad omitted for clarity.



Lawn

Lawn

end of meter glass

Power pole

5'

6'

6'

3-1/2'

end of meter glass

DSL Cabinet MC500

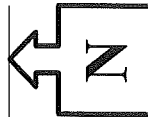
4-1/2'

12'

curb

gutter

First Ave



'G' Street

Please describe your project:

CenturyLink identifies sites/builds next to or as close to our existing cross connect cabinet to place our "high speed internet" (DSL) equipment that will allow us to deliver this service. For this DSL build we have proposed utilization of the parks strip, within the public rights-of-ways.

List the primary street accesses to this property:

'G' Street

If applicable, what is the anticipated operating/delivery hours associated with the proposed use?

N/A

What are the land uses adjacent to the property (abutting and across-the-street properties)?

RMF-35 Moderate Density Multifamily Residential District

Have you discussed the project with nearby property owners? If so, what responses have you received?

Yes. Tried to secure/acquire private right of ways. No success.

If applicable, list the primary exterior construction materials you will use as part of this project.

N/A

How many parking stalls will be provided as part of the project?

N/A

How many employees do you expect to have on-site during the highest shift?

N/A

Where applicable, how many seats will be provided as part of the conditional use?

N/A

What is the gross floor area of the proposed building?

N/A

[+]Feedback

Zoning Inf

Salt Lake City

Zoning information

Search By Address Search By Parcel

Search By Parcel Number

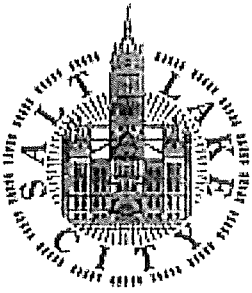
(Enter a ten digit Parcel number, click "Submit" to Search)

0931482017

Submit

Code	Description	Parcel#	Detail
RMF-35	MODERATE DENSITY MULTIFAMILY RESIDENTIAL DISTRICT	09-31-482-017	For detail on this Zoning Ordinance, click on this, enter MODERATE DENSITY MULTIFAMILY RESIDENTIAL DISTRICT to search. On the search result list, looking for item with RMF-35 code.

Salt Lake City Corporation© 2013



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Date: May 08, 2013

RALPH VIGIL

PLANNING COMMISSION

1425 W 3100 S

WEST VALLEY CITY, UT 84119

Project Name: 503 E 1ST AVE, CENTURY LINK GROUND MOUNTED UTILITY

Project Address: 503 E 1ST AVE

Detailed Description:



□

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1049942							
Postage	49	06	00600	1890	\$22.05		
Filing Fee (1	06	00900	125118	\$664.44		
Total for invoice 1049942					\$686.49		\$686.49
Total for PLNPCM2013-00319					\$686.49		\$686.49

OFFICE USE ONLY

Intake By: LN1690

CAP ID #

PLNPCM2013-00319

Total Due: \$686.49



* P L N P C M 2 0 1 3 - 0 0 3 1 9 *

www.slcpermits.com

Treasurer's Office
Ref# 124564
PL NPCM2013-00319 Card
\$686.49 5/8/2013

Please Keep
This Box Clear

1-481-018-0000]
F, SHANNON K & JEFFREY R; TC
750 MAGNOLIA AVE
PASADENA, CA 91106

[09-31-482-012-0000]
BURNS, CHERIE K
1199 PACIFIC HWY #1501
SAN DIEGO, CA 92101

[09-31-487-002-0000]
PROPERTIES @ 34 G STREET, LLC
2189 S 4000 W
REXBURG, ID 83440

[09-31-487-001-0000]
PHILLIPS, RONALD C & ROXANNA; JT
PO BOX 1395
ELEPHANT BUTTE, NM 87935-1395

[09-31-489-010-0000]
SKORUT, ANNA
15 FEATHER SOUND DR
HENDERSON, NV 89052

[09-31-481-008-0000]
WEST, JASON B & JILL A; JT
217 W LEONA ST
UVALDE, TX 78801-4603

[09-31-482-009-0000]
VANYA HOLDINGS, LLC
HC64 BOX 3215
MOAB, UT 84532

[09-31-481-007-0000]
HAJ & EDJ LAUNDRY, INC
70 N 'F' ST
SALT LAKE CITY, UT 84103-2942

[09-31-481-006-0000]
KENDALL, JEREMIAH J & HORNG, WAN; JT
72 N 'F' ST
SALT LAKE CITY, UT 84103-2942

[09-31-481-005-0000]
LOOCK, RONALD D & DONALD A; JT
78 N 'F' ST
SALT LAKE CITY, UT 84103-2942

[09-31-482-005-0000]
MERICOLA, AUGIE K & KAREN A; JT
68 N 'G' ST
SALT LAKE CITY, UT 84103-2952

[09-31-481-020-0000]
MIROW, SUSAN
73 N 'G' ST
SALT LAKE CITY, UT 84103-2951

~~[09-31-481-021-0000]
MIROW, SUSAN; TR
73 N 'G' ST
SALT LAKE CITY, UT 84103-2951~~

[09-31-481-012-0000]
SENJO, SCOTT
77 N 'G' ST
SALT LAKE CITY, UT 84103-2951

[09-31-481-011-0000]
WILKINSON, CRAIG
83 N 'G' ST
SALT LAKE CITY, UT 84103-2951

[09-31-482-001-0000]
MARK, HENRY J & MARY H; JT
88 N 'G' ST
SALT LAKE CITY, UT 84103-2952

[09-31-481-010-0000]
CARROLL, PHILIP & CARLISLE S (JT)
89 N 'G' ST
SALT LAKE CITY, UT 84103-2951

[09-31-482-016-0000]
STRAUS, CHRISTOPHER M
67 N 'H' ST
SALT LAKE CITY, UT 84103-2961

[09-31-482-015-0000]
PHILLIPS, MELISSA W
73 N 'H' ST
SALT LAKE CITY, UT 84103-2961

[09-31-482-014-0000]
RUGH, THOMAS F & SUSAN S; JT
75 N 'H' ST
SALT LAKE CITY, UT 84103-2961

[09-31-482-013-0000]
WARMATH, SARAH
83 N 'H' ST
SALT LAKE CITY, UT 84103-2961

[09-31-489-008-0000]
REID, DAN & CHERYL; JT
1400 E 3010 S
SALT LAKE CITY, UT 84106-3408

[09-31-489-005-0000]
HAMMOND, RANDY G
3389 S EVERGREEN PL
SALT LAKE CITY, UT 84106

[09-31-481-017-0000]
THOMPSON, JEFFREY P
473 E FIRST AVE
SALT LAKE CITY, UT 84103-2902

[09-31-489-011-0000]
BAHR, KRISTOPHER
511 E FIRST AVE #9
SALT LAKE CITY, UT 84103-2908

[09-31-489-016-0000]
ONTKO, THOMAS S
511 E FIRST AVE #15
SALT LAKE CITY, UT 84103-2908

[09-31-489-013-0000]
HESSE, DAN
511 E FIRST AVE #403
SALT LAKE CITY, UT 84103-3178

[09-31-482-021-0000]
PFITZNER, MARK; TR (MP LV TRST)
531 E FIRST AVE
SALT LAKE CITY, UT 84103-2906

~~[09-31-482-023-0000]
PFITZNER, MARK; TR
531 E FIRST AVE
SALT LAKE CITY, UT 84103-2906~~

[09-31-482-022-0000]
LEE, MARY ANN W; TR
535 E FIRST AVE
SALT LAKE CITY, UT 84103-2906

[09-31-482-002-0000]
G STREET PINES, L.C.
1714 E FORT DOUGLAS CIR
SALT LAKE CITY, UT 84103-4450

[09-31-481-015-0000]
ANDERSON, JOHN L & MYRNA L (JT)
629 S LAKE ST
SALT LAKE CITY, UT 84102-3422

[09-31-481-019-0000]
SUN SHADOW VENTURES, LLC
3551 E MILLCREEK RD
SALT LAKE CITY, UT 84109-3879

[09-31-481-016-0000]
LESSING, DALE L
526 N PERRYS HOLLOW RD
SALT LAKE CITY, UT 84103-4244

[09-31-482-017-0000]
LAWRENCE, MICHAEL K & PATRICIA (JT)
PO BOX 11645
SALT LAKE CITY, UT 84147-0645

[09-31-489-014-0000]
MONSON, E E COMPANY
PO BOX 11645
SALT LAKE CITY, UT 84147-0645

[09-31-489-012-0000]
MONSON, E E COMPANY
PO BOX 11645
SALT LAKE CITY, UT 84147-0645

[09-31-489-009-0000]
MONSON, E E COMPANY
PO BOX 11645
SALT LAKE CITY, UT 84147-0645

[09-31-489-006-0000]
MONSON, E E COMPANY
PO BOX 11645
SALT LAKE CITY, UT 84147-0645

[09-31-489-007-0000]
MONSON, E E COMPANY
PO BOX 11645
SALT LAKE CITY, UT 84147-0645

[09-31-489-001-0000]
MON DE VILLE CONDM COMMON AREA MASTER
CARD
PO BOX 11645
SALT LAKE CITY, UT 84147-0645

[09-31-489-002-0000]
LAWRENCE, MICHAEL K & PATRICIA (JT)
PO BOX 11645
SALT LAKE CITY, UT 84147-0645

[09-31-489-003-0000]
LAWRENCE, MICHAEL K & PATRICIA (JT)
PO BOX 11645
SALT LAKE CITY, UT 84147-0645

[09-31-489-004-0000]
MONSON, E E COMPANY
PO BOX 11645
SALT LAKE CITY, UT 84147-0645

[09-31-487-003-0000]
UTAH DEPARTMENT OF TRANSPORTATION, ETAL
PO BOX 148420
SALT LAKE CITY, UT 84114-8420

[09-31-482-003-0000]
HART, STEVE E
PO BOX 22523
SALT LAKE CITY, UT 84122-0523

[09-31-487-005-0000]
FIRST AVENUE MANAGEMENT COMPANY, LLC
PO BOX 520673
SALT LAKE CITY, UT 84152-0673

[09-31-489-015-0000]
MONSON, E E COMPANY
PO BOX 62
SALT LAKE CITY, UT 84110-0062

[09-31-478-006-0000]
FLANDRO, KENT O; TR
PO BOX 9827
SALT LAKE CITY, UT 84109-9827

[09-31-481-003-0000]
ROBINSON, VERNICE
468 E SECOND AVE
SALT LAKE CITY, UT 84103-2922

[09-31-481-004-0000]
BERRYMAN, LISA Y && DAVID M; JT
474 E SECOND AVE
SALT LAKE CITY, UT 84103-2922

[09-31-482-024-0000]
BARKER, CHRIS G & LYON, JULIA B; JT
514 E SECOND AVE
SALT LAKE CITY, UT 84103-2924

[09-31-482-010-0000]
WEIXLER, ROBERT W & SHEREE G; JT
520 E SECOND AVE
SALT LAKE CITY, UT 84103-2924

[09-31-482-011-0000]
GARCIA, LIENG K; TR (LKG FAM TRUST)
530 E SECOND AVE
SALT LAKE CITY, UT 84103-2924

[09-31-482-004-0000]
GEE STREET LLC
573 E SEVENTH AVE
SALT LAKE CITY, UT 84103-3051

[09-31-487-006-0000]
STATE OF UTAH
450 N STATE OFFICE BLDG
SALT LAKE CITY, UT 84114

[09-31-487-007-0000]
STATE OF UTAH
450 N STATE OFFICE BLDG
SALT LAKE CITY, UT 84114

[09-31-487-008-0000]
STATE OF UTAH
450 N STATE OFFICE BLDG
SALT LAKE CITY, UT 84114

[09-31-487-004-0000]
STATE OF UTAH
450 N STATE OFFICE BLDG
SALT LAKE CITY, UT 84114

[09-31-486-007-0000]
AIC INVESTMENT PROPERTIES, LLC
PO BOX 4902
JACKSON, WY 83001

Attachment C
Public Comment

To: Salt Lake Planning Division
451 South State Street rm. # 406
Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just ^{an} more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.

Kris Bahr

Signature

Kris Bahr

Owner/ Tenant printed name

511 E. 1st Ave. #401

Address

From: Oktay, Michaela
To: ["Julia Lyon"](#)
Subject: RE: questions regarding case PLNPCM2013-00319
Date: Monday, July 08, 2013 10:58:00 AM
Attachments: [application.pdf](#)

Julia,

Thanks for your email and concern. Attached is an electronic copy of the application, it is public record. It is a internet ground mounted utility box. The applicant has spoken to the attempt to put it on private property (our preferred scenario) but that they haven't been able to secure an easement. I am going to take another trip out there and check out your house and the utilities in the area. Please let me know if you have any other concerns or comments. Your comments will be included in my staff report.

Best,

MICHAELA OKTAY, AICP
Principal Planner

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

michaela.oktay@slcgov.com
TEL 801-535-6003
FAX 801-535-6174

www.SLCGOV.COM

From: Julia Lyon [mailto:julialyon@hotmail.com]
Sent: Sunday, July 07, 2013 9:25 PM
To: Oktay, Michaela
Subject: questions regarding case PLNPCM2013-00319

Michaela,

I recently received a postcard from the city regarding a conditional use permit for Century Link to put a high speed internet xbox near my house. If possible, I would like to receive an electronic copy of the application.

I mainly want to know:

1. What is the purpose of the box?
2. What is the size -- is there a visual I can see?

We have a variety of transformers/junction boxes near our home already and I am

concerned about an additional utility device near my home. I am wondering whether these have been adequately spread out throughout the neighborhood or whether they are clustered near us.

Thank you.

Julia Lyon

514 2nd Ave.

To: Salt Lake Planning Division
451 South State Street rm. # 406
Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.



Signature

MARCOS Padilla

Owner/ Tenant printed name

511 FIRST AVE # 402

Address

SLC UT. 84103

To: Salt Lake Planning Division
451 South State Street rm. # 406
P.O. Box 145480
Salt Lake City, Utah 84114-5480

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try? Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.

Patricia Lawrence (president)
Signature

Laurco Inc.
Owner/ Tenant printed name

P.O. Box 11645
Address

To: Salt Lake Planning Division
451 South State Street rm. # 406
P.O. Box 145480
Salt Lake City, Utah 84114-5480

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try? Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.

Patricia Lawrence (owner)
Signature

HAS & EDJ Laundry Inc.
Owner/ Tenant printed name

70 N F Street
Address

To: Salt Lake Planning Division
451 South State Street rm. # 406
P.O. Box 145480
Salt Lake City, Utah 84114-5480

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try? Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.

Rahua Lawrence (secretary)
Signature

Mon De Ville Condo Association
Owner/ Tenant printed name

511 1st Ave
Address

To: Salt Lake Planning Division
451 South State Street rm. # 406
P.O. Box 145480
Salt Lake City, Utah 84114-5480

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try? Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.

Signature


Michael K. Lawrence

Owner/ Tenant printed name

P.O. Box 11645 SLC, UT. 84147

Address

To: Salt Lake Planning Division

451 South State Street rm. # 406

Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319


The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

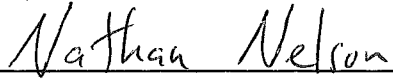
This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

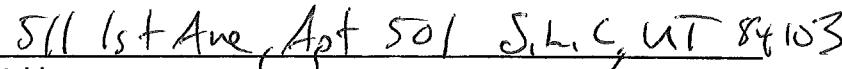
We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.



Signature



Owner/ Tenant printed name



Address

To: Salt Lake Planning Division

451 South State Street rm. # 406

Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.

Audrey Stewart Ruben Gonzales
Signature

Audrey Stewart Ruben Gonzales
Owner/Tenant printed name

503 1st Ave #2 SLC, Utah 84103
Address

To: Salt Lake Planning Division

451 South State Street rm. # 406

Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

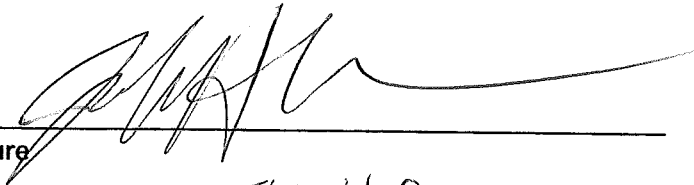
We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.

Signature



Owner/ Tenant printed name

Jakob Hofer

Address

56 G St.

To: Salt Lake Planning Division

451 South State Street rm. # 406

Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.

Signature

Julie Price

Owner/ Tenant printed name

Julie PRICE

Address

503 1st Ave #2

To: Salt Lake Planning Division

451 South State Street rm. # 406

Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319

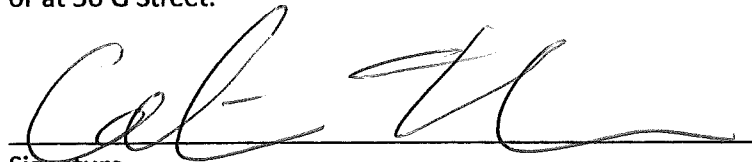
The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

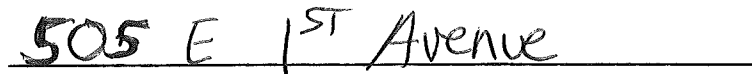
We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.



Signature



Owner/ Tenant printed name



Address

To: Salt Lake Planning Division

451 South State Street rm. # 406

Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.

Signature

Owner/ Tenant printed name

Address

511 East 1st Ave. Apt 302 SLC, UT 84103

To: Salt Lake Planning Division

451 South State Street rm. # 406

Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.


Signature

JEFF S. ANDERSON
Owner/ Tenant printed name

511 1st AVE. # 103 SLC, UT. 84103
Address

To: Salt Lake Planning Division

451 South State Street rm. # 406

Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.


Signature

COLTER VALCARCE
Owner/ Tenant printed name

1ST AVE, G STREET SALT LAKE CITY, UT 84103
Address

To: Salt Lake Planning Division

451 South State Street rm. # 406

Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.


Signature

DANIEL M. HESSE, TEE
Owner/ Tenant printed name

P.O. Box 3 Auburn WY 83111
Address

Owner 511 E First Ave. # 403

To: Salt Lake Planning Division

451 South State Street rm. # 406

Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.

Wesley Green
Signature

Wesley Green - tenant
Owner/ Tenant printed name

511 1st Ave Apt. 50-203
Address

To: Salt Lake Planning Division

451 South State Street rm. # 406

Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.

Signature

Owner/ Tenant printed name

Address

To: Salt Lake Planning Division
451 South State Street rm. # 406
P.O. Box 145480
Salt Lake City, Utah 84114-5480

Atten: Michaela Oktay

Case number PLNPCM2013-00319

The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try? Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will lose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.

Signature

FATBCK LAWRENCE

Owner/ Tenant printed name

511 1ST AVE #503

Address

To: Salt Lake Planning Division
451 South State Street rm. # 406
P.O. Box 145480
Salt Lake City, Utah 84114-5480

Atten: Michaela Oktay

Case number PLNPCM2013-00319

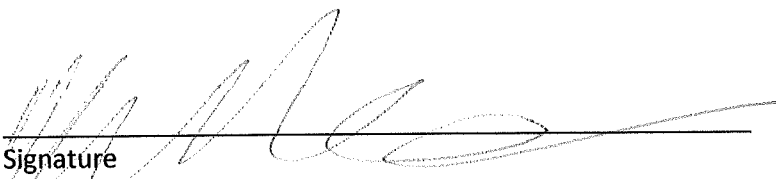
The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try? Why us?

This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will lose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.


Signature

Elle McFarlane
Owner/ Tenant printed name

511 E. 1st Ave SLC, UT 84103
Address

To: Salt Lake Planning Division

451 South State Street rm. # 406

Salt Lake City, Utah 84111

Atten: Michaela Oktay

Case number PLNPCM2013-00319


The proposed Century Link High Speed Internet Xbox, to be place on our property at 503 First Avenue, Salt Lake City, Utah, is against our wishes. We do not want this utility box on our property.

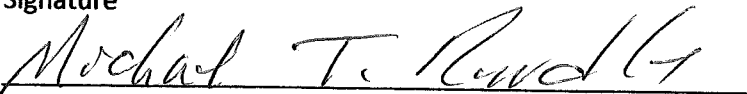
We have asked Century Link in previous conversations not to locate their equipment on our property. Why do they continue to try. Why us?

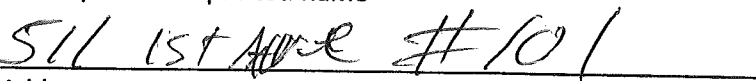
This utility box, right in front of our apartment building is ugly and will detract from the value of our property and that of our neighbors at 511 First Ave. We will loose value in our property.

We already have a major gang writing graffiti problem on our properties' and on the lower avenues. Police give us no help at all in patrolling this problem. This box will be just on more attraction to accommodate more graffiti, which in turn causes our property to begin to look less attractive to owners like us and tenants alike.

We do not want this utility eye sore and problem on our property at 503 1st Ave. or 511 1st Ave. or at 56 G Street.


Signature


Owner/ Tenant printed name


Address