



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Katia Pace, (801) 535-6354
Date: November 12, 2014
Re: PLNPCM2014-00178 AT&T Rooftop Antennae at 115 South 1100 East (Arlington Place)

CONDITIONAL USE

PROPERTY ADDRESS: 115 South 1100 East (Arlington Place)
PARCEL ID: 16-05-208-001
MASTER PLAN: Central Community
ZONING DISTRICT: RMF-45 (Moderate/High Density Multifamily Residential)

REQUEST: The petitioner, Rachel Fenton, representing AT&T, is requesting a conditional use approval for new unmanned wireless antennae located on the rooftop of the Arlington Place located at 115 South 1100 East. The equipment cabinets are proposed to be installed in an existing storage room in the parking garage. This project is located in the RMF-45 (Moderate/High Density Multifamily Residential) zoning district. As per Section 21A.40.090(E) of the Zoning Ordinance all rooftop mounted antennae in the RMF-45 zone require conditional use approval.

Zoning Ordinance section 21A.54.155 authorizes administrative approval of this type of conditional use; however, because of some neighborhood opposition this request is being forwarded to the Planning Commission. This site is within the University Historic District and as such it will require review for its appropriateness in a historic district.

RECOMMENDATION: Planning Staff recommends that the Planning Commission approve the proposed conditional use. The motion to approve is below:

Based on the information in this staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission approve application PLNPCM2014-00178, for AT&T Rooftop Antenna at 115 South 1100 East with the following conditions:

1. Any modifications to the approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Division prior to execution.
2. The request will require a Certificate of Appropriateness for historic appropriateness approval.
3. Conditional Use approval expires within one year of the date of approval unless all required permits are obtained.
4. Applicant shall comply with all other department/division requirements.

ATTACHMENTS:

- A. Vicinity Map
- B. Photos
- C. Site Plan & Elevations
- D. Existing Conditions & Zoning Requirements
- E. Analysis of Standards
- F. Public Process and Comments
- G. Dept. Comments
- H. Motions

PROJECT DESCRIPTION:

The request is for new unmanned wireless antennae located on the rooftop of the Arlington Place located at 115 South 1100 East. If approved, the proposal would provide service to AT&T customers in the surrounding area.

This is a U-shaped multi-family building, eight stories high. The site is situated within the University Historic District, however, the building is considered noncontributing to the historic district. Currently T-Mobile has six existing antennae that are wall-mounted in three different locations and with two antennae on each location around the roof. According to the applicant, T-Mobile does not agree to collocate.

Originally the applicant requested approval for stealth antennae; the proposal was to build structures that would represent chimneys to conceal the antennae. The structure would be approximately 10 feet wide by 10 feet high. Through an Administrative Interpretation the Planning Division determined that the structures could not represent chimneys due to the size being too big and not complying with the zoning regulations.

The applicant has modified the request and is asking for rooftop antennae without enclosures. The updated request is for three antennae boxes located on three different locations on the rooftop of the building. Each of the squid boxes will hold four antennae, the antennae will be aligned on angles but will be further than ten feet from the parapet wall of the building, and the antennae will be eight to six feet high. All conduit and fiber cables are proposed to run down through an existing stairwell and will connect to the equipment cabinets that are proposed to be installed in an existing storage room in the parking garage.

KEY ISSUES:

The subject building is approximately 66 feet high and it exceeds the maximum building height in the RMF-45 zoning district by 21 feet. However, Zoning Ordinance section 21A.40.090.E.8 allows roof antennae on buildings that exceed the maximum allowable height of the zoning district if said antenna is allowed on the zoning district. Roof top antennae are listed as a conditional use in the RMF-45 zoning district and therefore, if approved according to the standards, are allowed.

The subject property is located in a historic district and if approved as a conditional use it will also require a Certificate of Appropriateness for historical approval. As a guideline, the equipment should, to the greatest extent possible, be situated where it will not have a visual impact upon the site, the building or its roof profile.

Some neighbors are concerned that the proposed antennae will be located across the street from an electrical substation and that the addition of the antennae will detract from the residential integrity of the neighborhood and create an industrial feel to the area and consequently reduce property values. However, no evidence has been submitted to suggest that this concern is valid and the impact on property values is not one of the listed standards for conditional use approval. Furthermore, the intent of moving the antennae away from the edge of the building is to reduce their visual impact, which is aimed at mitigating the visual impact.

Over-the-Air Reception Devices (“OTARD”) Rule

As directed by Congress in Section 207 of the Telecommunications Act of 1996, and amended in 2000, the Federal Communications Commission adopted the Over-the-Air Reception Devices (“OTARD”) rule concerning governmental and nongovernmental restrictions on wireless antennae and other devices.

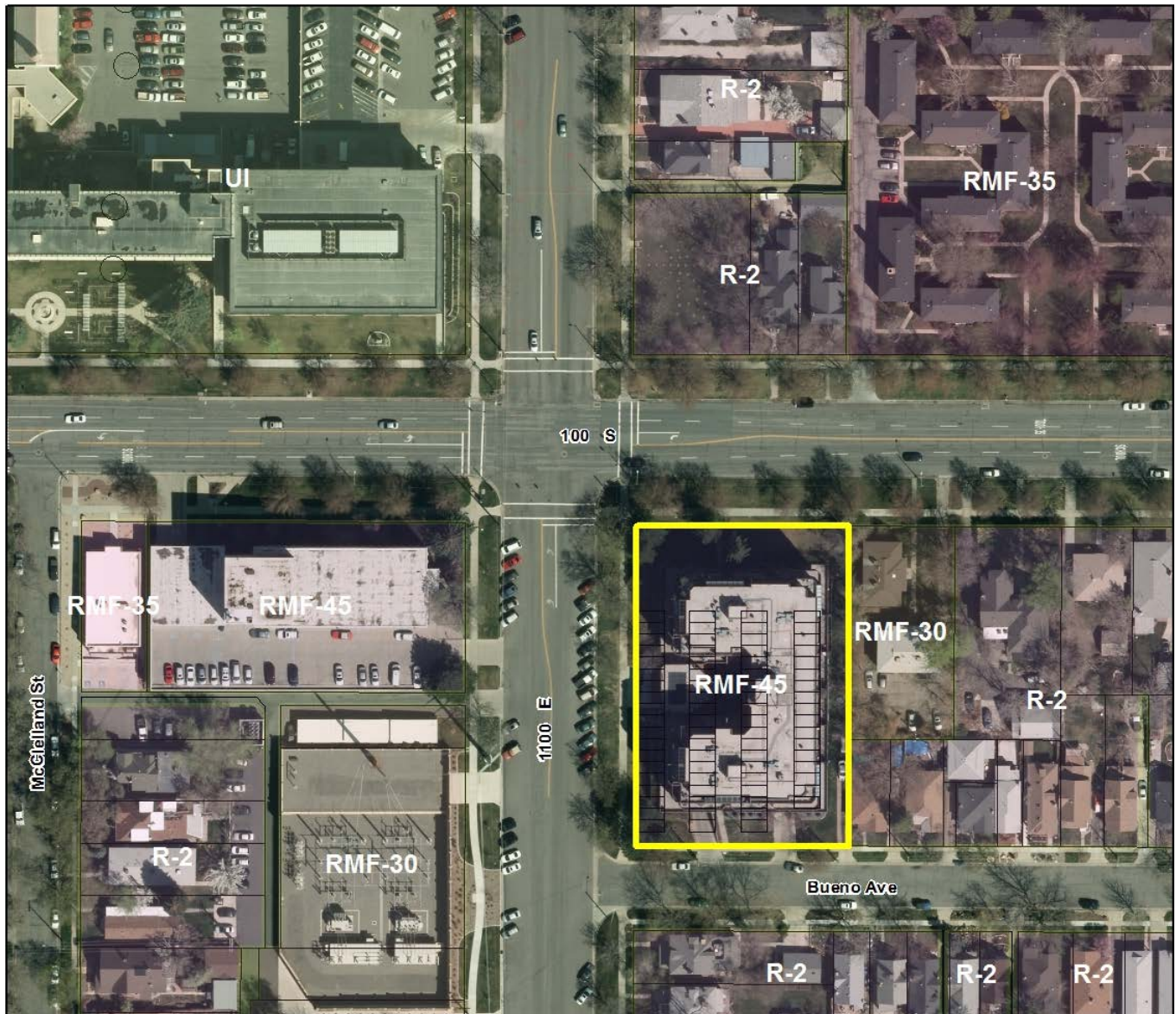
The rule applies to state or local laws or regulations, including zoning, land-use or building regulations. A restriction impairs if it: (1) unreasonably delays or prevents use of; (2) unreasonably increases the cost of; or (3) precludes a person from receiving or transmitting an acceptable quality signal from an antenna covered under the rule. The rule does not prohibit legitimate safety restrictions or restrictions designed to preserve designated or eligible historic or prehistoric properties, provided the restriction is no more burdensome than necessary to accomplish the safety or preservation purpose.

The request meets all zoning requirements for a conditional use. As discussed, the proposal is also subject to historic review because the site is located in a locally designated historic district. That review, which is not within the authority of the Planning Commission, is required by ordinance and will be done if the Planning Commission approves the request. This is also listed a conditional of approval in the recommendation of the Planning Staff.

NEXT STEPS:

If approved, the applicant will be required to obtain all necessary building permits for the project.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: PHOTOS



LOOKING EAST



LOOKING NORTHEAST

ATTACHMENT C: SITE PLAN & ELEVATIONS



VIRGINIA
SLKCUTU1050
FA# 10547729

115 SOUTH 1100 EAST
SALT LAKE CITY, UT 84102



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2011 NATIONAL ELECTRIC CODE (NEC)
- 2012 INTERNATIONAL MECHANICAL CODE (IMC)
- INTERNATIONAL FIRE CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE

PROJECT DESCRIPTION

Project Description: AT&T is proposing a new unmanned wireless telecommunications facility located on the rooftop of the Arlington Place Apartments. Design consists of both panel antenna and equipment to be located on (3) separate frames. All equipment is proposed to be installed in an existing storage room in the parking garage.

DRIVING DIRECTIONS

Directions beginning from AT&T office at: 4393 S. Riverboat Road, Taylorsville, UT 84123
Driving directions to 115 S 1100 E. :
1. Head south on Riverboat Rd toward W 4500 S.
2. Take the 1st left onto W 4500 S - 0.7 mi
3. Turn left to merge onto I-15 N 3.3 mi
4. Merge onto I-15 N/I-80 W 2.3mi
5. Take exit 306 to merge onto W 600 S 1.4 mi
6. Turn left onto S State Street 0.9 mi
7. Turn right onto E South Temple Street 1.5 mi
8. Turn right onto S 1100 E. 0.2 mi

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWING:

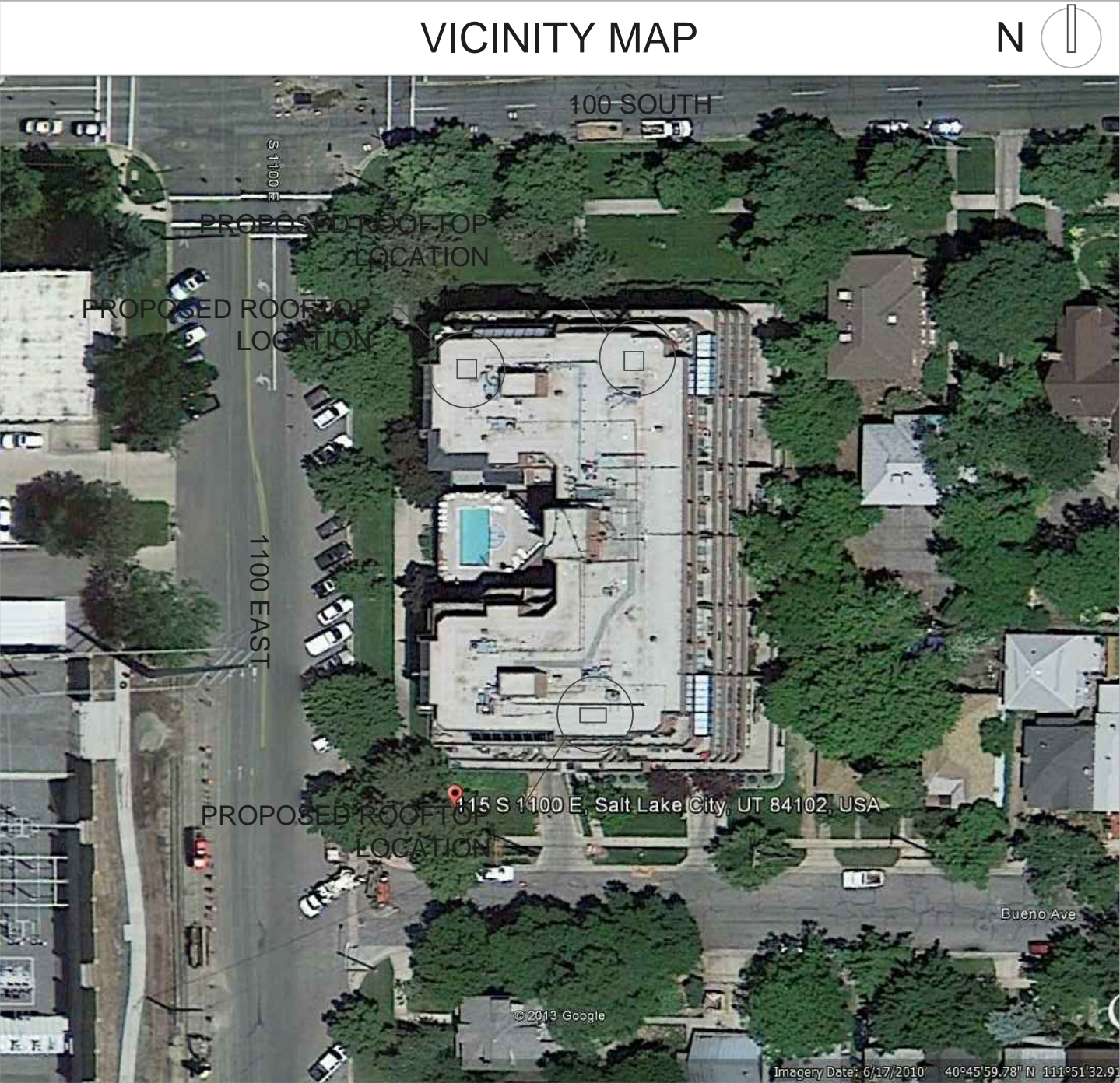
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THESE ARE ZONING DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION

SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET, SITE INFORMATION AND VICINITY MAP
C1	SITE PLAN
C1.1	PROPOSED EQUIPMENT LAYOUT AND ANTENNA PLAN
C2	ELEVATION

VICINITY MAP



PROJECT INFORMATION

SITE ADDRESS	115 SOUTH 1100 EAST SALT LAKE CITY, UT 84102
APN	16-05-208-001
LAND/ PROPERTY OWNER:	ARLINGTON PLACE CONDOMINIUMS CONTACT: DEVIN - BUILDING MANAGER PHONE: (801) 538-0389 EMAIL: arlingtonplace@horizonhoa.com
PENTHOUSE COORDINATES LATITUDE: LONGITUDE:	40.7666474 -111.8591119
GROUND ELEVATION: HEIGHT OF BUILDING: HEIGHT OF NEW STRUCTURE: TOP OF ANTENNA:	AMSL 4573 (MAIN ROOF) APPROX. 97'-10.5" 10 FT 4583 FT
ZONING: JURISDICTION: TYPE OF CONSTRUCTION: OCCUPANCY: BUILDING USE:	RMF-45 SALT LAKE CITY N/A UNOCCUPIED N/A
UTILITIES TELEPHONE: POWER:	CENTURY LINK ROCKY MOUNTAIN POWER

PROJECT TEAM

APPLICANT/ LESSEE AT&T BYRON BOSSHARDT AT&T UID: BB572m 4393 RIVERBOAT RD, SUITE 400 TAYLORSVILLE, UT 84123 PHONE: (801) 458-8888 EMAIL:bb572m@att.com	RF ENGINEER: SIMI AJOSE AT&T 4393 S. RIVERBOAT ROAD TAYLORSVILLE, UT 84123 PHONE: (214) 695-6965 EMAIL: sa111v@att.com
SITE ACQUISITION: RACHEL FENTON NSA WIRELESS, INC. 2010 CROW CANYON PLACE SUITE 335 SAN RAMON, CA 94583 PHONE: (925) 244-1890 EMAIL: rachel.fenton@nsawireless.com	ZONING MANAGER: RACHEL FENTON NSA WIRELESS, INC. 2010 CROW CANYON PLACE SUITE 335 SAN RAMON, CA 94583 PHONE: (925) 244-1890 EMAIL: rachel.fenton@nsawireless.com
ARCHITECT/ ENGINEER: ADAM NAYLOR NICHOLS NAYLOR ARCHITECTS 1155 E WILMINGTON AVE. SALT LAKE CITY, UT 84106 PHONE: (801) 487-3330 EMAIL: adamn@nicholsnaylor.com	AT&T CONSTRUCTION: JAVIER ZAMORA ROCKY MT REGION NSB CONSTRUCTION MANAGER UTAH-IDAHO-MONTANA- N. WYOMING 4393 RIVERBOAT RD TAYLORSVILLE, UTAH 84123-2503 CELL: (801) 682-7461 EMAIL: jz6220@att.com



PROJECT INFORMATION

VIRGINIA
SITE ID: SLKCUTU1050
FA# 10547729

CURRENT ISSUE DATE

03/18/2014

ISSUED FOR

ZONING DRAWINGS

REV	DATE	DESCRIPTION	BY
1	03/18/2014	90% ZONING DRAWINGS	AN
2	04/03/2014	100% ZONING DRAWINGS	AN
3	06/18/2014	REVISION SET BACK 10FT PER CITY COMMENT	AN
4	09/25/2014	REVISION SET BACK 10FT PER CITY COMMENT	AN
5	10/06/2014	REVISION REMOVE STEALTH WALL	AN

PLANS PREPARED BY



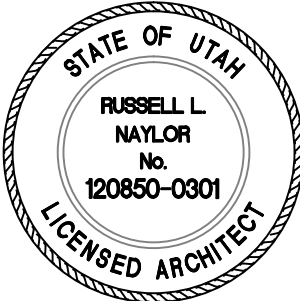
CONSULTANT

NSA WIRELESS, INC

2010 CROW CANYON PLACE
SUITE 335
SAN RAMON, CA 94583

DRAWN BY:	CHK:	APV:
AN		

LICENSER



THESE ARE ZONING DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1



PROJECT INFORMATION

VIRGINIA
SITE ID: SLKCUTUI050
FA# 10541129

CURRENT ISSUE DATE

03/18/2014

ISSUED FOR

ZONING DRAWINGS

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1	03/18/2014	90% ZONING DRAWINGS	AN
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4	09/25/2014	REVISION SET BACK 10FT PER CITY COMMENT	AN
5	10/06/2014	REVISION REMOVE STEALTH WALL	AN

PLANS PREPARED BY



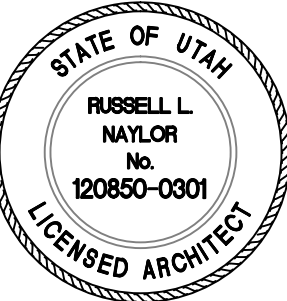
CONSULTANT

NSA WIRELESS, INC

2010 CROW CANYON PLACE
SUITE 335
SAN RAMON, CA 94583

DRAWN BY	CHK	APV
AN		

LICENSER



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SHEET TITLE

ANTENNA/
EQUIPMENT
PLAN

SHEET NUMBER

C1

PROPOSED ANTENNA ON ROOF - SECTOR 3 (GAMMA)

STEEL FRAME - (4)
ANTENNA, (6) RRH, AND 1
SQUID BOX

PROPOSED ANTENNA ON ROOF - SECTOR 1 (ALPHA)

STEEL FRAME - (4)
ANTENNA, (6) RRH, AND 1
SQUID BOX

EXISTING CARRIER
EQUIPMENT

CONDUIT AND FIBER ON ROOF
TOP CONDUIT RACEWAY - PATH
MAY CHANGE DUE TO EXISTING
ROOFTOP EQUIPMENT

ROOFTOP
ACCESS FROM
GARAGE

FIBER AND POWER
IN (3) 3" CONDUIT
THRU EXISTING
STAIRWELL

CONDUIT AND FIBER ON ROOF
TOP CONDUIT RACEWAY

STEEL FRAME W/ - (4)
ANTENNA, (6) RRH, AND 1
SQUID BOX

PROPOSED ANTENNA ON
ROOF - SECTOR 3 (GAMMA)

POWER CONDUIT TO RUN
ALONG GARAGE CEILING
TO TRANSFORMER EAST
OF GARAGE

EXISTING ELECTRICAL TRANSFORMER

BUILDING POWER METERS

PROPOSED EQUIPMENT SPACE
8FT X 12FT - SPACE IN FRONT
OF DOOR TO REMAIN CLEAR
FOR MAINTENANCE ACCESS

EXISTING BUILDING MECHANICAL
EQUIPMENT

FIBER/ CABLE
CONDUIT RUN ALONG
CEILING

FIBER AND POWER
IN (3) 3" CONDUIT
THRU EXISTING
STAIRWELL

FIBER LOCATION

FIBER ROUTE ON GARAGE CEILING
TO D MARK IN GARAGE CLOSET

ACCESS THRU GATE





PROJECT INFORMATION

VIRGINIA
SITE ID: SLKCUTU1050
FA# 10547729

CURRENT ISSUE DATE

03/18/2014

ISSUED FOR

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5	10/06/2014	REVISION REMOVE STEALTH WALL	AN

PLANS PREPARED BY



NICHOLS • NAYLOR
ARCHITECTS

1155 EAST WILMINGTON AVENUE SUITE 250
SALT LAKE CITY, UTAH 84106 (801) 487-3330

CONSULTANT

NSA WIRELESS, INC

2010 CROW CANYON PLACE
SUITE 335
SAN RAMON, CA 94583

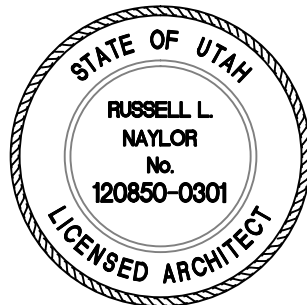
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CHK

APV

AN

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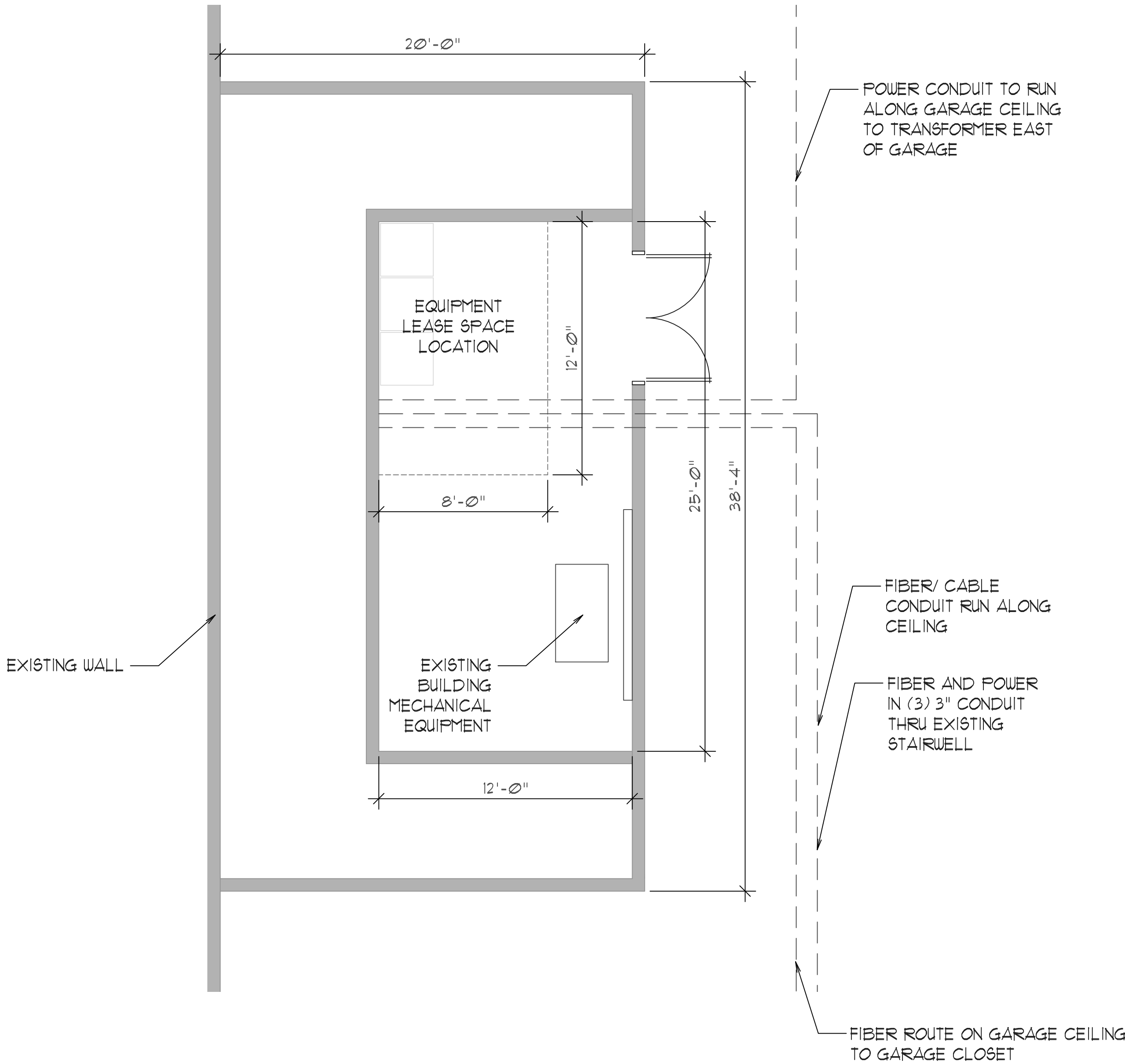
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SHEET TITLE

ENLARGED
PLANS

SHEET NUMBER


C1.1



1

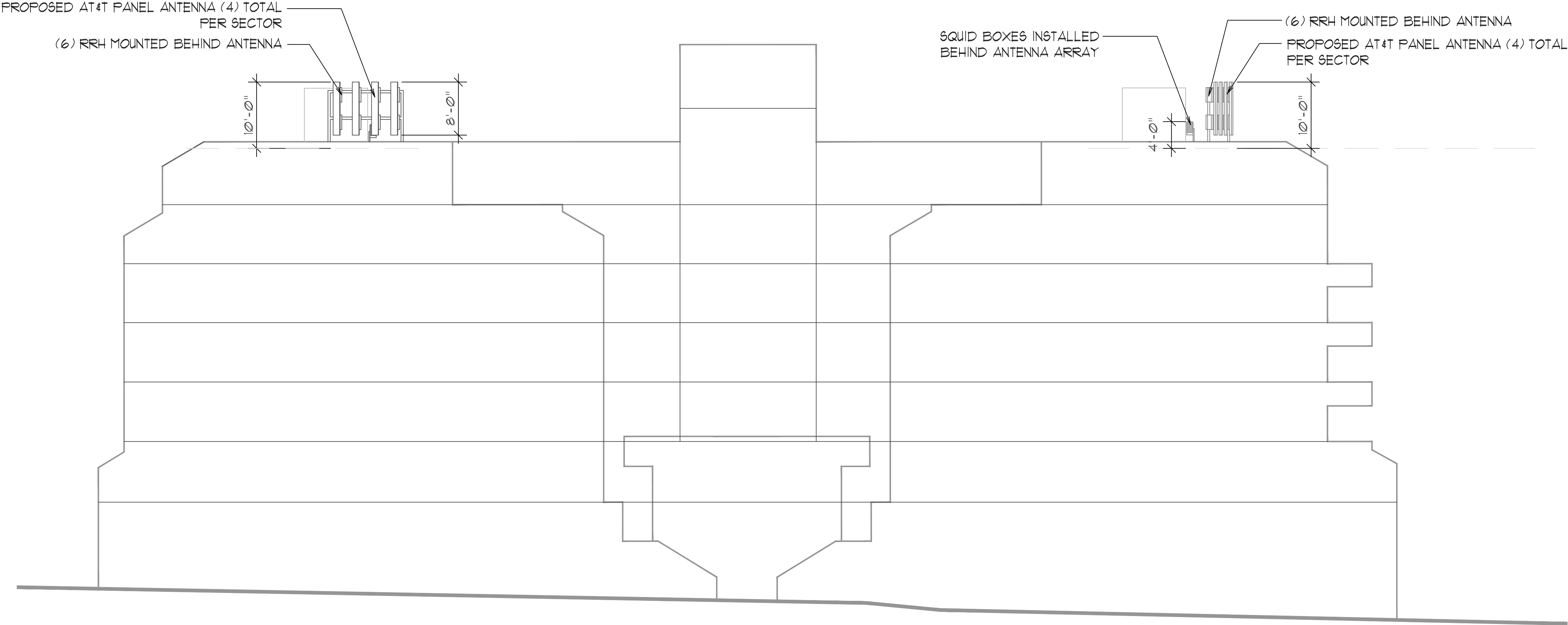
C1.1

EQUIPMENT LOCATION
FLOOR PLAN

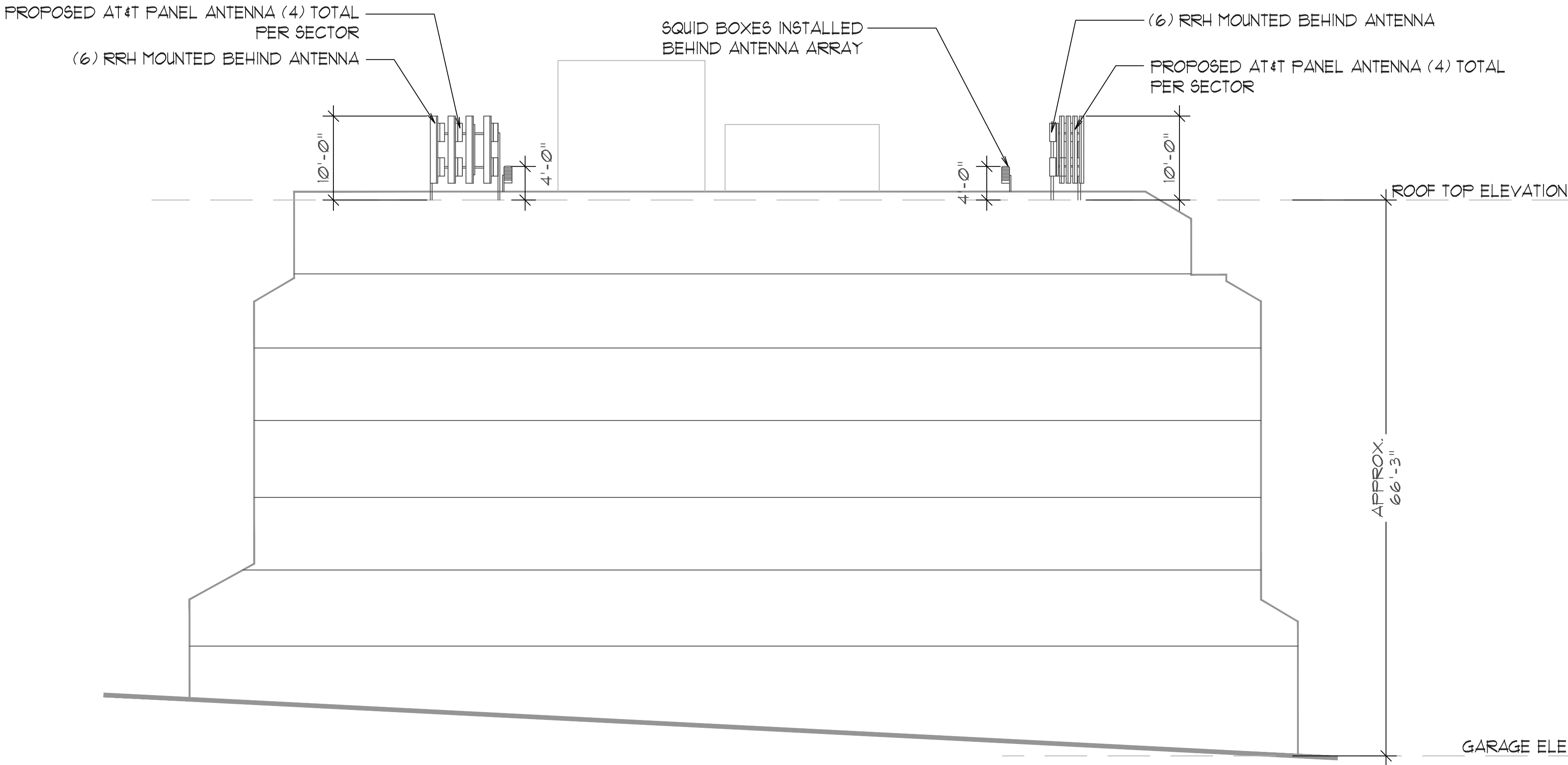


SCALE: 1/4" = 1'-0"





1
C2
ZD DRAWINGS
WEST ELEVATION
0 2 4 6 8 16 FT
SCALE: 1/8" = 1'-0"



2
C2
ZD DRAWINGS
NORTH ELEVATION
0 2 4 6 8 16 FT
SCALE: 1/8" = 1'-0"



PROJECT INFORMATION

VIRGINIA
SITE ID: SLKCUTU1050
FA# 10547129

CURRENT ISSUE DATE

03/18/2014

ISSUED FOR

ZONING DRAWINGS

REV	DATE	DESCRIPTION	BY
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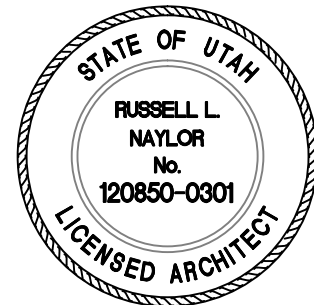


CONSULTANT

NSA WIRELESS, INC
2010 CROW CANYON PLACE
SUITE 335
SAN RAMON, CA 94583

DRAWN BY: AN
CHK: APV

LICENSER



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SHEET TITLE

ELEVATION

SHEET NUMBER

C2

ATTACHMENT D: EXISTING CONDITIONS & ZONING REQUIREMENTS

CURRENT ZONING REQUIREMENTS

Regulation	Requirement	Proposal	Compliance
Height	The height of the antenna should be directly proportional to the distance the antenna is setback	Antennae are setback at least 10 feet from the parapet wall and the height will be approximately 10 feet	Yes
Setback	Antennae shall be mounted at least five feet behind any parapet wall	Antennae are setback at least 10 feet from the parapet wall	Yes
Area Limitation	Not exceed sixty square feet or 5% of the gross square footage of each exterior wall of a building	Each antenna will be approximately 58.3 square feet, and it will be approximately: <ul style="list-style-type: none">•0.9% of the south wall,• 0.9% of the north wall, and•1.5% of the west wall	Yes

ADJACENT LAND USE

The land use and zoning surrounding the site is:

- **East and South:** low density residences, and RMF-30 and R-2 zoning districts
- **West:** utility station and a four story medical office, and RMF-30 and RMF-45 zoning districts
- **North:** low and medium density residences, and R-2 zoning district
- **Northwest:** the Salt Lake Regional Hospital, and UI zoning district

ATTACHMENT E: ANALYSIS OF STANDARDS

21A.54.080 Standards for Conditional Use

Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;

Analysis: The property is located in the RMF-45, Moderate/High Density Multifamily Residential zoning district. As per Section 21A.40.090(E) of the Zoning Ordinance all rooftop mounted antennae in the RMF-45 zone require conditional use approval.

The subject building is approximately 66 feet high and it exceeds 21 feet from the maximum building height on the RMF-45 zoning district. Zoning Ordinance Section 21A.40.090.E.8 **allows** roof antennae on buildings that exceed the maximum allowable height of the zoning district to extend above the maximum height limit of the zoning district, if said antenna is allowed on the zoning district.

The subject property is located in a historic district and if the conditional use is approved, a Certificate of Appropriateness for historic appropriateness is required. The antennae will be located on the roof of the existing building at least 10 feet from the edge of the parapet. This setback is intended to reduce the visibility of the antennae. Furthermore, all conduit and fiber cables are proposed to run down through an existing stairwell and will connect to the equipment cabinets proposed to be installed in an existing storage room in the parking garage. These measures will either reduce or eliminate visual impact.

Finding: The proposal complies with the applicable provisions of the Salt Lake City Zoning Ordinance, provided that the request meets the conditions recommended as part of this staff report.

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

Analysis: Surrounding the property are low density residences along with a utility station, a four story medical office across the street, and a hospital to the northwest of the site..

As stated earlier on this report, some neighbors are concerned that the proposed antennae will be located across the street from an electrical substation and that the addition of the antennae will detract from the residential integrity of the neighborhood. The antennae will be set back from the edge of the roof to reduce the visual impact. In addition, the nature of the land uses and the development pattern in the vicinity of 100 South and 1100 East includes a variety of building types and land uses at various scales, ranging from single story, single family homes to multi-story institutional uses.

Finding: Staff finds that wireless antennae are common in residential neighborhoods where they are needed to provide services to residents of the area and the proposal is generally compatible with the nature of the area.

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

Analysis: The Central Community Master Plan is silent on matters related to wireless telecommunication equipment. The apartment building where the antennae are being proposed is a land use that is consistent with the Central Community Master Plan.

Finding: The project does not conflict the Central Community Master Plan.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Impacts Chart below for details).

21a.54.080B Detrimental Effects Determination

In analyzing the anticipated detrimental effects of a proposed use, the planning commission shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	The cellular tower is a conditional use in the RMF-45 zone and if approved according to the Zoning Ordinance process and standards, will not create a detrimental effect.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	The use is located in an area zoned and designed by the associated master plan as medium high density residential (see analysis from standard 3 above).
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	Complies	Surrounding the property are low density residences, a utility station, a four story medical office across the street, and a hospital on the kitty corner. The principal structure is an apartment building that will not change the use with this proposal. The antennae are sited and arranged on the subject building to reduce their visual impact and will not have a measurable impact the intensity, size or scale of the existing building.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	The antennae will have a minimum impact on the surrounding structures. The antennae are setback from the edge of the structure to reduce their visual impact.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	The proposal will have no traffic impact.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	The proposal will have no traffic impact.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The proposal will have no traffic impact.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	The proposal will have no traffic impact.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	The proposal will not require additional off-street parking.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The proposal will not require additional utility service.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	The proposal will not change the land use.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke	Complies	Use does not significantly impact sustainability plans nor does it encroach onto a stream or water way.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	The proposal will not have operating hours.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	The proposal will not require signs and lighting.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	The site is in the University Historic District. The building is noncontributing to the district. The antennae will be setback at least 10 feet from the parapet wall. Overhead utilities, mature vegetation and other buildings will obscure some of the view. The proposed conduit, fiber cables, and equipment cabinets will not be visible from the street.

Finding: In analyzing the anticipated detrimental effects of the proposed use, Staff finds that the request complies with the criteria listed above.

Section 21A.40.090.E.9 Additional Conditional Use Requirements (for antennae)

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

- a. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures;
- b. Whether collocation of the antenna on the other existing structures in the same vicinity such as other towers, buildings, water towers, utility poles, etc., is possible without significantly impacting antenna transmission or reception;
- c. The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening;
- d. Whether the spacing between monopoles and lattice towers creates detrimental impacts to adjoining properties.

Analysis: The adjoining land use is semi-urban and generally residential in nature, with overhead utilities and mature vegetation that obscure the view to and from the proposed rooftop. Taller buildings in the immediate vicinity of the proposed facility further lessen visual impacts. The proposed conduit and fiber cables are proposed to run down through an existing stairwell and will connect to the equipment cabinets proposed to be installed in a storage room in the parking garage. These measures will either reduce or eliminate visual impact.

Finding: This project satisfies the additional requirements of Section 21A.40.090.E.7.

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

Timeline

- The application was submitted on March 27, 2014, and an update was received on September 30, 2014
- An open house was held on April 17, 2014
- A second open house (with an updated request) was held on October 16, 2014
- Mailings were sent out on October 30, 2014 for the planning commission meeting
- Sign was posted at 115 South 1100 East on November 2, 2014 for the planning commission meeting

The following is a list of the public comments received for this project:

- One call, on November 4, 2014, by one of the HOA Board members (Devon) in support of the project;
- Two written comment sheets in support of the project; and
- One email in opposition of the project.

The seal of Salt Lake City, featuring a central illustration of the Salt Lake Temple with rays emanating from behind it. The words "SALT LAKE CITY" are arranged in a circular border around the temple, with "SALT LAKE" at the top and "CITY" at the bottom.

Planning and Zoning Division
Department of Community and
Economic Development

16

AT&T STEALTH ANTENNAS ON ROOFTOP
115 South 1100 East (Arlington Place Apartments)

PLNPCM2014-00178

OPEN HOUSE

COMMENT SHEET

April 17, 2014

Please provide us with the following information:

Name Jonathan Yip

Email jonathan.yip1@yahoo.com

Written comments:

<u>I would like to show my support on this project.</u>

Pace, Katia

From: marie taylor [rosaritobeach@hotmail.com]
Sent: Tuesday, May 13, 2014 10:48 AM
To: Pace, Katia
Cc: Julie Mack; joypat2000@xmission.com; wiehe74@msn.com; Garrott, Luke; esther hunter
Subject: PLNPCM 2014-00178

Good Morning Katia,

Regarding the ATT cell tower. We own 2 of the 3 residential properties adjacently, across the street from Arlington Place Condominiums (not Apartments). These are Condominiums, with by laws that limit how many can be rented. And it seems obvious that they are wanting to supplement their HOA due my having this tower on top of their building.

We are against this. (1) They have already asked for two Administrative Interpretations. We were pleased to see that these were both denied. It is not a use that is allowed in that zoning. (2) Directly across the street from them is an electrical substation, which is designated for infrastructure for the city. Infrastructure should be put in these designated areas, and not polka dotted all over the residential neighborhoods.

Our community council went through much effort to have the substation be as unsightly as possible. In order for our neighborhood to not look like an industrial area. Cell towers hanging off of buildings detracts from our residential neighborhood's integrity and will attract more such things, and ultimately bring down our property value.

We were surprised to see that this went to a hearing officer and not to the planning commission. And are somewhat disappointed with this choice.

Hasta Luego, Marie Taylor

"what would you dare to accomplish if you knew the only possible outcome was success?"

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ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

The proposed conditional use was sent to the departments listed below for review and comment.

SUSTAINABILITY REVIEW – No comments received.

PUBLIC UTILITIES - No comments received.

ZONING REVIEW - Proposed roof top antennae exceed the maximum height limit for the zone. Proposed antennae are located in a historic district and require approval from the historic landmarks commission. Plans need to show dimensions and enough detail to show compliance with the follow provisions as per 21a.40.090.E.2.b(2). For antennae not mounted on a penthouse or mechanical equipment room, the antennae shall be mounted at least five feet (5') from the exterior wall of a building. For antennae mounted between five (5) and ten feet (10') from the exterior wall, the maximum height of a roof mounted antenna is directly proportional to the distance the antenna is set back from the exterior wall up to a maximum height of ten feet (10') above the roofline of the building to which the antenna is attached. Antennae shall be mounted at least five feet (5') behind any parapet wall. For antennae mounted between five (5) and ten feet (10') behind a parapet wall, the maximum height of the antenna is directly proportional to the distance the antenna is set back from the wall up to a maximum of ten feet (10') as measured from the top of the parapet wall. The antennae shall not extend more than fifteen feet (15') above the roofline of the building itself unless approved as a conditional use (see subsection 21A.62.050H of this title).

ENGINEERING REVIEW - No objection to the proposal.

TRANSPORTATION REVIEW - Verify ADA access corridor for van stall to maintain the required 8'-2" height clearance for the proposed ceiling mounted conduits.

FIRE CODE REVIEW - No comments received.

POLICE REVIEW – No comments received.

ATTACHMENT H: MOTIONS

Potential Motions

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project adequately meets the applicable standards for a conditional use and therefore recommends the Planning Commission approve the application as proposed.

Consistent with Staff Recommendation: The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis.

Not Consistent with Staff Recommendation: Based on the information in this staff report, public testimony, and discussion by the Planning Commission, I move that the Planning Commission deny application PLNPCM2014-00178, for AT&T Rooftop Antennae at 115 South 1100 East.

The Planning Commission shall make findings on the following conditional use standards and specifically state which standard or standards are being complied with.

1. The use complies with applicable provisions of this title;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions (refer to Detrimental Impacts Chart for details).

And the following additional conditional use requirement for antennae:

- a. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures;
- b. Whether collocation of the antenna on the other existing structures in the same vicinity such as other towers, buildings, water towers, utility poles, etc., is possible without significantly impacting antenna transmission or reception;
- c. The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening;
- d. Whether the spacing between monopoles and lattice towers creates detrimental impacts to adjoining properties.