



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: John Anderson, (801) 535-7214, john.anderson@slcgov.com
Date: June 10, 2015
Re: PLNPCM2015-00244 SAL Davinci Rooftop Wireless Antennas Conditional Use

CONDITIONAL USE

PROPERTY ADDRESS: 660 South 300 East (Phillips Plaza)
PARCEL ID: 16-07-127-011
MASTER PLAN: Central Community
ZONING DISTRICT: RMF-75 High Density Multi-Family Residential District

REQUEST: The petitioner, Technology Associates, representing Verizon Wireless, is requesting conditional use approval for the installation of wireless antennae on the rooftop of an existing multi-family residential structure and a diesel powered generator to be located on the south side of the structure. This type of request must be processed as a conditional use. The property is located at 660 South 300 East (Phillips Plaza) in the RMF-75 High Density Multi-Family Residential zoning district.

Zoning Ordinance section 21A.54.155 authorizes administrative approval of certain categories of low impact conditional uses; however, because the subject property is located in a residential zoning district, this Conditional Use cannot be approved administratively and is being forwarded to the Planning Commission.

RECOMMENDATION: Based on the information and findings in this staff report, Planning Staff recommends that the Planning Commission approve the proposal subject to complying with all applicable regulations and the following conditions of approval:

Based on the information in the staff report, public comment provided and discussion, I move that the Planning Commission approve PLNPCM2015-00244 for rooftop antennae and related electrical equipment at 660 South 300 East (Phillips Plaza) subject to 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. Applicant shall comply with all other department/division requirements.

ATTACHMENTS:

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

PROJECT DESCRIPTION:

The request is for new wireless antennae to be located on the rooftop of an existing multi-family residential structure, and new electrical equipment associated with the antennae including a diesel powered generator to be located on the south side of the structure. If approved, the proposal would provide service to Verizon Wireless customers in the surrounding area.

The request is to install 16 antennae in a single structure with 4 antennae on each side of the structure, to be located on an existing penthouse structure on the rooftop of the structure. This penthouse contains mechanical equipment. The antennae will be aligned on angles, and the antennae will be 8 feet high. Conduit and fiber cables are proposed to be anchored to the exterior wall of the south side of the building, and will be painted to match the existing building. The cables will connect the roof mounted antennae to the proposed electrical equipment located in the basement of the structure. On the south side of the structure, the applicant is requesting to build a 30 kilowatt backup diesel generator and install air conditioning condensers.

Electrical equipment located in a residential zoning district on private property shall not exceed a width of 4 feet, a depth of 3 feet, or a height of 4 feet to be considered a permitted use. This Conditional Use request includes new air conditioning condensers and a generator associated with the roof mounted antennae. The majority of the electrical equipment is proposed to be located in the basement of the existing residential structure.

The generator has an approximate width of 3 feet 3 inches, an approximate depth of 8 feet, and an approximate height of 7 feet 3 inches which is larger than can be considered a permitted use and must be approved through the conditional use process.

The applicant is also proposing two air conditioning condensers adjacent to the generator which meet all zoning standards as proposed. They would be associated with the electrical equipment that is proposed to be located in the basement of the existing structure.

The proposed electrical equipment will be serviced by a technician once a month and the proposed generator will run for small amounts of time every 4 to 6 weeks unless there is a power outage. The generator complies with Federal Communications Commission (FCC) mandates, and is equipped with sound dampening systems.

There are existing federal regulations regarding the limitations of local government when deciding the placement of wireless facilities regarding potential environmental effects. These regulations are summarized below:

Relevant provision of the Telecommunications Act, Local Zoning Authority Limitations:

47 U.S.C. 332(c)(7)(B)(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

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.

KEY ISSUES:

The key issue listed below has been identified through the analysis of the project, neighbor and community input and department review comments.

1. COMPATIBILITY:

The multi-family residential structure is a prominent fixture in the neighborhood as it is one of the few high rise structures in the vicinity along with an adjacent multi-family residential structure. Because it is one of the tallest structures in the area, there may be concerns about the visibility of the wireless antennae atop the penthouse portion of the building and whether there will be impacts on the low density residential neighborhood located east of 300 East.

The adjoining land uses are generally low density residential in nature, with mature vegetation on both sides of 300 East that obscure the view to and from the proposed rooftop. Verizon does not currently have any existing antennae structures in the vicinity so collocation is not an option at or near this location. The antennae will be setback from the parapet wall a minimum of 24 feet, reducing or eliminating visual impact of the rooftop antennae. Further, these homes are setback approximately 180 feet from the front wall of the building in question and approximately 227 feet away from the front wall of the penthouse structure atop the building.

Staff finds that wireless antennae are common in residential neighborhoods where they are needed to provide services to residents of the area and though the antennae may be visible from surrounding properties the larger setbacks, mature trees and distance from nearby single family dwellings will minimize that impact. The proposal is generally compatible with the nature of the area.

With staff recommendations, the request meets all zoning requirements for a conditional use.

NEXT STEPS:

If the conditional use is approved, the applicant will be required to comply with all other department/division requirements and obtain all necessary building permits for the project.

ATTACHMENT A: VICINITY MAP



ATTACHMENT B: PHOTOS



Looking towards the west at the front facade of the Phillips Plaza Apartment Building.



Looking towards the west, at the south façade of the Phillips Plaza Apartment Building. The generator and air conditioning condensers are proposed to be placed on this side of the building. The condensers would be located in the landscaped area on the right and the generator would be placed near the existing generator which is shown in the background of this photograph.



Looking towards the west, at the south façade of the Phillips Plaza Apartment Building. The generator would be placed to the left of the existing generator which is shown in this photograph.

ATTACHMENT C: SITE PLAN & ELEVATIONS

verizonwireless

SAL DAVINCI

PUBLIC RECORD PARCEL NO. 1607127011

660 S. 300 E.

SALT LAKE CITY, UTAH, 84105

SALT LAKE COUNTY

NEW ROOFTOP COMMUNICATIONS SITE

(OVERALL HEIGHT: 90'-0" A.G.L.)

DESIGNED FOR:

verizonwireless

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	3/17/15	JHM	JDM
1	MECHANICAL EQUIPMENT	3/23/15	JW	JW

SHEET INDEX:

SHEET	TITLE	REV.
T1	TITLE SHEET	0
SP1	SPECIFICATION & PHOTO SHEET	0
SU1	SITE SURVEY	A
SU2	SITE SURVEY	A
Z1	SITE PLAN	1
Z2	ENLARGED SITE PLAN	1
Z3	ELEVATIONS	1
Z4	ELEVATIONS	1
Z5	EQUIPMENT ROOM DETAILS	0
RF1	ANTENNA INFORMATION	0

PROJECT INDEX:

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

CONTACT: CRAIG SKINNER
PHONE: 801-573-2878

ENGINEERS/DESIGNERS:
TOWERCOM TECHNOLOGIES LLC
2875 S. DECKER LAKE DR, SUITE 165
WEST VALLEY CITY, UT 84199

CONTACT: JOSH MALBERG
PHONE: 801-336-4694, EXT. 170

SURVEYOR:
CIS PROFESSIONAL LAND SURVEYING
61 SOUTH MAIN ST.
NEPHI UT 84648

CONTACT: CORY SQUIRE
PHONE: 435-660-0816

ZONING/SITE AQ:
TECHNOLOGY ASSOCIATES
5710 S. GREEN STREET
MURRAY, UTAH 84123

CONTACT: DAKOTA HAWKS
PHONE: 801-651-4769

ABBREVIATED LEGAL DESCRIPTION:

N 1/2 OF LOT 22 & ALL LOTS 23 24 & 25 BLK 2 PERKINS BOULEVARD ADD. 5135-116

FCC COMPLIANCE:

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

GENERAL PROJECT NOTES:

- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON WIRELESS REPRESENTATIVE.
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
- NOTIFY VERIZON WIRELESS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON WIRELESS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON WIRELESS REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON WIRELESS, THE CONTRACTOR SHALL PROVIDE VERIZON WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
- VERIFY ALL FINAL EQUIPMENT WITH A VERIZON WIRELESS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PROJECT INFORMATION:

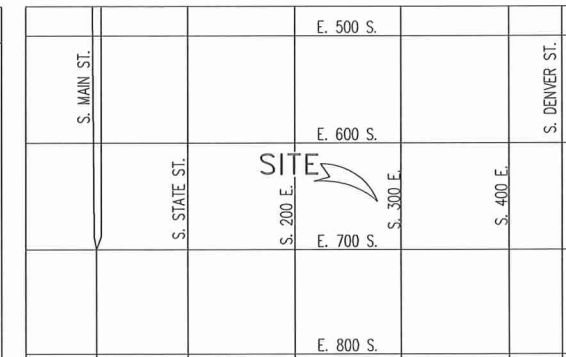
PROPERTY OWNER:	HOUSING AUTHORITY OF SALT LAKE 1776 S. WEST TEMPLE SALT LAKE CITY, UTAH 84111
	CONTACT: ALEX ARONA PHONE: 801-403-2488
JURISDICTION:	SALT LAKE CITY, UTAH
PUBLIC RECORD PARCEL NO:	1607127011

DRIVING DIRECTIONS:

FROM THE VERIZON OFFICE ON 9656 S. PROSPERITY RD. WEST JORDAN, DEPART TOWARD W WELLS PARK RD. FOR 0.8 MI., TURN RIGHT ONTO UT-48/W NEW BINGHAM HWY. AT .08 MI. TURN LEFT ONTO UT-48/S 5600 W. GO 0.5 MI., BEAR RIGHT TOWARD UT-48/W NEW BINGHAM HWY. AFTER 2.7 MI. TAKE RAMP LEFT FOR UT-154 N/BANGERTER HWY. AFTER 8.1 MI., TAKE RIGHT FOR UT-201 E/W 2100 S. FOR 3.6 MI., TAKE RAMP GO RIGHT FOR WEST TEMPLE NORTHBOUND TOWARD CITY CENTER. TURN RIGHT FOR 3.0 MI. ONTO W 900 S AFTER 0.2 MI. ROAD NAME CHANGES TO E900 S. GO 0.1 MI. AND TURN LEFT ONTO US-89/S STATE ST. THEN AFTER 0.5 MI. TURN RIGHT ONTO E 600 S/MARTIN LUTHER KING BLVD. GO FOR .03 MI., TURN RIGHT ONTO S 300 E. AND AT 486 FT. YOU ARRIVE AT 660 S 300 E SALT LAKE CITY, UT. 84111.

PROJECT DESCRIPTION:

- THIS PROJECT CONSISTS OF THE FOLLOWING:
- INSTALLATION**
- SIXTEEN (16) NEW PANEL ANTENNAS
 - TWELVE (12) NEW 60W AWS RRH UNITS
 - FOUR (4) NEW MAIN OVP UNITS
 - TWO (2) NEW HYBRIFLEX CABLE
 - ONE (1) NEW 30KW NEW BACKUP DIESEL GENERATOR



VICINITY MAP
SCALE: N.T.S.



PROJECT NAME:

SAL DAVINCI
NEW ROOFTOP COMMUNICATIONS SITE

PROJECT ADDRESS:

660 S. 300 E.
SALT LAKE CITY, UTAH, 84105
SALT LAKE COUNTY

SHEET TITLE:

TITLE SHEET

SAVE DATE:

3/23/2015 5:01 PM

SHEET NUMBER:

T1

GENERAL PROJECT NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
4. EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5. CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
7. SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
8. THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
9. NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

GENERAL CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.
THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.
ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON WIRELESS NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WIRELESS WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.
CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.
IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON WIRELESS STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON WIRELESS.
2. ALL ANTENNAS MUST BE PIM TESTED WITHIN 48 HOURS OF THEM BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE VERIZON WIRELESS CONSTRUCTION ENGINEER AND EQUIPMENT ENGINEER WITHIN THE SAME 48 HOURS. IF YOU MISS THE 48HR TIMELINE AND THE ANTENNAS DO NOT PASS UPON INSTALLATION, YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
3. ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. VERIZON WIRELESS WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.
4. ALL VENDORS ARE REQUIRED TO SHOW UP TO THE DC IN TEMPE, OR DELTA/KING COMMUNICATIONS, OR BROKEN ARROW IN NM WITH ENCLOSED TRANSPORTATION FOR ALL ELECTRONICS.

NEW VERIZON WIRELESS
11'-5"x21'-6" LEASE AREA
(245.45 SQ. FT)

STRUCTURAL DESIGN CRITERIA:

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2009, ASCE 7-05, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".

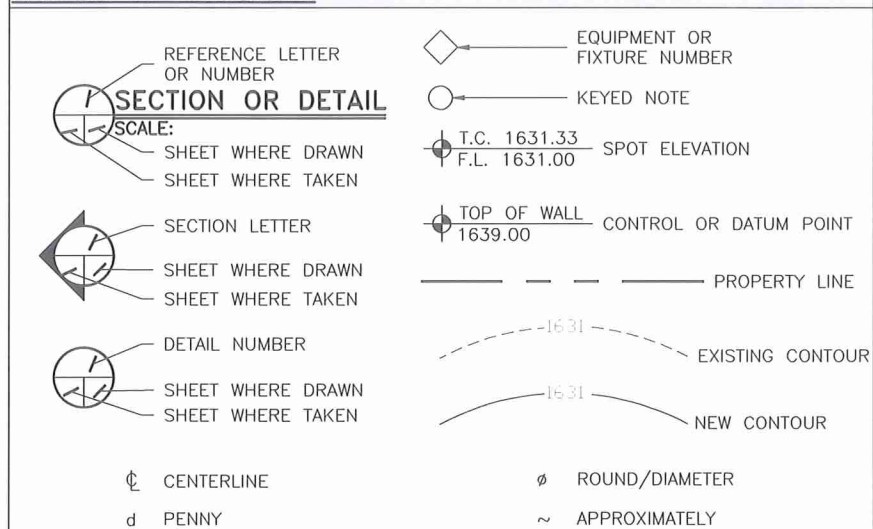
BUILDING STRUCTURES:

1. WIND LOADS: IBC 2012 §1609 & ASCE 7-05 §6.4 (SIMPLIFIED METHOD)
V_{3s} = 105 MPH
OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2. SEISMIC LOADS: IBC 2012 §1613 & ASCE 7-05 §12.14 (SIMPLIFIED METHOD)
OCCUPANCY CAT. = II; SITE CLASS = D
 $V = \frac{F(S_{ps}W)}{R}$
F = 1.0 (SINGLE-STORY), 1.1 (TWO STORY), 1.2 (THREE STORY)
S_{ps} = (2/3) S_{ms}
R = 1.5 (ORDINARY PLAIN CONCRETE SHEARWALLS),
6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),
4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

COMMUNICATIONS STRUCTURES:

1. WIND LOADS: IBC 2012 §1609, ASCE 7-05 §6.5.15 & ANSI TIA-222-G
V = 90 MPH (3-SEC. GUST)
V = 30 MPH (1/8" RADIAL ICE)
STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2. SEISMIC LOADS*: IBC 2012 §1613, ASCE 7-05 §15.6.6 & ANSI TIA-222-G
*MAY BE IGNORED FOR STRUCTURE CLASS I AND/OR EARTHQUAKE SPECTRAL RESPONSE FOR SHORT PERIOD (S_s) ≤ 1.0
STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0
 $V = \frac{S_{ds}(W)}{R}$ (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))
 $V = \frac{\sum S_{oz}(Wz)}{R}$ (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

LEGEND OF SYMBOLS:



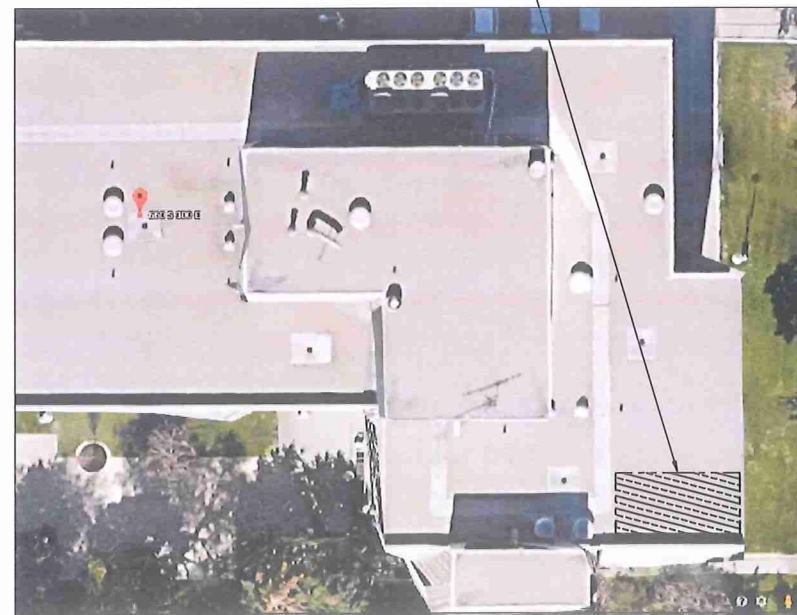
VIEW OF LEASE AREA "B"

NEW VERIZON WIRELESS
12'x12' LEASE AREA "A"
AT ROOFTOP (144 Sq.Ft.)



VIEW OF LEASE AREA "A"

NEW VERIZON WIRELESS
11'-5"x21'-6" LEASE AREA
IN BASEMENT WITHIN BUILDING
(245.45 Sq.Ft)



DESIGNED FOR:

verizonwireless

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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DESIGNED BY:	DATE	CHK	JDM
		BY	JW
DESCRIPTION	DATE	APPROVED FOR LEASING & ZONING	JW
		MECHANICAL EQUIPMENT	JW
REV			
0			
1			

DESIGNED BY:

TowerCom TECHNOLOGIES
AZ - CA - CO - ID - NM - NV - TX - UT

APPROVED FOR LEASING/ZONING

PROJECT NAME:

SAL DAVINCI
NEW ROOFTOP COMMUNICATIONS SITE

PROJECT ADDRESS:

660 S. 300 E.
SALT LAKE CITY, UTAH, 84105
SALT LAKE COUNTY

SHEET TITLE:

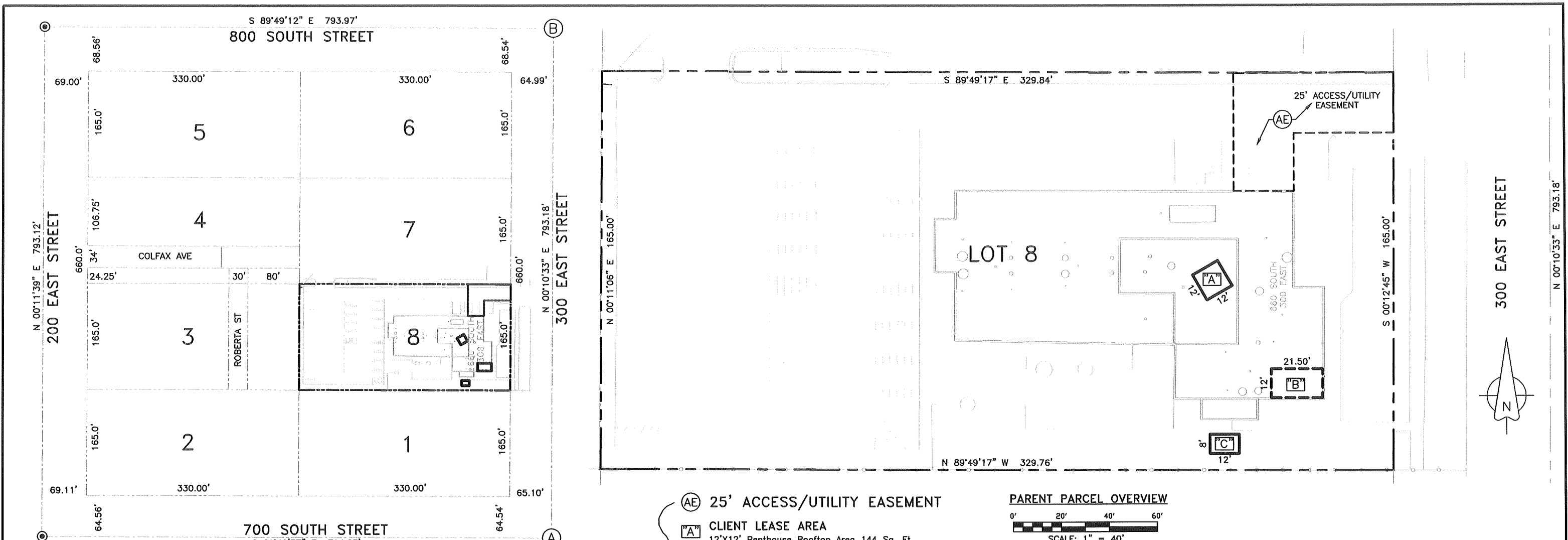
SPECIFICATION & PHOTO SHEET

SAVE DATE:

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SHEET NUMBER:

SP1



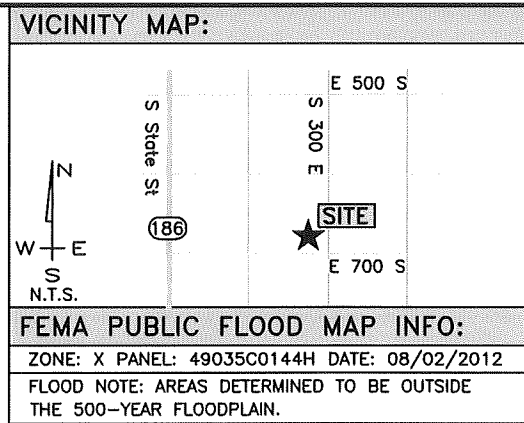
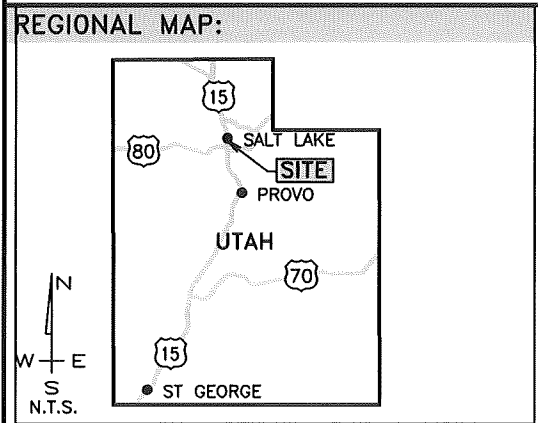
SURVEY CONTROL OVERVIEW
 Lot 8, Block 19, Plat "A", SLC SURVEY
 SCALE: 1" = 150'

KEYED NOTES

- (A) FOUND BRASS STREET CENTERLINE MONUMENT [HELD FOR ORIGIN OF SURVEY]
- (B) FOUND BRASS STREET CENTERLINE MONUMENT [HELD FOR ALIGNMENT]
- (AE) 25' ACCESS/UTILITY EASEMENT
- (A) CLIENT LEASE AREA
12'X12' Penthouse Rooftop Area 144 Sq. Ft.
- (B) CLIENT LEASE AREA
12'X21.5' Basement Area 258 Sq. Ft.
- (C) CLIENT LEASE AREA
12'X8' Ground Area 96 Sq. Ft.

SEE SHEET SU2

PARENT PARCEL OVERVIEW



SURVEYOR'S NARRATIVE

It is the intent of this map and the survey on which it is based to correctly represent the boundary of the parent parcel and to describe lease and easement parcels within it. Found monuments and other physical evidence are noted hereon. There may exist other documents or physical evidence not considered at the time of this survey. Any other evidence or documents that contradict this survey should be presented to the surveyor for his review and consideration.

BASIS OF BEARING AND DATUM NOTE:

- All distances are surface (ground) in US survey feet and all bearings are Grid based upon the Utah Coordinate System 1983, Utah Central Zone. (NAD83)
- Survey Performed with a Trimble receiver connected via cell phone to The Trimble Pivot VRS system of Utah (Managed by the UTAH AGRC).
 Geodetic Position of Control Monument is:
 (A) LATITUDE: 40°45'14.88216"N
 LONGITUDE: 111°52'56.98471"W
 ELLIPSOID HEIGHT: 4195.583 sft
 HORZ. DATUM NAD83 [UTAH VRS] VERT. DATUM NAVD88 [GEOID12]

GRID POSITION (SURVEY FT)
 NORTHING: 7,443,675.219 sft
 EASTING: 1,534,441.055 sft
 ELEVATION: 4,250.722 sft

PROJECT NAME:
VERIZON WIRELESS SAL DAVINCI

PROJECT ADDRESS:
 660 SOUTH 300 EAST
 Salt Lake City
 Salt Lake County
 UTAH

TITLE REPORT REVIEW CERTIFICATION
 THIS IS TO CERTIFY THAT THE LOCATABLE EASEMENTS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED OCTOBER 12, 2014 BY STEWART TITLE GUARANTY COMPANY (FILE No. 01459-9339) HAVE BEEN REVIEWED BY THE SURVEYOR. IF ANY OF THOSE EASEMENTS AFFECT THE VERIZON WIRELESS PROPOSED LEASE AREA(S) THEY ARE PLOTTED AND NOTED ACCORDINGLY HEREON.

DATE OF SURV.: 01/08/2015

DESIGNED FOR:

9656 SOUTH PROSPERITY ROAD
 WEST JORDAN, UTAH 84081

DESIGNED BY:

ALBUQUERQUE / STAR / EL PASO / LAS VEGAS / DENVER
 NEW MEXICO / IDAHO / TEXAS / NEVADA / COLORADO

PARENT PARCEL OWNER:

HOUSING AUTHORITY OF SALT LAKE
 660 South 300 East
 Salt Lake City, Utah 84111

CONTACT INFORMATION:
 ALEX ARONA
 CELL PHONE: (801)403-2488

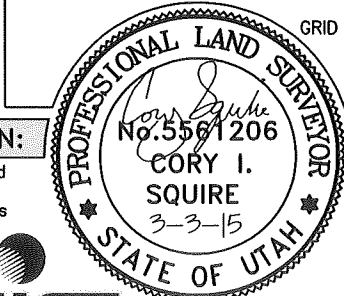
PUBLIC RECORD PARCEL I.D.:
 16-07-127-011

DRIVING DIRECTIONS:

HEAD SOUTH TOWARD PROSPERITY RD (194 FT). TURN LEFT ONTO PROSPERITY RD (0.8 MI). TAKE THE 3RD RIGHT ONTO UT-48 E. (0.8 MI). TURN LEFT ONTO S. 5600 W. (0.5 MI). TURN RIGHT ONTO UT-48 E. (4.8 MI). CONTINUE ONTO W. 7800 S. (1.2 MI). CONTINUE ONTO W. 7720 S./W. CENTER ST. (0.1 MI). TURN LEFT ONTO S. 700 W./HOLDEN ST. (0.8 MI). TURN RIGHT ONTO W. 7200 S./JORDAN RIVER BLVD. (0.3 MI). TAKE THE INTERSTATE 15 N./INTERSTATE 215 N. RAMP ON THE LEFT (0.2 MI). KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR I-15 N./SALT LAKE AND MERGE ONTO I-15 N. (9.1 MI). TAKE EXIT 306 FOR 600 S. (0.3 MI). CONTINUE ONTO W. 600 S. (1.3 MI). TURN RIGHT ONTO S. 300 E./S. 3RD E. (472 FT) DESTINATION IS ON THE RIGHT.

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and above ground utilities and the Boundary of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.



CIS PROFESSIONAL LAND SURVEYING
 MONA, UT (435)660-0816
 cispls1@gmail.com
 CORY IVAN SQUIRE UT P.L.S. #5561206-2203 3/3/15

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REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	3/3/15	CIS	CIS

SHEET TITLE:
 SURVEY NOTES & REFERENCE
 SURVEY CONTROL OVERVIEW
 SITE PLAN OVERVIEW

TCT SITE I.D.: VZW SAL DAVINCI

SHEET INFO.: Sheet 1 of 2 SU1



PHILLIPS PLAZA
VIEW FROM WEST (LOOKING EAST)
2014 PICTOMETRY (NOT TO SCALE)

SURVEYED LAND DESCRIPTIONS

(AE) 25' ACCESS/UTILITY EASEMENT

A strip of land 25 feet wide for the purpose of an access and utility easement to serve a telecommunications equipment lease area, situate within the corporate limits of Salt Lake City, Salt Lake County, Utah, said lease parcel comprising a portion of Lot 8, Block 19, Plat "A", Salt Lake City Survey; said lease parcel of land is more particularly described by metes and bounds as follows:

Beginning at the Northeast corner of Lot 8, Block 19, Plat "A", Salt Lake City Survey; thence WEST 67.00 feet, thence SOUTH 49.00 feet, thence EAST 25.00 feet, thence NORTH 24.00 feet, thence EAST 41.91 feet to the East line of said Lot 19, thence N.00°12'45"E. 25.00 feet along said East line to the Point of Beginning.

The above described easement parcel of land contains 2,274± square feet.

(A) CLIENT LEASE AREA
12'X12' Penthouse Rooftop Area 144 Sq. Ft.

A parcel of land (12'X12') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Salt Lake City, Salt Lake County, Utah, said lease parcel comprising a portion of Lot 8, Block 19, Plat "A", Salt Lake City Survey; said lease parcel of land is more particularly described by metes and bounds as follows:

Beginning at a point on a penthouse rooftop located S 00°12'45" W 88.10 feet along the Block line and West 67.37 feet from the Northeast corner of Lot 8, Block 19, Plat "A", Salt Lake City Survey; thence N.30°00'00"W. 12.00 feet, thence S.60°00'00"W 12.00 feet, thence S.30°00'00"E 12.00 feet, thence N.60°00'00"E. 12.00 feet to the Point of Beginning.

The above described lease parcel of land contains 144 square feet.

(B) CLIENT LEASE AREA
12'X21.5' Basement Area 258 Sq. Ft.

A parcel of land (12'X21.50') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Salt Lake City, Salt Lake County, Utah, said lease parcel comprising a portion of Lot 8, Block 19, Plat "A", Salt Lake City Survey; said lease parcel of land is more particularly described by metes and bounds as follows:

Beginning at the southeast corner of a building (on the inside corner of the basement wall). Said corner is located S 00°12'45" W 134.80 feet along the Block line and West 29.63 feet from the Northeast corner of Lot 8, Block 19, Plat "A", Salt Lake City Survey; thence WEST 21.50 feet along the parapet wall, thence North 12.00 feet, thence East 21.50 feet to a parapet wall, thence South 12.00 feet along a parapet wall to the Point of Beginning.

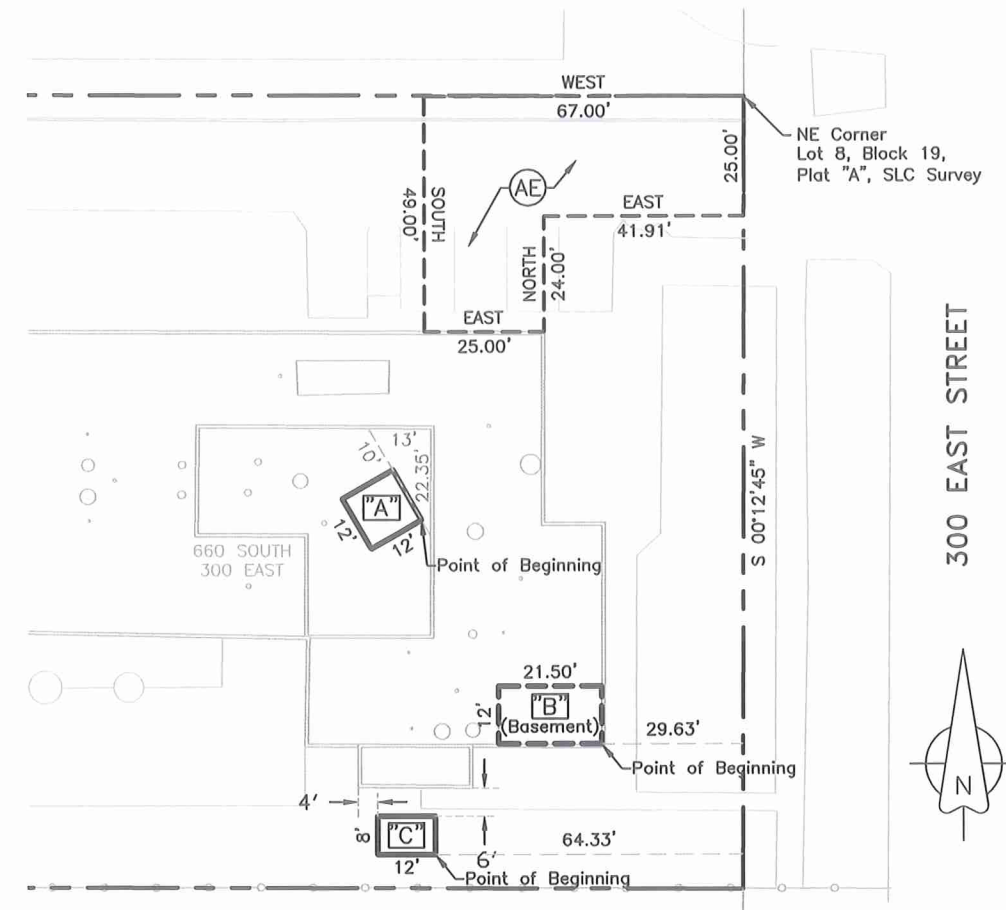
The above described lease parcel of land contains 258 square feet.

(C) CLIENT LEASE AREA
12'X8' Ground Area 96 Sq. Ft.

A parcel of land (12'X8') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Salt Lake City, Salt Lake County, Utah, said lease parcel comprising a portion of Lot 8, Block 19, Plat "A", Salt Lake City Survey; said lease parcel of land is more particularly described by metes and bounds as follows:

Beginning S 00°12'45" W 157.81 feet along the Block line and West 64.33 feet from the Northeast corner of Lot 8, Block 19, Plat "A", Salt Lake City Survey; thence WEST 12.00 feet, thence North 8.00 feet, thence East 12.00 feet, thence South 8.00 feet to the Point of Beginning.

The above described lease parcel of land contains 96 square feet.



LEASE AREAS AND ACCESS/UTILITY EASEMENT OVERVIEW

0' 20' 40' 60'
SCALE: 1" = 40'



DESIGNED FOR:
verizonwireless

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

DESIGNED BY:
TowerCom TECHNOLOGIES
ALBUQUERQUE / STAR / EL PASO / LAS VEGAS / DENVER
NEW MEXICO / IDAHO / TEXAS / NEVADA / COLORADO

SHEET TITLE:
ACCESS/UTILITY EASEMENT
LEASE AREAS
LAND DESCRIPTIONS

TCT SITE I.D.:	VZW SAL FIREHOUSE
SHEET INFO.:	Sheet 2 of 2 SU2

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DESIGNED BY:			AZ - CA - CO - ID - NM - NV - TX - UT	
	DATE	BY	CHK	
DESCRIPTION	3/17/15	JHM	JDM	
APPROVED FOR LEASING & ZONING	3/23/15	JW	JW	
MECHANICAL EQUIPMENT				
REV				
0				
1				



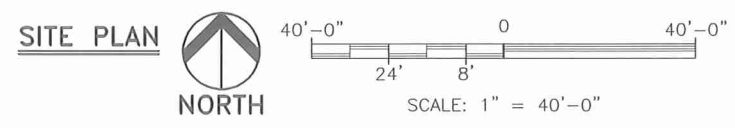
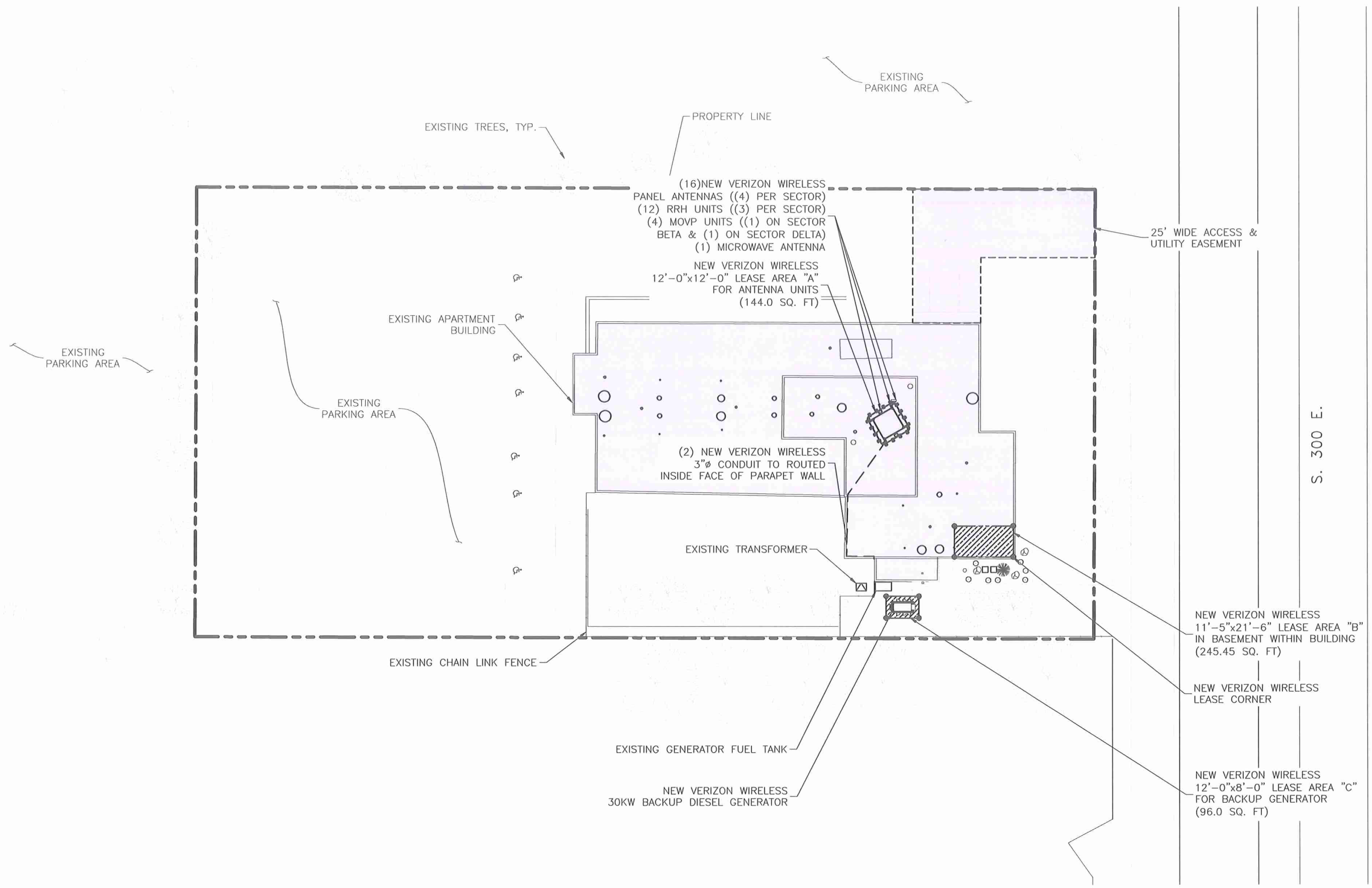
PROJECT NAME:
SAL DAVINCI
 NEW ROOFTOP COMMUNICATIONS SITE

PROJECT ADDRESS:
 660 S. 300 E.
 SALT LAKE CITY, UTAH, 84105
 SALT LAKE COUNTY

SHEET TITLE:
SITE PLAN

SAVE DATE:
 3/23/2015 5:01 PM

SHEET NUMBER:
Z1



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DESIGNED BY:	DATE	CHK BY	DATE	CHK BY	DESCRIPTION
DESIGNED BY:	DATE	CHK BY	DATE	CHK BY	DESCRIPTION
	3/23/15	JW	3/23/15	JW	MECHANICAL EQUIPMENT



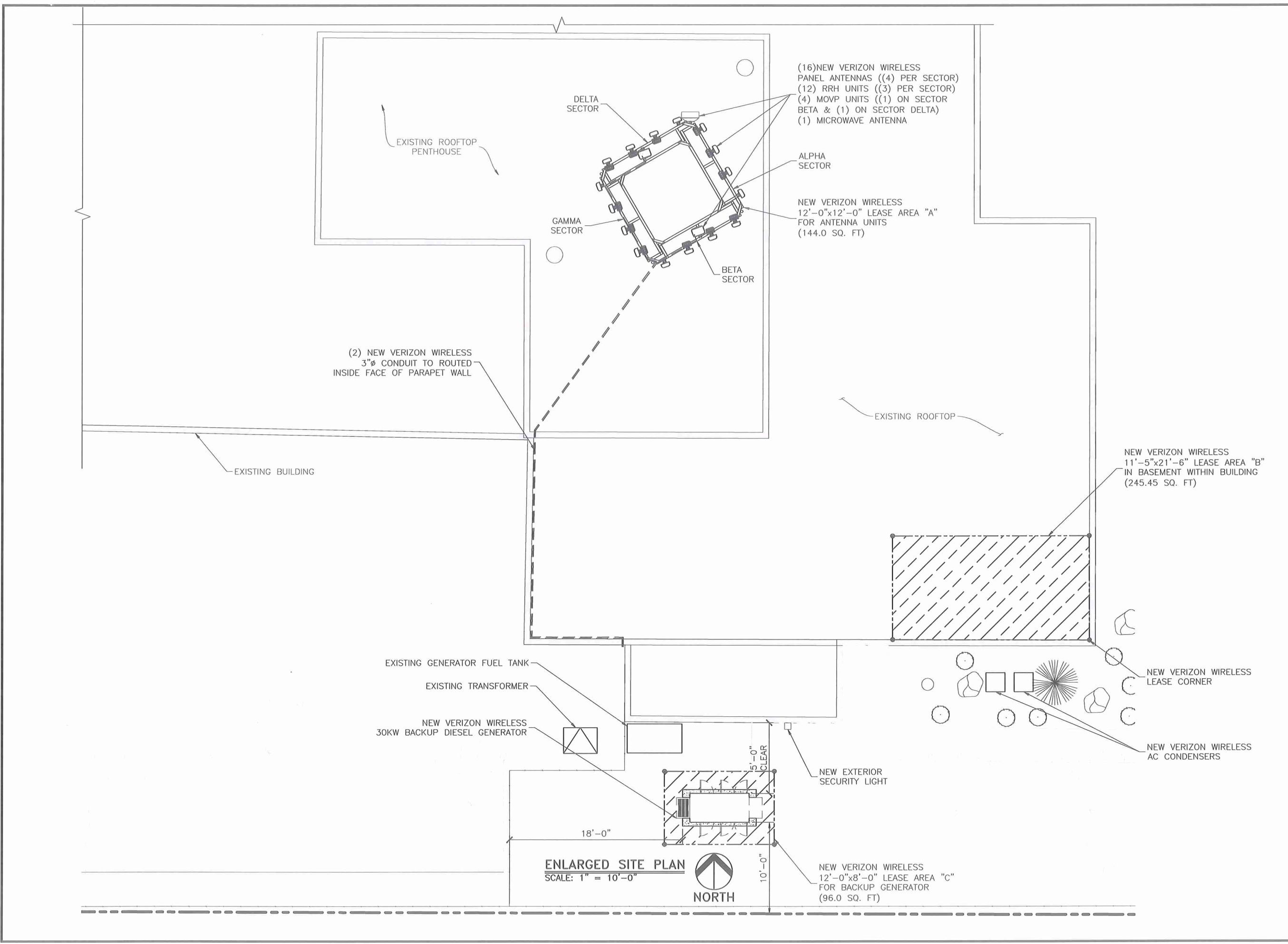
PROJECT NAME:
SAL DAVINCI
 NEW ROOFTOP COMMUNICATIONS SITE

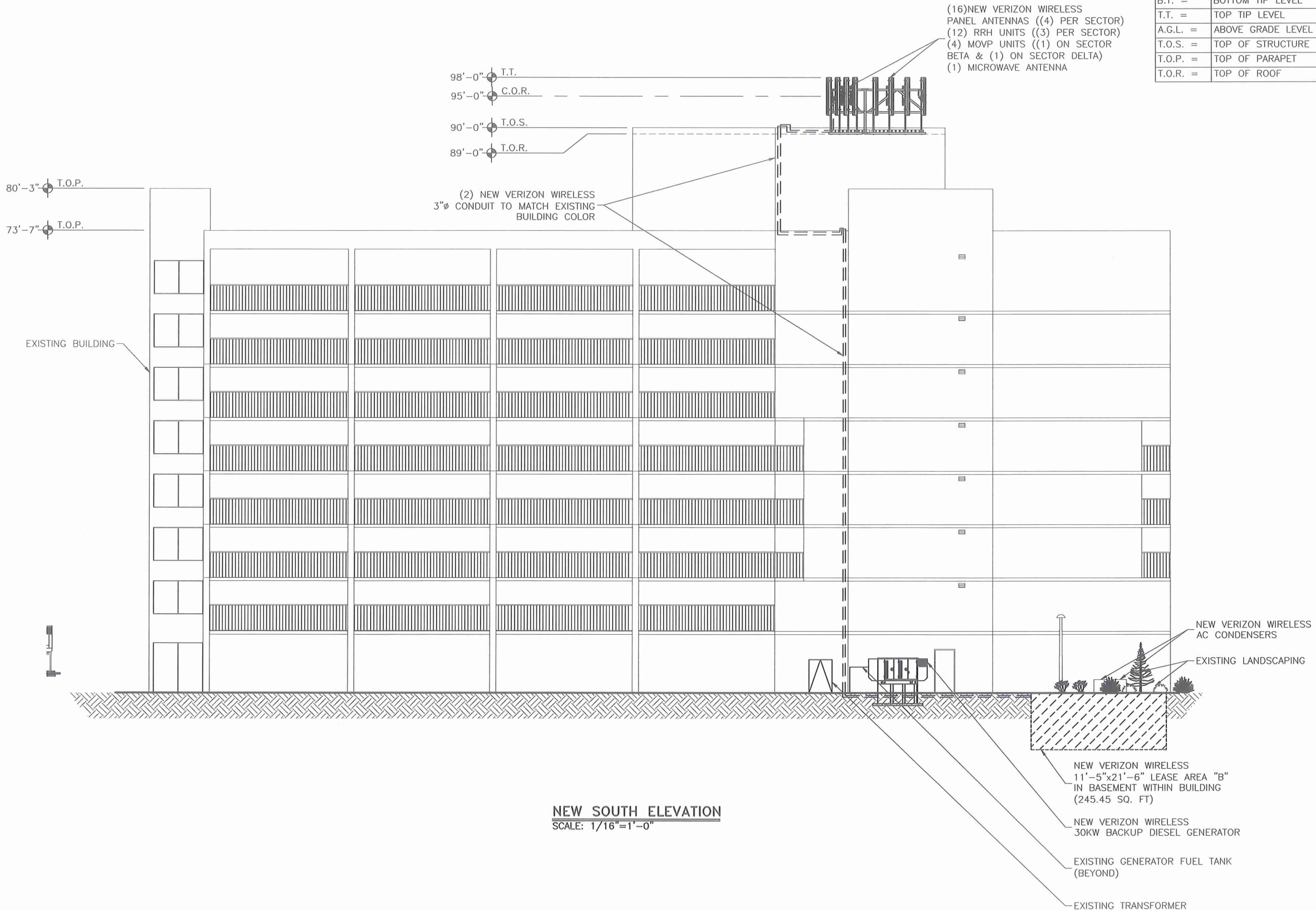
PROJECT ADDRESS:
 660 S. 300 E.
 SALT LAKE CITY, UTAH, 84105
 SALT LAKE COUNTY

SHEET TITLE:
ENLARGED SITE PLAN

SAVE DATE:
 3/23/2015 5:01 PM

SHEET NUMBER:
Z2





NEW SOUTH ELEVATION
SCALE: 1/16"=1'-0"

KEY:

C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
T.O.S. =	TOP OF STRUCTURE
T.O.P. =	TOP OF PARAPET
T.O.R. =	TOP OF ROOF

DESIGNED FOR:
verizonwireless
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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REV	DESCRIPTION	DATE	CHK BY
0	APPROVED FOR LEASING & ZONING	3/17/15	JHM JDM
1	MECHANICAL EQUIPMENT	3/23/15	JW

APPROVED FOR LEASING/ZONING

PROJECT NAME:
SAL DAVINCI
NEW ROOFTOP COMMUNICATIONS SITE

PROJECT ADDRESS:
660 S. 300 E.
SALT LAKE CITY, UTAH, 84105
SALT LAKE COUNTY

SHEET TITLE:
ELEVATIONS

SAVE DATE:
3/23/2015 5:01 PM

SHEET NUMBER:
73

KEY:

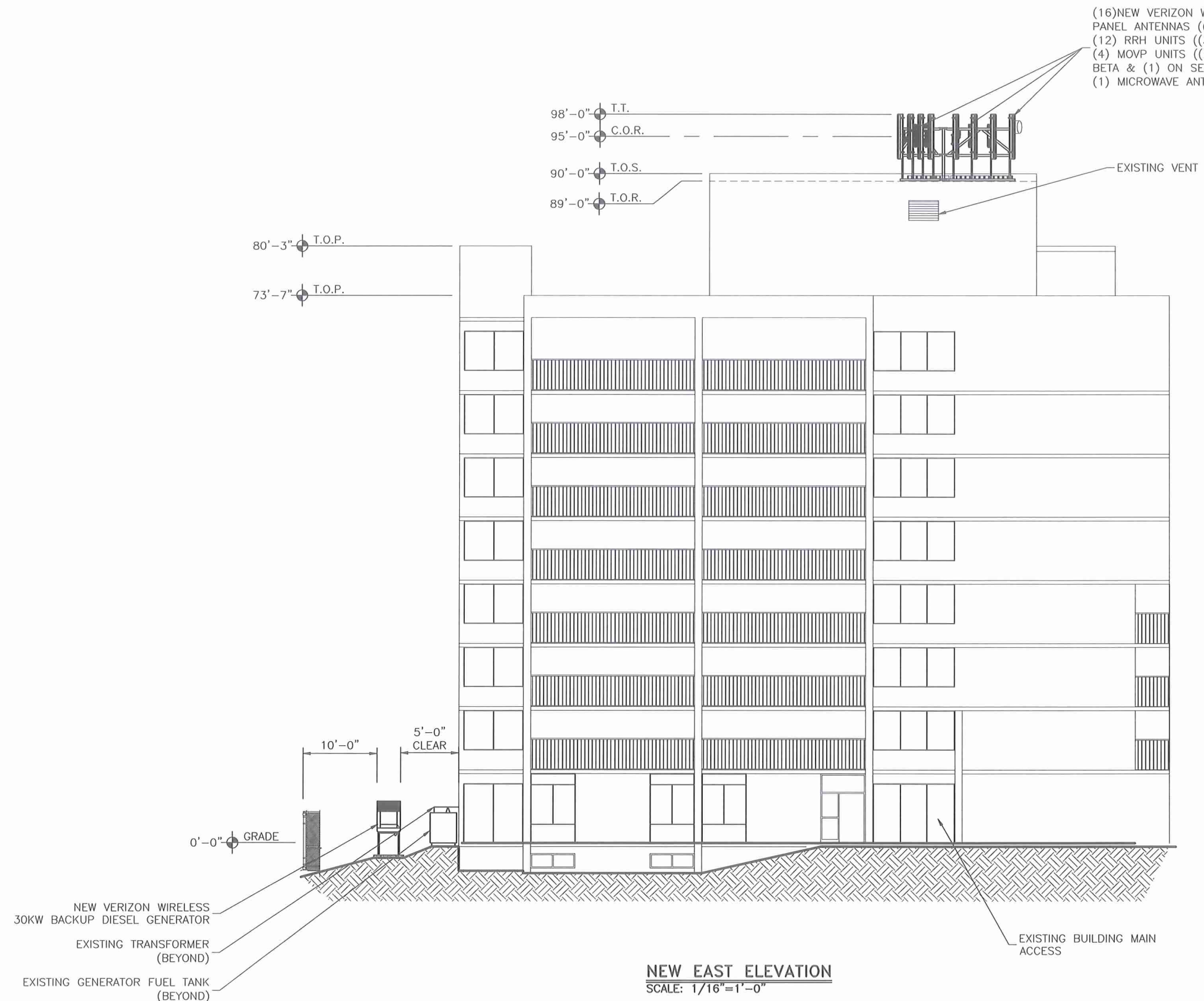
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
T.O.S. =	TOP OF STRUCTURE
T.O.P. =	TOP OF PARAPET
T.O.R. =	TOP OF ROOF

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		CHK	
		BY	JDM
DATE	3/17/15	JDM	
DESCRIPTION	APPROVED FOR LEASING & ZONING	JW	
REV	1	MECHANICAL EQUIPMENT	

DESIGNED BY: **AZ - CA - CO - ID - NM - NV - TX - UT**



APPROVED FOR LEASING/ZONING

PROJECT NAME:
SAL DAVINCI
 NEW ROOFTOP COMMUNICATIONS SITE

PROJECT ADDRESS:
 660 S. 300 E.
 SALT LAKE CITY, UTAH, 84105
 SALT LAKE COUNTY

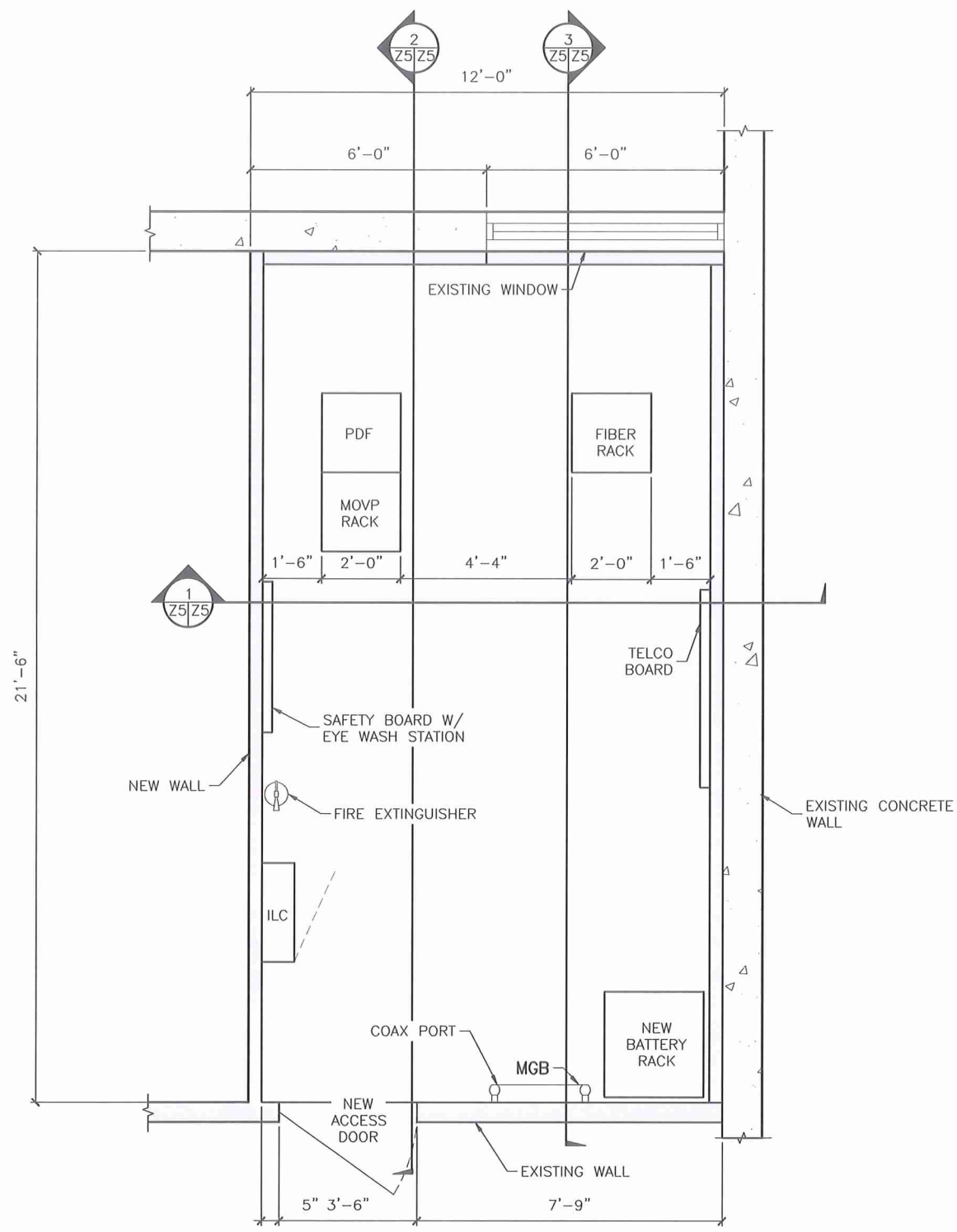
SHEET TITLE:
ELEVATIONS

SAVE DATE:
 3/23/2015 5:01 PM

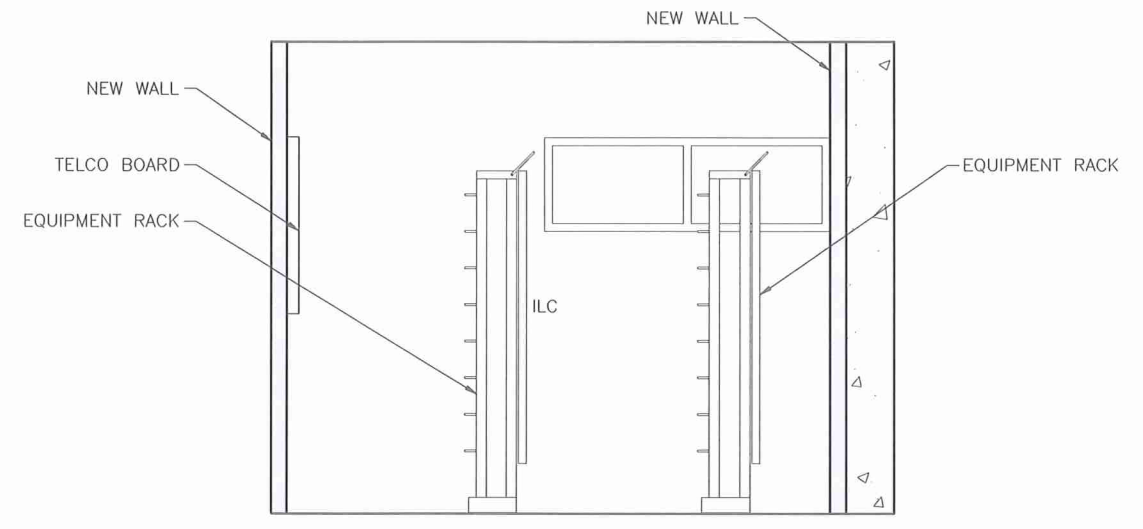
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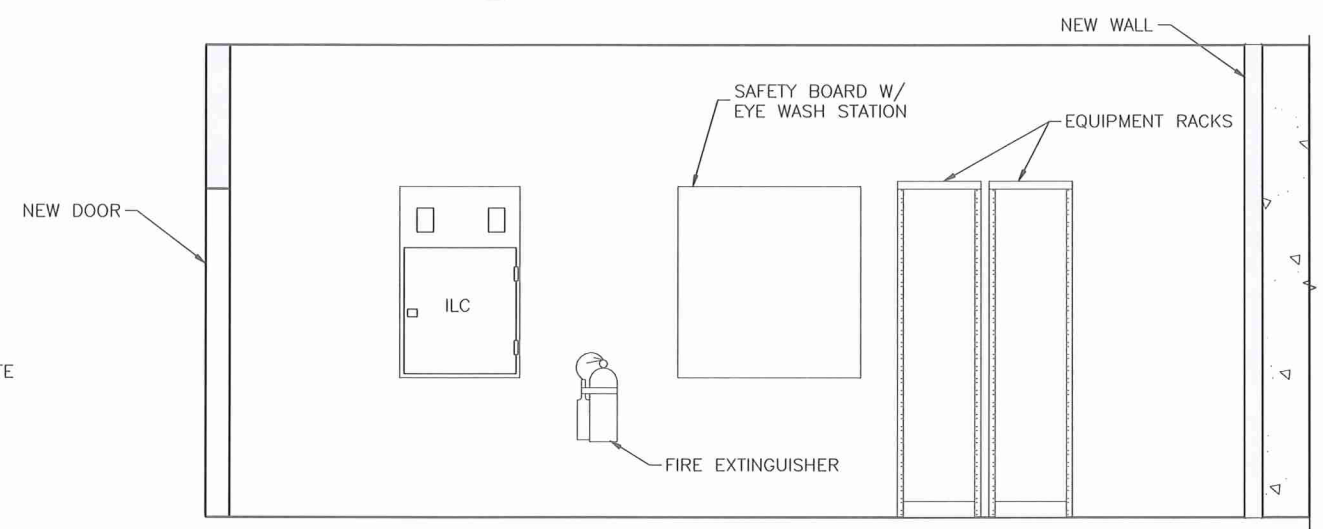
DESIGNED BY:	TowerCom TECHNOLOGIES		AZ - CA - CO - ID - NM - NV - TX - UT	
	DATE	BY	CHK	
DESCRIPTION	3/17/15	JFM	JDM	
APPROVED FOR LEASING & ZONING		JW		
MECHANICAL EQUIPMENT		JW		
REV				
0				
1				



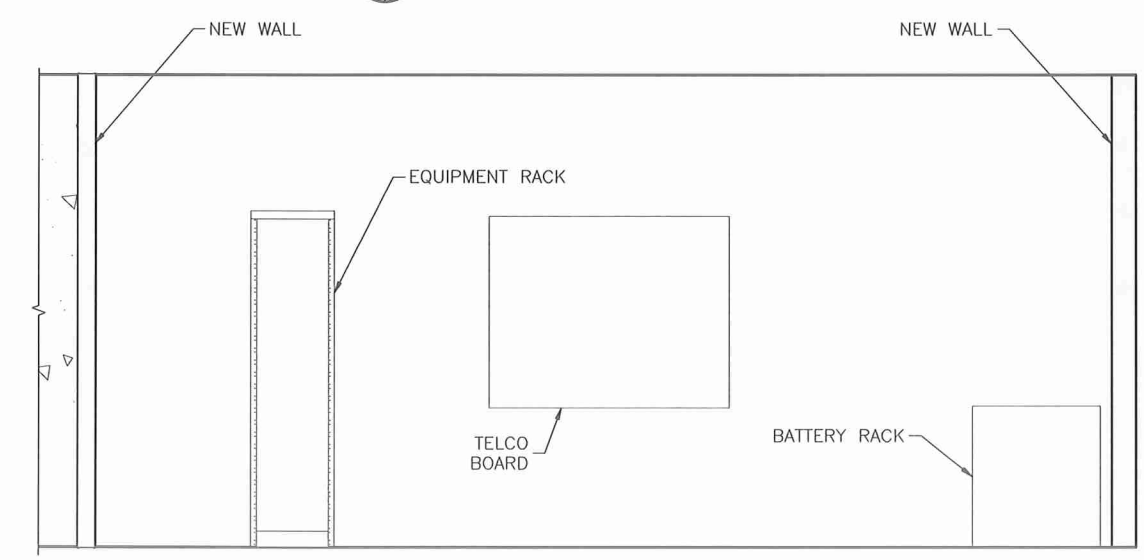
EQUIPMENT ROOM FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH



1 EAST INTERIOR WALL SECTION
 SCALE: 1/4" = 1'-0"



2 NORTH INTERIOR WALL SECTION
 SCALE: 1/4" = 1'-0"



2 SOUTH INTERIOR WALL SECTION
 SCALE: 1/4" = 1'-0"

DESIGNED BY:



PROJECT NAME:
SAL DAVINCI
 NEW ROOFTOP COMMUNICATIONS SITE

PROJECT ADDRESS:
 660 S. 300 E.
 SALT LAKE CITY, UTAH, 84105
 SALT LAKE COUNTY

SHEET TITLE:
EQUIPMENT ROOM DETAILS

SAVE DATE:
 3/23/2015 5:01 PM

SHEET NUMBER:
Z5

GENERAL ANTENNA NOTES:

1. CONTRACTOR TO VERIFY MECHANICAL DOWNTILT WITH FINAL SLF/RF ENGINEER.
2. DUAL POLAR ANTENNAS REQUIRE TWO RUNS OF COAX PER ANTENNA.
3. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
4. CONTRACTOR TO PROVIDE AS BUILT FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
5. CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
6. ALL AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MECHANICAL DECLINATION.

NEW VERIZON WIRELESS ANTENNA SCHEDULE:

ATTACH LEVEL (COR)	AZIMUTHS (DEG., TN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	MECHANICAL DOWN TILT
95'-0"	60° 160° 250° 340°	AMPHENOL HEX456CW0000 6' PANEL ANTENNA	16	SEE ANTENNA MOUNT DETAIL	(1) HYBRIFLEX CABLE	0°

NOTES:

1. FOR EXACT ANTENNA INFORMATION REFER TO THE RF DESIGN.

ANTENNA COLOR CODE:

ANTENNA FUNCTION	COLOR
CDMA-800 A-BAND	RED/GREEN
CDMA-800 B-BAND	2 RED/2 GREEN
PCS-1900 A-BAND	RED/GREEN
PCS-1900 B-BAND	2 RED/2 GREEN
LTE-700 A-BAND	WHITE
LTE-700 B-BAND	2 WHITE
AWS A-BAND	PURPLE
AWS B-BAND	2 PURPLE
ANTENNA SECTOR	
ALPHA	YELLOW
BETA	BLUE
GAMMA	ORANGE

ANTENNA COLOR CODE:

SECTOR	FIRST & SECOND STRIPE (PCS) OR (LTE) OR (AWS)	FACE COLOR
ALPHA	RED OR WHITE OR GREEN OR PURPLE	YELLOW
BETA	RED OR WHITE OR GREEN OR PURPLE	BLUE
GAMMA	RED OR WHITE OR GREEN OR PURPLE	ORANGE

DIAGRAM ABBREVIATIONS:

T.O.S.=	TOP OF STRUCTURE
ES=	EQUIPMENT SHELTER
RRH=	REMOTE RADIO HEAD
PDF=	POWER DISTRIBUTION FRAME
LTE=	LTE PANEL ANTENNA
AWS=	AWS PANEL ANTENNA

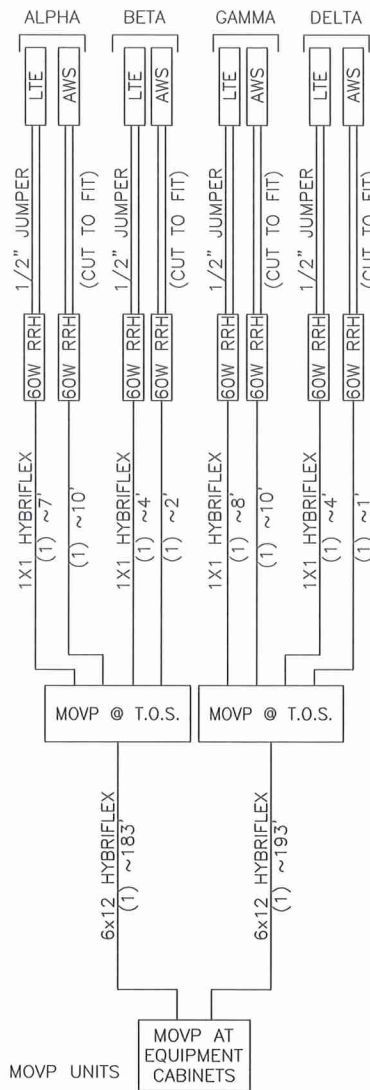
NEW HYBRID CABLE LENGTHS:

FROM (60W RRH) TO (ANTENNAS)				
ANTENNA JUMPERS	SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	ESTIMATED CABLE/COAX LENGTH
	ALPHA	1/2" φ	4	CUT TO FIT
	BETA	1/2" φ	4	CUT TO FIT
	GAMMA	1/2" φ	4	CUT TO FIT
	DELTA	1/2" φ	4	CUT TO FIT

FROM (MOV P) TO (60W RRH)				
SECOND TRUNK	SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	ESTIMATED CABLE/COAX LENGTH
	ALPHA	HYB 1X1	1	~7'
	BETA	HYB 1X1	1	~4'
	GAMMA	HYB 1X1	1	~8'
	DELTA	HYB 1X1	1	~4'

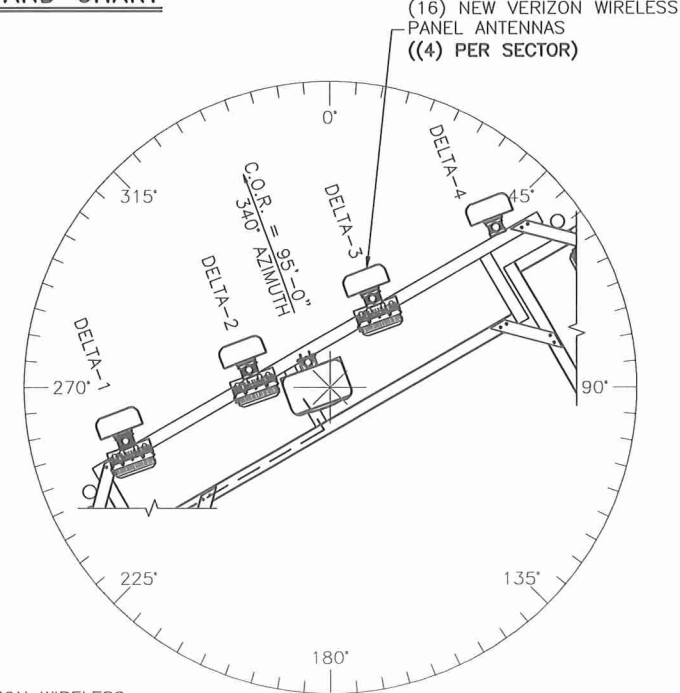
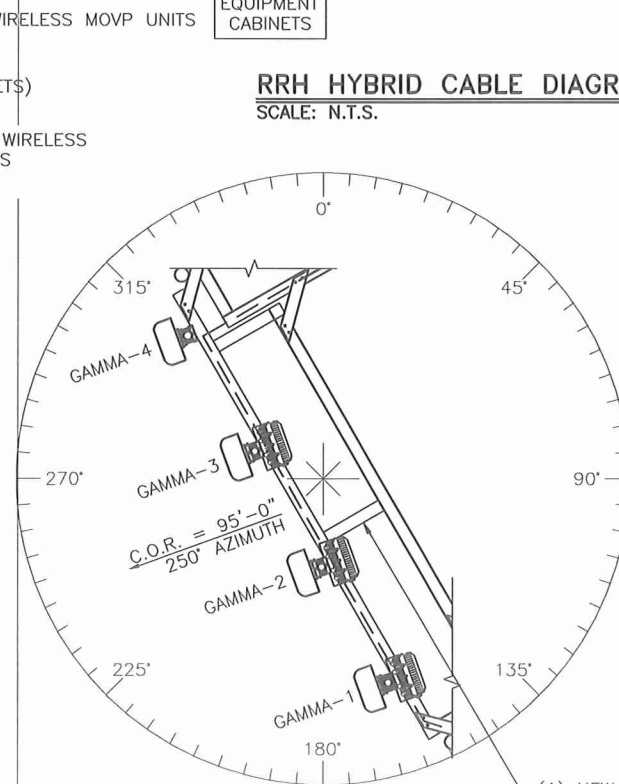
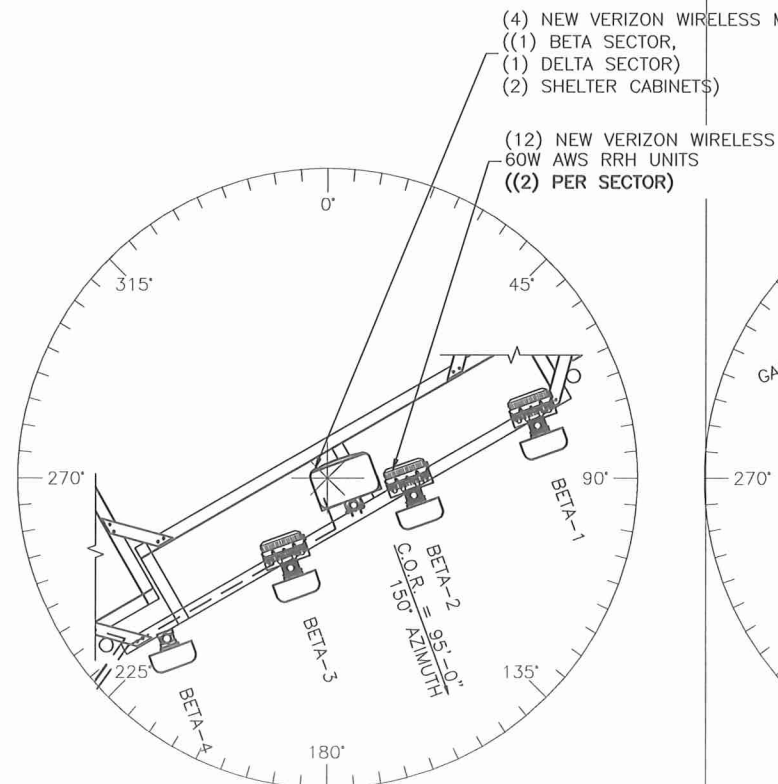
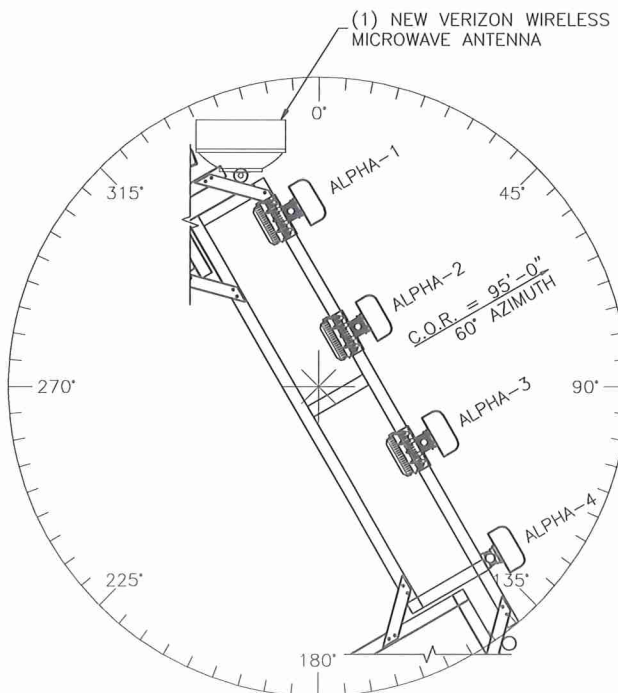
FROM (MOV P) TO (MOV P)				
MAIN TRUNK	SECTOR(S)	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	ESTIMATED CABLE/COAX LENGTH
	ALPHA, BETA	HYB 6X12	1	~183'
	GAMMA, DELTA	HYB 6X12	1	~193'

MOV P IS LOCATED ON THE BBU RACK SEE RACK DETAILS FOR LOCATION



RRH HYBRID CABLE DIAGRAM AND CHART

SCALE: N.T.S.



ANTENNA SECTION @ 95'-0"
SCALE: 1/4"=1'-0"

(1) NEW VERIZON WIRELESS ANTENNA MOUNT

DESIGNED FOR:

verizonwireless

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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AZ - CA - CO - ID - NM - NV - TX - UT

DESIGNED BY:

REV	DESCRIPTION	DATE	CHK BY	JDM	JW
0	APPROVED FOR LEASING & ZONING	3/17/15	JDM	JW	
1	MECHANICAL EQUIPMENT	3/23/15	JW		



PROJECT NAME:

SAL DAVINCI

NEW ROOFTOP COMMUNICATIONS SITE

PROJECT ADDRESS:

**660 S. 300 E.
SALT LAKE CITY, UTAH, 84105
SALT LAKE COUNTY**

SHEET TITLE:

ANTENNA INFORMATION

SAVE DATE:

3/23/2015 5:01 PM

SHEET NUMBER:

RF1

ATTACHMENT D: 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-75 High Density Multi-Family Residential zoning district. As per Table 21A.40.090(E) of the Zoning Ordinance all rooftop mounted antennae in the zoning district require conditional use approval, and all antenna related electrical equipment exceeding the dimensions permitted in any residential zoning district requires conditional use approval.

The antennae will be located on the penthouse roof of an existing building. This penthouse area contains elevator and other mechanical systems for the building. The building is 73 feet 7 inches in height. The penthouse is 90 feet in height. The Zoning Ordinance allows for "Elevator/stairway tower or bulkhead" to extend 16 feet above the maximum building height allowed by the district. The penthouse area of the building does meet this standard as it is lower than the permitted 91 feet. This is important as wireless antennae are not allowed on the roof of a noncomplying structure if they are not specifically listed as a permitted use, which they are not in this zoning district.

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 is a high rise multi-family residential building to the north, an office building to the west, a park and the Liberty Senior Center to the south and single family residential dwellings on the east side of 300 East which is across the street.

The antennae are located on a penthouse section of the building which is taller than parapet wall that surrounds the remainder of the building by 8 feet 9 inches meaning that the tops of the antennae will extend 16 feet 9 inches above the parapet wall. The roof mounted antennae are set back 26 feet from the east wall, 24 feet from the south wall, 29 feet from the north wall and 99 feet from the west wall. These setbacks exceed what is required by the Zoning Ordinance.

With regard to views from the single family dwellings on 300 East, there are mature trees located in the park strips along both sides of 300 East. Further, these homes are approximately 180 feet from the front wall of the building in question and approximately 227 feet away from the front wall of the penthouse structure atop the building.

The proposed generator and air conditioning units will be located on the south side of the structure near existing electrical equipment including an existing transformer and a generator fuel tank. There are trees located between the equipment both proposed and existing. The air conditioning condensers will be setback 35 feet from the property line and the generator would be located 64 feet from the property line.

Finding: Staff finds that wireless antennae are common in residential neighborhoods where they are needed to provide services to residents of the area and though the antennae may be visible from surrounding properties the larger setbacks, mature trees and distance from nearby single family dwellings will minimize that impact. 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 does not address matters related to wireless telecommunication equipment. The building where the roof mounted antennae and related electrical equipment is proposed is a land use that is consistent with the master plan.

Finding: The proposal does not present a conflict with 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 rooftop antennae are a conditional use in the RMF-75 zone and the generator is larger than can be approved as a permitted use. If the Conditional Uses is approved according to the Zoning Ordinance process and standards, the proposal 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 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 is a park, an apartment building and an office building. The principal structure is a multi-family residential structure and that use will not change with this proposal. The antennae are sited and arranged on the subject building to reduce their visual impact and the associated electrical equipment will not have a measurable impact to 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 are setback from the edge of the structure to reduce their visual impact. The electrical equipment is screened by existing landscaping and the location of the equipment is setback away from the property lines.
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	The generator associated with the proposal will have some impact to air quality when the equipment is operational. This should only occur for a short amount of time every 4 to 6 weeks to charge the generator and during a power outage which rarely occur. Because the events are either short in duration or occur rarely staff finds that the proposal generally complies with this standard.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	The proposed electrical equipment will be serviced by a technician once a month and the proposed generator will run for small amounts of time every 4 to 6 weeks unless there is a power outage.

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 proposal is not associated with any historic resources or structures.

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 uses are generally residential in nature, with mature vegetation that obscure the view to and from the proposed rooftop. Verizon does not currently have any existing antennae structures in the same vicinity as the proposal so collocation is not an option at or near this location. The electrical equipment is screened by existing vegetation and is setback behind the front building line to further lessen visual impacts. The antennae will be setback from the parapet wall a minimum of 24 feet, reducing or eliminating visual impact of the rooftop antennae.

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

ATTACHMENT E: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

Timeline

- The application was assigned on April 8, 2015.
- Staff sent a request to the Central Community Neighborhood Council on April 9, 2015. The council chair did not respond to the request.
- Mailings were sent out on June 1, 2015 for the Planning Commission meeting
- Sign was posted at the property in question on June 1, 2015 for the Planning Commission meeting

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

As of the published date of this report, no comments have been received from the public.

ATTACHMENT F: 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 – Public Utilities has no objections.

ZONING REVIEW – Roof mounted wireless communications antennae in this zone require Conditional Use application process; plans show antennae will be at maximum 8 foot height from top of structure (structure exceeds height limitation of zoning district); generator is shown in interior side yard at greater than minimum 4 feet to side property line; AC units are shown to side of existing structure as well; lighting to be oriented so as to not cast direct light on to adjacent properties. No zoning issues.

ENGINEERING REVIEW – Engineering has no objections.

TRANSPORTATION REVIEW – Transportation has no objections.

FIRE CODE REVIEW – Fire has no objections.

POLICE REVIEW – no comments received.

ATTACHMENT G: 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 PLNPCM2014-00244, for rooftop antennae and related electrical equipment at 660 South 300 East (Phillips Plaza).

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.