

Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: Amy Thompson, (801) 535-7281

Date: January 28, 2015

Re: PLNPCM2014-00643 Verizon Wireless Rooftop Antennas and Electrical Equipment
1430 W Andrew Avenue (Glendale Middle School)

CONDITIONAL USE

PROPERTY ADDRESS: 1430 W Andrew Avenue (Glendale Middle School)

PARCEL ID: 15-15-230-001

MASTER PLAN: Westside

ZONING DISTRICT: PL (Public Lands)

REQUEST: The petitioner, Technology Associates, representing Verizon Wireless, is requesting conditional use approval for new unmanned wireless antennas located on the rooftop of Glendale Middle School and electrical equipment related to the roof mounted antennas that exceed the dimensions to be considered a permitted use. This type of request must be processed as a conditional use. The property is located at 1430 West Andrew Avenue (Glendale Middle School) in the PL (Public Lands) zoning district.

Zoning Ordinance section 21A.54.155 authorizes administrative approval of certain categories of low impact conditional uses; however, because the subject property abuts 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 PLNPCM2014-00643 for rooftop antennae and related electrical equipment at 1430 W Andrew Avenue (Glendale Middle School) 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.
3. On days where the Department of Air Quality Health Forecast indicates unhealthy air quality, the generator should not be operated unless there is a power outage.
4. Conditional Use approval expires within one year of the date of approval unless all required permits are obtained.

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 Glendale Middle School, and new electrical equipment associated with the antennas that exceed the permitted dimensions for electrical equipment in the PL Public Lands zoning district. If approved, the proposal would provide service to Verizon Wireless customers in the surrounding area.

The north portion of the subject parcel adjacent to California Avenue is occupied by Mountain View Elementary School, and the southern portion of the subject parcel is occupied by the subject property, Glendale Middle School. The subject property is a two story building with institutional land use.

The request is for three antennae boxes located on three different locations on the rooftop of the building. Each box will hold four antennae, and the antennae will be aligned on angles, but will be further than 10 feet from the parapet wall of the building, and the antennae will be 8 feet high. Conduit and fiber cables are proposed to be anchored to the exterior wall of the northwest 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 on the ground adjacent to the building behind a concrete masonry wall that will match the existing building. The proposed concrete masonry wall has a height of 10 feet. Removal of an existing tree is proposed to accommodate the wall and electrical equipment.

Electrical equipment located in the PL Public Lands zoning district on private property shall not exceed a width of 6 feet, a depth of 3 feet, or a height of 6 feet to be considered a permitted use. This Conditional Use request includes four electrical cabinets and a generator associated with the roof mounted antennae.

The generator has a width of 9 feet 5 inches, a depth of 3 feet 4 inches, and a height of 7 feet 8 inches. The applicant is proposing 4 electrical cabinets associated with the antennae. Two of the electrical cabinets have a width and depth of 2 feet 8 inches, and the other two have a width of 3 feet 2 inches and a depth of 3 feet 7 inches. The cabinets have a height of 6 feet 2 inches. The electrical cabinets are elevated on a platform that is 2 feet off of the ground.

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 equip with sound dampening systems.

KEY ISSUES:

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

1. Public Comment

Planning Staff received a letter from a citizen who is a member of the Salt Lake City School Board, requesting the petition be removed from the Planning Commission agenda. The concerns expressed relate to Salt Lake City Board of Education and their policies for leasing property. If approved, the approval is for the requested conditional use and will not affect any lease agreements made by the property owner and the lessee. The President of the Salt Lake City School District Board of Education provided a letter in response to this public comment. (See Attachment F).

The same citizen referenced above submitted a second letter which raised concerns that the conditional use was not brought before the Glendale Community Council. As part of the conditional use process, recognized community organizations have 45 days to provide comments from the date the notice was sent. Because the Glendale Community Council does not meet the month of December, an Open House was held on December 11, 2014. Open House notices were mailed to property owners and residents within 300 feet of the proposal, and emailed to those on Salt Lake City's list serve which included the Glendale Community Council Chair. Staff did not receive any comments from the Community Council Chair within the 45 day period.

One neighbor expressed concerns that there are already multiple antennae near Glendale Middle School. No evidence has been submitted to suggest that this concern is valid. Currently there aren't any Verizon antennas located on existing structures in the same vicinity as the subject property. The applicant indicated the distance to the closest Verizon owned tower is .60 miles away, with the next closest being over a mile away.

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.

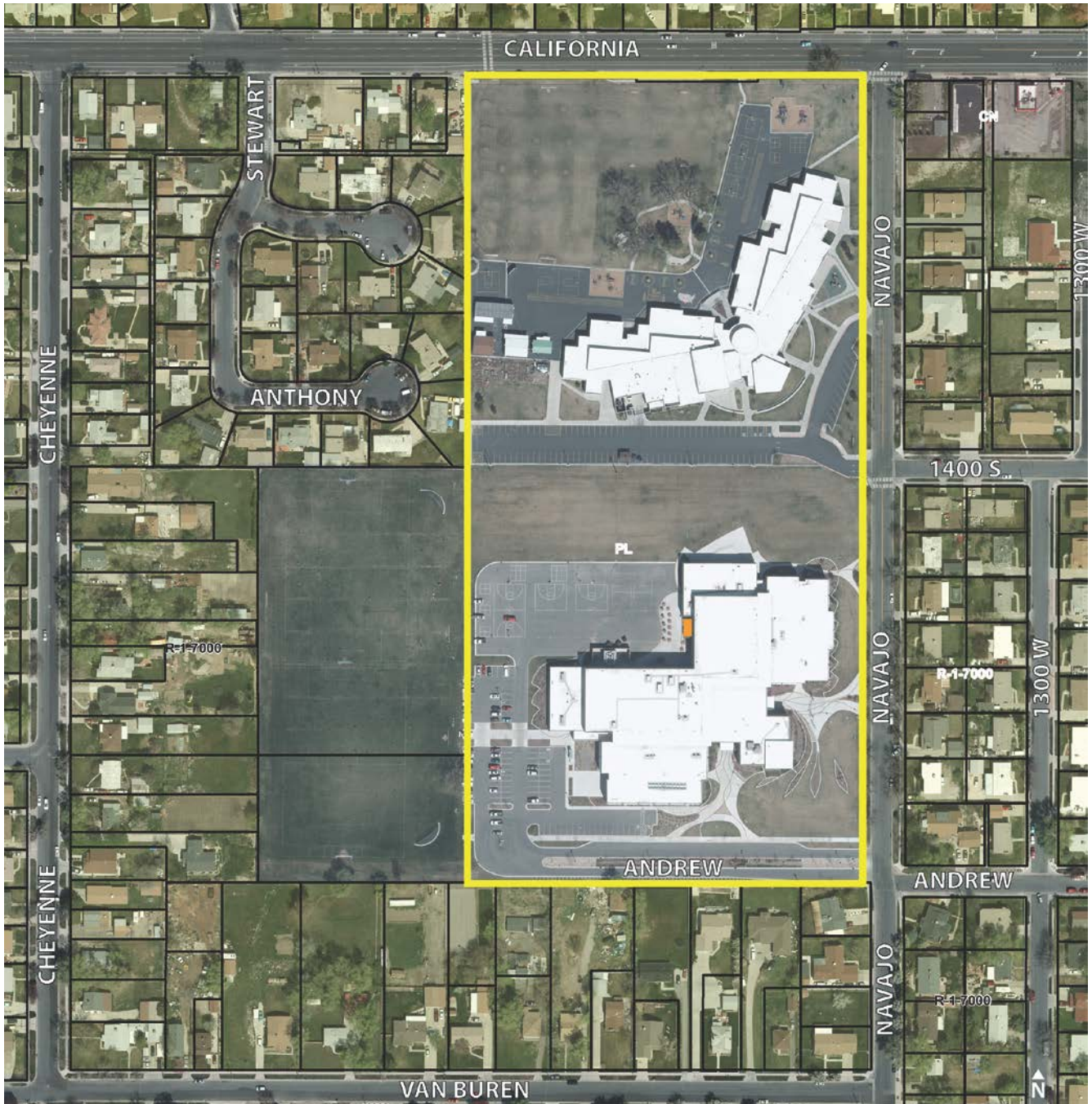
The rule applies to state or local laws or regulations, including zoning, land-use or building regulations. A restriction impairs if it: (1) unreasonably delays or prevents use of; (2) unreasonably increases the cost of; or (3) precludes a person from receiving or transmitting an acceptable quality signal 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.



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



-  Subject Property
-  Lease Space for Electrical Equipment

ATTACHMENT B: PHOTOS



Street view of the north elevation of the subject property from Navajo Street. The proposed location of the antennae adjacent to the north elevation is identified with a yellow arrow. Its proposed location is on the second story and will be set back 15 feet from the parapet wall, minimizing or eliminating visual impact as seen from the public views.



Street view of the east elevation of the subject property from Navajo Street. The proposed location of the antennae adjacent to the east elevation is identified with a yellow arrow. The 8' tall antennae will be set back 19' feet from the parapet wall, minimizing or eliminating visual impact as seen from the public views.



View of the west elevation of the subject where the antennae related electrical equipment is propose adjacent to the building behind a concrete masonry wall that will be constructed out of materials to match the existing building.



Adjacent land uses to the north of the subject building. Mountain View Elementary School is located north of the building on the same parcel.



View of adjacent land uses to the west of the subject building. The electrical equipment is proposed on the west side of the building. The parking lot and the recreation fields act as a buffer between the residential uses to the west of the subject property.

ATTACHMENT C: SITE PLAN & ELEVATIONS

verizonwireless

SAL FIREHOUSE

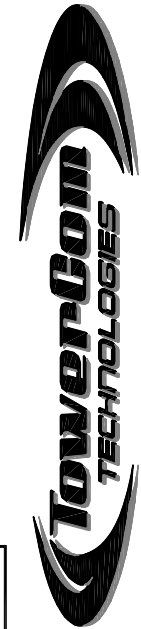
PUBLIC RECORD PARCEL NO. 15-15-230-001-0000

1430 WEST ANDREW AVE
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

NEW ROOFTOP COMMUNICATIONS SITE

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

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ALBUQUERQUE, STAR, DENVER, EL PASO, IRVINE, HENDERSON, NEW MEXICO, IDAHO, COLORADO, TEXAS, CALIFORNIA, NEVADA

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - NOT FOR CONSTRUCTION	07/29/14	JDM	JDM
0	APPROVED FOR LEASING & ZONING	09/18/14	JW	JW

SHEET INDEX:

SHEET	TITLE	REV.
T1	TITLE SHEET	0
SP1	SPECIFICATION & PHOTO SHEET	0
SU1	SITE SURVEY	0
SU2	SITE SURVEY	0
Z1	SITE PLAN	0
Z2	ENLARGED SITE PLAN	0
Z3	ELEVATIONS	0

PROJECT INDEX:

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

CONTACT: CRAIG SKINNER
PHONE: 801-573-2878

ENGINEERS/DESIGNERS:
TOWERCOM TECHNOLOGIES LLC
2875 S. DECKER LAKE DR., SUITE 165
WEST VALLEY CITY, UT 84119

CONTACT: JUSTIN WALL
PHONE: 801-336-4694 EXT. 171

SURVEYOR:
CIS PROFESSIONAL LAND SURVEYING
295 NORTH 200 EAST
MONA, UTAH 84645

CONTACT: CORY SQUIRE
PHONE: 435-660-0816

ZONING/SITE AQ:
5710 S. GREEN STREET
MURRAY, UT 84123

CONTACT: DAKOTA HAWKS
PHONE: 801-651-4769

ABBREVIATED LEGAL DESCRIPTION:

E 1/2 OF NE 1/4 OF NE 1/4 SEC 15
T 1S R 1W SL MER LESS STREET

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: THE BOARD OF EDUCATION OF SALT LAKE CITY
440 E. 100 S.
SALT LAKE CITY, UT 84111

CONTACT: RANDY JOHNS
PHONE: 801-652-8053

JURISDICTION: SALT LAKE CITY

DRIVING DIRECTIONS:

FROM THE VERIZON WIRELESS OFFICE TURN LEFT ONTO PROSPERITY RD. (0.8 MI). TURN RIGHT ONTO UT-48 E. (0.8 MI). TURN LEFT ONTO 5600 W. (0.5 MI). TURN RIGHT ONTO UT-48 E. (2.8 MI). TURN LEFT ONTO S. 3600 W. (4.1 MI). TURN RIGHT ONTO W. 4700 S. (1.6 MI). TURN RIGHT ONTO I-215 N. (5.1 MI). TAKE EXIT #21 CALIFORNIA AVE. (0.3 MI). TURN RIGHT ONTO CALIFORNIA AVE. (1.0 MI). TURN RIGHT ONTO NAVAJO ST. (0.2 MI). TURN RIGHT ONTO ANDREW AVE. (95 FT). YOUR DESTINATION IS ON THE RIGHT.

PROJECT DESCRIPTION:

- THIS PROJECT CONSISTS OF THE FOLLOWING:
- INSTALLATION
 - ONE (1) NEW OUTDOOR GENERATOR
 - TWELVE (12) NEW PANEL ANTENNAS
 - SIX (6) NEW 60W RRH UNITS
 - ONE (1) NEW OUTDOOR EQUIPMENT PLATFORM
 - ONE (1) NEW MICROWAVE ANTENNA
 - NEW CMU WALL

FCC COMPLIANCE:

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

ADA COMPLIANCE:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.



VICINITY MAP
SCALE: N.T.S.



PROJECT NAME:

SAL FIREHOUSE

NEW ROOFTOP
COMMUNICATIONS SITE

PROJECT ADDRESS:

1430 WEST ANDREW AVE
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET TITLE:

TITLE SHEET

SAVE DATE:

9/18/2014 4:04 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.

GENERAL CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK ASSOCIATED 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.

ANTENNA, MOUNTS & HARDWARE INSTALLATION NOTES:

1. CONTRACTOR TO INSTALL ANTENNAS, MOUNTS AND TOWER HARDWARE PER MANUFACTURER'S RECOMMENDATIONS (OR AS REQUIRED BY THE OWNER/PROVIDER).
2. ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS.
3. ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
4. ANTENNA MOUNTS SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO AN APPROVED CLIMBING POINT.
5. SEE ALSO GENERAL ANTENNA NOTES ON SHEET RF1 (IF APPLICABLE).

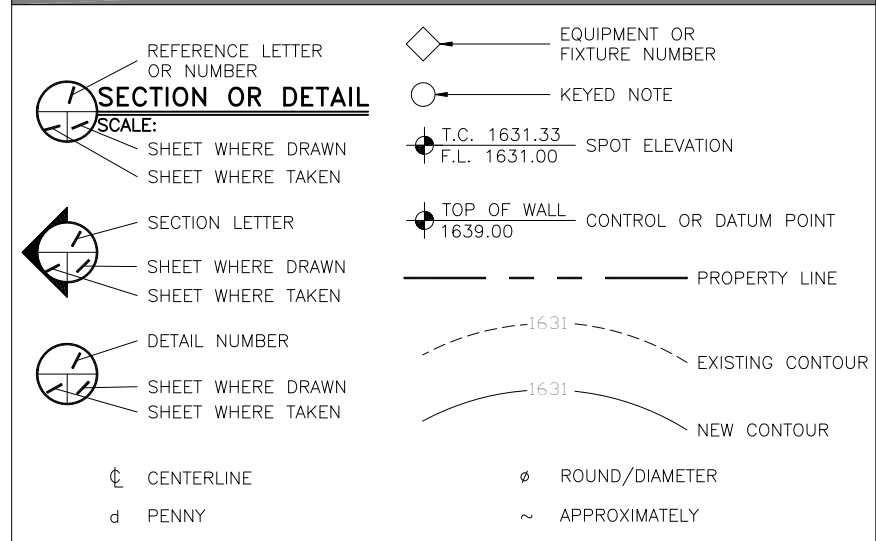
MAIN OVP, SECTOR BOX, RRH, TMA, & DIPLEXER INSTALLATION NOTES:

1. CONTRACTOR TO INSTALL MAIN OVP, SECTOR BOXES, REMOTE RADIO HEADS, TOWER MOUNTED AMPLIFIERS, AND/OR DIPLEXERS PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS.
3. ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.

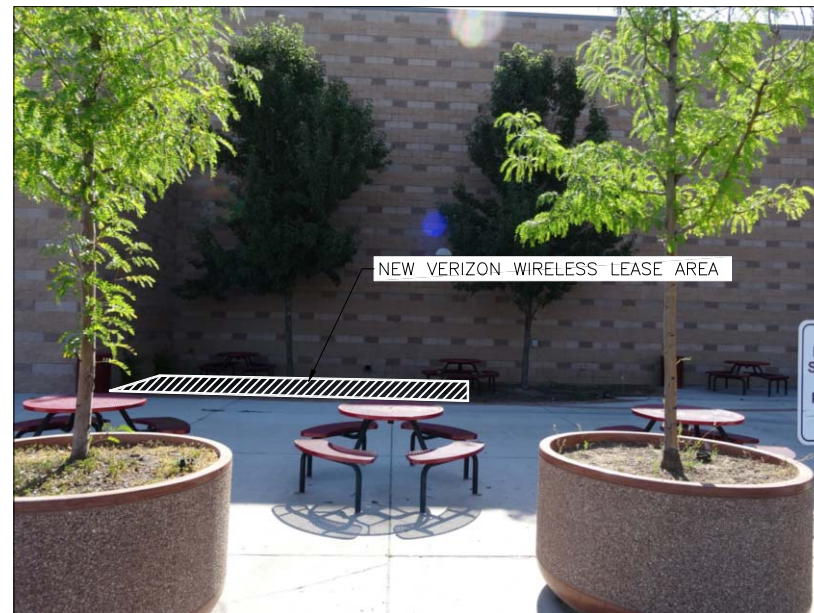
COAX PORT NOTES:

1. REQUIRED ADDITIONAL COAX PORTS TO BE ADDED AS NEEDED BY CONTRACTOR.
2. ANY ADDITIONAL COAX PORTS TO BE INSTALLED BELOW THE EXISTING, WHERE POSSIBLE.
3. CONTRACTOR TO INVESTIGATE INTERIOR OF SHELTER/EQUIPMENT ROOM FOR CLEAREST PENETRATION POINT.
4. ADDITIONAL COAX PORTS TO BE INSTALLED PER INDUSTRY STANDARDS.

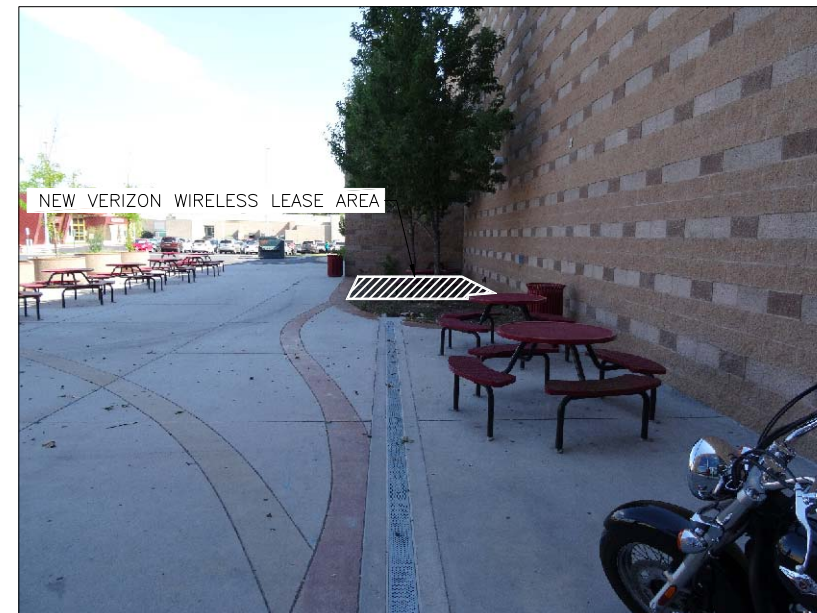
LEGEND OF SYMBOLS:



VIEW OF NEW LEASE AREA (LOOKING NORTH EAST)



VIEW OF NEW LEASE AREA (LOOKING EAST)



VIEW OF NEW LEASE AREA (LOOKING NORTH)

DESIGNED FOR:

verizonwireless

9656 SOUTH PROSPERITY ROAD WEST
JORDAN, UTAH 84081

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DESIGNED BY:	TowerCom TECHNOLOGIES	ALBUQUERQUE / STAR / DENVER / EL PASO / IRVINE / HENDERSON / NEW MEXICO / IDAHO / COLORADO / TEXAS / CALIFORNIA / NEVADA	CHK	BY	DATE
			JDM	JDM	07/29/14
			JDM	JDM	09/18/14
REV	DESCRIPTION	DATE	BY	CHK	DATE
0	PRELIMINARY - NOT FOR CONSTRUCTION				
1	APPROVED FOR LEASING & ZONING				



PROJECT NAME:

SAL FIREHOUSE
NEW ROOFTOP COMMUNICATIONS SITE

PROJECT ADDRESS:

1430 WEST ANDREW AVE
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET TITLE:

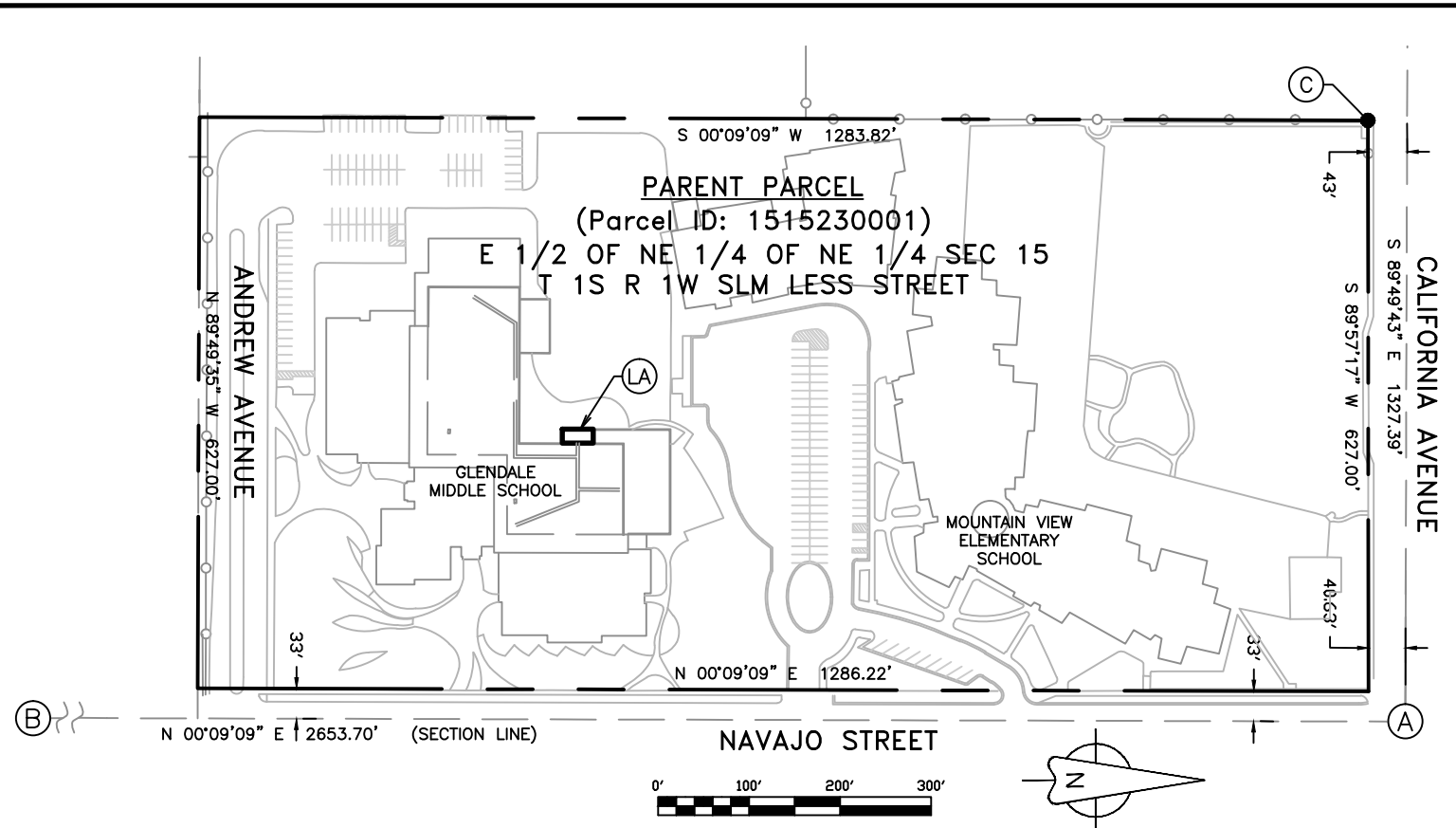
SPECIFICATIONS & PHOTOS SHEET

SAVE DATE:

9/18/2014 4:04 PM

SHEET NUMBER:

SP1



PARENT PARCEL AND SURVEY CONTROL OVERVIEW
SCALE: 1" = 200'

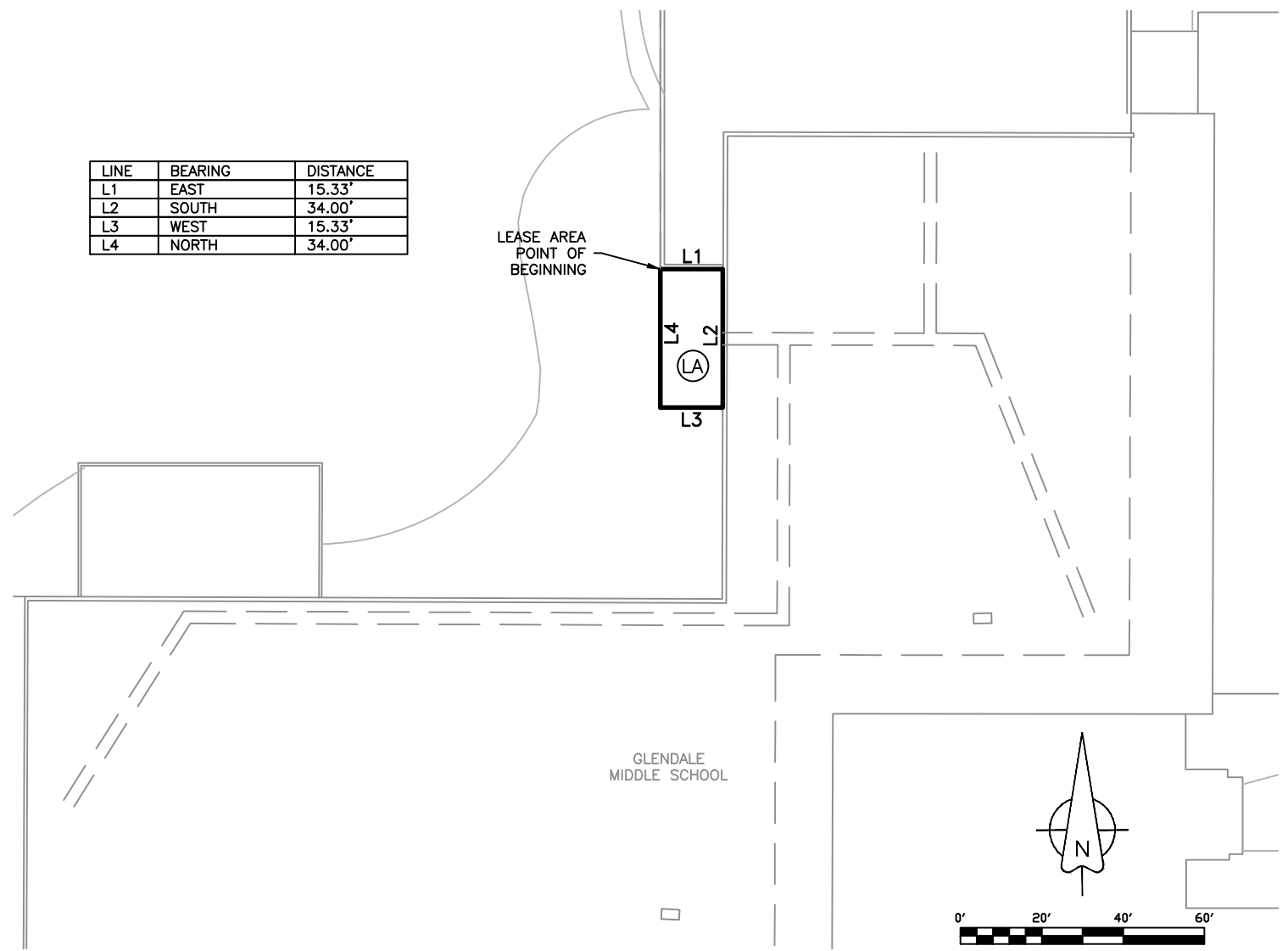


KEYED NOTES

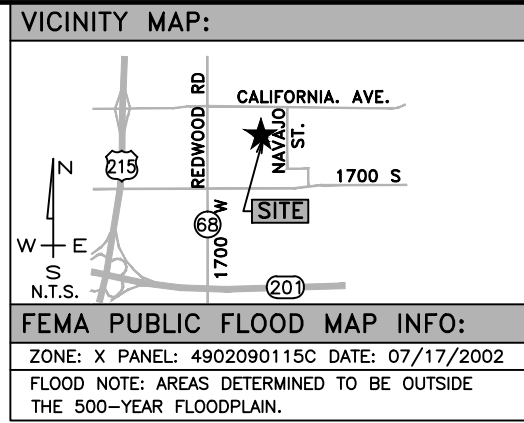
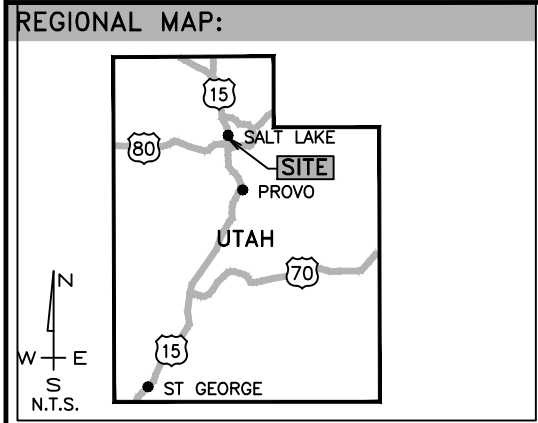
- (A) FOUND BRASS STREET MONUMENT MARKING THE NE CORNER OF SECTION 15 T.1S. R.1W. S.L.B.&M. [HELD FOR ORIGIN OF SURVEY]
- (B) FOUND BRASS STREET MONUMENT MARKING THE E 1/4 CORNER OF SECTION 15 T.1S. R.1W. S.L.B.&M. [HELD FOR ALIGNMENT]
- (C) FOUND 1/2" REBAR AT NW CORNER OF PROPERTY
- (LA) CLIENT LEASE AREA 521.33 Sq. Ft.

LEASE AREA LOCATION
 LATITUDE: 40°44'16.6102"N
 LONGITUDE: 111°55'50.0571"W
 GROUND ELEV.: 4237 FT

LINE	BEARING	DISTANCE
L1	EAST	15.33'
L2	SOUTH	34.00'
L3	WEST	15.33'
L4	NORTH	34.00'



ENLARGED LEASE AREA SITE PLAN
SCALE: 1" = 40'



NEW ANTENNA SETS COORDINATE REPORT:

ANTENNA SET "ALPHA":
LATITUDE:
LONGITUDE:
GROUND ELEV.:
ANTENNA SET "BETA":
LATITUDE:
LONGITUDE:
GROUND ELEV.:
ANTENNA SET "GAMMA":
LATITUDE:
LONGITUDE:
GROUND ELEV.:

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°44'25.60585"N
 LONGITUDE: 111°55'46.04296"W
 ELLIPSOID HEIGHT: 4173.925 ft
 HORZ. DATUM NAD83 [UTAH VRS] VERT. DATUM NAVD88 [GEOID12]

GRID POSITION (SURVEY FT)
 NORTHING: 7,438,747.258 sft
 EASTING: 1,521,406.130 sft
 ELEVATION: 4,229.810 sft

PROJECT NAME:
VERIZON WIRELESS SAL FIREHOUSE

PROJECT ADDRESS:
 1430 WEST ANDREW AVENUE
 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 JUNE 11, 2014 BY STEWART TITLE GUARANTY COMPANY (FILE No. 01459-7363) 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.: 07/15/14

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

PARENT PARCEL OWNER:
 THE BOARD OF EDUCATION OF SALT LAKE CITY
 440 East 100 South
 Salt Lake City, Utah 84111

CONTACT INFORMATION:
 RANDY JOHNS
 CELL PHONE: (801)652-8053

PUBLIC RECORD PARCEL I.D.:
 1515230001

DRIVING DIRECTIONS:
 FROM THE VERIZON WIRELESS OFFICE TURN LEFT ONTO PROSPERITY RD. (0.8 MI). TURN RIGHT ONTO UT-48 E. (0.8 MI). TURN LEFT ONTO 5600 W (0.5 MI). TURN RIGHT ONTO UT-48 E. (2.8 MI). TURN LEFT ONTO S. 3600 W. (4.1 MI). TURN RIGHT ONTO W. 4700 S. (1.6 MI). TURN RIGHT ONTO I-215 N. (5.1 MI). TAKE EXIT #21 CALIFORNIA AVE (0.3 MI). TURN RIGHT ONTO CALIFORNIA AVE. (1.0 MI). TURN RIGHT ONTO NAVAJO ST. (0.2 MI). TURN RIGHT ONTO ANDREW AVE. (95 FT). YOUR 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.

PROFESSIONAL LAND SURVEYOR
 No. 5561206
CORY I. SQUIRE
 9-17-14
 STATE OF UTAH

cis Mona, UT (435)660-0816
 PROFESSIONAL LAND SURVEYING cispls1@gmail.com
 CORY IVAN SQUIRE UT P.L.S. #5561206-2203 07/18/14

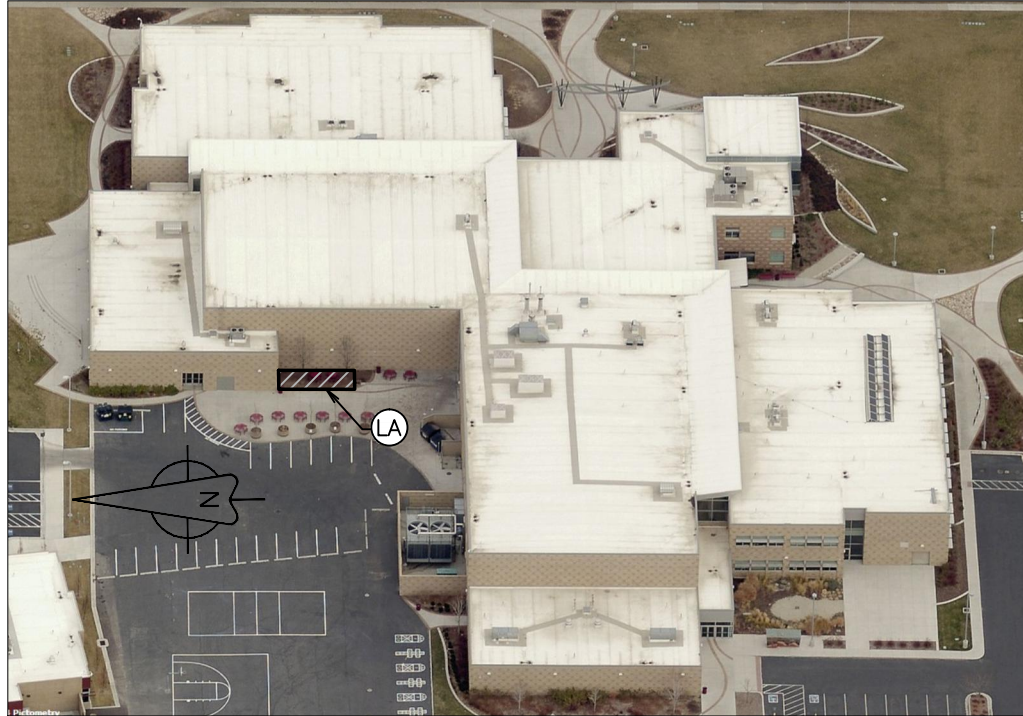
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REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	07/18/14	CIS	CIS
B	FINAL REVIEW AND SURVEYOR'S CERTIFICATION	09/17/14	CIS	CIS

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

TCT SITE I.D.: VZW SAL FIREHOUSE

SHEET INFO.: Sheet 1 of 2 **SU1**



GLENDALE MIDDLE SCHOOL
 VIEW FROM WEST (LOOKING EAST)
 2014 PICTOMETRY (NOT TO SCALE)




GLENDALE MIDDLE SCHOOL
 VIEW FROM EAST (LOOKING WEST)
 2014 PICTOMETRY (NOT TO SCALE)

A parcel of land (34'X15.33') 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 the E½ of the NE¼ of the NE¼ of Section 15, Township 1 South Range 1 West, Salt Lake Base and Meridian; said lease parcel of land is more particularly described by metes and bounds as follows:

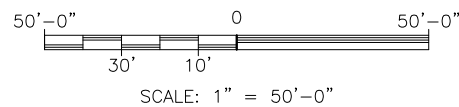
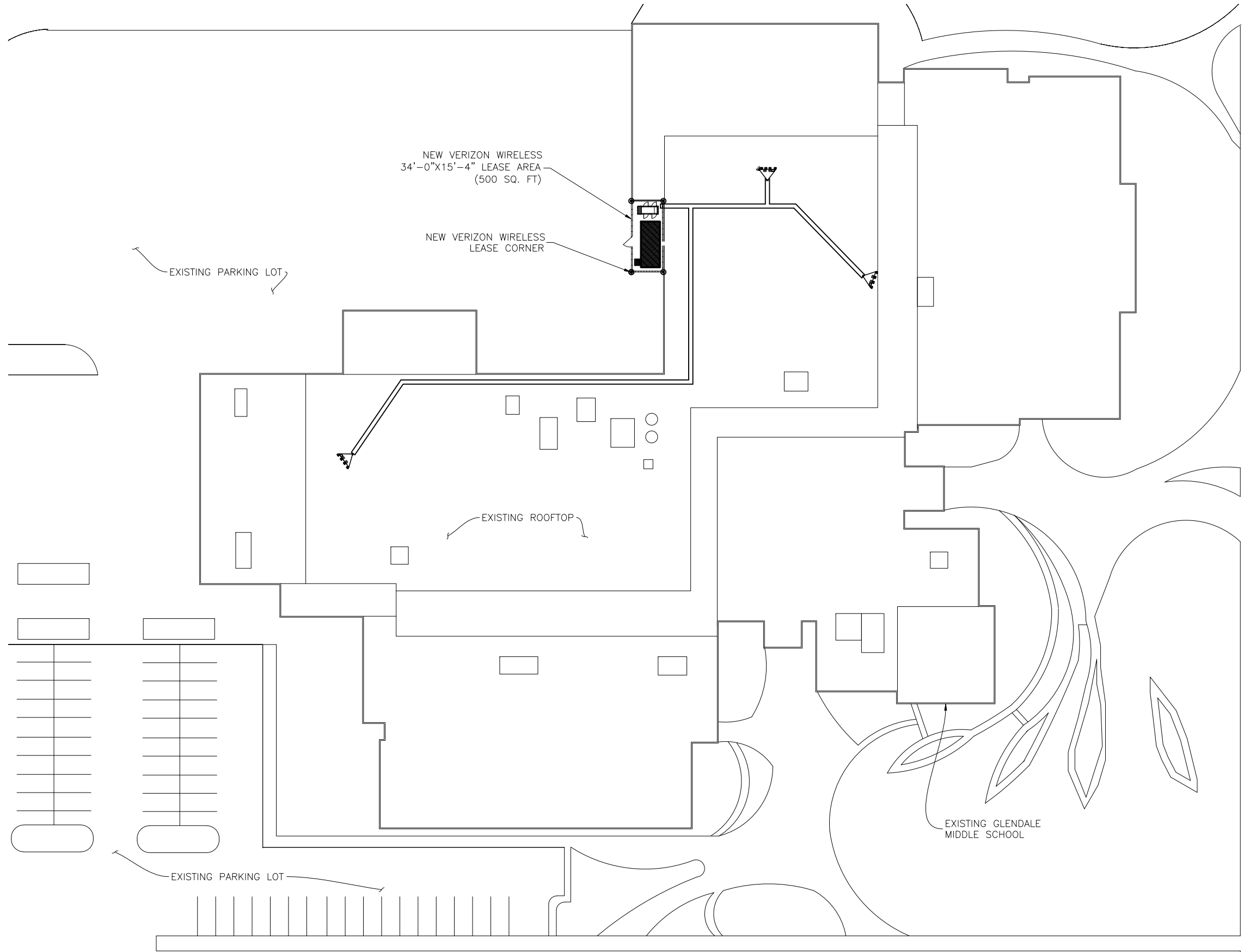
Beginning at an outside corner of an existing building (Glendale Middle School), said building corner lies 321.12 feet N89°49'43"W along the section line and 893.04 feet South of the Northeast corner of Section 15, Township 1 South Range 1 West, Salt Lake Base and Meridian; thence East 15.33 feet along the outside edge of said building to a building corner, thence South 34.00 feet along the outside edge of said building, thence West 15.33 feet, thence North 34.00 feet to the Point of Beginning.

The above described lease parcel of land contains 521.33 square feet.

LEASE AREA LAND DESCRIPTION

DESIGNED FOR:		
verizon wireless		
9656 SOUTH PROSPERITY ROAD WEST JORDAN, UTAH 84081		
DESIGNED BY:		
		
ALBUQUERQUE / STAR / EL PASO / LAS VEGAS / DENVER NEW MEXICO / IDAHO / TEXAS / NEVADA / COLORADO		
SHEET TITLE:		
ACCESS/UTILITY EASEMENT OVERVIEW LAND DESCRIPTIONS		
TCT SITE I.D.:	VZW SAL FIREHOUSE	
SHEET INFO.:	Sheet 2 of 2	SU2





SITE PLAN

S. NAVAJO ST.

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

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		BY			
		DATE			
REV	DESCRIPTION				
A	PRELIMINARY - NOT FOR CONSTRUCTION		07/29/14	JDM	
0	APPROVED FOR LEASING & ZONING		09/18/14	JW	

APPROVED FOR LEASING/ZONING

PROJECT NAME:
SAL FIREHOUSE
 NEW ROOFTOP COMMUNICATIONS SITE

PROJECT ADDRESS:
1430 WEST ANDREW AVE
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

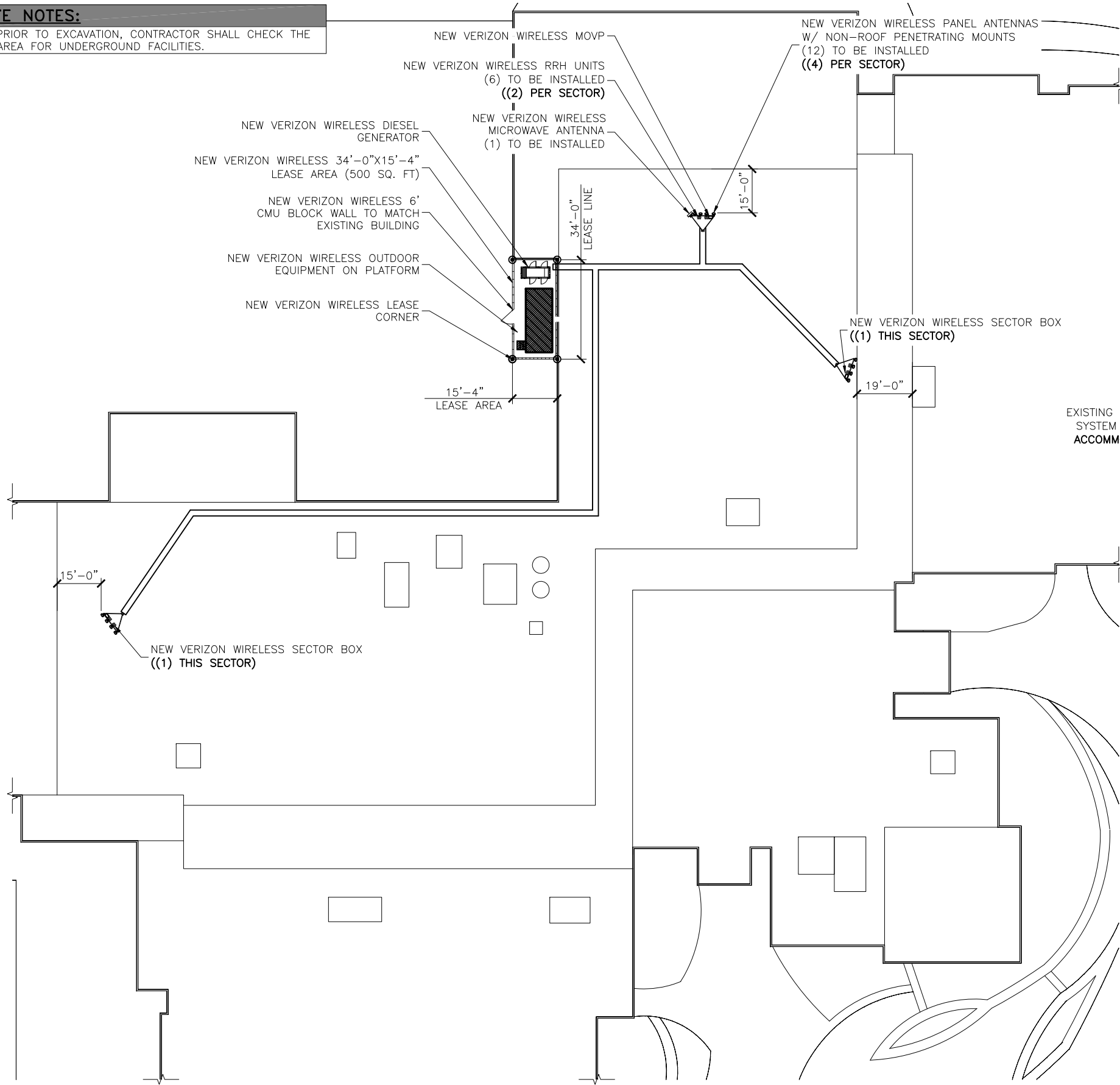
SHEET TITLE:
SITE PLAN

SAVE DATE:
 9/18/2014 4:04 PM

SHEET NUMBER:
Z1

SITE NOTES:

1 PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.

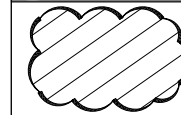


ENLARGED SITE PLAN
SCALE: 1"=40'-0"
NORTH

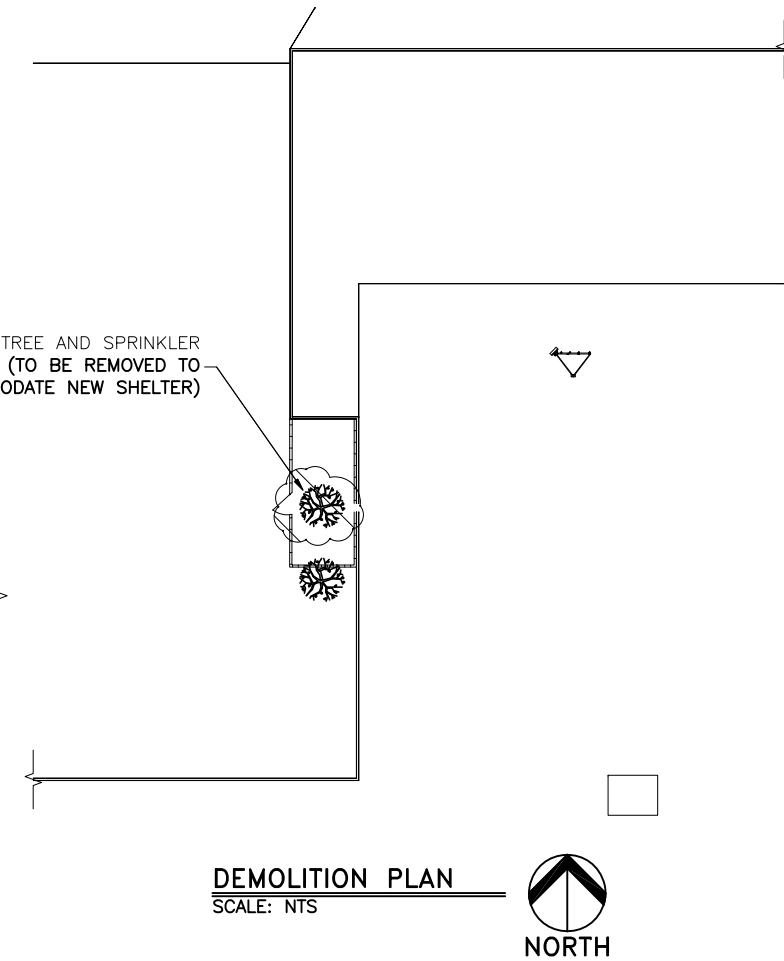
RF DESIGN NOTE:

RF DESIGN NOT AVAILABLE AT THE TIME OF THIS RELEASE. MOUNT LOCATIONS SHOWN ARE FOR GENERAL VICINITY PLACEMENT AND ARE SUBJECT TO CHANGE.

NOTE:



TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.



DEMOLITION PLAN
SCALE: NTS
NORTH

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

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DESIGNED BY:	TowerCom Technologies	ALBUQUERQUE, STAR, DENVER, EL PASO, IRVINE, HENDERSON, NEW MEXICO, IDAHO, COLORADO, TEXAS, CALIFORNIA, NEVADA	CHK			
			BY			
			DATE			
REV		DESCRIPTION				
A		PRELIMINARY - NOT FOR CONSTRUCTION	07/29/14	JDM		
0		APPROVED FOR LEASING & ZONING	09/18/14	JW		

APPROVED FOR LEASING/ZONING

PROJECT NAME:
SAL FIREHOUSE
NEW ROOFTOP COMMUNICATIONS SITE

PROJECT ADDRESS:
**1430 WEST ANDREW AVE
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY**

SHEET TITLE:
ENLARGED SITE PLAN

SAVE DATE:
9/18/2014 4:04 PM

SHEET NUMBER:
22

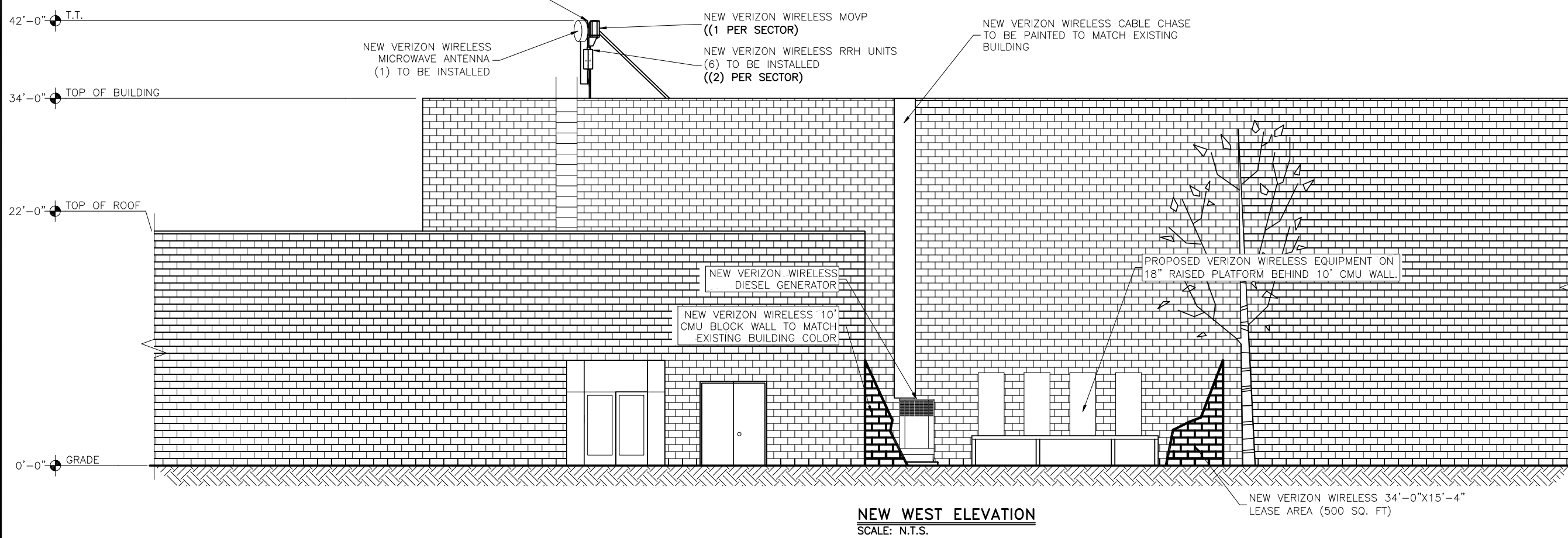
NOTE:
 ELEVATIONS ARE APPROXIMATE AND PRESUME TO BE NEAR VALUE SHOWN. ELEVATIONS ARE LIKELY TO BE AMENDED IF PROJECT PROCEEDS TO NEXT LEVEL OF DEVELOPMENT.

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
B.O.B.P. =	BOTTOM OF BASE PLATE

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

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DESIGNED BY: **TowerCom Technologies**

ALBUQUERQUE, STAR, DENVER, EL PASO, IRVINE, HENDERSON, NEW MEXICO, IDAHO, COLORADO, TEXAS, CALIFORNIA, NEVADA

REV	DESCRIPTION	DATE	CHK	BY
A	PRELIMINARY - NOT FOR CONSTRUCTION	07/29/14	JDM	JDM
0	APPROVED FOR LEASING & ZONING	09/18/14	JW	JDM

APPROVED FOR LEASING/ZONING

PROJECT NAME: **SAL FIREHOUSE**

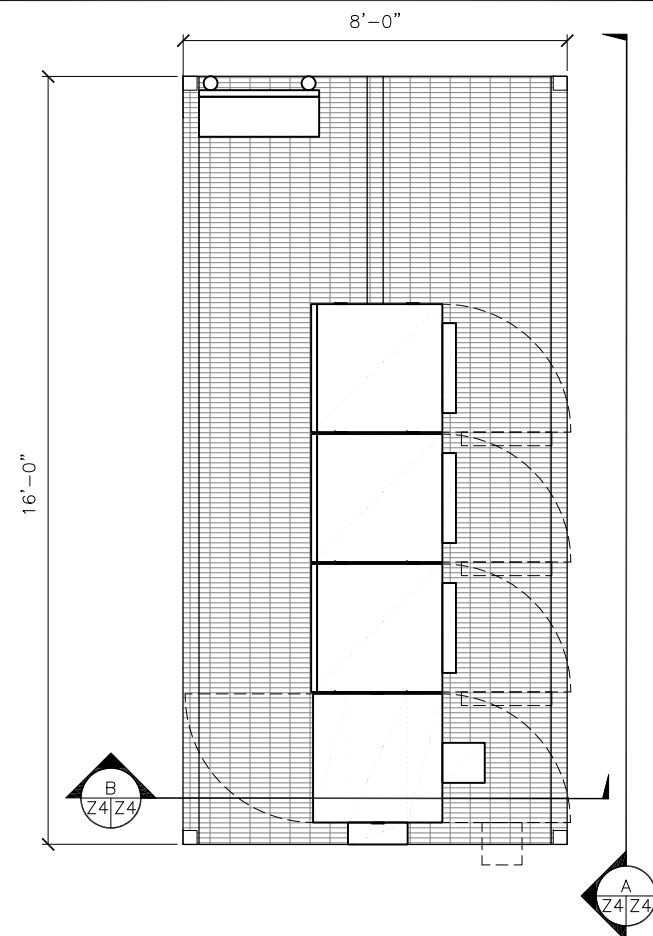
NEW ROOFTOP COMMUNICATIONS SITE

PROJECT ADDRESS: **1430 WEST ANDREW AVE
 SALT LAKE CITY, UT 84104
 SALT LAKE COUNTY**

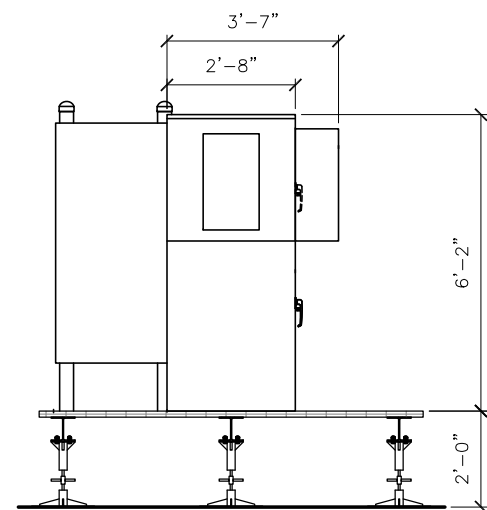
SHEET TITLE: **ELEVATIONS**

SAVE DATE: **9/18/2014 4:04 PM**

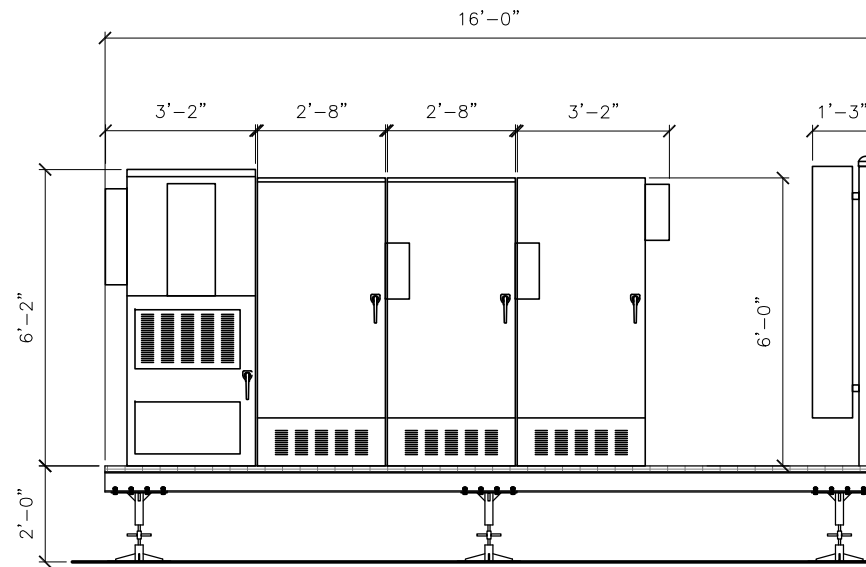
SHEET NUMBER: **23**



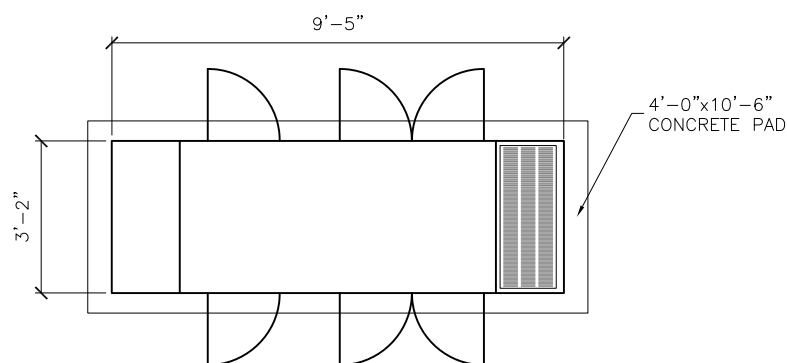
PLATFORM & OUTDOOR EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



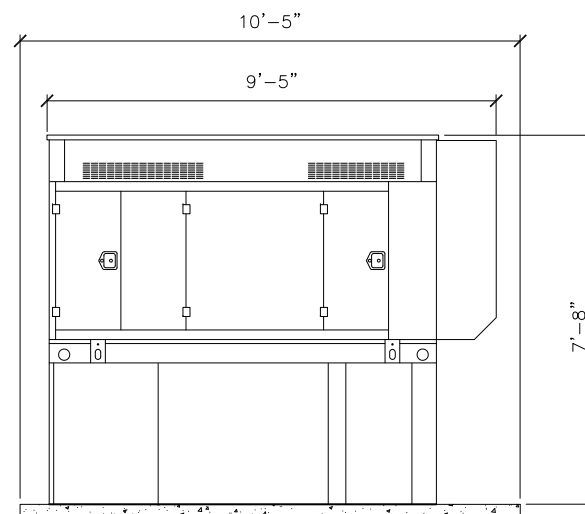
PLATFORM & OUTDOOR EQUIPMENT ELEVATION
SCALE: 1/4" = 1'-0"



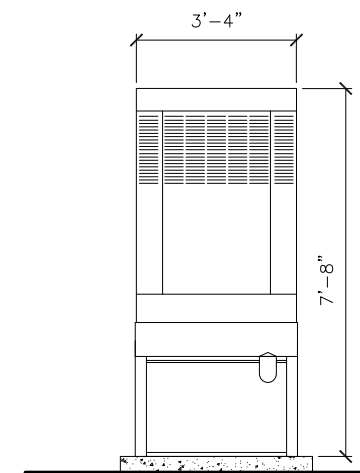
PLATFORM & OUTDOOR EQUIPMENT ELEVATION
SCALE: 1/4" = 1'-0"



OUTDOOR GENERATOR PLAN
SCALE: 1/4" = 1'-0"



OUTDOOR GENERATOR ELEVATION
SCALE: 1/4" = 1'-0"



OUTDOOR GENERATOR ELEVATION
SCALE: 1/4" = 1'-0"

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

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		BY			
		DATE			
		DESCRIPTION			
REV					

FOR INFORMATION ONLY

PROJECT NAME:
SAL FIREHOUSE
NEW ROOFTOP COMMUNICATIONS SITE

PROJECT ADDRESS:
1430 WEST ANDREW AVE.
SALT LAKE CITY, UTAH 84104
SALT LAKE COUNTY

SHEET TITLE:
EQUIPMENT ELEVATIONS & DETAILS

SAVE DATE:
11/14/2014 12:51 PM

SHEET NUMBER:
SK1

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 15 feet from the parapet wall and the height will be approximately 8 feet	Yes
Setback	Antennae shall be mounted at least five feet behind any parapet wall	Antennae are setback at least 15 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 47.6 square feet, and it will be approximately: <ul style="list-style-type: none"> •0.1% of the north wall, • 0.1% of the west wall, and •0.08% of the east wall 	Yes

ADJACENT LAND USE

The land use and zoning surrounding the site is:

- **East:** Low density residences; R-1/7000 Single Family Residential zoning district
- **West:** Fields used for school and community related sports, PL Public Lands zoning district
- **North:** An Elementary School is located north of the building on the same parcel. The Elementary School screens the subject building which is not readily visible from California Avenue. Land uses to the north of the subject parcel are low density residences.
- **South:** Low density residences; R-1/7000 Single Family Residential 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 PL, Public Lands zoning district. As per Section 21A.40.090(E) of the Zoning Ordinance all rooftop mounted antennae in the PL zone require conditional use approval, and all antenna related electrical equipment exceeding the dimensions permitted in the PL zoning district requires conditional use approval.

The antennae will be located on the roof of the existing building that has a height of 34 feet. The antennae are located at least 15 feet from the edge of the parapet. This setback is intended to reduce the visibility of the antennae. Furthermore, conduit and fiber cables are to be anchored to the exterior of the northwest side of the building exterior, and will be painted to match the existing building. 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 single family residences to the east and south, fields used for school and community related sports to the west, and Mountain View Elementary School located north of the building on the same parcel.

The roof mounted antennae are set back from the parapet wall and are not readily visible from the street or surrounding properties. The electrical proposed electrical equipment is located on the north west of the building and is screened by a concrete masonry wall. Surrounding property to the west is a parking lot and a recreation field that acts as a buffer between the electrical equipment and residences to the west of the field.

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 Westside 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 Westside Master Plan.

Finding: The project does not conflict the Westside 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 and exceeding the dimensions for electrical equipment zone are a conditional use in the PL 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 Public Lands (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 single family residences, public lands used for school and community related sports, along with an elementary school on the same parcel. The principal structure is a middle school 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 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 a proposed concrete masonry wall and the location of the equipment is buffered from surrounding uses by adjacent fields used by the community and schools.
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 could create an issue on days where the air quality is poor. As a condition of approval, staff is recommending the generator is not operated on unhealthy air quality days unless there is a power outage. 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 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. The electrical equipment is screened by a concrete masonry that will match the building to further lessen visual impacts. The antennae will be setback from the parapet wall a minimum of 15 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 F: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

Timeline

- The application was assigned in November
- The Glendale Community Council doesn't meet the month of December. An Open House was held on December 11, 2014
- Notices for the Open House were sent on December 1, 2014
- Mailings were sent out on January 15, 2015 for the planning commission meeting
- Sign was posted at 1430 W Andrew Avenue on January 16, 2015 for the Planning Commission meeting

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

- One phone call in support of the project
- One email in opposition of the project
- One letter in opposition of the project



J. Michael Clára
Salt Lake City School Board
District Two

801-521-3223 • donMiguelSLC@gmail.com
974 S. 1400 W. • Salt Lake City • Utah • USA

20 January 2015

Delivered Via Electronic Mail

Ms. Amy Thompson, Associate Planner
% Salt Lake City Planning Division
451 South State St. Rm 306
Salt Lake City, Utah 84111



Re: Cell Tower installation at Glendale Middle School

Dear Ms. Thompson,

On behalf of the residents of Salt Lake City School District 2, I am requesting that the **Salt Lake City Planning Commission** remove the “Conditional Use” item: Verizon Wireless Rooftop Antennas at 1430 W. Andrew Avenue from the agenda of the January 28, 2015, **Planning Commission** meeting. This issue is listed as Item #1 on the agenda and is assigned Case Number PLNPCM2014-00643.

Several of my neighbors have raised concerns about the potential risks of a cell tower installation on the roof of Glendale Middle School. Moreover, the Salt Lake City Board of Education was bypassed in the approval process. As a member of that Board, I strongly object to the fact that I have been robbed of the right to cast a vote for or against the lease agreement between Verizon Wireless and the Salt Lake City Board of Education.

Current Utah law and Board policy states that the power to “*acquire, hold, lease, sell, and manage the use of real and personal property in the name of the district*” rests with the Salt Lake City Board of Education (see Board Policy B-1 and § 53A-3-401, Utah Code).

The Conditional Use application on file with your office (dated 09/24/14) correctly states that the owner of the property is the Board of Education of Salt Lake City. The “Conditional Use” application is flawed in that the Board of Education has not had the opportunity to deliberate and vote on a lease agreement with Verizon Wireless.

Shalom,

J. Michael Clára

“Local school boards are the bedrock of our society, yet they are invisible to the public”

Señor Florez –Deseret News

Board Policy B-1: Board of Education Legal Status, Responsibilities, and Ethics



REFERENCES

Student Board Member Application Process
Board of Education Handbook
Utah Code §20A-1-201 through 201.5
Utah Code §20A-1-511
Utah Code §20A-14-201 through 206
Utah Code §52-2-1
Utah Code §52-4
Utah Code §53A-1-202.2
Utah Code §53A-3
Utah Code §53A-16-106 through 111
Utah Code §67-16



THE POLICY

It is the policy of the Salt Lake City School District Board of Education to establish, protect, and promote student learning and school success; exercise all its statutory powers; obey all relevant laws and regulations; and conform to the highest ethical standards.

The purpose of this policy is to guide the board in fulfilling its core responsibilities; and to inform the public of the board's intentions and procedures.

Legal Status: The Utah State Legislature assigns to each locally elected board of education control of the public schools in its district. Therefore, the Salt Lake City School District Board of Education is a political subdivision of the state and derives its powers from the state constitution and acts of the legislature.

Responsibilities: The board has all of the powers assigned to it by law and regulation to meet its statutory responsibilities. It may perform all of the following duties, as well as others legally prescribed and permitted:

- Prepare and adopt policies, procedures, rules, regulations, or bylaws, as appropriate, for the governance of the district and its schools.
- Establish tax rates each year and submit them to the county legislative body according to statutory procedures.
- Prepare and adopt a budget for each fiscal year and file it with the county legislative body as required by statute.
- Acquire, hold, lease, sell, and manage the use of real and personal property in the name of the district.
- Sue and be sued in the name of the district.
- Employ by contract and set salary schedules for the superintendent and business administrator and approve the contracts and salary schedules for principals, teachers, and other employees of the district.
- Evaluate the effectiveness of the district and its programs by developing and monitoring the progress of the district-wide Student Achievement Plan, by approving and monitoring the progress of individual School Improvement and LAND Trust plans, and by distributing available funds through the annual budgeting process.
- Evaluate the performance of the superintendent and business administrator, and approve evaluation methods for other district employees.

Election of Members: A qualified individual may become a candidate for the board by filing a statement of candidacy with the Salt Lake County Clerk. All elections must be held in accordance with general election code.

Appointment of Members: The board may fill midterm vacancies in its membership by appointment as outlined in statute.

Student Board Member: Each year, the board may appoint a non-voting student board member to represent the views of students in board discussions. Nominations must be made in accordance with the Student Board Member Application Process associated with this policy.

Compensation of Members: The district must provide board members compensation and expenses in accordance with Utah law.

Election of Officers: The board must elect a president and a vice president whose terms of office are two years, and until successors are elected.



J. Michael Clára
Salt Lake City School Board
District Two

801-521-3223 • donMiguelSLC@gmail.com
974 S. 1400 W. • Salt Lake City • Utah • USA

22 January 2015

Delivered Via Electronic Mail & USPS

Ms. Amy Thompson, Associate Planner
% Salt Lake City Planning Division
451 South State St. Rm 306
Salt Lake City, Utah 84111



Re: Community Council Notification?

Dear Ms. Thompson,

I am writing to confirm some disturbing news I received last night. This is in reference to the “Conditional Use” petition: **Verizon Wireless Rooftop Antennas at 1430 W. Andrew Avenue** styled as Case Number PLNPCM2014-00643 and is currently scheduled to come before the **Planning Commission on January 28, 2015**.

I was informed by Community Council vice-chair, Jay Ingleby that the installation of a radiation emitting antenna in the heart of our community was never brought before the Glendale Community Council.

If this is accurate information, I find it ironic that at last night’s meeting, a planner from your department presented a conditional use petition about a minor designation change to an existing tavern, located west of Redwood Rd. (see attached photo). I would think that the embedding of a device that will persistently bathe students, faculty, and residents in microwave radiation would at the very least, rise to the level of a Community Council presentation.

Moreover, during a cursory search of the Planning Commission’s web site this morning, I found a September 6, 2007, conditional use petition for placing a rooftop antenna on Nibley Park Elementary (see attached petition). In that case, the planning department saw fit to present that conditional use petition to the Sugarhouse Community Council. Are we to conclude that east side residents are worthy of these types of notifications while west-side residents are not?

Not only was the Board of Education excluded from this approval process, it now appears that the Glendale Community Council was as well. In the absence of authorization from the Board of Education and in light of the demonstrative disparity in Community Council notifications, I again, assert that this has prematurely been placed on the Commission’s agenda. I renew my objection to this coming before the Salt Lake City Planning Commission until appropriate and **equitable** notification is given and the Board of Education is afforded the opportunity to exercise their right to deliberate and vote on the issuance of a lease agreement to Verizon Wireless.

Shalom,

J. Michael Clára
Board Member, District 2

Enclosures (3 pages)

cc: Mr. Randy Sorenson, Chair & Jay Ingeby, Vice Chair –Glendale Community Council
Glendale School Community Council & Mr. Chris Gesteland, School Principal & Ms. Jennifer Swift, SIC Chair
Mountain View School Community Council & Mr. Lamb, School Principal & Mr. Matthew Okabe, SIC Chair
Councilman Kyle LaMalfa, Salt Lake City Council
Representative Angela Romero, Utah House of Representatives
Senator Luz (Robles) Escamilla, Utah Senate

“Local school boards are the bedrock of our society, yet they are invisible to the public”

Señor Florez –Deseret News

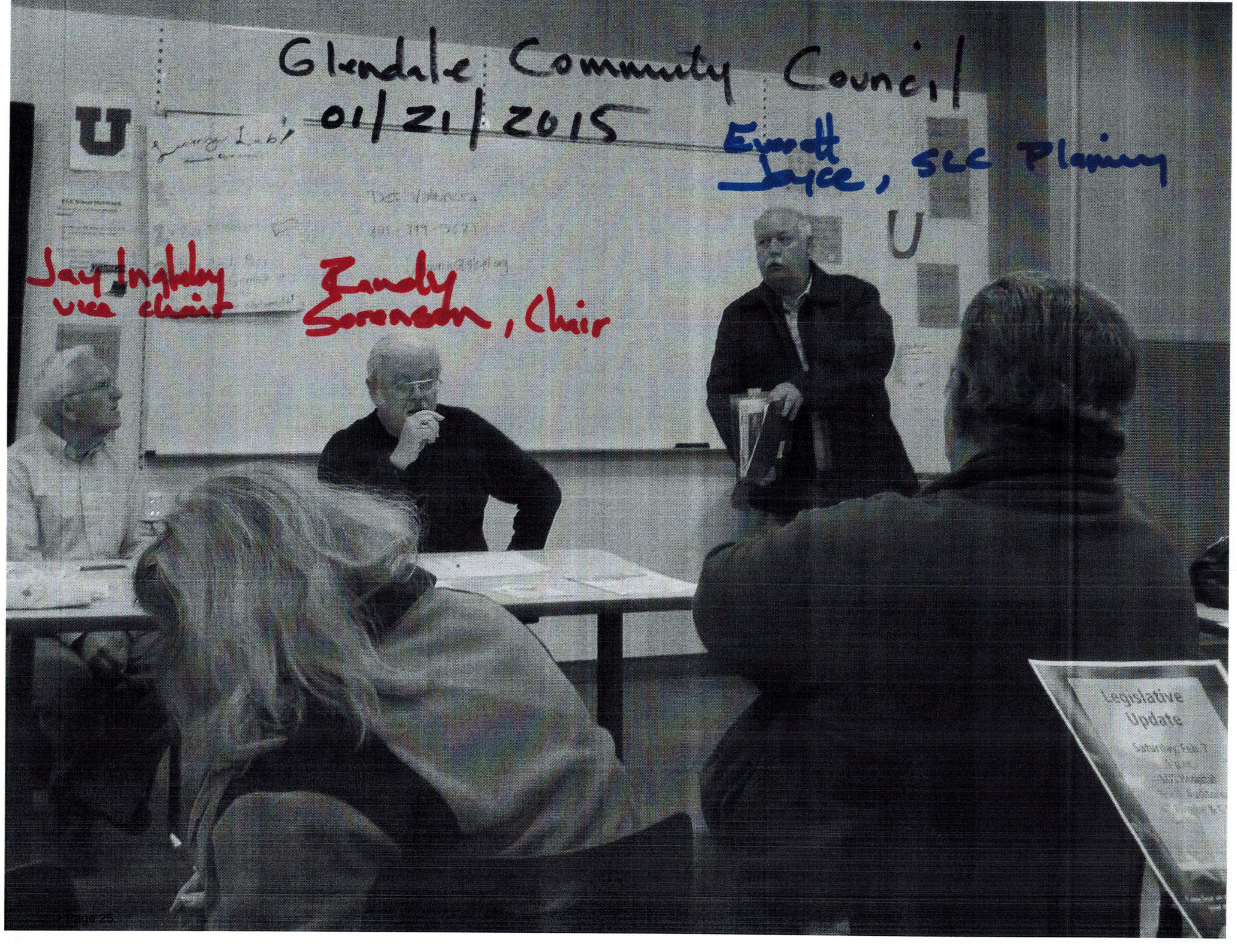
Glendale Community Council

01/21/2015

Ernest
Jayce, SLCC Planning

Jay Ingelby
vice chair

Fandy
Sorenson, Chair



Legislative Update

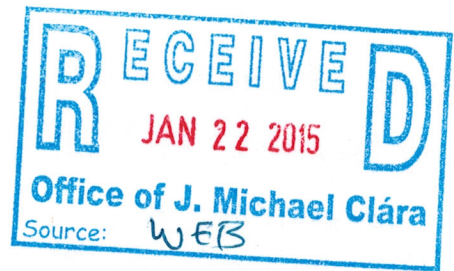
Saturday, Feb 7

1 pm

1175 Westgate

West Glendale

CA 91201



DATE: September 6, 2007

TO: Salt Lake City Planning Commission

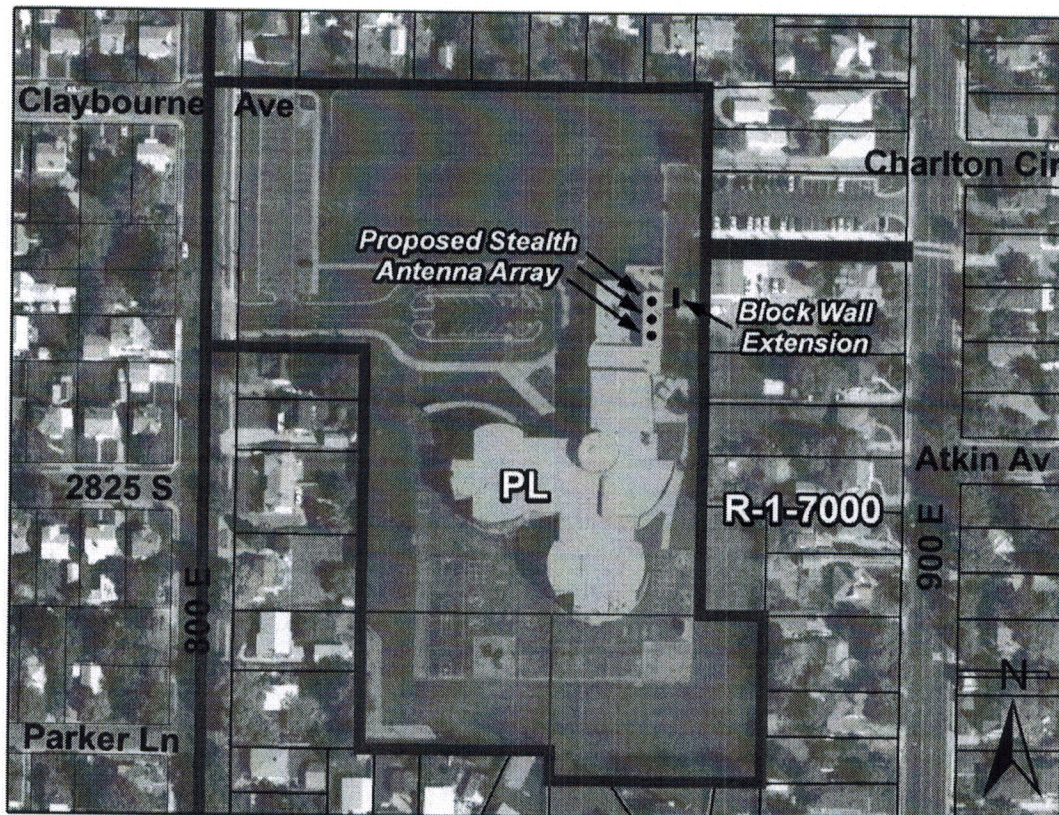
FROM: Travis Nay, Planning Intern at 535-7757 or travis.nay@slcgov.com

RE: **STAFF REPORT FOR ADMINISTRATIVE HEARING**

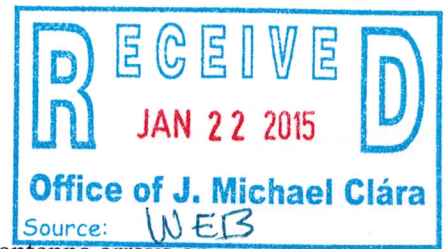
CASE#: Petition #410-07-17

APPLICANT: Tom Denison for Verizon Wireless

REQUESTED ACTION: Applicant is requesting Conditional Use for an Unmanned Wireless Communication Facility located at 2785 South 800 East (Nibley Park Elementary).



Staff Report, Petition Number 410-07-17
by the Salt Lake Planning Division



PROJECT DESCRIPTION:

Verizon Wireless is requesting approval to install multiple (3) stealth antenna arrays on the roof of Nibley Park Elementary. The antenna arrays will serve as an unmanned wireless telecommunications facility. Their locations would be on the northeast portion of the schools roof. Additionally, an existing block wall located along the northeast portion of the school would be extended approximately eight feet (8') to allow for a secure gated enclosure to house additional equipment. As per city code, the antenna would be painted and or screened to match the exterior color scheme of the school. The block wall extension will be finished in a similar fashion to the existing portion of the wall. The dumpster will be moved north and concrete filled bollards will be placed to accommodate the new equipment. The existing steel gate will be used to secure the dumpster and additional equipment.

COMMUNITY / NEIGHBORHOOD COUNCIL REVIEW:

The proposed facility is located within the Sugar House Community Council. During the July 11th, 2007 meeting at the Sprague Library the project was presented by Tom Denison. Two issues were raised by the Council and they were addressed by Mr. Denison.

*Sugar House
Community Council*

1. Concerns about the effects of radiation emitted from the antennas; to which Mr. Denison spoke about European studies that state there is no concern for this.
2. Concerns about interference with other communication devices; to which Mr. Denison stated that Verizon's broadcast spectrum would not interfere with other communication devices.

As a whole, the Sugar House Community Council forwarded a favorable recommendation for this project (exhibit b). An informal straw poll of the council was 16-0 in favor of the project.

CODE CRITERIA / DISCUSSION / FINDING OF FACT:

21.54.080 Standards for Conditional Uses

- A. The proposed development is one of the conditional uses specifically listed in this Title.**

Finding: Section 21A.40.090E(2)(b)(ii) and Table 21A.40.090E of the Zoning Ordinance requires conditional use approval for roof mounted antennas in the (PL) Public Lands Zoning District. As such, the proposed conditional use application is governed by this title.

- B. The proposed development is in harmony with the general purposes and intent of this Title and is compatible with and implements the planning goals and objectives of the City, including applicable City master plans.**



BOARD OF EDUCATION

440 East 100 South
Salt Lake City, Utah 84111

p 801.578.8351
f 801.578.8685

January 21, 2015

Sent via electronic mail only

Amy Thompson
Salt Lake City Planning Division
451 South State, Room 306
Salt Lake City, UT 84111

Dear Ms. Thompson:

It has come to the board's attention that one of our board members, J. Michael Clara, has been in contact with the Salt Lake City Planning Division regarding the cell tower installation at Glendale Middle School. I wanted to take a moment to clarify that whatever requests, complaints, or demands that Mr. Clara may be making of you, his actions are not sanctioned, directed, or authorized by the Board of Education for the Salt Lake City School District.

As I am sure you know, the powers of the board are vested in the board as a whole, and not in the individual board members. Accordingly, while Mr. Clara is free to meet, discuss, and opine on any occasion, you should be aware that he is acting as a citizen, who happens to be a board member, rather than as a board member fulfilling his board functions.

I hope this information will be helpful to you in responding to Mr. Clara. If you have any questions or would like to discuss this matter further, please do not hesitate to contact me at (801) 809-9542.

Sincerely,

Heather Bennett
President
Salt Lake City School District Board of Education

cc: Dakota Hawks, Technology Associates

From: [INOKE VEA HAFOKA](#)
To: [Thompson, Amy](#)
Subject: Verizon Wireless Roofing Antennas at appx 1430 W Andrew Ave
Date: Friday, January 16, 2015 8:57:10 PM

Hello Amy,

I am writing concerning the conditional use of the Verizon Wireless antenna on the rooftop of Glendale Middle School. I will not be able to attend the meeting on 01/28 due to work. There are many cell phone antennas already in the area (over 990 within a 4 mile radius of Glendale Middle School). I don't think another one is needed. Is there a way to stop this from happening?

Thank you!

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 – no comments received.

ENGINEERING REVIEW – Engineering has no objections.

TRANSPORTATION REVIEW – The proposed roof top antenna and enclosed equipment area as shown presents no impact to the public transportation roadway or required onsite parking and maneuvering or pedestrian walkways.

FIRE CODE REVIEW – We have questions regarding the side walk and the location of the exits of the school in that area of the generator. Please provide drawings indicating the location of the exits, exit width and the location of the generator.

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 PLNPCM2014-00643, for rooftop antennae and related electrical equipment at 1430 W Andrew Avenue (Glendale Middle School).

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.