

Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Amy Thompson, (801) 535-7281
Date: January 28, 2015
Re: PLNPCM2014-00826 Verizon Wireless Antenna Electrical Equipment
560 E South Temple (Governors Plaza Condominiums)

CONDITIONAL USE

PROPERTY ADDRESS: 560 E South Temple (Governors Plaza Condominiums)

PARCEL ID: 16-06-230-001

MASTER PLAN: Central Community

ZONING DISTRICT: RO (Residential Office)

REQUEST: The petitioner, Jared White, representing Verizon Wireless, is requesting conditional use approval for antenna related electrical equipment located within the buildable area on the lot that exceeds the dimensions to be considered a permitted use in a residential zoning district. The property is located at 560 E South Temple (Governors Plaza Condominiums) in the RO (Residential Office) zoning district. As per Section 21A.40.090(E)(3)(b) of the Zoning Ordinance electrical equipment located on private property that exceeds the permitted dimensions for a residential zoning district is processed administratively as a special exception; applications not receiving consenting signatures of all property owners requires conditional use approval.

Zoning Ordinance section 21A.54.155 authorizes administrative approval of certain categories of low impact conditional uses; however, because the subject property is within a residential zoning district, abuts a residential zoning district, and received some neighborhood opposition, this Conditional Use cannot be approved administratively and is being forwarded to the Planning Commission. This site is within the Central City Historic District and as such it will require review for its appropriateness in a historic district, and Special Exception approval from the Historic Landmark Commission for exceeding the maximum lot coverage.

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. Due to the potential for detrimental impacts created by the proposal identified in this report, staff recommends the Planning Commission applies specific conditions of approval to the project. Below is a recommended motion consistent with this recommendation:

Based on the information in the staff report, public comment provided and discussion, I move that the Planning Commission approve PLNPCM2014-00826 for antenna related electrical equipment at 560 E South Temple 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. The request will require Special Exception approval from the Historic Landmark Commission for exceeding the maximum lot coverage of the zoning district.
3. The request will require a Certificate of Appropriateness for historic appropriateness approval.
4. Removal of the existing barbed wire on the subject parcel.
5. 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.

6. Applicant shall comply with all other department/division requirements and obtain required permits.
7. 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 electrical equipment associated with antennas that exceeds the permitted dimensions for electrical equipment in a residential zone located at approximately 560 E South Temple. If approved, the proposal would help to provide service to Verizon customers in the surrounding area.

This subject property is a twelve story building used for time share condominiums occupied by residences and office space. The site is situated in the center of the block and the building on the property does not have any street frontage. The subject property is within the Central City Historic District, however, the building is considered noncontributing to the historic district (out of period). Verizon Wireless does not currently have any existing antennas or electrical equipment on the site; however, the following associated applicants have been filed with the Historic Landmarks Commission:

- a Minor Alterations application (PLNHLC2014-00559) has been filed associated with this application requesting a Certificate of Appropriateness for three panel antennas that are wall-mounted in three different locations and with four antennae on each panel location around the roof. Wall mounted antennae are a permitted use in the RO zoning district, but since the subject property is in the Central City Historic District, changes to the exterior require historic approval
- a Special Exception application (PLNHLC2014-00731) has been filed for the proposed electrical equipment because the electrical equipment that is subject to lot and bulk requirements would exceed that maximum lot coverage for the zoning district. The Historic Landmark Commission has authority over lot and bulk regulations for the subject property.

Originally the applicant requested approval to put the proposed electrical equipment on the roof of the building, however the building on the subject property is approximately 127 feet high and it exceeds the maximum building height in the RO (Residential Office) zoning district by 67 feet. Table 21A.36.020C authorizes exceptions to the maximum building height for mechanical equipment; however that exception is only for 5 feet above the maximum building height for the zoning district.

The applicant has modified the proposal and is requesting to locate the electrical equipment within the buildable area on the lot. Electrical equipment located in a residential zoning district on private property shall not exceed a width of four feet (4'), a depth of three feet (3'), or a height of four feet (4') to be considered a permitted use. The updated request is for 4 electrical cabinets that are supported by an accessory structure, and a generator.

The generator has a width of 9 feet 5 inches (9'5"), a depth of 3 feet 4 inches (3'4"), and a height of 7 feet 8 inches (7'8"). There is an existing generator from another carrier just north of the proposed location for the new generator, electrical equipment and accessory structure.

An accessory structure is proposed to support 4 electrical cabinets. Accessory buildings to antenna structures must comply with the required setback, height, and landscaping requirements of the zoning district in which they are located. The proposed accessory structure has a height of 11 feet 11 inches (11'11") a length of 16 feet (16') and a depth of 8 feet (8').

The applicant is proposing 4 electrical cabinets that will be supported by the accessory structure. Two of the electrical cabinets have a width and depth of 2 feet 8 inches (2'8"), and the other two have a width of 3 feet 2 inches (3'2") and a depth of 3 feet 7 inches (3'7"). The cabinets have a height of 6 feet 2 inches (6'2"). The electrical equipment is elevated on a platform that is 2 feet (2') off of the ground. All conduit and fiber cables are proposed to be anchored to the exterior of the building and painted to match the existing building. The conduit and fiber cables will connect from the wall mounted antennas to the equipment cabinets. 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. Elevation to a Planning Commission Hearing

Section 21A.40.090(E)(3)(b) of the zoning ordinance authorizes administrative Special Exception approval for exceeding the permitted dimensions of electrical equipment. The ordinance also states that if abutting owners do not support the special exception, it must be reviewed as a conditional use. The Planning Division has received comments voicing opposition to the proposal.

2. Maximum Lot Coverage

The electrical equipment is subject to lot and bulk requirements of the zoning district, and the proposed electrical equipment exceeds the maximum lot coverage for the RO (Residential Office) zoning district. Section 21A.06.050(B)(6)(g) of the zoning ordinance authorizes the Historic Landmark Commission to modify bulk and lot regulations of the underlying zoning district where it is found that the underlying zoning would not be compatible with the historic district or site. The Planning Commission does not have the authority to approve a proposal for an increase in maximum lot coverage. However, the Historic Landmark Commission does have that authority. If the electrical equipment is approved as a Conditional Use it will also require Special Exception approval from the Historic Landmark Commission to exceed the maximum lot coverage of the zoning district.

3. Historic Approval

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

4. Neighborhood Opposition

Some neighbors are concerned that the proposed electrical equipment will detract from the residential integrity of the neighborhood and degrade current views. Additionally, neighborhood concerns focus on noise level, diesel odor from the generator and servicing access. The electrical equipment is equipped with sound dampening systems and will comply with Salt Lake County Health Department noise standards. The proposed location of the electrical equipment is not visible from the public way, and existing accessory structures on adjacent properties help screen the proposed equipment minimizing negative visual impacts. Technicians will access the electrical equipment for servicing and routine inspections from the subject property. If additional access points are needed, the applicant has stated Verizon will work with adjacent property owners.

The generator is intended to be used only during power outages. However, to recharge the generator, it will be operated every 4-6 weeks for a short period of time. This is a minimal impact and common for any generator. This is not generally a detrimental impact. On days when the air quality is unhealthy, a diesel generator does contribute to poor air quality. In these instances, the generator should not be operated unless there is a power outage. This type of condition will address the instances where the use may negatively impact air quality, which is addressed by standard 12 in the table of detrimental impacts found in Attachment E.

5. Barbed Wire Fence

Property owners and residents have raised concerns about an existing barbed wire fencing located on the east of the subject parcel adjacent to the proposed electrical equipment. The current zoning does not allow for barbed wire fencing in a residential zoning district. Staff researched the 1990 zoning ordinance for regulation related to barbed wire fencing. The Board of Adjustment was authorized to permit barbed wire fencing if the proposed fence was not in a residential zoning district. Before the current RO Residential Office zoning, the property was previously zoned as R-7 Residential District. Staff has not been able to find any special approvals for the barbed wire fence. If the property owner is unable to provide approval for the barbed wire fence, removal of the barbed wire will be required for compliance with the zoning ordinance. Staff will be in contact with the property owner and will work with Housing and Zoning Enforcement to resolve this issue.

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

NEXT STEPS:

If the conditional use is approved, the applicant will be required to obtain special exception approval from the Historic Landmark Commission for exceeding the maximum lot coverage of the zoning district. The applicant will also need to obtain a Certificate of Appropriateness for the proposal and all necessary building permits for the project.

ATTACHMENT A: VICINITY MAP



 Subject Property

ATTACHMENT B: PHOTOS



View from the east side of the subject property looking south. The proposed location of the electrical equipment is identified with yellow arrows. The accessory structure seen on the adjacent lot in the photo provides screening for the equipment.



Proposed location for the antennae related electrical equipment.



View of the east side of the subject property looking north.



East view of land uses adjacent to the subject property.

ATTACHMENT C: SITE PLAN & ELEVATIONS

verizonwireless

SAL OPTOMETRIST

PUBLIC RECORD PARCEL NO. 16-06-230-001-0000

560 E. SOUTH TEMPLE
SALT LAKE CITY, UTAH 84102
SALT LAKE COUNTY

(OVERALL HEIGHT: 127'-0" A.G.L.)
NEW ROOFTOP COMMUNICATIONS SITE

DESIGNED FOR:

verizonwireless

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.



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

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	07/14/14	SMS	JDM
B	PRELIMINARY - FOR LEASING & ZONING	09/09/14	JW	JW
C	PRELIMINARY - FOR LEASING & ZONING	10/09/14	EMS	JW
D	PRELIMINARY - FOR LEASING & ZONING	11/14/14	EMS	JW

DESIGNED BY:

SHEET INDEX:

SHEET	TITLE	REV.
T1	TITLE SHEET	D
SP1	SPECIFICATION & PHOTO SHEET	D
Z1	SITE PLAN	D
Z2	ENLARGED SITE PLAN	D
Z3	ELEVATIONS	D
Z4	EQUIPMENT ELEVATIONS & DETAILS	D

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, UTAH 84119

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

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

CONTACT: JARED WHITE
PHONE: 801-232-0953

ABBREVIATED LEGAL DESCRIPTION:

BEG N 89°58'27" E 55 FT & S 0°01'37" E 199.50 FT FR NW COR LOT 6, BLK 61, PLAT B, SLC SUR; S 0°01'37" E 130.50 FT; N 89°58'27" E 275 FT; N 0°01'37" W 130.50 FT; S 89°58'27" W 275 FT TO BEG. 0.824 AC. 5242-431

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:	GOVERNORS PLAZA 560 E. SOUTH TEMPLE SALT LAKE CITY, UTAH 84102
JURISDICTION:	SALT LAKE COUNTY, UTAH
PUBLIC RECORD PARCEL NO:	16-06-230-001-0000
CONTACT:	CHESTER REEVES PHONE: 801-364-5000

FCC COMPLIANCE:

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

DRIVING DIRECTIONS:

FROM THE VERIZON 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. (4.8 MI), CONTINUE ONTO W. 7200 S. (1.2 MI), TURN LEFT ONTO S. 700 W./HOLDEN ST. (0.8 MI), TURN RIGHT ONTO W. 7200 S. (0.3 MI), TURN LEFT ONTO I-15 N. (9.3 MI), TAKE EXIT #306 ONTO W. 600 S. (2.0 MI), TURN LEFT ONTO S. 500 E. (0.9 MI), TURN RIGHT ONTO E. SOUTH TEMPLE ST. (312 FEET), ARRIVE AT 560 E. SOUTH TEMPLE

PROJECT DESCRIPTION:

- THIS PROJECT CONSISTS OF THE FOLLOWING:
- INSTALLATION**
- ONE (1) NEW OUTDOOR EQUIPMENT PLATFORM
 - ONE (1) NEW OUTDOOR GENERATOR
 - SIXTEEN (16) NEW PANEL ANTENNAS
 - EIGHT (8) NEW RRH UNITS
 - FOUR (4) NEW MOVP UNITS
 - TWO (2) NEW SECTOR BOXES
 - FOUR (4) FUTURE PCS RRH UNITS

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.



PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

SAL OPTOMETRIST
NEW ROOFTOP
COMMUNICATIONS SITE

PROJECT ADDRESS:

560 E. SOUTH TEMPLE
SALT LAKE CITY, UTAH 84102
SALT LAKE COUNTY

SHEET TITLE:

TITLE SHEET

SAVE DATE:

11/14/2014 10:38 AM

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.

STRUCTURAL DESIGN CRITERIA:

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2012, ASCE 7-05, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".

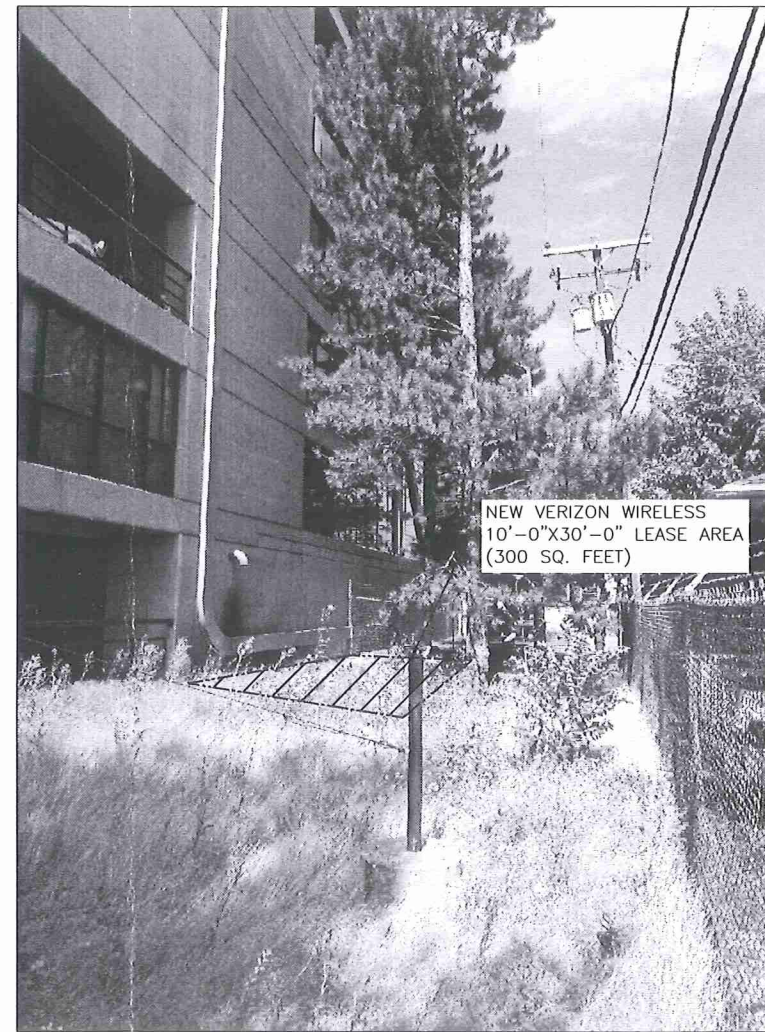
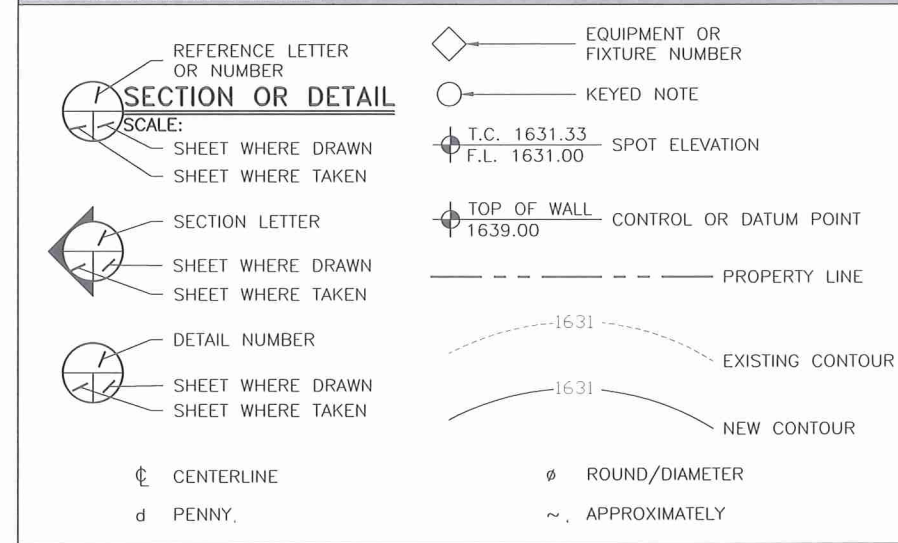
BUILDING STRUCTURES:

1. WIND LOADS: IBC 2012 §1609 & ASCE 7-05 §6.4 (SIMPLIFIED METHOD)
V_{3s} = 90 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 (1/2" 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))
 $V = \frac{\sum S_{oz}(W_z)}{R}$ (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

LEGEND OF SYMBOLS:



VIEW OF NEW GENERATOR & PLATFORM LEASE AREA (LOOKING NORTH)

DESIGNED FOR:

verizonwireless

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.



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

REV	DESCRIPTION	DATE	CHK	BY
A	PRELIMINARY - FOR LEASING & ZONING	07/14/14	JDM	JDM
B	PRELIMINARY - FOR LEASING & ZONING	09/09/14	JW	JW
C	PRELIMINARY - FOR LEASING & ZONING	10/09/14	JW	JW
D	PRELIMINARY - FOR LEASING & ZONING	11/14/14	JW	JW

DESIGNED BY:

PRELIMINARY FOR LEASING/ZONING

PROJECT NAME:

**SAL OPTOMETRIST
NEW ROOFTOP
COMMUNICATIONS SITE**

PROJECT ADDRESS:

**560 E. SOUTH TEMPLE
SALT LAKE CITY, UTAH 84102
SALT LAKE COUNTY**

SHEET TITLE:

**SPECIFICATION &
PHOTO SHEET**

SAVE DATE:

11/14/2014 10:38 AM

SHEET NUMBER:

SP1

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	07/14/14	SMS	JDM
B	PRELIMINARY - FOR LEASING & ZONING	09/09/14	JW	JW
C	PRELIMINARY - FOR LEASING & ZONING	10/09/14	EMS	JW
D	PRELIMINARY - FOR LEASING & ZONING	11/14/14	EMS	JW

DESIGNED BY: **TowerCom TECHNOLOGIES**
 ALBUQUERQUE, STAR, DENVER, EL PASO, IRVINE, HENDERSON, NEVADA
 NEW MEXICO / IDAHO / COLORADO / TEXAS / CALIFORNIA

**PRELIMINARY
FOR LEASING/ZONING**

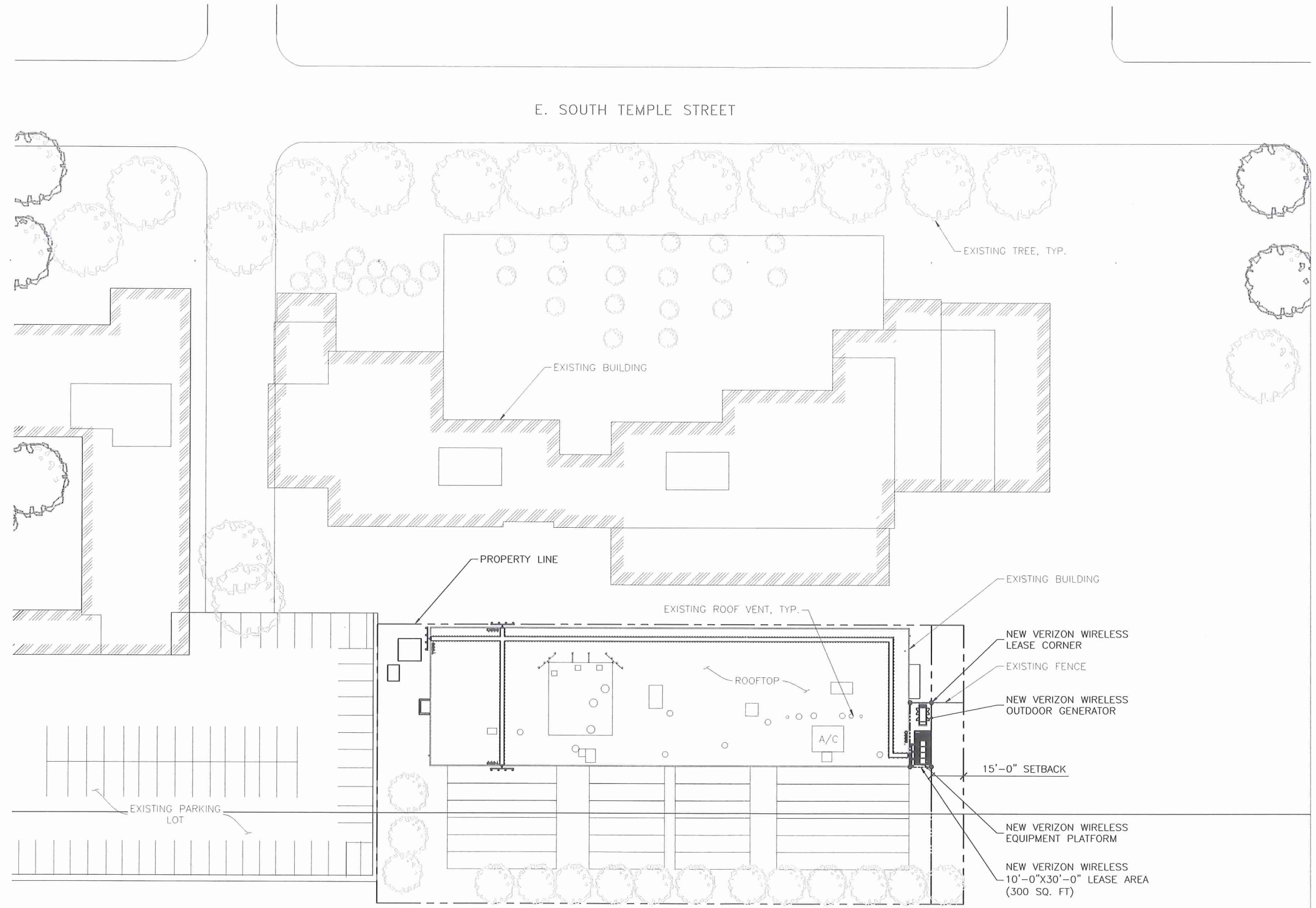
PROJECT NAME:
**SAL OPTOMETRIST
 NEW ROOFTOP
 COMMUNICATIONS SITE**

PROJECT ADDRESS:
**560 E. SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84102
 SALT LAKE COUNTY**

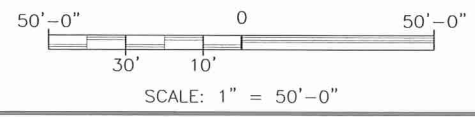
SHEET TITLE:
SITE PLAN

SAVE DATE:
 11/14/2014 10:38 AM

SHEET NUMBER:
Z1



SITE PLAN
 SCALE: 1" = 50'-0"
 NORTH



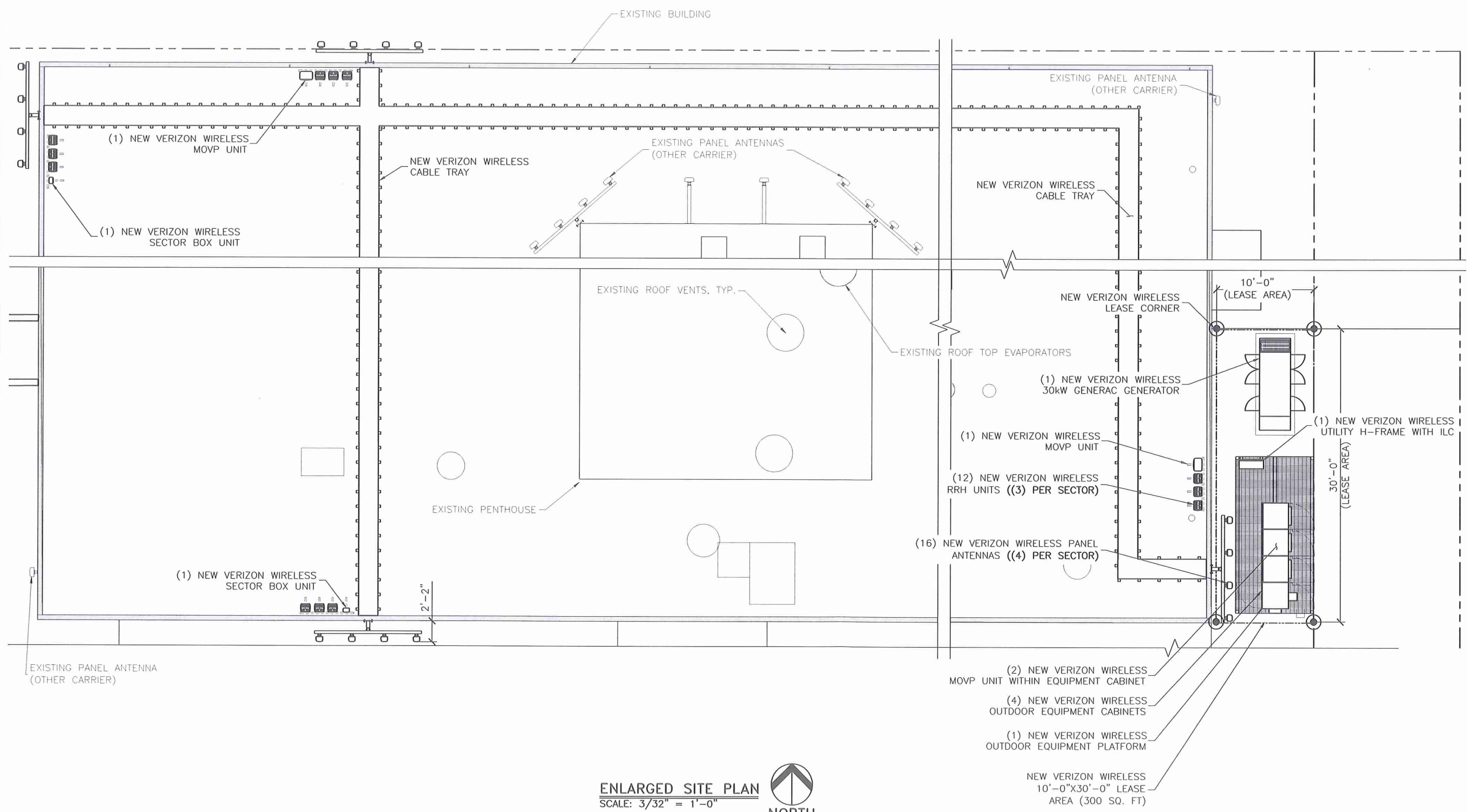
SITE NOTES:
 1 PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.

RF DESIGN NOTE:
 RF DESIGN NOT AVAILABLE AT THE TIME OF THIS RELEASE. CONSTRUCTION DOCUMENTS WILL NOT BE FINALIZED UNTIL THE OFFICIAL RF DESIGN IS MADE AVAILABLE.

DESIGNED FOR:
verizonwireless
 9656 SOUTH PROSPERITY ROAD
 WEST JORDAN, UTAH 84081
 THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.



REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	07/14/14	SMS	JDM
B	PRELIMINARY - FOR LEASING & ZONING	09/09/14	JW	JW
C	PRELIMINARY - FOR LEASING & ZONING	10/09/14	EWS	JW
D	PRELIMINARY - FOR LEASING & ZONING	11/14/14	EWS	JW



DESIGNED BY:

PRELIMINARY FOR LEASING/ZONING

PROJECT NAME:
**SAL OPTOMETRIST
 NEW ROOFTOP
 COMMUNICATIONS SITE**

PROJECT ADDRESS:
**560 E. SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84102
 SALT LAKE COUNTY**

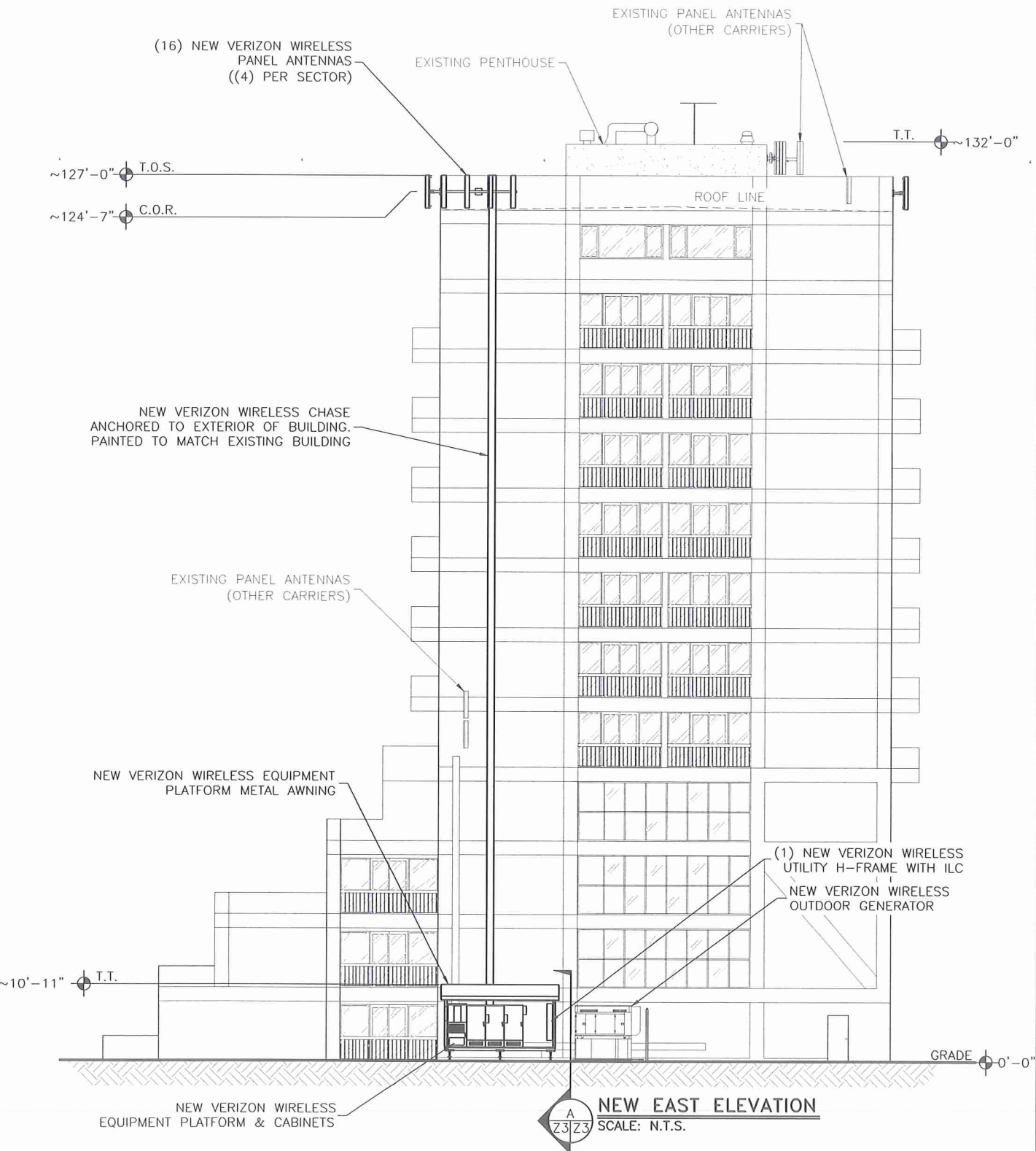
SHEET TITLE:
**ENLARGED
 SITE PLAN**

SAVE DATE:
 11/14/2014 10:38 AM

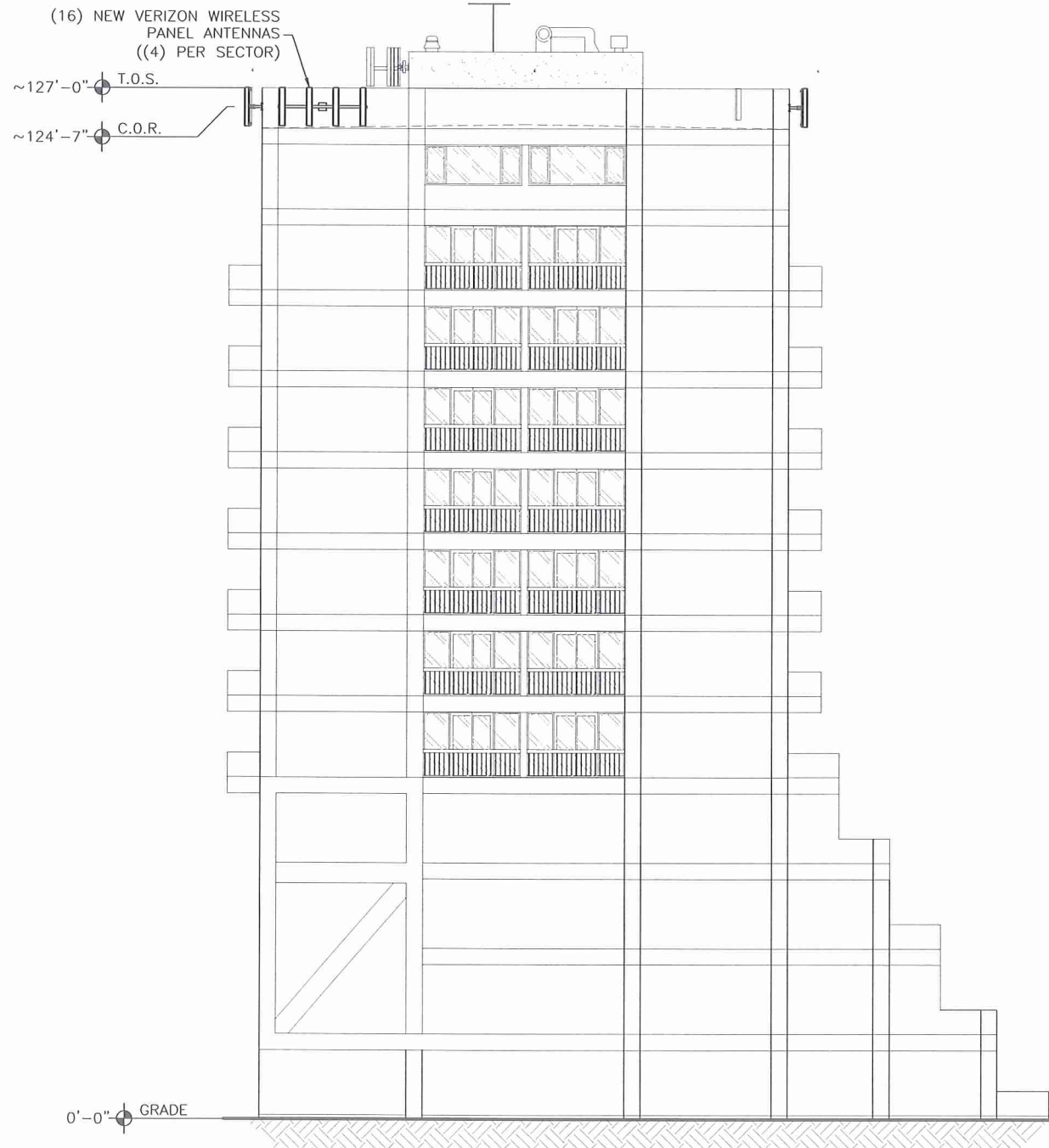
SHEET NUMBER:
22

ENLARGED SITE PLAN
 SCALE: 3/32" = 1'-0"
 NORTH

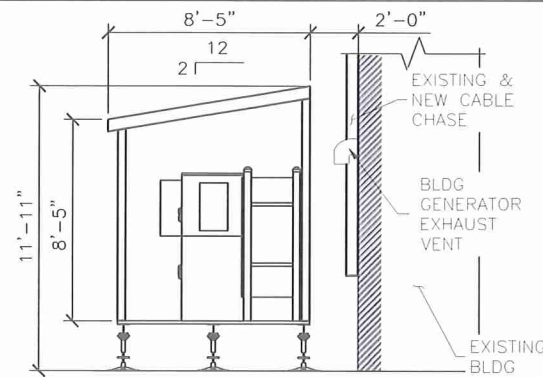
KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
T.O.S. =	TOP OF STRUCTURE



NEW EAST ELEVATION
SCALE: N.T.S.



NEW WEST ELEVATION
SCALE: N.T.S.



METAL AWNING DETAIL
SCALE: 1/8"=1'-0"

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

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.



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

REV	DESCRIPTION	DATE	CHK	BY
A	PRELIMINARY - FOR LEASING & ZONING	07/14/14	JDM	SMS
B	PRELIMINARY - FOR LEASING & ZONING	09/09/14	JW	JW
C	PRELIMINARY - FOR LEASING & ZONING	10/09/14	JW	JW
D	PRELIMINARY - FOR LEASING & ZONING	11/14/14	JW	JW

PRELIMINARY FOR LEASING/ZONING

PROJECT NAME:
**SAL OPTOMETRIST
NEW ROOFTOP
COMMUNICATIONS SITE**

PROJECT ADDRESS:
**560 E. SOUTH TEMPLE
SALT LAKE CITY, UTAH 84102
SALT LAKE COUNTY**

SHEET TITLE:
ELEVATIONS

SAVE DATE:
11/14/2014 10:38 AM

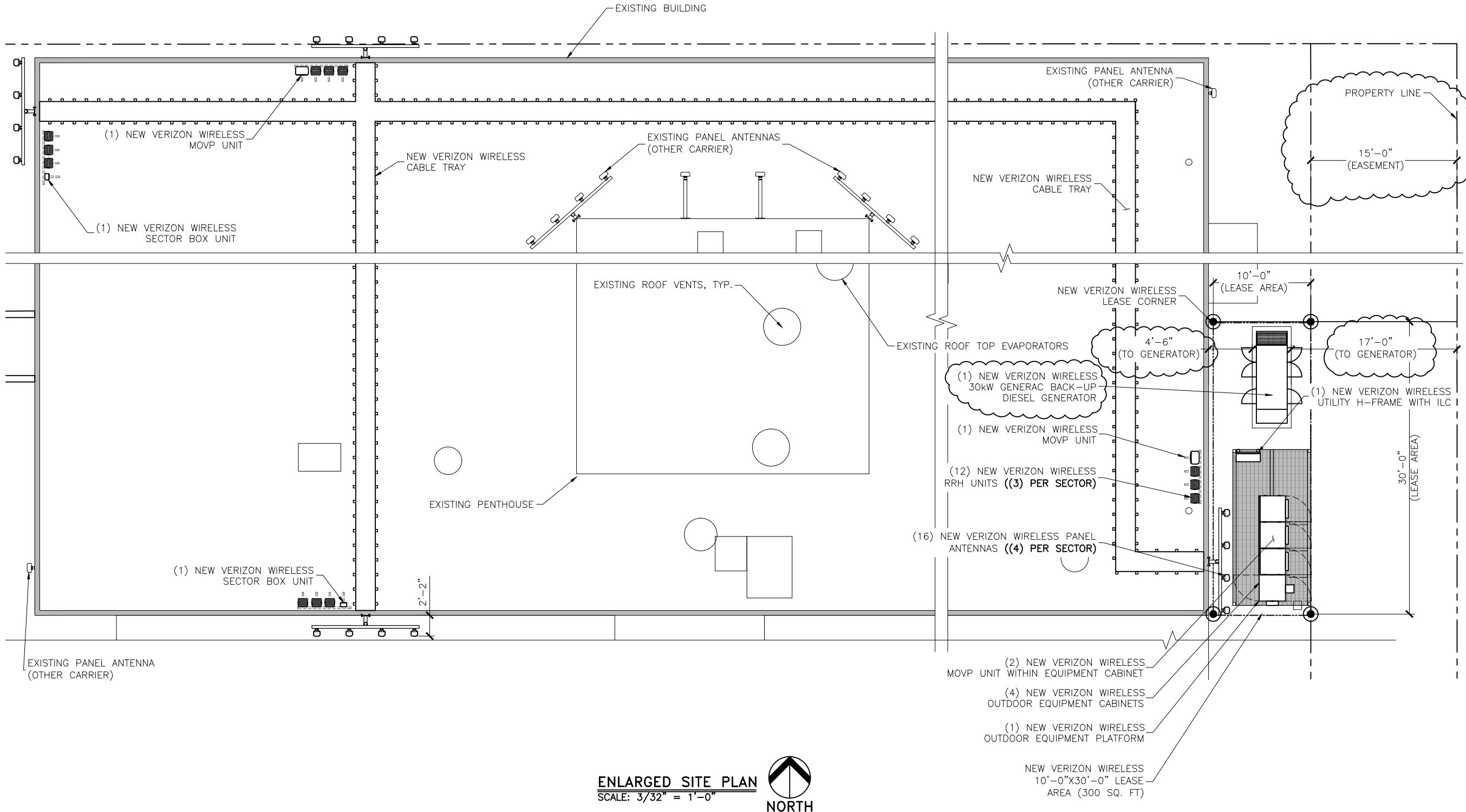
SHEET NUMBER:
Z3

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

RF DESIGN NOTE:
 RF DESIGN NOT AVAILABLE AT THE TIME OF THIS RELEASE. CONSTRUCTION DOCUMENTS WILL NOT BE FINALIZED UNTIL THE OFFICIAL RF DESIGN IS MADE AVAILABLE.

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

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.



ENLARGED SITE PLAN
 SCALE: 3/32" = 1'-0"
 NORTH

DESIGNED BY: **TowerCom TECHNOLOGIES**
 ALBUQUERQUE, STAR, DENVER, EL PASO, IRVINE, HENDERSON, NEW MEXICO, IDAHO, COLORADO, TEXAS, CALIFORNIA, NEVADA

REV	DESCRIPTION	DATE	BY	CHK
C	PRELIMINARY - FOR LEASING & ZONING	10/09/14	JW	JW
D	PRELIMINARY - FOR LEASING & ZONING	11/14/14	JW	JW
E	REVIEW COMMENTS EXIST ANTENNA HEIGHT	11/26/14	JW	JW
F	REVIEW COMMENTS GENERATOR	01/14/15	JW	JW

PRELIMINARY FOR LEASING/ZONING

PROJECT NAME:
**SAL OPTOMETRIST
 NEW ROOFTOP
 COMMUNICATIONS SITE**

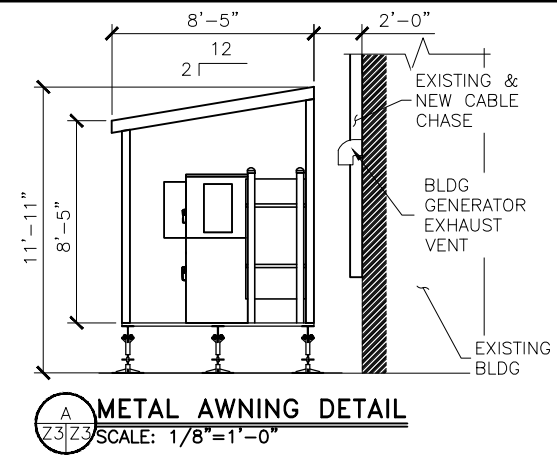
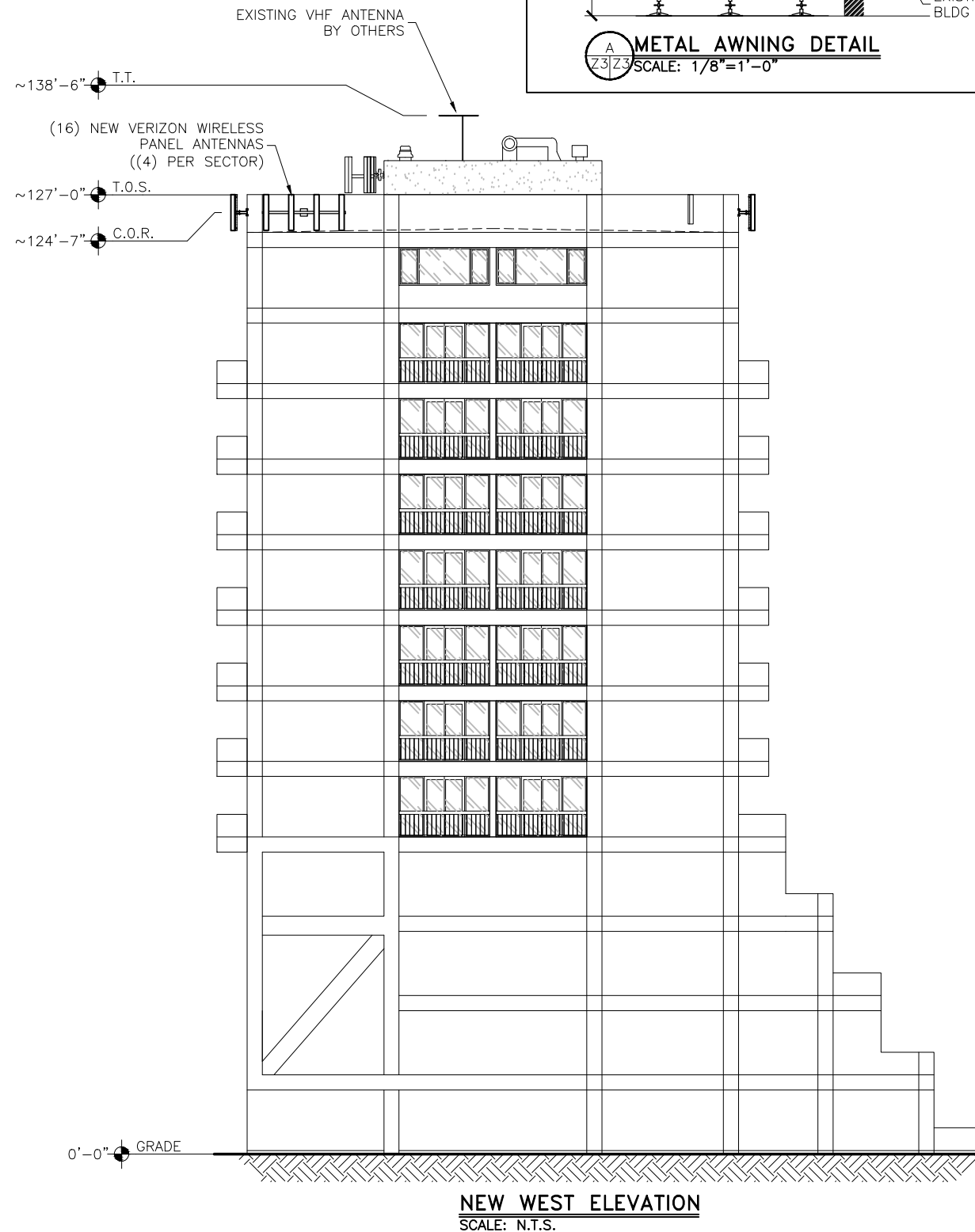
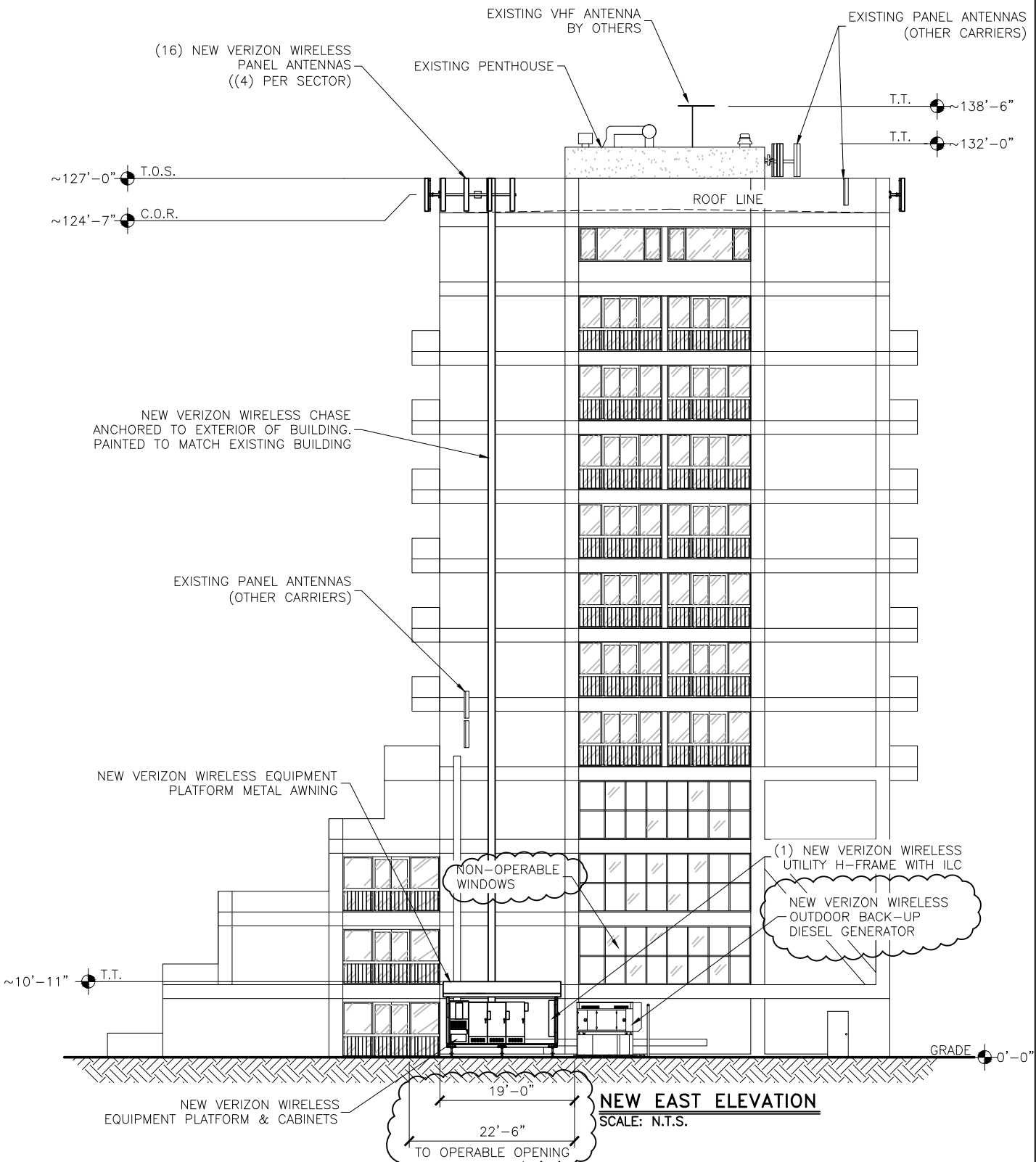
PROJECT ADDRESS:
**560 E. SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84102
 SALT LAKE COUNTY**

SHEET TITLE:
**ENLARGED
 SITE PLAN**

SAVE DATE:
 1/14/2015 1:33 PM

SHEET NUMBER:
Z2

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



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

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.



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

REV	DESCRIPTION	DATE	CHK	BY
C	PRELIMINARY - FOR LEASING & ZONING	10/09/14	JW	JW
D	PRELIMINARY - FOR LEASING & ZONING	11/14/14	JW	JW
E	REVIEW COMMENTS EXIST ANTENNA HEIGHT	11/26/14	JW	JW
F	REVIEW COMMENTS GENERATOR	01/14/15	JW	JW

PRELIMINARY FOR LEASING/ZONING

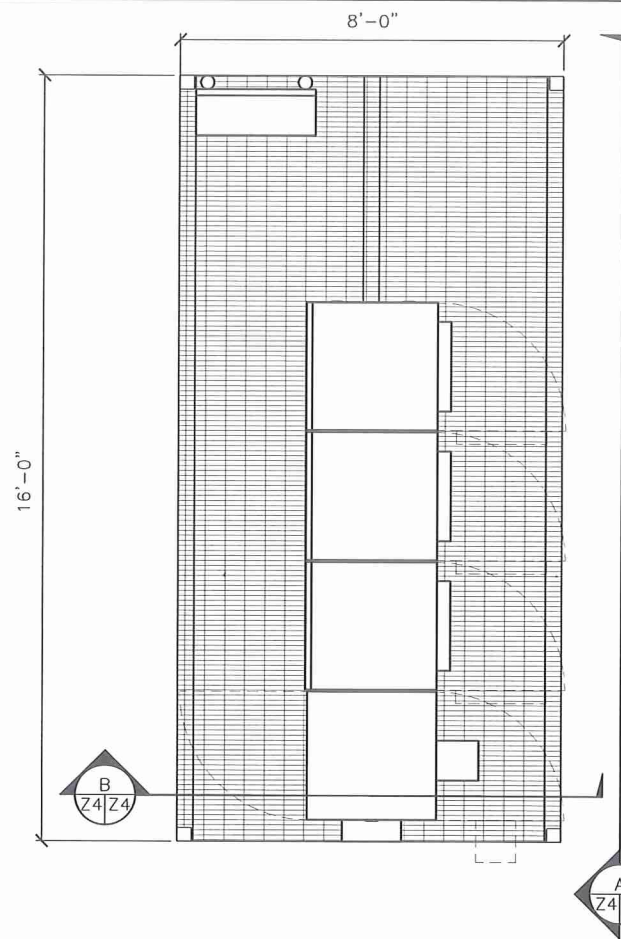
PROJECT NAME:
**SAL OPTOMETRIST
 NEW ROOFTOP
 COMMUNICATIONS SITE**

PROJECT ADDRESS:
**560 E. SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84102
 SALT LAKE COUNTY**

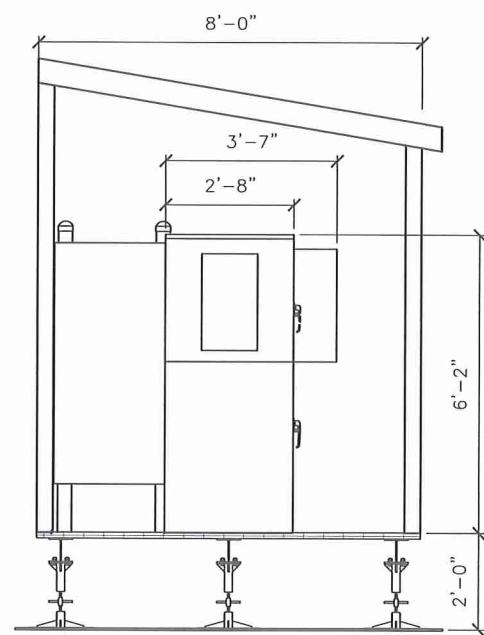
SHEET TITLE:
ELEVATIONS

SAVE DATE:
 1/14/2015 1:33 PM

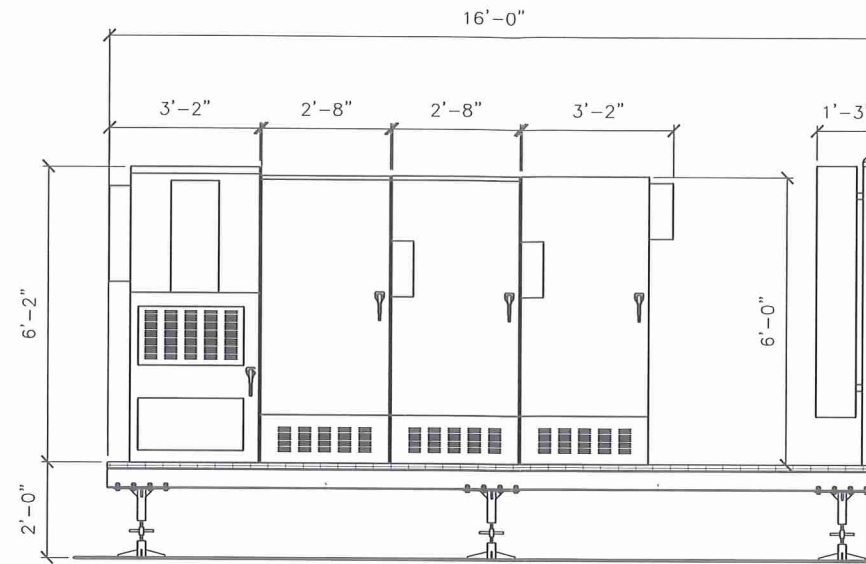
SHEET NUMBER:
Z3



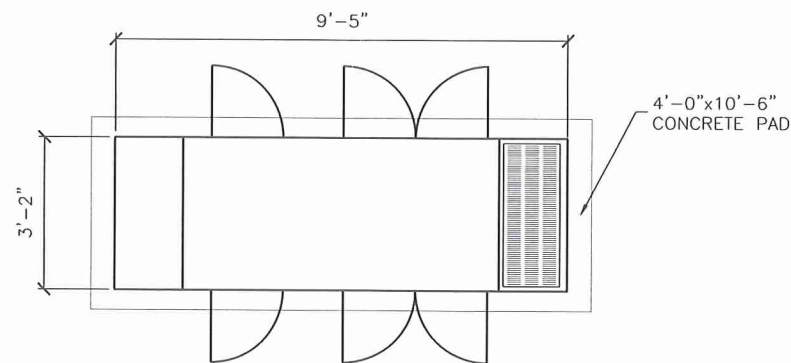
PLATFORM & OUTDOOR EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



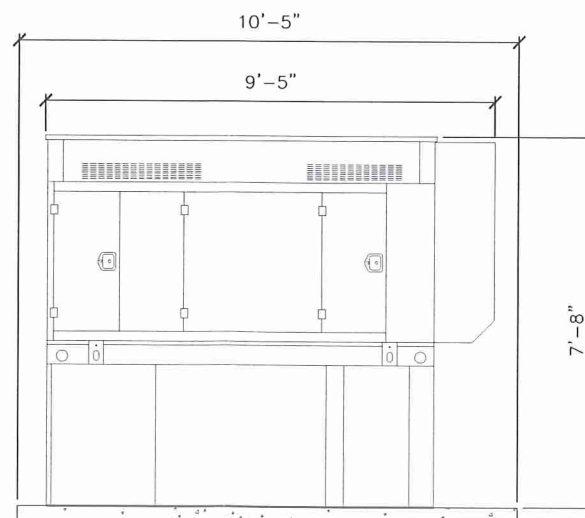
PLATFORM & OUTDOOR EQUIPMENT ELEVATION
SCALE: 1/4" = 1'-0"



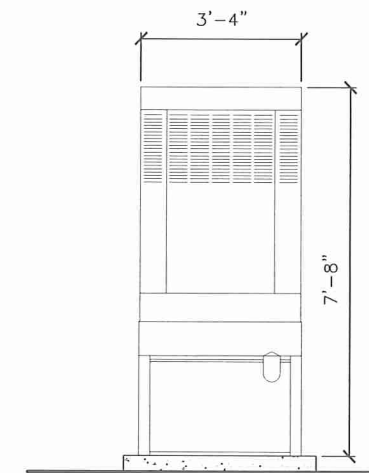
PLATFORM & OUTDOOR EQUIPMENT ELEVATION
SCALE: 1/4" = 1'-0"



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

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.



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

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	07/14/14	SMS	JDM
B	PRELIMINARY - FOR LEASING & ZONING	09/09/14	JW	JW
C	PRELIMINARY - FOR LEASING & ZONING	10/09/14	EMS	JW
D	PRELIMINARY - FOR LEASING & ZONING	11/14/14	EMS	JW

DESIGNED BY:

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

SAL OPTOMETRIST
NEW ROOFTOP
COMMUNICATIONS SITE

PROJECT ADDRESS:

560 E. SOUTH TEMPLE
SALT LAKE CITY, UTAH 84102
SALT LAKE COUNTY

SHEET TITLE:

EQUIPMENT ELEVATIONS
& DETAILS

SAVE DATE:

11/14/2014 10:38 AM

SHEET NUMBER:

Z4



EAST VIEW # 1
SCALE: N.T.S.



EAST VIEW # 2
SCALE: N.T.S.



EAST VIEW # 3
SCALE: N.T.S.

DESIGNED FOR:

verizonwireless

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF TOWERCOM TECHNOLOGIES, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.



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

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	11/14/14	JW	JW

DESIGNED BY:

**PRELIMINARY
FOR LEASING/ZONING**

PROJECT NAME:

**SAL OPTOMETRIST
NEW ROOFTOP
COMMUNICATIONS SITE**

PROJECT ADDRESS:

**560 E. SOUTH TEMPLE
SALT LAKE CITY, UTAH 84102
SALT LAKE COUNTY**

SHEET TITLE:

CONCEPT SIMULATION

SAVE DATE:

11/14/2014 11:38 AM

SHEET NUMBER:

SK1

ATTACHMENT D: EXISTING CONDITIONS & ZONING REQUIREMENTS

CURRENT ZONING REQUIREMENTS 21A.40.090(E)(3)(b)

Regulation	Requirement	Proposal	Compliance
Electrical Equipment Located on Private Property	Electrical equipment shall be located in the rear yard, interior side yard, or within the buildable area on a given parcel. In the case of a parcel with an existing building, the electrical equipment shall not be located between the front and/or corner facades of the building and the street.	Electrical equipment is proposed in the interior side yard within the buildable area on the lot. The parcel does not have any street frontage.	Yes
Electrical Equipment Dimensions	Electrical equipment located in a residential zoning district, shall not exceed a width of four feet (4'), a depth of three feet (3'), or a height of four feet (4') to be considered a permitted use	Proposed electrical equipment The generator has a width of 9 feet 5 inches (9'5"), a depth of 3 feet 4 inches (3'4"), and a height of 7 feet 8 inches (7'8"). Two of the electrical cabinets have a width and depth of 2 feet 8 inches (2'8"), and the other two have a width of 3 feet 2 inches (3'2") and a depth of 3 feet 7 inches (3'7"). The cabinets have a height of 6 feet 2 inches (6'2").	Conditional Use Approval Requested
Lot Coverage	The electrical equipment shall be subject to the maximum lot coverage requirements in the underlying zoning district	Existing lot is non-complying as to maximum lot coverage. Proposed electrical equipment exceeds the maximum lot coverage for the zoning district. The property is located in the H Historic Preservation Overlay zoning district and the Historic Landmark Commission has authority to modify lot and bulk coverage through the special exception process.	Special Exception Approval Requested

ADJACENT LAND USE

The land use and zoning surrounding the site is:

- **East:** Residential office conversions; RO zoning district
- **West:** Four story medical office and associated parking structure; RO zoning district
- **North:** Office use; RO Zoning District
- **South:** Multi Family Residential: RO and RMF-45

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 RO, Residential Office zoning district. As per Section 21A.40.090(E)(3)(b) of the Zoning Ordinance all antenna related electrical equipment exceeding the dimensions permitted for a residential zoning district not receiving consenting signatures of all property owners requires conditional use approval.

Accessory buildings to antenna structures must comply with the required height, setback and landscaping requirements of the zoning district in which they are located. The proposal maintains the required 15 foot (15') interior side yard setback, and the proposed height meets the maximum height requirement of 12 feet (12') for accessory structures with flat roofs. As per section 21A.24.180(F), interior lots within the RO Residential Office zoning district must maintain one of the interior side yards as a landscaped yard, and the proposal complies with that requirement. A landscape buffer is not required because the subject parcel is not adjacent to a single family residential zoning district.

As stated earlier in the report, the proposed electrical equipment exceeds the maximum lot coverage for the RO (Residential Office) zoning district. Section 21A.06.050(B)(6)(g) of the zoning ordinance authorizes the Historic Landmark Commission to modify bulk and lot regulations of the underlying zoning district. If the electrical equipment is approved as a Conditional Use it will also require Special Exception approval from the Historic Landmark Commission to exceed the maximum lot coverage of the zoning district.

The subject property is located in a historic district and if the conditional use is approved, a Certificate of Appropriateness for historic appropriateness is required.

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 residential office conversions, multi-family residential, along with a parking structure, and a four story medical office.

As stated earlier on this report, some neighbors are concerned that the proposed will detract from the residential integrity of the neighborhood. The electrical equipment is proposed in the interior side yard of the lot which does not have any public street frontage. There is an existing generator from another carrier also located in the interior side yard just north of this proposal. The electrical equipment is screened by existing accessory structures and visual impact will be minimal. In addition, the nature of the land uses and the development pattern in the vicinity of 500/600 E and South Temple includes a variety of building types and land uses at various scales, ranging from single family home office conversions, to multi-story office uses and is a mixed use neighborhood.

Finding: Staff finds that antenna related electrical equipment is common in mixed use neighborhoods where they are needed to provide services to residents, businesses and visitors of the area and the proposal is generally compatible with the nature of the area.

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

Analysis: The Central Community Master Plan does not address matters related to wireless telecommunication equipment. The residential office building where the antenna related electrical equipment is proposed is a land use that is consistent with the Central Community Master Plan.

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

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

21a.54.080B Detrimental Effects Determination

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

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	The electrical equipment is located within the buildable area on the lot and maintains the required 15' interior side yard. Exceeding the dimensions for electrical equipment in a residential zone requires conditional use approval and if approved according to the Zoning Ordinance process and standards, and recommendations 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 residential office mixed use. (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 residential office conversions, multi-family residential, along with a parking structure, and a four story medical office. The principal structure is time share condominium occupied by residences and office space that will not change with this proposal. The electrical equipment is proposed on a solid facade of the existing building in an area with existing building utilities to reduce visual impact and will not have a measurable impact the intensity, size or scale of the existing building or surrounding area.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	The electrical equipment will have a minimum impact on the surrounding structures. The electrical equipment is within the buildable area on the lot and maintains the 15' interior side yard setback. The properties directly adjacent to the proposal are residential office conversions. The interior side yard of the subject parcel is adjacent to the rear yard of the residential office uses and is buffered by the existing accessory structures in the rear yards.
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 site is in the Central City Historic District. The building is noncontributing to the district. The electrical equipment is not visible from the public way. The proposed conduit and fiber cables will be secured to the exterior of the building and painted to blend in with the existing building minimizing visual impacts. If the Conditional Use is approved, the proposal will require approval from the Historic Landmark Commission for appropriateness of the proposal in a Historic District.

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

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS

PUBLIC PROCESS AND INPUT

Timeline

- The application was submitted on November 21, 2014
- An open house was held on December 11, 2014
- Mailings were sent out on January 15, 2015 for the planning commission meeting.
- Sign was posted at 560 E South Temple on January 16, 2015 for the planning commission meeting

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

- Five emails in opposition of the project
- One written letter in opposition of the project; and
- Four voicemails in opposition of the project.

Public comment was received from property owners and residents of Governors Plaza and adjacent property owners and residents. The general concerns expressed from the public relate to degraded views, noise, diesel odors, and the health and safety of residents and property owners. This application was initially being processed as a special exception (PLNHLC2014-00731). The ordinance states that if abutting property owners and residents do not support the special exception, it must be reviewed as a conditional use. Many of the public comments received reference the Special Exception petition number (PLNHLC2014-00731).

From: [Tim Hawker](#)
To: [Thompson, Amy](#)
Subject: Petition PLNHLC2014-00731
Date: Wednesday, October 29, 2014 4:50:33 PM

Hi, Amy. Thank you for sending the Petition request to us (40 S 600 E).

The area in which the Property Owners desire to build the Accessory Building and the Electrical Equipment is and has been an eyesore and, in our opinion, a weed-infested fire danger. The area may not be visible from the street, but it is visible to our neighbors and us when we drive behind our building to park. Additionally, workers and their vehicles are constantly accessing the area through our property.

I've attached a panorama of the area, from our parking area, for your review.

How will these additions be serviced? Is there a vehicle access point to the area other than through our properties on 6th East?

Is there anything that can be done about the eyesore? Additionally, I believe that the addition of a shed and some additional equipment will make it uglier / more dangerous.

Could you please give me a call at your earliest convenience to discuss?

Tim Hawker
Io Data
thawk@iodatacorp.com
801.595.0001 (t)
801.231.2311 (c)



Thompson, Amy

To: Scott Holmes
Cc: Tim Hawker; browninv24@gmail.com
Subject: RE: Petition PLNHLC2014-00731

From: Scott Holmes [<mailto:sholmes@strategichealth.net>]
Sent: Monday, November 03, 2014 12:44 PM
To: Thompson, Amy
Cc: Tim Hawker; browninv24@gmail.com
Subject: RE: Petition PLNHLC2014-00731

Amy, Tim Hawker forwarded your message to me. My name is Scott Holmes (I left you a message earlier today on your voicemail) and I have the property directly to the North of Tim. I have also included Richard Brown on this e-mail - he has the property directly to the North of me. Our three properties together are the ones most directly affected by this proposed project (on the East side). We have great concerns over this industrial project located in the middle of a historic district (my property was built in 1901 and is known as the Lewis R. Simon Mansion on the City's list of historic buildings).

I would like to formally request a public hearing on this project and request that their application for numerous exemptions to existing zoning laws be denied.

Please let me know the procedures for doing this or if you can request this hearing on my behalf. Thank you

From: [m](#)
To: [Thompson, Amy](#)
Subject: Oppose - Verizon Application PLNHLC2014-00731
Date: Monday, November 03, 2014 9:19:19 AM

Hi Amy,

I live at Governor's Plaza in SLC. I do not want another commercial generator placed on or around my apartment building.

Please do not make a "special exception" for Verizon Wireless or any other communications company which would allow our living space to be turned into a power plant. You wouldn't want Verizon building a structure right next to your house, so please don't let them build one next to ours.

I oppose Verizon's application!

Thanks,
Ms. Becker

From: [SIEGFRIED G](#)
To: [Thompson, Amy](#)
Subject: PLNHLC2014-00731
Date: Monday, November 03, 2014 9:33:51 AM

Hello Ms. Thompson:

My wife and I oppose to granting the special exception indicated in the above petition. We believe it is not necessary since the objective could be achieved by environmentally more friendly means. Governors' Plaza could update its current generator to meet the needs of all parties concerned without degrading the quality of life of its residents due to additional diesel storage tanks, their smell, as well as excessive generator noise, which we already experience from the parking terrace at 515 E. 100 South.

Thanking you for your consideration,

*Dr. Siegfried G. Karsten
Governors' Plaza, # 902
560 E. South Temple
Salt Lake City, UT 84102*

From: [John Dunn](#)
To: [Thompson, Amy](#)
Subject: Verizon Application PLNHLC2014-00731
Date: Thursday, November 06, 2014 8:48:44 AM

Ms. Thompson,

The Verizon Application for "an exterior structure and placing backup power generator" at 560 East South Temple needs to be evaluated as part of a larger plan that minimally includes AT&T and potentially other cell site requirements for the 560 East South Temple location. I believe the FCC's Backup Power Mandate requires backup for all communication infrastructure providers. AT&T and Comcast have equipment already located at this location that does not meet the FCC mandate. If Verizon's generator is allowed would another generator for AT&T and another for Comcast and another for Sprint each be allowed? The noisy weekly testing of Governors Plaza's single generator now is troublesome to many. The concurrent running of multiple generators during an extended power outage would be intolerable. It is my understanding that AT&T is in the process of submitting an application similar to Verizon's.

My wife and I oppose the application with its current wording. If the backup power generator requirement could be met with a single generator that provides power to all users at 560 East South Temple it would minimize the foot print, smell and noise associated with multiple generators that would further impact the residents quality of life.

Thank you for providing the opportunity to shed more light on the multidimensional request.

John and Eileen Dunn
560 East South Temple #805
Salt Lake City, Utah 84102

PETER GRUNDFOSSEN AND CATHRYN COLLIS
560 East South Temple #403
Salt Lake City, UT 84102
801-582-3479

November 3, 2014

Planning Director
Salt Lake City Planning Commission

Dear Director:

We are residents of the building referred to in the matter of Petition #PLNHLC2014-00731 (this is different from the number given in the last paragraph on page 1 of your notice, which ends with the last five digits, 00543).

We request a public hearing on this Petition.

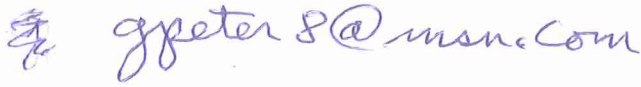
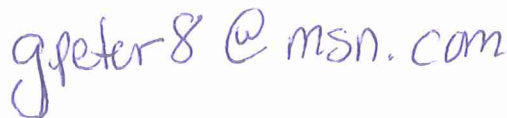
We have numerous questions about Petitioner's proposal: 1) The change in appearance of the exterior of the building which the installation of antennae will bring; 2) The noise and diesel odor which will likely occur in relation to the use of an emergency generator; 3) The effect on the health and safety of the residents of increased radio waves from the antennae.

Thank you for your attention to this important matter.

Sincerely,



Peter Grundfossen

Verizon Wireless PLNPCM2014-00826

Name	Address	Email	Date	Comments
Resident	Governors Plaza #904		11/3/2014	Request public hearing because he is concerned that proposed items are cancer causing.
Unknown	Ajacent property owner		11/3/2014	Concerns with views of the proposed equipment from backyard area and noise.
Richard Brown	Residential office property owner on 600 East	browninv24@gmail.com	11/4/2014	Noise, smell, views from backyard.
Sung & Joanne Wee	Governors Plaza C-104		11/4/2014	Came into the office and left voicemail. Lives in the Governors Plaza Condos. Concerned about views changing, and value of property.

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 antenna up grade as shown presents no impact to the public transportation roadway or required onsite parking and maneuvering or pedestrian walkways.

FIRE CODE REVIEW - We need to know more about the generator set and the fuel which is driving the unit. Also the sketch indicates that the Generator set proposed location and the buildings openings without measurements. Another question is the property line location.

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 PLNPCM2014-00826, for antenna related electrical equipment at 560 East South Temple (Governors 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).