



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

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To: Salt Lake City Planning Commission  
From: Lex Traughber, (801) 535-6184, lex.traughber@slcgov.com  
Date: May 25, 2016  
Re: PLNPCM2016-00204 - Verizon Wireless Rooftop Antenna Conditional Use

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## CONDITIONAL USE

**PROPERTY ADDRESS:** 2066 South 2100 East  
**PARCEL ID:** 16-22-102-010  
**MASTER PLAN:** Sugar House  
**ZONING DISTRICT:** CB – Community Business District

**REQUEST:** Tom Foster, representing Verizon Wireless, is requesting conditional use approval for the installation of wireless antennae on the rooftop of an existing commercial structure with supporting equipment at the rear of the building located at approximately 2066 S. 2100 East. This type of request must be processed as a conditional use.

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:

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. 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. Analysis of Standards
- E. Public Process and Comments
- F. Department/Division Comments
- G. Motions

## **PROJECT DESCRIPTION:**

The request is for a new wireless antennae to be located on the rooftop of an existing commercial structure, and new electrical equipment associated with the antennae to be located on the north side of the structure. If approved, the proposal would provide service to Verizon Wireless customers in the surrounding area.

Verizon Wireless is looking to expand its small cell technology network at the subject site. Small cell technology is a wireless communication facility that focuses on an area that is in need of increase capacity to support 4g LTE deployment. The coverage area of this type of **wireless communication facility is roughly a 500' radius.**

The scope of the installation includes one new **2' antenna enclosed in a fiberglass canister that is 14" in diameter.** The canister will be painted to match **the color of the roof or building.** **The top of the antenna is 6'7" above parapet of the roof but 3' lower than the top of the roof as it is sloped.** **The antenna will be set back approximately 13' from the front edge of the building.** Attached at the base of the antenna mount will be 2 remote radio head units and one processor that will be visible to the public. Please refer to Attachment C – Site Plan & Elevations for details.

One equipment cabinet will be located in an alcove at the rear of the building (north side) and not visible from **the public way.** **The dimensions of the cabinet will be roughly 30"x30"x48" and will be painted to match the building.**

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

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

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

### **Over-the-Air Reception Devices ("OTARD") Rule**

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

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

### **KEY ISSUES:**

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

#### **1. COMPATIBILITY:**

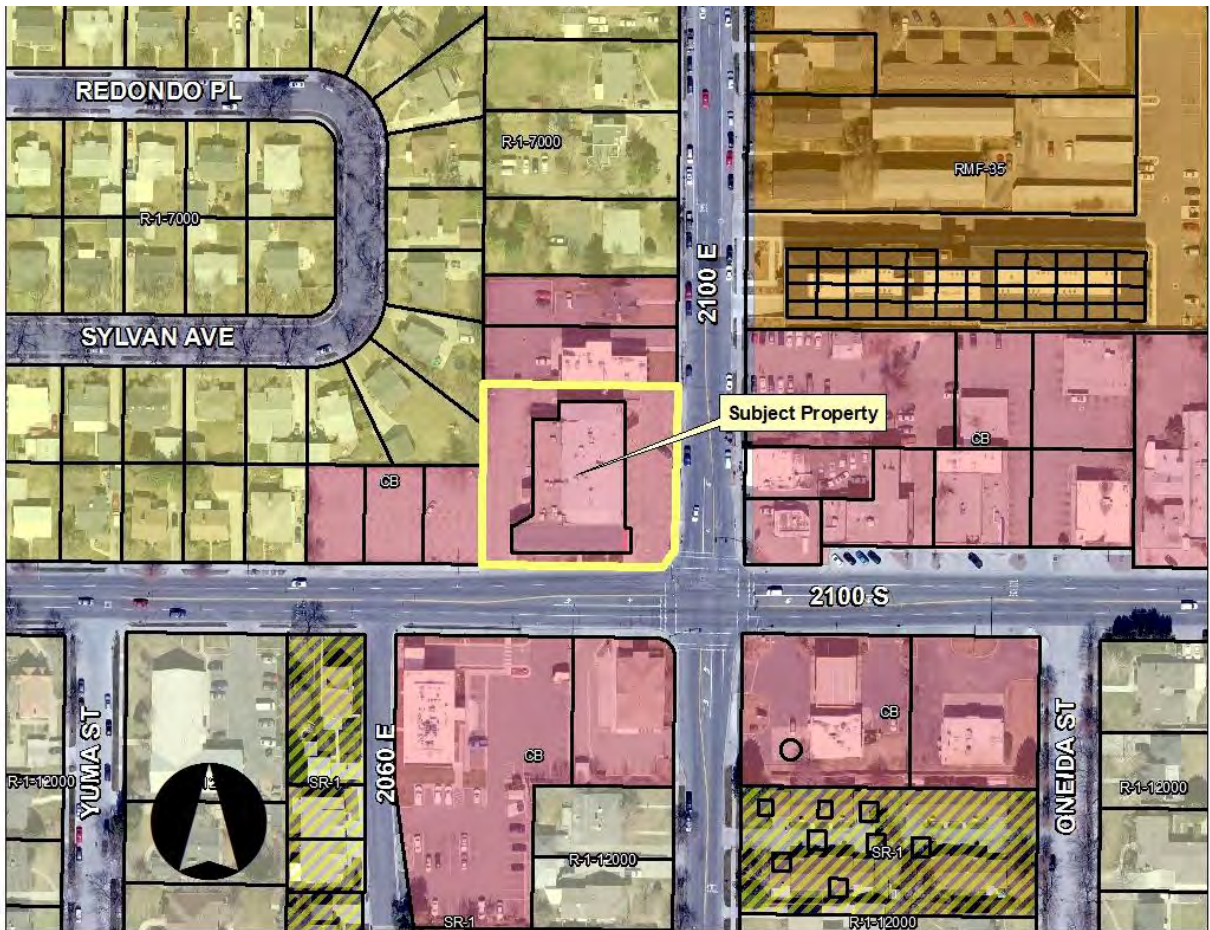
The adjoining land uses are primarily commercial, however the subject property does abut residential property on the west property line. Mature vegetation provides a visual screen between the two different land uses as shown in the photos below. In addition, the antenna will be located on the opposite side of the subject commercial building away from the abutting residential use. In short, the antenna will have minimal, if any, impact on adjacent residential use and will have minimal visual impact on other properties in the vicinity or along the public right-of-way. The associated equipment cabinet on the rear of the commercial structure is not visible from the public right-of-way and will be screened by the vegetation

located along the property line bordering the abutting residential use. In short, the magnitude of the installation in association with its location should prove compatible with the immediate vicinity.

**NEXT STEPS:**

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

# ATTACHMENT A: VICINITY MAP



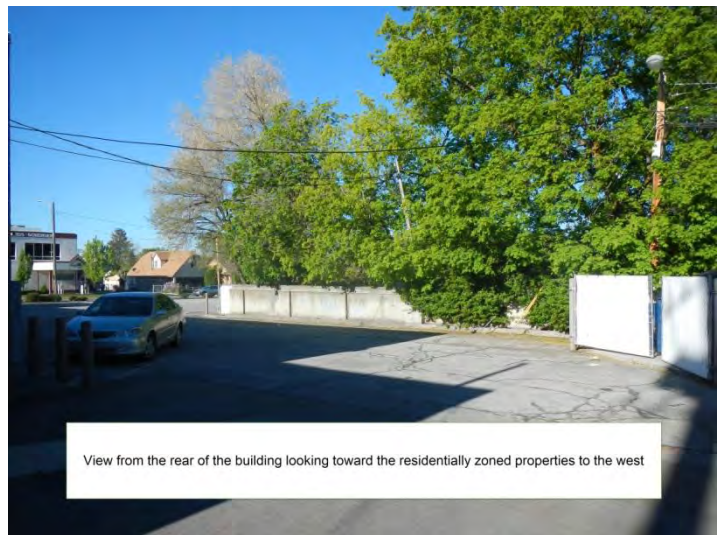
# ATTACHMENT B: PHOTOS

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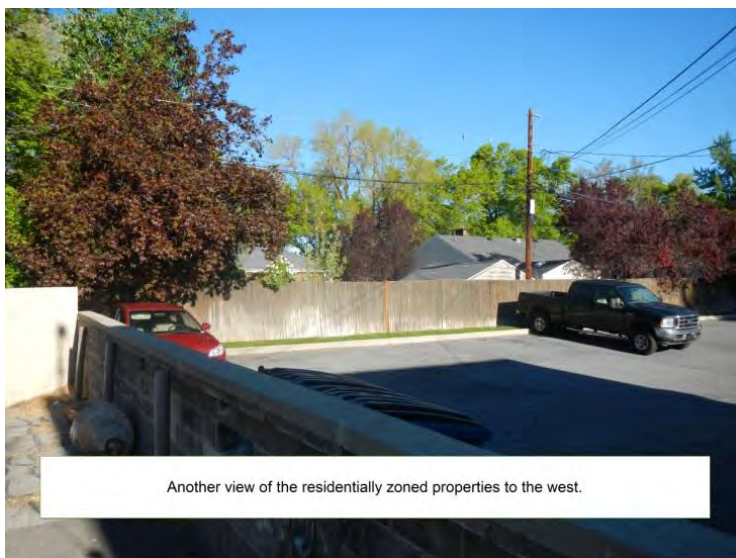




View from the rear of the building looking toward 2100 South



View from the rear of the building looking toward the residentially zoned properties to the west



Another view of the residentially zoned properties to the west.

# **ATTACHMENT C: SITE PLAN & ELEVATIONS**

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

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# SAL DILWORTH SC2

2066 S 2100 E  
 SALT LAKE CITY, UT 84109  
 SALT LAKE COUNTY

## SMALL CELL INSTALLATION PROJECT

DESIGNED BY:		AZ - CA - CO - ID - NM - NV - TX - UT	DATE	CHK		
			3/17/16	JHM	JDM	
			4/20/16	SLM	JDM	
REV	DESCRIPTION					
0	PRELIMINARY - FOR LEASING & ZONING					
1	PER JURISDICTIONAL COMMENTS					

### SHEET INDEX:

SHEET	TITLE	REV.
T1	TITLE SHEET	0
PS1	PHOTO SHEET	0
SU1	SITE SURVEY	1
1A	1A CERTIFICATION LETTER	B
Z1	SITE PLAN	1
Z2	ENLARGED SITE PLAN	0
Z3	ELEVATIONS	0
Z4	RF COMPLIANCE	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: JOSH MALBERG**  
 PHONE: 801-336-4694 EXT. 170

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

**CONTACT: CORY SQUIRE, PLS**  
 PHONE: 435-660-0816

**SITE/AQ:**  
 ELEVATION WIRELESS  
 3773 CHERRY CREEK NORTH, STE 575  
 DENVER, CO 80209

**TOM FOSTER**  
 PHONE: 303-728-4900

### 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.

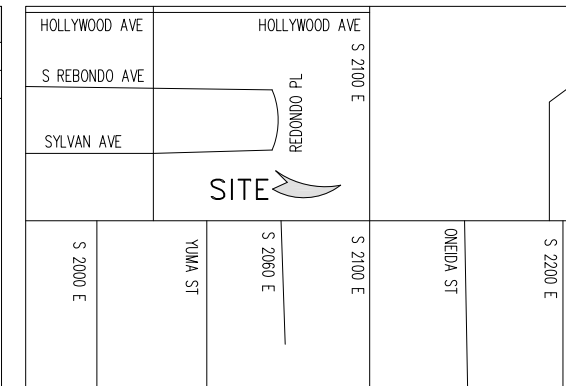
### PROJECT INFORMATION:

PROPERTY OWNER:	MSO, LLC WADE OLSEN PHONE: 801-918-4925
JURISDICTION:	SALT LAKE CITY 451 S STATE STREET, ROOM 215 SALT LAKE CITY, UT 84101 PHONE: 801-535-6000
PUBLIC RECORD PARCEL NO:	16221020100000

### DRIVING DIRECTIONS:

LATITUDE: 40°43'33.5112" N  
 LONGITUDE: 111°49'53.13648" W

FROM THE VERIZON WIRELESS OFFICE HEAD SOUTH TOWARD PROSPERITY RD (194 FT). TURN LEFT ONTO PROSPERITY RD (.8 MI). TURN RIGHT AT THE 3RD CROSS STREET ONTO UT-48 E (.8 MI). CONTINUE STRAIGHT ONTO W 9000 S (6.5 MI). USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT TO MERGE ONTO I-15 N (.4 MI). MERGE ONTO I-15 N (8.4 MI). USE THE RIGHT 2 LANES TO TAKE EXIT 304 TO MERGE ONTO I-80 E TOWARD CHEYENNE (2.6 MI). USE THE RIGHT 2 LANES TO TAKE EXIT 126 FOR 1300 E TOWARD SUGAR HOUSE (.3 MI). USE THE LEFT 2 LANES TO TURN LEFT ONTO 1300 E (.5 MI). TURN RIGHT ONTO 2100 S (1.2 MI). TURN LEFT ONTO S 2100 E (125 FT). DESTINATION WILL BE ON THE LEFT.



### PROJECT DESCRIPTION:

- THIS PROJECT CONSISTS OF THE FOLLOWING:  
**INSTALLATION**
- ONE (1) NEW OUTDOOR EQUIPMENT CABINET
  - ONE (1) NEW OMNI ANTENNA
  - ONE (1) NEW NON-PENETRATING ROOF MOUNT
  - TWO (2) NEW RRH UNITS
  - ONE (1) NEW MOVP UNIT

VICINITY MAP  
 SCALE: N.T.S.



PROJECT NAME:  
**SAL DILWORTH SC2**  
**SMALL CELL INSTALLATION PROJECT**

PROJECT ADDRESS:  
**2066 S 2100 E**  
**SALT LAKE CITY, UT 84109**  
**SALT LAKE COUNTY**

SHEET TITLE:  
**TITLE SHEET**

SAVE DATE:  
 4/20/2016 3:08 PM

SHEET NUMBER:  
**T1**



**GENERAL PROJECT NOTES:**

- 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.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
- EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
- 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.
- SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
- 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.
- NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

**GENERAL CONTRACTOR NOTES:**

- 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.
- 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.
- 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.

**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".

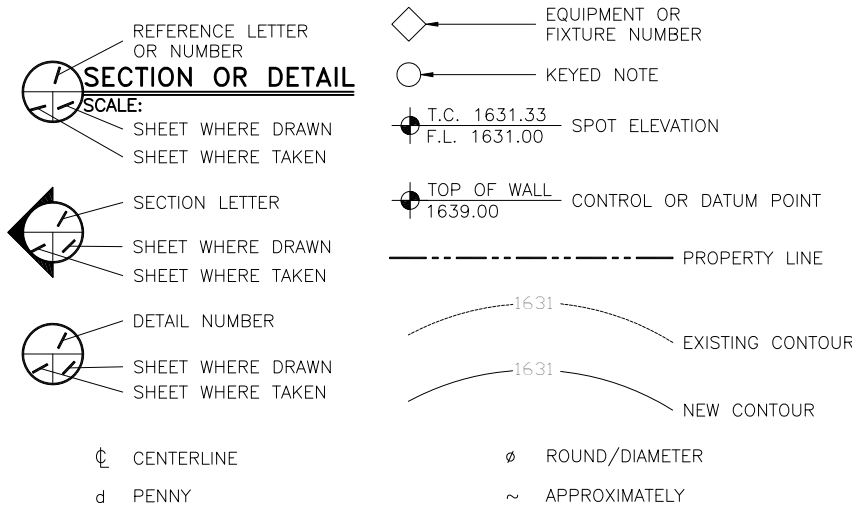
**BUILDING STRUCTURES:**

- WIND LOADS: IBC 2012 §1609 & ASCE 7-10 §28.6.3 (SIMPLIFIED METHOD)  
V<sub>3s</sub> = 90 MPH  
OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
- 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<sub>ps</sub> = (2/3) S<sub>ms</sub>  
R = 1.5 (ORDINARY PLAIN CONCRETE SHEARWALLS),  
6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),  
4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

**COMMUNICATIONS STRUCTURES:**

- WIND LOADS: IBC 2012 §1609, ASCE 7-05 §6.5.15 & ANSI TIA-222-G  
V = 90 MPH (3-SEC. GUST)  
V = 30 MPH (1/4" RADIAL ICE)  
STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
- 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<sub>s</sub>) ≤ 1.0  
STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0  
 $V = \frac{S_{ds}(W)I}{R}$  (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))  
 $V = \sum \frac{S_{az}(Wz)I}{R}$  (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

**LEGEND OF SYMBOLS:**



**VIEW OF EXISTING BUILDING  
(LOOKING NORTH WEST)**



**VIEW OF NEW LEASE AREA "1"  
(LOOKING EAST)**



**VIEW OF NEW LEASE AREA "2"  
(LOOKING EAST)**

DESIGNED FOR:

**verizonwireless**

9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84081

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DESIGNED BY:	AZ - CA - CO - ID - NM - NV - TX - UT	TowerCom TECHNOLOGIES	CHK	BY	DATE	DESCRIPTION
			JDM	JDM	3/17/16	PRELIMINARY - FOR LEASING & ZONING
			JDM	JDM	4/20/16	PER JURISDICTIONAL COMMENTS



PROJECT NAME:

**SAL DILWORTH SC2  
SMALL CELL INSTALLATION PROJECT**

PROJECT ADDRESS:

**2066 S 2100 E  
SALT LAKE CITY, UT 84109  
SALT LAKE COUNTY**

SHEET TITLE:

**PHOTO SHEET**

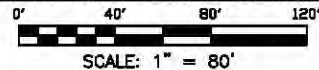
SAVE DATE:

4/20/2016 3:08 PM

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**PS1**

**PARENT PARCEL AND SURVEY CONTROL OVERVIEW**



- (A) FOUND MONUMENT AT THE INTERSECTION OF 2100 SOUTH AND 2100 EAST. [HELD FOR ORIGIN OF SURVEY]
- (B) FOUND MONUMENT AT THE INTERSECTION OF 2100 SOUTH AND 2000 EAST. [HELD FOR ORIGIN OF SURVEY]
- (C) LEGAL DESCRIPTION POINT OF BEGINNING

A strip of land (7' X 5') 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 Block 7, Plat C, F.M. Lyman Jr's Survey; The boundary of said lease area is more particularly described by metes and bounds as follows: Beginning at a point that is 5 feet West of a building corner, said point is 151.88 feet N 89°37'23" W along the monument line and 174.27 feet North of the Centerline Monument marking the intersection of 2100 South and 2100 East Street; thence West 7 feet along the building line, thence North 5 feet, thence East 7 feet, thence South 5 feet to the point of beginning.

The above described parcel of land contains 35 square feet in area or 0.0008 of an acre more or less.

**(LA1) LEASE AREA 1 LAND DESCRIPTION**

A strip of land (10' X 10') 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 Block 7, Plat C, F.M. Lyman Jr's Survey; The boundary of said lease area is more particularly described by metes and bounds as follows: Beginning at a point that is 10 feet North of the outside edge of a building rooftop, said point being 92.27 feet N 89°37'23" W along the monument line and 55.23 feet North of the Centerline Monument marking the intersection of 2100 South and 2100 East Street; thence West 10 feet, thence North 10 feet, thence East 10 feet to a point 10 feet West of the outside edge of a building, thence South 10 feet to the point of beginning.

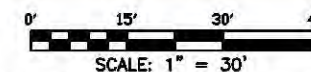
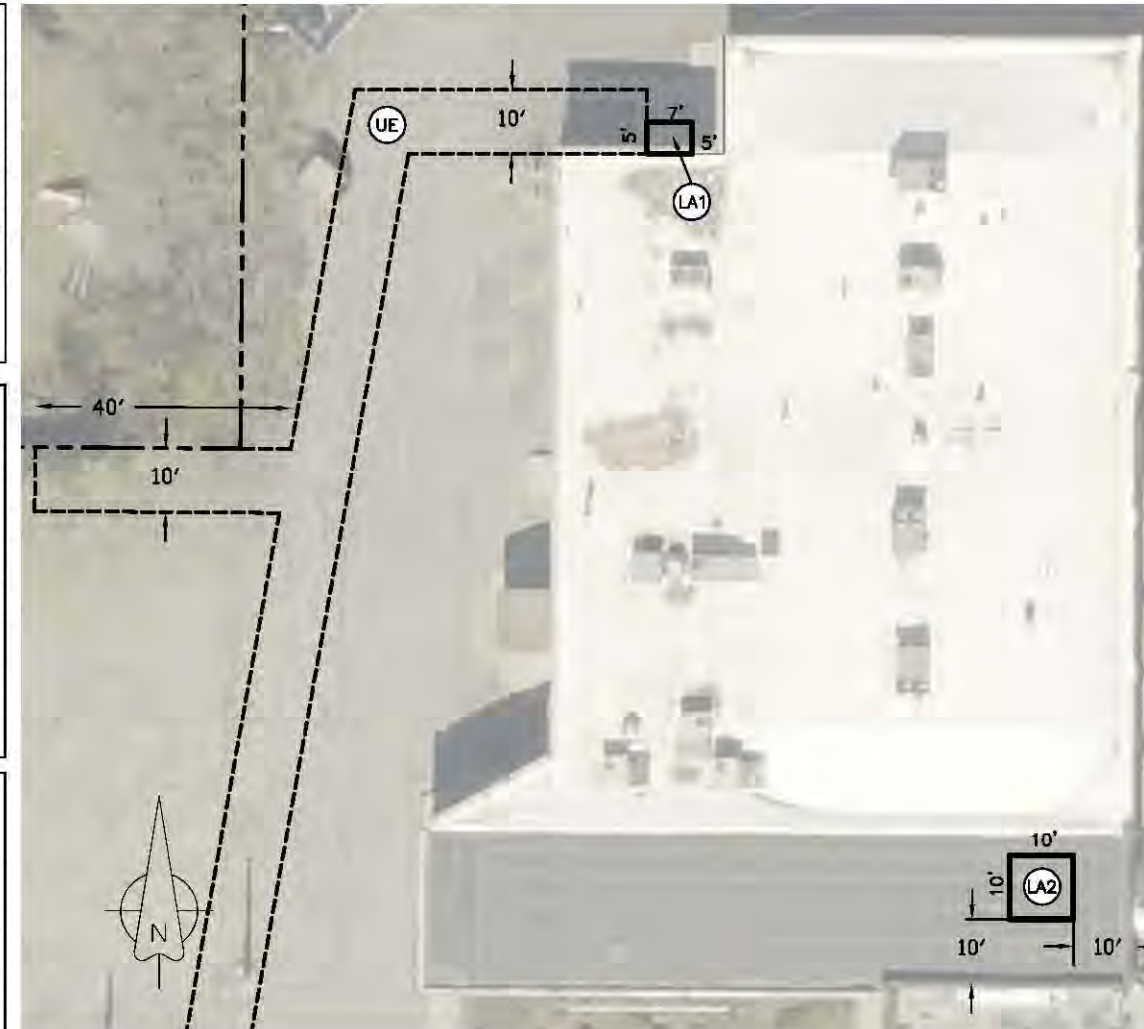
The above described parcel of land contains 100 square feet in area or 0.0023 of an acre more or less.

**(LA2) LEASE AREA 2 LAND DESCRIPTION**

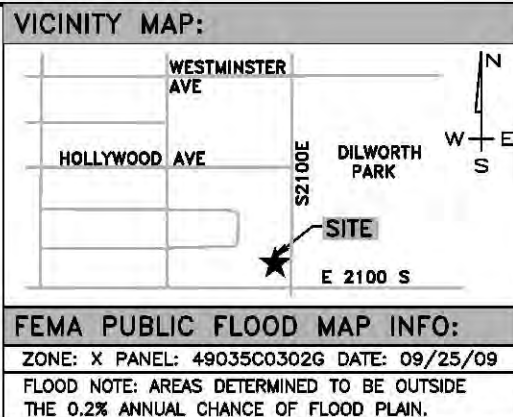
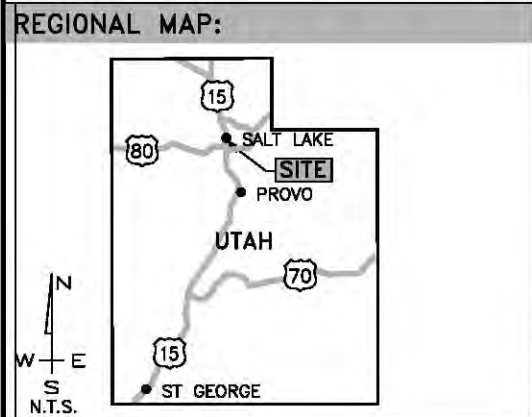
A strip of land 10' wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Salt Lake City, Salt Lake County, Utah, said strip of land comprising a portion of Block 7, Plat C, F.M. Lyman Jr's Survey; The centerline of said strip of land is more particularly described by metes and bounds as follows: Beginning at a point that is 226.42 feet N 89°37'23" W along the monument line and 33.12 feet North of the Centerline Monument marking the intersection of 2100 South and 2100 East Street; thence N10°09'40"E 147.99 feet, thence East 41.43 feet to the terminus of said centerline. Also, beginning at a point that is 210.36 feet N 89°37'23" W along the monument and 122.82 feet North of the Centerline Monument marking the intersection of 2100 South and 2100 East Street; thence N89°33'54"W 44.14 feet to the terminus of said centerline.

The above described parcel of land contains 2285 square feet in area or 0.052 of an acre more or less.

**(UE) UTILITY EASEMENT LAND DESCRIPTION**



**ENLARGED LEASE AREA SITE PLAN**



**SURVEYOR'S NARRATIVE:**

It is the intent of this map and the survey on which it is based to correctly represent the boundary lines of the Parent Parcel and proposed lease areas and Access/Utility easements within the parent parcel. Utility locations shown are based on observed evidence together with evidence from utility plans (if provided by utility companies in response to an Online Survey Locate Request via www.bluestakes.org). Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly hereon. There may however exist other related monuments or evidence, any other monuments or related physical evidence contradictory to this survey should be presented to the surveyor for his review and consideration.

**BASIS OF BEARING AND DATUM NOTE:**

- All distances are surface (ground) in US survey feet and all bearings are Grid based upon the Utah Coordinate System 1983, Utah Central Zone. (NAD83)
- Survey Performed with a Trimble receiver connected via cell phone to The Trimble Pivot VRS system of Utah (Managed by the UTAH AGRC). Geodetic Position of Control Monument is:  
 (A) LATITUDE: 40°43'31.78634"N  
 LONGITUDE: 111°49'50.88485"W  
 ELLIPSOID HEIGHT: 4487.922sft  
 HORZ. DATUM NAD83 [UTAH VRS] VERT. DATUM NAVD88 [GEOID12]

GRID POSITION (SURVEY FT)  
 NORTHING: 7433184.267sft  
 EASTING: 1548725.029sft  
 ELEVATION: 4542.294sft

**PROJECT NAME:**  
**VERIZON WIRELESS SAL DILWORTH SC2**

**PROJECT ADDRESS:**  
 2066 S 2100 E  
 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 09/18/2015 BY WESTCOR LAND TITLE INSURANCE COMPANY (ORDER No. 5505443) 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.:** 1/21/2016

**DESIGNED FOR:**  
**verizon wireless**

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:**  
 MSO, LLC  
 Salt Lake City, Utah 84111  
 CONTACT INFORMATION:  
 WADE OLSEN  
 CELL PHONE: (807)918-4925

**PUBLIC RECORD PARCEL I.D.:**  
 16221020100000

**DRIVING DIRECTIONS:**  
 HEAD N/E ON PROSPERITY RD TOWARD W 9500 S/WELLS PARK RD (0.8 MI). TURN RIGHT ONTO UT-48 E (0.8 MI). CONTINUE STRAIGHT ONTO 9000 S (8.5 MI). USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT TO MERGE ONTO I-15 N (0.4 MI). CONTINUE ON I15 N TO SALT LAKE CITY. TAKE EXIT 126 FROM I-80 E (11.3 MI). MERGE ONTO I-15 N (8.4 MI). USE THE RIGHT 2 LANES TO TAKE EXIT 304 TO MERGE ONTO I-80 E TOWARD CHEYENNE (2. MI). DRIVE TO S 2100 E (1.7 MI). USE THE LEFT 2 LANES TO TURN LEFT ONTO 1300 E (0.5 MI). TURN RIGHT ONTO E 2100 S (1.2 MI). TURN LEFT ONTO S 2100 E (135 FT). YOUR DESTINATION WILL BE ON THE LEFT.

**SURVEYOR'S NOTE & CERTIFICATION:**

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



**CIS**  
 PROFESSIONAL LAND SURVEYING  
 CORY IVAN SQUIRE UT P.L.S. #5561206-2203 2/29/16

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REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	2/29/16	CIS	CIS
B	FINAL REVIEW AND SURVEYOR'S CERTIFICATION			

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

**TCT SITE I.D.:** VZW SAL DILWORTH SC2

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

PREPARED FOR:



VERIZON WIRELESS  
9656 South Prosperity Rd.  
West Jordan, UT 84081

# 1A CERTIFICATION LETTER

FOR  
VERIZON WIRELESS  
FACILITY KNOWN AS:  
SAL DILWORTH SC2  
SALT LAKE COUNTY, UTAH

### ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 4536 ft  
[ELEVATION METERS]: 1382.573 m

### LEGAL DESCRIPTION:

172.75 feet N 89°37'23" W  
along the monument line and  
174.14 feet North of the  
Centerline Monument marking  
the intersection of 2100 South  
and 2100 East Street

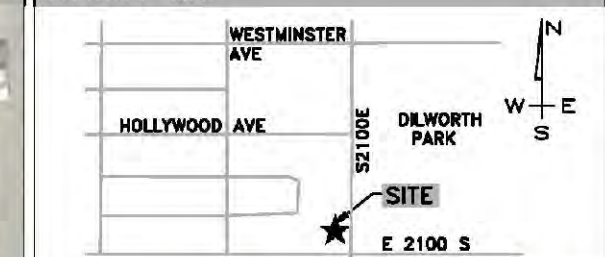
### SITE LOCATION:

SITE IS LOCATED ON THE ROOF  
OF A COMMERCIAL BUILDING AT:  
  
2066 SOUTH 2100 EAST  
SALT LAKE CITY, SALT LAKE  
COUNTY, UTAH.

### PLAN VIEW: SCALE 1" = 60'



### VICINITY MAP



### BASIS OF GEODETIC COORDINATES:

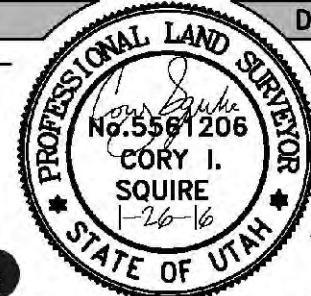
- (1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 10,000TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.
- (2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).
- (3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND OR TRIMBLE GEOMATICS SOFTWARE.

### 1A GEODETIC COORDINATES:

NAD 83: 40°43'33.51152"N  
111°49'53.13648"W  
DECIMAL DEGREES: 40.725975423°N  
111.831426799°W

### SURVEYOR'S CERTIFICATION: DATE OF SURV.:

I HEREBY CERTIFY THAT THE GEO-  
DETIC COORDINATES REPORTED  
HEREON ARE ACCURATE AND  
MEET FAA/FCC REPORTING RE-  
QUIREMENTS OF 1A: FIFTEEN  
FEET (15') HORIZONTALLY AND  
THREE FEET (3') VERTICALLY.



01/21/16

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THE WRITTEN CONSENT BY TOWERCOM TECHNOLOGIES, LLC.

PREPARED BY:



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

**SITE ACCESS NOTES:**

1 SITE ACCESS GRANTED VIA LEASE AGREEMENT AND WILL BE VIA THE MOST REASONABLE, NON-EXCLUSIVE, AND NON-INTERFERING ROUTE POSSIBLE TO LESSEE EQUIPMENT TO ENSURE UNINTERRUPTED USE AND ENJOYMENT OF THE UNDERLYING PARCEL AND BUILDINGS.

PARENT PARCEL  
MSO, LLC  
APN#: 16221020100000  
ZONED: CB

**PROJECT NOTES:**

1 NEW FIBER UTILITY HAS TO CLEAR EXISTING UTILITIES BY 5'-0" MINIMUM HORIZONTALLY AND 12" MINIMUM VERTICALLY.

DESIGNED FOR:

**verizonwireless**

9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84081

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

REV	DESCRIPTION	DATE	CHK	BY	JDM	JDM
0	PRELIMINARY - FOR LEASING & ZONING	3/17/16	JDM	JDM		
1	PER JURISDICTIONAL COMMENTS	4/20/16	SJM	JDM		

DESIGNED BY:



PROJECT NAME:

**SAL DILWORTH SC2  
SMALL CELL INSTALLATION PROJECT**

PROJECT ADDRESS:

**2066 S 2100 E  
SALT LAKE CITY, UT 84109  
SALT LAKE COUNTY**

SHEET TITLE:

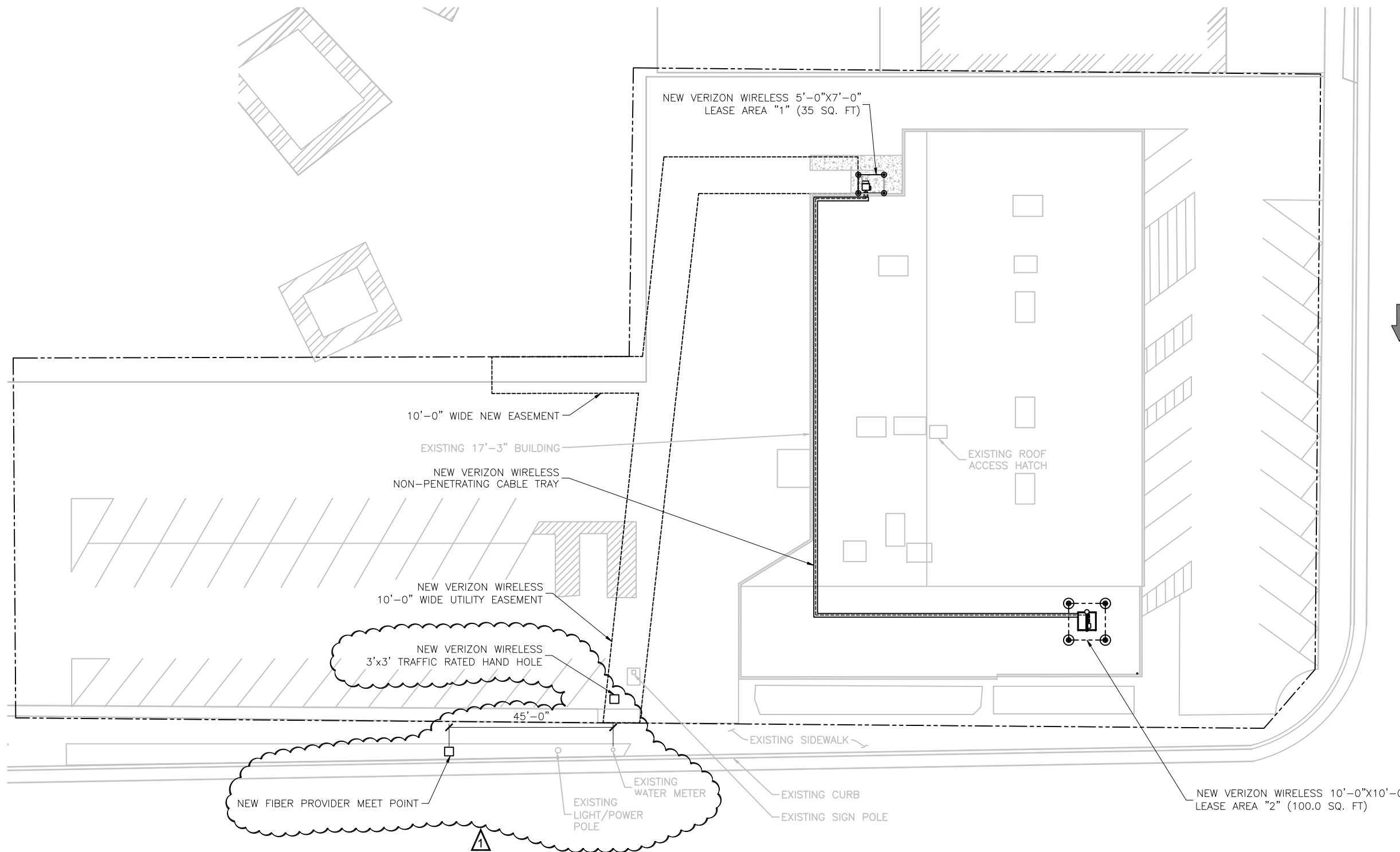
**SITE PLAN**

SAVE DATE:

4/20/2016 3:08 PM

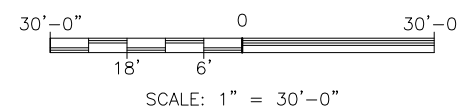
SHEET NUMBER:

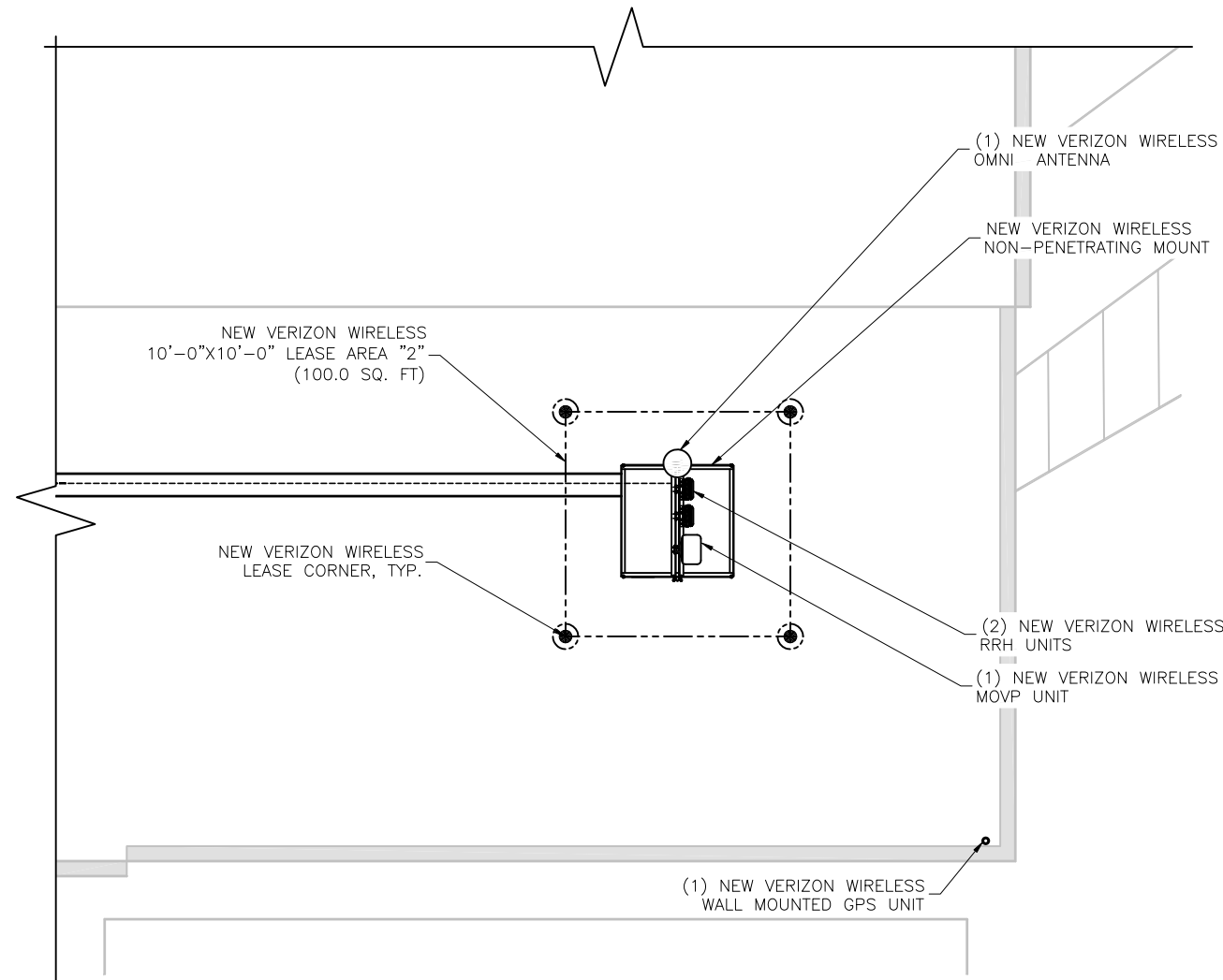
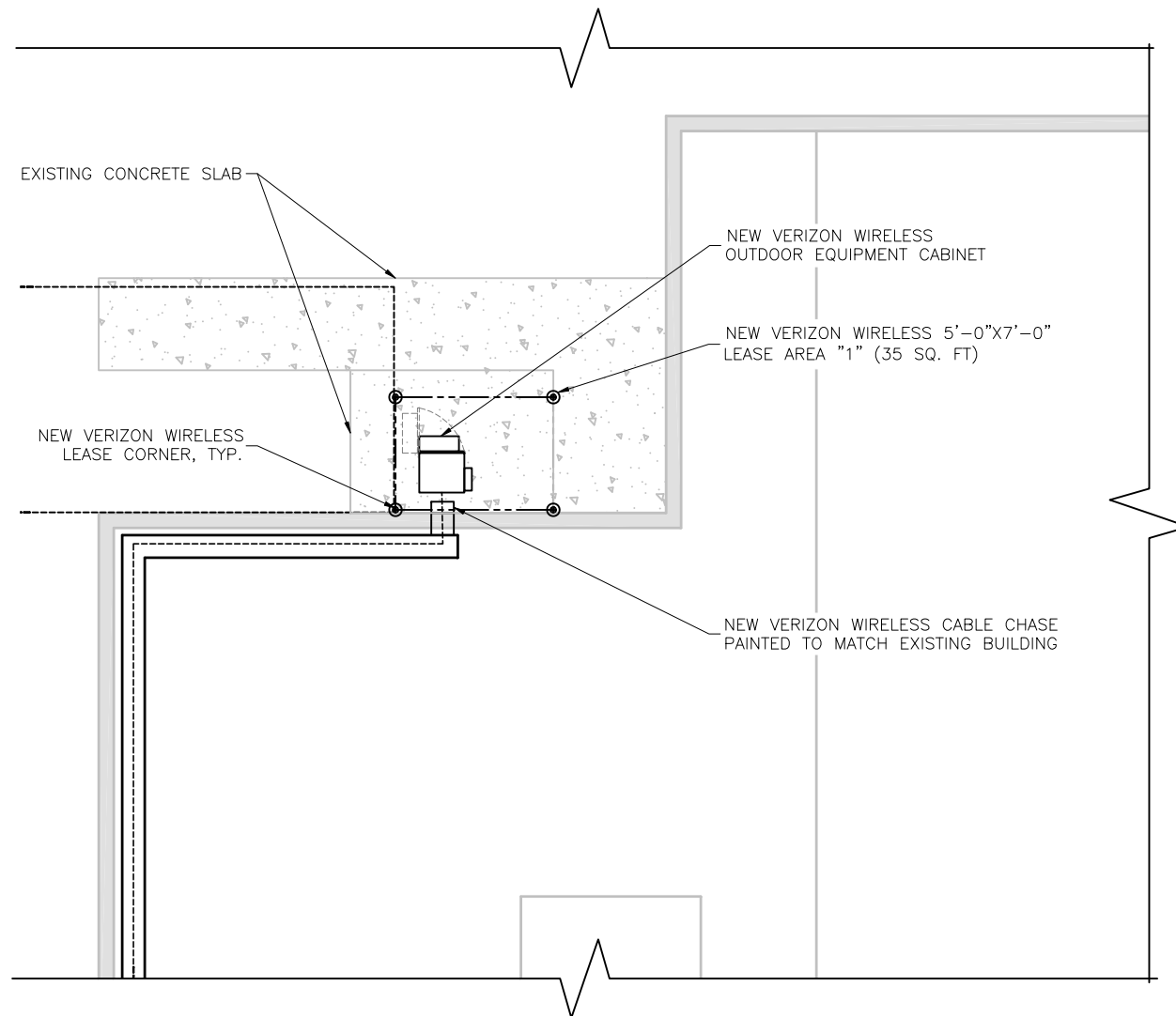
**Z1**



S 2100 E

**SITE PLAN**





ENLARGED SITE PLAN  
SCALE: 1/8" = 1'-0"



**SITE NOTES:**

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

**WEATHERPROOFING NOTES:**

1. CONTRACTOR TO PROVIDE WEATHER BARRIERS & FLASHING AT ALL LOCATIONS (SUCH AS WALL PERIMETERS, TERMINATIONS & INTERSECTIONS, PENETRATIONS, DOOR OPENINGS, WALL, FLOOR & ROOF INTERSECTIONS, ETC.) WHERE MOISTURE COULD ENTER THE STRUCTURE FROM THE EXTERIOR

DESIGNED FOR:

**verizon**wireless

9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84081

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

REV	DESCRIPTION	DATE	CHK	BY
0	PRELIMINARY - FOR LEASING & ZONING	3/17/16	JDM	JDM
1	PER JURISDICTIONAL COMMENTS	4/20/16	SJM	JDM

DESIGNED BY:



PROJECT NAME:

**SAL DILWORTH SC2  
SMALL CELL INSTALLATION PROJECT**

PROJECT ADDRESS:

**2066 S 2100 E  
SALT LAKE CITY, UT 84109  
SALT LAKE COUNTY**

SHEET TITLE:

**ENLARGED  
SITE PLAN**

SAVE DATE:

4/20/2016 3:08 PM

SHEET NUMBER:

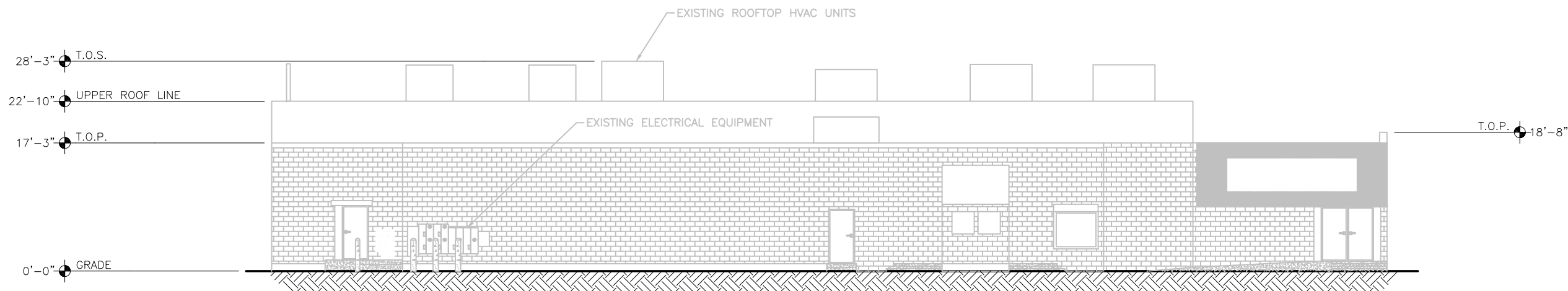
**Z2**

**KEY:**

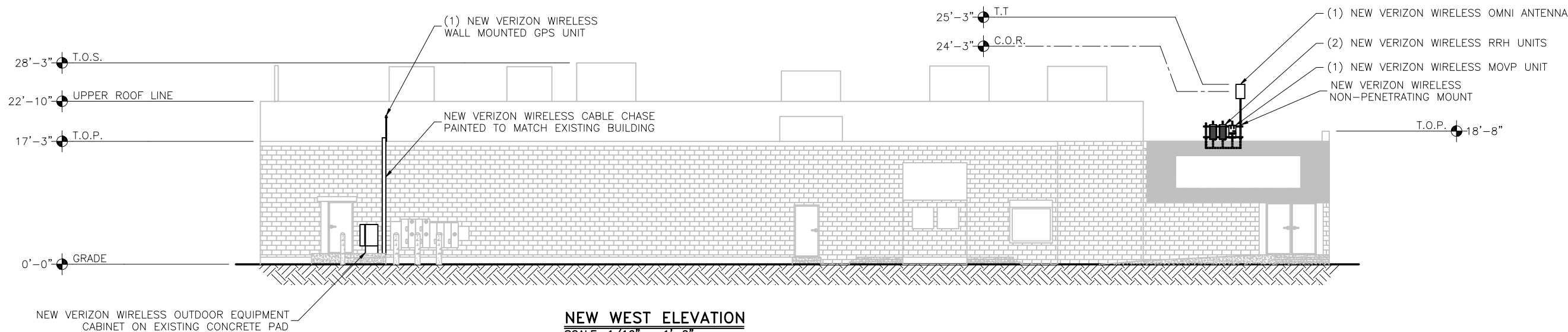
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
T.O.P. =	TOP OF PARAPET
T.O.S. =	TOP OF STRUCTURE

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

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**EXISTING WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"



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

DESIGNED BY: **TowerCom TECHNOLOGIES**

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

REV	DESCRIPTION	DATE	CHK	BY
0	PRELIMINARY - FOR LEASING & ZONING	3/17/16	JHM	JDM
1	PER JURISDICTIONAL COMMENTS	4/20/16	SLM	JDM

APPROVED  
 FOR LEASING/ZONING

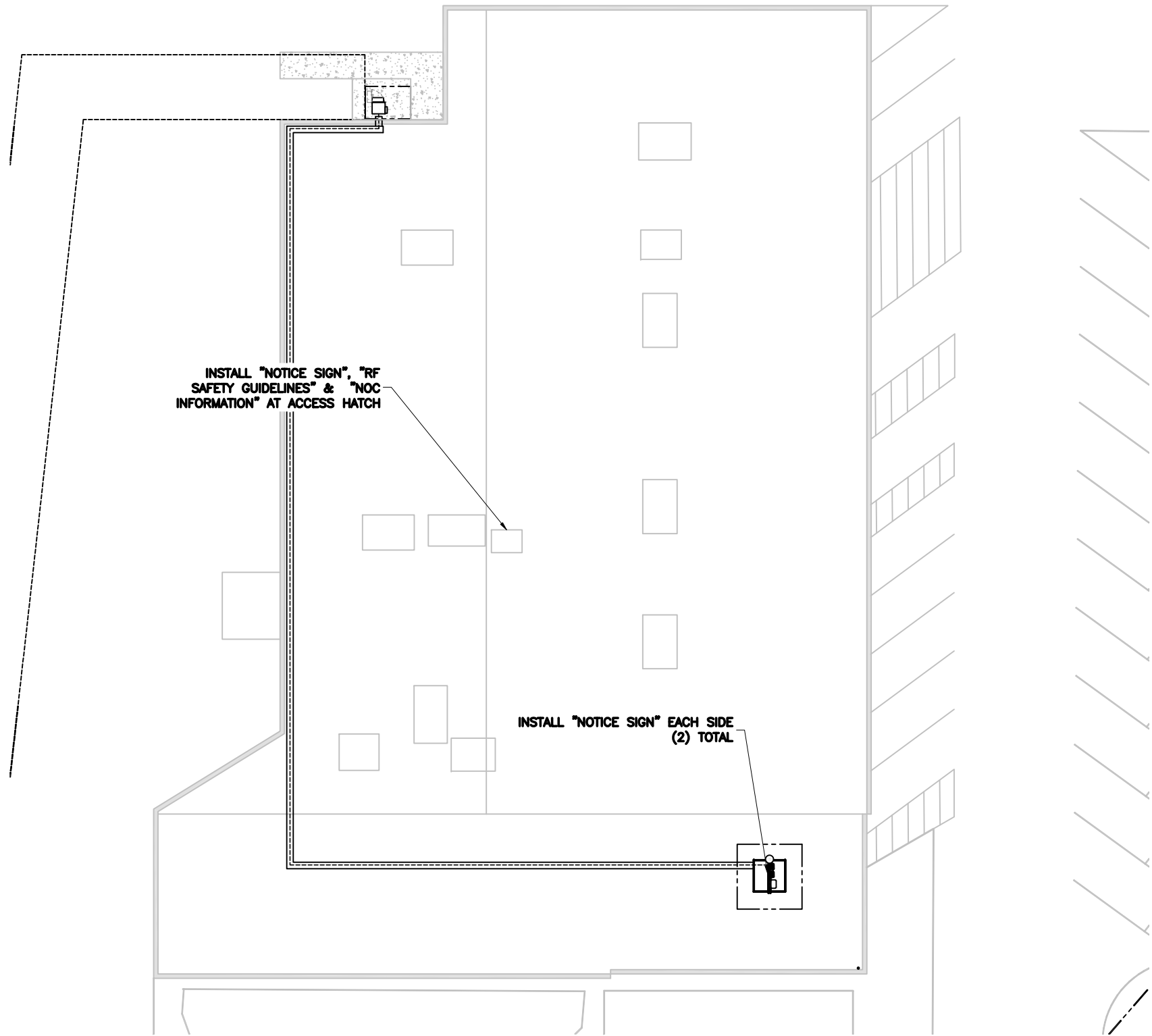
PROJECT NAME:  
**SAL DILWORTH SC2  
 SMALL CELL INSTALLATION PROJECT**

PROJECT ADDRESS:  
**2066 S 2100 E  
 SALT LAKE CITY, UT 84109  
 SALT LAKE COUNTY**

SHEET TITLE:  
**ELEVATIONS**

SAVE DATE:  
 4/20/2016 3:08 PM

SHEET NUMBER:  
**23**



RF COMPLIANCE PLAN  
SCALE: 1" = 20'-0"

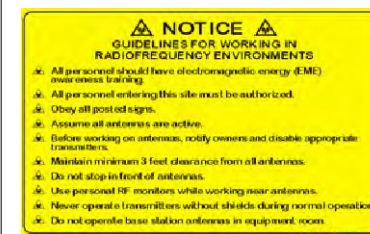


**SIGN SPECIFICATIONS:**

1. ALL SIGNS SHOULD BE UV RESISTANT FOR OUTDOOR USE.
2. ALL SIGNS SHALL HAVE ROUNDED CORNERS WITH PRE-DRILLED HOLES
3. SIGNAGE SHALL BE INSTALLED AS SHOWN ON PLAN



CAUTION SIGN



RF SAFETY GUIDELINES SIGN



NOTICE SIGN



WARNING SIGN



NOC INFORMATION SIGN

DESIGNED FOR:

**verizon**wireless

9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84081

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DESIGNED BY:	REV	DESCRIPTION	DATE	CHK		
			BY	JHM	JDM	
	0	PRELIMINARY - FOR LEASING & ZONING	3/17/16			
	1	PER JURISDICTIONAL COMMENTS	4/20/16			



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



PROJECT NAME:

**SAL DILWORTH SC2  
SMALL CELL INSTALLATION PROJECT**

PROJECT ADDRESS:

**2066 S 2100 E  
SALT LAKE CITY, UT 84109  
SALT LAKE COUNTY**

SHEET TITLE:

**RF COMPLIANCE**

SAVE DATE:

4/20/2016 3:08 PM

SHEET NUMBER:

**Z4**

# ATTACHMENT D: ANALYSIS OF STANDARDS

---

## 21A.54.080 Standards for Conditional Use

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

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

**Analysis:** The property is located in the CB (Community Business) zoning district. As per Table 21A.40.090(E) of the Zoning Ordinance, all rooftop mounted antennae in this zoning district require conditional use approval.

**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:** As previously discussed, the adjoining land uses are primarily commercial, however the subject property does abut residential property on the west property line. Mature vegetation provides a visual screen between the two different land uses as shown in the photos below. In addition, the antenna will be located on the opposite side of the subject commercial building away from the abutting residential use. In short, the antenna will have minimal, if any, impact on adjacent residential use and will have minimal visual impact on other properties in the vicinity or along the public right-of-way. The associated equipment cabinet on the rear of the commercial structure is not visible from the public right-of-way and will be screened by the vegetation located along the property line bordering the abutting residential use. In short, the magnitude of the installation in association with its location should prove compatible with the immediate vicinity.

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

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

**Analysis:** The Sugar House Community Master Plan does not address matters related to wireless telecommunication equipment. The building where the roof mounted antennae and related electrical equipment is proposed is a land use that is consistent with the master plan.

**Finding:** The proposal does not present a conflict with the Sugar House 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	<b>Complies</b>	Rooftop antennae are a conditional use in the CB zone. If the Conditional Uses is approved according to the Zoning Ordinance process and standards, the proposal will not create a detrimental effect.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	<b>Complies</b>	The use is located in an area zoned and designed by the associated master plan as 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	<b>Complies</b>	Surrounding the property is primarily commercial development. The antennae are sited and arranged on the subject building to reduce their visual impact and the associated electrical equipment will not have a measurable impact to the intensity, size or scale of the existing building.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	<b>Complies</b>	The antennae are setback from the edge of the structure to reduce their visual impact. The electrical equipment is screened by existing landscaping and the location of the equipment is setback away from the property lines and public right of way.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	<b>Complies</b>	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	<b>Complies</b>	The proposal will have no traffic impact.
7. The site is designed to enable access and circulation for pedestrian and bicycles	<b>Complies</b>	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	<b>Complies</b>	The proposal will have no traffic impact.
9. The location and design of off-street parking complies with applicable standards of this code	<b>Complies</b>	The proposal will not require additional off-street parking.
10. Utility capacity is sufficient to support the use at normal service levels	<b>Complies</b>	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	<b>Complies</b>	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	<b>Complies</b>	The proposal 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.
13. The hours of operation and delivery of the use are compatible with surrounding uses	<b>Complies</b>	The proposed electrical equipment will probably be serviced periodically.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	<b>Complies</b>	The proposal will not require signs and lighting.
15. The proposed use does not undermine preservation of historic resources and structures	<b>Complies</b>	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 commercial in nature, with mature vegetation that obscure the view to and from the proposed rooftop from abutting residential. Verizon does not currently have any existing antennae structures in the same vicinity as the proposal so collocation is not an option at or near this location. The electrical equipment is screened by existing vegetation and is setback behind the front building line to further lessen visual impacts. The antennae will be setback from the parapet wall a minimum of 13 feet, reducing or eliminating visual impact of the rooftop antennae.

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

# **ATTACHMENT E: PUBLIC PROCESS AND COMMENTS**

---

## **PUBLIC PROCESS AND INPUT**

### **Timeline**

- The Sugar House Community Council met and discussed the proposal on 4/18/16. A letter from the Community Council is included for review.
- Mailings were sent out on 5/12/16 for the Planning Commission meeting
- Sign was posted at the property in question on 5/12/16 for the Planning Commission meeting

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

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

April 26, 2016



TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair  
Sugar House Community Council

RE: PLNPCM2016-00204 Petition for a Conditional Use to Install Wireless  
Telecom Facilities

This proposal was presented to the Sugar House Community Council (SHCC) at the April 18, 2016 meeting of its Land Use and Zoning Committee (LUZ), by Mr. Tom Foster of Elevation Wireless, for Verizon Wireless.

We were given drawings, and Mr. Foster walked us through the layout of the antenna and the supporting utility box. The box is located on the northwest corner of the building, which is the rear. The antenna is placed on the roof in such a manner that it will not be noticeable to pedestrians or auto traffic, unless they are a block or more away from this corner.

This antenna will provide a booster for the signal, to address a 'hole' in the coverage for Verizon in this area. This will increase Internet speed for its customers. The LUZ Committee was impressed that technology has improved so that this antenna is much smaller than the big towers we have been used to. We do recognize that this will serve a different use, than the big towers. Mr. Foster complimented Salt Lake City for having the most detailed specifications for these installations of any he has seen. They are clearly written, and without inconsistencies. I remember when the initial language was crafted in the 1990s, and we were pretty clueless as to what we would need for the future. It appears that we did a very good job.

The SHCC LUZ committee, along with the members of the community present, have no objections to this installation, and ask that you approve this petition. We also waive our right to have 45 days to review this proposal. We further agreed, by voice vote, that the full SHCC didn't need to review this proposal.

## **ATTACHMENT F: DEPT/DIVISION COMMENTS**

---

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

**PUBLIC UTILITIES** – No objections.

**ZONING REVIEW** – No zoning issues.

**ENGINEERING REVIEW** – No objections.

**TRANSPORTATION REVIEW** – No objections.

**FIRE CODE REVIEW** – No objections.

**POLICE REVIEW** – No objections.

# ATTACHMENT G: MOTIONS

---

## **Potential Motions**

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

**Consistent with Staff Recommendation:** Based on the information in the staff report, public testimony and discussion, I move that the Planning Commission approve petition PLNPCM2016-00204 for a rooftop antennae and related electrical equipment at 2066 South 2100 East 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. Conditional Use approval expires within one year of the date of approval unless all required permits are obtained.

**Not Consistent with Staff Recommendation:** Based on the information in the staff report, public testimony and discussion, I move that the Planning Commission deny petition PLNPCM2016-00204 for a rooftop antennae and related electrical equipment at 2066 South 2100 East.

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

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

And the following additional conditional use requirement for antennae:

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