



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS DEPARTMENT

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To: Salt Lake City Planning Commission  
From: Krissy Gilmore; 801-535-7780  
Date: March 10, 2021  
Re: PLNPCM2020-00845 T-Mobile Conditional Use Project at 1269 S. Legacy View St. (ground lease area)

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## CONDITIONAL USE

**PROPERTY ADDRESS:** 1269 S Legacy View St.  
**PARCEL ID:** 14-11-477-001  
**MASTER PLAN:** Northwest Quadrant Master Plan  
**ZONING DISTRICT:** M-1 Light Manufacturing/ Inland Port Overlay

**REQUEST:** The applicant requests conditional use approval to enlarge the area used for ground equipment that is part of a project to co-locate wireless antennas (cell phone) on an existing monopole approved and installed in 2016 for Verizon (previous case PLNPCM2015-00961). The Planning Commission has final decision making authority for conditional use applications.

**RECOMMENDATION:** Based on the information and analysis in this staff report, planning staff recommends that the Planning Commission approve the T-Mobile Conditional Use petition PLNPCM2020-00845 at 1269 S Legacy View Street.

### ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Site Plan](#)
- C. [Project Elevations](#)
- D. [Existing Conditions](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Comments](#)

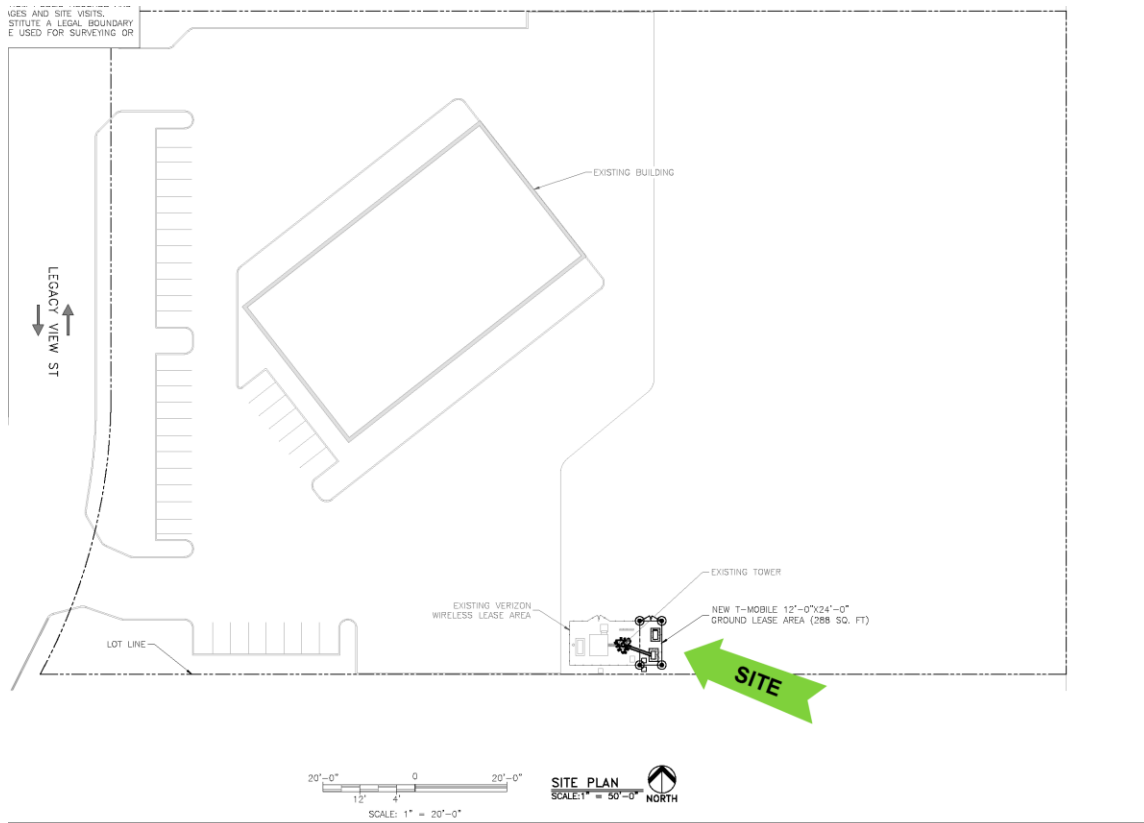
### PROJECT DESCRIPTION:

#### Proposal Details

T-Mobile proposes to collocate wireless telecommunications equipment at an existing monopole site at the subject address. The associated ground equipment is proposed for an enlarged lease area, next to the ground equipment for the existing antennas and structures (Verizon) approved via a previous conditional use petition in 2016. The size of the additional ground lease area is proposed at 12 feet by 24 feet, exactly doubling the current ground lease area (Verizon). The zoning ordinance encourages and permits collocation of equipment but requires conditional use review if the new ground equipment does not fit into the existing fenced (leased) area, which is why the proposal is going for conditional use approval. The proposed Conditional Use received approval in 2017 (previous case PLNPCM2017-00521) but failed to apply for a building permit within the required one-year timeframe. Therefore, the request must be reviewed as a new conditional use.

The equipment proposed for the monopole consists of eight antenna panels between 81 feet and 89 feet high on the pole. The existing Verizon antennas are at approximately 92 feet. The proposed ground equipment is

smaller than the existing ground equipment and shorter than the 6-foot limit established by the ordinance. The additional ground lease area will be fenced using the same materials as the existing fence.



**KEY ISSUES:**

The potential issue with this proposal is the size of the ground lease area. The existing larger parcel upon which the equipment is/would be situated is 3.9 acres in size. The proposed increased ground lease area is minimal when compared to the parcel size and will have no more impact than the current leased area. Therefore, the proposed increase to the ground lease area is minimal and deemed not an issue.

**DISCUSSION:**

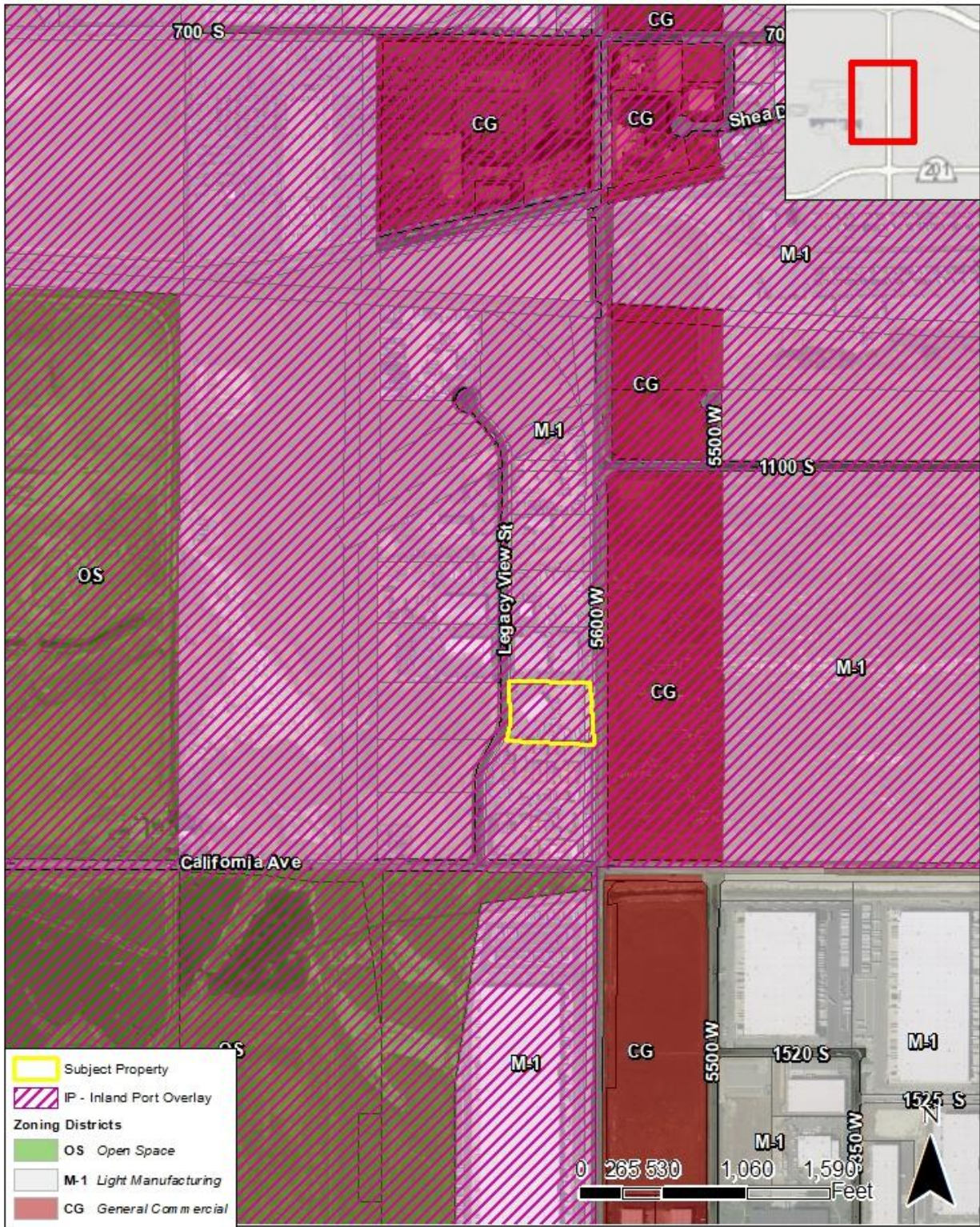
The zoning ordinance prefers collocation over constructing new facilities. The proposed increased lease area is minimal when considering the general surrounding area and size of the parcel. Staff finds no reasons for concern with this proposal. Staff found no comments from city departments that could not be addressed or resolved during a construction permit review.

**NEXT STEPS:**

If approved, the applicant could proceed with the project, subject to any conditions, and would be required to obtain all necessary city permits. If denied the applicant would still be able to install the antennas on the monopole but would have to locate all ground equipment within the current ground lease area. That is complicated by the fact the current lease area involves a competitor.



# ATTACHMENT A: Vicinity Map



## **ATTACHMENT B: Plans**

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SL07008A

BROADMORE

1269 LEGACY VIEW ST
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY
NEW SITE BUILD PROJECT

DESIGNED FOR:



THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS AND PRODUCED FOR THE USE OF OUR CLIENT...

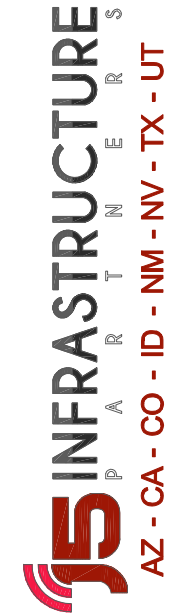


Table with columns: REV, DESCRIPTION, DATE, BY, CHK, SD. Row 1: 0, APPROVED FOR LEASING & ZONING, 4/18/17, JGP, SD

SHEET INDEX:

Table with columns: SHEET, TITLE, REV. Rows include T1 (TITLE SHEET), PS1 (PHOTO SHEET), 1A (1A CERTIFICATION LETTER), Z1 (SITE PLAN), Z2 (ENLARGED SITE PLAN), Z3 (ELEVATIONS)

PROJECT INDEX:

APPLICANT: T-MOBILE
121 ELECTION RD
DRAPER, UT 84020
CONTACT: DENISE CARDINAL
PHONE: 405-820-2919
ENGINEERS/DESIGNERS: J5 INFRASTRUCTURE PARTNERS
5225 WILEY POST WAY, SUITE 410
SALT LAKE CITY, UT 84116
CONTACT: STEVE DISTAD
PHONE: 801-336-4694
SURVEYOR: CIS PROFESSIONAL LAND SURVEYING
295 NORTH 200 EAST
MONA, UTAH 84645
CONTACT: CORY SQUIRE, PLS
PHONE: 435-660-0816
SITE/AQ: J5 INFRASTRUCTURE PARTNERS
5225 WILEY POST WAY, SUITE 410
SALT LAKE CITY, UT 84116
CONTACT: JASON EVANS
PHONE: 208-866-7725

FCC COMPLIANCE:

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

GENERAL PROJECT NOTES:

- 1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
2. 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.
3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A T-MOBILE REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
5. NOTIFY T-MOBILE, 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 T-MOBILE REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7. 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 T-MOBILE REPRESENTATIVE.
8. THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY T-MOBILE, THE CONTRACTOR SHALL PROVIDE T-MOBILE WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH A T-MOBILE REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY T-MOBILE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PROJECT INFORMATION:

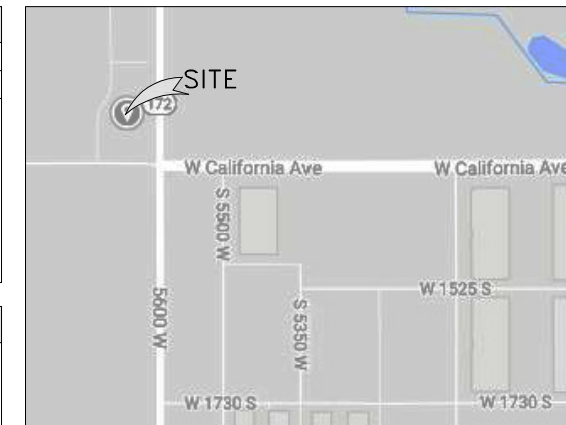
PROPERTY OWNER: VERIZON WIRELESS
JURISDICTION: CITY OF SALT LAKE
PUBLIC RECORD PARCEL NO: 14114770010000

DRIVING DIRECTIONS:

LATITUDE: 40°44'33.11883" N
LONGITUDE: 112°01'33.38211 W
FROM THE T-MOBILE OFFICE LOCATED AT 121 ELECTION ROAD IN DRAPER, HEAD WEST ON ELECTION ROAD (0.2 MI), TURN LEFT ONTO LONE PEAK PKWY (0.6 MI), TURN LEFT ONTO 12300 S (0.2 MI), TURN LEFT ONTO I-15 N (11.6 MI), TAKE EXIT 305A ONTO UT-201 (5.8 MI), TAKE EXIT 11 AND TURN RIGHT ONTO 5600 W (0.9 MI), TURN LEFT ONTO CALIFORNIA AVE. (0.1 MI), TURN RIGHT ONTO LEGACY VIEW ST. (0.2 MI), DESTINATION IS ON THE RIGHT.

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE FOLLOWING:
INSTALLATION
• ONE (1) NEW EQUIPMENT CABINET
• ONE (1) NEW GENERATOR
• NINE (9) NEW PANEL ANTENNAS
• SIX (6) NEW RRU UNITS



VICINITY MAP
SCALE: N.T.S.



PROJECT NAME:

SL07008A
BROADMORE
NEW SITE BUILD PROJECT

PROJECT ADDRESS:

1269 LEGACY VIEW ST
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET TITLE:

TITLE SHEET

SAVE DATE:

4/18/2017 1:15 PM

SHEET NUMBER:

T1

**GENERAL PROJECT NOTES:**

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

**GENERAL CONTRACTOR NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK 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, T-MOBILE 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 T-MOBILE 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, T-MOBILE 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 T-MOBILE 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 T-MOBILE 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. T-MOBILE WIRELESS WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.

**ANTENNA, MOUNTS & HARDWARE INSTALLATION NOTES:**

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

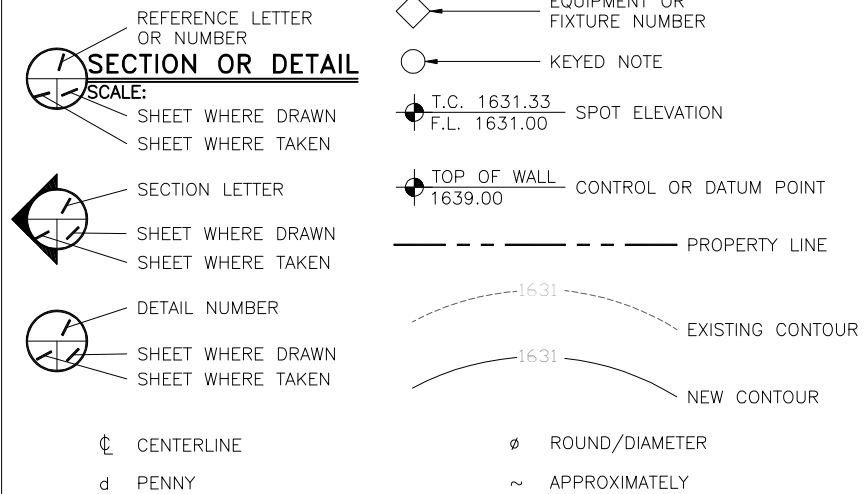
**MAIN OVP, SECTOR BOX, RRH, TMA, & DIPLEXER INSTALLATION NOTES:**

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

**COAX PORT NOTES:**

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

**LEGEND OF SYMBOLS:**



DESIGNED FOR:



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DESIGNED BY:	<b>J5 INFRASTRUCTURE PARTNERS</b> AZ - CA - CO - ID - NM - NV - TX - UT		CHK		
			BY		
DATE	APPROVED FOR LEASING & ZONING		SD		
			JCP		
DESCRIPTION	APPROVED FOR LEASING & ZONING		DATE	4/18/17	
			REV	0	



PROJECT NAME:

SL07008A  
 BROADMORE  
 NEW SITE BUILD PROJECT

PROJECT ADDRESS:

1269 LEGACY VIEW ST  
 SALT LAKE CITY, UT 84104  
 SALT LAKE COUNTY

SHEET TITLE:

PHOTO SHEET

SAVE DATE:

4/18/2017 1:15 PM

SHEET NUMBER:

PS1



**VIEW OF EXISTING TOWER  
 (LOOKING EAST)**



**VIEW OF NEW EQUIPMENT AREA  
 (LOOKING NORTHEAST)**



PREPARED FOR:



1A CERTIFICATION LETTER

FOR  
T-MOBILE  
FACILITY KNOWN AS:  
SL07008A  
BROADMORE

ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 4236.50 sft  
[ELEVATION METERS]: 1291.288 m

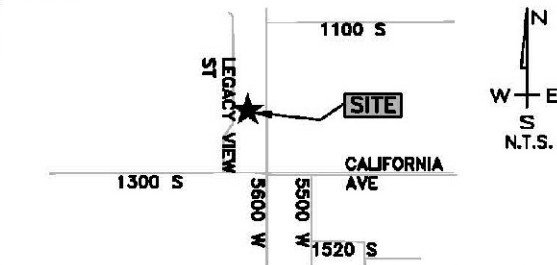
SITE LOCATION:

SITE IS LOCATED AT:  
1269 LEGACY VIEW STREET  
SALT LAKE CITY, UTAH  
84104

PLAN VIEW



VICINITY MAP



BASIS OF GEODETIC COORDINATES:

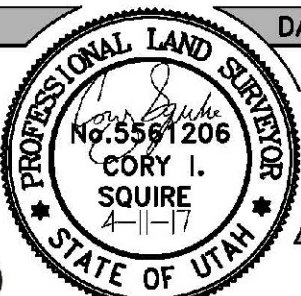
- (1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 10,000TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.
- (2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. 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°44'33.11883"N  
112°01'33.38211"W  
DECIMAL DEGREES: 40.742533009°N  
112.025939476°W

SURVEYOR'S CERTIFICATION:

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.



DATE OF SURV.:

04/07/17

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THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE  
INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT  
THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.

PREPARED BY:

**CIS**  
PROFESSIONAL LAND SURVEYING  
295 N 200 E  
MONA, UT 84645  
(435)660-0816  
CISPLS1@GMAIL.COM

**J5 INFRASTRUCTURE**  
PARTNERS  
AZ - CA - CO - ID - NM - NV - TX - UT

**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.

**SITE NOTES:**

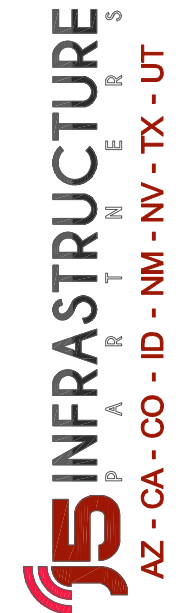
1 INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

PARENT PARCEL  
 VERIZON WIRELESS  
 APN#: 14114770010000  
 ZONED: M-1

DESIGNED FOR:



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REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	4/18/17	JGP	SD

DESIGNED BY:



PROJECT NAME:

SL07008A  
 BROADMORE  
 NEW SITE BUILD PROJECT

PROJECT ADDRESS:

1269 LEGACY VIEW ST  
 SALT LAKE CITY, UT 84104  
 SALT LAKE COUNTY

SHEET TITLE:

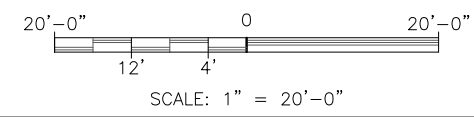
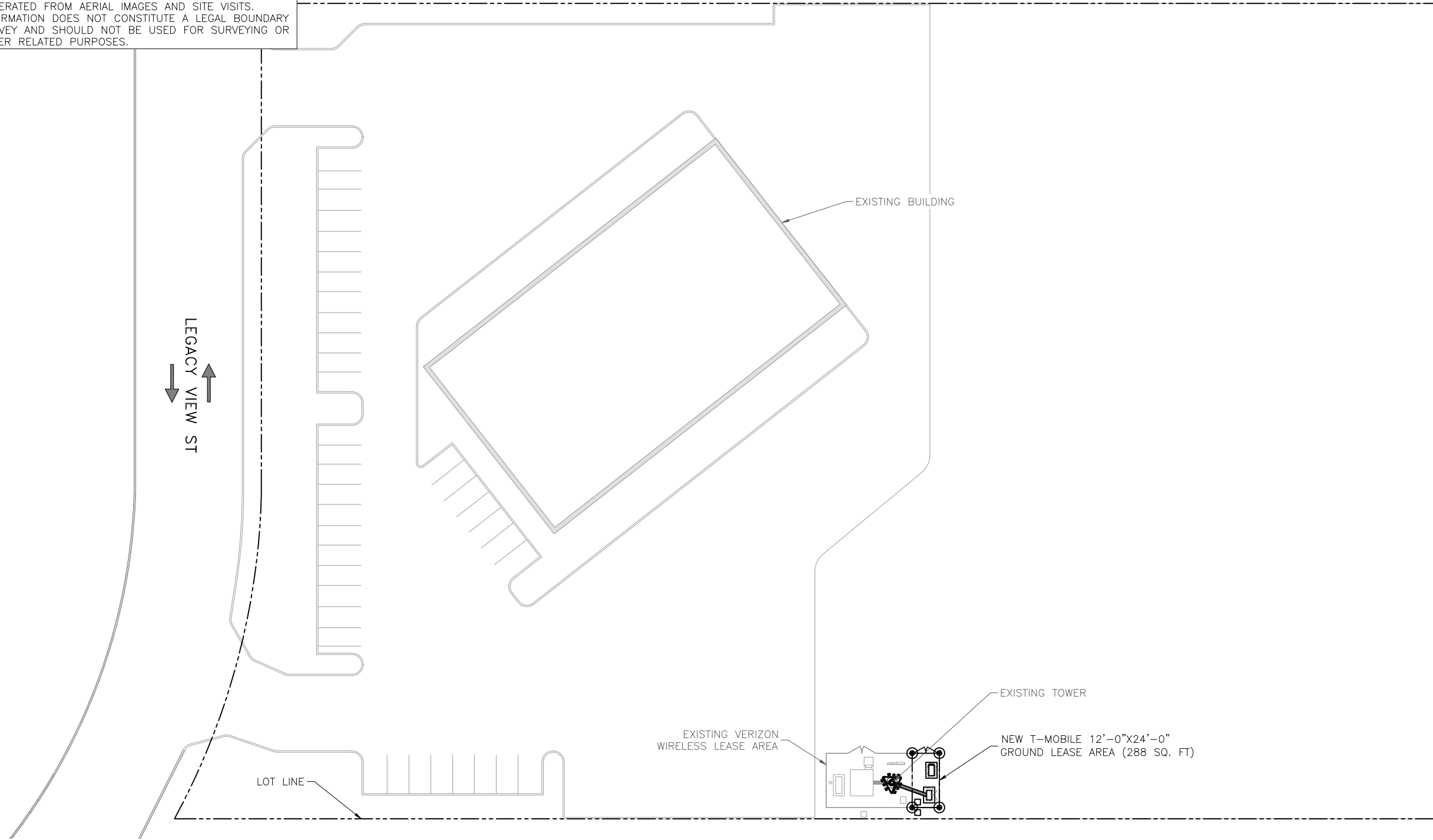
SITE PLAN

SAVE DATE:

4/18/2017 1:15 PM

SHEET NUMBER:

Z1

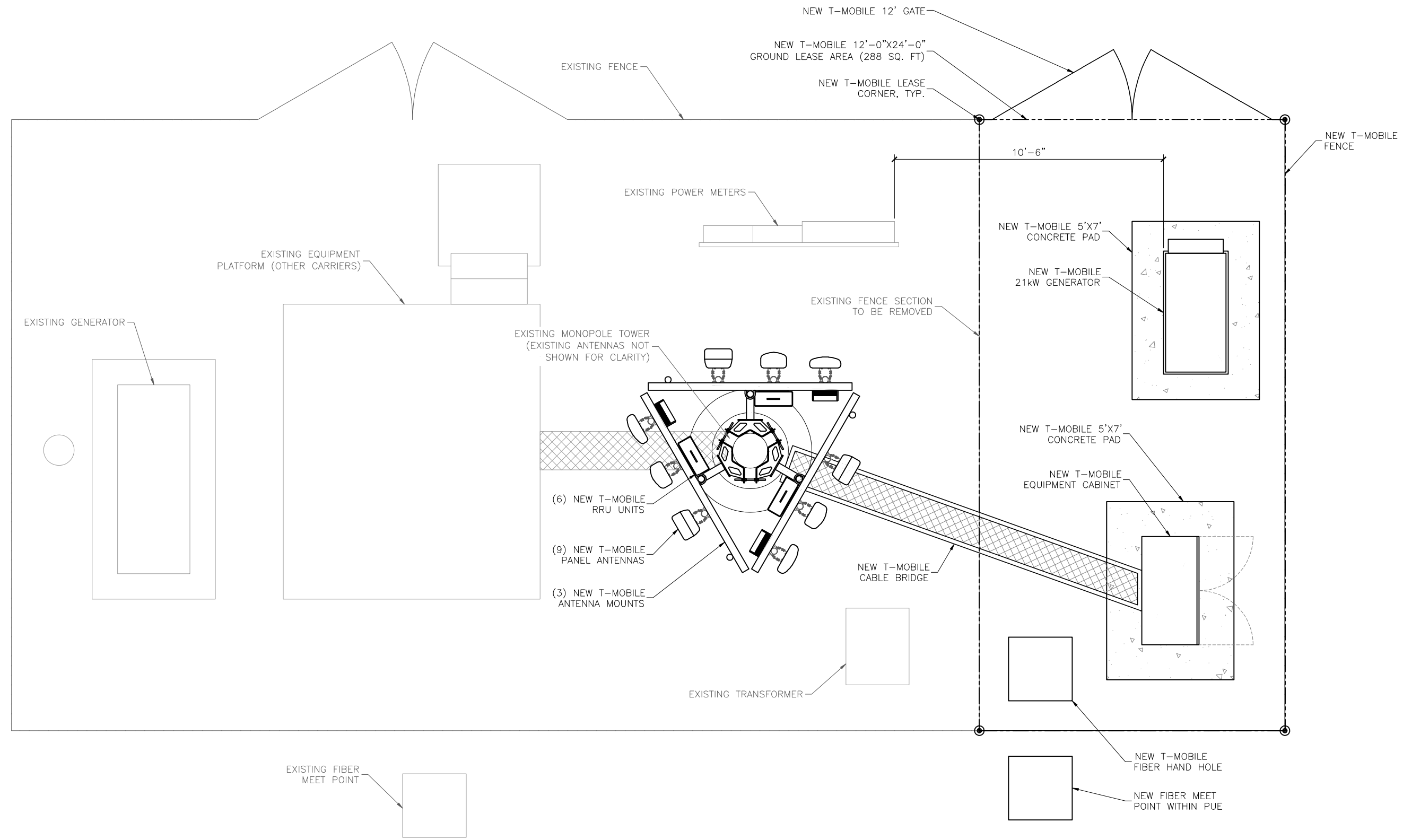


**SITE PLAN**  
 SCALE: 1" = 50'-0"



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

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DESIGNED BY: J5 INFRASTRUCTURE PARTNERS  
 AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK	SD
0	APPROVED FOR LEASING & ZONING	4/18/17	JCP		

APPROVED FOR LEASING/ZONING

PROJECT NAME:  
 SL07008A  
 BROADMORE  
 NEW SITE BUILD PROJECT

PROJECT ADDRESS:  
 1269 LEGACY VIEW ST  
 SALT LAKE CITY, UT 84104  
 SALT LAKE COUNTY

SHEET TITLE:  
 ENLARGED SITE PLAN

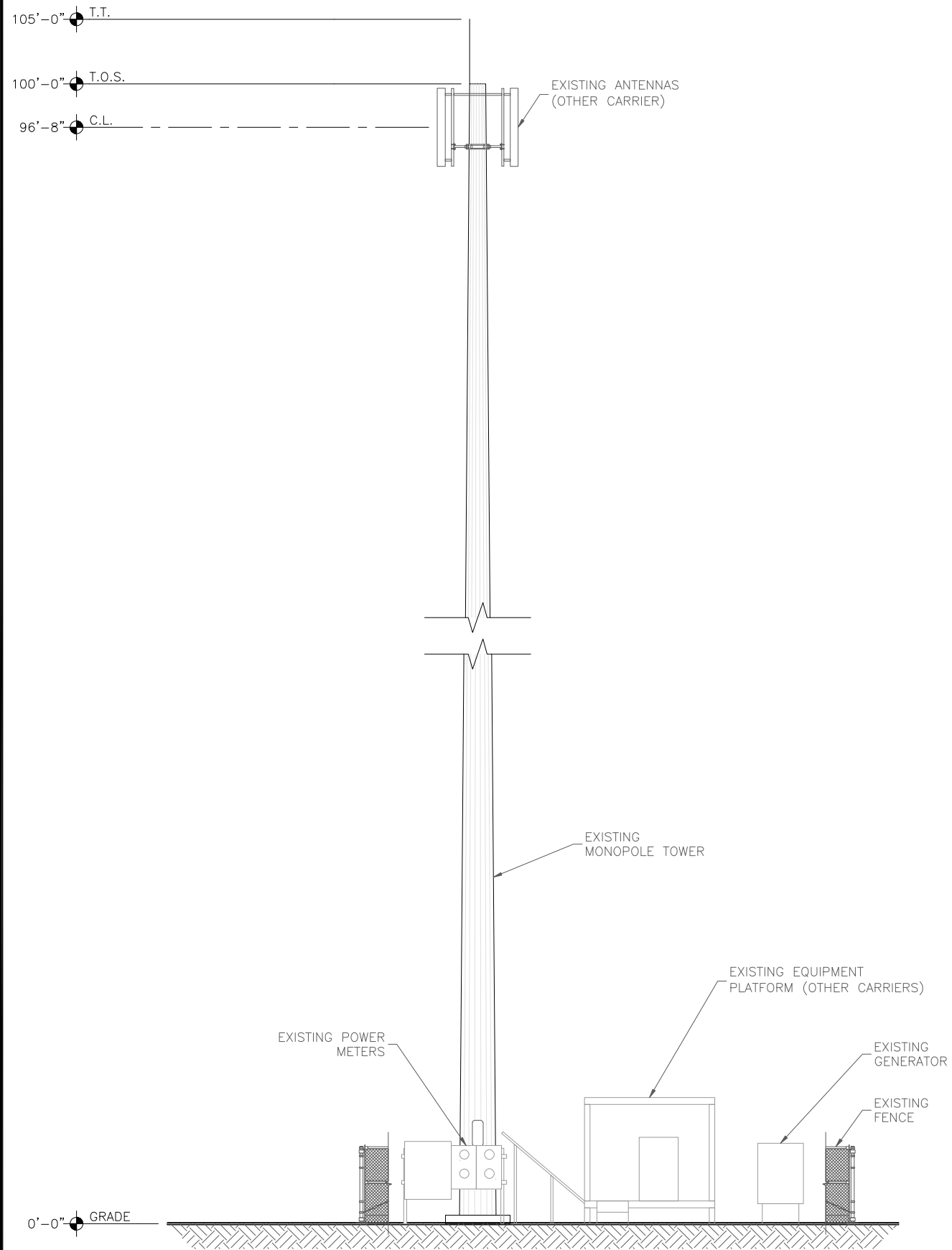
SAVE DATE:  
 4/18/2017 1:15 PM

SHEET NUMBER:  
 Z2

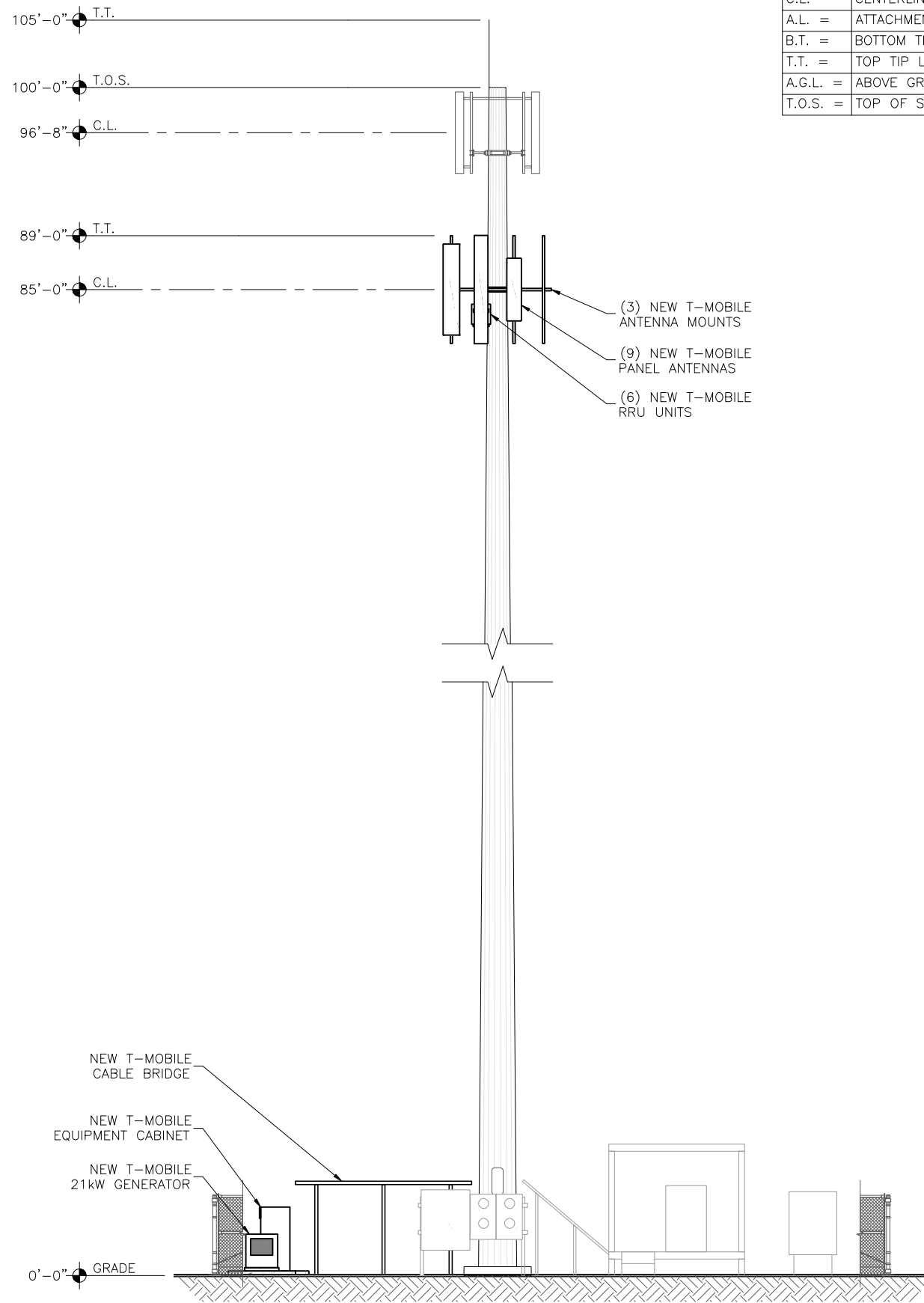
## **ATTACHMENT C: Project Elevations**

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**EXISTING NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**NEW NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

**KEY:**

C.L.	CENTERLINE
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:

T-Mobile West, LLC

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DESIGNED BY:	DATE	CHK		
		BY		
REV	DESCRIPTION	DATE	CHK	
		SD		
0	APPROVED FOR LEASING & ZONING	4/18/17	JCP	

**J5 INFRASTRUCTURE PARTNERS**  
AZ - CA - CO - ID - NM - NV - TX - UT

APPROVED FOR LEASING/ZONING

PROJECT NAME:  
**SL07008A BROADMORE NEW SITE BUILD PROJECT**

PROJECT ADDRESS:  
**1269 LEGACY VIEW ST SALT LAKE CITY, UT 84104 SALT LAKE COUNTY**

SHEET TITLE:  
**ELEVATIONS**

SAVE DATE:  
4/18/2017 1:15 PM

SHEET NUMBER:  
**23**

## **ATTACHMENT D: Existing Conditions**

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### **Existing Conditions:**

The subject site consists of one lot, 3.9 acres in total area, utilized for the purpose of a truck freight facility. The site is generally level with landscaping in the front yard, a primary building, and truck/trailer storage to the rear of the lot.

The property is abutted by vacant parcels to the southwest and the east. To the south, the parcel is utilized as a freight truck facility. To the north, the parcel is currently utilized as light manufacturing and office facility.

### **MASTER PLAN CONSIDERATIONS**

The Northwest Quadrant Master Plan designates this site and surrounding area as 'light industrial' future land use. The existing and proposed telecommunications facilities contribute to this designation.



# 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: Analysis:** The property is located in the M-1, Light Manufacturing and Inland Port Overlay zoning district. The existing monopole and equipment were approved by conditional use application in 2017. The additional ground lease area and collocation of telecommunications equipment are permitted and anticipated in the M-1 zoning district.

**Finding:** The proposed use satisfies this standard; staff finds the proposal complies with the applicable provisions of the Salt Lake City Zoning Ordinance.

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

**Analysis** The parcel on which the monopole will be located is currently used as a truck freight terminal building. The uses surrounding the monopole location are generally industrial in nature. The property abuts vacant parcels on the west and east, there is generally very little development in this particular area. The proposed telecommunications equipment will be compatible with the utilitarian uses and buildings in the immediate area.

**Finding:** The proposed use satisfies this standard; it is considered compatible with existing and surrounding uses.

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

**Analysis:** The proposed wireless telecommunications use is listed as a conditional use in the zoning ordinance and is deemed consistent with and supported by the Northwest Quadrant Master Plan (adopted 2017). The master plan designates this site and surrounding area as 'light industrial'.

**Finding:** The proposed use satisfies this standard; it is consistent with applicable adopted city planning policies, documents, and master plans primarily because it supports the existing and intended industrial uses of this area.

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 wireless telecommunications use is allowed as a conditional use in the M-1 zoning district.
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 "light industrial," 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	Complies	The use is supportive of and similar to surrounding utilitarian and industrial uses.

<b>compared to existing uses in the surrounding area</b>		
<b>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</b>	<b>Complies</b>	The proposal is not in conflict with the mass, scale, style, design or architectural detailing of surrounding structures or uses.
<b>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>	<b>Complies</b>	The proposal will have no traffic impact and is accessed from existing driveways.
<b>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic</b>	<b>Complies</b>	Traffic to and from the cell tower and lease area is limited to maintenance purposes only. There will be no impact on the subject or abutting parcels.
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	<b>Complies</b>	The site is not to be used on a regular basis and does not require regular access or circulation for pedestrians or bicycles.
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</b>	<b>Complies</b>	Access to the site is existing and does/will not impact the service level of an adjacent street.
<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	<b>Complies, w/condition</b>	Off-street parking is not required for this use. All associated vehicle traffic will be for periodic maintenance.
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	<b>Complies</b>	Use has access to all necessary utilities.
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	<b>Complies</b>	The use will be required to meet all landscaping and screening requirements for the M-1 zone prior to the issue of a building permit.
<b>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>	<b>Complies</b>	Use does not significantly impact sustainability plans nor does it encroach onto a stream or water way.
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	<b>Complies</b>	Once the installation is complete, the antennas and equipment will only have periodic visits from maintenance crews.
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b>	<b>Complies</b>	The proposal does not include signs and lighting other than typical warning signs and lights for aircraft safety. No negative impacts to surrounding uses are anticipated.
<b>15. The proposed use does not undermine preservation of historic resources and structures</b>	<b>Complies</b>	The proposal does not involve an historic structure or resource.

**Finding:** In analyzing the potential detrimental effects of the proposed use, Staff finds that the request complies with the criteria listed above in that there are no detrimental impacts anticipated with this proposed telecommunications use collocating at the existing site.



## **ATTACHMENT F: Public Process and Comments**

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### **Public Notice, Meetings, Comments**

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

#### **Community Council meeting**

The local community council (Glendale Community Council) scheduled this item for discussion at their January 20, 2021 meeting. The applicant and staff discussed the proposal. The Council did not report any concerns at that time.

#### **Notice of the public hearing for the proposal included:**

Public hearing notice mailed on February 26, 2021

Public hearing notice posted on February 26, 2021

Public notice posted on City and State websites and Planning Division list serve: February 26, 2021

#### **Public Comments**

No public comments were received before this report was finalized.

## **ATTACHMENT G: City Department Comments**

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**Transportation** (Mike Barry): No objections or concerns.

**Fire:** [No comments]

**Public Utilities:** [No comments]

**Zoning:** (Greg Mikolash):

Building Services did not identify any zoning related issues associated with this request. A building permit will need to be applied for the new work being accomplished.