



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: David J. Gellner, AICP, Principal Planner - 801-535-6107 - [david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)  
Date: October 11, 2017  
Re: PLNPCM2017-00645 – Conditional Use - Sprint Wireless Antenna Equipment Upgrade

## CONDITIONAL USE

**PROPERTY ADDRESS:** Approximately 1250 South 1100 East – in the park strip

**PARCEL ID:** N/A

**MASTER PLAN:** Central Community Master Plan

**ZONING DISTRICT:** CN - Neighborhood Commercial District

**REQUEST:** Jared White, representing Sprint Wireless, is requesting conditional use approval for the installation of three wireless antennas on a utility pole located in the park strip which is a part of the city right of way at approximately 1226 South 1100 East. This type of request must be processed as a Conditional Use since the diameter of the antennas would exceed a 30 inch limit per 21.40.090.E.2.g. ([see Attachment E](#)).

**RECOMMENDATION:** Based on the information in this staff report, planning staff recommends that the Planning Commission approve the proposed conditional use project subject to complying with all applicable regulations and the conditions of approval listed below. The following motion is provided in support of the recommendation:

**Based on the findings and information listed in the staff report and the testimony and plans presented, I approve the proposed utility pole mounted antenna upgrade under PLNPCM2017-00645 subject to the conditions listed in the staff report as follows:**

- 1. Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.**
- 2. Applicant shall comply with all other department/division requirements.**

### ATTACHMENTS:

- [Vicinity Map](#)
- [Photos](#)
- [Site Plan & Elevations](#)
- [Additional Applicant Information](#)
- [Existing Conditions & Zoning Requirements](#)
- [Analysis of Standards](#)
- [Public Process and Comments](#)
- [Department Comments](#)

**PROJECT DESCRIPTION:**

The request is to install three new wireless antennas on a utility pole located in a City-owned park strip. Rocky Mountain Power is proposing to replace the existing wood utility pole with a new steel utility pole. The existing wooden pole is approximately 58-feet tall. The replacement pole will be approximately 73-feet tall, a 15-foot increase in height. Currently, there are three wireless antennas on the existing pole. The existing antennas are mounted flush against the pole and stretch 4 feet 4 inches in diameter. The proposed antennas will not be constructed flush against the pole. The antenna array will be approximately 10 feet 2 inches in diameter. The diameter measurement for both includes the pole itself, antennas and necessary mounting materials. The new antennas are proposed to be approximately 5 feet 1 inch in tall which is 11 inches shorter than the existing flush mounted antennas.

The new antennas will require few changes to the operation of the site. There will be two new pieces of hardware installed in the existing ground-mounted utility cabinet. It will not necessitate an expansion of that cabinet or the construction of any new structures.

Because the proposed antennas will exceed 30 inches in width, the request must be reviewed as a conditional use. All other aspects of the project meet the standards for wireless antennas mounted on a utility pole.

**Planning Commission Note:** A Conditional Use for the proposed use at the same location and scale was approved by the Planning Commission in August 2015 under Planning File PLNPCM2015-00478. The project was not constructed and the conditional use approval has since expired.

**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. VISUAL IMPACTS:**

The proposed antennas will be located on a replacement utility pole in a small neighborhood commercial node at the intersection of 1100 East and 1300 South. A retail store is located directly to the south, a commercial structure containing office and restaurant uses is located east across 1100 East. The property to the west contains a new mixed use commercial building and is zoned CN Neighborhood Commercial. The nearest single family residential structure is located on the opposite side of 1100 E, approximately 95 feet away.

There are currently three wireless antennas on the existing wooden pole and the proposed antennas will extend outward further but will be shorter than the existing antennas. The pole itself will be increased 15-feet in height. By utilizing antennas that extend further away from the pole, and a taller pole, the antennas can accommodate an increased amount of cellular traffic. This decreases the need to construct new antenna arrays on other poles in the community. The utility pole directly to the south of this pole also houses wireless antennas and is constructed in a manner similar to the proposed antenna array.

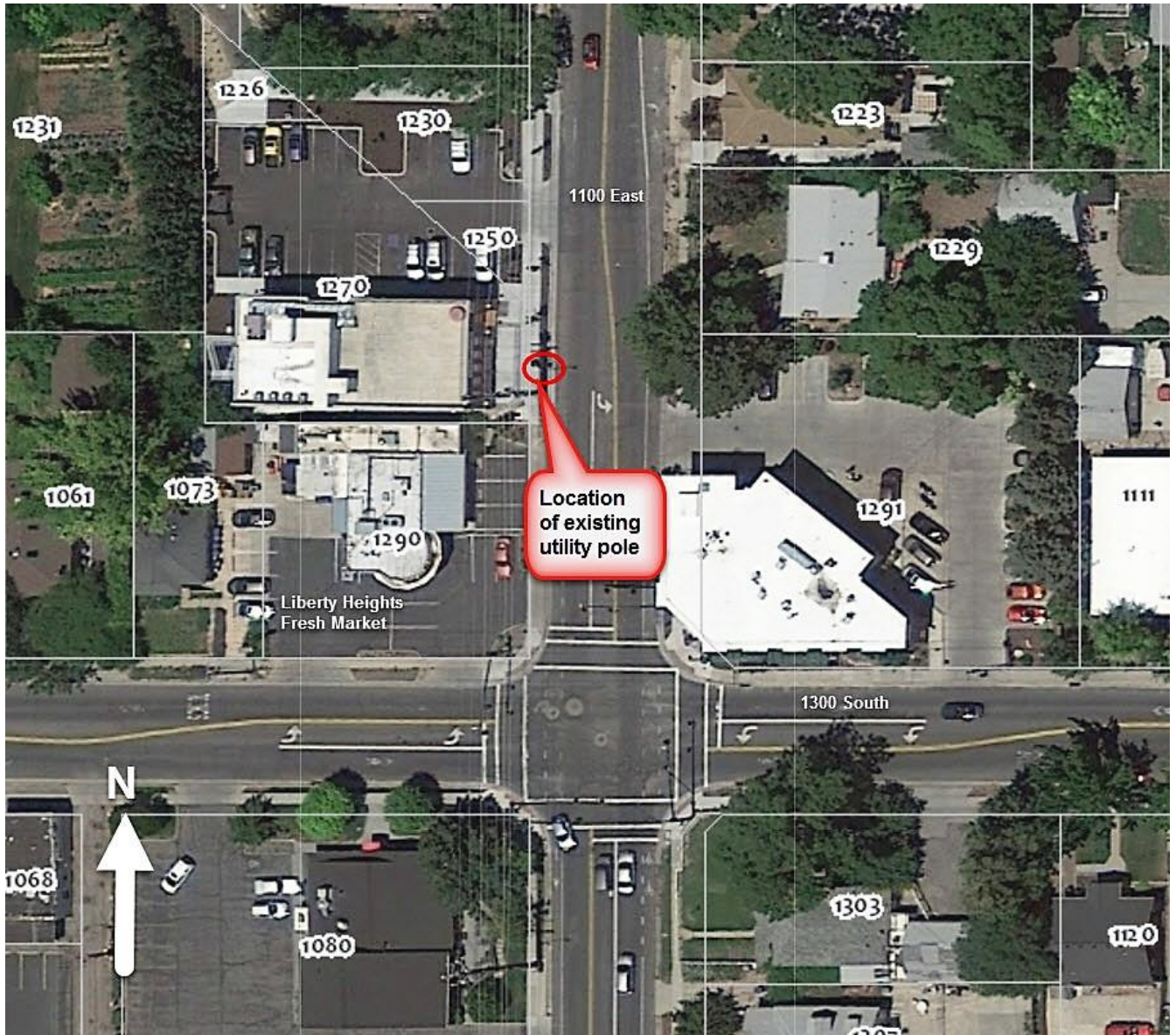
**DISCUSSION:**

The proposed antennas will be similar in design to the existing antennas. Antennas already exist in this area on the existing pole and other nearby utility poles so they are not unusual in this small neighborhood commercial area. The new antennas, though visible and on a taller pole should introduce no additional negative impacts to the neighborhood. At the same time, they will provide the public benefit of improved cellular coverage in the area.

**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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Existing wooden utility pole located in the right-of-way adjacent to a new mix-use commercial building. Pole to be replaced with a steel utility pole and antenna array to be expanded.

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

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**SPECIAL NOTE:**

1. DUE TO LIMITED DATA AND ACCESS TO THE EXISTING SITE, J5 INFRASTRUCTURE PARTNERS MADE CERTAIN ASSUMPTIONS REGARDING OUR EVALUATION. THE OPINION IS OFFERED BASED ON THE ACCEPTED ENGINEERING PRACTICE WITHIN APPLICABLE CODE-ALLOWABLE LOADING LIMIT. ALL EXISTING STRUCTURAL ELEMENTS OF THE STRUCTURE AND ANTENNA MOUNTS ARE PRESUMED TO BE PROPERLY FASTENED AND IN GOOD AND RELIABLE STRUCTURAL CONDITION WITHOUT STRUCTURAL DAMAGES AT THE TIME OF THE EVALUATION. CONFIRMATION OF THE TOWER STRUCTURAL INTEGRITY IS BEYOND THE SCOPE OF THIS PROJECT. SHOULD ANY EXISTING STRUCTURAL ELEMENTS BE DEEMED TO BE IN AN UNRELIABLE STRUCTURAL CONDITION J5 INFRASTRUCTURE PARTNERS SHALL NOT BE HELD LIABLE FOR ANY STRUCTURAL DEFICIENCIES. AS SUCH, J5 INFRASTRUCTURE PARTNERS SHALL BE NOTIFIED IN WHICH A FULL INVESTIGATION OF THE STRUCTURE AND STRUCTURAL ANALYSIS WILL BE REQUIRED.



**SL60XC001**

**HALE BAKERY SLC068 KEEBLER**

**1216 S 1100 E**

**SALT LAKE CITY, UTAH 84105**

**SALT LAKE COUNTY**

**PROPOSED STEEL UTILITY POLE**

**2500 MHZ INSTALLATION**

DESIGNED FOR:



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

REV	DESCRIPTION	DATE	CHK BY
0	APPROVED FOR CONSTRUCTION	7/21/17	JSB

DESIGNED BY:

**SHEET INDEX:**

SHEET	TITLE	REV.
T1	TITLE SHEET	0
SP1	SPECIFICATION SHEET	0
SP2	SPECIFICATION SHEET	0
C1	SITE PLAN	0
C2	ELEVATIONS	0
C3	EQUIPMENT MAPPING AND CABLE CHART	0
C4	SECTIONS & DETAILS	0
RF1	ANTENNA INFORMATION	0
RF2	RF DATA SHEET	0
E1	ELECTRICAL NOTES	0
G1	GROUNDING NOTES & DETAILS	0

**PROJECT INDEX:**

**APPLICANT:**  
SPRINT  
47 ORANGE ST, BUILDING C  
SALT LAKE CITY, UT 84116

**CONTACT: LANE FISHBURN**  
PHONE: 801-685-5817

**ENGINEERS/DESIGNERS:**  
J5 INFRASTRUCTURE PARTNERS  
5225 WILEY POST WAY, SUITE 410  
SALT LAKE CITY, UT 84116

**CONTACT: STEVE DISTAD**  
PHONE: 801-759-3252

**SITE/AQ:**  
J5 INFRASTRUCTURE PARTNERS  
5225 WILEY POST WAY, SUITE 410  
SALT LAKE CITY, UT 84116

**CONTACT: JARED WHITE**  
PHONE: 801-232-0953

**ADA COMPLIANCE:**

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

**FCC COMPLIANCE:**

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

**GENERAL PROJECT NOTES:**

- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A SPRINT REPRESENTATIVE.
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
- NOTIFY SPRINT, 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 SPRINT 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 SPRINT 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 SPRINT, THE CONTRACTOR SHALL PROVIDE SPRINT WITH ONE COPY OF ALL RED-LINED DRAWINGS.
- VERIFY ALL FINAL EQUIPMENT WITH A SPRINT REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY SPRINT. 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:	UP&L
JURISDICTION:	SALT LAKE CITY
PUBLIC RECORD PARCEL NO:	452-030
OCCUPANCY CLASSIFICATION:	CN NEIGHBORHOOD COMMERCIAL
TYPE OF CONSTRUCTION:	NA

**DRIVING DIRECTIONS:**

**LATITUDE:** 40°44'31.14"N  
**LONGITUDE:** 111°51'36.59"W

BEGINNING AT THE SPRINT OFFICE LOCATED AT 47 ORANGE ST IN SALT LAKE CITY, UTAH, HEAD NORTH ON ORANGE ST TOWARD N TEMPLE (0.2 MI). TURN RIGHT ONTO N TEMPLE (0.2 MI). TURN RIGHT ONTO 1700 W/N REDWOOD RD (0.4 MI). TURN LEFT TO MERGE ONTO I-80 E (1.5 MI). USE THE RIGHT 2 LANES TO TAKE EXIT 121 FOR 600 SO. (0.6 MI). CONTINUE ONTO W 600 S (1.8 MI). CONTINUE STRAIGHT ONTO E 600 S/MARTIN LUTHER KING JR BLVD (0.1 MI). USE THE RIGHT 2 LANES TO TURN RIGHT ONTO S 700 E (1.0 MI). TURN LEFT ONTO 1300 S (0.6 MI).

**PROJECT DESCRIPTION:**

THIS PROJECT CONSISTS OF THE FOLLOWING:  
**REMOVE**

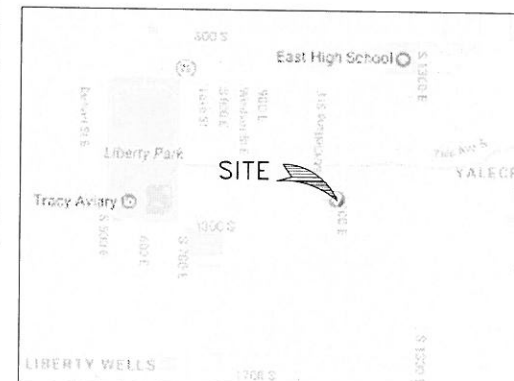
- THREE (3) EXISTING 800/1900 PANEL ANTENNAS
- ONE (1) EXISTING WOOD POWER POLE
- THREE (3) EXISTING HYBRID CABLES

**INSTALLATION**

- THREE (3) NEW TRI BAND ANTENNAS
- THREE (3) NEW 2500 RRU UNITS
- ONE (1) NEW STEEL UTILITY MONOPOLE
- THREE (3) NEW HYBRID CABLES

**RELOCATE**

- THREE (3) EXISTING 800/1900 RRU UNITS



VICINITY MAP  
SCALE: N.T.S.



**APPROVED FOR CONSTRUCTION**



PROJECT NAME:

**SL60XC001**  
HALE BAKERY SLC068 KEEBLER  
PROPOSED STEEL UTILITY POLE  
2500 MHZ INSTALLATION

PROJECT ADDRESS:

**1216 S 1100 E**  
**SALT LAKE CITY, UTAH 84105**  
**SALT LAKE COUNTY**

SHEET TITLE:

**TITLE SHEET**

SAVE DATE:

7/21/2017 8:24 AM

SHEET NUMBER:

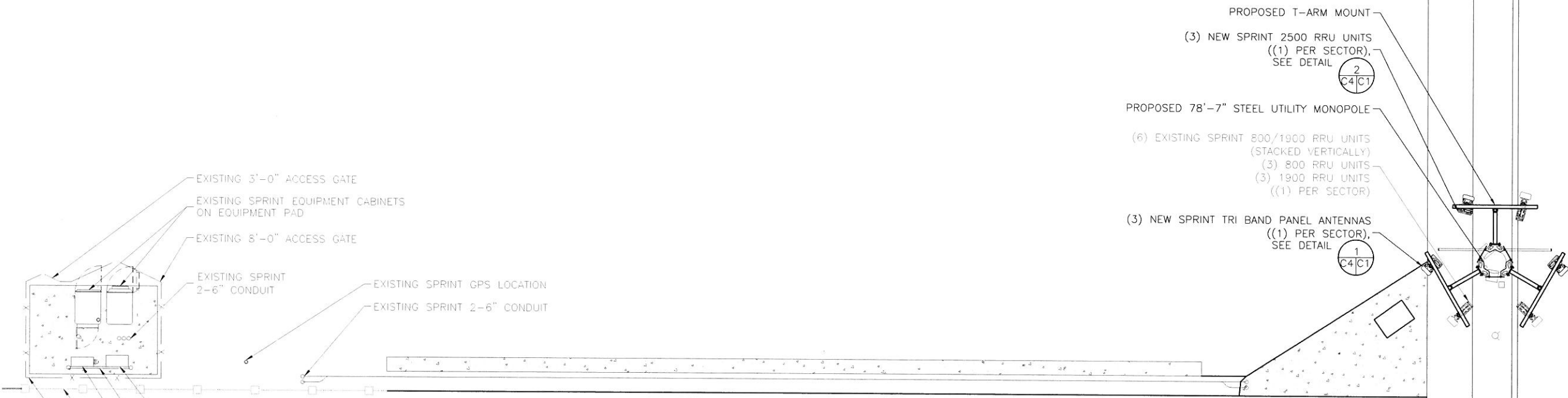
**T1**

LATITUDE: 40°44'31.14"N  
 LONGITUDE: 111°51'36.59"W



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DESIGNED BY:	J5 INFRASTRUCTURE PARTNERS	
	PROJECT NAME:	AZ - CA - CO - ID - NM - NV - TX - UT
REV	DESCRIPTION	DATE
0	APPROVED FOR CONSTRUCTION	7/21/17
CHK	BY	
	JSB	
	RAJ	



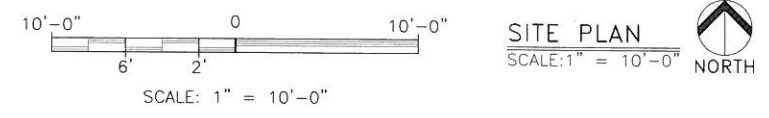
- EXISTING 3'-0" ACCESS GATE
- EXISTING SPRINT EQUIPMENT CABINETS ON EQUIPMENT PAD
- EXISTING 3'-0" ACCESS GATE
- EXISTING SPRINT 2-6" CONDUIT
- EXISTING SPRINT GPS LOCATION
- EXISTING SPRINT 2-6" CONDUIT
- EXISTING SPRINT TELCO CABINET W/COPPER FEEDERS, T-1's AND FIBER TOWER VIA 66 BLOCK
- EXISTING SPRINT UTILITY H-FRAME
- EXISTING SPRINT 200A PFC W/200A MANUAL TRANSFER SWITCH
- EXISTING 6'-0" WOODEN FENCE
- EXISTING COMPOUND CHAIN LINK FENCE



EXISTING BUILDING

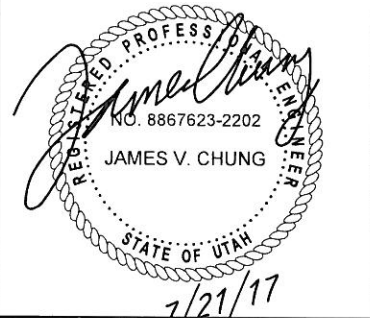
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SITE PLAN  
 SCALE: 1" = 10'-0"  
 NORTH

**APPROVED FOR CONSTRUCTION**



PROJECT NAME: SL60XC001  
 HALE BAKERY SLC068 KEEBLER  
 PROPOSED STEEL UTILITY POLE  
 2500 MHZ INSTALLATION

PROJECT ADDRESS:  
 1216 S 1100 E  
 SALT LAKE CITY, UTAH 84105  
 SALT LAKE COUNTY

SHEET TITLE:  
 SITE PLAN

SAVE DATE:  
 7/21/2017 8:24 AM

SHEET NUMBER:  
 C1



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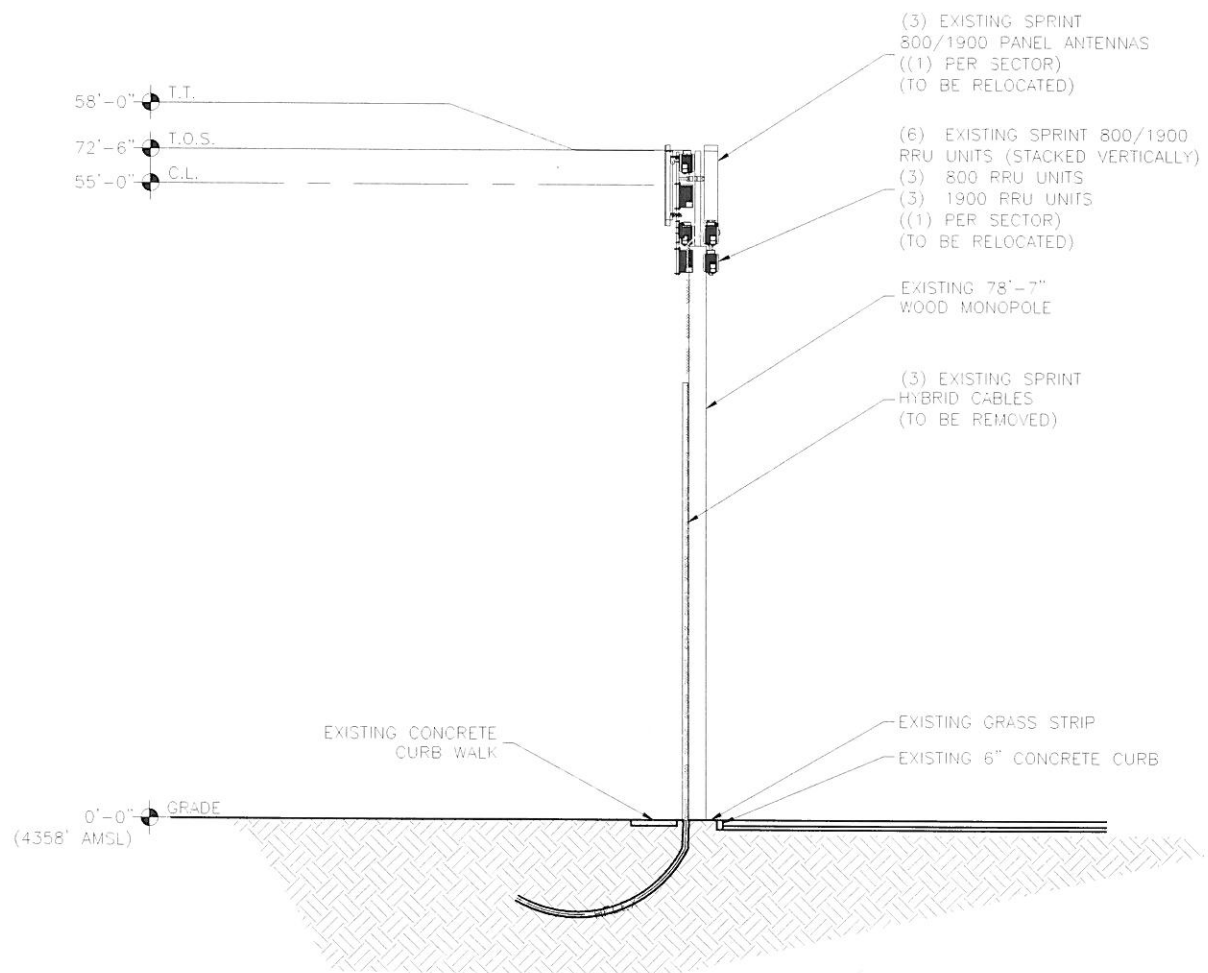
**KEY:**

C.L. =	CENTERLINE
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
T.O.S. =	TOP OF STRUCTURE

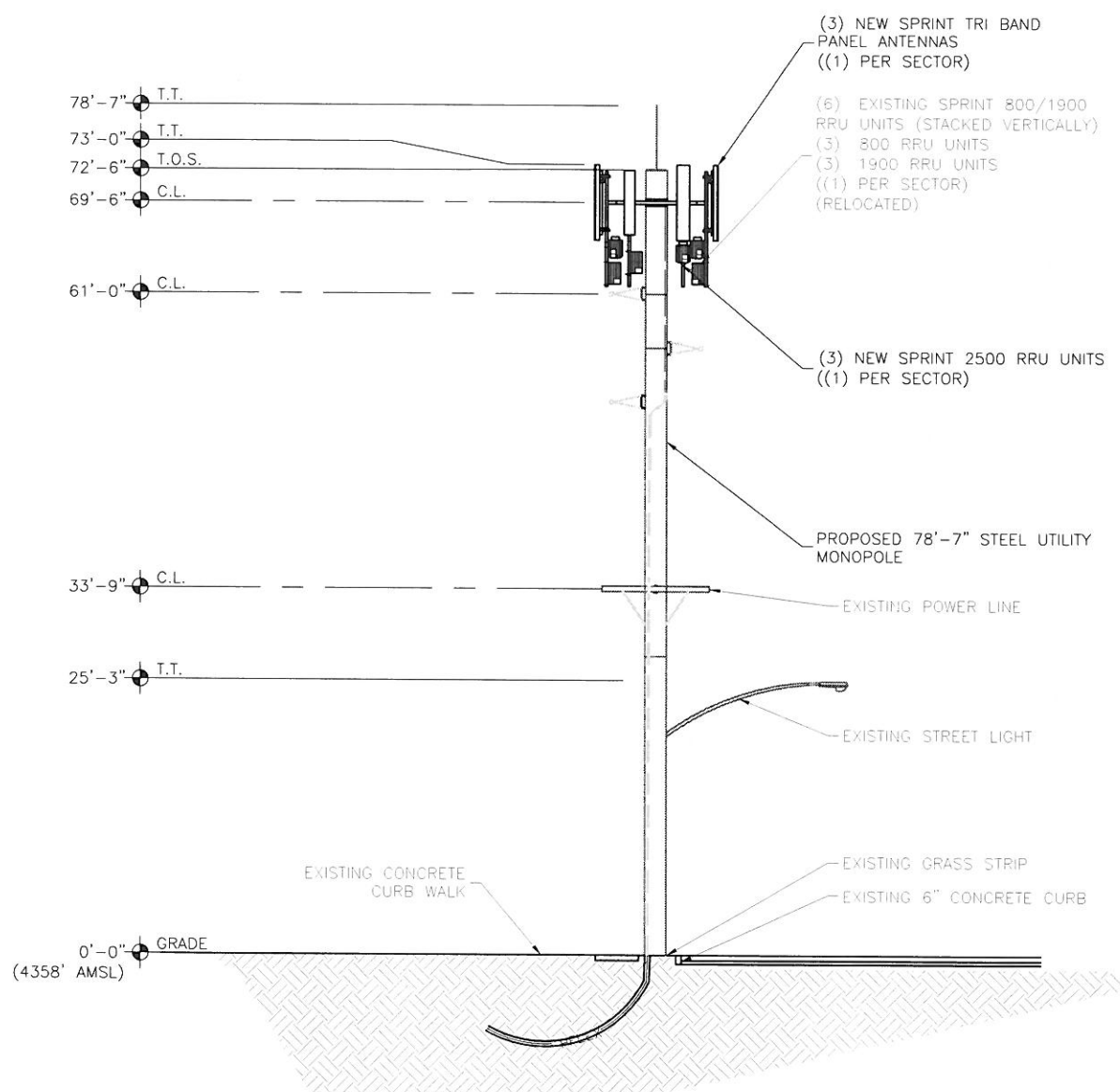
DESIGNED FOR:



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



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

**APPROVED FOR CONSTRUCTION**

DESIGNED BY: J5 INFRASTRUCTURE PARTNERS

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

REV	DESCRIPTION	DATE	CHK	BY
0	APPROVED FOR CONSTRUCTION	7/21/17	JSB	RAJ

REGISTERED PROFESSIONAL ENGINEER  
NO. 8867623-2202  
JAMES V. CHUNG  
STATE OF UTAH  
7/21/17

PROJECT NAME: SL60XC001  
HALE BAKERY SLC068 KEEBLER  
PROPOSED STEEL UTILITY POLE  
2500 MHZ INSTALLATION

PROJECT ADDRESS:  
1216 S 1100 E  
SALT LAKE CITY, UTAH 84105  
SALT LAKE COUNTY

SHEET TITLE: ELEVATIONS

SAVE DATE: 7/21/2017 8:24 AM

SHEET NUMBER: C2

**EXISTING SPRINT ANTENNA SCHEDULE:**

ATTACH LEVEL (CL)	AZIMUTHS (DEG., TN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	NOTES
55'-0"	15° 135° 240°	ET-X-TS-70-16-62-18-iR-RD 6'-2" PANEL ANTENNA	3	PIPE EXTENSION (EXISTING)	(3) HYBRID CABLES	TO BE REMOVED

**NOTES:**

- ALL EXISTING AZIMUTHS REFERENCE TRUE NORTH.
- ALL EXISTING AZIMUTHS REFERENCE DATA RECEIVED FROM CARRIER.

**NOTICE:**

- CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.

**GROUNDING NOTE:**

- ALL NEW EQUIPMENT & COAX TO BE GROUNDED PER SPRINT GROUNDING STANDARDS

**NEW SPRINT ANTENNA SCHEDULE:**

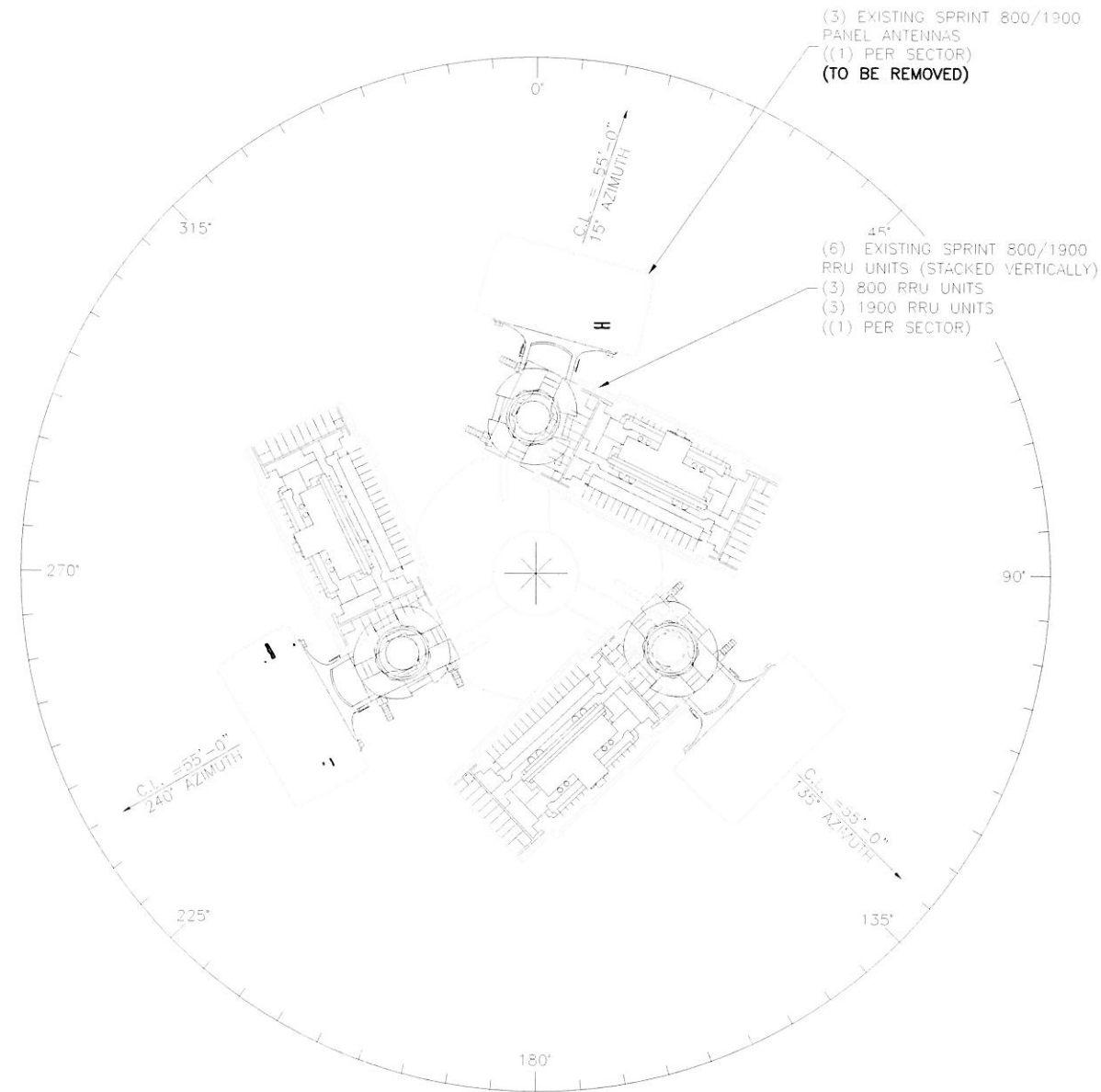
ATTACH LEVEL (CL)	AZIMUTHS (DEG., TN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	MECHANICAL DOWN TILT
69'-6"	15° 135° 240°	ETCR-654L12H6 7'-1" PANEL ANTENNA	3 (NEW)	T-ARM MOUNT	(3) HYBRID CABLES (EXISTING)	SEE RF2

**NOTES:**

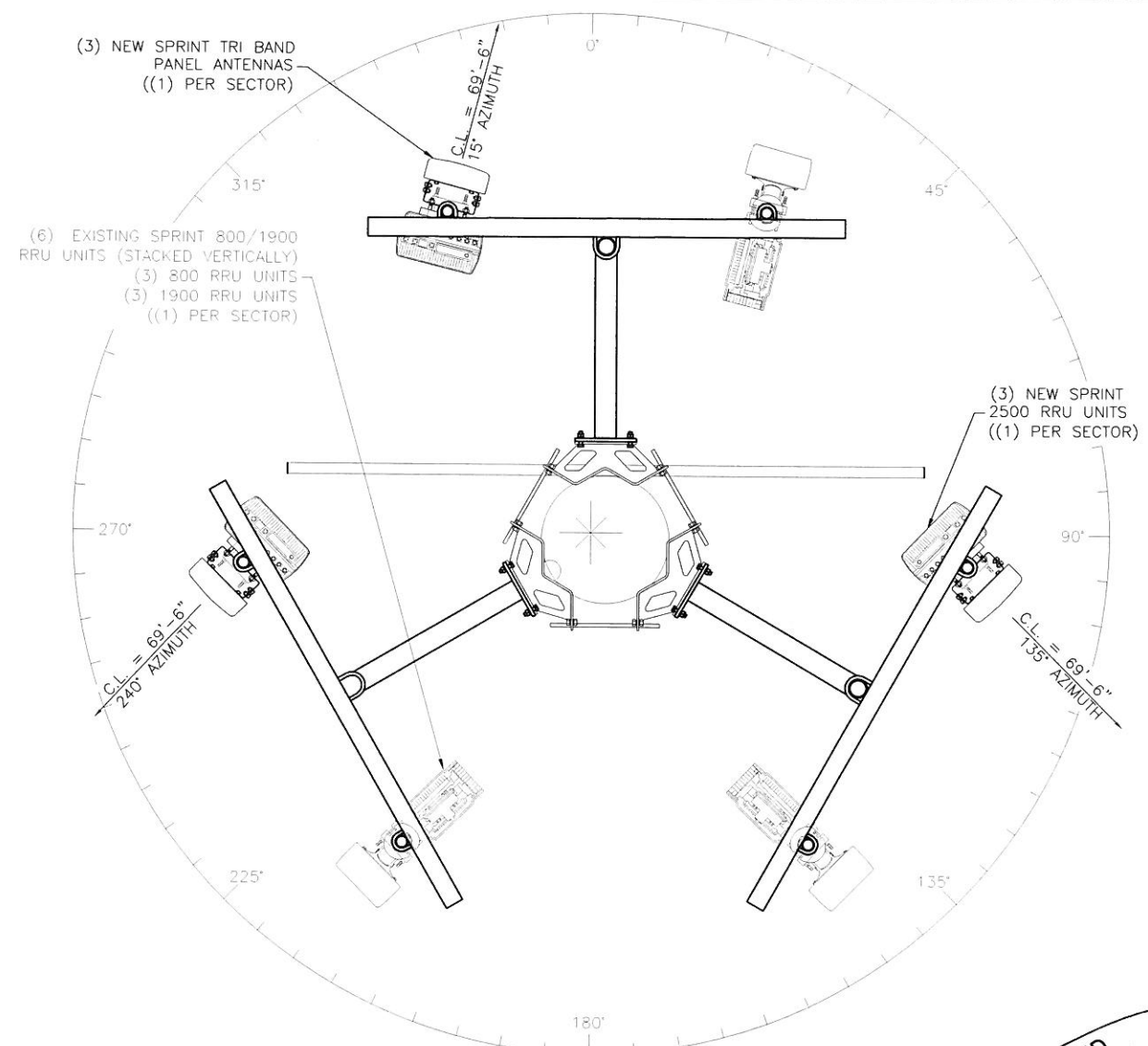
- FOR EXACT ANTENNA INFORMATION REFER TO THE RF DESIGN.
- ALL NEW COAX SHALL BE INSTALLED ON EXISTING FEEDLINE LADDER, ADJACENT TO EXISTING LESSEE COAX. INSIDE OF MONOPOLE (IF POSSIBLE).
- ALL UNUSED COAX SHALL BE REMOVED.
- CONTRACTOR TO INSTALL DIPLEXERS IN SHELTER AND ON TOWER AS REQUIRED BY RF DESIGN, (IF APPLICABLE)

**GENERAL ANTENNA NOTES:**

- CONTRACTOR TO VERIFY MECHANICAL DOWNTILT WITH FINAL RFDS/RF ENGINEER.
- CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
- CONTRACTOR TO PROVIDE AS BUILT FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
- CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
- ALL AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MAGNETIC DECLINATION.
- CONTRACTOR TO VERIFY RRU LOCATION ON ANTENNA PIPE
- CONTRACTOR TO VERIFY ALL EXISTING ANTENNA MOUNTS TO BE PROPERLY FASTENED WITHOUT STRUCTURAL ISSUE PRIOR TO THE NEW ANTENNA INSTALLATION



EXISTING ANTENNA SECTION AT 55'-0"  
SCALE: 1"=1'-0"  
NORTH



NEW ANTENNA SECTION AT 69'-6"  
SCALE: 1"=1'-0"  
NORTH

APPROVED FOR CONSTRUCTION

DESIGNED FOR:



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DESIGNED BY:	DATE	CHK	
		BY	
DESCRIPTION	DATE	RAJ	
		BY	
REV	0	APPROVED FOR CONSTRUCTION	7/21/17



PROJECT NAME:

SL60XC001  
HALE BAKERY SLC068 KEEBLER  
PROPOSED STEEL UTILITY POLE  
2500 MHZ INSTALLATION

PROJECT ADDRESS:

1216 S 1100 E  
SALT LAKE CITY, UTAH 84105  
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SHEET TITLE:

ANTENNA INFORMATION

SAVE DATE:

7/21/2017 8:24 AM

SHEET NUMBER:

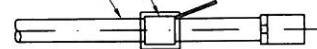
RF1

**GROUNDING LEGEND:**

▲	CADWELD CONNECTION
●	COAX GROUND KIT
■	MECHANICAL CONNECTION
⊗	5/8"X8' CU CLAD STEEL GROUND ROD
---	#2 SOLID, TINNED, BARE COPPER
---	#2 STRANDED, INSULATED, COPPER INTERIOR GROUND
---	COAX & JUMPERS
---	#6 STRANDED, INSULATED COPPER THWN

#6 AWG STRANDED COPPER GROUND WIRE (GROUND TO GROUND BAR)

CABLE GROUNDING KIT ANTENNA CABLE



**TYPICAL GROUND KIT**

SCALE: N.T.S.

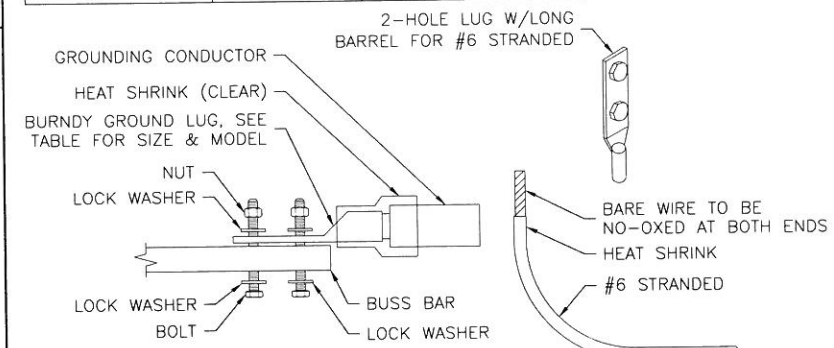
**GENERAL GROUNDING NOTES:**

1. CONTRACTOR TO COMPLY WITH SPRINT CELL SITE GROUNDING & BONDING SPECIFICATIONS. IN THE EVENT THAT DRAWINGS CONFLICT WITH SPRINT SPECIFICATIONS, SPRINT SPECIFICATIONS SHALL GOVERN.
2. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND MOUNTING MAY VARY DUE TO SITE SPECIFIC CONDITIONS, XIT GROUND MAY BE REQUIRED.
3. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8"Ø x 8' LONG.
4. INSTALL GROUND AND BONDING CONDUCTORS WITH SUFFICIENT SLACK TO AVOID BREAKING DUE TO SETTLEMENT AND MOVEMENT OF CONDUCTORS AT ATTACHED POINTS.
5. RESISTANCE TO GROUND SHALL NOT EXCEED 5 OHMS MEASUREMENT. ADDITIONAL GROUND RODS OR XIT GROUND SHALL BE PROVIDED TO ATTAIN THIS VALUE OR LESS. WHERE MULTIPLE RODS ARE INSTALLED THEY SHALL BE SPACED BETWEEN 8 AND 16 FEET APART.
6. ALL GROUNDING CONDUCTORS SHALL BE U.L. LISTED FOR THEIR PURPOSE.
7. ALL MECHANICAL CONNECTIONS TO GROUND BARS SHALL BE COATED WITH ANTIOXIDANT COMPOUND.
8. PROVIDE ONE TIME HIT 1 lb. HAMMER TEST ON ALL CADWELDS.
9. ALL EXTERIOR GROUND BARS SHALL BE COPPER

**NOTES:**

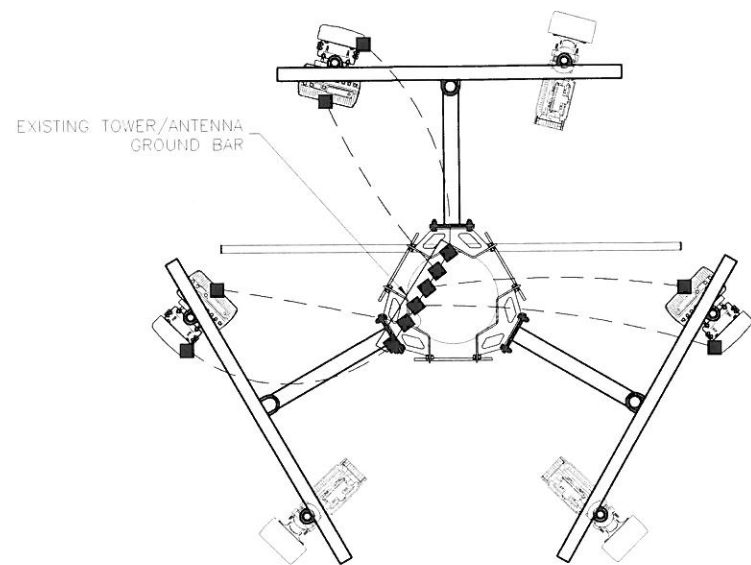
1. ALL HARDWARE BOLTS, NUTS & LOCK WASHERS SHALL BE STAINLESS STEEL. CONNECTIONS SHALL BE BOLT, LOCK WASHER, BUS BAR, LUG & LOCK WASHER, IN THAT ORDER.
2. CONNECTIONS TO STEEL SHALL HAVE A THOMAS & BETTS IDTW DRAGON TOOTH TRANSITION WASHER BETWEEN THE LUG, & STEEL. THE ORDER OF STEEL CONNECTIONS SHALL BE BOLT, LOCK WASHER, STEEL, DRAGON TOOTH WASHER, LUG, LOCK WASHER, NUT.
3. KOPER SHIELD, ANTIOX, CR NO-OX, OR EQUIVALENT IS TO BE PLACED WHERE ALL DISSIMILAR METALS CONNECT.

WIRE SIZE	BURNDY LUG	BOLT SIZE
#6	YA6C-2TC38	3/8"-16 NC S 2-BOLT
#2 AWG SOLID	YA3C-2TC38	3/8"-16 NC S 2-BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8"-16 NC S 2-BOLT
#2/0 AWG	YA26-2TC38	3/8"-16 NC S 2-BOLT
#4/0 AWG	YA28-2N	1/2"-16 NC S 2-BOLT



**GROUND LUG TO BUS BAR DETAIL**

SCALE: N.T.S.

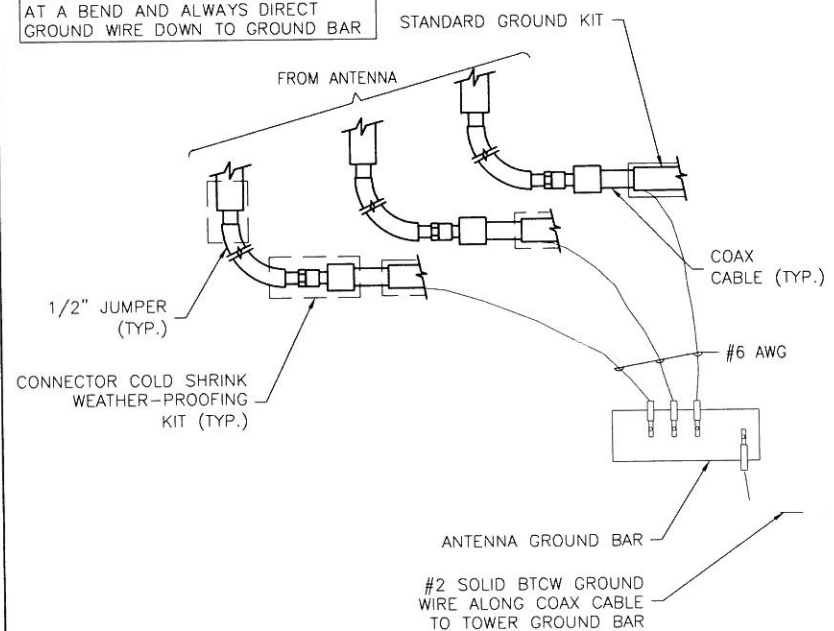


**GROUNDING SITE PLAN**



**NOTE:**

DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR



**ANTENNA GROUND BAR**

SCALE: N.T.S.

**APPROVED FOR CONSTRUCTION**

**NOTICE:**

1. CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.

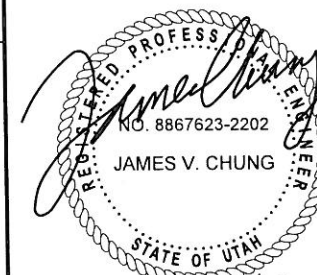
DESIGNED FOR:



THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS.

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

REV	DATE	DESCRIPTION	BY	CHK
0	7/21/17	APPROVED FOR CONSTRUCTION	JSB	RAJ



PROJECT NAME:

**SL60XC001**

HALE BAKERY SLC068 KEEBLER  
PROPOSED STEEL UTILITY POLE  
2500 MHZ INSTALLATION

PROJECT ADDRESS:

1216 S 1100 E  
SALT LAKE CITY, UTAH 84105  
SALT LAKE COUNTY

SHEET TITLE:

**GROUNDING NOTES & DETAILS**

SAVE DATE:

7/21/2017 8:24 AM

SHEET NUMBER:

G1

## **ATTACHMENT D: APPLICANT INFORMATION**

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Re: Sprint CUP Application Approx. 1216 South 1100 East

To: Salt Lake City Planning Department

Sprint currently operates a cellular facility on a RMP power pole at the above address. In order to improve cellular coverage in the area and plan for future growth Sprint needs to update antenna equipment and raise the existing pole. This will require Sprint to remove and replace the existing RMP Power Pole. Once replaced Sprint will add the new antennas to the pole. Sprint was issued a CUP for this same project in 2015 under petition PLNPCM2015-00478 but due to budget restrictions placed the site on hold. Since the work did not start the application has expired and we are re-applying

Sprint is not proposing to make any changes to ground equipment, expand the existing lease/fenced area or bring any additional power into the site.

### **Conditional Use Information:**

- Delivery hours are NA
- Surrounding uses are residential and commercial
- Site is unmanned with no employees but operates 24/7
- Seats provided is NA
- Project has not been discussed with surrounding owners

Thank you for your consideration

Sincerely,  
Jared White

# ATTACHMENT E: EXISTING CONDITIONS & ZONING ORDINANCE REQUIREMENTS

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## ADJACENT LAND USES and ZONING

The land use and zoning surrounding the site include the following:

- **North:** CN – small scale commercial
- **South:** CN - small scale commercial including the Liberty Fresh Market
- **East:** CN and R-1/5000 – small commercial and then some single-family residential development on the other side of 1100 East
- **West:** CN – small scale mixed use commercial building

The Central Community Master Plan is silent on matters related to wireless telecommunication equipment. The proposed antennas are located on an existing utility pole in a small neighborhood commercial node at the intersection of 1100 East and 1300 South. The existing land uses are consistent with the Central Community Master Plan.

## SALT LAKE CITY ZONING ORDINANCE PROVISIONS

### ***Antenna Regulations - 21A.40.090.E.2.g.1***

*(C) The antennas, including the mounting structure, shall not exceed thirty inches (30") in diameter to be considered a permitted use. Antennas with an outside diameter greater than thirty inches (30") shall be a conditional use.*

### **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.

# ATTACHMENT F: ANALYSIS OF STANDARDS

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## 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 antennas are proposed to be constructed on property located in a park strip which is part of the city's street right-of-way. They will be located in the CN Neighborhood Commercial zoning district. Per 21A.40.090.E.2.g of the Zoning Ordinance all utility pole mounted antennas in the zoning district are permitted but in this case it requires conditional use approval because the antennas exceed 30 inches in diameter.

The Zoning Ordinance requires that antennas must be located on an existing utility pole, and the antennas must not extend more than 10 feet above the top of the pole. As proposed the new antennas will meet these standards as the pole is the replacement of an existing pole and the antennas are not proposed to extend taller than the pole itself.

**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:** The proposed antennas will be located on a replacement steel utility pole in a small neighborhood commercial node at the intersection of 1100 East and 1300 South. A retail store is located directly to the south, a commercial structure containing office and restaurant uses is located east across 1100 East. The property to the west contains a new mixed use commercial building and is zoned CN - Neighborhood Commercial. The nearest single family residential structure is located on the opposite side of 1100 East and is approximately 95 feet away from the location of the existing utility pole.

There are currently three wireless antennas on the existing pole and the proposed antennas will extend outward further but will be shorter than the existing antennas. By utilizing antennas that extend further away from the pole, the antennas can accommodate an increased amount of cellular traffic. This decreases the need to construct new antenna arrays on other poles in the community. The utility pole directly to the south of this pole also houses wireless antennas. These antennas are similar in size and design as the proposed additional antennas.

**Finding:** Staff finds that wireless antennas are common in residential neighborhoods where they are needed to provide connectivity to residents of the area. Though the antennas will be visible from surrounding properties, the additional antennas will not create a substantial change in comparison to those that already exist on the current pole and in the general area. 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 but utility mounted wireless antennas are permitted uses in all zoning districts. Because this specific proposal must be reviewed as a Conditional Use, if the proposal meets all of the conditions and standards listed, it should be considered as meeting this standard.

**Finding:** The proposal does not present a conflict with the Central Community Master Plan.

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

## 21a.54.080B Detrimental Effects Determination

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

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	<b>Complies</b>	The utility mounted wireless antennas are a permitted use if they are less than 30 inches in diameter and a conditional use if larger. If the conditional use is approved according to the Zoning Ordinance process and all required 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 neighborhood commercial (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 proposed antenna is a new mixed-use commercial building and other commercial uses although low density residential uses are located nearby. Wireless antennas are common in residential neighborhoods where they are needed to provide service connectivity to residents of the area. Collocating these antennas on an existing wireless array decreases the number of additional poles that need to be utilized to accommodate cellular traffic. Though the antennas will be visible from surrounding properties the additional antennas will not be a substantial change from the existing conditions.
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 antennas will be located on a replacement utility pole with existing antennas. The new proposed antennas will extend wider but are shorter than the existing antennas but the pole will be taller.
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 will not significantly impact the environment or introduce any hazard.
13. The hours of operation and delivery of the use are compatible with surrounding uses	<b>Complies</b>	The existing electrical equipment will be serviced by a technician approximately once a month.
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.
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**Finding:** In analyzing the anticipated detrimental effects of the proposed use, Planning Staff finds that the request complies with the criteria listed above.

**Section 21A.40.090.E.9 Additional Conditional Use Requirements (for antennas)**

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:** Surrounding the proposed antennas are a vacant lot and commercial uses though low density residential uses are located nearby. Wireless antennas are common in residential neighborhoods where they are needed to provide services to residents of the area. In the CN Neighborhood Commercial District, the Zoning Ordinance only allows a few methods of providing wireless services and they include wall mounted antennas or utility poles. Because of the relatively low buildings in the area, utilizing existing utility poles can provide wireless service to more customers which will decrease the need for more wireless antennas in the community. Though the antennas will be visible from surrounding properties the additional antennas will not be a substantial change from the existing conditions.

These new antennas collocated on a replacement utility pole will add capacity to the existing antennas on the utility pole. Because these wireless antennas are being collocated this decreases the chance that other utility poles will have wireless antennas in the community.

Because the antennas are being located on a replacement utility pole that is located in the park strip of 1100 East, it would be difficult to attempt to screen the antenna with existing vegetation, topography or buildings.

These wireless antennas are not being proposed to be constructed on a monopole or lattice towers. There is another utility pole with antennas that is located south of this pole but as was discussed earlier in this report. Staff does not believe that this spacing creates detrimental impacts to adjoining properties.

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



# **ATTACHMENT G: 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:

- The application was assigned to David Gellner, Principal Planner on August 10, 2017
- Notice of the project and request for comments sent to the Co-Chairs of the East Liberty Park Community Organization (ELPCO) on August 17, 2017 in order to solicit comments.
- ELPCO chose to not have the applicant or staff attend a regular meeting to explain the proposal.
- To date, no comments were submitted by ELPCO related to this proposal.
- Staff held a public open house at the City and County Building on September 21, 2017 to solicit comments on the proposal.
- The 45-day recognized organization comment period expired on October 2, 2017.

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

- Public hearing notice mailed on: September 27, 2017
- Public hearing notice sign posted on the property: September 28, 2017
- Public notice posted on City and State websites & Planning Division list serve: September 27, 2017

### **Public Input:**

As of the date of this staff report, no public comments have been received in relation to the proposal.

## **ATTACHMENT H: DEPARTMENT REVIEW COMMENTS**

The following comments from other reviewing departments are applicable to the proposed use:

**ZONING REVIEW** – On the previous Conditional Use application for this use and site, there was a concern about whether or not a replacement pole qualified as an “existing utility pole” because the pole was being replaced. The Zoning Administrator found that this did qualify as an “existing utility pole”. That determination has also been applied to the current proposal since it is identical to the previous proposal for this use.