



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, aaron.barlow@slcgov.com, 385-386-2764
Date: May 20, 2021
Re: PLNPCM202020-00284 Stealth Wireless Facilities Zoning Text Amendment

ZONING TEXT AMENDMENT

PROPERTY ADDRESS: Citywide
PARCEL ID: N/A
MASTER PLAN: N/A
ZONING DISTRICT: All Zoning Districts

REQUEST:

This is a request by Pete Simmons, representing Celco Partnership (dba Verizon Wireless), to amend the Salt Lake City Zoning Ordinance to allow stealth wireless communication facilities up to 60 feet in height in all zoning districts and to amend language related to those facilities. The proposed amendment would modify table 21A.40.090.E to include “Stealth Wireless Facilities” that exceed the maximum height limit of the zone (up to 60 feet) as a category. It would allow them as a conditional use in residential zoning districts and as a permitted use in all other zoning districts. The complete proposal can be found in [Attachment A](#).

RECOMMENDATION:

Based on the information in this staff report and the standards to consider for zoning text amendments, Planning Staff recommends that the Planning Commission forward a negative recommendation to the City Council regarding this proposal.

ATTACHMENTS:

- A. [Proposed Code](#)
- B. [Existing Code Text](#)
- C. [Zoning Standards Analysis](#)
- D. [Other Application Material](#)
- E. [Public Process and Comments](#)
- F. [City Department Review](#)

PROJECT DESCRIPTION AND BACKGROUND:

Prior to submitting this application, the applicant presented a proposal for an 80-foot stealth wireless facility at the Salt Lake City Pioneer Police Precinct disguised as an evergreen tree (also known as a monopine). Staff informed the applicant that the maximum height for non-government structures in the PL Public Lands Zoning District is 35 feet and that the proposed 80-foot stealth facility would not be permitted.

Under current regulations in Section [21A.40.090.E](#) of the Zoning Ordinance, stealth wireless facilities are permitted in all zoning districts provided they are “completely disguised as another object concealed from view thereby concealing the intended use and appearance of the facility.” To qualify as a stealth facility, a tower needs to do the following:

1. “Conform with the dimensions of the object it is being disguised as,”
2. “Be in concert with its surroundings,” and
3. Meet “the provisions contained in section [21A.36.020](#), [and] tables 21A.36.020.B and 21A.36.020.C.”

Section 21A.36.020 of the Zoning Ordinance regulates lot and bulk controls. It requires that all lots and structures must meet “the lot area, lot width, yards, building height and other requirements established in the applicable district regulations.” Exceptions are allowed in Tables 21A.36.020.B (which allows certain structures and features to encroach into specific setbacks) and 21A.36.020.C (which permits some structural elements to exceed the maximum building height of a given zoning district). Allowed height exceptions include church steeples, elevator/stairwell bulkheads, flagpoles, and light poles for sports fields. Wireless facilities disguised as trees are not a permitted obstruction beyond the maximum height of a zoning district.

In response to the perceived limitations that the Zoning Ordinance imposed on stealth wireless communication facilities, the applicant submitted this text amendment petition to revise the City’s stealth wireless facility regulations in section [21A.40.090.E](#) of the zoning ordinance. Specifically, the applicant has proposed modifying Table 21A.40.090.E to include “Stealth Facilities with Antennas” that are “60’ or Exceeding The Maximum Height Limit Of The Zone,” along with several changes to the section regarding allowed height and type of disguise for a stealth wireless facility (see table on the next page).

Within the applicant’s proposed addition to table 21A.40.090.E, all non-residential districts would allow stealth wireless communication facilities up to 60 feet in height as a permitted use. Residential districts (which include all single-family, multi-family, and residential mixed-use districts) would require conditional use approval if they exceed a district’s maximum height (including the allowed height exceptions mentioned earlier). The table on the next page compares the existing and proposed regulations regarding stealth wireless facilities. The complete proposal can be found in [Attachment A](#). New regulations and changed regulations are underlined in that attachment.

Comparison of Existing and Proposed Stealth Wireless Facility Standards

EXISTING REGULATIONS	PROPOSED CHANGES
Definition of “Stealth Antenna”: An antenna completely disguised as another object, or otherwise concealed from view, thereby concealing the intended use and appearance of the facility. Examples of stealth facilities include, but are not limited to, flagpoles, light pole standards, or architectural elements such as dormers, steeples, and chimneys.	No change

Comparison of Existing and Proposed Stealth Wireless Facility Standards (*continued*)

EXISTING REGULATIONS	PROPOSED CHANGES
<p>Criteria for determining if an antenna is “stealth”:</p> <ul style="list-style-type: none"> • The antenna must conform to the dimensions of the object it is being disguised as. • The location of the stealth facility must be in concert with its surrounding. 	No change
<p>The height of Stealth Antennas is limited to the maximum building height of the underlying zoning district unless they are disguised as the following:</p> <ul style="list-style-type: none"> • <i>Chimney</i> – can extend above the maximum height limit of the zone only the amount that is required to meet building regulations • <i>Church steeples or spires</i> – no height limit • <i>Elevator/stairway tower or bulkhead</i> – can extend up to 16 feet above the maximum height limit in the commercial, manufacturing, downtown, FB-UN2, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI A, PL, and PL-2 districts • <i>Flagpole</i> – may apply for conditional use approval to exceed the maximum building height of the zone • <i>Light poles for sports fields</i> – allowed up to 90 feet or higher with special exception approval 	Stealth Antennas would be allowed up to a height of 60 feet in all zoning districts regardless of the maximum building height of the zone.
Stealth Antennas are allowed in all zoning districts, subject to the dimensions mentioned above.	Stealth antennas that do not meet the existing dimension standards would require conditional use approval in residential zoning districts. 60-foot stealth facilities of any disguise would be a permitted use in all other zoning districts.

Applicable Review Processes and Standards

Review Processes: Zoning Text Amendment

Zoning text amendments are reviewed against four standards: whether the proposed code is consistent with adopted planning documents, furthers the zoning ordinance’s purposes, consistent with other overlay zoning codes, and the extent to which they implement best professional practices. Those standards are addressed in [Attachment C](#).

City Code amendments are ultimately up to the City Council’s discretion and are not controlled by any one standard.

KEY CONSIDERATIONS:

The key considerations and concerns below have been identified through the analysis of the project, community input, Planning Commission input, and department reviews:

1. Compatibility with Current City Plans, Policies, and Zoning Standards
2. Best Practices for Zoning Ordinance Revisions
3. Conditional Uses
4. Tree Canopy
5. Federal Regulations Regarding Wireless Communication Facilities
6. Clarity of Proposed Amendment Language

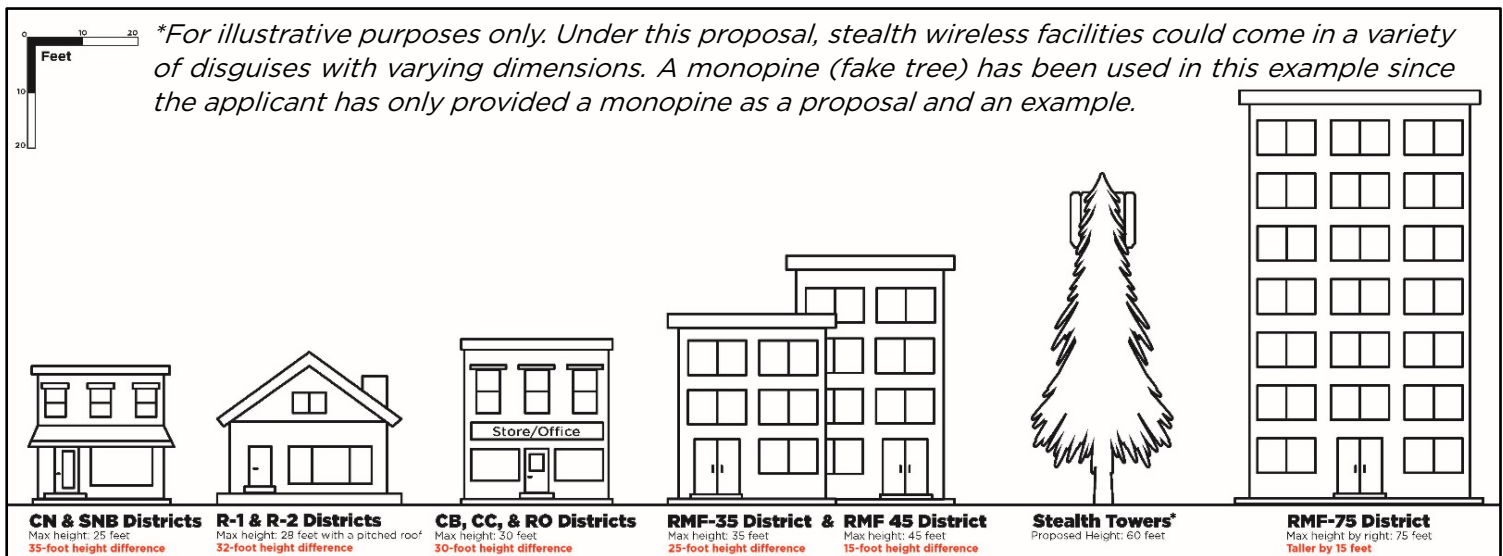
Consideration 1. Compatibility with Current City Plans, Policies, and Zoning Standards

Except for some edits for clarification, the primary purpose of the proposed amendment is to allow stealth towers up to 60 feet in all zoning districts. The applicant does not propose any mitigating standards and instead relies on the existing definition of stealth facilities to mitigate potential negative impacts. Under the current code, stealth facilities may project beyond the maximum height of a zoning district if they are disguised as a structure or object already allowed to do so in [21A.36.020](#). Without any proposed requirements to mitigate the potential impacts of undefined stealth wireless facilities, this proposed amendment may not protect citizens from the possible adverse effects of future stealth towers and may fail to further any objective within adopted the City's plans and policies.

Staff's analysis of relevant goals and initiatives within adopted plans and the purpose statements of affected zoning and overlay districts found several reoccurring themes that explain why this proposal does not fulfill City-adopted objectives (see [Attachment C](#) for a complete analysis):

1. Neighborhood Character:

Plan Salt Lake initiatives 8.5, 8.7, 9.1 & 9.2; objectives from most neighborhood plans; and the purpose statements for the relevant zoning and overlay districts all focus on the character of future development and its impact on the character of neighborhoods within the City. When limited to the allowed dimensions of a district (including allowed projections beyond maximum height), stealth towers can be an effective way to provide important services to residents without impacting a neighborhood's visual character. A cell tower taller than the allowed height in a district (disguised or not) would not necessarily meet the standards for stealth antennas since they are not responding to the surrounding context. They are not "in concert with their surroundings."



This diagram illustrates the scale of a 60-foot stealth monopine facility compared with the maximum allowed height in select districts.

2. Views of Landscapes and Distinctive Urban Features:

Plan Salt Lake Initiative 8.3 (and objectives within the Central City and East Bench neighborhood plans), the Foothills Residential Districts, and the Capitol Hill Protective Area Overlay are all concerned with viewsheds and vistas within the City. New stealth towers (stealth or otherwise) could impact these view corridors and vistas. Preservation of existing viewsheds should be considered when establishing new cell towers. The current stealth tower regulations do not require consideration of view corridors and vistas, and the proposed amendment does not add any requirements to do so. Stealth towers can potentially intrude on views more than standard towers (because of features concealing the wireless facility). Without mitigating standards, this proposal could negatively impact existing viewsheds within the City.

3. Equitable Access to Cellular Services:

Initiatives 1.3 and 11.3 of Plan Salt Lake speak to the necessity of access to cellular service. Cell Service is nearly essential for modern life and necessary for many aspects of public safety. Public safety workers increasingly rely on cell service to carry out their work. Additionally, efforts to mitigate the spread of COVID-19 have made remote working and learning an integral part of City residents' everyday life. Staff acknowledges that there is significant demand for cellular service throughout the City.

However, the applicant has not indicated why blanket allowance of stealth wireless facilities (up to 60 feet) is necessary to keep up with the current demand for cellular services or how it will increase access to these services to marginalized communities. In determining whether this proposal will benefit the City, it is essential to consider the context of the application. As discussed in the [Project Description and Background](#) section of this report, this request came out of the applicant's attempt to install a cellular facility at the Pioneer Police Precinct. This proposal is not part of an effort to increase access to cellular services. It is a response to adopted regulations that prevented the applicant from installing a wireless communication facility on City property.

Will this request to allow 60-foot stealth towers in all parts of the City benefit the community? To do so, the applicant's proposed amendment will need to either comply with or help accomplish an objective, initiative, or policy listed in an adopted plan. Is this proposal consistent with City initiatives? Will it fulfill City objectives? The proposed amendment, as presented, is not compatible with the adopted plans and policies of the City. The above discussion and the analysis in [Attachment C](#) show that, on many fronts, the proposed amendment does not further objectives and goals with adopted City plans and policies or benefit the community.

Consideration 2: Best Practices for Zoning Ordinance Revisions

When revising a zoning ordinance, it is best professional practice within Planning to respond to community needs and concerns. Ideally, code revisions should be done comprehensively (at least by section/subject) so that all related issues can be researched, discussed, and addressed during the revision process. In this case, the applicant's proposed modifications are a response to specific standards that have prevented their proposed project. Additionally, the applicant has not provided an analysis of the possible long-term effects of their request. With this piecemeal approach that lacks at least a surface-level analysis of impacts, Staff cannot provide any information on any potential long-term effects this proposal may have on stealth facilities within the City. Attempting to circumvent existing regulations by modifying them without appropriate analysis of impacts is not the best practice for revising a zoning ordinance.

Consideration 3: Conditional Uses

Conditional Uses are not a discretionary decision. [Section 17-27a-506\(2\) of Utah Code](#) requires that conditional uses are approved unless reasonable conditions cannot mitigate potential impacts. Even if reasonable conditions are applied on a project to limit detrimental effects, those effects are still present.

The applicant has proposed Conditional Use approval for stealth towers taller than the allowed height (including allowed height exceptions) in all residential districts. This may not prevent the installation of 60-foot stealth facilities within these districts. However, it will require Staff to present each individual case to the Planning Commission, taking up limited employee resources and establishing a false expectation in the community that a stealth antenna application could be denied based on input from the neighbors.

Consideration 4: Tree Canopy

The current (and proposed) regulations require stealth towers to conform to the dimensions of their disguise and to be in concert with their surroundings. Outside of building-related features, the most common type of stealth wireless facility is a monopine (a cellular tower disguised as a pine tree). The applicant's proposed 60-foot height for stealth facilities could potentially allow cellular service providers to establish 60-foot monopines throughout the City.

However, for a tower to be "in concert with its surroundings," it needs to avoid sticking out like a sore thumb. If the proposed monopine sticks out beyond the height of the urban tree canopy, then it is not conforming to the dimensions of its disguise. The Urban Forestry Division estimates that the urban tree canopy is generally around 30 feet in height, excluding some notable and significant outliers. The applicant's desired 60-foot stealth monopine facility at the Pioneer Police Precinct would likely not blend in with its surroundings. Other proposed monopines throughout the City would also stick out above the City's trees.

Consideration 5: Federal Regulations Regarding Wireless Communication Facilities

There are existing federal regulations regarding the limitations of local government regulation of wireless facilities related to 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.

Because of these regulations, the City can only regulate wireless facilities based on location, aesthetics, and structural safety. The Planning Commission and City Council cannot base their decisions on concerns about the health or environmental effects "of radio frequency emissions."

Consideration 6: Clarity of Proposed Amendment Language

A review of the applicant's proposed amendment has revealed that some parts of the proposal are confusing and need clarification. Staff has identified the following issues with the request:

1. The language under the proposed addition to the permitted and conditional use table for wireless telecommunication facilities (Table [21A.40.090.E](#)) would allow stealth towers that are "60' or exceeding the maximum height limit of the zone," copying existing language from the table. However, this language is vague, and staff has run into issues on how to interpret it in the past. Under the existing columns in the table, this standard is accompanied by a second standard for towers that are the "district height limit but not to exceed 60 feet (whichever is less)." Without this accompanying column, the proposed language would be even more difficult to interpret. The proposed language is unclear and should be modified by the applicant.
2. The permitted and conditional use table for wireless telecommunication facilities (Table [21A.40.090.E](#)) includes a footnote stating: "Stealth facilities with antennas are permitted in all districts provided they meet the height exceptions in Table 21A.36.020C or Section 21A.40.090.E.2.f." According to the applicant, this footnote is meant to allow stealth facilities in all districts if they meet a district's height requirement or the additional height allowances in Table [21A.36.020.C](#). This exception may be difficult to find or overlooked if it is only included as a footnote to the table.

There may be additional clarity issues within the proposed code that Staff has not yet identified. Staff is not recommending approval of this proposal and, as such, has not put in additional resources into drafting clarified language. If the Planning Commission does recommend approval of this request, they should direct the applicant to revise their proposal before it is transmitted to the City Council for their review.

DISCUSSION:

The applicant's proposed amendments to the Wireless Communication Facility Regulations in 21A.40.090.E have been reviewed against the Zoning Amendment standards in [Attachment C](#). Allowing 60-foot stealth towers in all districts (whether by permitted or conditional use) does not conform with any established City goal or policy within adopted plans. The proposal also contradicts the purpose statement of all impacted zoning and overlay districts. Additionally, the proposed amendment is not in line with Planning best practices with its piecemeal approach to zoning ordinance revision and the additional burden that it would place on city resources, Staff, and the Planning Commission. Based on these considerations, Staff recommends that the Commission forward a negative recommendation of this request to the City Council.

NEXT STEPS:

The Planning Commission can provide a positive or negative recommendation for the proposal and request that changes be made to the proposal. The recommendation and any requested changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed changes.

If ultimately approved by the City Council, the changes would be incorporated into the Salt Lake City Zoning Ordinance, and new development would be required to follow the new regulations.

ATTACHMENT A – PROPOSED CODE

This attachment includes a “clean” version of the code without strikethroughs and underlines that show the deleted/new text and a “draft” version that identifies such deletions and new text with strikethroughs and underlines.

"Clean" Version of Proposed Amendment

Table 21A.40.090E

- VZW proposes modifying the table to include Stealth Facilities with Antennas as they are one of the seven facility types identified in 21A.40.090E.2. Adding this type of the facility provides clarity to the code as to what zoning districts allow for stealth facilities with antennas, the height of stealth facilities with antennas and what type of use stealth facilities with antennas are. Allowing stealth facilities with antennas in all zoning districts is consistent with the current section of the code 21A.40.090E.2.f.1 that allows Stealth Facilities with Antennas in any zoning district.

		Wall Mount ³	Roof Mount ³	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³			Lattice Tower
				District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	Stealth Facilities with Antennas 60' Or Exceeding The Maximum Height Limit Of The Zone	
Residential districts:									
	R-1/12,000	P ¹						C	
	R-1/7,000	P ¹						C	
	R-1/5,000	P ¹						C	
	SR-1	P ¹						C	

		Wall Mount ³	Roof Mount ³	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³			Lattice Tower
				District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	Stealth Facilities with Antennas 60' Or Exceeding The Maximum Height Limit Of The Zone	
	SR-3	P ¹						C	
	R-2	P ¹						C	
	RMF-30	P ¹						C	
	RMF-35	P ¹						C	
	RMF-45	P	C					C	
	RMF-75	P	C					C	
Mixed use - residential/ office districts:									
	RB	P ¹						C	
	R-MU	P	C					C	
	RO	P ¹						C	

		Wall Mount ³	Roof Mount ³	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³			Lattice Tower
				District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	Stealth Facilities with Antennas 60' Or Exceeding The Maximum Height Limit Of The Zone	
Commercial/manufacturing districts:									
	CN	P ¹						P	
	CB	P	C					P	
	CS	P	P					P	
	CC	P	P	P	C	C	C	P	
	CSHBD	P	P	P	C	C	C	P	
	CG	P	P	P	C	C	C	P	C
	D-1	P	P	P	C	C	C	P	
	D-2	P	P	P	C	C	C	P	
	D-3	P	P	P	C	C	C	P	
	D-4	P	P	P	C	C	C	P	

				Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³			
								Stealth Facilities with Antennas	
		Wall Mount ³	Roof Mount ³	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	60' Or Exceeding The Maximum Height Limit Of The Zone	Lattice Tower
	G-MU	P	P	P	C	C	C	P	
	M-1	P	P	P ⁴	C ⁴	P ⁴	C ⁴	P	C ⁴
	M-2	P	P	P	C	P	C	P	C
Special purpose districts:									
	RP	P	C					P	
	BP	P	P	P	C	C	C	P	
	AG	P ¹	P ¹	C	C	C		P	
	AG-2	P ¹	P ¹	C	C	C		P	
	AG-5	P ¹	P ¹	C	C	C		P	
	AG-20	P ¹	P ¹	C	C	C		P	
	A	P	P	P	P	P	C	P	C

				Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³			
								Stealth Facilities with Antennas 60' Or Exceeding The Maximum Height Limit Of The Zone	
		Wall Mount ³	Roof Mount ³	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone		Lattice Tower
	PL	P	C					P	
	PL-2	P	C					P	
	I	P	C					P	
	UI	P	P	C	C	C		P	
	OS ²			C	C	C	C	P	C
	EI	P	P	P	C	C	C	P	
	MU	P	C					P	

Notes:

P Permitted use

C Conditional use

1. Allowed as a permitted use on a residential building consisting of 4 or more attached dwelling units and on nonresidential buildings.

Zoning Administrator approval is required to assure compliance to subsection E2a of this section.

2. New telecommunications towers are allowed outside the telecommunication corridor in the OS Zone for public safety, public security, or

Salt Lake City Public Utilities Department purposes only.

3. Collocation of a wireless telecommunication facility is allowed per subsection E4 of this section.

4. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.

5. Stealth facilities with antennas are permitted in all districts provided they meet the height exceptions in Table 21A.36.020C or Section 21A.40.090.E.2.f.

21A.40.090E.2.f (Facility Types – Stealth Facilities with Antennas)

2. Facility Types: Low power radio services facilities are characterized by the type or location of the antenna structure. There are seven (7) general types of such antenna structures: wall mounted antennas; roof mounted antennas; monopoles with antennas and antenna support structure less than two feet (2') in width; monopoles with antennas and antenna support structure greater than two feet (2') in width; lattice towers; stealth facilities with antennas; and utility pole mounted antennas. Standards for the installation of each type of antenna are as follows:

f. Stealth Facilities with Antennas:

(1) A telecommunication facility with antennas completely disguised as another object or otherwise concealed from view thereby concealing the intended use and appearance of the facility, shall be allowed in all zoning districts subject to meeting the provisions contained in section 21A.40.090E and table 21A.40.090E. Stealth facilities with antennas not included in Table 21A.36.020C will be allowed according to this section 21A.40.090E and Table 21A.40.090E. The telecommunication facility with antennas shall conform to the dimensions of the object it is being disguised as and the location of the stealth facility shall be in concert with its surrounding. Examples of stealth facilities include, but are not limited to, flagpoles, light pole standards, monopines or architectural elements such as dormers, steeples and chimneys. Final determination regarding stealth facilities shall be made by the Planning Director based on these standards. The electrical equipment shall be located in accordance with subsection E3 of this section. The height limit for stealth facilities shall be limited as per Table [21A.40.090E](#) of this section.

(2) Antennas Located Within Existing Structures Where There Is No Exterior Evidence Of The Antennas: Antennas located within an existing structure constructed prior to the effective date hereof shall be a permitted use in all zoning districts provided that:

(A) There shall not be any exterior evidence of the antenna or support structure.

(B) The electrical equipment structure shall be located within the existing structure with no exterior evidence of existence, or in compliance with the location requirements as noted in subsection E3 of this section.

21A.40.090E.5 (Height)

5. Height Limit: The height limit for monopoles, stealth facilities with antennas and lattice towers shall be limited as per table [21A.40.090E](#) of this section.

"Draft" Version of Proposed Amendment

Table 21A.40.090E

- VZW proposes modifying the table to include Stealth [Facilities with](#) Antennas as they are one of the seven facility types identified in 21A.40.090E.2. Adding this type of the facility provides clarity to the code as to what zoning districts allow for stealth [facilities with](#) antennas, the height of stealth [facilities with](#) antennas and what type of use stealth [facilities with](#) antennas are. Allowing stealth [facilities with](#) antennas in all zoning districts is consistent with the current section of the code 21A.40.090E.2.f.1 that allows Stealth [Facilities with](#) Antennas in any zoning district.

				Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³			
								<u>Stealth Facilities with Antennas</u>	
		Wall Mount ³	Roof Mount ³	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	<u>60' Or Exceeding The Maximum Height Limit Of The Zone</u>	Lattice Tower
Residential districts:									
	R-1/12,000	P ¹						<u>C</u>	
	R-1/7,000	P ¹						<u>C</u>	
	R-1/5,000	P ¹						<u>C</u>	
	SR-1	P ¹						<u>C</u>	

				Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³			
								<u>Stealth Facilities with Antennas</u> <u>60' Or Exceeding The Maximum Height Limit Of The Zone</u>	
		Wall Mount ³	Roof Mount ³	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone		Lattice Tower
	SR-3	P ¹						<u>C</u>	
	R-2	P ¹						<u>C</u>	
	RMF-30	P ¹						<u>C</u>	
	RMF-35	P ¹						<u>C</u>	
	RMF-45	P	C					<u>C</u>	
	RMF-75	P	C					<u>C</u>	
Mixed use - residential/ office districts:									
	RB	P ¹						<u>C</u>	
	R-MU	P	C					<u>C</u>	
	RO	P ¹						<u>C</u>	

				Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³			
								Stealth Facilities with Antennas	
		Wall Mount ³	Roof Mount ³	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	60' Or Exceeding The Maximum Height Limit Of The Zone	Lattice Tower
Commercial/manufacturing districts:									
	CN	P ¹						P	
	CB	P	C					P	
	CS	P	P					P	
	CC	P	P	P	C	C	C	P	
	CSHBD	P	P	P	C	C	C	P	
	CG	P	P	P	C	C	C	P	C
	D-1	P	P	P	C	C	C	P	
	D-2	P	P	P	C	C	C	P	
	D-3	P	P	P	C	C	C	P	
	D-4	P	P	P	C	C	C	P	

		Wall Mount ³	Roof Mount ³	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³			Lattice Tower
				District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	Stealth Facilities with Antennas 60' Or Exceeding The Maximum Height Limit Of The Zone	
	G-MU	P	P	P	C	C	C	P	
	M-1	P	P	P ⁴	C ⁴	P ⁴	C ⁴	P	C ⁴
	M-2	P	P	P	C	P	C	P	C
Special purpose districts:									
	RP	P	C					P	
	BP	P	P	P	C	C	C	P	
	AG	P ¹	P ¹	C	C	C		P	
	AG-2	P ¹	P ¹	C	C	C		P	
	AG-5	P ¹	P ¹	C	C	C		P	
	AG-20	P ¹	P ¹	C	C	C		P	
	A	P	P	P	P	P	C	P	C

				Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³			
								<u>Stealth Facilities with Antennas</u> <u>60' Or Exceeding The Maximum Height Limit Of The Zone</u>	
		Wall Mount ³	Roof Mount ³	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone		Lattice Tower
	PL	P	C					<u>P</u>	
	PL-2	P	C					<u>P</u>	
	I	P	C					<u>P</u>	
	UI	P	P	C	C	C		<u>P</u>	
	OS ²			C	C	C	C	<u>P</u>	C
	EI	P	P	P	C	C	C	<u>P</u>	
	MU	P	C					<u>P</u>	

Notes:

P Permitted use

C Conditional use

1. Allowed as a permitted use on a residential building consisting of 4 or more attached dwelling units and on nonresidential buildings.

Zoning Administrator approval is required to assure compliance to subsection E2a of this section.

2. New telecommunications towers are allowed outside the telecommunication corridor in the OS Zone for public safety, public security, or

Salt Lake City Public Utilities Department purposes only.

3. Collocation of a wireless telecommunication facility is allowed per subsection E4 of this section.

4. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.

5. Stealth facilities with antennas are permitted in all districts provided they meet the height exceptions in Table 21A.36.020C or Section 21A.40.090.E.2.f.

21A.40.090E.2.f (Facility Types – Stealth Facilities with Antennas)

2. Facility Types: Low power radio services facilities are characterized by the type or location of the antenna structure. There are seven (7) general types of such antenna structures: wall mounted antennas; roof mounted antennas; monopoles with antennas and antenna support structure less than two feet (2') in width; monopoles with antennas and antenna support structure greater than two feet (2') in width; lattice towers; stealth facilities with antennas; and utility pole mounted antennas. Standards for the installation of each type of antenna are as follows:

f. Stealth Facilities with Antennas:

(1) A telecommunication facility with antennas completely disguised as another object or otherwise concealed from view thereby concealing the intended use and appearance of the facility, shall be allowed in all zoning districts subject to meeting the provisions contained in section 21A.40.090E and table 21A.40.090E-21A.36.020, tables 21A.36.020B and 21A.36.020C of this title. Stealth facilities with antennas not included in Table 21A.36.020C will be allowed according to this section 21A.40.090E and Table 21A.40.090E. The telecommunication facility with antennas shall conform to the dimensions of the object it is being disguised as and the location of the stealth facility shall be in concert with its surrounding. Examples of stealth facilities include, but are not limited to, flagpoles, light pole standards, monopines or architectural elements such as dormers, steeples and chimneys. Final determination regarding stealth poles-facilities shall be made by the Planning Director based on these standards. The electrical equipment shall be located in accordance with subsection E3 of this section. The height limit for stealth facilities shall be limited as per Table 21A.40.090E of this section.

(2) Antennas Located Within Existing Structures Where There Is No Exterior Evidence Of The Antennas: Antennas located within an existing structure constructed prior to the effective date hereof shall be a permitted use in all zoning districts provided that:

(A) There shall not be any exterior evidence of the antenna or support structure.

(B) The electrical equipment structure shall be located within the existing structure with no exterior evidence of existence, or in compliance with the location requirements as noted in subsection E3 of this section.

21A.40.090E.5 (Height)

5. Height Limit: The height limit for monopoles, stealth facilities with antennas and lattice towers shall be limited as per table [21A.40.090E](#) of this section.

ATTACHMENT B - EXISTING CODE TEXT

The parts of 21A.40.090 that the applicant has proposed to modify have been left black. All other parts of the section have been grayed out.

21A.40.090.E - Existing Regulations

d. Other Standards: The antenna and its support structure shall satisfy such other design and construction standards as the Zoning Administrator determines are necessary to ensure safe construction and maintenance of the antenna and its support structure.

e. Special Exception For Increased Height: Any person desiring to erect an amateur ("ham") radio antenna in excess of seventy five feet (75') shall file an application for a special exception with the Zoning Administrator pursuant to chapter 21A.52 of this title. In addition to the other application regulations, the application shall specify the details and dimensions of the proposed antenna and its supporting structures and shall further specify why the applicant contends that such a design and height are necessary to accommodate reasonably amateur radio communication. The Zoning Administrator shall approve the proposed design and height unless the Zoning Administrator finds that a different design and height which is less violative of the City's demonstrated health, safety or aesthetic considerations also accommodates reasonably amateur radio communication and, further, that the alternative design and height are the minimum practicable regulation necessary to accomplish the City's actual and demonstrated legitimate purposes. The burden of proving the acceptability of the alternative design shall be on the City.

E. Wireless Telecommunications Facilities; Low Power Radio Services Facilities: The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low power radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety and facility siting. The requirements of this section apply to both commercial and private low power radio services. Low power radio services facilities include "cellular" or "PCS" (personal communications system) communications and paging systems.

1. Uses: The uses specified in table 21A.40.090E of this section, indicate which facility types are allowed as either a permitted or conditional use within specific zoning districts. Low power radio service facilities may be an accessory use, secondary use or principal use.

a. Administrative Consideration Of Conditional Uses: Applications for low power wireless telecommunication facilities that are listed as conditional uses shall be reviewed according to the procedures set forth in section 21A.54.155 of this title.

TABLE 21A.40.090E

WIRELESS TELECOMMUNICATIONS FACILITIES

	Wall Mount ³	Roof Mount ³	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³		Lattice Tower
			District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	
Residential districts:							
R-1/12,000	P ¹						
R-1/7,000	P ¹						
R-1/5,000	P ¹						
SR-1	P ¹						
SR-3	P ¹						

R-2	P ¹						
RMF-30	P ¹						
RMF-35	P ¹						
RMF-45	P	C					
RMF-75	P	C					
Mixed use - residential/ office districts:							
RB	P ¹						
R-MU	P	C					
RO	P ¹						
Commercial/manufacturing districts:							
CN	P ¹						
CB	P	C					
CS	P	P					
CC	P	P	P	C	C	C	
CSHBD	P	P	P	C	C	C	
CG	P	P	P	C	C	C	C
D-1	P	P	P	C	C	C	
D-2	P	P	P	C	C	C	
D-3	P	P	P	C	C	C	
D-4	P	P	P	C	C	C	
G-MU	P	P	P	C	C	C	
M-1	P	P	P ⁴	C ⁴	P ⁴	C ⁴	C ⁴
M-2	P	P	P	C	P	C	C
Special purpose districts:							
RP	P	C					
BP	P	P	P	C	C	C	
AG	P ¹	P ¹	C	C	C		
AG-2	P ¹	P ¹	C	C	C		

AG-5	P ¹	P ¹	C	C	C		
AG-20	P ¹	P ¹	C	C	C		
A	P	P	P	P	P	C	C
PL	P	C					
PL-2	P	C					
I	P	C					
UI	P	P	C	C	C		
OS ²			C	C	C	C	C
EI	P	P	P	C	C	C	
MU	P	C					

Notes:

P Permitted use

C Conditional use

1. Allowed as a permitted use on a residential building consisting of 4 or more attached dwelling units and on nonresidential buildings. Zoning Administrator approval is required to assure compliance to subsection E2a of this section.

2. New telecommunications towers are allowed outside the telecommunication corridor in the OS Zone for public safety, public security, or Salt Lake City Public Utilities Department purposes only.

3. Collocation of a wireless telecommunication facility is allowed per subsection E4 of this section.

4. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.

2. Facility Types: Low power radio services facilities are characterized by the type or location of the antenna structure. There are seven (7) general types of such antenna structures: wall mounted antennas; roof mounted antennas; monopoles with antennas and antenna support structure less than two feet (2') in width; monopoles with antennas and antenna support structure greater than two feet (2') in width; lattice towers; stealth antennas; and utility pole mounted antennas. Standards for the installation of each type of antenna are as follows:

a. Wall Mounted Antenna: The following provisions apply to wall mounted antennas:

(1) Wall mounted antennas shall not extend above the wall line of the building or extend more than four feet (4') horizontally from the face of the building.

(2) Antennas, equipment and the supporting structure shall be painted to match the color of the building or structure of the background against which they are most commonly seen. Antennas and the supporting structures on buildings should be architecturally compatible with the building. Whip antennas are not allowed on a wall mounted antenna structure.

(3) Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms, with no portion of the antenna extending above the roofline of such structures, shall be considered a wall mounted antenna.

b. Roof Mounted Antenna: The following provisions apply to roof mounted antennas:

(1) Roof mounted antennas shall be allowed on top of existing penthouses or mechanical equipment rooms and shall not extend more than eight feet (8') above the existing roofline of the penthouse or mechanical equipment room.

(2) For antennas not mounted on a penthouse or mechanical equipment room, the antennas shall be mounted at least five feet (5') from the exterior wall of a building. For antennas mounted between five (5) and ten feet (10') from the exterior wall, the maximum height of a roof mounted antenna is directly proportional to the distance the antenna is set back from the exterior wall up to a maximum height of ten feet (10') above the roofline of the building to which the antenna is attached. Antennas shall be mounted at least five feet (5') behind any parapet wall. For antennas mounted between five (5) and ten feet (10') behind a parapet wall, the maximum height of the antenna is directly proportional to the distance the antenna is set back from the wall up to a maximum of ten feet (10') as measured from the top of the parapet wall. The antennas shall not extend more than fifteen feet (15') above the roofline of the building itself unless approved as a conditional use (see subsection 21A.62.050H of this title).

(3) Roof mounted antennas are permitted only on a flat roof.

c. Monopole With Antennas And Support Structure Less Than Two Feet In Width: The total of each individual antenna structure mounted on a monopole shall not exceed two feet (2') in width. The maximum height of each individual antenna shall not exceed ten feet (10') in height (see subsection 21A.62.050G of this title). In the case of collocation, when there is more than one antenna located on a monopole, all additional antenna structures shall not exceed the above referenced dimensions. No such antenna shall be located within one hundred sixty five feet (165') of a residential zone other than the R-MU district.

d. Monopole With Antennas And Antenna Support Structure Greater Than Two Feet In Width: The maximum visible width of individual antennas and antenna mounting structures on a monopole shall not exceed eight feet (8') in height or thirteen feet (13') in width as viewed looking directly at the monopole at same elevation as the antennas and antenna mounting structure (see subsection 21A.62.050F of this title). In the case of collocation, when there is more than one antenna located on a monopole, all additional antenna structures shall not individually exceed the above referenced dimensions. No such monopole shall be located within three hundred thirty feet (330') of a residential zone other than the R-MU district.

e. Lattice Tower: The maximum visible width of individual antennas and antenna mounting structures on a lattice tower shall not exceed eight feet (8') in height or thirteen feet (13') in width (see subsection 21A.62.050E of this title). No such lattice tower shall be located within three hundred thirty feet (330') of a residential zone.

f. Stealth Antennas:

(1) A telecommunication antenna completely disguised as another object or otherwise concealed from view thereby concealing the intended use and appearance of the facility, shall be allowed in all zoning districts subject to meeting the provisions contained in section 21A.36.020, tables 21A.36.020B and 21A.36.020C of this title. The antenna shall conform to the dimensions of the object it is being disguised as and the location of the stealth facility shall be in concert with its surrounding. Examples of stealth facilities include, but are not limited to, flagpoles, light pole standards or architectural elements such as dormers, steeples and chimneys. Final determination regarding stealth poles shall be made by the Planning Director based on these standards. The electrical equipment shall be located in accordance with subsection E3 of this section.

(2) Antennas Located Within Existing Structures Where There Is No Exterior Evidence Of The Antennas: Antennas located within an existing structure constructed prior to the effective date hereof shall be a permitted use in all zoning districts provided that:

(A) There shall not be any exterior evidence of the antenna or support structure.

(B) The electrical equipment structure shall be located within the existing structure with no exterior evidence of existence, or in compliance with the location requirements as noted in subsection E3 of this section.

g. Utility Pole Mounted Antenna: Antennas on utility poles and associated electrical equipment shall be allowed subject to the following standards:

(1) Antennas:

(A) The antennas shall be located either on an existing utility pole or on a replacement pole in the public right-of-way, or in a rear yard utility easement.

(B) On an existing pole, the antennas shall not extend more than ten feet (10') above the top of the pole.

(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.

(D) Antennas located in the public right-of-way shall be a permitted use and shall comply with the standards listed above.

(E) Conditional use approval is required for antennas located in a rear yard utility easement in all residential, CN Neighborhood Commercial, PL Public Lands, PL-2 Public Lands, CB Community Business, I Institutional, and OS Open Space Zoning Districts. Antennas located in a rear yard utility easement in all other zoning districts shall be a permitted use and shall comply with the standards listed above.

(2) General Provisions:

(A) The application shall include the signature of the authorized agent of the owner of the utility pole.

(B) Antennas and equipment boxes on the utility poles shall be painted to match the pole to which it is attached to minimize visual impacts.

(C) Generators or noise producing venting systems shall not be used.

(D) Lighting for aircraft is prohibited except where required by Federal law.

(E) Electrical and utility cables between the utility pole and electrical boxes shall be placed underground

(F) Facilities in the public right-of-way shall be subject to any applicable franchise fees or lease agreements required by the City.

3. Electrical Equipment:

a. Electrical Equipment Located In The Public Right-Of-Way, Front Yard Or Side Yard: Electrical equipment in the public right-of-way shall either be attached directly to the utility pole or placed underground.

If the electrical equipment is attached to the pole, the boxes shall not be larger than thirty six inches (36") in height, twelve inches (12") deep and no wider than twenty inches (20"). No more than five (5) such boxes shall be mounted on the utility pole to which it is attached (excluding the power meter and network interface box). The boxes shall be stacked vertically, one above the other, and shall be at least ten feet (10') above the ground. The power meter and network interface box may be installed below the ten foot (10') level.

Electrical equipment in the required front or side yard shall be placed underground.

Electrical equipment placed underground or on a utility pole in the public right-of-way shall comply with the requirements of the Salt Lake City Engineering and Transportation Divisions.

b. Electrical Equipment Located On Private Property: Electrical equipment shall be located in the rear yard, interior side yard, or within the buildable area on a given parcel. In the case of a parcel with an existing building, the electrical equipment shall not be located between the front and/or corner facades of the building and the street.

Electrical equipment located in a residential zoning district, shall not exceed a width of four feet (4'), a depth of three feet (3'), or a height of four feet (4') to be considered a permitted use.

Electrical equipment located in a CN, PL, PL-2, CB, I or OS Zoning District shall not exceed a width of six feet (6'), a depth of three feet (3'), or a height of six feet (6') to be considered a permitted use.

Electrical equipment exceeding the dimensions listed above shall be reviewed administratively as a special exception per chapter 21A.52 of this title.

The electrical equipment shall be subject to the maximum lot coverage requirements in the underlying zoning district.

4. Collocation: Collocation of a wireless telecommunication facility on a previously approved wireless telecommunication service facility such as an existing building, structure, or antenna support structure, is allowed as a permitted use, provided:

- a. No increase in the height of the existing wireless telecommunication support structure is proposed;
- b. All aspects of the collocation improvements must be located within the previously approved fenced (lease) area;
- c. Compliance with the corresponding provisions set forth in this subsection E.

5. Height Limit: The height limit for monopoles and lattice towers shall be limited as per table 21A.40.090E of this section.

6. Location And Minimum Setbacks: Monopoles with antennas and antenna support structure less than two feet (2') in width, monopoles with antennas and antenna support structure greater than two feet (2') in width and lattice towers shall be allowed only in the rear yard area of any lot. These structures shall not be located in a required landscaped area, buffer area or required parking area.

7. Area Limitations For Wall And Roof Mounted Antennas: A combination of both roof and wall mounted antennas are allowed on a building. The total area for all wall and roof mounted antennas and supporting structures combined shall not exceed the lesser of sixty (60) square feet or five percent (5%) of the gross square footage of each exterior wall of a building. The total area is the sum of each individual antenna face and the visible portion of the supporting structure as viewed when looking directly at the face of the building. The total area for a roof mounted antenna shall apply to the closest exterior wall (see subsection 21A.62.050J of this title).

8. Roof And Wall Mounted Antennas On Noncomplying Buildings That Exceed The Maximum Height Limit Of The Zoning District: If a building exceeds the maximum allowable height of the zoning district, roof or wall mounted antennas may be attached to the portion of the building that extends above the maximum height limit of the zoning district, if said antenna is listed as a permitted use in table 21A.40.090E of this section.

9. Additional Conditional Use Requirements: In addition to conditional use standards outlined in chapter 21A.54 of this title, 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.

10. Accessory Buildings To Antenna Structures: Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six foot (6') chainlink fence and the climbing pegs removed from the lower twenty feet (20') of the monopole. All power lines on the lot leading to the accessory building and antenna structure shall be underground.

11. Historic District: Any antenna proposed for a location within a historic district or on landmark site is subject to approval through the Historic Landmarks Commission as contained in chapter 21A.34 of this title.

12. Permission Required For Antennas And Mounting Structures On Or Over A Public Right-Of-Way: Antennas and mounting structures encroaching on or over the public sidewalk or on or over a public right-of-way shall be subject to obtaining permission from the City pursuant to the City's rights-of-way encroachment policy.

13. Location On City Owned Property Or Land Zoned As Open Space: Telecommunication facilities proposed to be located on City owned property or on any property located within an Open Space Zoning District or subject to the City's open space lands program must obtain approvals from appropriate agencies governing such properties.

14. Nonmaintained Or Abandoned Facilities: The building official may require each nonmaintained or abandoned low power radio services antenna to be removed from the building or premises when such an antenna has not been repaired or put into use by the owner, person having control or person receiving benefit of such structure within thirty (30) calendar days after notice of nonmaintenance or abandonment is given to the owner,

person having control or person receiving the benefit of such structure. (Ord. 13-19, 2019: Ord. 59-17, 2017: Ord. 46-17, 2017: Ord. 55-11, 2011: Ord. 10-10 § 12, 2010: Ord. 73-02 §§ 9 (Exh. D) - 11, 2002: Ord. 81-01 § 1, 2001: Ord. 11-01 § 1, 2001: Ord. 14-00 § 7, 2000: Ord. 3-00 § 1, 2000: Ord. 93-99 §§ 1 - 4, 1999: Ord. 35-99 §§ 60 -62, 1999: amended during 5/96 supplement: Ord. 5-96 § 1, 1996: Ord. 26-95 § 2(20-8), 1995)

ATTACHMENT C – ZONING STANDARDS ANALYSIS

21A.50.050: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;

Finding: The proposed amendment is not consistent with relevant adopted planning documents.

Analysis: No City-wide (or neighborhood plan specifically mentions stealth wireless facilities. However, related issues, including neighborhood character, infrastructure needs, and equity, are heavily discussed in City plans. A proposal to change the Zoning Ordinance should help accomplish an objective, initiative, or policy listed in an adopted plan. An analysis of the proposed amendment's consistency with City plans is below. This analysis has been limited to initiatives that are relevant to the proposal.

Plan Salt Lake

Initiative	Discussion	Finding
1.3 Create a safe and convenient place for people to carry out their daily lives.	<p>Cell Service is nearly essential for modern life and necessary for many aspects of public safety. Public safety workers increasingly rely on cell service to carry out their work.</p> <p>The applicant has argued that the proposed amendment is necessary to support the needs mentioned above. However, they have not provided evidence that stealth towers taller than a zoning district's allowed height are an intervention required to maintain the effectiveness of cellular infrastructure within the City. Small-cell wireless facilities are already permitted within all public rights-of-way within the City, and some form of larger facility is permitted in nearly all zoning districts.</p>	Proposal does not promote this initiative
8.3 Identify, preserve, and enhance view corridors and vistas, including views of natural lands around and within the City.	<p>New cell towers (stealth or otherwise) could impact view corridors and vistas. Preservation of existing view sheds should be considered when establishing new cell towers. As proposed, the amendment does not address the potential impact of new stealth towers on view corridors and vistas.</p> <p>As currently adopted, stealth tower regulations only require that a proposed facility "be in concert with its surroundings" and do not mention preserving views. Allowing 60-ft stealth towers that could potentially intrude on views more than standard towers (because of features concealing the wireless facility) in all districts without mitigating requirements places this proposal out of compliance with this initiative.</p>	Not Consistent

Plan Salt Lake (continued)

Initiative	Discussion	Finding
<p>8.5 Support & encourage architecture, development, and infrastructure that: 1. Is people-focused; 2. Responds to its surrounding context and enhances the public realm; 3. Reflects our diverse cultural, ethnic, and religious heritage; and 4. Is sustainable using high-quality materials and building standards.</p>	<p>Stealth towers that are taller than the allowed height in a district are not responding to the context of their surroundings. Allowing these facilities in districts with maximum height requirements shorter than 60 feet goes against this initiative and the standard for stealth towers in 21a.40.090.E.2.f.(1) that requires stealth towers to be “in concert with their surroundings.” A cell tower taller than the allowed height in a district (disguised or not) is not responding to the surrounding context and does not enhance the public realm.</p>	<p>Not Consistent</p>
<p>8.7 Reinforce and preserve neighborhood and district character and a strong sense of place.</p>	<p>In theory, stealth towers are an effective alternative to undisguised wireless antennas imposing on neighborhood character. If limited to the dimensions of the district, stealth infrastructure can provide needed services to neighborhoods without negatively impacting their character. However, the applicant is requesting additional height beyond what is allowed in smaller-scale zoning districts. Stealth infrastructure larger or taller than surrounding buildings is not in concert with its surroundings and takes away from a neighborhood’s sense of place.</p>	<p>Not Consistent</p>
<p>9.1 Preserve and enhance neighborhood and district character.</p>		
<p>11.3 Pursue equitable access to privately provided services and amenities across the City.</p>	<p>Suppose a cell provider is unable to get coverage in a low-income neighborhood because current regulations prevent it. Does the City have a responsibility to provide opportunities to expand that coverage into marginalized communities? This is an important question to ask when reviewing zoning regulations for privately provided infrastructure.</p> <p>Unfortunately, the applicant has not provided a needs analysis for access to cellular service. Staff is unable to determine whether the proposed amendment will improve equitable access to service from wireless facilities.</p>	<p>Not Consistent</p>

Neighborhood Plans

Initiative	Discussion	Finding
Central Community UD-1.1 Protect View corridors, vistas, and focal points	This issue is discussed in this report under Plan Salt Lake initiative 8.3.	Not Consistent
Sugar House Retain views of the mountains where possible		
Sugar House support the preservation of neighborhood character as well as historic and natural resources	Preserving neighborhood character and identity is discussed in this report under Plan Salt Lake initiatives 8.7 and 9.1.	Not Consistent
Westside Promote reinvestment and redevelopment while maintaining the character of Westside's existing stable neighborhoods.		
East Bench Preserve and Enhance Neighborhood Identity		

2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;

Finding: The proposed amendment will not further the relevant purpose statements of the zoning ordinance.

Analysis: The proposed amendment would impact all districts in the Salt Lake City Zoning Ordinance. However, not all districts would be impacted equally by this request, so this analysis focuses only on residential districts and non-residential districts with a permitted maximum height at or below 30 feet (half of the proposed height for stealth wireless facilities). To meet this standard, the proposed amendment should further the purpose statement of an affected section of the ordinance or an affected zoning district or ordinance section. A proposed amendment that conflicts with, interferes with, contradicts, or otherwise does not promote the goals and visions of impacted purpose statements would not meet this consideration for zoning amendments.

District Purpose Statements

Zoning District	Discussion	Finding
Foothills Residential Districts FR-1/43,560 – 21A.24.020 FR-2/21,780 – 21A.24.030 FR-3/12,000 – 21A.24.040	<p>The only difference between the purpose statements of these districts is the allowed size of the lot with the FR-3 district “intended for application in most areas of foothills development.” These districts are meant to promote “environmentally sensitive and visually compatible development.” As well as preventing environmental hazards and protecting wildlife habitat, these districts have been put in place to “protect the natural scenic character of foothills areas.” Allowing 60-foot stealth towers—without established factors regulating the character of these towers—could lead future stealth tower development in these districts to impact “the natural scenic character” of the City’s foothills. Without the existing dimensional requirements for stealth towers in these districts, citizens in these districts might see more monopine stealth towers filling up the views into and from the valley.</p>	Not Met
Single-family Residential Districts R-1/12,000 – 21A.24.050 R-1/7,000 – 21A.24.060 R-1/5,000 – 21A.24.070	<p>Lot size is again the only significant difference between the purpose statements of the Single-family Residential Districts. The purpose statements of these districts emphasize the existing scale, intensity, and character of their neighborhoods and “promote sustainable and compatible development patter[s].” The maximum allowed height in these districts is below 30 feet. Cellular towers over 60 feet (stealth or otherwise) could significantly impact the scale and character of the neighborhoods in these districts. Limiting stealth towers in these districts to allowed projections into the maximum height in 21A.36.020 has kept any cellular infrastructure in these neighborhoods from being incompatible with their surroundings. Allowing these towers would not further the purpose statements of these districts.</p>	Not Met

District Purpose Statements (continued)

Zoning District	Discussion	Finding
Special Development Pattern Residential Districts SR-1(A) – 21A.24.080 SR-3 – 21A.24.100	<p>While intended for different densities and housing types, the Special Development Pattern Residential Districts are intended for neighborhoods with unique development patterns. These districts are meant to allow development that may not work in other zoning districts while maintaining the character of these unique neighborhoods.</p> <p>Ultimately, both districts are intended to “provide for safe and comfortable places to live...and to preserve the existing character of the neighborhood.” None of these districts allow buildings taller than 28 feet (the SR-1A district limits height to 23 feet). Allowing stealth towers that are more than twice the maximum height will likely negatively impact these neighborhoods, no matter their disguise.</p>	Not Met
Single- and Two-family Residential District R-2 – 21A.24.110	<p>The purpose statement of this district does not differ much from the Single-family Residential Districts. A significant difference is that it allows two-family development in many cases. Otherwise, like the single-family districts, the purpose statement of this district is also meant to promote “sustainable and compatible development” and maintain the existing scale and intensity of the district’s neighborhoods. The maximum allowed height is also below 30 feet, making 60-foot stealth towers out of character in almost every context. The proposed amendment does not further this purpose statement.</p>	Not Met
Multi-family Residential Districts RMF-30 – 21A.24.120 RMF-35 – 21A.24.130 RMF-45 – 21A.24.140	<p>Despite calling for different heights and densities within their respective neighborhoods, the purpose statements of the Multi-family Residential Districts are similar in their intent. Uses in these districts are meant to be compatible with the existing neighborhood scale and intensity. The established standards in these districts are intended to preserve the existing character of their neighborhoods.</p> <p>The RMF-75 district has been excluded from this conversation because 60-foot stealth towers would be lower than the allowed height in this district. While the impact on these districts would be less than on the lower-scale residential districts, the effects of the proposed amendment will still be felt, especially in the RMF-30 district.</p>	Not Met

District Purpose Statements (continued)

Zoning District	Discussion	Finding
Residential/Mixed Use Districts R-MU-35 – 21A.24.164 R-MU-45 – 21A.24.168	<p>The lower-height residential mixed-use districts are intended to allow a mix of uses in areas within proximity of lower-intensity districts. Their primary difference is the allowed maximum height. Both aim to “promote appropriately scaled development that is pedestrian-oriented.” In addition to the difference in height, stand-alone cellular towers often require a not-insignificant amount of real estate for accompanying electrical boxes and other necessary mechanical equipment. A stand-alone tower would not be in harmony with the intended pedestrian-oriented development pattern of these districts.</p>	Not Met
Residential/Business District RB – 21A.24.160	<p>The purpose statement of this district calls for small-scale retail, office, and other commercial uses interspersed within residential neighborhoods. Appropriately “scaled building and site design that focuses on compatibility with existing uses” is an important goal of this district. Not much will disguise 60-foot stealth towers within the small residential neighborhood scale of this district. The proposed amendment does not further the intended purpose of this district.</p>	Not Met
Neighborhood Commercial District CN – 21A.26.020	<p>The Neighborhood Commercial District not only limits the height of buildings to 25 feet, it also restricts the size of uses to “limit adverse impacts on nearby residential areas.” Allowing 60-foot stealth facilities is not in harmony with the purpose of this district that is meant to “be located within and serve residential neighborhoods.”</p>	Not Met
Community Business District CB – 21A.26.030	<p>Buildings in the Community Business District are meant to be integrated with adjacent residential neighborhoods. In addition to the maximum allowed 30-foot height, this intended proximity to residential districts makes allowing the 60-foot stealth towers out of line with this district’s purpose statement.</p>	Not Met

District Purpose Statements (continued)

Zoning District	Discussion	Finding
Corridor Commercial District CC – 21A.26.050	While the Corridor Commercial district allows a higher intensity of uses, the maximum permitted height is 30 feet. However, additional height is allowed through both Planned Development and Design Review approval. Because this district calls for “promoting compatibility with adjacent neighborhoods,” a 60-foot stealth wireless facility may be inappropriate in some cases. However, there may be some contexts where such a tower would be an appropriate fit.	Mixed
Public Lands District PL – 21A.32.070	This district often contains schools, libraries, and other public buildings commonly located within single-family residential neighborhoods. Allowing 60-foot stealth towers in this district would affect public spaces and the neighborhoods where they are located. Additionally, the Public Lands district’s stated purpose is to “specifically delineate areas of public use.” Allowing private communication facilities of any kind is not in harmony with this district’s purpose.	Not Met

Other Purpose Statements

Ordinance Section	Discussion	Finding
Wireless Telecommunication Facilities 21A.40.090.E	The Wireless Telecommunication Facilities purpose statement acknowledges the need and demand for cellular service throughout the City. However, it also points out that the regulations within this section should consider “visual mitigation, noise, residential impacts...and facility siting.” As proposed, this amendment does nothing to acknowledge the potential impacts that expanding where and how high stealth wireless facilities are allowed may have. Instead, the applicant expects the definition of stealth facilities to be a sufficient standard to regulate new 60-foot stealth towers. The proposal does not limit the type of disguise for a stealth tower. It does not acknowledge the outsized impacts these facilities have on residential neighborhoods. It does not require applicants to consider alternative sites that would be a better fit for the community. Overall, the proposed amendment expands the rights of cellular providers without consideration of the impacts on the community.	Not Met

3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

Finding: The proposed amendment is not consistent with the purposes and provisions of the H Historic Preservation Overlay District, The CHPA Capitol Hill Protective Area Overlay District, and the YCI Yalecrest Compatible Infill Overlay District.

Analysis: Because this proposal impacts all zoning districts, it might also impact some overlay districts. Two overlay districts directly address neighborhood character, building dimensions, or viewsheds—all areas of concern related to this request. The additional standards established by these districts would directly impact the applicant’s proposed amendment.

Overlay Districts

District	Discussion	Finding
CHPA Capitol Hill Protective Area Overlay District 21A.36.080	The capitol Hill Protective area Overlay was explicitly established to “protect the view corridor of the Utah State Capitol Building.” While it prohibits Conditional Use applications for projects that would project beyond the allowed height of a district, it does not specifically prohibit approval or application of uses that are a permitted use. The amendment as proposed would be in direct conflict with this overlay district and would negatively impact views of the capitol building.	Not Consistent
YCI Yalecrest Compatible Infill Overlay District 21A.34.120	The Yalecrest Compatible Infill Overlay District was established to maintain the character of the Yalecrest Neighborhood. While new stealth towers would require Conditional use approval within this overlay district (it only overlaps residential zoning districts), they would not be explicitly prohibited and could potentially be established within this Overlay District under this proposed amendment.	Not Consistent

4. The extent to which a proposed text amendment implements best current, professional practices of urban Planning and design.

Finding: The proposed amendment does not implement the best current practices of urban Planning and design.

Analysis:

There are existing federal regulations regarding the limitations of local government regulation of wireless facilities related to 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.

Because of these regulations, the City can only regulate wireless facilities based on location, aesthetics, and structural safety. The Planning Commission and City Council cannot base their decisions on concerns about the health or environmental effects "of radio frequency emissions." The following are other relevant planning issues that fit within these limitations:

Conditional Uses

Conditional Uses are not a discretionary decision. [Section 17-27a-506\(2\) of Utah Code](#) requires that conditional uses are approved unless reasonable conditions cannot mitigate potential impacts. Even if reasonable conditions are applied on a project to limit detrimental effects, those effects are still present.

The applicant has proposed Conditional Use approval for 60-foot stealth towers in all residential districts and lower-scale commercial districts. This may not prevent the installation of 60-foot stealth facilities within these districts. However, it will require Staff to present each individual case to the Planning Commission, taking up limited employee resources and establishing a false expectation in the community that a stealth antenna application could be denied based on input from the neighbors.

Revising the Salt Lake City Zoning Ordinance

When revising a zoning ordinance, it is best professional practice within Planning to respond to community needs and concerns. Ideally, code revisions should be done comprehensively (at least by section/subject) so that all related issues can be researched, discussed, and addressed during the revision process. In this case, the applicant's proposed modifications are a response to specific standards that have prevented their proposed project. Additionally, the applicant has not provided an analysis of the possible long-term effects of their request. With this piecemeal approach that lacks at least a surface-level analysis of impacts, Staff cannot provide any information on any potential long-term effects this proposal may have on stealth facilities within the City. Attempting to circumvent existing regulations by modifying them without appropriate analysis of impacts is not the best practice for revising a zoning ordinance.

ATTACHMENT D - OTHER APPLICATION MATERIALS

Salt Lake City Zoning Amendment Application

Amendment to text of Zoning Ordinance

Applicant: Verizon Wireless

Project Description

1. A statement declaring the purpose for the amendment.

The purpose for the requested amendment is to allow for the deployment of wireless facilities that are concealed or stealth design within all zoning districts in Salt Lake City with a maximum height of 60'. Currently, as drafted, the Salt Lake City Land Use Code limits the deployment of freestanding wireless facilities to certain zoning districts and only up to the height limit of the zoning district. Sections 21A-40-090E.2.f, 21A-40-090E.5 and Table 21A-40-090E of the Wireless Telecommunications Facilities currently limit the height for stealth facilities to the height exception allowed under Section 21A.36.020.C – Conformance with Lot and Bulk Controls (Height Exceptions). However, Section 21A.36.020.C – Conformance with Lot and Bulk Controls (Height Exceptions) does not allow for height exceptions for stealth wireless facilities. As there is no height exception allowed under Section 21A.36.020.C – Conformance with Lot and Bulk Controls (Height Exceptions) for stealth facilities, the default height limit is the height limit for the zone district. In certain instances, the height limits may be 30' or 35'. There is no mechanism to seek a height exception either through the wireless section or height exceptions of the code.

Wireless providers often cannot deploy macro facilities that are below 60' in height as they cannot meet the RF requirements to provide effective wireless services. Or, in certain instances, lower heights may have interference from trees, surrounding buildings, etc. The taller height allows the macro facilities to provide services above clutter that may otherwise cause signal interference. Further, macro facilities are necessary for the deployment of both 4G and 5G services. Macro facilities are the overlay to small wireless facilities that provide 5G services. (See attached map). Verizon Wireless requests the proposed text amendment to allow for the placement of freestanding wireless facilities that are stealth design in all zoning districts up to 60' so it can provide the necessary wireless services.

Wireless demand was growing exponentially prior to the COVID-19 pandemic, in particular, in residential areas. Over 50% of all households are wireless now with no wireline connections. Over 90% of all 9-1-1 calls are made from wireless devices. Now, with the COVID-19 pandemic, the growth curve for wireless services is even more significant. The COVID-19 pandemic is the textbook example of why the deployment of wireless services is critical and necessary, especially in residential areas.

- Emergency Services: All emergency service responders use wireless services to respond to 911 calls, to locate residences through GPS systems, to utilize medical equipment, and to provide other critical emergency responses. In addition, wireless services are critical to allow citizens to place e-911 calls because of the

rising number of all wireless households. All of these providers are considered essential, if not critical during this time period.

- Telemedicine: Telemedicine has started to replace in-office patient visits to assist with reducing the spread of COVID-19. Wireless services allow both citizens and medical professionals to use telemedicine apps.
- Online Schooling and Remote Work Environments: Schools and higher education facilities are closed requiring students to use wireless services to engage and participate in their online learning and virtual classrooms. In almost every state in the country, a majority of the workforce is working remotely from home. Online schooling and remote work environments require apps such as Zoom, Microsoft Meeting, Skype and GoToMeeting, which all rely on wireless services.

2. A description of the proposed use of the property being rezoned.

As set forth above, Verizon Wireless is proposing an amendment to the City's Code that will allow for administrative approval of all wireless facilities that are of stealth design in all zoning districts and subject to a height limitation of 60'.

By way of example, Verizon Wireless seeks to submit an application for a freestanding macro facility on the property of the Pioneer Precinct – Salt Lake City Police Department. Importantly, the proposed facility will substantially improve the wireless services in this area including for residential areas as well as emergency services provided by Salt Lake City's Police Department and other emergency departments. The proposed facility is a stealth design of a monopine, which will blend in with the surrounding trees on the property.

Verizon Wireless initially submitted an application for an 80' facility. 80' is the height that will allow Verizon Wireless to deploy the most optimal wireless services. However, in speaking with the City, the City expressed a few concerns: 1) the zoning district height limit is 35', 2) the facility's close proximity to residential areas, and 3) the City wants structures to blend in with the surrounding environments. To address the City's concerns, Verizon Wireless worked with its RF engineer who advised that Verizon Wireless could deploy a facility at 60' as it will improve the wireless services although not as much as the 80' facility. The height limit for Public Lands zone district is 35'. A 60' facility will blend in more with the building height limit and not be as obtrusive as the 80' facility. Additionally, the 60' facility potentially will allow other wireless carriers to collocate on the facility. This may reduce the number of freestanding wireless facilities in the area. Further, the 60' facility will be designed as a stealth monopine, which will blend in with existing trees on the property and surrounding areas that are 50-60'. Attached are three coverage maps provided by Verizon Wireless that demonstrate the proposed coverage the facility can provide – the first map shows the existing coverage without the wireless facility, the second map shows the coverage with a 80' facility, the optimal height for the facility, and the third map shows the wireless coverage with a 60' facility, which still allow Verizon Wireless to significantly improve coverage in the area.

While Verizon Wireless will agree to deploy the facility at 60', there is no height exception under Sections 21A-40-090E.2.f, 21A-40-090E.5 and Table 21A-40-090E of the Wireless Telecommunications Facilities or Section 21A.36.020.C – Conformance with Lot and

Bulk Controls (Height Exceptions) that allows for Verizon Wireless to seek an exception for a taller facility. To address this specific application and future applications, Verizon Wireless requests certain text amendments to the Code to allow for deployment of taller facilities subject to certain stealth/concealment requirements as set forth below in Section 5.

3. List the reasons why the present zoning may not be appropriate for the area.

As set forth above in Section 2, the present zoning is not appropriate as it substantially limits the ability of wireless service providers to deploy necessary macro facilities in areas where service is most critical – residential areas and zones and zones surrounding residential areas. Further, the height limitation to the height limit of the zoning district without any mechanism for a height exception under Section 21A.36.020.C – Conformance with Lot and Bulk Controls (Height Exceptions) effectively prohibits wireless providers from deploying service. 47 U.S.C. § 332(c)(7)(B)(i)(II) (the City may not regulate the construction of wireless facilities in such a way as to “prohibit or have the effect of prohibiting the provision of personal wireless services.”).

4. Is the requested amending the Zoning Map? No.

5. Is the request amendment the Zoning Ordinance? If so, please include language and the reference to the Zoning Ordinance to be changed.

Verizon Wireless respectfully request the City Council amend Sections 21A-40-090E.2.f, 21A-40-090E.5 and Table 21A-40-090E of the Wireless Telecommunications Facilities. A copy of the proposed text amendments in track changes are attached to this application.

Protecting Health and Safety

The health and safety of consumers is the wireless industry's first priority. Here's what you should know about radiofrequency (RF) energy and wireless devices.

Read what the experts say:

- World Health Organization
- American Cancer Society
- Institute of Electrical and Electronics Engineers (IEEE)
- National Institutes of Health – National Cancer Institute
- Federal Communications Commission (FCC)
- Food and Drug Administration

What is RF Energy?

Many devices we use every day—baby monitors, Wi-Fi routers, and garage door openers—transmit information using radio waves. These radio waves emit energy commonly referred to as RF energy.

Experts agree that wireless devices have not been shown to pose a public health risk.

Overwhelming scientific evidence shows no known health risk to humans from RF energy emitted by wireless devices, including smartphones. This evidence includes numerous, independent analyses of peer-reviewed studies conducted over several decades by national and international organizations.

Federal government statistics show the number of brain tumors have decreased since mobile phones were widely introduced in the 1980s while the number of mobile phones and sites has increased significantly, by a factor of 325 and 140, respectively.

Cellular equipment operates within safety limits.

RF energy from antennas used in cellular transmissions, including small cells, result in exposure levels well below FCC safety limits. These limits are based on recommendations from the scientific community and expert non-government organizations. The widely accepted scientific consensus is that towers, small cells, antennas, and other cellular infrastructure pose no known hazard to nearby residents—and as the FCC notes, “the possibility that a member of the general public could be exposed to RF levels in excess of the FCC guidelines is extremely remote.”

FCC regulations protect health and safety.

All wireless devices sold in the U.S. must go through a rigorous approval process to ensure they meet the science-based guidelines set by the FCC. These guidelines—based on internationally-recognized scientific organizations—set limits for the maximum amount of RF exposure from wireless devices and include a significant margin of safety. Wireless devices and antennas operate well under FCC thresholds.

Expert voices

“Based on our ongoing evaluation of this issue and taking into account all available scientific evidence we have received, **we have not found sufficient evidence that there are adverse health effects** in humans caused by exposures at or under the current radiofrequency energy exposure limits. Even with frequent daily use by the vast majority of adults, we have not seen an increase in events like brain tumors.”

– *Director of the FDA’s Center for Devices and Radiological Health (2018)*

“[T]he RF waves given off by **cell phones don’t have enough energy to damage DNA directly or to heat body tissues**. Because of this, it’s not clear how cell phones might be able to cause cancer.”

– *American Cancer Society (2018)*

“We have relied on decades of research and hundreds of studies to have the most complete evaluation of radiofrequency energy exposure. This information has informed the FDA’s assessment of this important public health issue, and given us the confidence that the **current safety limits for cell phone radiofrequency energy exposure remain acceptable for protecting the public health**. ... [T]he totality of the available scientific evidence continues to not support adverse health effects in humans caused by exposures at or under the current radiofrequency energy exposure limits.”

– *Director of the FDA’s Center for Devices and Radiological Health (2018)*

More information is available at cellphonehealthfacts.com.

Agencies and organizations that shape U.S. regulations:

- Institute of Electrical and Electronics Engineers (IEEE)
- National Council on Radiation Protection and Measurements
- International Commission on Nonionizing Radiation Protection



The FCC, as well as other agencies that are experts in health and safety issues ... looked at all of the studies and all of the information and they have reached the determination that these are safe. That’s a determination that is constantly undergoing review and any new information that comes up is taken into account.”

– *FCC Commissioner (2018)*

**Connecting
our homes,
businesses &
communities.**

verizon

Why are we expanding the wireless network?

More people than ever before rely on wireless connections to manage their lives and businesses.

Verizon is expanding its wireless network to meet the growing demands of today and tomorrow.

But it takes time.

39_{GB}
of data per month

Mobile data traffic per smartphone will rise from 7 GB per month in 2018 to 39 GB per month in 2024.¹

61%
are now wireless

61.3% of adults (nearly 154 million) and 70.3% of children (approximately 51 million) lived in households that did not have a landline telephone but did have at least one wireless telephone.²

31
billion devices

It is projected that there will be 31 billion connected devices by 2023.³

1. Ericsson Mobility Report, June 2019

2. CDC's 2019 Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, July-December

3. CTIA Infographics, January 2020

What it takes to keep families and businesses connected.

How does wireless service work?

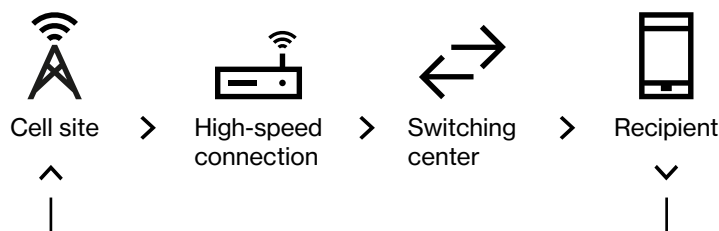
Radio frequencies can carry signals from radios and televisions, to baby monitors, garage door openers, home Wi-Fi service, and cordless phones.

Cell service uses these radio frequencies to wirelessly connect a mobile device with the nearest antenna. That antenna may be hidden in a church steeple, sitting on a rooftop, attached to a building façade or mounted on a freestanding tower structure. All are known generically as cell sites.

From the cell site, the call or data session then travels through a high-speed connection to a network switching center where it is then directed to the recipient.

This all happens in fractions of a second.

The many types of wireless technologies include cellular and fixed wireless, or Wi-Fi.



Different locations require different solutions.

Verizon uses a balanced approach to engineering the best possible network given the local community's needs.

Traditional, or macro cell sites, are most often the best choice for meeting coverage and capacity needs. Macro sites are traditional cell sites or towers that provide coverage to a broad area, up to several miles.

Small cells are just like the name implies – short range cell sites used to complement macro cell towers in a smaller geographic area ranging from a few hundred feet to upwards of 1,000 feet. These lower power antennas enhance capacity in high traffic areas, dense urban areas, suburban neighborhoods, and more. Small cells use small radios and a single antenna or small antennas placed on existing structures including utility poles and street lights.

Distributed Antenna Systems (DAS) are a group of antennas in outdoor or indoor locations that connect to a base station. DAS systems are typically used in large venues including stadiums and shopping centers.

Staying ahead of demand.

A wireless network is like a highway system...

More wireless traffic needs more wireless facilities just like more vehicle traffic needs more lanes.

- Many wireless users share each cell site and congestion may result when too many try to use it at the same time.
- Wireless coverage may already exist in an area, but with data usage growth increasing exponentially each year, more capacity is needed.
- To meet capacity demands, we need to add more wireless antennas closer to users and closer to other cell sites to provide the reliable service customers have come to expect from Verizon.

In the United States, mobile data traffic will reach 5.7 exabytes per month by 2022 (the equivalent of 1 billion DVDs), up from 1.2 exabytes per month in 2017.*

Finding the right location.

To meet customer needs and expectations, wireless providers need the ability to expand and enhance their networks where users live, work, travel and play.

Verizon gathers information from many sources including customer feedback, results of our own exhaustive network testing, and data from third parties.

When an area for improvement is identified, utilizing our existing network is always our first effort. If that is not possible, we then look at adding a new site.

Steps to finding a new site

Our engineers analyze the areas that need improvement to figure out the ideal location based on customer needs, terrain and modeling results.

Using existing structures is considered first.

Network teams perform exhaustive searches in the area needing improvement to find a location that will meet our technical needs. We also look at interest from property owners.

We pick a location that has the highest likelihood of meeting technical needs and works for the community.

Guidelines for new sites

We comply fully with all requirements for community notification and review, zoning and permitting.

Potential antenna locations must meet all local, state and federal regulations.

Verizon holds Federal Communications Commission (FCC) licenses for the frequencies utilized and we strictly follow their regulations.

Wireless facilities and property values.

Cell service in and around the home has emerged as a critical factor in home-buying decisions.

National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.

75%

More than 75% of prospective home buyers said a good cellular connection was important to them.¹

83%

The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.

90%

90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.²

1. RootMetrics/Money, The Surprising Thing Home Buyers Care About More than Schools, June 2, 2015

2. CTIA, June 2015

Health and safety background.

Health and safety organizations worldwide have studied potential health effects of RF emissions for decades, and studies continue.

The Federal Communications Commission (FCC) guidelines for operating wireless networks are based on the recommendations of federal health and safety agencies including:

- The Environmental Protection Agency (EPA)
- The Food and Drug Administration (FDA)
- The National Institute for Occupational Safety and Health (NIOSH)
- The Occupational Safety and Health Administration (OSHA)
- The Institute of Electrical and Electronics Engineers (IEEE)
- The National Council on Radiation Protection and Measurements (NCRP)

Wireless technology, equipment and network operations are highly regulated.

For more information go to:

Federal Communications Commission: fcc.gov

Food and Drug Administration: fda.gov

World Health Organization: who.int

American Cancer Society: cancer.org

Hundreds of times less

According to the FCC, measurements made near a typical 40 foot cell site have shown that groundlevel power densities are 100's of times less than the FCC's limits for safe exposure.



Building a wireless network you can rely on in a crisis.

The reliability of your cell phone is never more important than when crisis strikes. That's when a simple call or text message can make the difference between life and death.

We build reliability into every aspect of our wireless network to keep customers connected when you need it most. Reliability starts when we choose the safest, most secure locations for our wireless equipment. The likelihood of earthquakes, and risk from wildfires, mudslides, floods, hurricanes and more are all considered. When disaster strikes, we coordinate with first responders and can mobilize charging stations, special equipment, emergency vehicles and more to support local, state and federal agencies in all 50 states.

80%

80% of 911 calls originate from a cell phone.¹

240

240 million 911 calls are made annually. In many areas, 80% or more are from wireless devices.¹

1. National Emergency Number Association, About and FAQ

2. EMS World, April 24, 2014

Wireless connectivity is critical in schools and communities.

Wireless is a critical component in schools and for today's students.

20k

learning apps are available for iPads.

72%

of iTunes top selling educational apps are designed for preschool and elementary students.

600+

school districts replaced text books with tablets in classrooms.

77%

of parents think tablets are beneficial to kids.

74%

of school administrators feel digital content increases student engagement.

70%

of teens use cellphones to help with homework.

Wireless is a critical component in today's medical fields.

Smart pill bottles and cases can help patients and their care-givers track medication usage, ensuring medications are taken on time and correctly. This supports increased medical compliance, provides more consistent care, and enables preventative care, keeping patients in their homes longer and reducing the number of emergency visits to the doctor's office or hospital.

Wireless connected glucose monitors, blood-pressure cuffs, and EKGs can track a patient's vital signs and catch an issue before it turns into an emergency.

Pace makers and sleep apnea monitors can be tracked remotely.

Routine eye exams can be conducted with a wireless device connected to a smart phone, bringing solutions and services to low-income and remote areas that would otherwise go unsupported.

Wireless is a critical component in today's communities.

Wireless smart city solutions are being used to track available parking and minimize pollution and wasted time.

These same solutions are being used to track pedestrian and bike traffic to help planning and minimize accidents.

Smart, wireless connected lighting enables cities to control lighting remotely, saving energy and reducing energy costs by 20%.

4G technology is utilized to track and plan vehicle deliveries to minimize travel, maximize efficiency, and minimize carbon footprint.

4G technology is also used to monitor building power usage down to the circuit level remotely, preventing energy waste and supporting predictive maintenance on machines and equipment.

Wireless sensors placed in shipments are being used to track temperature-sensitive medications, equipment, and food. This is important for preventing the spread of food-borne diseases that kill 3,000 Americans each year.

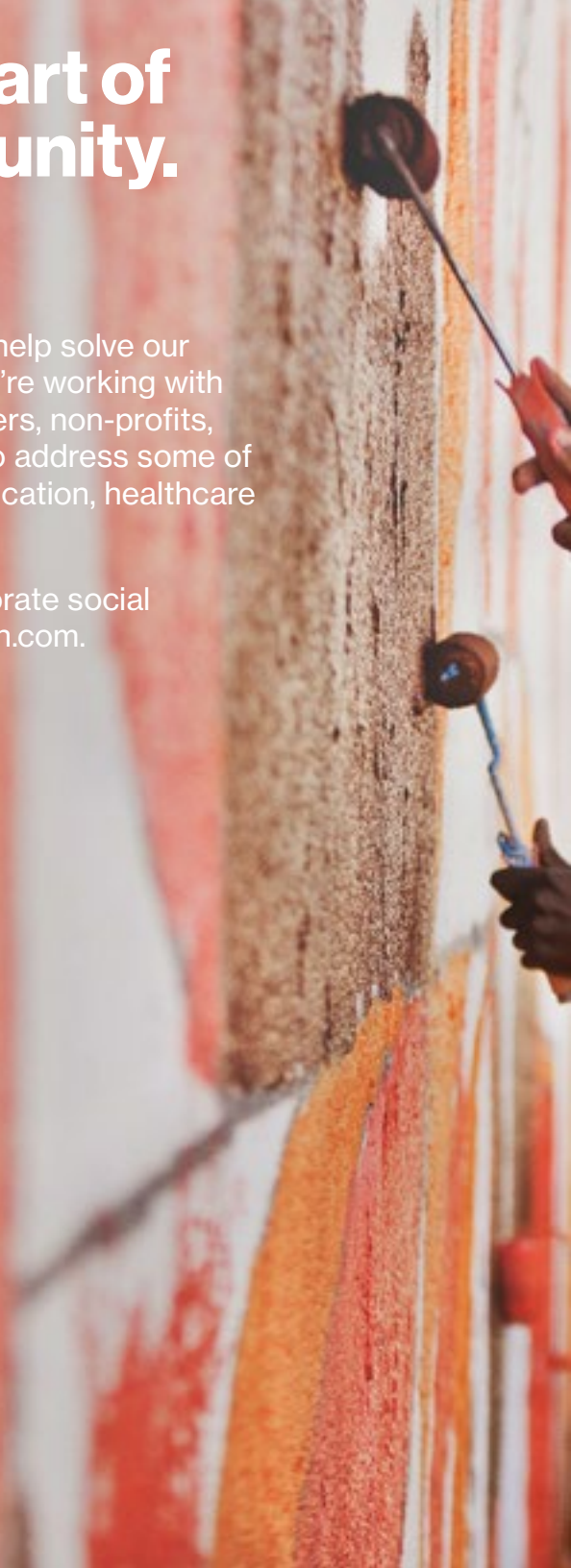
Verizon is part of your community.

**Because we live
and work there too.**

We believe technology can help solve our biggest social problems. We're working with innovators, community leaders, non-profits, universities and our peers to address some of the unmet challenges in education, healthcare and energy management.

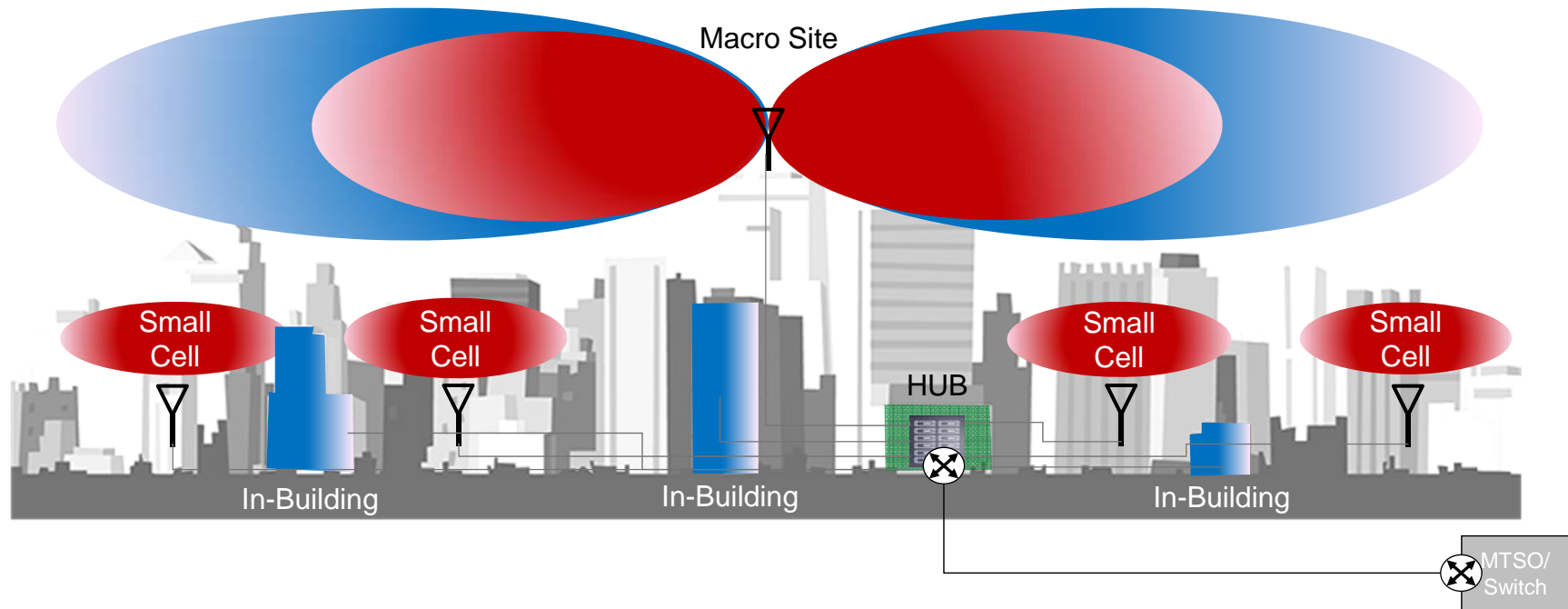
Learn more about our corporate social responsibility at www.verizon.com.

verizon✓





Wireless Ecosystem



- Coordinate signals between Macros, small cells, and in-building systems
- Reduces interference and improves performance / capacity



VERIZON WIRELESS MONOPINE SAMPLES



Sal Snowbasin- Snowbasin Ski Resort, Hanksville, UT

This is a 67' Stealth Monopine on Private Property. Access will need to be coordinated.



Sal Gabbro- 9850 South 2700 East, Sandy, UT

This is a 67' Stealth Monopine on Private Property. Access will need to be coordinated.



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



Sal Granite- 3340 East 7800 South, Sandy, UT

This is a 62' Stealth Monopine near the mouth of Little Cottonwood Canyon at a trailhead for the Bells Canyon Trail. The site is accessible from the parking area.



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



Sal Rustic Acres - 750 East 10600 South, Sandy, UT

This is a 65' Stealth Monopine in the rear of commercial business. The site is accessible from the parking lot.



Sal Oquirrh Shadows- 5850 South 5600 West, Kearns, UT

This is a 60' Stealth Monopine at Thomas Jefferson JR HS. The site is on School Property. Access will need to be coordinated.



Sal Camporee – 9955 South 2300 East, Sandy, UT

This is a 67' Stealth Monopine at Park Lane Elementary School. The site is on School Property. Access will need to be coordinated.

ATTACHMENT E – PUBLIC PROCESS AND COMMENTS

The following attachment lists the public meetings that have been held and other public input opportunities related to the proposed project. All written comments that were received throughout this process are included within this attachment.

- Early notification/Online Open House notices e-mailed out August 25, 2020
 - Notices were e-mailed to all recognized community organizations (community councils) per City Code 2.60 with a link to the Online Open House Webpage.
 - Two community councils (East Bench Community Council and Sugar House Community Council) requested that Staff and the applicant attend a meeting to review the proposal. Both have submitted formal comments (attached). Both community councils expressed concerns with the proposed amendment. The East Liberty Park Community Council also submitted formal comments with concerns about the request.
 - Staff received 32 public comments regarding this request, which are included on the following pages. Two comments were in support of the proposed amendment—one of which was from a representative of AT&T. All other comments were opposed to the proposal and expressed concerns about new towers in residential neighborhoods.
- Notice of the public hearing for the proposal included:
 - Public hearing notice mailed on May 14, 2021
 - Public notice posted on City and State websites and Planning Division listserv on May 14, 2021

Barlow, Aaron

From: S. Fleming <[REDACTED]>
Sent: Tuesday, August 25, 2020 3:34 PM
To: Barlow, Aaron
Cc: S. Fleming
Subject: (EXTERNAL) Stealth Antennas--visual blight for neighborhoods

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Barlow,

I live just adjacent to the YaleCrest historic district, northwest of Foothill Village and south of the University of Utah.

While stealth antennas for wireless may be appropriate in commercial areas, near freeways, I think they should NOT be placed in neighborhoods at all. We have enough telephone poles in our neighborhoods. Stealth antennas at up to 60' tall are very ugly and they stand out, even if disguised. This would truly ruin the charm of neighborhoods.

In fact, most telephone poles in Salt Lake City should have been placed underground in cable many years ago. These are a blight on our city and neighborhoods. Adding stealth antennas only adds to the problem.

Sincerely,

Susan F. Fleming
PO Box 58858
SLC Utah 84158

Barlow, Aaron

From: Robert Lunt <[REDACTED]>
Sent: Monday, August 31, 2020 5:25 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth Towers

Follow Up Flag: Follow up
Flag Status: Completed

I live on Kensington Ave east of Wasatch Blvd, and I see no reason to not permit stealth towers throughout SLC. They should allow the cell phone companies to provide better service, particularly to residential customers, without sacrificing aesthetic appeal of the neighborhood. Indeed, they would be preferable to the telephone pole directly across from my house.

Sent from [Mail](#) for Windows 10

Barlow, Aaron

From: Jennifer Hawkins [REDACTED] >
Sent: Saturday, September 5, 2020 9:39 PM
To: Barlow, Aaron
Subject: (EXTERNAL) stealth cell towers

Follow Up Flag: Follow up
Flag Status: Completed

I am a homeowner in the St Mary's area and I strongly disapprove of the plan to locate stealth cell phone towers in our neighborhood.

Sincerely,

Mary Jennifer Hawkins

Sent from my iPhone

Barlow, Aaron

From: [REDACTED]
Sent: Saturday, September 5, 2020 11:07 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Petition to Amend Antenna Regulations

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Aaron Barlow:

As a resident of Salt Lake City, I OPPOSE the allowance of construction of stealth antennas up to 60 feet in height in all zoning districts located within Salt Lake City without going through the Conditional Use process. I therefore encourage the SLC Planning Division to REJECT the private petition to amend Chapter 21.40.90 Antenna Regulations of the zoning ordinance.

Thank you,

John Manfredi
2880 Lancaster Drive
Salt Lake City, Utah 84108

[REDACTED]

Barlow, Aaron

From: gkjk <[REDACTED]@com>
Sent: Saturday, September 5, 2020 10:55 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth Cell Towers

Follow Up Flag: Follow up
Flag Status: Completed

I am a resident of Salt Lake City and would like to go on record as objecting to any zoning change that would allow stealth cell towers to be put anywhere near residential neighborhoods (I feel they really shouldn't be allowed anywhere, but if it is a truly industrial area at least it won't reduce property values by much.) I have seen these horrors in other states, and there is nothing "stealthy" about them. They are taller than almost any natural trees in this area, and don't look like anything we grow in our specific area either. They not only look terrible, but will most likely cause problems with birds and other wildlife. Property values will take a hit if these are put in our neighborhoods. PLEASE ask anyone involved in making this decision to not permit this in our neighborhoods. Thank you!

Kellee Knight

Barlow, Aaron

From: Ariel Mumma <[REDACTED]>
Sent: Sunday, September 6, 2020 1:30 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth towers

Follow Up Flag: Follow up
Flag Status: Completed

Hello.

I live in upper Sugarhouse and fail to understand how 60-ft cell towers either fit into a neighborhood or help any of us cell-phone users use our phones more efficiently. That could be done in a 15-minute videoconference.

Please add my name to any list which may exist, as opposing the building of or locating of such towers in any residential neighborhood.

Besides my general dislike of any 60-foot towers in a residential neighborhood, the depicted tower is ugly, does not look like a tree, sticks out like a sore thumb, appears to be a spear with fake branches, and generally looks awful. And it should be in a forest, if it should be located anywhere. It's totally out of place as illustrated, and has no artistically redeeming value at all.

Ariel Mumma
Upper Sugarhouse

Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone

Barlow, Aaron

From: Carolyn <[REDACTED]>
Sent: Sunday, September 6, 2020 4:47 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth Tree Tower

Follow Up Flag: Follow up
Flag Status: Completed

We do not want the amendment changed that allows these towers in residential neighborhoods. Period!!.

Carolyn

Barlow, Aaron

From: [REDACTED]
Sent: Sunday, September 6, 2020 10:28 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Petition to amend Chapter 21.40.90

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Aaron Barlow:

As a resident of Salt Lake City, I OPPOSE the allowance of construction of stealth antennas up to 60 feet in height in all zoning districts located within Salt Lake City without going through the Conditional Use process. I therefore encourage the SLC Planning Division to REJECT the private petition to amend Chapter 21.40.90 Antenna Regulations of the zoning ordinance.

Thank you,

Christine Klein
2880 Lancaster Drive
Salt Lake City, Utah 84108

[REDACTED]

Barlow, Aaron

From: Heather Moore <[REDACTED]>
Sent: Sunday, September 6, 2020 10:16 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Cell tower zoning

Follow Up Flag: Follow up
Flag Status: Completed

I would like to let you know that I do not want cell towers installed in residential neighborhoods. They stock out like a sore thumb and are 2 times higher then the tallest trees. There is one over in research park and it's obvious and out of place. We do not want that on our neighborhoods.

Thank you.

Heather moore.

Sent from my iPhone

Barlow, Aaron

From: Dick's Gmail <[REDACTED]@gmail.com>
Sent: Sunday, September 6, 2020 7:31 PM
To: Barlow, Aaron
Cc: Dugan, Dan
Subject: (EXTERNAL) Cell Towers

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Barlow,

As 46 year tax paying, voting residents of Salt Lake City we STRONGLY oppose the proposed rezoning that would allow cell towers in residential neighborhoods.

Richard & Amy Moffat

Sent from Richard Moffat's iPhone

Barlow, Aaron

From: Mango Sombrero <[REDACTED]>
Sent: Sunday, September 6, 2020 5:28 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth towers

Follow Up Flag: Follow up
Flag Status: Completed

Please do not allow this amendment to go forward. There is much potential harm from having these towers so close to residents and they are unsightly monstrosities. Removing the community from being involved in decisions about where these towers will be installed is the wrong thing to do, please consider us residents and vote no. Thank you for your consideration.

Travis Julian

Barlow, Aaron

From: Bill Hippler <[REDACTED]>
Sent: Monday, September 7, 2020 6:13 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Verizon Cell Towers

Follow Up Flag: Follow up
Flag Status: Completed

I vehemently oppose any plan to erect any type of cell towers in residential neighborhoods. I do not support the stealth tower amendment.

Bill Hippler
[REDACTED]

Barlow, Aaron

From: Gail And Les Ellison <[REDACTED]>
Sent: Monday, September 7, 2020 11:18 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Verizon Cell Tower proposal

Follow Up Flag: Follow up
Flag Status: Completed

Hi Aaron,

I am writing you to encourage you to vote against any zoning changes to allow cell towers in city areas. I believe they should continue to be located in their current zoning areas only.

Thank you, Gail Ellison

Sent from my iPhone

Barlow, Aaron

From: rjacobousmc <[REDACTED]>
Sent: Monday, September 7, 2020 5:16 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth tower

Follow Up Flag: Follow up
Flag Status: Completed

I am not in favor Of the Towers Being installed throughout our neighborhood.

Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone

Barlow, Aaron

From: Stephanie Christian <[REDACTED]>
Sent: Monday, September 7, 2020 8:08 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth cell towers

Follow Up Flag: Follow up
Flag Status: Completed

I am opposed to zoning changes all owing stealth cell phone towers to be placed in residential areas of Salt Lake City. Until further research is available on the consequences of allowing towers in these areas, I do not believe we should allow them.

-Stephanie Christian
Sent from my iPhone

Barlow, Aaron

From: Liz Walker <[REDACTED]>
Sent: Thursday, September 17, 2020 2:46 PM
To: Barlow, Aaron
Cc: THUE, TARA N; SCARBOROUGH, FARRON
Subject: (EXTERNAL) Petition No.: PLNPCM2020-00284 - AT&T Letter of Support for Verizon Wireless Request for Text Amendment re Wireless Facilities
Attachments: ATT Letter of Support re VZW Text Amendment 09.17.2020.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Barlow:

On behalf of AT&T, please accept this letter of support for the Verizon Wireless pending application for a text amendment regarding wireless facilities.

Please do not hesitate to reach out to AT&T External and Legislative Affairs President Tara Thue or myself with any questions or comments regarding the attached.

We appreciate the opportunity to voice our support for the Verizon Wireless request.

Sincerely,

Liz Walker

Liz Walker

Wireless Policy Group LLC
[REDACTED]

Barlow, Aaron

From: Margo Becker <[REDACTED]@com>
Sent: Monday, September 21, 2020 6:55 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Petition PLNPCM2020-00284

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I am adamantly opposed to this cell tower proposal. This is a disastrous idea. Why ever should the City allow this? This proposal asks for a free pass to flagrantly pollute our communities with 60 foot cell towers wherever, whenever, and however they please. Don't put profit over people. This is a no-brainer preposterous proposal that should be never be considered.

Please note my fervent opposition.

Thank you,

Margo Becker

--

Margo B. Becker
[REDACTED]

Barlow, Aaron

From: Lorri Carrell <[REDACTED]>
Sent: Wednesday, September 23, 2020 6:19 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth towers

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

My name is Lorri Carrell and I live on Comanche Drive.

We have terrible cell phone coverage on the hill where we live next to the mountains. I live near the H rock on the East.

I found a cell tower map online and after looking at it realized there isn't one cell tower that is directed into our area.

Is there anyway they can put a cell tower on the big hill behind us?

I don't know who owns the land but it would be so nice if we could get reception.

If a person has Verizon or ATT the reception is spotty. I've had workman with other providers not able to get any signal at all.

I am for the Stealth towers, if they would face a couple in our direction. :) Thanks, Lorri Sent from my iPhone

Barlow, Aaron

From: John Gurr <[REDACTED]>
Sent: Monday, October 5, 2020 2:54 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth towers

Follow Up Flag: Follow up
Flag Status: Completed

I think these are a great idea and would only add that trees should also be considered. I've seen some very good towers, for instance, in Bend Oregon that that actually are pretty deceiving as pine trees.

Thanks for what you do.

John Gurr, CCIM, SIOR
Associate Broker
InterNet Properties



sent from my mobile phone
(with apologies for any typo's)

Barlow, Aaron

From: James Webster <[REDACTED]>
Sent: Monday, October 5, 2020 4:37 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Towers

Follow Up Flag: Follow up
Flag Status: Completed

When they erected one in front of the historic Geo. Albert Smith home when many alternatives were available this speaks aloud to their disingenuous intent.

J.D. Webster (MFA, architectural history, Harvard '73)

Sent from my iPhone

Sent from my iPhone

Barlow, Aaron

From: Tom Gabardi <[REDACTED]>
Sent: Wednesday, October 7, 2020 4:59 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth Cellular Towers

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Barlow,

I am writing regarding Petition Number PLNPCM2020-00284, Stealth Cellular Towers Set Amendments.

[\(https://www.slc.gov/planning/2020/08/24/stealth-cellular-towers-text-amendments/\)](https://www.slc.gov/planning/2020/08/24/stealth-cellular-towers-text-amendments/)

I live in an historic district in Salt Lake City and am concerned about the effects the proposed stealth cellular towers will have on the community. These concerns, while related to the historic districts of Salt Lake City, may also be relevant to other non-historic neighborhoods. My concerns and questions are:

1. Placement of telecommunication antennas and associated electrical facilities in historic neighborhoods degrades the historic nature of the neighborhood. While some of the equipment may be hidden from site at installation, other associated, ground level equipment is in full view. These fenced, electrical facilities (see pictures of existing Verizon equipment below) do not fit with the historic nature of the neighborhood and could be placed on parking strips throughout the communities. The Amendment wording has been changed from "Stealth Antennas" to "Stealth Facilities and Antennas". What is the requirement for the ground facilities to also be "stealth"? Will all locations require similar, ground facility structures that are fenced?
2. Technology that is being deployed today by these telecommunication companies, e.g. 4G and 5G equipment, will, at some time in the future, be obsolete and require decommissioning and recovery of the site. These companies should be required to put aside funding for decommissioning and reclamation of the site where the antennas are placed, thereby ensuring the taxpayer is not responsible for decommissioning and reclamation in the event the company that installed the equipment is no longer in business at the time.
3. Communication companies such as Google Fiber and CenturyLink have already installed telecommunications equipment in our neighborhood. These installations involved placement of street-buried cables and utility access boxes on parking strips (in the case of Google Fiber) and additional overhead communication cabling on existing overhead power poles (in the case of CenturyLink). Now Verizon is requesting placement of stealth facilities in locations that are ambiguously specified. Only examples of where these facilities might be placed, such as flagpoles, high pole standards, or architectural elements such as dormers, steeples and chimneys. The Salt Lake City Zoning Regulations define stealth antennas as "completely disguised as another object, or otherwise concealed from view, thereby concealing the intended use and appearance of the facility." This definition and terminology such as "disguised as another object" and "concealed from view" are ambiguous and subject to interpretation.
4. Can these stealth antennas and associated electrical equipment be placed on parking strips without consent of the homeowner?
5. If antennas are placed in trees, the "stealthness" of the antenna is lost if the tree partially or completely dies.
6. There are health and safety concerns associated with these antennas and facilities. Has the city fully studied the health effects of 5G communication in high density areas? There are safety

considerations regarding securing the antenna to certain objects. Does the city require insurance of the cellular provider in the event an antenna were to fall and cause injury to a person or private property?

7. There seems to be no limit as to the number of private companies the city will allow for placement of their equipment. If telecommunication companies were treated more like a utility and governed by a public service commission, coordination of telecommunication distribution equipment between companies would limit the amount of equipment installed in neighborhoods, thereby maintaining the integrity of the area. Imagine if the same process existed for power distribution with multiple private companies requesting their lines all be strung.

In summary, I stand opposed to accepting placement of “stealth facilities and antennas” in areas other than those currently allowed. I strongly encourage the city not to pass the requested petition.

Regards,
Tom Gabardi



Examples of existing Verizon non-stealth facilities with fenced electrical equipment at ground level.









Barlow, Aaron

From: Dave Alderman <[REDACTED]>
Sent: Thursday, October 8, 2020 4:31 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth Cell Towers

Aaron - I'm writing in regards to the on-line Open House topic of Stealth Cell Towers. Based on the information in the proposal, I'm opposed to the changes, especially in the residential zoning areas.

The proposal doesn't include how many towers would be installed or exactly where they would be installed. But a 60' tower in the middle of a residential area will be a tremendous eye sore and a big detriment to property values. These towers will be twice as tall as most houses and, after our devastating windstorm, will not have the large trees to blend in with. It may be that the extra height would be compatible in some business, commercial, or institutional zoning, but not residential.

Thank you for the opportunity to comment.

Dave Alderman

Barlow, Aaron

From: Brad Bush <[REDACTED]>
Sent: Friday, October 9, 2020 6:05 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Public comment re: stealth cell tower amendment

The proposed stealth cell tower amendment is bad for the residents of SLC and should not be approved.

This proposed amendment should be recognized for what it is: an attempt by the cell operator industry to disenfranchise SLC residents from their rightful voice in making decisions around cell tower sites.

Additionally, this amendment should be recognized as finishing the (highly misleading) job of the earlier amendment that added "Stealth Antennas" as a type in the zoning ordinance without adding it to Table 21A.40.090E (the "Table"). Current zoning ordinance does not provide for the "Stealth Antenna" type to be applied preferentially or as an alternative to the types provided for in the Table, even though zoning staff appear to be interpreting it this way. The original stealth tower zoning amendment no doubt was intentionally vague, allowing it to pass without controversy, and then be interpreted differently from the understanding of the City Council members who passed it. By adding "Stealth Antennas" to this table, it would enable cell operators to come out into the open with their ultimate objective of enabling any tower that qualifies as a "Stealth Antenna" to be exempt from conditional use requirements in all zones.

Further, while this proposed amendment is sold as being focused around "macro" towers of a very high height, the reality is that the proposed language makes any cell tower in any location, so long as it qualifies as stealth, exempt from all community input. The manner in which this amendment is being sold is patently disingenuous.

The manner in which the cell operators have pursued these zoning amendments must be recognized as misleading and deceptive.

Additionally, nothing in the proposal made by the cell operators demonstrates why the current zoning ordinances are insufficient or how the amendment is in the best interests of the community in which they are hoping to place cell towers.

Conditional use permitting is appropriate and necessary in order to balance the interests of the community with that of the developer. This is self evident. Current zoning ordinances provide for this balancing of community and developer interests.

Cell operators should not be exempt from these requirements.

The reality is that SLC has very strong telecom and data access. Most areas have access to gigabit broadband service. Wireless coverage is more than adequate. This is not a community in desperate need of data access infrastructure - it is likely the opposite - one of the more advanced and well covered communities.

Universal 5 bar coverage across every nook and cranny of the city is not the universal and singular objective of every member of this community. There are many competing interests, that all have their rightful place to be considered via the conditional use permitting process.

One of the other clear implications of this proposed amendment is that it fails to require consideration or proof of why a given proposed cell tower is the best possible location, given all other considerations - and gives cell operators the unilateral right to make decisions strictly in their own best interests. Frequently there are alternative sites available to

cell operators, but they will choose the site that is the most economic for them to construct, regardless of the externalities and costs that may be exacted from other property and residents in the vicinity. This proposed amendment only strengthens the disenfranchisement of the community in making these decisions.

Next, it should be noted that cell operators are serial abusers of SLC zoning ordinances. These operators regularly flout ordinances and defy attempts at enforcement. The instances of these violations and flagrant abuse are too many to count. I personally have spoken with City Council and zoning staff about the city's lack of the ability to track and contextualize this abuse - but many are aware that this is a pattern. Given their clear pattern of abuse, these operators should not be granted the favored and trusted status of being automatically granted unilateral decision making on where antennas are sited, even against opposition of the community that can be assessed via the CUP process.

Next, it should be realized that, in practice, the wireless industry is a highly unregulated industry. The FCC doesn't have the capability or resources to police or verify the compliance of every antenna site. Nor do local bodies. Zoning ordinances at least give local stakeholders the ability to police and raise concerns, and set requirements.

Next, the technology and science of wireless technology is evolving rapidly. New technologies may entail new consequences, including health and safety consequences. Existing technologies may be found to have impacts, including to health and safety, that were not fully understood when permits were granted. Opening the placement of cell towers to operators in the way this amendment permits has high risk of placing residents and the community in harm's way. If each new permit is properly considered, as required by current ordinance, we have a far greater opportunity as a community to apply proper constraints.

It should be noted that the largest studies conducted to date, including a \$30 million, 10 year study by the National Toxicology Program, on commission of the FDA, found conclusively in 2018 that cell radiation caused DNA damage and caused cancer in rodent models. This study was performed on 20 year old technology. There is a significant lag on scientific findings of this nature making their way into understanding by the public, and changes to standards and federal regulations. This amendment strips the community of any opportunity for the checks and balance of community health concerns that can run ahead of regulation.

Next, public stakeholders are impacted by stealth antennas in ways far beyond the aesthetics that seem to be the only implication contemplated by this proposed amendment. The impact footprint of impact of a cell tower is quite wide, when accounting for all of the factors, including environmental pollution, as well perceived risk, on top of visual impact. The fact that cell towers are not as visibly obvious doesn't change this. Public comment and input is still required, and there is no proof of public benefit that outweighs this. Whether an antenna siting is the best possible location with the maximum public benefit and minimum public harm is what is weighed at conditional use hearings. Taking that away removes any considerations of whether this location is appropriate.

Finally, it's important to share the reality of this amendment in context of actual events. Indian Hills Elementary School recently had a new cell tower erected on its roof, performed in violation of SLC zoning ordinances. When the surrounding community found out about this cell tower, there was an uproar, and a large number of families wanted the cell tower to come down and be located away from the place where their children play and learn at school. First it is important to note that the cell operator built the tower without obtaining a permit - a continuation of the pattern noted above. But at least if current zoning ordinance were followed, this operator should now be required to obtain a conditional use permit, and families would have the opportunity to voice their concerns. This amendment would end all discussion. Families would lose their voice and a predatory repeat violator cell operator would be granted a permit so long as the operator could put a few markings on the towers to make them qualify as stealth. The concerns of the neighborhood families about the health risks to their children, not to mention concerns about property values, would go unaddressed.

This amendment is not in the best interests of this community and it should be decisively rejected. Its only benefit is to the large billion dollar cell operators. Any public servant who supports this amendment will do so at the betrayal of the community she serves.

Thank you,

Brad Bush

Barlow, Aaron

From: Judi Short [REDACTED]
Sent: Thursday, February 4, 2021 11:41 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Fwd: Stealth Cell Tower Text Amendment

Aaron, this comment just came in, please add it to the staff report. Usually I would add this to my "comments" from the community, but I have already sent those to you, thanks. Judi

----- Forwarded message -----

From: Kaitlin Abare [REDACTED]
Date: Wed, Feb 3, 2021 at 7:50 PM
Subject: Stealth Cell Tower Text Amendment
To: [REDACTED]

From: Kaitlin Abare [REDACTED]
Subject: Stealth Cell Tower Text Amendment

Message Body:

It is very concerning that Verizon could erect a tower in any location that they would like without community approval. We should not let Verizon take advantage of our community as they have many others. Without public control, we can end up with towers in our yards and on community property like schools, libraries, and parks. No matter how "stealth" they are, they can be a nuisance and seriously erode property value. This article is a great example of what Sugar House may become if we do not protect our environment.

<https://www.inquirer.com/business/5g-wireless-verizon-fios-bucks-county-doylestown-pole-20190904.html>

Thanks,
Kaitlin

--

This e-mail was sent from a contact form on Sugar House Community Council (<https://www.sugarhousecouncil.org>)

--

Judi Short
[REDACTED]

Barlow, Aaron

From: Yvonne Martinez [REDACTED]
Sent: Tuesday, May 18, 2021 10:57 PM
To: Barlow, Aaron
Subject: (EXTERNAL) 60' Cell Towers!!

I'm trying to understand why it would be a benefit to allow cell companies to put 60' high towers anywhere they want around the city, especially in areas like Sugar House where they would stick out like a sore thumb.

Then to give the cell companies the ability to put them anywhere they want is just irresponsible to the residents of SLC. Not providing a buffer between a residential area and a commercial zone is just not right for the tax paying citizen who now has an eye sore and a property value killer on the border of or near their property.

We all know that conditional use permits get little or no push back and are often granted, so any resident could have a 60' tower on their property?!! How can this even be a consideration?

This is not right, SLC needs to control where these towers go, how many they can install, and what is ultimately installed. The cell companies need to just upgrade the towers they have in residential areas rather than install 60' towers. I've seen the fake trees, they are not something I would want in my neighborhood, nor in any residential area.

I hope that SLC will maintain control of these towers and not allow these companies to just plop them in wherever they want with no respect for the people that live here.

Thank you,

Barlow, Aaron

From: [REDACTED]
Sent: Wednesday, May 19, 2021 11:06 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Cell Tower height

Hello Mr. Barlow:

I would like to register my opposition to the proposal to allow taller "stealth" cell towers in Salt Lake City. These are generally eyesores, and we don't need taller eyesores in Salt Lake City.

James Lunbeck
(Douglas, East-Central Neighborhood)
[REDACTED]

Barlow, Aaron

From: LYNN Pershing [REDACTED]
Sent: Wednesday, May 19, 2021 10:11 AM
To: Barlow, Aaron
Subject: (EXTERNAL) 5G 60' stealth towers

Dear Mr Barlow

I write today with a grave concerns about allowing installation of 60' 5G "stealth" telecommunication towers in SLC

I was shocked when I learned about the state override of local Municipalities jurisdiction to install 40' 5G towers, but the current blanket proposal to install 60' poles is egregious and has great deleterious implications to both City Government oversight and City residents

My concerns include the deliberate undermining of City zoning in regards

1. "Stealth" 60' cell towers cited to be disguised as trees, flagpoles, chimneys or lampposts have a goal of "concealing the intended use and appearance of the facility." Yet at the height proposed do not "conform with the dimension of the object it is being disguised as," and "be in concert with its surroundings" as required by current zoning codes.
2. The term "stealth" has unfortunate connotations. What other electronic devices (e.g. surveillance devices) can or will be attached to such towers that like the current Rocky Mountain electrical Poles which are leased to a number of entities with "little to none" oversight and enforcement. How will those applications be regulated, maintained, taxed, etc. Without notification and approval by City government with direct responsibility to residents. Oversight is necessary
3. SLC code limits wireless towers to only certain zoning districts and restricts their height to the same limit as other structures in the zoning district. In most residential zones, that height limit is 30 to 35 feet. This should be maintained.
4. Currently 40' poles are stated to be placed 10/mile. It is not clear what density will be used for 60' 5G poles. This issue needs to be addressed
5. The current proposal does not include additional buffer zones for 60-foot stealth towers adjacent to residential areas. That means 60-foot towers could be placed next to residential zones as permitted use with No review, within CB zones such as 9th and 9th, and CN zones at 15th and 15th and 1300 S and 1700 E. I adamantly support additional buffer zones contiguous to residential areas. Further I encourage the City to oversee 5G poles of ANY height be installed ONLY at block interfaces on around residential neighborhoods NOT within a neighborhood block and certainly NOT within a street face.
6. The current proposal effectively removes the city review process for stealth towers in non-residential zones. I support local municipal zoning control in ALL such issues. To do otherwise is state authoritarianism and overreach on local control.
7. I am opposed to "conditional use" approval of any height of 5G pole. Such a designation opens the door to a guaranteed approval with no denial opportunity. This is unacceptable

Thank you for receiving comments on this issue

Lynn K Pershing
84108

--

Lynn K. Pershing, Ph.D.

tel: [REDACTED]

email: [REDACTED]

Barlow, Aaron

From: Rebecca Davis [REDACTED]
Sent: Wednesday, May 19, 2021 10:38 AM
To: Barlow, Aaron
Subject: (EXTERNAL) New 60-foot stealth wireless towers

I understand a proposal is going to be presented to the Salt Lake City Planning Commission that would make stealth wireless towers up to 60 feet a permitted use in all areas of the city except residential districts, where they would require conditional use approval. I am opposed to 60-foot stealth wireless towers being allowed in or adjacent to residential areas without requiring conditional use approval. I live near the 15th and 15th neighborhood which is zoned CN-Neighborhood Commercial which is surrounded by residential areas. I strongly urge Salt Lake City to retain its existing land use policy of conditional use for all towers higher than the maximum height for the area zoning to protect these residential areas. Wireless carriers can upgrade their existing towers with better equipment to reduce dead-zones and provide better service to their customers.

Thank you,

Rebecca Davis
1564 E Blaine Avenue
Salt Lake City, UT 84105
[REDACTED]

Barlow, Aaron

From: Sean Mullany [REDACTED]
Sent: Wednesday, May 19, 2021 9:27 AM
To: Barlow, Aaron
Cc: Mayor; Planning Public Comments; Council Comments
Subject: (EXTERNAL) Stealth Cell Towers

Hey Mr Barlow,

I am a resident in one of SLC's "historic districts". Just reading from the historic district website: "Local Historic Districts are designated by the City to protect and maintain the historic character of neighborhoods. Exterior changes and proposed demolitions are subject to local design review. The purpose of design review is to ensure that changes to historic properties are compatible with the site's historic architecture, and to retain the most significant, or "character-defining" elements of a property. Design review, as well as demolition review, provide neighborhood stability in historic districts, since current and prospective property owners know that the distinctive architectural features of a particular neighborhood are protected over time."

I bought my house in the district because I live being in an area with so much character. I knew that I would have to jump through a bunch of bureaucratic bullshit just to paint my house, change my windows, or put a driveway gate up. So when Verizon showed up less that a block from my house one day to put up a god awful and unsightly 5G tower I was dismayed. Can you imagine living in a place that says they're committed to preserving the historic character of a neighborhood only to see an abomination of a stand alone 5G tower go in?

I have lived in places where these towers have been integrated into existing infrastructure (like a light post). Why can't we do that here? You're gonna make everyone go to city hall to change their property but y'all have no problems letting these towers be built? Cut the bull about caring about historic preservation. Y'all don't give two craps. I can't even put in a gate to protect my children without the historical people getting all up in my business, but Verizon (who god only knows paid the city how much) can come in with these ungly towers? How's that for protecting the historical character of my neighborhood!?

Kill these stupid towers. Integrate them into existing infrastructure. Act like a real city, don't let Verizon run over the small lake city. If SLC is to be a respectable large city as it so desires, it will have to act like one. Instead of bending to the whim of developers, maybe enforce the policies that are already on the books. Like adhering to the historic district rules.

Sincerely pissed off about the lack of transparency at the SLC city hall and the inconsistency of the historic district requirements,

Sean Mullany

Barlow, Aaron

From: Beka Huber [REDACTED]
Sent: Wednesday, May 19, 2021 12:52 PM
To: Barlow, Aaron
Cc: Planning Public Comments; Mayor; Council Comments
Subject: (EXTERNAL) Strongly Oppose Stealth Towers Text Amendment PLNPCM2020-00284

Dear SLC Planning Commission,

I am writing to express my strong opposition to the proposed amendment to allow 60-foot stealth towers to be permitted in all zoning districts. A 60-foot tower would be an unprecedented height in most low-density commercial zones which would impact unique and historic neighborhoods throughout SLC. This proposed amendment makes it a permitted use with no review. These towers would be taller than most buildings outside the downtown business district and the University of Utah.

Salt Lake City needs to understand the long-term scope and impact of 5G monopole placements before allowing this significant expansion of taller cell towers in more areas of the city. I believe that Salt Lake City should be guiding its land use and zoning process, not commercial interests who value market share and profits over the needs of city residents. This amendment would give wireless carriers the authority to ignore height limits without review in large areas of the city, which is an overreach and damages the integrity of the zoning code.

Thank you for your time and attention. I hope that you will not allow this amendment and continue to uphold the integrity of the SLC planning process and zoning codes.

Sincerely,
Rebekah Huber

[REDACTED]

Barlow, Aaron

From: Jason Stevenson [REDACTED]
Sent: Wednesday, May 19, 2021 10:44 PM
To: Barlow, Aaron
Cc: City Council Liaisons; Planning Public Comments; Mayor; Council Comments
Subject: (EXTERNAL) Letter from ELPCO community council, re: PLNPCM2020-00284
Attachments: 21-05-ELPCO-letter-StealthTowers.pdf

Dear Aaron Barlow,

Please find the attached letter from the East Liberty Park Community Organization (ELPCO) in opposition to the Stealth Cell Tower Zoning Amendment Application (PLNPCM2020-00284) on the agenda for the 5/26 SLC Planning Commission meeting.

We would appreciate you including this letter in the staff report on this proposal.

Thank you,

Jason Stevenson
ELPCO, co-chair

Jason Stevenson
[REDACTED]



[REDACTED]

Barlow, Aaron

From: RSM [REDACTED]
Sent: Thursday, May 20, 2021 1:00 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Cell towers

The construction of cell towers throughout the city has gotten out of control. Please put a stop to this. Stop approving any further construction and installation of these unsightly towers in Salt Lake City.

Robert Markham

Barlow, Aaron

From: Dom and Katie Moore <[REDACTED]>
Sent: Friday, October 9, 2020 2:48 PM
To: Barlow, Aaron
Cc: East Bench
Subject: (EXTERNAL) EBCC Comments and Vote for Stealth Cellular Towers Text Amendment
Attachments: EBCC Statement on Stealth Cellular Towers Text Amendment 10.8.20.pdf

Hello Mr Barlow,

The agenda for the East Bench Community Council (EBCC) general meeting on 9/16/20 included a discussion and vote on the Stealth Cellular Towers Text Amendment.

A vote on the membership was taken with the following tally:

Do Not Recommend Approval of Stealth Cellular Towers Text Amendment: 22
Recommend Approval of Stealth Cellular Towers Text Amendments: 1

Please see attached letter for more on our community discussion and sentiment.

Thanks For Your Time,

Katie Moore
Secretary
East Bench Community Council

Barlow, Aaron

From: Judi Short <[REDACTED]>
Sent: Thursday, October 15, 2020 3:11 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth Cellular Antennas
Attachments: Letter to PC Stealth Cell Tower Text Amendment.pdf

Here is our letter and some comments. Judi

--

Judi Short
[REDACTED]



October 8, 2020

ATTN Aaron Barlow
Salt Lake City Planning Division
451 S State St Rm 406
PO Box 145480
Salt Lake City UT 84114-5480

RE: Stealth Cellular Towers Text Amendments

The agenda for the East Bench Community Council (EBCC) general meeting on September 16, 2020 included a discussion and vote on the Stealth Cellular Towers Text Amendment.

A discussion on the topic led community members to express concern about losing community voice and input should this amendment be passed. Community members would like to reserve the right to a public comment period when proposed cell towers plan to be erected or installed in their surrounding area. Community sentiment echoed the same concerns as the City: 60' is a significant increase from the current height limits of 35', the proximity of facilities to residential areas, and the difficulty of a 60' cellular tower blending in with its residential surroundings. Our community feels cellular towers should be limited to the neighborhood building heights.

A vote of the membership was taken with the following tally:

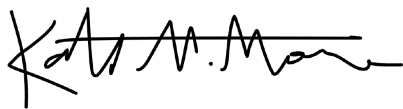
Do not recommend approval of Stealth Cellular Towers Text Amendments: 22

Recommend approval of Stealth Cellular Towers Text Amendments: 1

Of the 31 participants in attendance, 22 voted against the proposed amendment, 1 in favor, 4 were not community members eligible to vote as they were city officials or invited presenters.

We appreciate very much the opportunity to provide our input and hope our concerns and vote are taken into consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katie Moore', with a stylized, cursive script.

Katie Moore, Secretary
East Bench Community Council





October 14, 2020

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2020-00284 Stealth Cell Tower Amendments

We realize that you are trying to streamline the permit process, but this is one instance where we disagree with you. We understand that we all are dependent on cellular connectivity, but that doesn't mean we can just allow the companies to build wherever they please because it is easy and convenient, without the neighbors having the ability to weigh in on the process. We have already given in to the fact that there is or might be some radiation that is dangerous to our health, we cannot control that. But we should be able to have some say in what these towers look like in our neighborhoods.

We certainly hope the technology has improved enough that these towers are getting more realistic and less fake looking. We are all dependent on having good Wi-Fi. A search on the internet shows a number of different options for these towers, some quite creative. These need to be tastefully chosen to blend in with the current surroundings. The surrounding neighborhood, those who live within a couple of blocks, should be asked for input on the design. We ask for the wider range of input because these will be visible from further than 300 feet. They should not be allowed right on the street, but rather towards the rear, or at the rear, of a parcel. 60' should be the height limitation. If there is a request for a taller tower, there should be legitimate technological reasons why that height is justified, like the buildings all around are all 75' tall.

I have enclosed comments I received from the community.

Enclosure: Comments Stealth Cellular towers

COMMENTS REGARDING STEALTH CELL TOWER AMENDMENTS

From: Travis Julian <[REDACTED]><1724 e Wilson Ave>
Subject: Stealth Cell Tower Text Amendment

Message Body:

Please do not allow this to take place, there is quite a bit of research on the negative effects of these towers and their radiation causing health problems. It would be foolish to allow them so close to residential properties, it's not worth the risk- please do not allow this. Thank you for your consideration.

From: Adam Rees <[REDACTED]><1863 S 2000E>
Subject: Stealth Cell Tower Text Amendment

Message Body:

I do not want these stealth towers in my neighborhood.

From: Misty Morris <[REDACTED]><1839 E Westminster Ave>
Subject: Stealth Cell Tower Text Amendment

Message Body:

No. I do not agree with allowing the structures without a process. If you want to put a structure anywhere, you should go through a permit/ approval process. Do not take our voice away by allowing an amendment to the process to pass.

Thanks.

From Nextdoor Julian Travis

The lack of testing on this radiation so close to residents should concern everyone. Governments around the world have ignored legitimate concerns from many scientists just to rush the process along for the almighty dollar 💰. More testing should be demanded by the citizens before they continue to blanket us with more potentially harmful radiation.
<https://www.gaia.com/article/5g-health-risks-the-war-between-technology-and-human-beings>

Brussels and Geneva have blocked the rollout of 5G due to health concerns, to me that's enough to take a critical look at the potential risks and not just dismiss it as a conspiracy theory as so many are doing to our detriment. We should inform ourselves before allowing this potential hazard.

<https://ehtrust.org/wp-content/uploads/Scientist-5G-appeal-2017.pdf>

Clark Burbidge via sendgrid.net

10:35 AM (2
hours ago)

to me

From: Clark Burbidge <[REDACTED]><2017 S 2000 E>
Subject: Stealth Cell Tower Text Amendment

Message Body:

Please require all businesses to go through a public process for all changes that impact the community!

From: Lynn Schwarz <[REDACTED]><2023 East Crystal Ave>
Subject: Stealth Cell Tower Text Amendment

Message Body:

I do not think this should be an as-of-right use. This should be a conditional use to allow for public input so that an inappropriately sized or designed pole cannot be erected. I believe the public should always have a means to voice their concerns about what is built on their property or in their neighborhoods.



May 19, 2021

Dear SLC Planning Commissioners:

The board of the East Liberty Park Community Organization (ELPCO) is writing to oppose the Stealth Cell Tower Zoning Amendment Application (PLNPCM2020-00284). We urge the SLC Planning Commission to follow the advice of the Planning Staff and make a negative recommendation to the Salt Lake City Council on this proposal.

Having responded to numerous complaints from ELPCO residents in recent months about the lack of basic notifications and accommodations by wireless carriers in the placement of cell towers under existing regulations, now is not the time to give these private companies more authority to add taller towers in more places. In addition, Salt Lake City needs to understand the long-term scope and impact of 5G monopole placements before allowing this significant expansion of more cell phone infrastructure.

And while we acknowledge the improved coverage created by taller cell towers, we believe this proposal goes too far in revising the zoning code and raising height restrictions to exceed local limits. We believe height limits are one of the most important design elements of local zoning. Giving wireless carriers the authority to exceed height limits with little or no review process will damage the integrity of the city's zoning code. Under the conditional review process, which is difficult for this commission to refuse, this proposal could allow a 60-foot stealth tower in a residential zone with a normal height limit of 30 to 35 feet. The street-level impacts of this change would be dramatic in many neighborhoods.

We would also like to see a broader coalition—beyond just wireless carriers—engaged in efforts to address equity issues between wireline (i.e., wired Internet access) and wireless connectivity. We know that many residents of ELPCO and other city neighborhoods rely on wireless networks for Internet access in their homes. We also know this need has increased during the pandemic. But resolving this issue should engage more actors than wireless carriers, including city agencies, local nonprofits, and the Salt Lake City Schools. And real and lasting change must involve additional reforms beyond easing zoning and height limits for cell towers.

Sincerely,

Jason Stevenson, co-chair, ELPCO

ELPCO board members: Rebekah Huber, William Huff, Jeff Larsen, Bradley Shupe, Andrew Stone, Nancy Philipp, Anne Weaver, Kristina Robb, Judi Short, Michael Alosi, and Jonathan Foulk



Tara N. Thue
President – Mountain West States
AT&T External and Legislative Affairs

AT&T
4393 Riverboat Rd.
Floor 4
Salt Lake City, UT 84123

T : 801-349-9164
tara.thue@att.com
www.att.com

September 17, 2020

Mr. Aaron Barlow, Principal Planner
Salt Lake City Planning Division
451 South State Street, Room 406
Salt Lake City, UT 84114-5480

Sent Via Email: aaron.barlow@slcgov.com

Re: Verizon Wireless Request for Text Amendment re Wireless Facilities
Petition Number PLNPCM2020-00284

Dear Mr. Barlow:

We appreciate the opportunity to submit a letter of support for the Verizon Wireless request for a text amendment that would allow for the installation of camouflaged facilities in all zones up to a height of 60 feet.

AT&T supports the requested text amendment because it allows for siting flexibility without compromising the aesthetics of the community as all such facilities would be camouflaged to blend in with the surrounding environment.

Siting flexibility allows a wireless carrier to develop targeted solutions for areas that have an ever-rising demand and need for wireless services. Robust communication services in residential areas have never been more important than right now. According to Stanford Economist Nicholas Bloom, “an incredible 42 percent of the U.S. labor force [are] now working from home full-time.”ⁱ Because physical distancing measures are in place for the foreseeable future, home based workers and students must have a wireless network to support the technology necessary to enable productivity and learning.

Overall, most people rely exclusively on wireless services. The Center for Disease Control and Prevention (CDC) tracks the rates at which American households are shifting from landlines to wireless communications. According to the CDC’s latest Wireless Substitution Report, nearly 80 percent of Americans rely exclusively or primarily on wireless communications in their homes.ⁱⁱ And public safety is improved by the power of mobile communications. According to the National Emergency Number Association, 80 percent or more of 911 calls are made from wireless phones and that percentage is expected to continue growing.ⁱⁱⁱ

A balanced approach to regulating wireless facilities provides for efficient deployment of infrastructure that actually reduces the total number of wireless facilities. Shorter sites serve fewer people and smaller areas and result in the need for more facilities. Taller sites are more likely to be shared by multiple carriers. If a site is tall enough to allow for the required separation between each carriers’ equipment, carriers can colocate, thereby also reducing the number of facilities to an even greater extent. Adoption of a more flexible policy of allowing facilities in all areas to exceed the zone district height limit will ultimately reduce the number of sites needed, enhance access to communication technology to support home based workers and businesses, and enable greater access to basic human services like healthcare and education.



Thank you for your consideration of our comments and all the efforts by Salt Lake City leaders and staff to establish flexible and workable communication siting policies that will support the educational, economic and public safety needs of the Salt Lake City community.

Sincerely,

A handwritten signature in blue ink, which appears to read "Tara Thue", is positioned below the "Sincerely," text.

Tara Thue
President – Mountain West States
AT&T External and Legislative Affairs

ⁱ<https://news.stanford.edu/2020/06/29/snapshot-new-working-home-economy/>

ⁱⁱ<https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202005-508.pdf>

ⁱⁱⁱ"9-1-1 Statistics," National Emergency Number Association, 07/2018; <https://www.nena.org/page/911Statistics>.

ATTACHMENT F – CITY DEPARTMENT REVIEW

Transportation: No concerns.

Engineering: My understanding is that the proposed stealth towers are not small cell wireless facilities and would only occur on private property.

Attorney's Office: We wouldn't recommend considering changes to the height in the stealth antenna section without a more comprehensive look at all of the 21A zoning sections.

Public Utilities: No concerns.

Zoning: Current code allows for flag poles to reach 60' in height with a conditional use. Church steeples/spires have no height limit. Light poles for sports fields can reach 90' by right and taller with a Special Exception. Any stealth antenna facility disguised as one of those three could exceed the height limit of the underlying zoning district. The assertion that the code as currently written does not allow for stealth poles to exceed the maximum height of the underlying zoning district is inaccurate.

The proposed text amendment would allow all stealth facilities (not just the monopines) to exceed the height limit of the underlying zoning district. If the intent is to allow just monopines to be 60', then the text amendments concerning height should be specifically for monopines rather than all stealth facilities.

The requirement of stealth facilities to comply with 21A.36.020 and tables 21A.36.020B and 21A.36.020C is to ensure the proposed stealth facility will conform/blend with similar surrounding structures.

Building Services: No building code related issues associated with this proposed text amendment.

Building Services (Fire): No fire code related issues associated with this proposed text amendment.

Urban Forestry: Salt Lake City does have trees that are greater than 60' tall, and some even pushing 100'. However, the average tree height in our City is probably closer to 30' than 60'.

Perhaps even more concerning (to me) is where these towers will be located. If the intention is to place them within City R.O.W. (on City parkstrips) then we have the added issue of the towers taking away valuable tree planting space. It would be worse still if somehow it was permissible to actually remove (or drastically prune) existing city trees to accommodate these towers.

But please note that (in the interest of maximizing the potential of Salt Lake City to grow trees, on its public property) the Urban Forestry Division is very opposed to the loss of existing tree 'planting locations' just as we are opposed to the loss of existing trees.