



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS DEPARTMENT

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To: Salt Lake City Planning Commission

From: Krissy Gilmore; Principal Planner, [Kristina.gilmore@slcgov.com](mailto:Kristina.gilmore@slcgov.com) or 801-535-7780

Date: August 11, 2021

Re: PLNPCM2021-00669 AT&T Conditional Use Project at 1269 S. Legacy View St.

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## CONDITIONAL USE

**PROPERTY ADDRESS:** 1269 S Legacy View St.

**PARCEL ID:** 14-11-477-001

**MASTER PLAN:** Northwest Quadrant Master Plan

**ZONING DISTRICT:** M-1 Light Manufacturing/ Inland Port Overlay

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

**RECOMMENDATION:** Based on the information and analysis in this staff report, planning staff recommends that the Planning Commission approve the AT&T Conditional Use petition PLNPCM2021-00669 at 1269 S Legacy View Street.

### ATTACHMENTS:

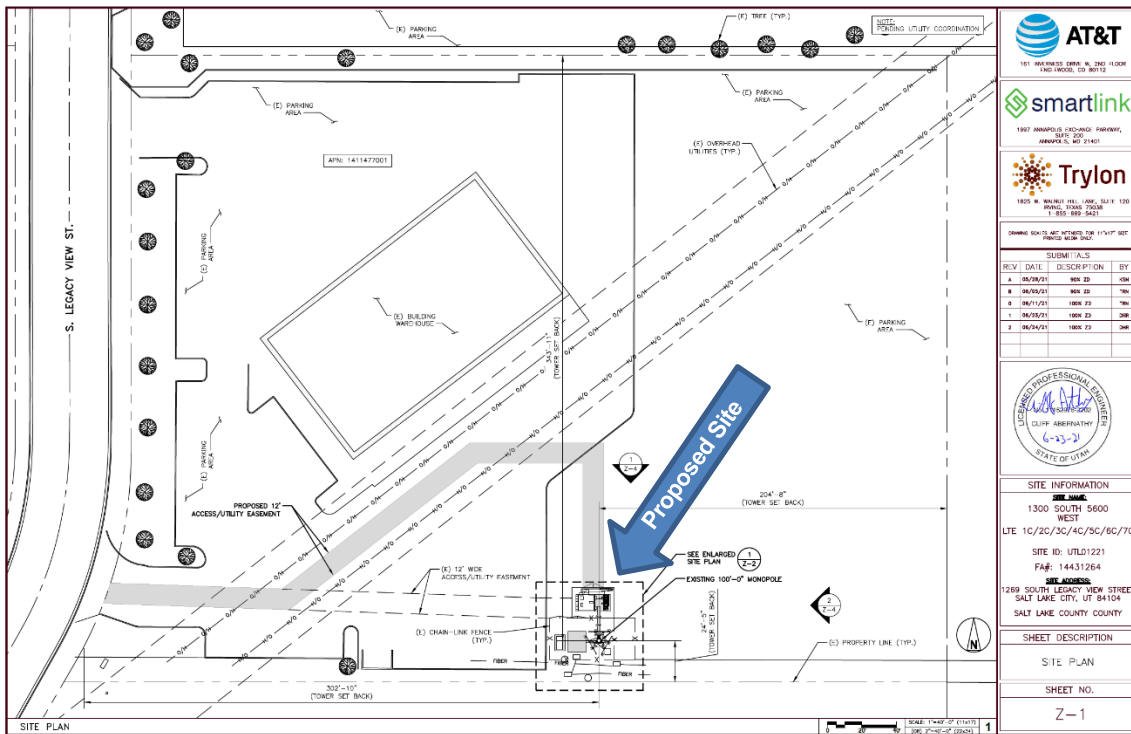
- A. [Vicinity Map](#)
- B. [Plans](#)
- C. [Additional Applicant Materials](#)
- D. [Existing Conditions](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Department Comments](#)

### PROJECT DESCRIPTION:

#### Proposal Details

AT&T proposes to collocate wireless telecommunications equipment at an existing monopole site at the subject address. The associated ground equipment is proposed for an enlarged lease area, next to the ground equipment for the existing antennas and structures (Verizon) approved via a previous conditional use petition in 2016. The size of the additional ground lease area is proposed at 18 feet by 25 feet. The zoning ordinance encourages and permits collocation of equipment but requires conditional use review if the antennas are more than 2 feet in diameter or when new ground equipment does not fit into the existing fenced (leased) area, which is why the proposal is going for conditional use approval.

The equipment proposed for the monopole consists of three antenna sectors mounted at 79 feet high on the pole. The existing Verizon antennas are at approximately 92 feet and the existing T-Mobile antennas are approximately 89 feet. The additional ground lease area will be fenced using the same materials as the existing fence.



## KEY CONSIDERATIONS:

### Ground Lease Area Size

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

### Federal Section 6409 Limits

To facilitate the collocation of antennas and associated ground equipment, while recognizing the role of state and local governments in land use decisions, minor modifications to an existing cell tower qualify for a streamlined state and local review under Federal Section 6409. If a request to modify an existing facility is not approved within 60 days, it is deemed granted, unless the application is determined to not be an eligible facility under the act. The subject request has been deemed eligible under the FCC guidelines.

## DISCUSSION:

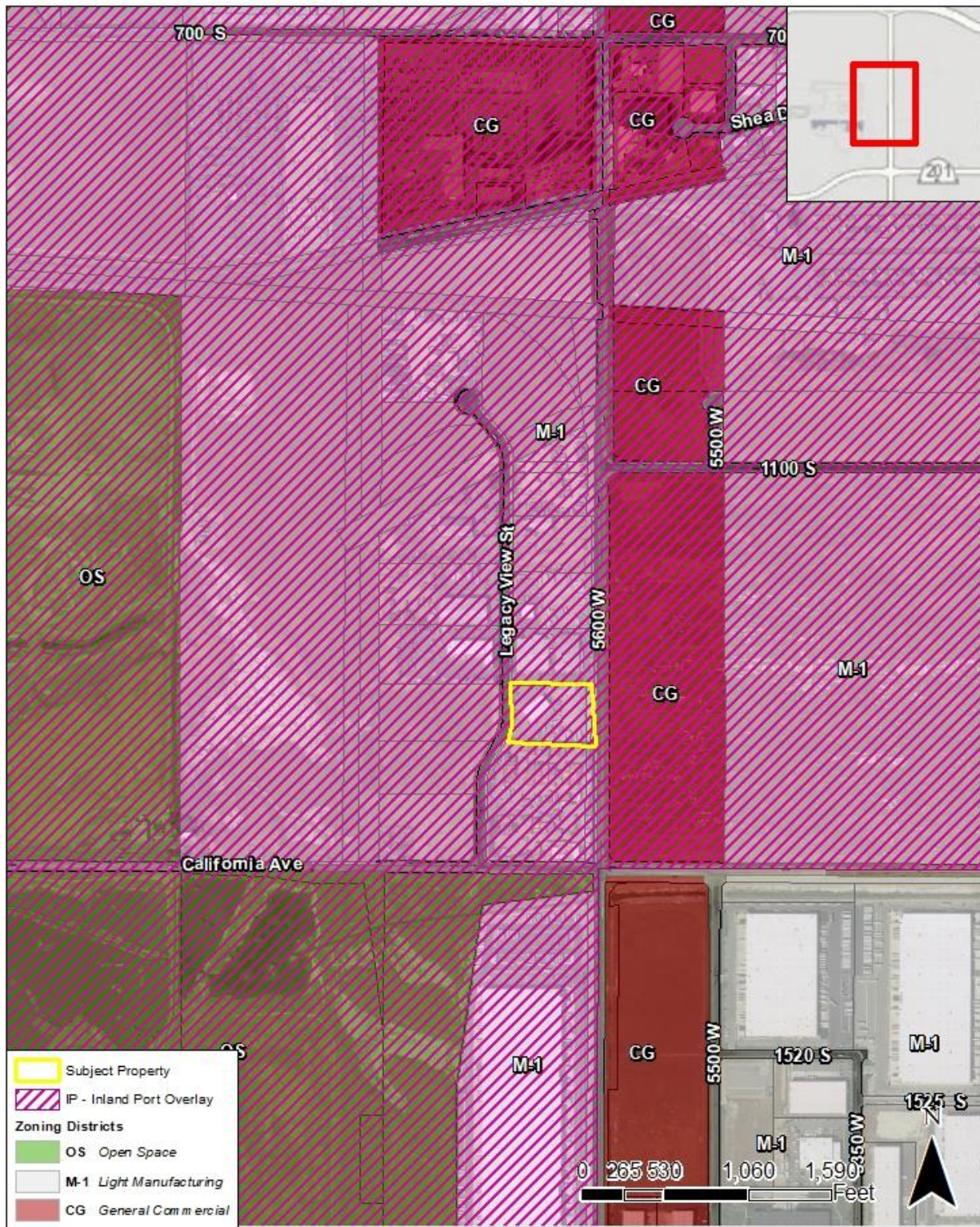
The zoning ordinance prefers collocation over constructing new facilities. The proposed antennas and increased lease area is minimal when considering the general surrounding area and size of the parcel. Staff finds no reasons for concern with this proposal. Staff found no comments from city departments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

## NEXT STEPS:

If approved, the applicant could proceed with the project, subject to any conditions, and would be required to obtain all necessary city permits. If denied the applicant would still be able to proceed with the proposal under the FCC guidelines if it meets the applicable zoning code.



## ATTACHMENT A: Vicinity Map



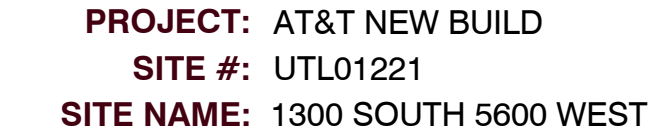
Salt Lake City Planning Division 3/4/2021

## **ATTACHMENT B: Plans**

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PROJECT TEAM	
<b><u>APPLICANT:</u></b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE:	AT&T 161 INVERNESS DRIVE W, 2ND FLOOR ENGLEWOOD, CO 80112 BECKY JOHN-HANEY 720.480.6429 BJ739H@ATT.COM
<b><u>APPLICANT REPRESENTATIVE:</u></b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	SMARTLINK LLC 1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200 ANNAPOLIS, MD 21401 STEPHEN PHILIPS 801-652-7506 STEPHEN.PHILIPS@SMARTLINKLLC.COM
<b><u>ZONING/REAL ESTATE SPECIALIST:</u></b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	SMARTLINK LLC 1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200 ANNAPOLIS, MD 21401 BRAIN SIECK 505-410-1893 BRIAN.SIEK@SMARTLINKGROUP.COM
<b><u>RF ENGINEER:</u></b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE: EMAIL:	AT&T 161 INVERNESS DRIVE W, 2ND FLOOR ENGLEWOOD, CO 80112 EDGAR CHIONG 509-551-0629 EC398X@ATT.COM
<b><u>ARCHITECT &amp; ENGINEER:</u></b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	TRYLON TSF 1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TX 75038 KATYA SERAVALLE 1-855-669-5421 KATYA.SERAVALLE@TRYLON.COM



**JURISDICTION:** SALT LAKE CITY

PROJECT SCOPE				
<input checked="" type="checkbox"/> 1C	<input checked="" type="checkbox"/> 3C	<input checked="" type="checkbox"/> 5C	<input type="checkbox"/> 4T4R	<input type="checkbox"/> 2ND RRH ADD
<input checked="" type="checkbox"/> 2C	<input checked="" type="checkbox"/> 4C	<input checked="" type="checkbox"/> 6C	<input type="checkbox"/> RRH SWAP	
RFDS ID: 4520487				

# PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:

EXISTING 100'-0" MONOPOLE TOWER SCOPE OF WORK:

- PROPOSED (6) ANTENNAS, (2) PER SECTOR
- PROPOSED (15) RRH'S, (5) PER SECTOR
- PROPOSED (1) AT&T HEAVY WLL ANTENNA MOUNT, (1) PER SECTOR
- PROPOSED (3) RAYCAP SURGE SUPPRESSORS, (1) PER SECTOR
- PROPOSED (3) FIBER LINES
- PROPOSED (6) DC POWER LINES

PROPOSED AT&T GROUND SCOPE OF WORK:

- PROPOSED (1) AT&T 10'-0"x10'-0" STEEL WALK-IN-CABINET (SWIC) ON NEW 12'-0"x19'-0" CONCRETE PAD
- PROPOSED (1) 30KW DIESEL GENERATOR ON CONCRETE PAD
- PROPOSED ICE BRIDGE
- PROPOSED (1) GPS ANTENNA
- PROPOSED UTILITY H-FRAME
- PROPOSED CABLE TRAY
- PROPOSED 200A ELECTRIC SERVICE WITH 200A METER BASE AND PROPOSED DISCONNECT
- PROPOSED FIBER SERVICE WITH PROPOSED TELCO BOX

SHEET INDEX		
SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	2
LS-1	LEASE SITE SURVEY	2
LS-2	LEASE SITE SURVEY	2
Z-1	SITE PLAN	2
Z-2	ENLARGED SITE PLAN	2
Z-3	ANTENNA & EQUIPMENT LAYOUT	2
Z-5	TOWER ELEVATIONS	2

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED, NO COMMERCIAL SIGNAGE AND NO LANDSCAPING IS PROPOSED.

**DO NOT SCALE DRAWINGS**

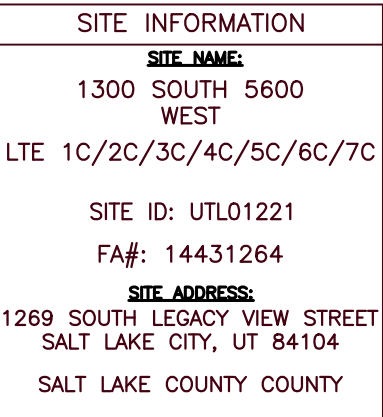
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



**Trylon**

1825 W. WALNUT HILL LANE, SUITE 120  
IRVING, TEXAS 75038  
1-855-669-5421

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	05/28/21	90% ZD	KSN
B	06/05/21	90% ZD	TRN
0	06/11/21	100% ZD	TRN
1	06/23/21	100% ZD	DHR
2	06/24/21	100% ZD	DHR



SHEET DESCRIPTION
TITLE SHEET

SHEET NO.
T-1

PROJECT INFORMATION	
SITE ADDRESS:	1269 SOUTH LEGACY VIEW STREET SALT LAKE CITY, UT 84104
STRUCTURE TYPE:	100'-0" MONOPOLE
SITE TYPE:	COLOCATION
LATITUDE (NAD 83):	40.7425360° / 40° 44' 33.1296" N
LONGITUDE (NAD 83):	-112.0259750° / 112° 01' 33.51" W
GROUND ELEVATION:	4236.3'± (AMSL)
TOWER OWNER:	VERIZON
PARCEL NUMBER (APN):	14-11-477-001
OCCUPANCY GROUP:	U
COUNTY:	SALT LAKE COUNTY
JURISDICTION:	SALT LAKE CITY
ZONING CLASSIFICATION:	M-1
COMPOUND/ LEASE AREA:	450 SQ.FT
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
FIBER PROVIDER:	TBD
POWER PROVIDER:	TBD

LEGAL DESCRIPTION
SEE LS-1 FOR LEGAL DESCRIPTION



TO OBTAIN LOCATION OF  
PARTICIPANTS UNDERGROUND  
ILITIES BEFORE YOU DIG IN UTAH,  
CALL BLUE STAKES OF UTAH  
TOLL FREE: 1-800-662-4111 OR  
[www.bluestakes.org](http://www.bluestakes.org)  
UTAH STATUTE REQUIRES  
MIN OF 2 WORKING DAYS  
NOTICE BEFORE YOU  
EXCAVATE

### VICINITY MAP

The vicinity map shows the location of UTL01221. The map includes Legacy View St, National Lease, Eco Transport, and Highway 172. A red target icon marks the location of UTL01221, with a line pointing to the label 'UTL01221'. A north arrow is in the bottom right corner.

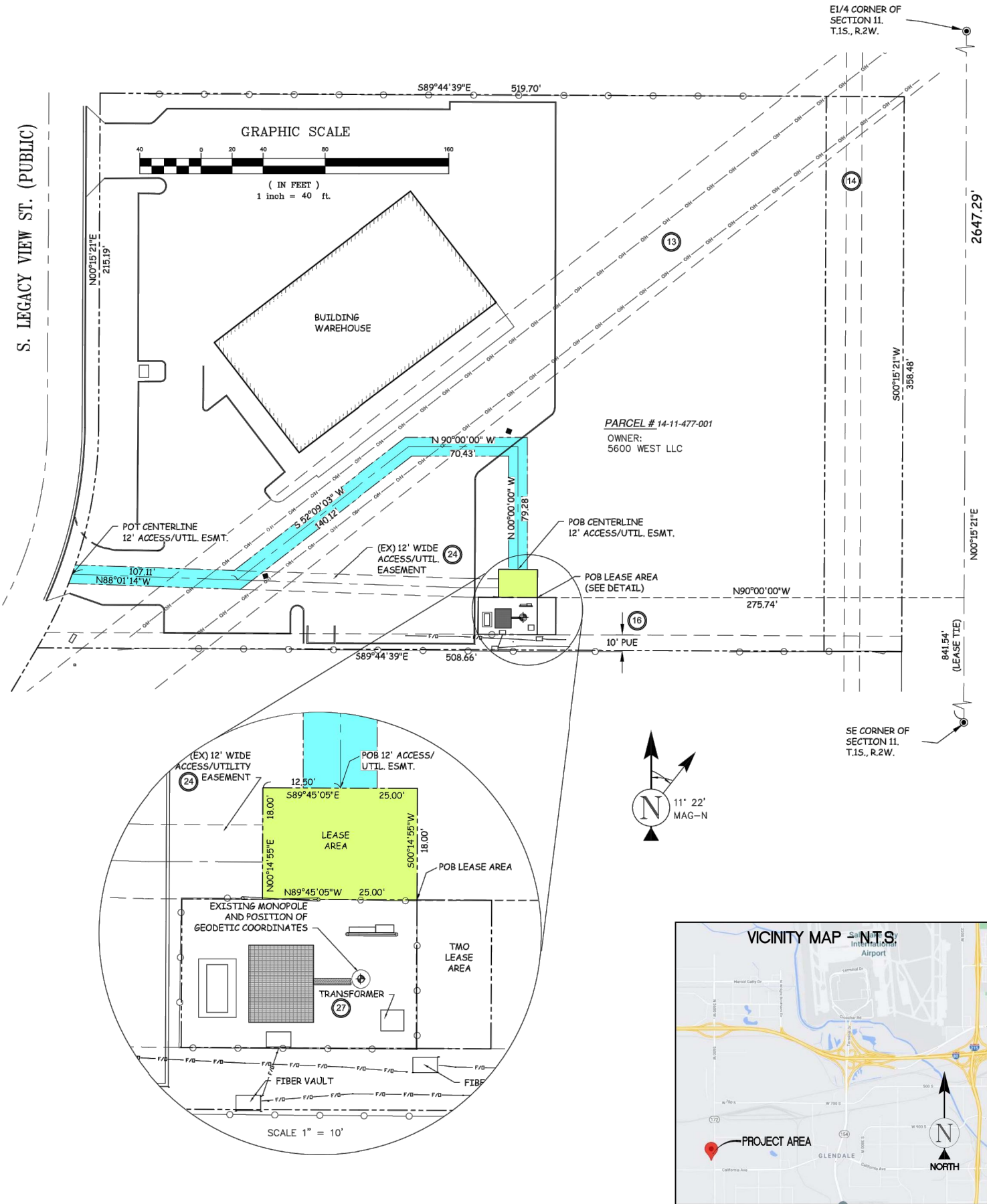
**DRIVING DIRECTIONS**

FROM SALT LAKE CITY INTERNATIONAL AIRPORT, 776 N TERMINAL DR, SALT LAKE CITY, UT 84122, USA:

TAKE CROSSBAR, TERMINAL DR, 4000 W AND CALIFORNIA AVE TO W 1100 S/1100 SOUTH, HEAD NORTHEAST ON N TERMINAL DR, SLIGHT RIGHT, USE THE MIDDLE LANE TO TURN RIGHT TOWARD N 3700 W, USE THE LEFT LANE TO TURN SLIGHTLY RIGHT ONTO N 3700 W, CONTINUE ONTO CROSSBAR, TAKE THE RAMP ONTO TERMINAL DR, KEEP RIGHT TO STAY ON TERMINAL DR, CONTINUE ONTO 4000 W, TURN RIGHT ONTO CALIFORNIA AVE, CONTINUE STRAIGHT TO STAY ON CALIFORNIA AVE, TURN RIGHT ONTO 5600 W, TAKE LEGACY VIEW ST TO YOUR DESTINATION, TURN LEFT ONTO W 1100 S/1100 SOUTH, TURN LEFT ONTO LEGACY VIEW ST, TURN LEFT

BUILDING CODES	
SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES.	
BUILDING CODE:	INTERNATIONAL BUILDING CODE 2018
ELECTRICAL CODE:	INTERNATIONAL FIRE CODE 2018 NATIONAL ELECTRICAL CODE 2017 LIGHTNING PROTECTION CODE: NFPA 780 – 2000, LIGHTNING PROTECTION CODE
SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS: AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES: TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS	
INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT IEEE 62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE") TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION	
FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.	

S. LEGACY VIEW ST. (PUBLIC)



LESSOR'S LEGAL DESCRIPTION

PARCEL 1:  
LOT 14, LEGACY INDUSTRIAL PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED DECEMBER 15, 1998 AS ENTRY NO. 7189827 IN BOOK 98-122 OF PLATS AT PAGE 344 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

PARCEL 2:

A STRIP OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89°55'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°01'23" EAST, A DISTANCE OF 806.37 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°58'37" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°01'23" EAST, A DISTANCE OF 358.48 FEET; THENCE SOUTH 89°58'37" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°01'23" WEST, A DISTANCE OF 358.48 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING 5600 WEST STREET (SR-172) KNOWN AS PROJECT NO. F-0172(327), BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SE1/4 SE1/4 OF SECTION 11, T.1S., R.2W., S.L.B.M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT IN THE EXISTING WESTERLY RIGHT OF WAY LINE OF 5600 WEST STREET (SR-172), SAID CORNER IS 40.00 FEET N.89°55'44"W. ALONG THE SECTION LINE AND 806.37 FEET N.00°01'16"E. (N.00°01'23"E. BY RECORD) FROM THE SOUTHEAST CORNER OF SAID SECTION 11, SAID CORNER IS ALSO 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE 5600 WEST STREET RIGHT OF WAY CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 71+25.25; AND RUNNING THENCE N.89°58'37"W. 17.78 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 57.78 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 71+25.25; THENCE N.02°24'44"E. 222.44 FEET TO A POINT 48.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 73+47.50; THENCE N.00°29'07"W. 136.24 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S.89°58'37"E. 9.70 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT IN SAID EXISTING WESTERLY RIGHT OF WAY LINE; THENCE S.00°01'16"W. (S.00°01'23"W. BY RECORD) 358.48 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

BENCHMARK

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM UTAH CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

SURVEYOR'S NOTES

REFERENCE IS MADE TO THE TITLE COMMITMENT 2155741HM, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 4.08.21. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

THE ACCESS AND UTILITY EASEMENT ADJOINS TO A PUBLIC RIGHT OF WAY.

NO ENCROACHMENTS VISIBLE AFFECTING THE LEASE AREA AND ACCESS /UTILITY EASEMENTS.

THE DESCRIBED LEASE AREA, ACCESS EASEMENT AND UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEY DATE

5.29.18

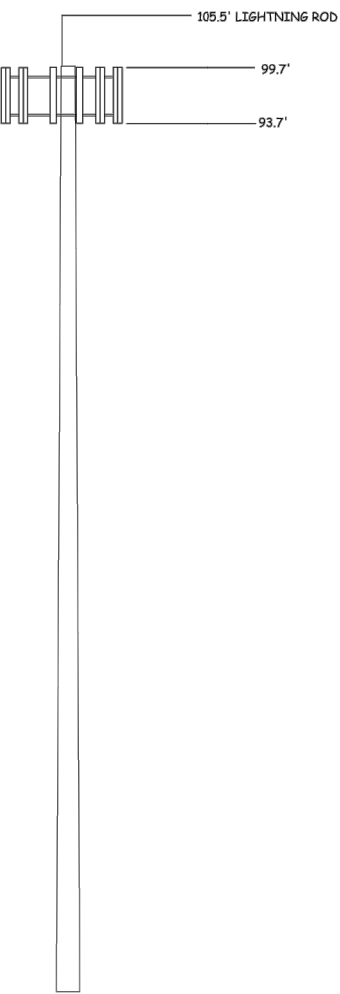
AT&T LEASE AREA LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NORTH 00°15'21" EAST 841.54 FEET ALONG SECTION LINE AND NORTH 90°00'00" WEST 275.74 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°45'05" WEST 25.00 FEET; THENCE NORTH 00°14'55" EAST 18.00 FEET; THENCE SOUTH 89°45'05" EAST 25.00 FEET; THENCE SOUTH 00°14'05" WEST 18.00 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 450 SQ. FT. MORE OR LESS.

AT&T ACCESS & UTILITY EASEMENT

A TWELVE (12.00) FOOT WIDE ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED NORTH 00°15'21" EAST 841.54 FEET ALONG SECTION LINE AND WEST 275.74 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°45'05" WEST 25.00 FEET; THENCE NORTH 00°14'55" WEST 18.00 FEET; THENCE SOUTH 89°45'05" EAST, 12.50 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 00°00'00" WEST, 79.28 FEET; THENCE NORTH 90°00'00" WEST, 70.43 FEET; THENCE SOUTH 52°09'03" WEST, 140.12 FEET; THENCE NORTH 88°01'14" WEST, 102.11 FEET TO EAST RIGHT-OF-WAY LINE OF LEGACY VIEW STREET AND TERMINATING.



LEGEND		
POB	POINT OF BEGINNING	SPOT ELEVATION
POT	POINT OF TERMINUS	POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT	WATER CONTROL VALVE
ROW	RIGHT OF WAY	FIRE HYDRANT
DW	DRIVEWAY	POWER POLE
SW	SIDEWALK	LIGHT POLE
BCHH	BRASS CAP IN HANDHOLE	SEWER MANHOLE
BCFL	BRASS CAP FLUSH	FOUND AS NOTED
MCR	MARICOPA COUNTY RECORDS	
OVERHEAD ELECTRIC	PROPERTY LINE	CHAIN LINK FENCE

1-A ACCURACY CERTIFICATION  
THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

CENTER OF EXISTING MONOPOLE (NAD83)  
LATITUDE 40°44'33.124" NORTH  
LONGITUDE 112°01'33.385" WEST  
ELEVATION 4236.3' (NAVD88)

4393 RIVERBOAT ROAD, SUITE 400  
TAYLORSVILLE, UT 84123

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

50 116TH AVENUE SE, SUITE 210  
BELLEVUE, WA 98004

2925 E. RIGGS RD  
SUITE 8-191  
CHANDLER, AZ 85249  
(480) 656-7912 OFFICE  
(480) 219-5195 FAX

A	5-21-21	SUBMITAL
REV.	DATE	REVISION DESCRIPTION

PROJECT INFORMATION:

1300 S 5600 W

UTL01221

1269 S LEGACY VIEW ST.  
SALT LAKE CITY, UTAH 84104  
SALT LAKE COUNTY

DRAWN BY:	CHECKED BY:
NC	JC

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:	REV.:
LS-1	1



**SCHEDULE B EXCEPTIONS:**  
TITLE COMMITMENT 2155741HM, ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, DATED 4.08.2021.

9. 2021 General Property Taxes are accruing and are not yet due and payable under Tax ID No. 14-11-477-001 (Parcel 1) and Tax ID No. 14-11-477-006 (Parcel 2)  
2020 General Property Taxes have been PAID in the amount of \$46,001.64, Tax ID No.: 14-11-477-001 (Affects Parcel 1)  
2020 General Property Taxes have been PAID in the amount of \$1,020.95, Tax ID No.: 14-11-477-006 (Affects Parcel 6) **NOT SURVEY RELATED**

10. Subject property is included within the boundaries of Tax District 13 and is subject to the charges and assessments thereof. For status of the account contact: **NOT SURVEY RELATED**  
- Salt Lake City (801-483-6900)

11. Water rights, or claims or title to water. **NOT SURVEY RELATED**

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel in, on, and/or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule 8. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. **NOT SURVEY RELATED**

13. An easement over, across or through the land for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded September 29, 1942 as Entry No. 937922 in Book 323 at Page 532 of Official Records. **PLOTTED: NO EFFECT**

14. Right-of-Way Easement, in favor of the Mountain States Telephone and Telegraph Company, A Colorado corporation, for communication and incidental rights and purposes, recorded June 26, 1990 as Entry No. 4933665 in Book 6231 at Page 2293 of Official Records. **PLOTTED: NO EFFECT**

15. Avigation Easement, in favor of Salt Lake City Corporation, for airspace for the free and unrestricted passage of aircraft of any and all kinds in, through and about the airspace and incidental rights and purposes thereunder, recorded November 27, 1998 as Entry No. 7169569 in Book 8177 at Page 1 of Official Records. **HEIGHT LIMIT: EL=4337.0 FEET**

16. Easements, notes and restrictions as shown on the plat entitled Legacy Industrial Park Subdivision, recorded December 15, 1998 as Entry No. 7189827 in Book 98-12P of Plats at Page 344.  
Amendment to Legacy Industrial Park Final Plat, by the registered land surveyor to clarify monument locations and bearings of the section the plat was located in, as set forth therein, recorded December 6, 2000 as Entry No. 7775101 in Book 8406 at Page 3236 of Official Records.

17. Amended and Restated Declaration of Protective Covenants, Agreements, Easements, Conditions and Restrictions for Legacy Industrial Park, and the easements, covenants, conditions, restrictions and all matters set forth therein, recorded January 12, 1999 as Entry No. 7219849 in Book 8226 at Page 2027 of Official Records.  
First Amendment to Amended and Restated Declaration, recorded December 28, 2001 as Entry No. 8106006 in Book 8548 at Page 852 of Official Records.  
Second Amendment to Amended and Restated Declaration, recorded January 22, 2003 as Entry No. 8502054 in Book 8724 at Page 5086 of Official Records. **NOT SURVEY RELATED**

18. Reservations of minerals, oil and gas and certain profits and conditions in favor of the Union Pacific Railroad Company, a Delaware corporation, successor in interest by merger to Union Pacific Railroad Company, a Utah corporation and Los Angeles & Salt Lake Railroad Company disclosed by that certain Quit Claim Deed recorded April 14, 2000 as Entry No. 7618188 in Book 8395 at Page 3607 of Official Records. **NOT SURVEY RELATED**  
(Affects Parcel 2)

19. Avigation Easement, in favor of Salt Lake City Corporation, for airspace for the free and unrestricted passage of aircraft of any and all kinds in, through and about the airspace and incidental rights and purposes thereunder, recorded March 3, 2016 as Entry No. 12233230 in Book 10408 at Page 880 of Official Records.

20. Easement, in favor of Utah Department of Transportation, for cut and/or fill slopes and appurtenant parts thereof to facilitate construction of the widening of 5600 West Street (SR-172) known as Project No. F-0172(32)7 and incidental rights and purposes thereunder, recorded May 28, 2019 as Entry No. 12995738 in Book 10784 at Page 9344 of Official Records.

21. Trust Deed With Assignment of Rents to Secure Credit Agreement **PLOTTED: NO EFFECT**  
Dated: October 18, 2011  
Trustor: Double S, Inc. an Idaho Corporation  
Trustee: Mountain View Title & Escrow Co.  
Beneficiary: University First Federal Credit Union, a corporation organized and existing under the laws of the State of Utah and the United States  
Amount: \$1,750,000.00  
Recorded: October 19, 2011  
Entry No.: 11263458  
Book: 9959  
Page: 1510, of the Official Records  
Request for Notice of Default, Notice of Sale, recorded December 26, 2012 as Entry No. 11543523 in Book 10091 at Page 5803 of Official Records, requesting Notice be given to Utah CDC and the U.S. Small Business Administration, and all matters set forth therein.  
Subordination, Consent, Non-Disturbance, and Attornment Agreement, by and between University First Federal Credit Union, as Lender, Double S, Inc., an Idaho corporation, as Landlord, and Verizon Wireless (VAV) LLC d/b/a Verizon Wireless, as Tenant, and the matters set forth therein, recorded April 11, 2016 as Entry No. 12257146 in Book 10419 at Page 9031 of Official Records.

22. Trust Deed with Assignment of Rents  
Dated: December 26, 2012  
Trustor: Double S, Inc., an Idaho corporation  
Trustee: U.S. Small Business Administration  
Beneficiary: Utah Certified Development Company  
Amount: \$808,000.00  
Recorded: December 26, 2012  
Entry No.: 11543522  
Book: 10091  
Page: 5794, of the Official Records  
Assignment of Note, Trust Deed, Guarantee(s), and Assigned Lessor's and Lessee's Leasehold Interest as Collateral, by Utah Certified Development Company, as Assignor, in favor of U.S. Small Business Administration, an Agency of the United States, as Assignee, and the matters set forth therein, recorded December 26, 2012 as Entry No. 11543594 in Book 10091 at Page 6354 of Official Records.  
Subordination, Consent, Non-Disturbance, and Attornment Agreement, by and between U.S. Small Business Administration successor-in-interest to Utah Certified Development Company, as Lender, Double S, Inc., an Idaho corporation, as Landlord, and Verizon Wireless (VAV) LLC d/b/a Verizon Wireless, as Tenant, and the matters set forth therein, recorded April 11, 2016 as Entry No. 12257147 in Book 10419 at Page 9039 of Official Records.

23. An Unrecorded Lease executed by Double S Inc., as Lessor, and Schow's Inc., as Lessee for a term of 21 years, as disclosed by that certain Memorandum of Lease:  
Dated: December 1, 2012  
Recorded: December 26, 2012  
Entry No.: 11543524  
Book: 10091  
Page: 5805, of the Official Records  
Assignment of Lease and Subordination Agreement, by and between Schow's Inc. as Lessee, Double S Inc., as Lessor, in favor of Utah Certified Development Company and the Small Business Administration, as Assignee, recorded December 26, 2012 as Entry No. 11543525 in Book 10091 at Page 5808 of Official Records, and the matters set forth therein.  
Third Party Lender Agreement, by and between University First Federal Credit Union and Utah Certified Development Company, dated December 17, 2012, and the matters set forth therein, recorded December 26, 2012 as Entry No. 11543526 in Book 10091 at Page 5813 of Official Records.

24. An Unrecorded Lease executed by Double S, Inc., an Idaho corporation, as Lessor, and Verizon Wireless (VAV) LLC d/b/a Verizon Wireless, as Lessee for a term of 5 years and as long as extended thereunder years, as disclosed by that certain Memorandum of Land Lease Agreement:  
Dated: March 22, 2016 **PLOTTED: ACCESS AND UTILITY EASEMENT ALIGNS PART WAY WITH AT&T ACCESS UTILITY EASEMENT**  
Recorded: April 11, 2016  
Entry No.: 12257145  
Book: 10419  
Page: 9026, of the Official Records

25. Revolving Credit Deed of Trust  
Dated: April 2, 2018  
Trustor: Double S, Inc., an Idaho corporation  
Trustee: University First Federal Credit Union  
Beneficiary: University First Federal Credit Union  
Amount: \$223,900.00  
Recorded: April 5, 2018  
Entry No.: 12748048  
Book: 10662  
Page: 3916, of the Official Records

26. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claim and/or claim liens thereunder.

27. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

28. The Company requires the name of the proposed purchaser(s) in order to secure a search for any applicable judgment, tax and/or other statutory liens and matters. The company may then make additional exceptions and requirements.

29. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.  
SUBJECT TO ANY PRELIMINARY NOTICE(S) THAT MAY APPEAR IN THE STATE CONSTRUCTION REGISTRY AND THE LIEN RIGHTS ASSOCIATED THEREIN.  
This exception may be deleted from the policy when verification that all lien claimants who have filed a preliminary notice with the SCR have been paid.

# SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT



4393 RIVERBOAT ROAD, SUITE 400  
TAYLORSVILLE, UT 84123

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS  
PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS  
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T  
WIRELESS IS STRICTLY PROHIBITED



50 116TH AVENUE SE, SUITE 210  
BELLEVUE, WA 98004



2925 E. RIGGS RD  
SUITE 8-191  
CHANDLER, AZ 85249  
(480) 656-7912 OFFICE  
(480) 219-5195 FAX

A	5-21-21	SUBMITAL
REV.	DATE	REVISION DESCRIPTION

PROJECT INFORMATION:

1300 S 5600 W

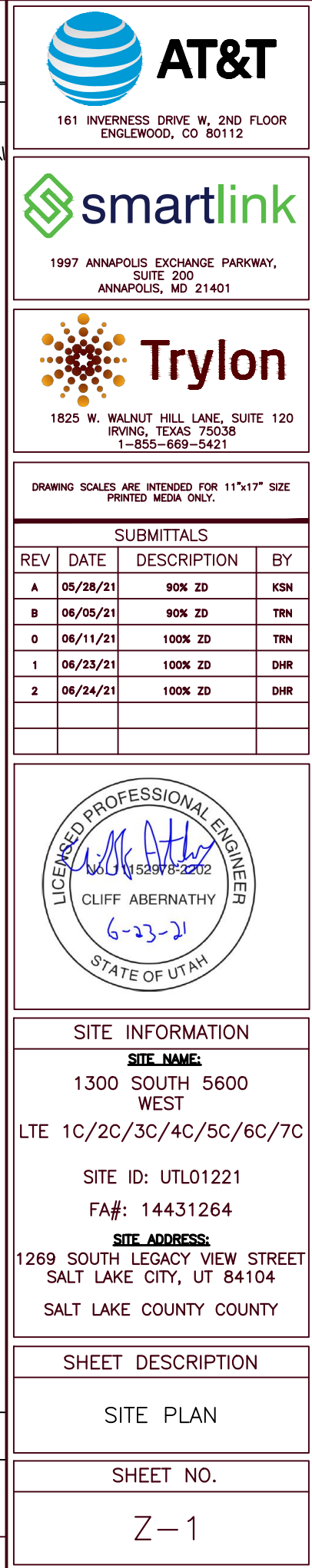
UTL01221

1269 S LEGACY VIEW ST.  
SALT LAKE CITY, UTAH 84104  
SALT LAKE COUNTY

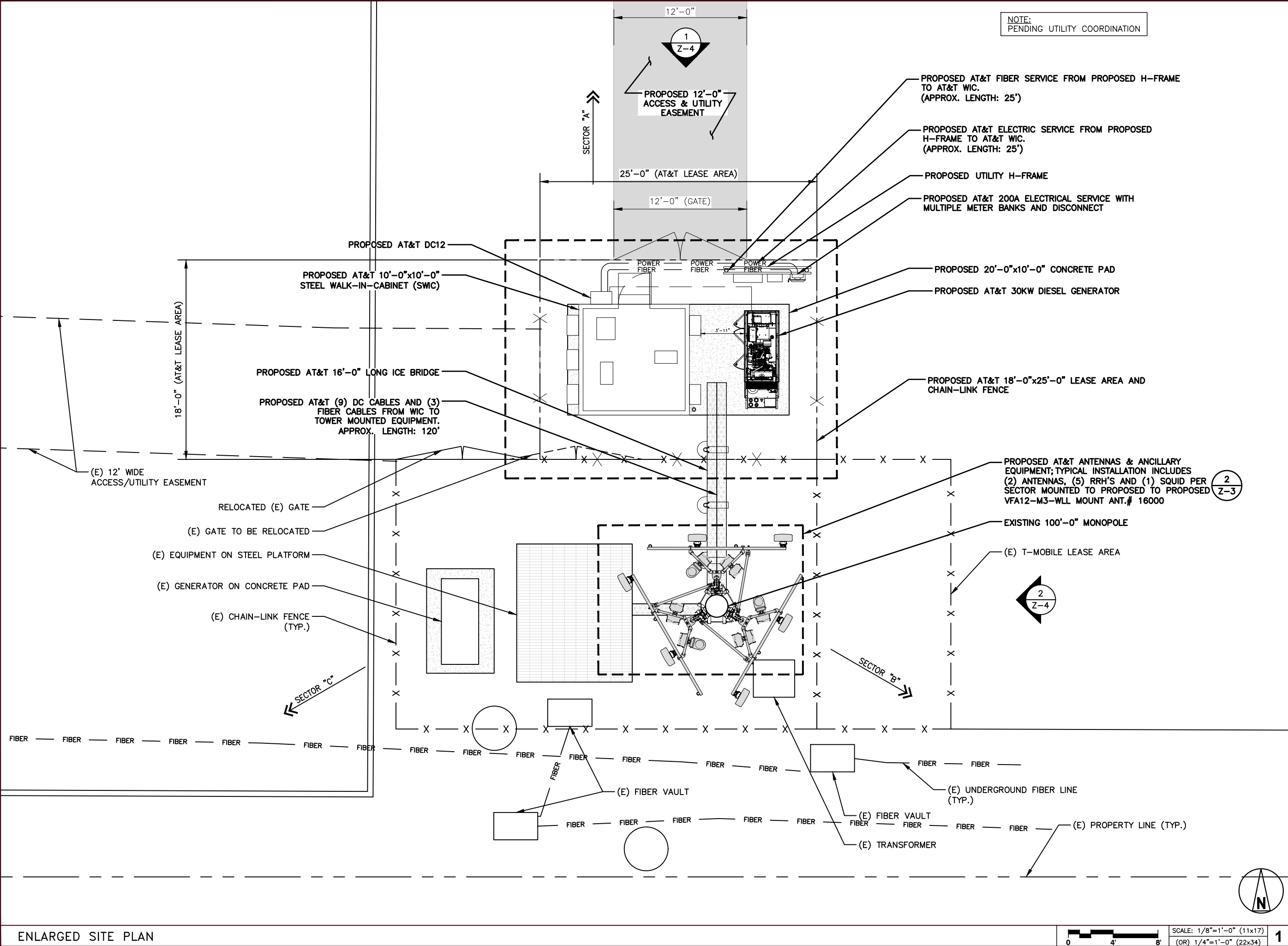
DRAWN BY:	CHECKED BY:
NC	JC

SHEET TITLE:	
SITE SURVEY	

SHEET NUMBER:	REV.:
LS-2	1







NOTE:  
PENDING UTILITY COORDINATION



**AT&T**  
161 INVERNESS DRIVE W, 2ND FLOOR  
ENGLEWOOD, CO 80112




1997 ANNAPOLIS EXCHANGE PARKWAY,  
SUITE 200  
ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120  
IRVING, TEXAS 75038  
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE  
PRINTED MEDIA ONLY.

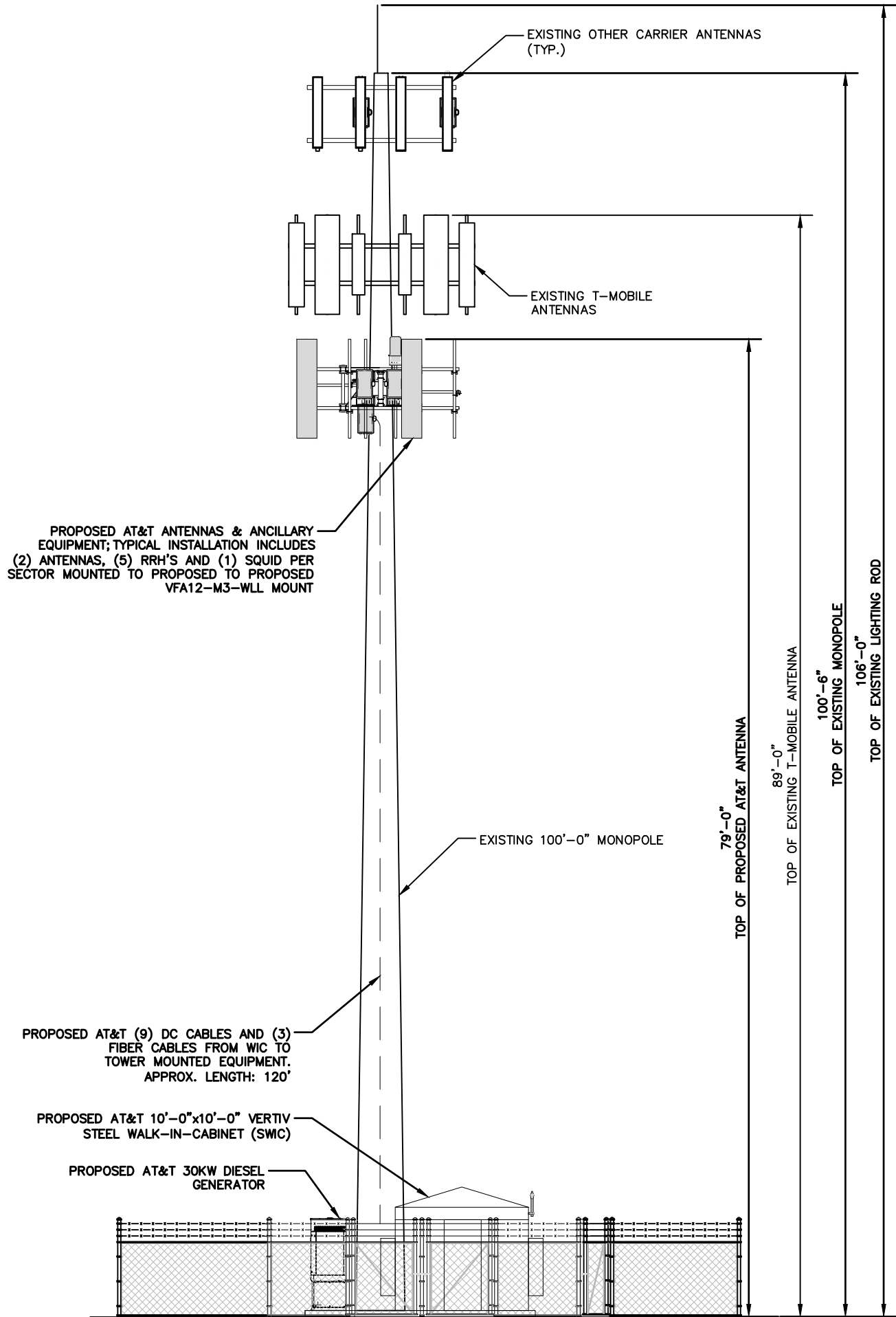
SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	05/28/21	90% ZD	KSN
B	06/05/21	90% ZD	TRN
0	06/11/21	100% ZD	TRN
1	06/23/21	100% ZD	DHR
2	06/24/21	100% ZD	DHR



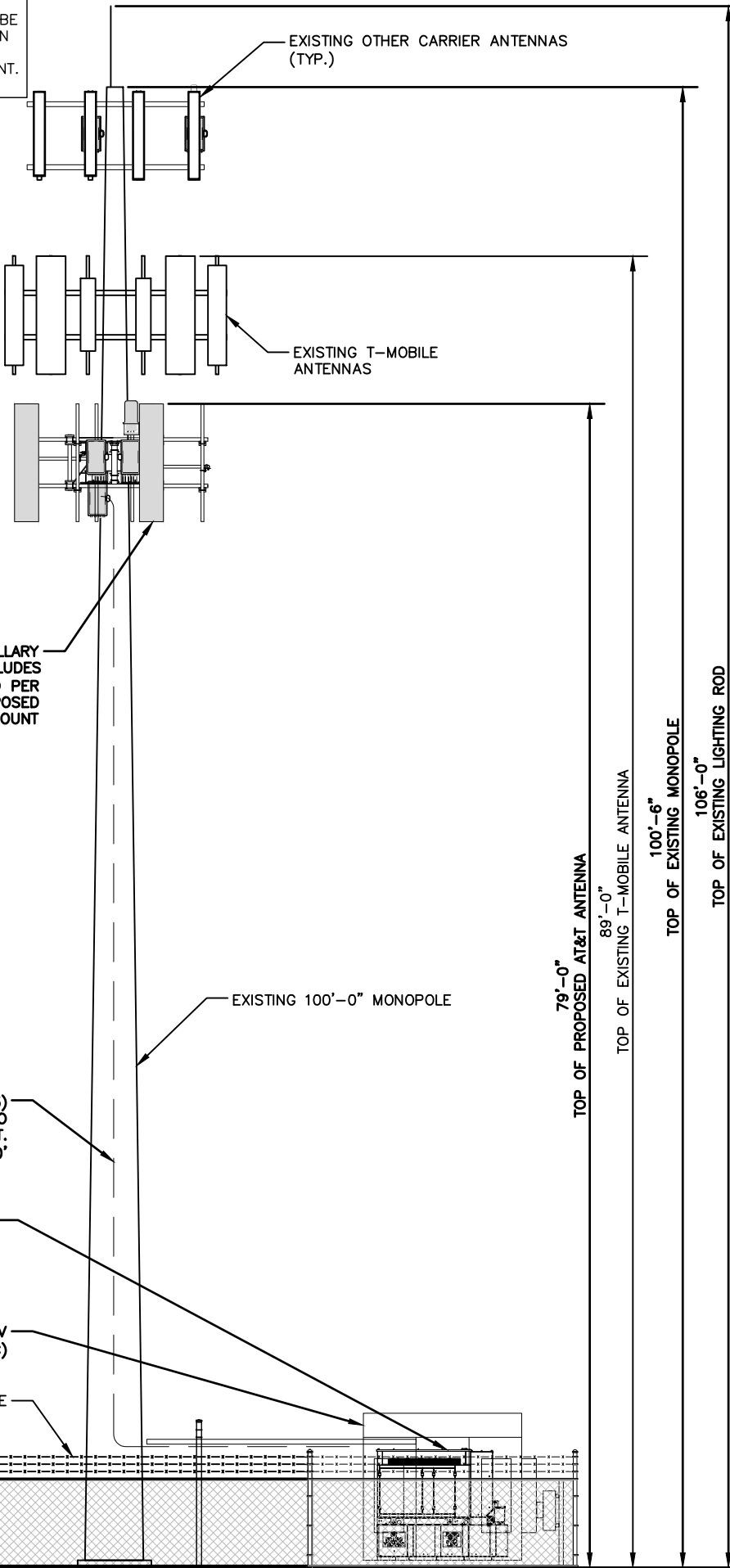
**SITE INFORMATION**  
**SITE NAME:**  
1300 SOUTH 5600 WEST  
LTE 1C/2C/3C/4C/5C/6C/7C  
  
**SITE ID:** UTL01221  
**FA#:** 14431264  
**SITE ADDRESS:**  
1269 SOUTH LEGACY VIEW STREET  
SALT LAKE CITY, UT 84104  
SALT LAKE COUNTY COUNTY

**SHEET DESCRIPTION**  
ENLARGED SITE PLAN  
  
**SHEET NO.**  
Z-2





NOTE:  
STRUCTURAL ANALYSIS AND MOUNT ANALYSIS TO BE  
PERFORMED PRIOR TO EQUIPMENT INSTALLATION IN  
ORDER TO VERIFY THAT THE STRUCTURE IS  
ADEQUATE TO SUPPORT THE PROPOSED EQUIPMENT.



 **AT&T**  
161 INVERNESS DRIVE W, 2ND FLOOR  
ENGLEWOOD, CO 80112

  
1997 ANNAPOLIS EXCHANGE PARKWAY,  
SUITE 200  
ANNAPOLIS, MD 21401

  
1825 W. WALNUT HILL LANE, SUITE 120  
IRVING, TEXAS 75038  
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE  
PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	05/28/21	90% ZD	KSN
B	06/05/21	90% ZD	TRN
0	06/11/21	100% ZD	TRN
1	06/23/21	100% ZD	DHR
2	06/24/21	100% ZD	DHR



**SITE INFORMATION**

**SITE NAME:**  
1300 SOUTH 5600 WEST  
LTE 1C/2C/3C/4C/5C/6C/7C

**SITE ID:** UTL01221  
**FA#:** 14431264

**SITE ADDRESS:**  
1269 SOUTH LEGACY VIEW STREET  
SALT LAKE CITY, UT 84104  
SALT LAKE COUNTY COUNTY

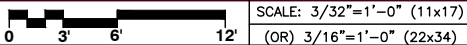
**SHEET DESCRIPTION**

TOWER ELEVATIONS

**SHEET NO.**

Z-5

PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION





## **ATTACHMENT C: Additional Applicant Materials**



June 25, 2021

Ms. Krissy Gilmore, AICP, Principal Planner  
Salt Lake City Corporation  
451 S State Street  
Salt Lake City, UT 84111

**SENT VIA E-MAIL: [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)**

RE: Request for Modification to Existing Wireless Facility - Section 6409/47 CFR § 1.6100 ("6409")  
Site Address: 1269 South Legacy View Street, Salt Lake City, UT 84104  
Prior Case: PLNPCM 2015-00961  
AT&T Project No.: UTL01221 / 14421264

Dear Ms. Gilmore:

On behalf of New Cingular Wireless PCS, LLC ("AT&T"), we are pleased to submit this request to collocate on the existing Wireless Communications site, at the location referenced above, as an Eligible Facilities Request for a non-substantial modification pursuant to Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 and the corresponding Federal Communications Commission ("FCC") implementing rules.

**Scope of Work**

AT&T proposes the following non-substantial modifications to this tower site, all of which comply with the site's prior conditions of approval.

<b><u>Component</u></b>	<b><u>Federal Section 6409 Limits</u></b>	<b><u>AT&amp;T's Proposed Modification</u></b>
Increase height of original structure	20 feet or less	No increase in height
Antennas extending horizontally from edge of structure	20 feet or less	Antennas extend less than 20 feet horizontally from edge of structure
Additional ground mounted equipment cabinets	4 or fewer (does not include separately mounted radios and other pieces of equipment)	1 walk-in equipment cabinet proposed

**Site Expansion**

Pursuant to the FCC Rule, a compound expansion less than 30 feet in any direction does not constitute a substantial modification, and therefore a modification proposing an expansion less than

30 feet qualifies as an Eligible Facilities Request.<sup>1</sup> The compound expansion for this site is limited to 25 feet. Because the proposed modification does not extend the compound by more than thirty (30) feet in any direction it qualifies as a non-substantial change.

**Conditions of Approval**

The FCC rule provides that a change is substantial if it does not comply with the conditions associated with the prior zoning approval, except that the limitation does not apply to modifications that are allowed under Section 6409(a), i.e., with respect to height and site expansions. We have reviewed and attached the original approval, and the proposed modification maintains the stated conditions of approval.

**FCC Shot Clock for Section 6409(a) Non-Substantial Modifications**

Because all of the 6409(a) criteria have been met to demonstrate that AT&T is not proposing a substantial change, AT&T requests approval of the enclosed application<sup>2</sup>, as well as any other authorizations necessary, for its proposed modification under Section 6409(a). The FCC rule provides that all authorizations related to 6409(a) applications be completed within 60 days after filing.<sup>3</sup> Based on a filing date of June 25, 2021, and without accounting for any tolling, the projected shot-clock deadline for a decision is August 24, 2021.

We look forward to working with you on this important project that will significantly improve wireless communication services in your community without requiring an additional site. Please do not hesitate to contact me or Brian Sieck, if you have any questions or concerns.

Sincerely,

*Elizabeth Walker*

Elizabeth Walker  
Vice President of Land Use Entitlements  
Wireless Policy Group, LLC

Enclosures: FCC Rule for Section 6409 Applications (47 C.F.R. § 1.6100); Site zoning drawings;

cc: Jan Robinette, AT&T Project Manager  
Brian Sieck, Smartlink Real Estate Project Manager

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<sup>1</sup>47 C.F.R. § 1.6100(b)(7)(iv).

<sup>2</sup>Note that a jurisdiction's review of an eligible facility request is limited and "a State or local government may require the applicant to provide documentation or information **only to the extent reasonably related** to determining whether the request meets the requirements of this section." 47 C.F.R. § 1.6100(c)(1) (emphasis added).

<sup>3</sup>47 C.F.R. § 1.6100(c)(2).



## **ATTACHMENT D: Existing Conditions**

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### **Existing Conditions:**

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

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

### **MASTER PLAN CONSIDERATIONS**

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

## ATTACHMENT E: ANALYSIS OF STANDARDS

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### 21A.54.080 Standards for Conditional Use

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

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

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

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

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

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

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

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

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

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

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

### 21a.54.080B Detrimental Effects Determination

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

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	Complies	The wireless telecommunications use is allowed as a conditional use in the M-1 zoning district.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	Complies	The use is located in an area zoned and designed by the associated master plan as "light industrial," see analysis from standard 3 above.
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use	Complies	The use is supportive of and similar to surrounding utilitarian and industrial uses.

<b>compared to existing uses in the surrounding area</b>		
<b>4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered</b>	<b>Complies</b>	The proposal is not in conflict with the mass, scale, style, design or architectural detailing of surrounding structures or uses.
<b>5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows</b>	<b>Complies</b>	The proposal will have no traffic impact and is accessed from existing driveways.
<b>6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic</b>	<b>Complies</b>	Traffic to and from the cell tower and lease area is limited to maintenance purposes only. There will be no impact on the subject or abutting parcels.
<b>7. The site is designed to enable access and circulation for pedestrian and bicycles</b>	<b>Complies</b>	The site is not to be used on a regular basis and does not require regular access or circulation for pedestrians or bicycles.
<b>8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street</b>	<b>Complies</b>	Access to the site is existing and does/will not impact the service level of an adjacent street.
<b>9. The location and design of off-street parking complies with applicable standards of this code</b>	<b>Complies</b>	Off-street parking is not required for this use. All associated vehicle traffic will be for periodic maintenance.
<b>10. Utility capacity is sufficient to support the use at normal service levels</b>	<b>Complies</b>	Use has access to all necessary utilities.
<b>11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts</b>	<b>Complies</b>	The use will be required to meet all landscaping and screening requirements for the M-1 zone prior to the issue of a building permit.
<b>12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke</b>	<b>Complies</b>	Use does not significantly impact sustainability plans nor does it encroach onto a stream or water way.
<b>13. The hours of operation and delivery of the use are compatible with surrounding uses</b>	<b>Complies</b>	Once the installation is complete, the antennas and equipment will only have periodic visits from maintenance crews.
<b>14. Signs and lighting are compatible with, and do not negatively impact surrounding uses</b>	<b>Complies</b>	The proposal does not include signs and lighting other than typical warning signs and lights for aircraft safety. No negative impacts to surrounding uses are anticipated.
<b>15. The proposed use does not undermine preservation of historic resources and structures</b>	<b>Complies</b>	The proposal does not involve an historic structure or resource.

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



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

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

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

#### **Community Council meeting**

The local community council (Glendale Community Council) scheduled this item for discussion at their July 13, 2021 meeting. The applicant and staff discussed the proposal. The Council did not report any concerns at that time.

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

Public hearing notice mailed on July 29, 2021

Public hearing notice posted on July 29, 2021

Public notice posted on City and State websites and Planning Division list serve: July 29, 2021

#### **Public Comments**

No public comments were received before this report was finalized.

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

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**Zoning:** (Katilynn Harris):

Chain link and barbed wire fence for new lease area not provided; must comply with applicable standards in 21A.40.120. Height of proposed antennas shall not exceed 96" (8').