Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Aaron Barlow, aaron.barlow@slcgov.com, 801-535-6182
Date: December 8, 2021
Re: PLNPCM202020-00284 Stealth Wireless Facilities Zoning Text Amendment

ZONING TEXT AMENDMENT

REQUEST:

This is a request from Pete Simmons of Cellco Partnership (dba Verizon Wireless) for an amendment to sections 21A.32.070 and 21A.40.090 of the Salt Lake City Zoning Ordinance in order to allow stealth wireless cell towers taller than 35 feet (up to 75 feet) as a Conditional Use in the PL Public Lands Zoning District. The complete proposal can be found in Attachment B.

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. PL Public Lands Zoning District Map
B. Proposed Code
C. Existing Code Text
D. Zoning Standards Analysis
E. Other Application Material
F. Public Process and Comments
G. City Department Review

PROJECT DESCRIPTION:

Background

Prior to submitting this application, Mr. Simmons presented a proposal to Planning Staff 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, [including] 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 for certain obstructions in a required yard (table 21A.36.020.B) and height (table 21A.36.020.C). Allowed height exceptions include church steeples, elevator/stairwell bulkheads, flagpoles, and light poles for sports fields. Wireless facilities disguised as trees (or anything else not listed in the height exceptions table) are not a permitted obstruction beyond the maximum height of a zoning district.

In response to the perceived limitations that the Zoning Ordinance placed on stealth wireless communication facilities, the applicant submitted a text amendment application to allow stealth cell towers up to 60 feet in all zoning districts within Salt Lake City. After reviewing the staff report for that request and some community backlash, Mr. Simmons asked that the Planning Division give Verizon Wireless time to review their application and address concerns raised by City Staff and the community before the Planning Commission could review his request.

This revised request from Verizon Wireless is smaller in scope. They are now requesting to modify sections 21A.32.070 (PL Public Lands District) and 21A.40.090.E (Wireless Telecommunication Facilities) of the City's zoning regulations to allow stand-alone stealth cell towers up to 75 feet tall as a Conditional Use in only the PL Public Lands Zoning District. The table on the next page compares the applicant's proposed changes to the existing regulations regarding stealth wireless facilities. The complete proposal can be found in Attachment B. New 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)*

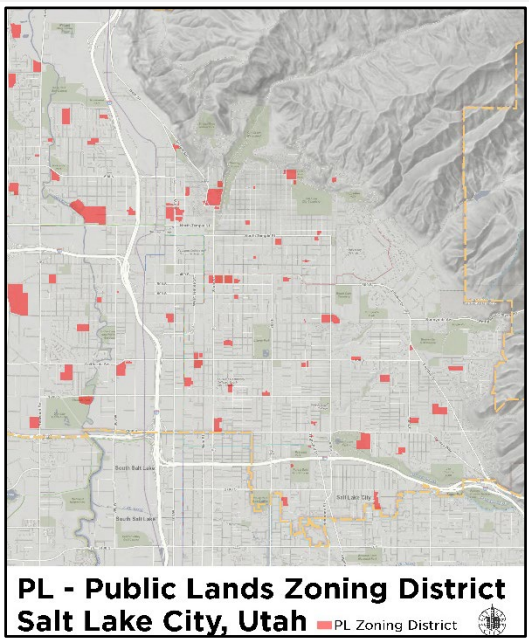
EXISTING REGULATIONS	PROPOSED CHANGES
Criteria for determining if an antenna is "stealth": • The antenna must conform to the dimensions of the object it is being disguised as. • The location of the stealth facility must be in concert with its surrounding.	No change
The height of Stealth Antennas is limited to the maximum building height of the underlying zoning district unless they are disguised as the following: • *Chimney* – can extend above the maximum height limit of the zone only the amount that is required to meet building regulations • *Church steeples or spires* – no height limit • *Elevator/stairway tower or bulkhead* – 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 • *Flagpole* – may apply for conditional use approval to exceed the maximum building height of the zone • *Light poles for sports fields* – allowed up to 90 feet or higher with special exception approval	Stealth antennas in the PL Public Lands Zoning District taller than 35 feet (up to 75 feet in height) would require Conditional Use approval from the Planning Commission. All other stealth towers that meet the existing dimension regulations would still be allowed by-right.
Stealth Antennas are allowed in all zoning districts, subject to the dimensions mentioned above.	Conditional Use approval would be required for stealth antennas taller than 35 feet (up to 75 feet in height) in the PL Public Lands District.

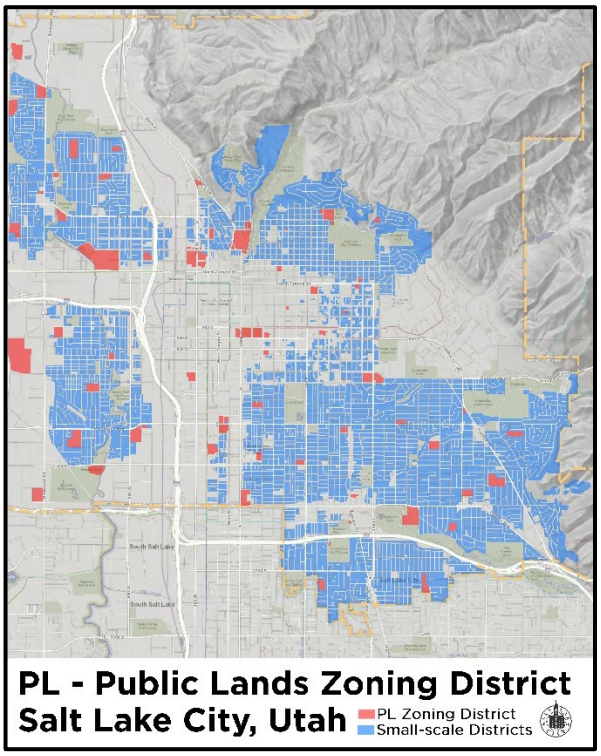
Characteristics of the PL Public Lands Zoning District

The Public Lands Zoning District was established to "specifically delineate (establish) areas of public use" and control future redevelopment of public lands and facilities (see the purpose statement for the PL district in 21A.32.070.A). Master plans for public infrastructure often determine the location of the district. Uses in the district are generally limited to public facilities owned or operated by a government agency. Some common uses include schools, libraries, and fire stations.

The district generally requires large lots and setbacks larger than 30 feet for most yards for most uses. Except for uses specifically listed, buildings are limited to 35 feet in height. Those uses that are listed (including local government facilities, prisons/jails, government offices, arenas/stadiums, or fairgrounds) are allowed a max height of 75 feet—or the height of an adjacent zoning district with a taller maximum permitted height.

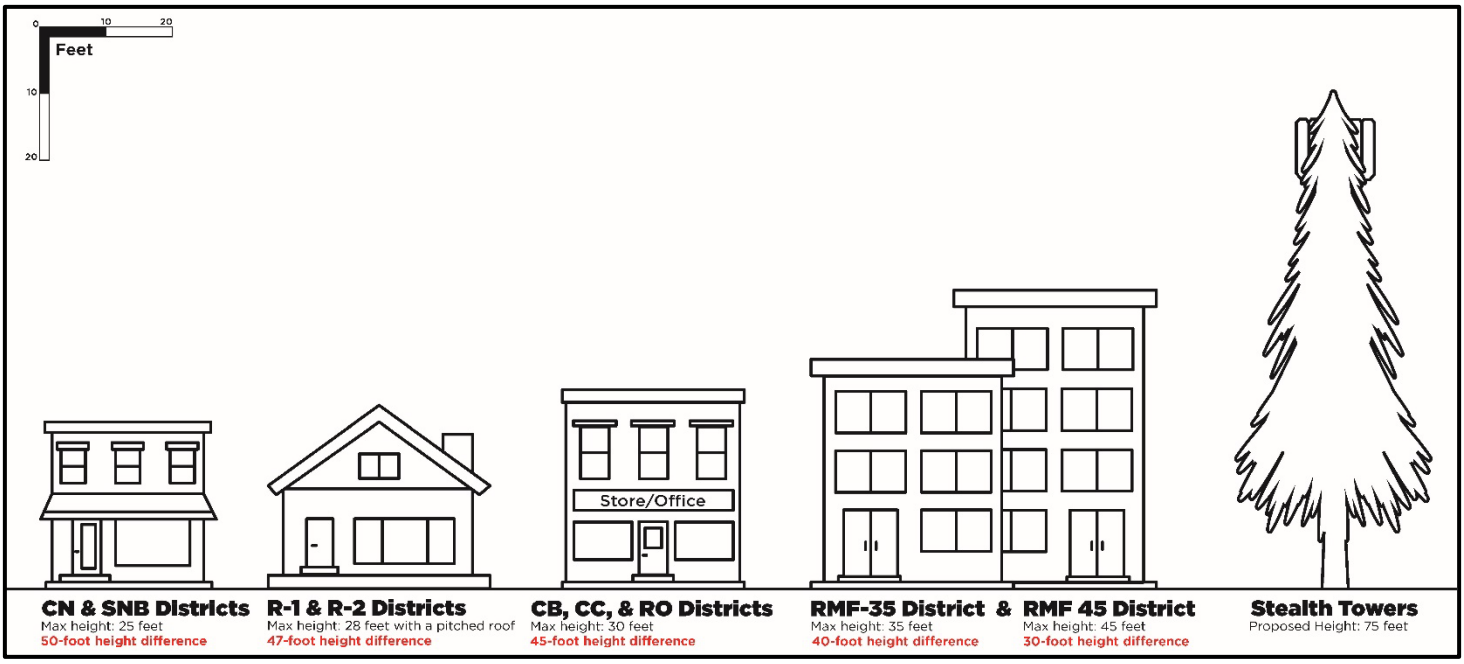
As illustrated in the map on the right, properties that are zoned PL Public Lands are generally spread throughout the City (a larger map can be found in Attachment A). There are usually not more than one





or two parcels per location—unlike other zoning districts that will usually have a contiguous collection of properties at any given site. For the most part, but not always, parcels in the PL district are situated within smaller-scale neighborhoods that generally consist of one- or two-family districts (i.e., R-1, R-2, or Foothill Residential district) and small-scale commercial districts (usually the CN Commercial Neighborhood district)—as illustrated by the map on the left. Zoning districts in these neighborhoods generally do not allow buildings any taller than 30 feet in height, and many are even more restrictive (a larger map can be found in Attachment A)

Because the PL district is so enmeshed within these small-scale neighborhoods of relatively restrictive zoning districts, any changes will likely impact those neighborhoods and their character. If approved, the request from Verizon Wireless would permit towers up to 75 feet in height (as a Conditional Use) within close proximity to many of these neighborhoods. The diagram below illustrates the expected scale of these proposed facilities compared with the general size of buildings allowed by the zoning districts within these neighborhoods (an enlarged version of the diagram can be found in Attachment A).



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, compatible with other overlay zoning codes, and the extent to which they implement best professional practices. Those standards are addressed in Attachment D.

City Code amendments are ultimately up to the City Council's discretion and are not controlled by any single 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. Rationale for Denial Recommendation
2. Compatibility with Current City Plans, Policies, and Zoning Standards
3. Best Practices for Zoning Ordinance Revisions
4. Conditional Uses
5. Federal Regulations Regarding Wireless Communication Facilities
6. Clarity of Proposed Amendment Language

Consideration 1 – Rationale for Denial Recommendation

Planning Staff has identified the following specific issues regarding the proposed ordinance:

1. As proposed, the standards would not result in predictable outcomes. The proposed regulations would allow any type of stealth facility at the proposed height (35 to 75 feet), not only monopines. Without additional standards, a future applicant could request a stealth tower that would be entirely out of character—like a 75-foot-tall elevator bulkhead. See Consideration 2 for further discussion.
2. The PL District is usually situated within neighborhoods with relatively shorter maximum heights. Towers in the PL district will be out of scale with the surrounding context.
3. Requiring Conditional Use approval for these types of towers would require additional time and resources from Planning Staff and the commission. In addition, Utah State Code makes denying conditional use applications challenging. See Consideration 4 for further discussion.
4. The proposed language in Table 21A.40.090.E is difficult to interpret. (see Consideration 6)

The ordinance already allows stealth cellular facilities in many other contexts in every zoning district, and State Code requires the city to approve small cell facilities in the public right of way. The proposed text amendment is a response to the denial of the proposed facility at the Pioneer Police Precinct. It does not include a thorough analysis of community needs, potential adverse impacts, or unintended consequences. When revising the zoning ordinance, it is a best practice in Planning to address the issue comprehensively, not only a single issue or a single section. Staff cannot recommend approval of this piecemeal revision of the zoning ordinance without further analysis. A comprehensive review and analysis considering the needs of the City's communities and cell providers would require staff time and resources, limited time, and resources that have already been directed elsewhere by elected officials.

Consideration 2 - Compatibility with Current City Plans, Policies, and Zoning Standards

Except for some edits for clarity, the primary purpose of the proposed amendment is to allow stealth towers over 35 feet (up to 75 feet in height) within the PL Public Lands Zoning District as a Conditional Use. The applicant has not proposed any mitigating standards and instead relies on the Standards for Conditional Use approval (found in section 21A.58.080) and 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 section 21A.36.020. By relying on the Conditional Use standards to mitigate the potential impacts (listed in Consideration 1) of undefined stealth wireless facilities, this proposed amendment may not protect citizens from the possible adverse effects of future stealth towers and fails to further any objective within the City's adopted plans and policies. The applicant has not provided enough analysis to say one way or another.

Staff's analysis of relevant goals and initiatives within adopted plans and the purpose statements of affected zoning and overlay districts was mixed. Staff found several reoccurring themes regarding City-adopted objectives that should be discussed by the commission (see Attachment D for a complete analysis):

1. **Neighborhood Character:**
   Plan Salt Lake initiatives 8.7 & 9.1 and objectives from most neighborhood plans all focus on the character of future development and its impact on the character of neighborhoods within the City. Stealth towers can be

an effective alternative to undisguised wireless antennas in established neighborhoods. Limiting them to only the PL district, while not always desirable, could help wireless providers install necessary infrastructure in a way that would be consistent with these initiatives. However, the proposal relies on Conditional Use standards for the consideration of neighborhood character."

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) and the Capitol Hill Protective Area Overlay are all concerned with viewsheds and vistas within the City. 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 relies on the Conditional Use standards to address the potential impact of new stealth towers on view corridors and vistas. As currently adopted, stealth tower regulations require that a proposed facility "be in concert with its surroundings." However, it is unclear if this standard would be enough to prevent future stealth towers within established view corridors.

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. If 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 when reviewing zoning regulations for privately provided infrastructure. The coverage map provided by the applicant shows a need for cellular service within the vicinity of their proposed tower at the Pioneer Police precinct. However, they have not indicated how allowing these towers in other parts of the City will improve equitable access to cellular service in the City.

Will this request to allow 75-foot stealth towers in the PL zoning district 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? Because the applicant has not provided an analysis to support this request, staff cannot determine if the proposed amendment is compatible with the adopted plans and policies of the City. The above discussion and the analysis in Attachment D show that the applicant has not provided enough information to determine the long-term impacts of their proposal.

Consideration 3 - Best Practices for Zoning Ordinance Revisions

When revising a zoning ordinance, it is a best professional practice within the Planning profession to approach a change to zoning regulations with a holistic approach and 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 one proposed project at a single location. 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 4 - 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 to a project to limit detrimental effects, those effects are still present, and the tower will still be built.

The applicant has proposed that Conditional Use approval would be required for stealth towers taller than 35 feet in the PL Public Lands district. This will require Planning Staff to present each 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 surrounding neighborhood.

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 discussed in Attachment D.

Consideration 6: Clarity of Proposed Amendment Language

A review of the applicant's proposed amendment has revealed that some parts of the proposal may need clarification. Specifically, 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 with interpreting 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)." The proposed language would be even more challenging to interpret without this accompanying column.

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:

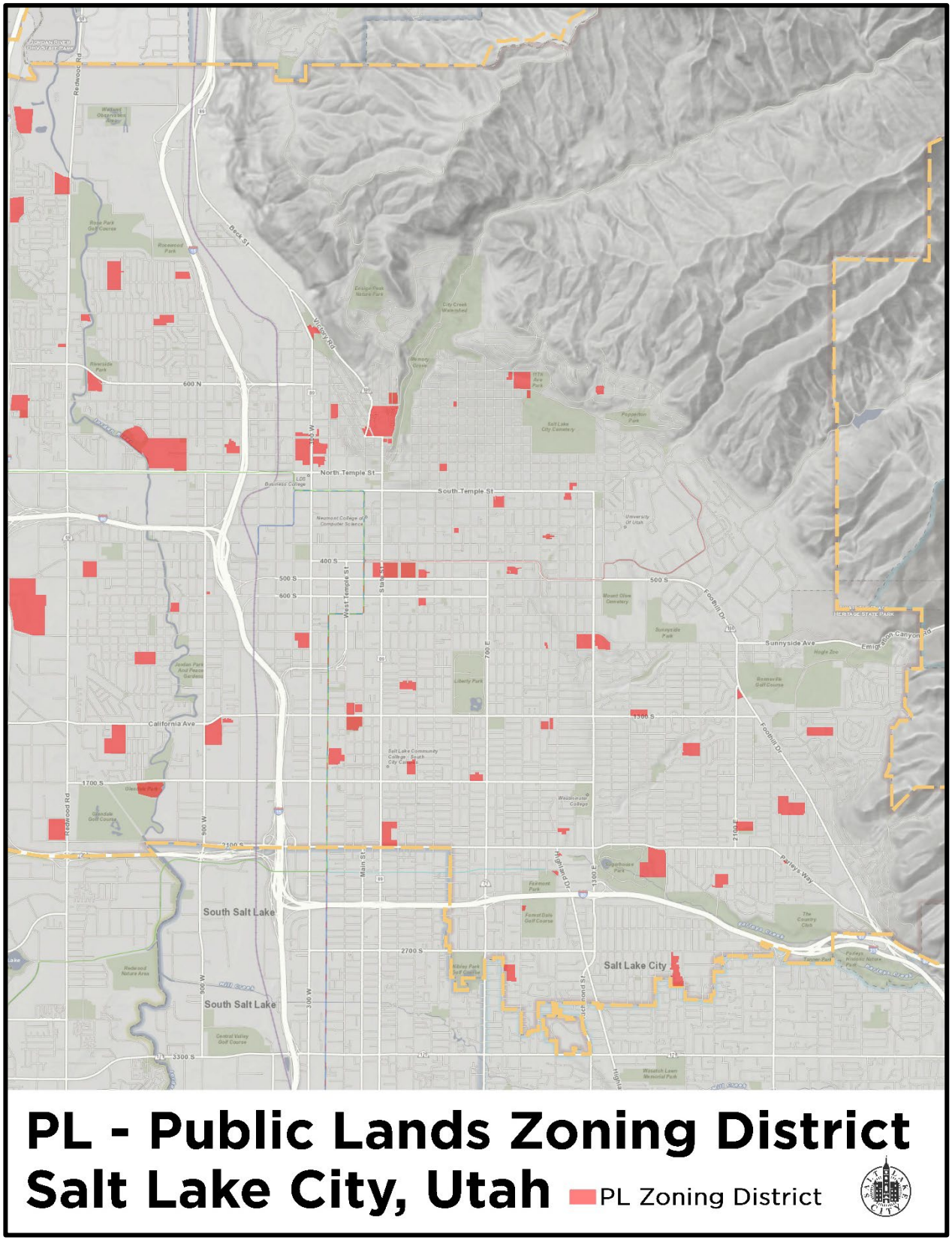
The applicant's proposed amendments to the PL Public Lands Zoning District in 21A.32.070, and the Wireless Communication Facility Regulations in 21A.40.090.E have been reviewed against the Zoning Amendment standards in Attachment D. Whether or not this request conforms with established City goals and policies within adopted plans is unclear with the limited information provided by the applicant. 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 the additional Conditional Use petitions 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.

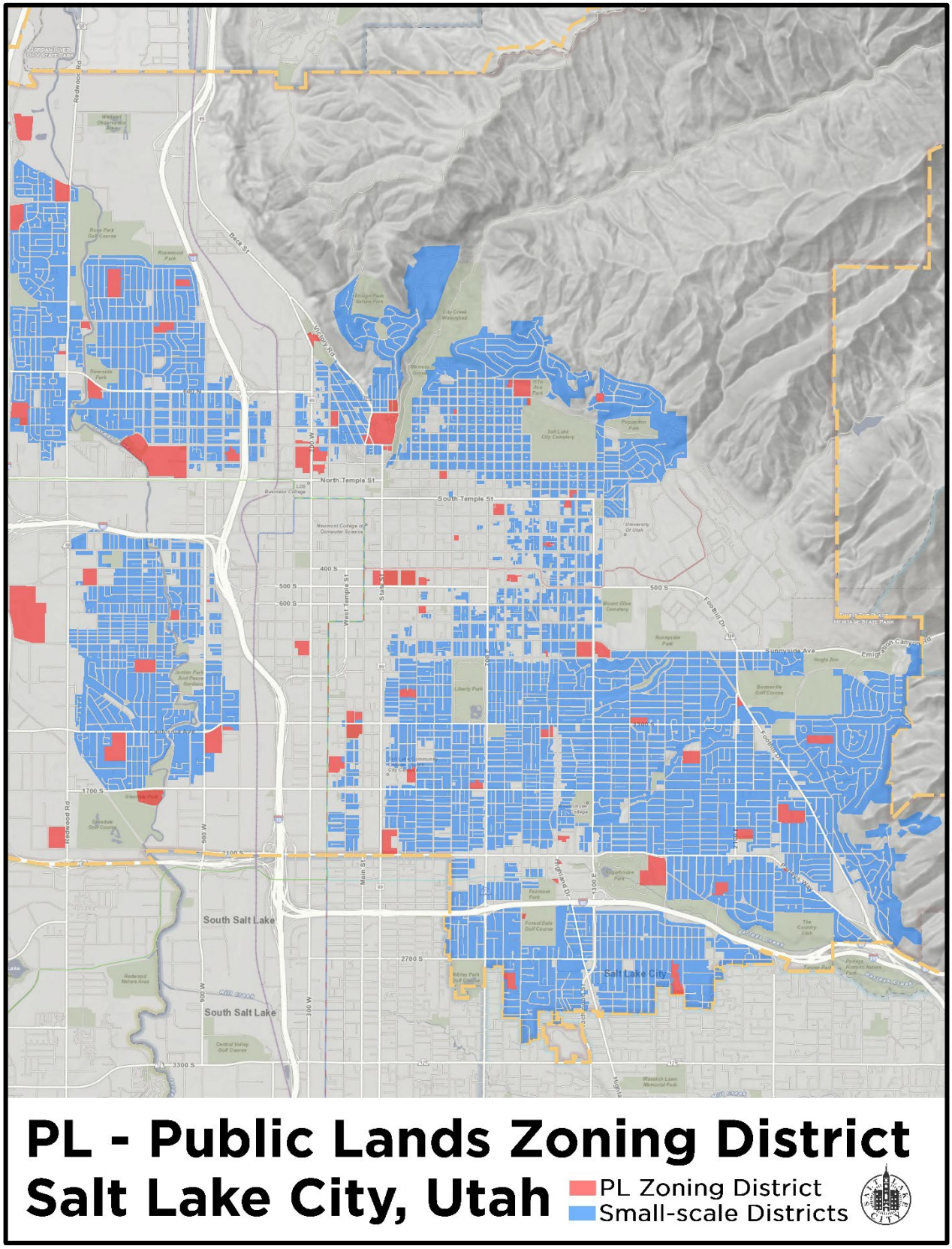
NEXT STEPS:

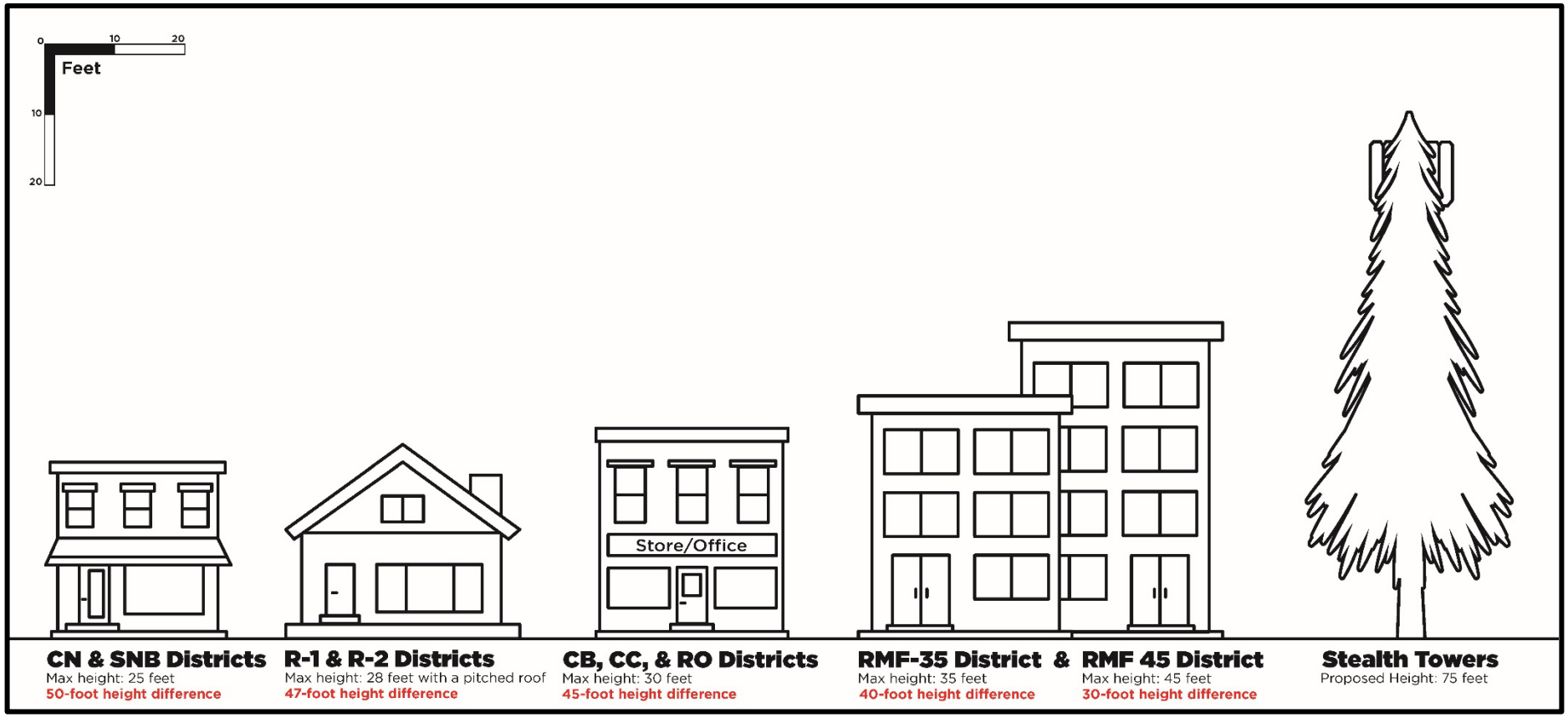
The Planning Commission can provide a positive or negative recommendation for the proposal and request that changes be made to the proposal. The recommendation and any requested changes will be sent to the City Council, which will hold a briefing and additional public hearing on the proposed changes. 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 – MAPS AND ILLUSTRATIONS




PL - Public Lands Zoning District
Salt Lake City, Utah
PL Zoning District
Small-scale Districts
North Temple St
South Temple St
400 S
500 S
600 S
700 S
1700 S
2100 S
2700 S
3300 S
South Salt Lake
Salt Lake City
Redwood Rd
West Temple St
State St
Main St
Foothill Dr
Sunnyside Ave
Emigration Canyon Rd
Beck St
Victory Rd
300 W
500 W
900 W
1300 E
1700 E
2100 E



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ATTACHMENT B – 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

VZW Application for SAL Asgard (macro facility) – Proposed Text Amendment to Address Height Limitations in Public Land Zone District

Factual Info

- Initial Application Request: 80' Monopine – RF has agreed to reduce height to 60' to accommodate height issue
- Address of Proposed Facility Location: West 700 South, Salt Lake City, 84104
- Pioneer Precinct (SLC Police Dept.)
- Zoning District: Public Lands (PL)
    - Info from Planner: The Public Lands (PL) district lists a maximum height of 75' for specific uses such as local government facilities, government offices, arenas, etc. Other uses, which would include a stealth antenna, are limited to 35' in height. Because there is no specific height exception listed in 21A.36.020.C for a stealth antenna designed to look like a tree, the proposed 80' stealth antenna is not permitted at this location.
- Relevant SLC Code Sections
    - 21A.32.070(D)(1) – PL Public Lands District
    - Table 21A-40-090E – Wireless Telecommunications Facilities

Proposed Code Amendment

1. Amend Section 21A.32.070(D)(1) to include wireless facilities as a use that is permitted in the PL district up to the maximum height of 75 feet. This will provide for greater flexibility for wireless communications facilities in the PL district on a going forward basis.

2. Amend Section Table 21A.40.090E to state that wireless facilities are a conditional use in the PL district.

21A.32.070: PL PUBLIC LANDS DISTRICT:

A. Purpose Statement: The purpose of the PL Public Lands District is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

B. Uses: Uses in the PL Public Lands District, as specified in section 21A.33.070, "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title, are permitted subject to the general provisions set forth in section 21A.32.010 of this chapter and this section.

C. Minimum Lot Area And Lot Width:

Land Use	Minimum Lot Area	Minimum Lot Width
Public schools	5 acres	150 feet
Other permitted uses	20,000 square feet	75 feet

D. Maximum Building Height:
   1. Local government facilities, prison or jail, government offices, arenas, stadiums, fairgrounds, exhibition halls, and Stealth Facilities with Antennas (as defined in Section 21A.,40.090E.2.f): Seventy five feet (75'); provided, that where adjacent to a zoning district allowing greater height, the height standard of the adjacent district shall apply.
   2. Other uses: Thirty five feet (35').

E. Minimum Yard Requirements:
   1. Public School:
      a. Front Yard: Thirty feet (30').
      b. Corner Side Yard: Thirty feet (30').
      c. Interior Side Yard: Fifty feet (50').
      d. Rear Yard: One hundred feet (100').
   2. Other Uses:
      a. Front Yard: Thirty feet (30').
      b. Corner Side Yard: Thirty feet (30').
      c. Interior Side Yard: Twenty feet (20').
      d. Rear Yard: Thirty feet (30').
   3. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section 21A.36.020, table 21A.36.020B of this title.

F. Required Landscape Yards: All front and corner side yards shall be maintained as landscaped yards in conformance with the requirements of chapter 21A.48 of this title.

G. Landscape Buffers: When a lot in the PL Public Lands District abuts a lot in a Single-Family or Two-Family Residential District, landscape buffers, in accordance with the requirements of chapter 21A.48 of this title, shall be required. (Ord. 66-13, 2013: Ord. 12-11, 2011: Ord. 26-95 § 2(16-6), 1995)

Table 21A.40.090E

- VZW has added Stealth Facilities with Antennas as a conditional use for Public Lands (PL) district to align with the above proposal. Also, the City should consider 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. The City staff along with Planning & Zoning Commission and City Council can determine what other zoning districts may allow Stealth Facilities with Antennas.

				Monopole With Antennas And Antenna Support Structure Less Than 2' Wide [3]		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide [3]			
		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	Stealth Facilities with Antennas 60' Or Exceeding The Maximum Height Limit Of The Zone	Lattice Tower
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]							

		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	
	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:									

		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]			
				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	Lattice Tower
	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		

		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]			
				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	Lattice Tower
	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					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]			
				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	Lattice Tower
	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.

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:

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.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 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, 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.

"Draft" Version

VZW Application for SAL Asgard (macro facility) – Proposed Text Amendment to Address Height Limitations in Public Land Zone District

Factual Info

- Initial Application Request: 80' Monopine – RF has agreed to reduce height to 60' to accommodate height issue
- Address of Proposed Facility Location: West 700 South, Salt Lake City, 84104
- Pioneer Precinct (SLC Police Dept.)
- Zoning District: Public Lands (PL)
  - Info from Planner: The Public Lands (PL) district lists a maximum height of 75' for specific uses such as local government facilities, government offices, arenas, etc. Other uses, which would include a stealth antenna, are limited to 35' in height. Because there is no specific height exception listed in 21A.36.020.C for a stealth antenna designed to look like a tree, the proposed 80' stealth antenna is not permitted at this location.
- Relevant SLC Code Sections
  - 21A.32.070(D)(1) – PL Public Lands District
  - Table 21A-40-090E – Wireless Telecommunications Facilities

Proposed Code Amendment

1. Amend Section 21A.32.070(D)(1) to include wireless facilities as a use that is permitted in the PL district up to the maximum height of 75 feet. This will provide for greater flexibility for wireless communications facilities in the PL district on a going forward basis.

2. Amend Section Table 21A.40.090E to state that wireless facilities are a conditional use in the PL district.

21A.32.070: PL PUBLIC LANDS DISTRICT:

A. Purpose Statement: The purpose of the PL Public Lands District is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities. This district is appropriate in areas of the City where the applicable master plans support this type of land use.

B. Uses: Uses in the PL Public Lands District, as specified in section 21A.33.070, "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title, are permitted subject to the general provisions set forth in section 21A.32.010 of this chapter and this section.

C. Minimum Lot Area And Lot Width:

Land Use	Minimum Lot Area	Minimum Lot Width
Public schools	5 acres	150 feet
Other permitted uses	20,000 square feet	75 feet

D. Maximum Building Height:

1. Local government facilities, prison or jail, government offices, arenas, stadiums, fairgrounds, ~~and~~ exhibition halls, and Stealth Facilities with Antennas (as defined in Section 21A.,40.090E.2.f): Seventy five feet (75'); provided, that where adjacent to a zoning district allowing greater height, the height standard of the adjacent district shall apply.
2. Other uses: Thirty five feet (35').

E. Minimum Yard Requirements:

1. Public School:
   a. Front Yard: Thirty feet (30').
   b. Corner Side Yard: Thirty feet (30').
   c. Interior Side Yard: Fifty feet (50').
   d. Rear Yard: One hundred feet (100').
2. Other Uses:
   a. Front Yard: Thirty feet (30').
   b. Corner Side Yard: Thirty feet (30').
   c. Interior Side Yard: Twenty feet (20').
   d. Rear Yard: Thirty feet (30').
3. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section 21A.36.020, table 21A.36.020B of this title.

F. Required Landscape Yards: All front and corner side yards shall be maintained as landscaped yards in conformance with the requirements of chapter 21A.48 of this title.

G. Landscape Buffers: When a lot in the PL Public Lands District abuts a lot in a Single-Family or Two-Family Residential District, landscape buffers, in accordance with the requirements of chapter 21A.48 of this title, shall be required. (Ord. 66-13, 2013: Ord. 12-11, 2011: Ord. 26-95 § 2(16-6), 1995)

Table 21A.40.090E

- VZW has added Stealth Facilities with Antennas as a conditional use for Public Lands (PL) district to align with the above proposal. Also, the City should consider 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. The City staff along with Planning & Zoning Commission and City Council can determine what other zoning districts may allow Stealth Facilities with Antennas.

				Monopole With Antennas And Antenna Support Structure Less Than 2' Wide [3]		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide [3]			
		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	Stealth Facilities with Antennas 60' Or Exceeding The Maximum Height Limit Of The Zone	Lattice Tower
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]							

		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]			
				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	Lattice Tower
	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:									

		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]			
				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	Lattice Tower
	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		

		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	
	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					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	
	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.

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:

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.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 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, 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.

ATTACHMENT C – 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 D – 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 City-adopted plans and policies.

   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
8.3 Identify, preserve and enhance view corridors and vistas, including views of natural lands around and within the City.	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. As currently adopted, stealth tower regulations require that a proposed facility "be in concert with its surroundings." However, it is unclear if this standard would be enough to prevent future stealth towers from negatively impacting established view corridors.	**Not Consistent**
8.7 Reinforce and preserve neighborhood and district character and a strong sense of place. **9.1** Preserve and enhance neighborhood and district character.	Stealth towers can be an effective alternative to undisguised wireless antennas in established neighborhoods. Limiting them to only the PL district, while not always desirable, could help wireless providers install necessary infrastructure in a way that would be consistent with these initiatives. However, this request does not address potential impacts to the small-scale neighborhoods that usually surround the PL district.	**Mixed**

Plan Salt Lake (*continued)*

Initiative	Discussion	Finding
11.3 Pursue equitable access to privately provided services and amenities across the City.	If 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 when reviewing zoning regulations for privately provided infrastructure. The coverage map provided by the applicant (included with Attachment E) shows a need for cellular service within the vicinity of their proposed tower at the Pioneer Police Precinct. However, it does not show how allowing these towers in other parts of the City will improve equitable access to cellular service throughout the City.	**Mixed**

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.	**Mixed**
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: Because the proposal only modifies the allowed height for stealth towers in the PL Public Lands Zoning District, Planning Staff is not confident that the proposal furthers specific purpose statements within the Salt Lake City Zoning Ordinance. Allowing stealth towers would promote the purpose statement of the Wireless Telecommunication Facilities section of the Salt Lake City Zoning Ordinance by allowing stealth facilities as an alternative to other, more-unsightly types of wireless telecommunication infrastructure within the PL District. However, the purpose statement for the PL Public Lands Zoning District is a little less clear. Wireless telecommunication facilities are already a common feature of properties within the PL district. Allowing taller stealth towers in the PL district could provide an option for future infrastructure and keep them out of residential and small-scale commercial districts. However, these properties are often located within residential neighborhoods, and these districts may be negatively impacted anyway.

Analysis: To meet this standard, the proposed amendment should further the purpose statement of an affected zoning district or other section of the Salt Lake City Zoning Ordinance. 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
Public Lands District (21A.32.070.A) The purpose of the PL Public Lands District is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands, and facilities. This district is appropriate in areas of the City where the applicable master plans support this type of land use.	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." Properties within the PL district often provide necessary public infrastructure and amenities to their surrounding neighborhoods. Despite being public property, wireless telecommunication facilities are often sited on properties within the PL district. Allowing cellular facilities in the PL district could help to keep them out of residential and low-density commercial districts. However, the PL district is usually located within residential neighborhoods, and any stealth tower in the PL district would very likely affect those neighborhoods.	**Mixed**

Other Purpose Statements

Ordinance Section	Discussion	Finding
Wireless Telecommunication Facilities (21A.40.090.E) 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	The Wireless Telecommunication Facilities purpose statement acknowledges the need and demand for cellular service throughout the City and established provisions that "deal with visual mitigation, noise, …residential impacts, health, safety, and facility siting." Allowing stealth facilities as an alternative to standards wireless telecommunication towers is in line with the purpose statement of this section.	**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 consistent with the purposes and provisions of all relevant overlay districts.

Analysis: The PL Public Lands District sits within several overlay districts within the City. Even if the applicant's proposal is adopted, these overlay districts have standards that will maintain their intent.

Overlay Districts

District	Discussion	Finding
H Historic Preservation Overlay District 21A.34.020	New construction within local historic districts requires Historic Landmark Commission approval. Any proposed Stealth tower would need to meet the standards found in 21A.36.020.H. Constructing a new stealth tower that conforms with those standards would be difficult, but not impossible. This aligns with the intent of the overlay district.	**Consistent**
T Transitional Overlay District 21A.34.030	The Transitional Overlay district was established to protect certain residential areas that have been transitioning to commercial and light industrial uses. Any Conditional Use request in this district requires at least 10,000 square feet of lot area. Because the applicant's proposal requires conditional use approval for stealth towers, it conforms with the intent of this district.	**Consistent**
SSSC South State Street Corridor Overlay District 21A.34.090	The standards for new development within the South State Street Corridor Overlay District do not explicitly address Conditional Uses or Stealth Towers. However, its purpose is to "acknowledge and reinforce the historic land patterns along South State Street between 900 South and 2100 South." The stealth towers allowed by this proposed amendment would need to meet this objective to "be in concert with their surroundings.	**Consistent**
CHPA Capitol Hill Protective Area Overlay District 21A.34.080	The Capitol Hill Protective Area Overlay was explicitly established to "protect the view corridor of the Utah State Capitol Building." It prohibits applications for additional height beyond what is allowed in an underlying district. A Conditional Use application for a stealth tower taller than 75 feet would be prohibited within this overlay district, maintaining its intent.	**Consistent**
YC Yalecrest Compatible Infill Overlay District 21A.34.120	No properties in the PL district are located within the Yalecrest Compatible Infill Overlay District.	**Consistent**

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

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

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:

Revising the Salt Lake City Zoning Ordinance
When revising a zoning ordinance, it is a 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 at the Pioneer Police Precinct. When revising the zoning ordinance, it is a best practice in Planning to address the issue comprehensively, not only a single issue or a single section. Staff cannot recommend approval of this piecemeal revision of the zoning ordinance without further analysis. A comprehensive review and analysis considering the needs of the City's communities and of cell providers would require staff time and resources, limited time and, resources that have already been directed elsewhere by elected officials.

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 to a project to limit detrimental effects, those effects are still present.

The applicant has proposed that Conditional Use approval would be required for stealth towers taller than 35 feet in the PL Public Lands district. This will require Planning Staff to present each 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 surrounding neighborhood.

ATTACHMENT E – OTHER APPLICATION MATERIALS

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)

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ctia™

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.

39GB

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?

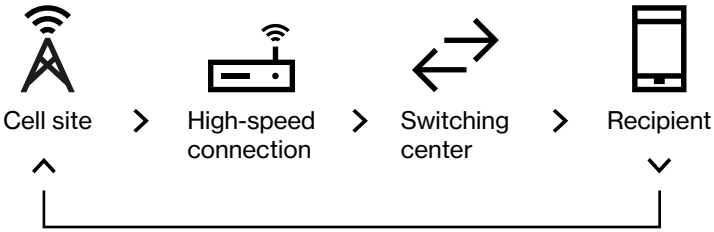
Radio frequencies can carry signals from radios and televisions, to baby monitors, garage door openers, home Wi-Fi service, and cordless phones.

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.*

*Cisco VNI Mobile Forecast Highlights
https://www.cisco.com/c/m/en_us/solutions/service-provider/forecast-highlights-mobile.html#

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.

Source: CTIA's Infographics Today's Wireless Family, October, 2017

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.

Source: Verizon Innovation Center, February. 2018

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.

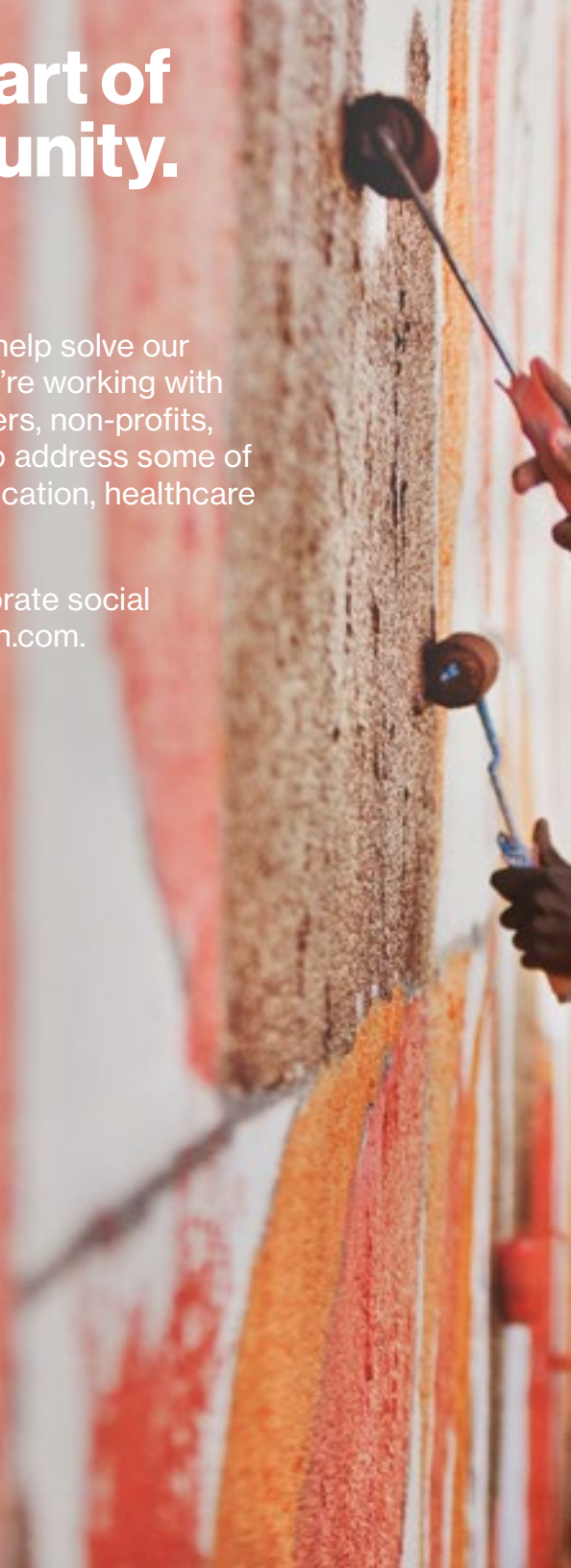
Source: Verizon Innovation Center, February. 2018

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.



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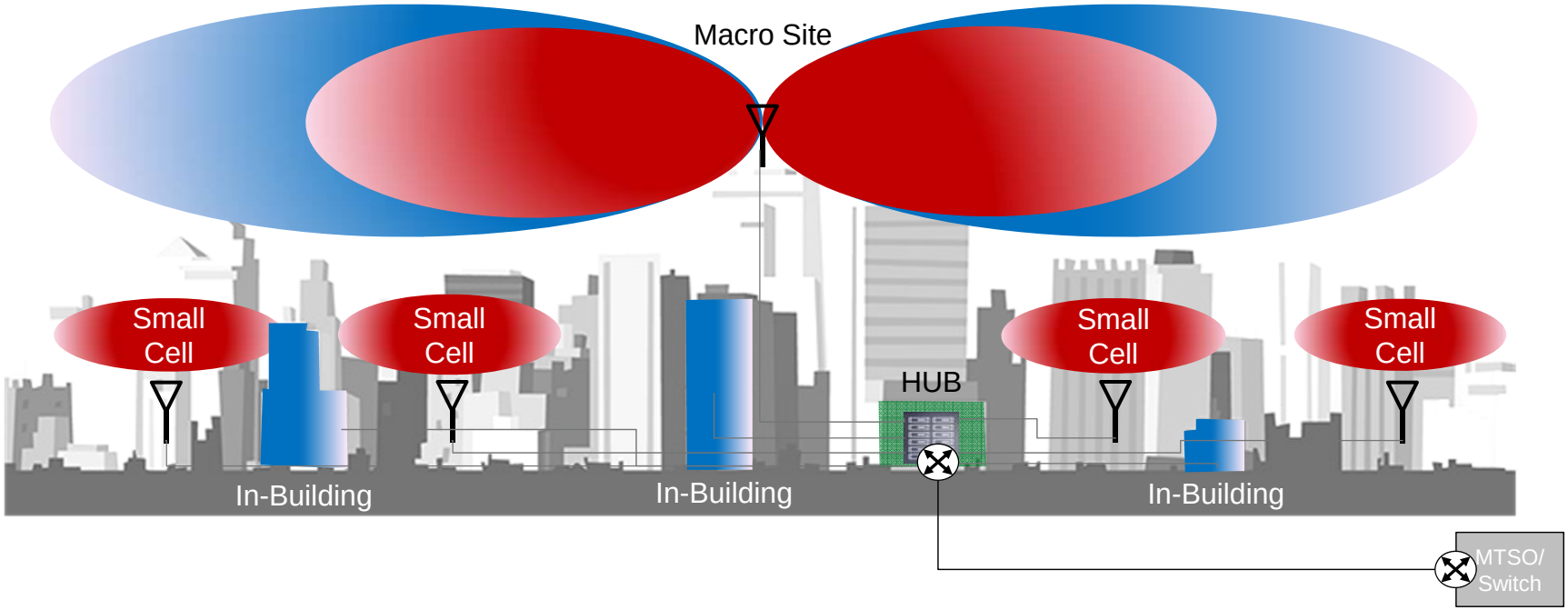
Wireless Ecosystem



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

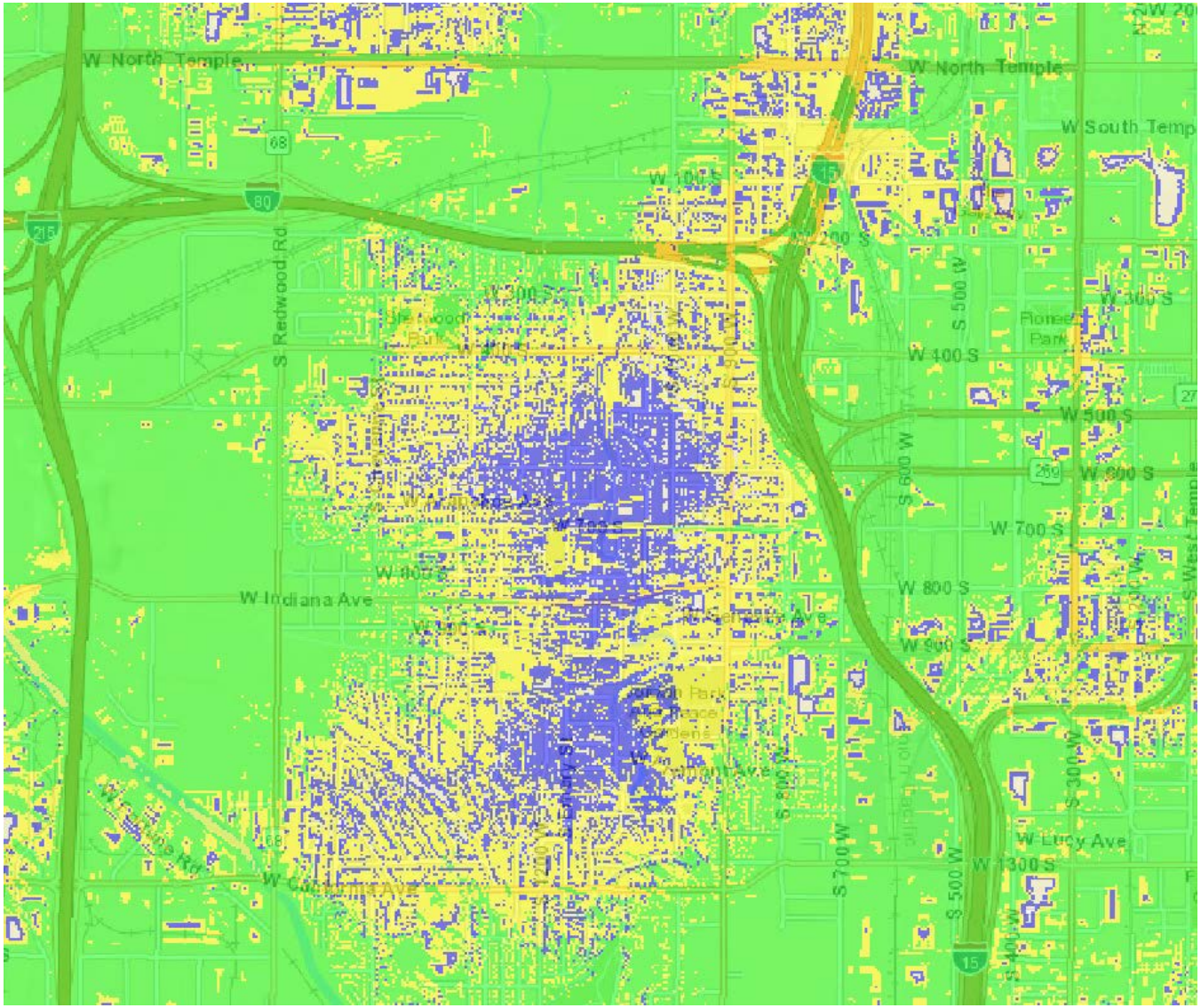
verizon

Verizon Wireless Proposed Facility at 1040 West 700 South

Service Improvement Maps

3/24/2020

Signal Strength Map: Today



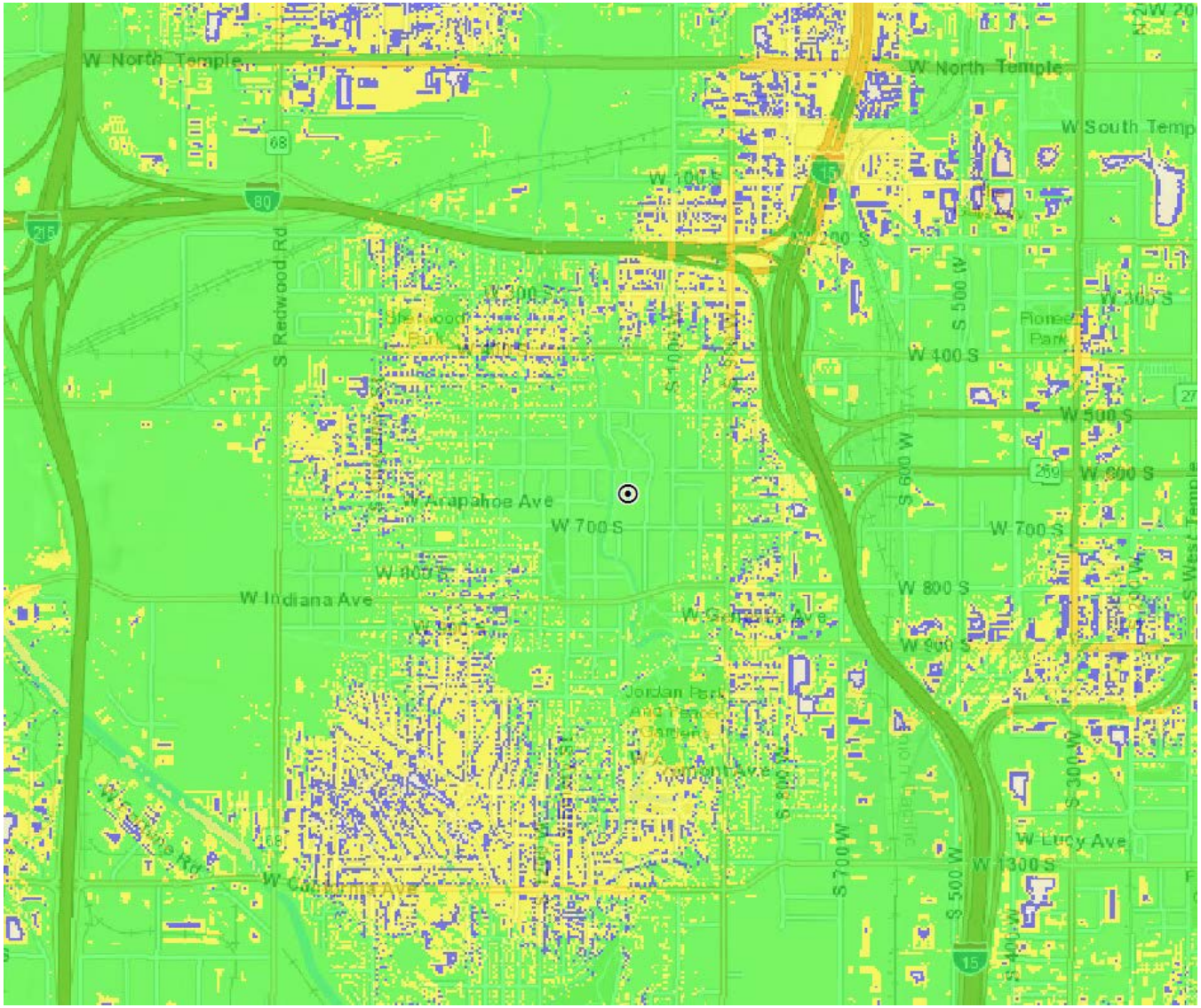
Green = good outdoor + indoor service

Yellow = good outdoor, mediocre indoor service

Blue = poor outdoor, poor indoor service

White = possibly no service (mostly indoor locations)

Signal Strength Map: With New Facility, 80’ Height



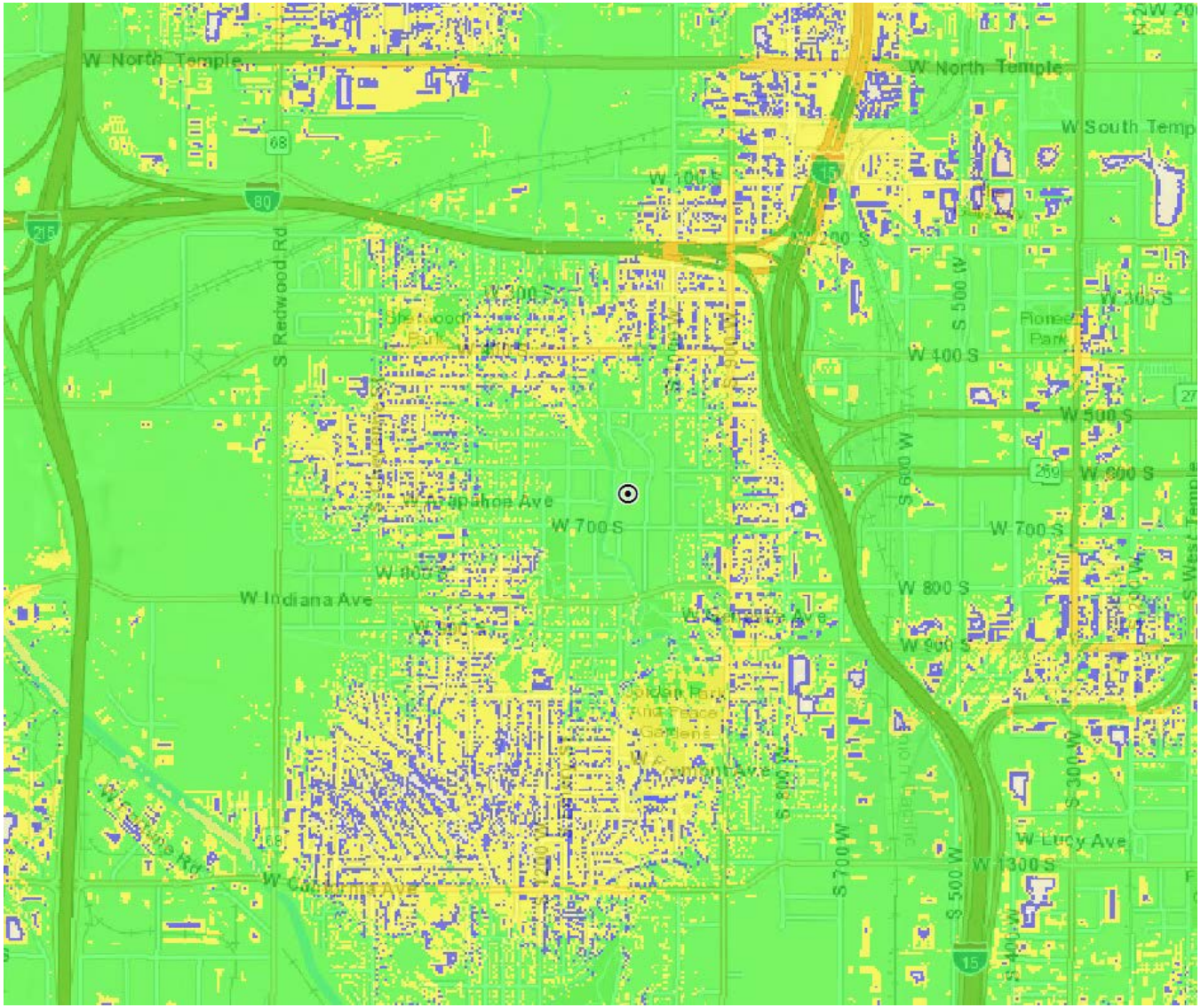
Green = good outdoor + indoor service

Yellow = good outdoor, mediocre indoor service

Blue = poor outdoor, poor indoor service

White = possibly no service (mostly indoor locations)

Signal Strength Map: With New Facility, 60’ Height



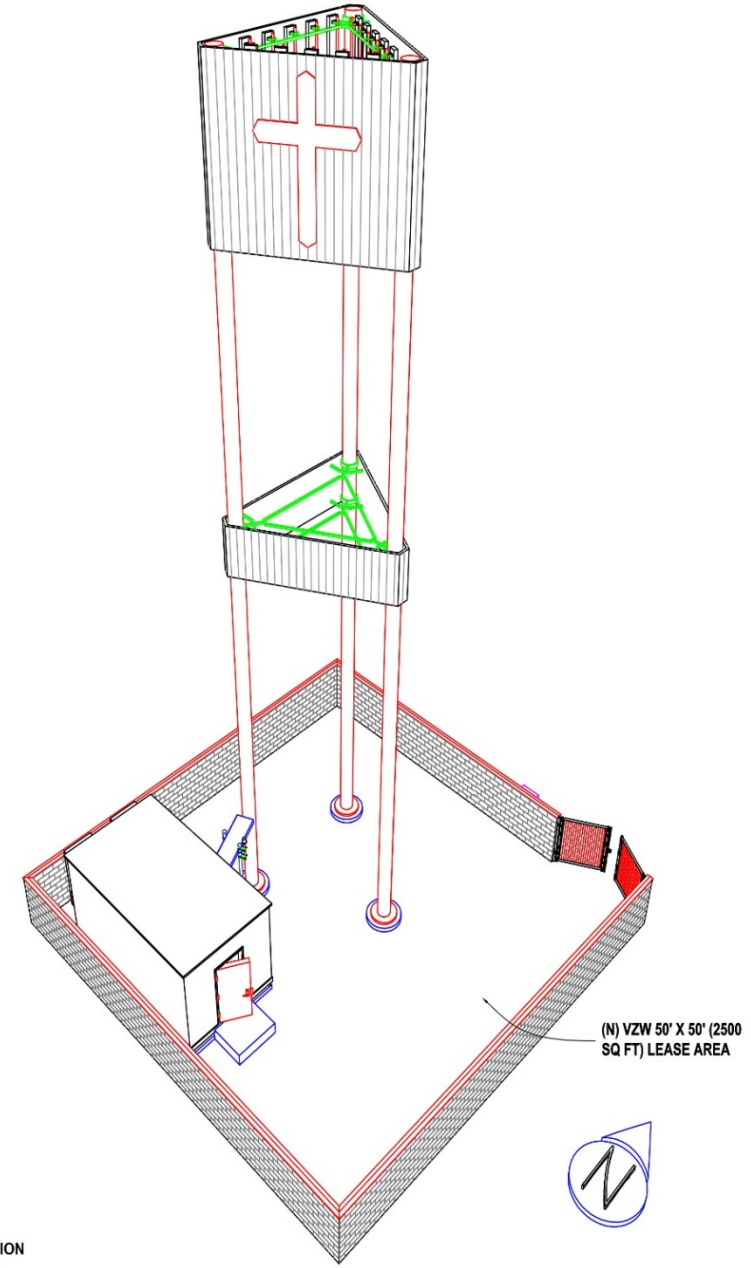
Green = good outdoor + indoor service

Yellow = good outdoor, mediocre indoor service

Blue = poor outdoor, poor indoor service

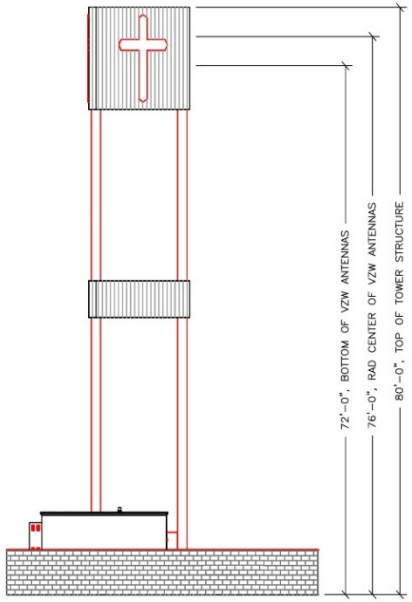
White = possibly no service (mostly indoor locations)

VZW Stealth Communication Facility Samples

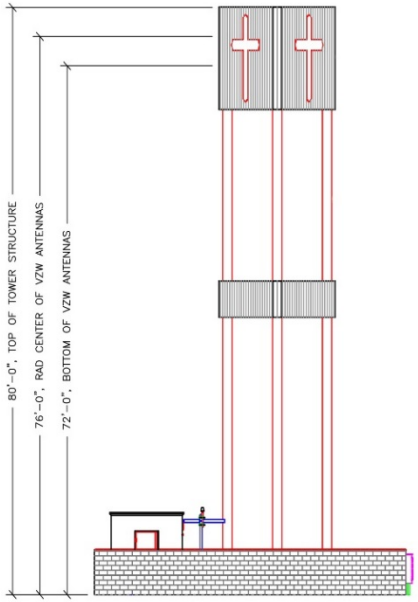


SITE ELEVATION
SOUTHWEST VIEW

SITE ELEVATION
LOOKING NORTH



SITE ELEVATION
LOOKING WEST



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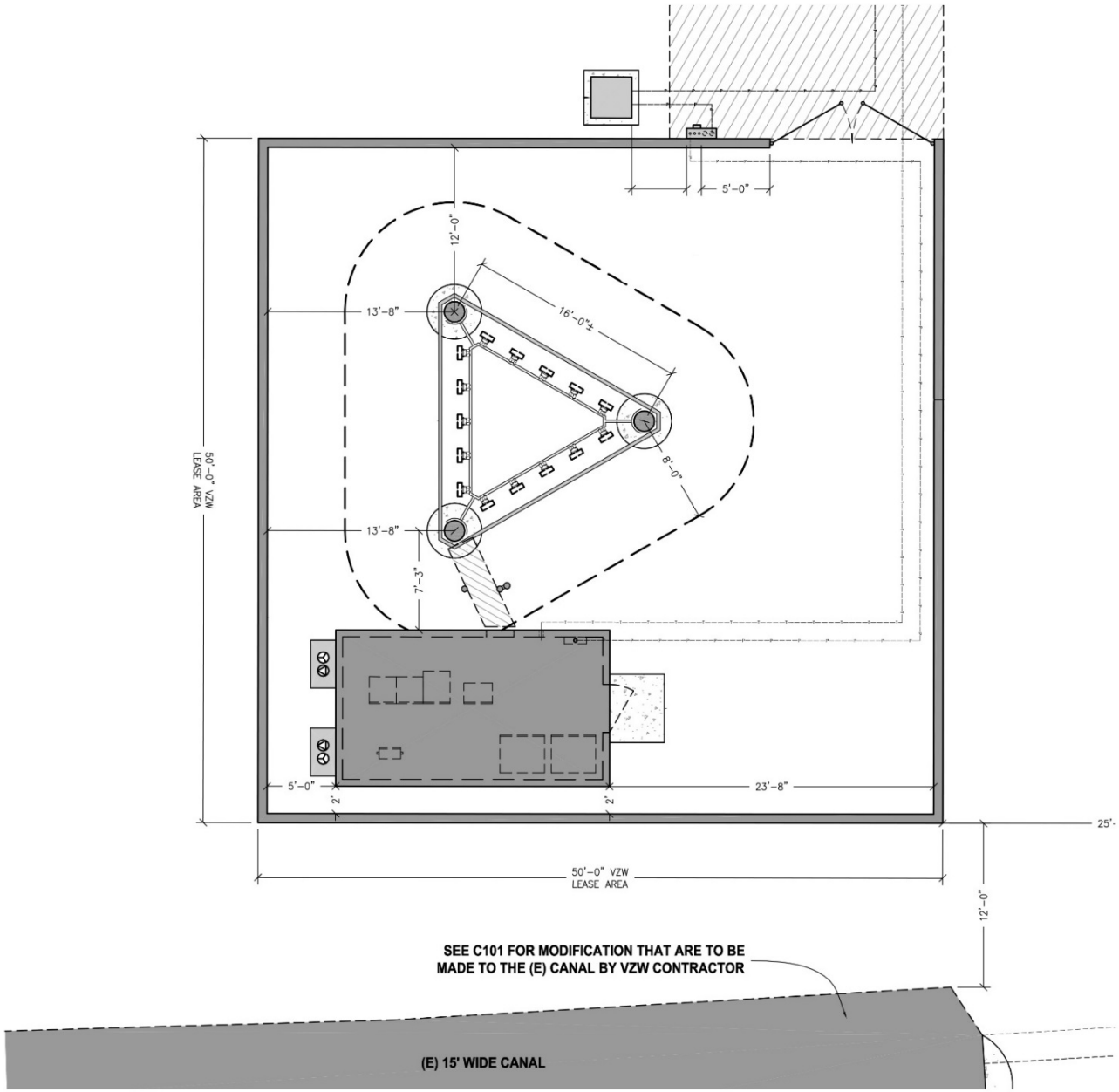

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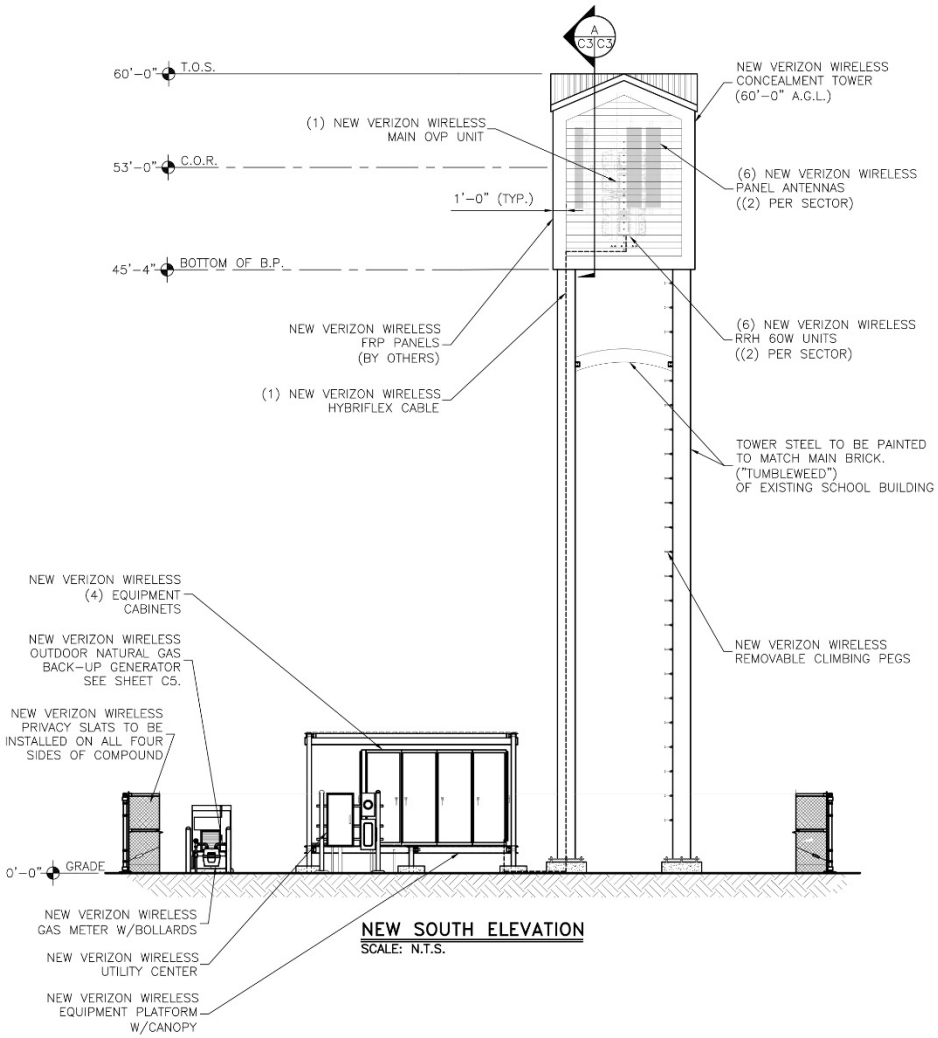
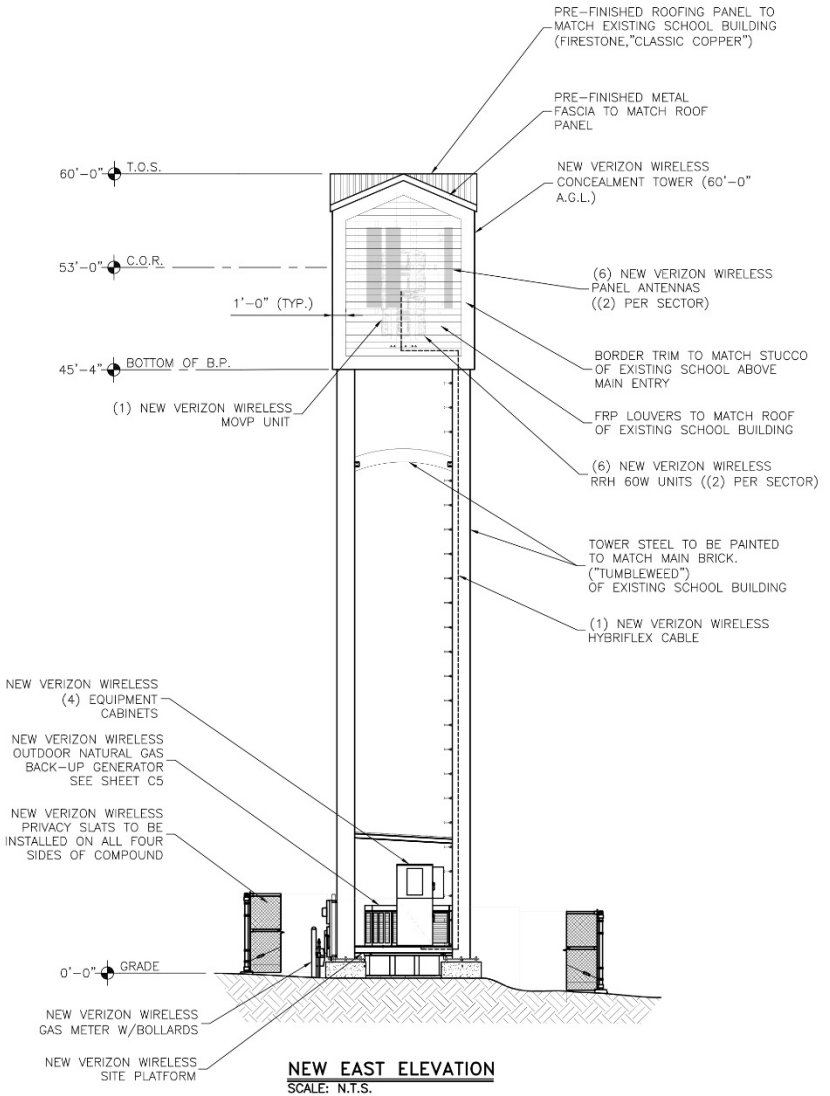
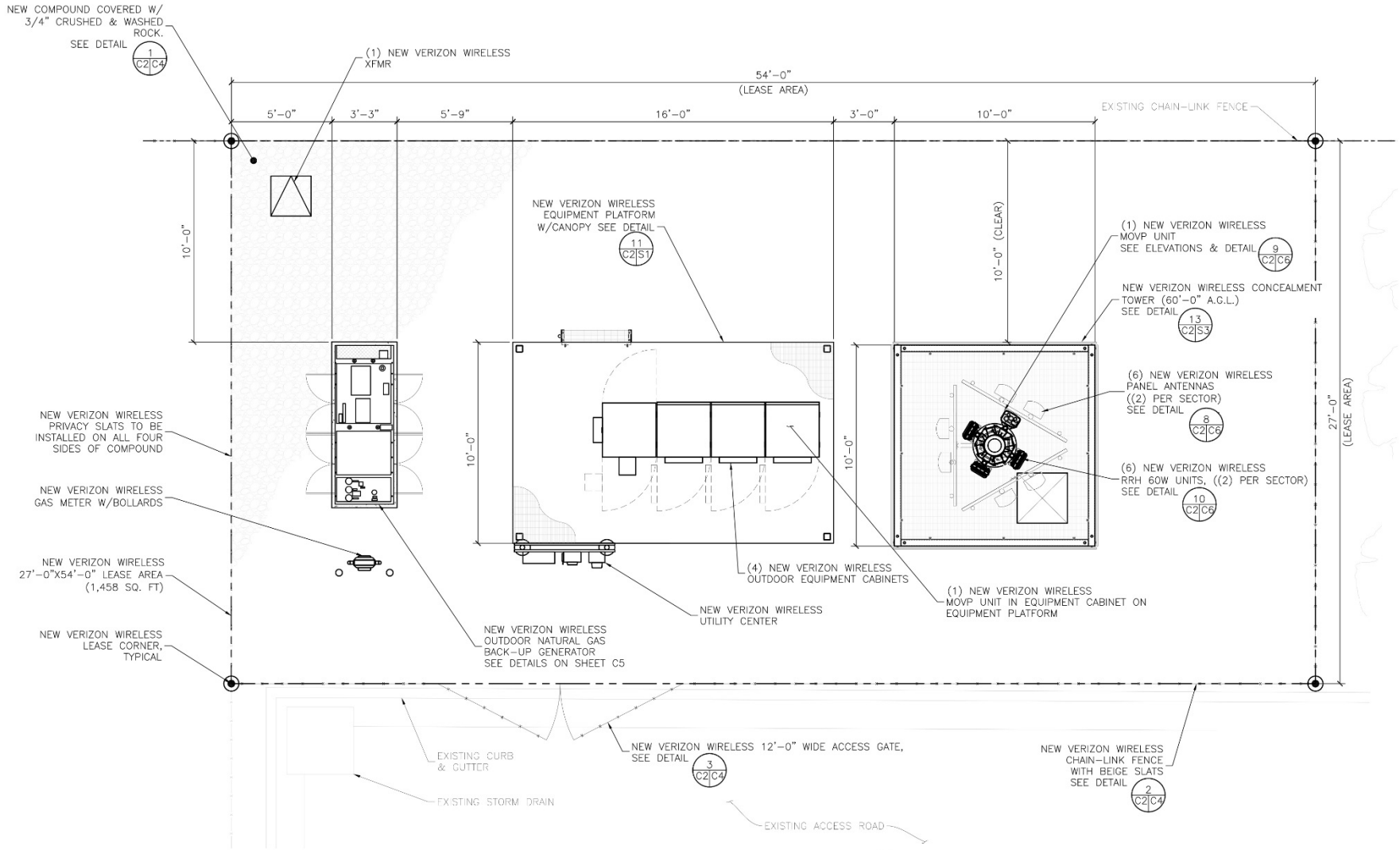


NEW SOUTH ELEVATION
SCALE: N.T.S.



NEW EAST ELEVATION
SCALE: N.T.S.

verizon

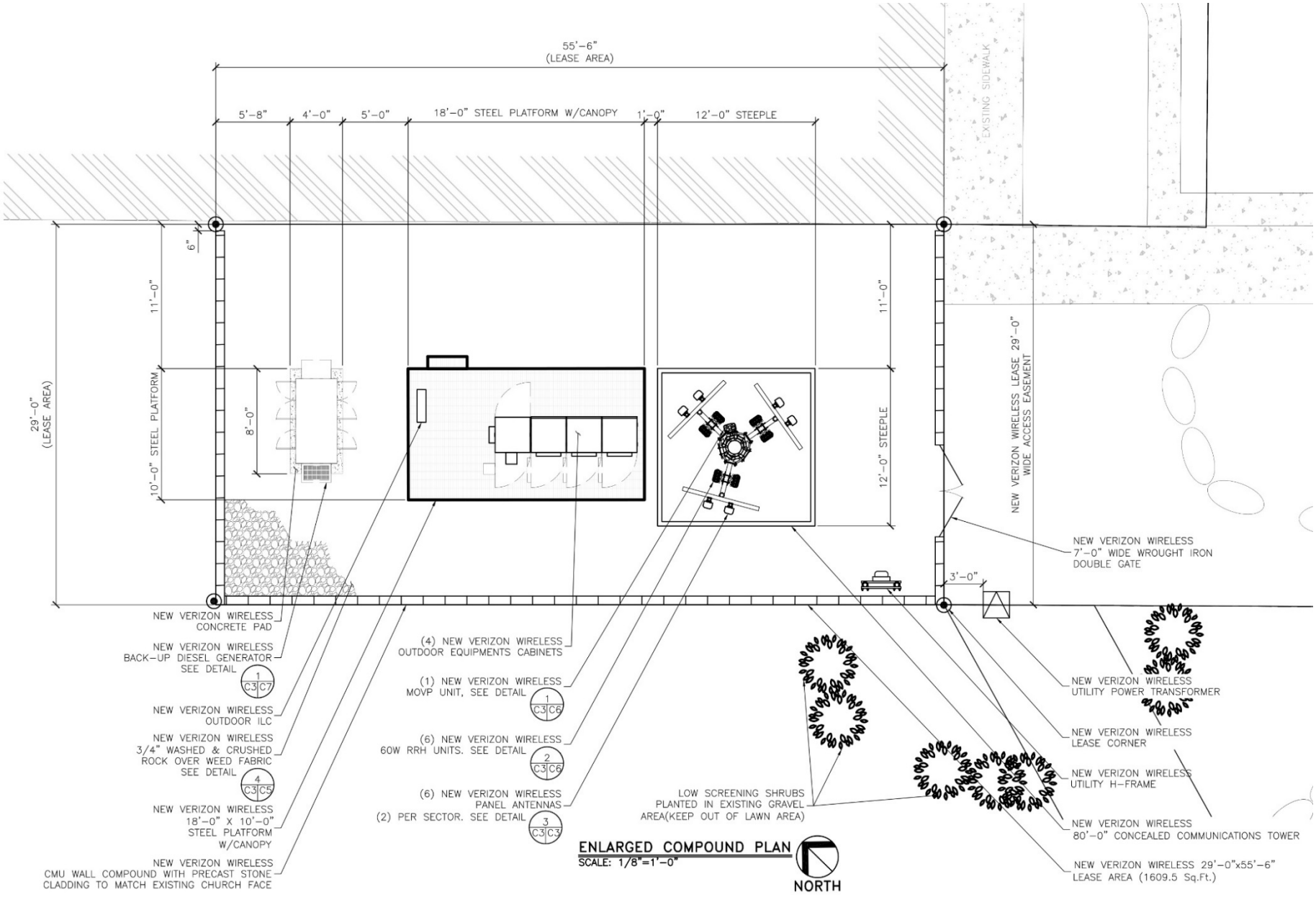


ENLARGED SITE PLAN

SCALE: 3/16" = 1'-0"

NORTH

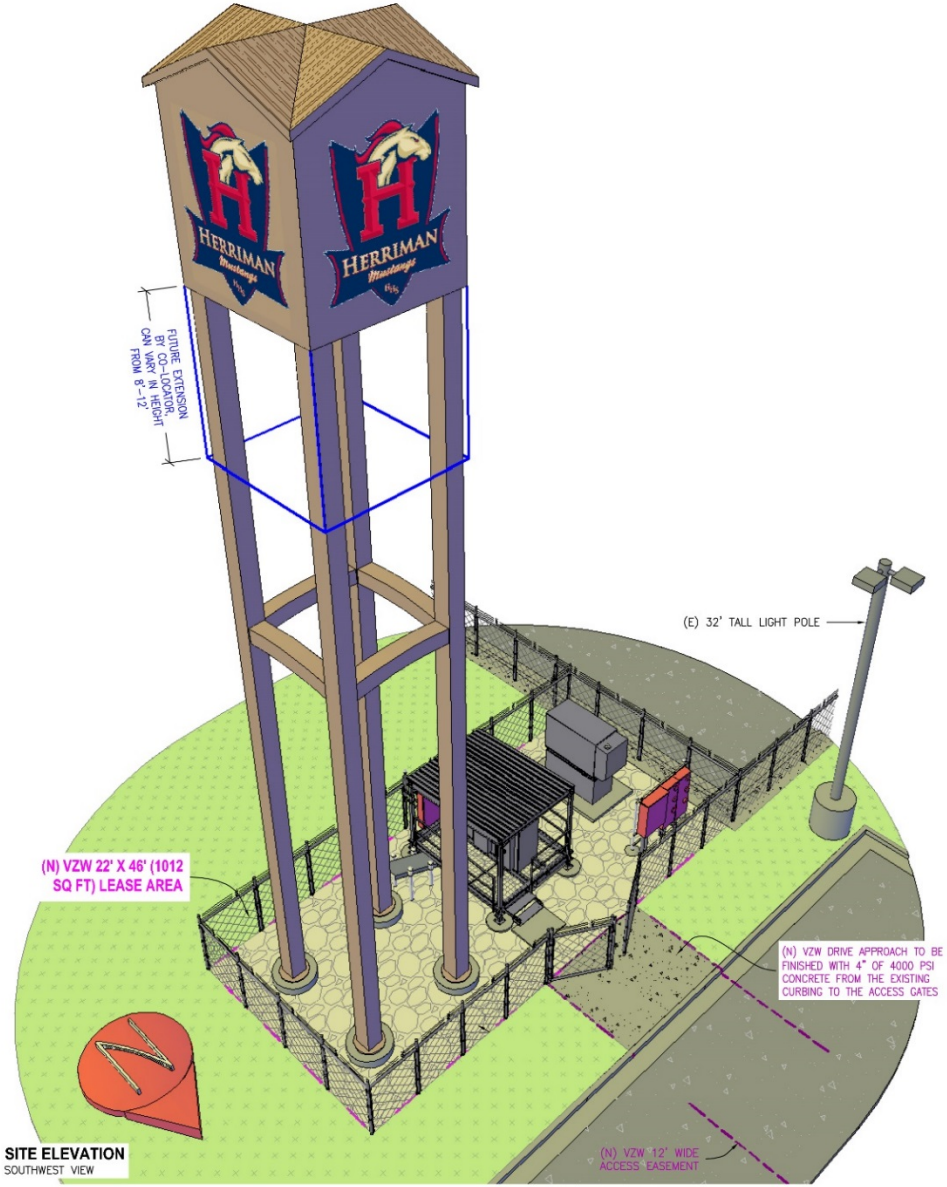
verizon



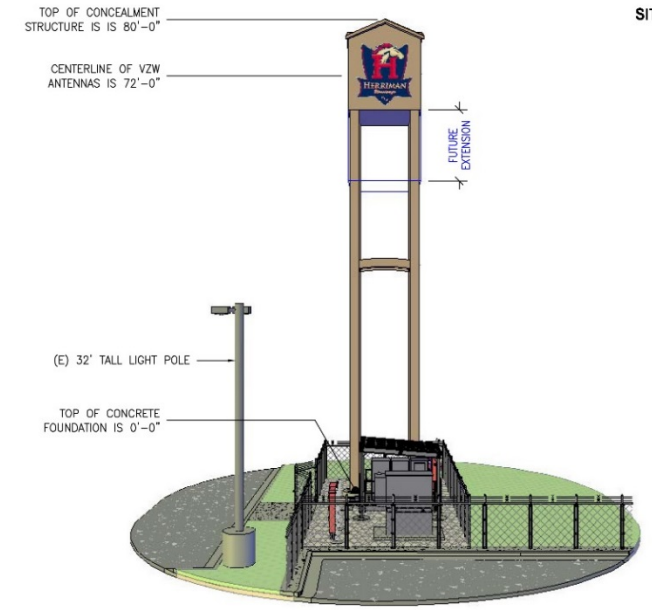
ENLARGED COMPOUND PLAN

SCALE: 1/8"=1'-0"

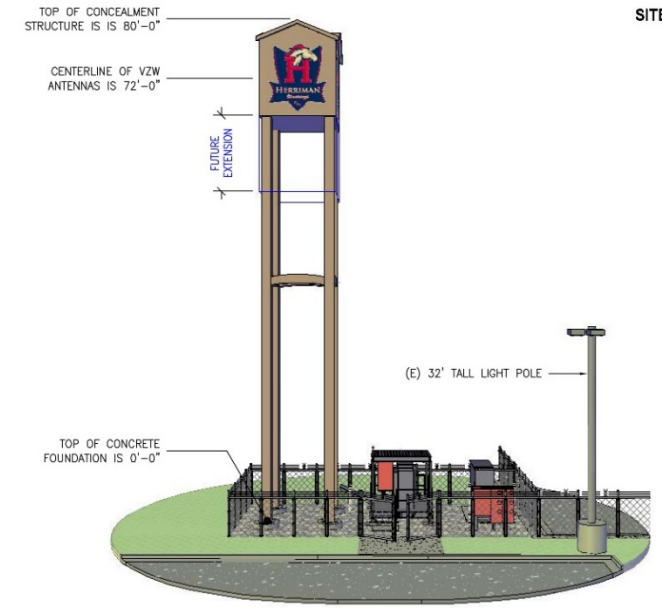
verizon



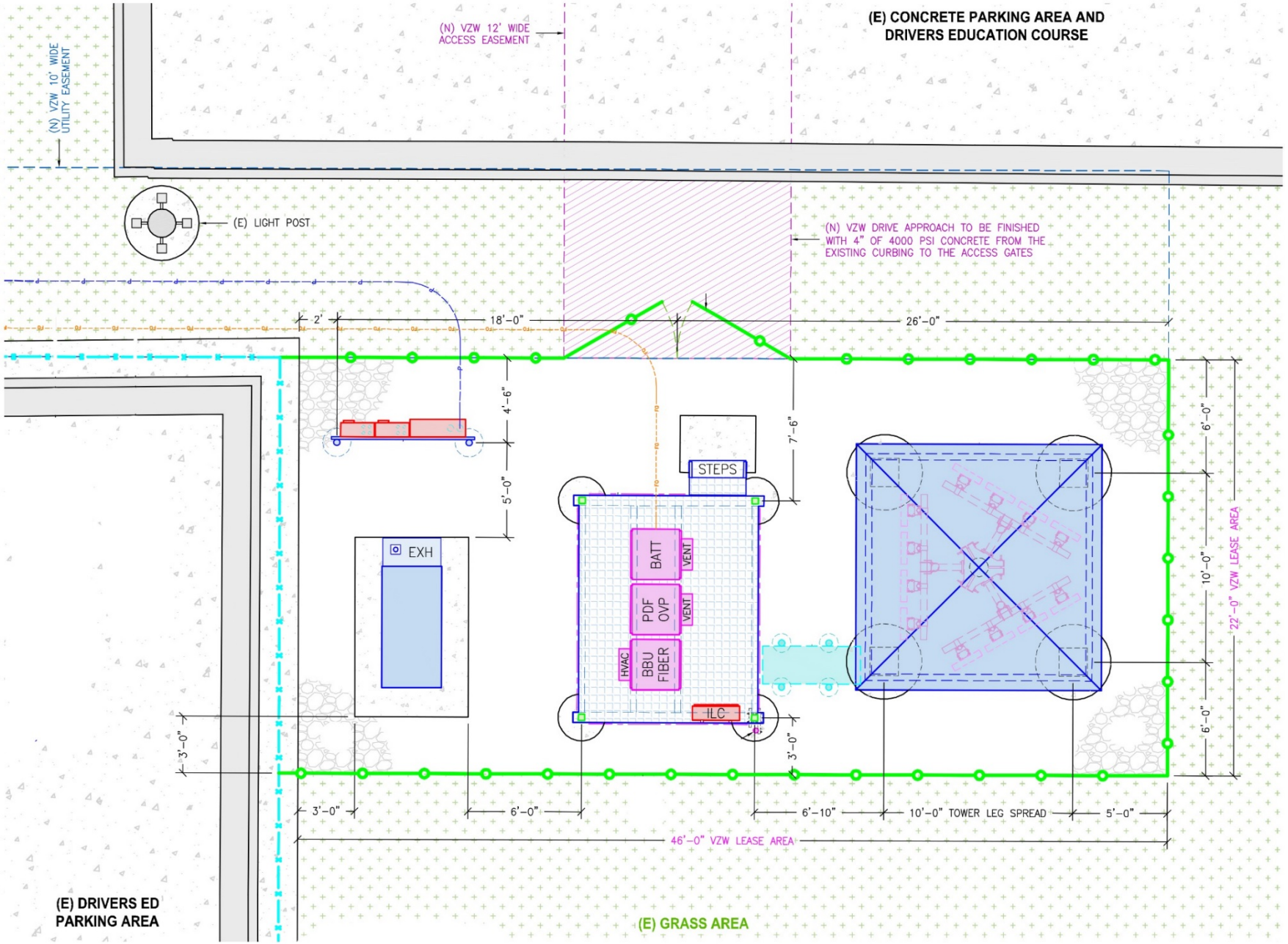
SITE ELEVATION
SOUTHWEST VIEW

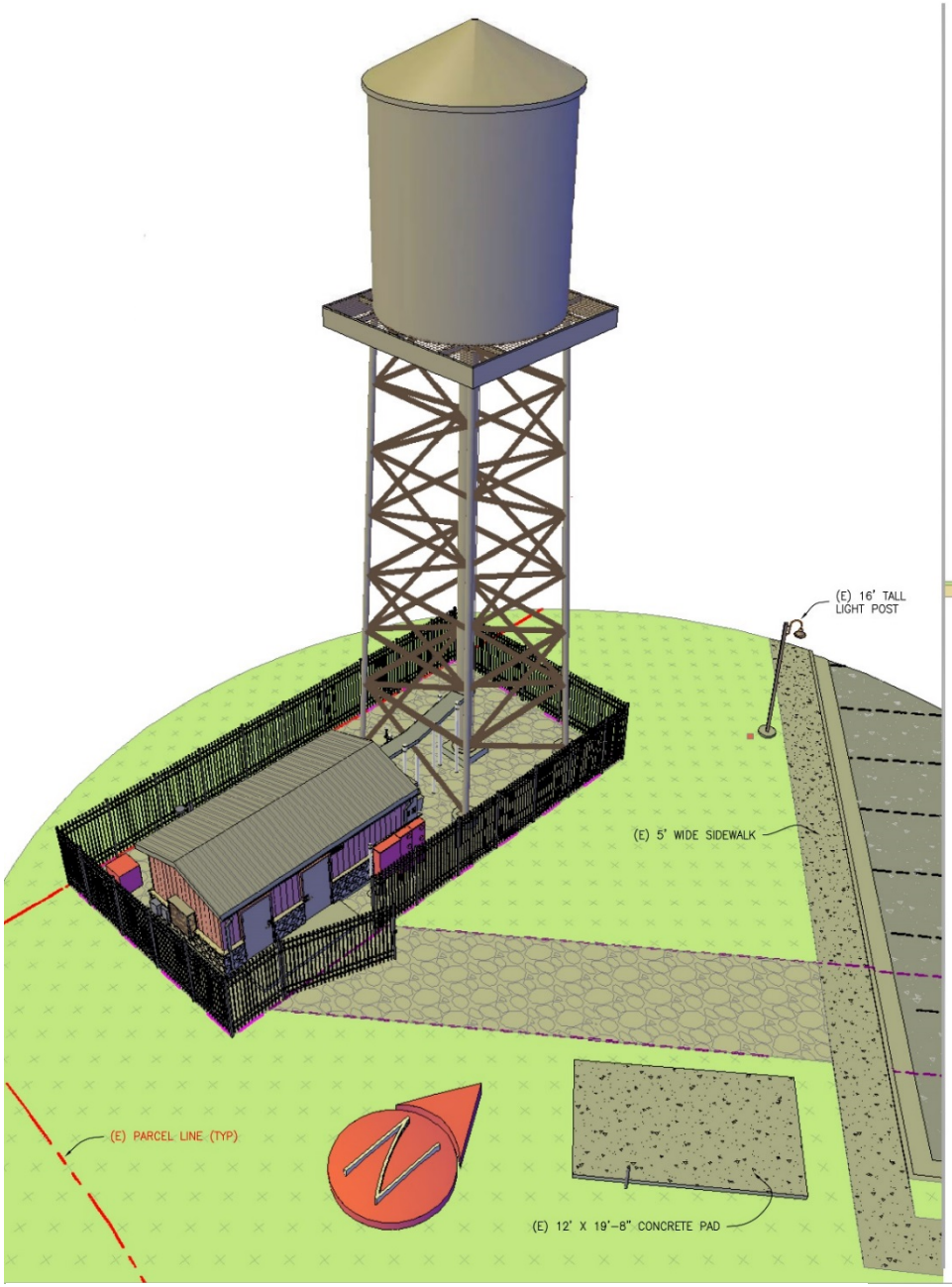


SITE ELEVATION
LOOKING EAST

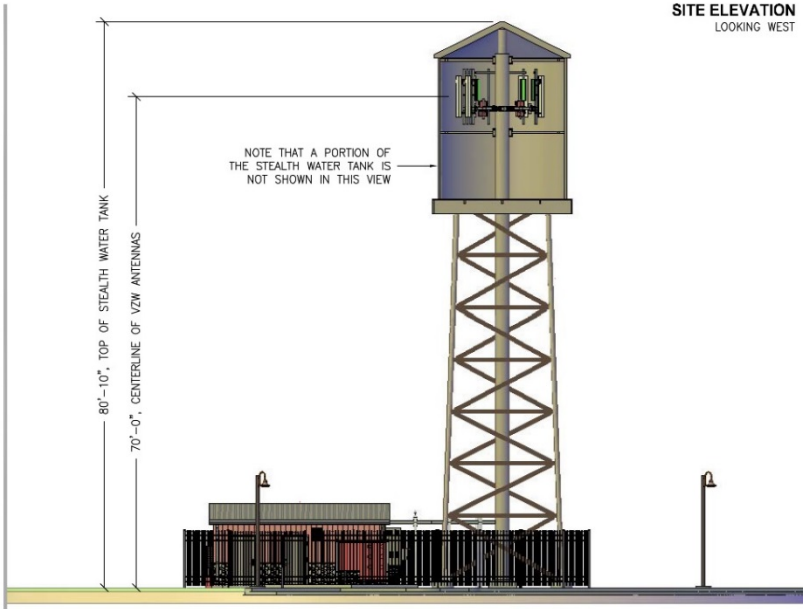


SITE ELEVATION
LOOKING SOUTH

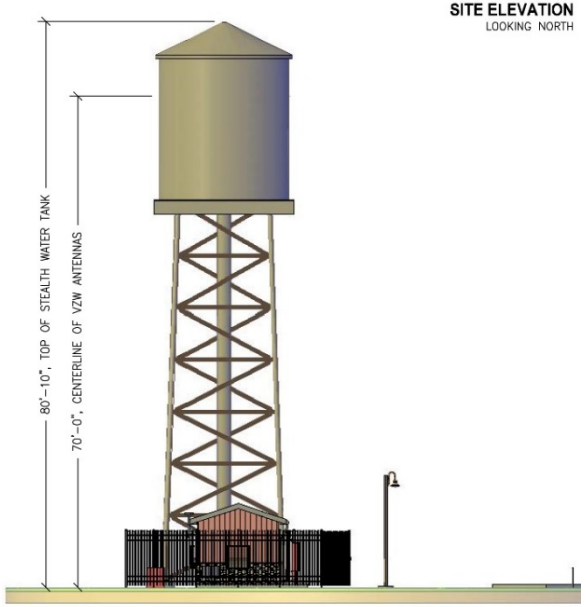




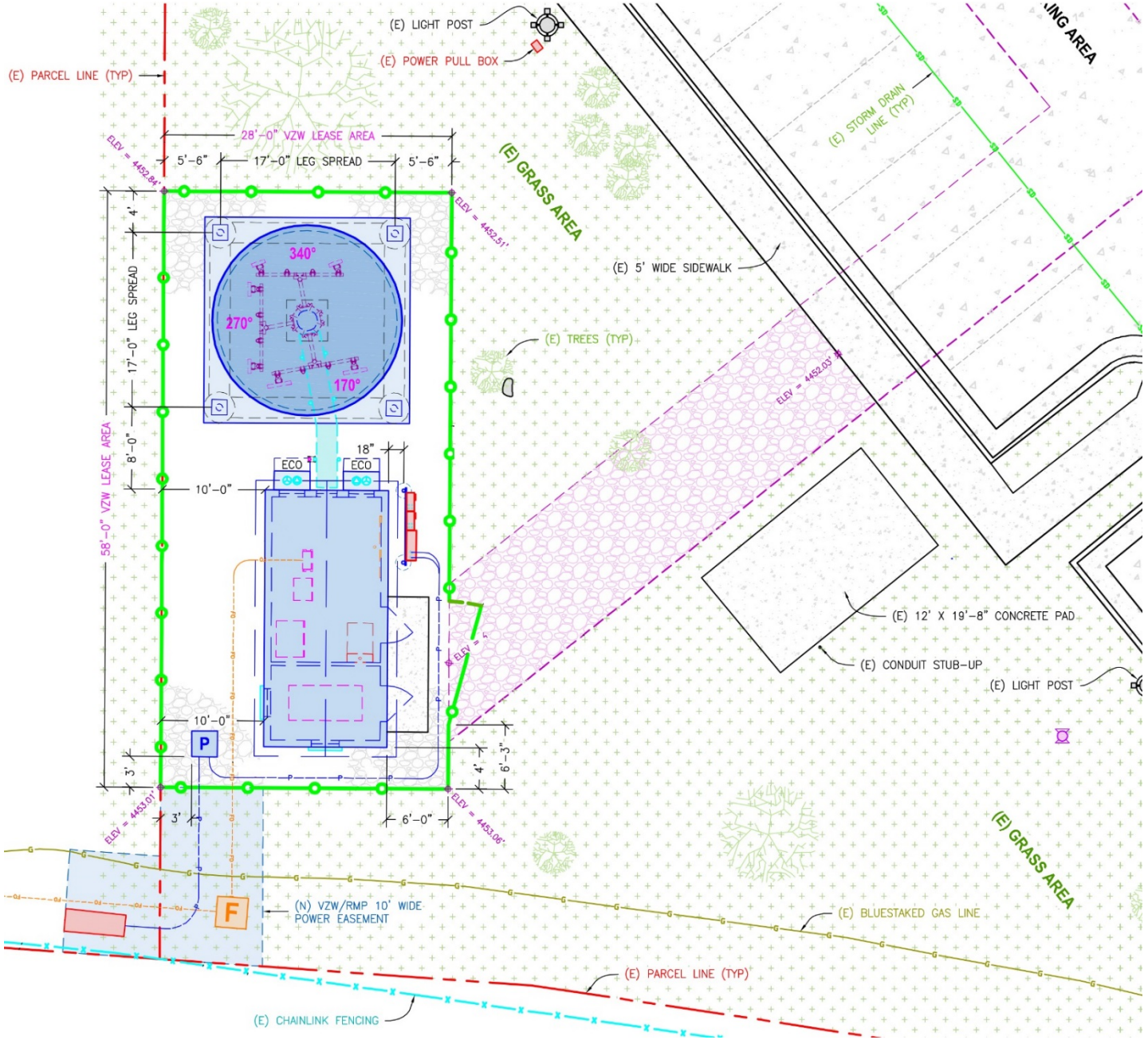
SITE ELEVATION
LOOKING WEST



SITE ELEVATION
LOOKING NORTH



verizon



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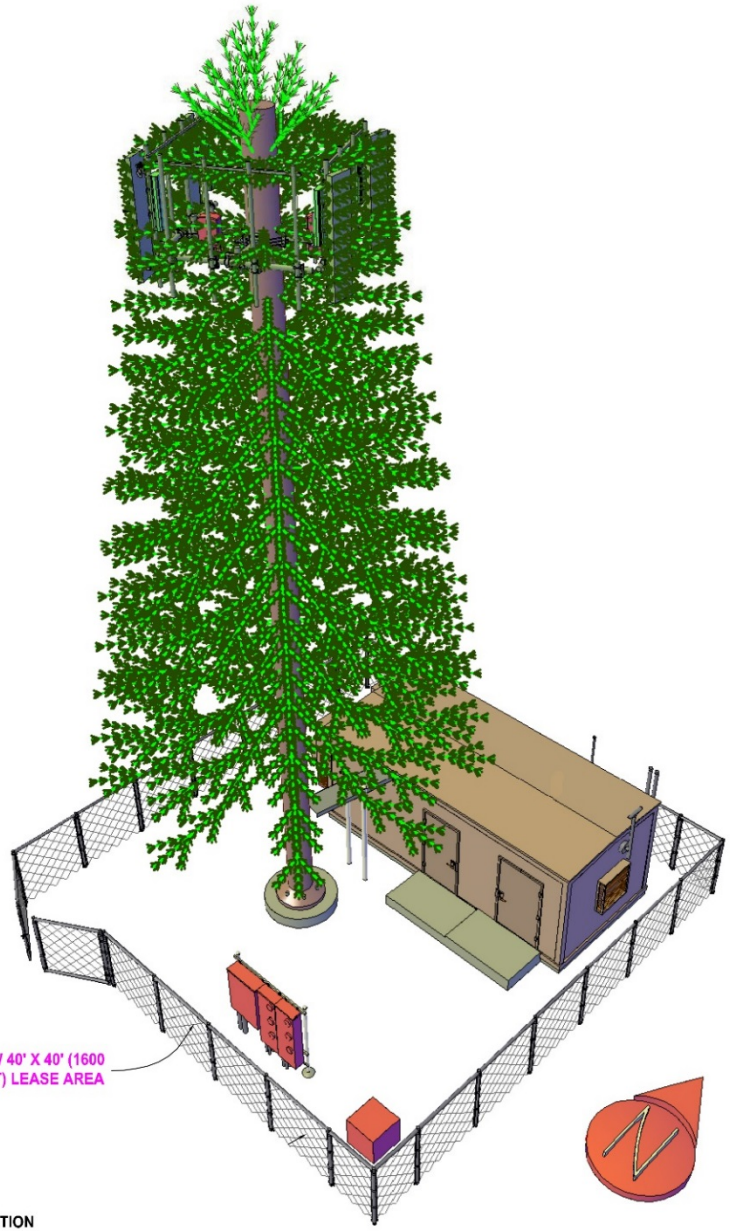
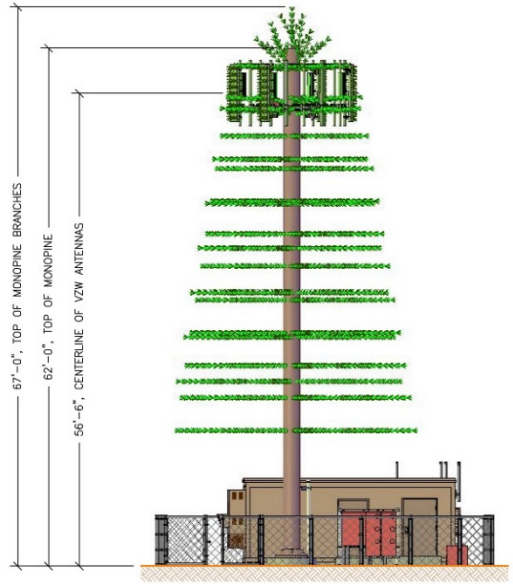
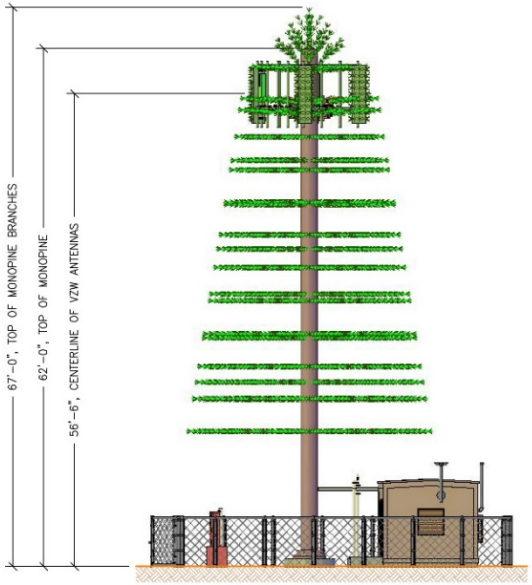


SITE ELEVATION
NORTHWEST VIEW

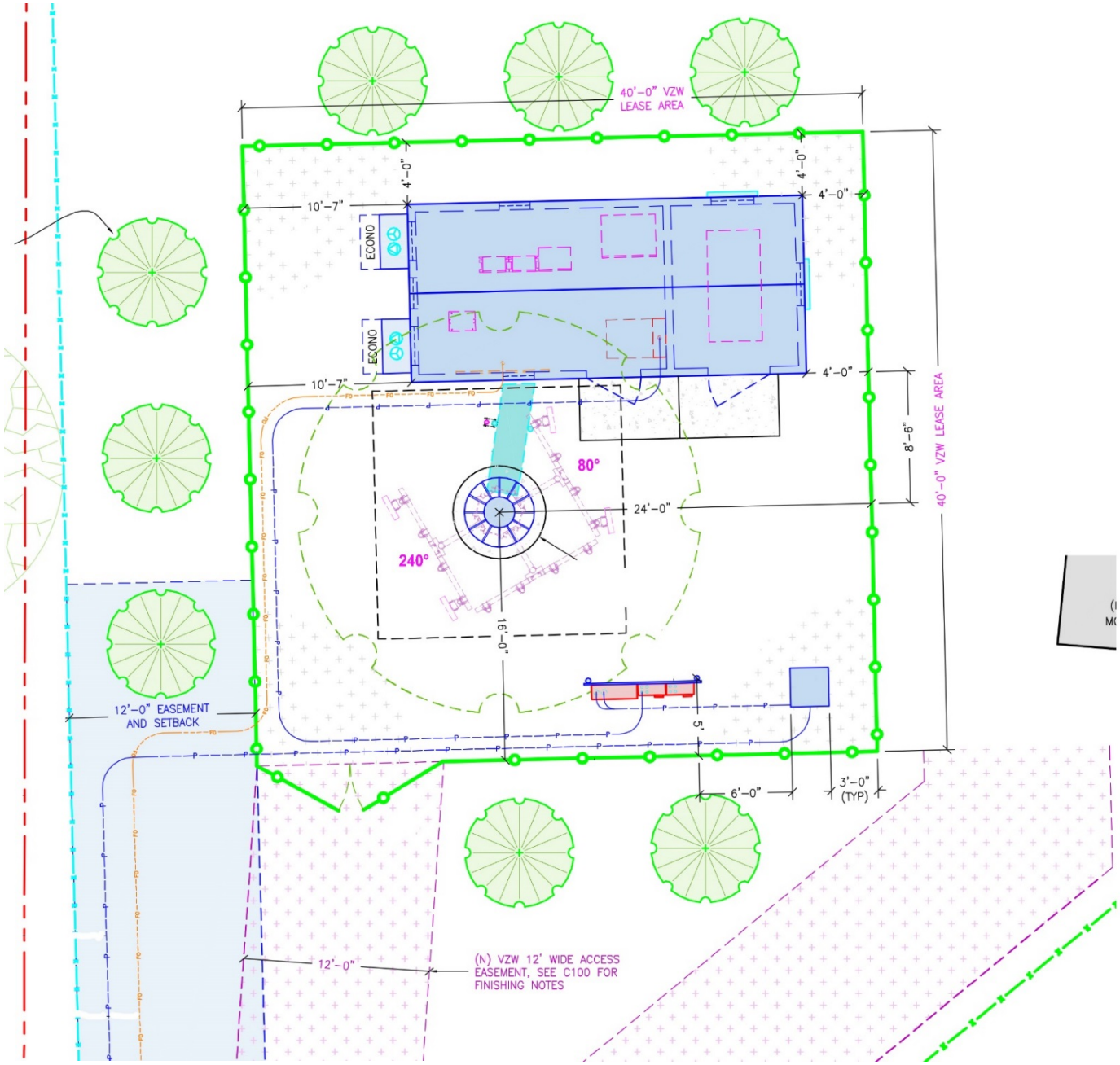
SITE ELEVATION
LOOKING NORTH



SITE ELEVATION
LOOKING WEST

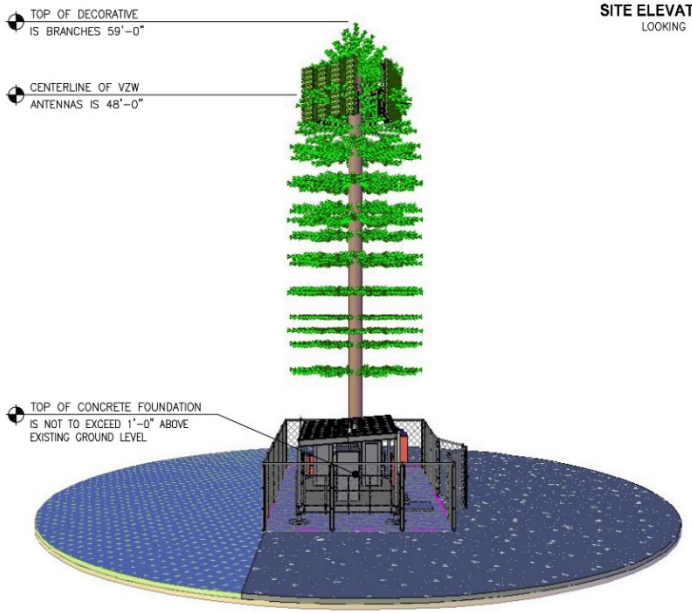


verizon

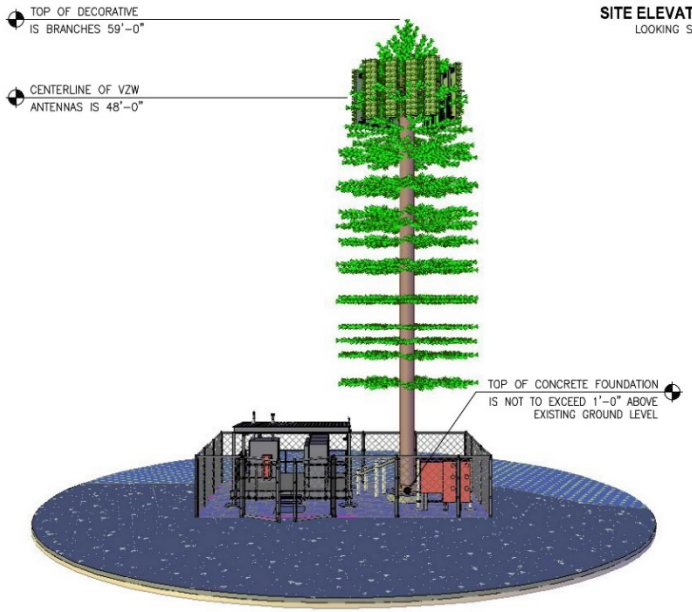


verizon

SITE ELEVATION
SOUTHWEST VIEW

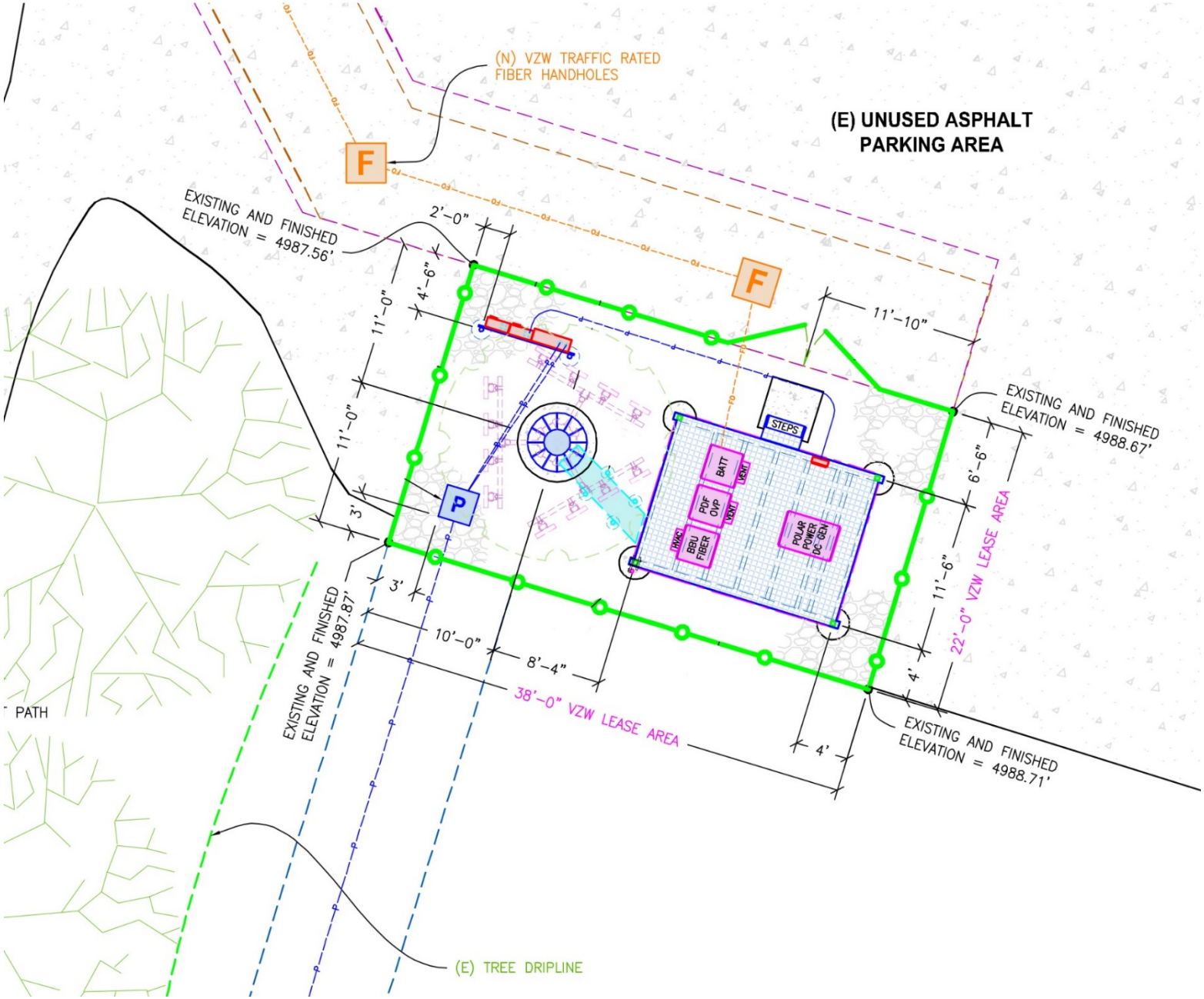


SITE ELEVATION
LOOKING WEST



SITE ELEVATION
LOOKING SOUTH

verizon



verizon

ATTACHMENT F – 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 received throughout this process are included in 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
- After receiving the applicant's revisions, Planning Staff sent another notification to Community Councils on October 5, 2021.
  - 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.
  - Three Community Councils (Sugarhouse, Greater Avenues, and Yalecrest) invited staff and the applicant to their meetings.
  - The Sugar House, Greater Avenues, East Bench, and East Liberty Park Community Councils have sent official responses, which are attached.

  At the time that this report was published, Planning Staff had received 58 public comments regarding this request, which are included on the following pages. Two comments supported 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 the impact of future towers on residential neighborhoods.
- Notice of the public hearing for the proposal included:
  - Public hearing notice mailed on November 23, 2021
  - Public notice posted on City and State websites and Planning Division listserv on November 23, 2021

November 27, 2021

Sugar House
COMMUNITY COUNCIL

TO: Salt Lake City Planning Commission

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

RE: PLNPCM2020-00284 – Stealth Towers Text Amendment

We appreciate the opportunity to review the petition from Verizon Wireless, which is smaller in scope. That term is an interesting choice of words. While they are requesting that it be only allowed in the PL Public Lands Zoning Districts, they are asking for the towers to now be 75' tall, instead of 60' tall. They are also requesting stealth towers disguised as pine trees in the PL Public Lands District. All of our schools are in the Public Lands District.

Stealth antenna must conform to the dimensions of the object it is being disguised as, and be placed in a location that is in concert with its surroundings. We know that pine trees probably reach 75' tall, and flagpoles might as well. Water towers can be very large, even 400', especially in the East. We understand the need for these, we all like to have good cellular communication service. However, we do not want these to be a by right process, these need to be a conditional use, subject to the usual approvals. The way this is drafted, these could be put right up against a school, or on the edge of a PL parcel next to a home or apartment building. Do we know how much radiation they emit? RF waves are a form of non-ionizing radiation, which means they do not directly damage DNA inside cells. The American Cancer Society website has a lot of information on its website that says there is no evidence that these rays cause cancer. Public schools need to be on at least a five acre lot, and the required setback range from 30' to 100'. Front and corner side yards shall be maintained as landscaped yards. And when a PL lot abuts a residential lot, landscape butters in chapter 21A.48 are required.

Flagpoles are not a bad choice in a school yard, but who will raise the flag up and down each day? Will the fence and equipment around these poles interfere with any sort of ceremony the school or other groups might have?

We approve this use ONLY if it is a conditional use, so the siting of the poles, and the type of pole, can be reviewed by the neighborhood. Most schools are probably 30-40' tall, these will tower over the site. Does the school stand to benefit from any rent paid by Verizon for the use of their land? Would another use be to allow them on certain commercial lands, where they blend in with an already tall development?

Enclosures
Comments from the neighborhood

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 <deusestlux@icloud.com><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 <motox241@gmail.com><1863 S 2000E>
Subject: Stealth Cell Tower Text Amendment

Message Body:
I do not want these stealth towers in my neighborhood.

From: Misty Morris <mstymorris@yahoo.com><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 <clarkburbidge@gmail.com><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!

rom: Lynn Schwarz <lsbx101@gmail.com><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.

The Greater Avenues Community Council
PO Box 1679
Salt Lake City, UT 84110
www.slc-avenues.org

Aaron Barlow
Planning Division
Salt Lake City
Re: Stealth Cell Towers

November 22, 2021

Dear Mr. Barlow

We appreciate the time you and Tim Simmons spent with the GACC at our November meeting. While the GACC did not take a formal vote on the issue, the GACC Board wants to document several concerns that were raised:

We are concerned that the conditional use process does not provide enough protections for neighbors. Conditional use process essentially green lights everything. For something the size of a 75 foot tall tower, there should be community input that can make a difference.

A one size fits all process may not be necessary. An area like the Avenues with generally unobstructed areas on a hilltop would have different requirements from downtown filled with buildings or parts of the city in flatter elevations.

The proposed text does not seem to protect against towers being built in a PL zone next to residential property. At the very least, there should be minimum distances to dwellings.

There is also a concern that multiple towers could be placed on the same area. Our experience with the 5G towers is that each telecom company wants their own facilities. This could lead to a 'forest' of 75' tall faux trees. Perhaps some maximum density regulations or rules regarding the minimum spacing between towers. A preference would be to have additional companies rent space if a tower already exists.

The concern was also raised that towers will be 'orphaned' as technology changes or companies change. Per subsequent conversations, we understand that this is already addressed under 21A.040.090.E.14.

We understand the need for towers to be able to keep with the changing technology needs and we also understand the need to streamline processes for City Staff and Telecom companies. However, these needs should be balanced with the impact on neighbors and keeping the existing neighborhood characteristics.

Regards

David H. Alderman

David H. Alderman

Chair, Greater Avenues Community Council

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]

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:

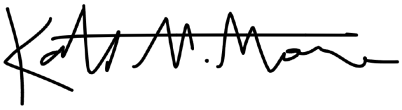
Do not recommend approval of Stealth Cellular Towers Text Amendments: 22

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,



Katie Moore, Secretary
East Bench Community Council
[redacted]

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

COMMENTS REGARDING STEALTH CELL TOWER AMENDMENTS

From: Travis Julian <deusestlux@icloud.com><1724 e Wilson Ave>
Subject: Stealth Cell Tower Text Amendment

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 <motox241@gmail.com><1863 S 2000E>
Subject: Stealth Cell Tower Text Amendment

I do not want these stealth towers in my neighborhood.

From: Misty Morris <mstymorris@yahoo.com><1839 E Westminster Ave>
Subject: Stealth Cell Tower Text Amendment

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

From: Clark Burbidge <clarkburbidge@gmail.com><2017 S 2000 E>
Subject: Stealth Cell Tower Text Amendment

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

From Lynn Schwarz
Subject: Stealth Cell Tower Text Amendment

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.

Yvonne Martinez - I feel like these are intrusive enough that there should be a process. I worry about the public/utility right-of-ways that run through a lot of the house in my neighborhood and having one of these show up in anyone's front yard…the park strip is bad enough (will they be able to take out trees and other plants, probably and without any notice I assume). A

Another thing is the maintenance, there is one just off the I-215 east freeway that has been there a while and it's looking a little worn, branches are drooping. If these things start falling off, do we honestly believe that they will fix them (I'm skeptical)?

Thank you for all you do…Cheers!

From: Elizabeth Braymen <elizabeth@braymen.net><1774 E Wilson Ave SLC 84108>
Subject: Stealth Cell Tower Text Amendment

I don't think these "trees" every look like anything but "stealth" cell towers. There is always something "off" about them that draws my attention. If I have to have any of these, I'd rather have one disguised as a water tower. Thanks!

From: Rebecca Wing Davis <rdavis2655@gmail.com><1564 E BLAINE AVE>
Subject: Stealth Cell Tower Text Amendment

I am glad that the current proposal for additional Stealth Towers restricts new towers to be built in the Public Lands Zoning District. I am concerned, however, that these towers may be built close to the boundary of a neighborhood school, as shown on the Verizon Wireless map presented at the 11/15/21 SHCC LUZ meeting, and residences neighboring the school without any input from property owners. I would like to see a suitable buffer zone between the school and neighborhood residences incorporated into the Tower plans.

From: DAYNA MCKEE <dmckee3313@gmail.com><2312 S Green St>
Subject: Stealth Cell Tower Text Amendment

I do not approve of the idea of these very large towers being in PL Public Lands Zoning. These should be incorporated into commercial developments, not near schools, parks, and public amenities. Get the developers who are already destroying the character of our city to put them on their land rather than further selling out public spaces to commercial interests.

Thank you.Dayna McKee

I am conflicted because I hate the thought of these but we need wireless service. My house has horrible service, I guess because we are in a bit of a gully. The height they want is much, much higher than the drawing so I don't know what the point of the drawing is. They should have the 75 foot version in the drawing which would likely make us gasp, and not favorably. I believe they should have set backs from private homes. If this turned up right next to my house I don't think I would be happy about it. I also think they should hire some actual artists to do something interesting. They could have a contest for designs and have a public voting period on which ones to use. These are terribly uncreative. If we have to have these, we could take advantage of them somehow like making habitat for birds or bats, amazing sculpture pieces we could be proud of.... rather sticking a fake tree up there or an old fashioned ugly water tower.**Yda Smith**

EAST LIBERTY PARK community organization

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

I believe that so-called stealth towers up to 75 feet are inappropriate on school and perhaps other pubic land grounds. I suspect that Verizon figures using public lands will avoid irate private citizen complaints or lawsuits. 75 feet is 5 stories tall, and there is no way to disguise such an ungainly object, which will clearly tower over whatever it is next to. The claim that they would be "completely disguised as another object" such as a "monopine" is patently absurd. The models of monopines provided by Verizon are ludicrously fake. There is no way that this request should be approved by right, as each PL site is different and abuts differently utilized areas, including people's houses. There should be individual consideration of each tower siting, with appropriate setbacks, buffers, and truly convincing disguise. They will simply have to shell out more on the monopines—and maintain them carefully. **Thea Brannon**

Barlow, Aaron

From: LYNN Pershing [redacted]
Sent: Tuesday, November 23, 2021 4:39 PM
To: Barlow, Aaron
Subject: (EXTERNAL) Case number PLNPCM2020-00284

Follow Up Flag: Follow up
Flag Status: Flagged

I am strongly against a stealth tower height of 75’ without the benefit of flying cars and residential living below ground level

So NO
Lynn K Pershing
84108

--
Lynn K. Pershing, Ph.D.
[redacted]

Barlow, Aaron

From: Laurie J. Bryant [redacted]
Sent: Thursday, November 25, 2021 9:28 AM
To: Barlow, Aaron
Cc: East Liberty Park 3
Subject: (EXTERNAL) Verizon Wireless "trees"

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

Good cell service is an important element of modern communication. However, Verizon's request to "plant" these fake trees in Salt Lake City public lands is going too far. We already have their ugly brown cell towers along our park strips, notably here on the East Bench. This proposal is another step in the wrong direction.

I've seen these "trees" in forests along the interstates in the west. Even there, surrounded by other conifers, they stand out as fake. Here, where so many local trees are broad-leafed varieties, they will be obvious and laughable. There must be some other way to improve cell signals without insulting us locals and disfiguring our public lands.

Laurie Bryant

Barlow, Aaron

From: george chapman [redacted]
Sent: Monday, November 29, 2021 8:47 PM
To: Barlow, Aaron
Subject: (EXTERNAL) NO NO NO to so called super stealth cell towers in parks and schools!!!!

George Chapman SLC

Barlow, Aaron

From: C Clark [redacted]
Sent: Wednesday, December 1, 2021 10:56 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Stealth Towers on public land

I understand that Stealth Towers are going to be installed on public land. Please choose the most inconspicuous shapes, styles, and colors possible. Please work with locals to make your selections.

C Clark
local resident in zip code 84103

Barlow, Aaron

From: Dave Iltis [redacted]
Sent: Tuesday, November 30, 2021 8:55 PM
To: Barlow, Aaron
Cc: Wharton, Chris; Cassel, Matthew; Norlem, Chris; Jones, David; Otto, Rachel
Subject: (EXTERNAL) Comments on the Stealth Cell Tower Text Amendment

Dear Salt Lake City,
The following are comments on the proposed Stealth Cell Tower Text Amendment - Petition Number: PLNPCM2020-00284

Verizon and other cell providers are slowly destroying many view sheds, parking strips, and front yards throughout Salt Lake City with zero regard for aesthetics, placement, or need, nor do they care about destroying people's property values.
Apparently, by law, they are given that right, but that doesn't make it right nor make them good corporate citizens.

The towers that are being installed are generally out of place in regards to the color of the tower. They are visual misfits that do not belong.

This text amendment is just a furthering of this. As such, it should be denied unless Verizon commits to better placements, more sensitivity, and better tower color selection throughout the city. Now, they propose to install taller towers by making them fit in. Why should we believe them? Why won't they work towards having their other towers fit in too?

The company, and other cell tower companies, are unreachable despite the ironic fact that they are communications companies that run phone networks - you cannot call them to talk.

So, please use this text amendment to get better standards for the cell towers in Salt Lake City. All towers should fit in to the neighborhoods and most should be green or brown. An example of an out of place tower is in Lindsey Gardens in the Avenues, where the tower is black, in a park, with brown and green trees and telephone poles the only other tall standing features.

Verizon is acting in a selfish manner with this proposed text amendment, and should not be granted any favors unless they work to be better citizens in the community by using better colors for their towers, and making a publicly available way to contact them for issues. They should also be required to add the cell relay on top of existing light poles or towers, which they rarely do.

Sincerely,
Dave Iltis
[redacted]

Barlow, Aaron

From: Deb Day Olivier [redacted]
Sent: Wednesday, December 1, 2021 10:40 AM
To: Barlow, Aaron
Subject: (EXTERNAL) Verizon's app for cell phone towers

It is very important to us that the towers are made as inconspicuous as possible-minimum height, landscape colors, maybe disguised as trees. Our city budget is very lean, perhaps if everyone did their best to make our city more beautiful it would be!

Thank you,
Debra Day Olivier
Marc Olivier
Wasatch Dr, Salt Lake City, UT

Barlow, Aaron

From: Tyler McArthur [redacted]
Sent: Wednesday, December 1, 2021 11:54 AM
To: Barlow, Aaron
Cc: Alec Myres
Subject: (EXTERNAL) Stealth Cell Tower Text Amendment

Hello,

I'd just like to voice that I'm against letting cell phone tower operators have any height extensions in Salt Lake City. Cell phone towers are unsightly, and larger, more expensive towers make it harder to build and develop beautiful cities. These towers tie up land for decades and take advantage of property owners who unwittingly sign onerous, one-sided, unfair contracts. Rather than giving them height extensions, the tower operators should be focusing on R&D engineering that provides better service without needing additional height.

Thanks,

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]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
[redacted]

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/)

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 to 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 where 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
[redacted]

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 is 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 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 impactr 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

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 collocate, 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,

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

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[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 G – 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 assertation 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 are associated with this proposed text amendment.

Building Services (Fire): No fire code-related issues are 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 park strips) 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.