ITEM 4  Pete Simmons of Verizon Wireless requests Conditional Use Permit approval to co-locate cellular antennas on to the existing monopole, and expand the ground equipment compound, positioned at the north end of the property located at 3790 North 80 West, in the A1.5 (Agricultural) and R1.10PD (One-Family Residential) Zones. Riverbottoms Neighborhood. 15-0004CUP

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Verizon Wireless</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Coordinator:</td>
<td>Sean Allen</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Bilmar LLC/Crown Castle</td>
</tr>
<tr>
<td>Parcel ID#:</td>
<td>180650004</td>
</tr>
<tr>
<td>Current Zone:</td>
<td>A1.5 (Agricultural)</td>
</tr>
<tr>
<td>Acreage:</td>
<td>0.014</td>
</tr>
<tr>
<td>Number of Properties:</td>
<td>1</td>
</tr>
<tr>
<td>Number of Lots:</td>
<td>0</td>
</tr>
<tr>
<td>Total Building Square Feet:</td>
<td>N/A</td>
</tr>
<tr>
<td>Development Agreement Proffered:</td>
<td>No</td>
</tr>
<tr>
<td>Council Action Required:</td>
<td>No</td>
</tr>
<tr>
<td>Alternative Actions:</td>
<td></td>
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<tr>
<td>2. Continue to a future date to obtain additional information or to further consider information presented. The next available meeting date is April 1, 2015, 5:00 P.M.</td>
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<tr>
<td>3. Deny the request. This action is not consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.</td>
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| Current Legal Use: | Telecommunications |
| Relevant History: | \- November 17, 2009, the original CUP was approved with conditions, 09-0026CUP. |
| Neighborhood Issues: | None reported. |
| Summary of Key Issues: | 1. The request is to modify an existing CUP for the same use, by expanding the facilities to the south. 2. Improvements have not been made to the access drive that leads to the facilities, from the public street. |
| Staff Recommendation: | 1. **Approve** the requested Conditional Use Permit, with conditions. Staff has provided recommended conditions of approval in the event that the Hearing Officer approves the CUP. |

**OVERVIEW:**

Pete Simmons, representing Verizon Wireless, is requesting to co-locate additional cell antennas, and to expand the existing ground equipment and fenced area.
PLANNING REVIEW

1. **Compliance with 14.02.040**
   The ordinance, in part, is as follows:
   
   (1) The Planning Commission may, subject to the procedures and standards set forth in this Chapter, grant, conditionally grant, or deny an application for a Conditional Use Permit for uses allowed by the chapter for the applicable zone. The purpose of a Conditional Use Permit is to allow proper integration of uses into the community which may only be suitable in specific locations and may have potentially detrimental characteristics if not properly designed, located, and conditioned.

   (2) The following standards shall apply to any request for a Conditional Use Permit:
      
      (a) A proposed conditional use shall be granted unless the subject use will be detrimental to the health, safety, or general welfare of persons residing in the vicinity or injurious to property in the vicinity.
      
      (b) A proposed conditional use shall be detrimental to the health, safety, or general welfare of persons residing in the vicinity or injurious to property in the vicinity:
          
          (i) if the proposed use will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
          
          (ii) if the proposed use will unreasonably interfere with the lawful use of surrounding property;
          
          (iii) if the proposed use will create a need for essential municipal services which cannot be reasonably met;
          
          (iv) if the proposed use will in any other way be detrimental to the health, safety or general welfare of persons residing in the vicinity or injurious to property in the vicinity.
      
      (c) A change in the market value of real estate shall not be a basis for the denial of a proposed conditional use.
      
      (d) If a part of a proposed conditional use is found to be contrary to the standards described in this section, the applicant may propose or consent to curative measures which will make the proposed use not contrary to the standards described in this section.

2. **Project Plan Approval**
   - the project plan is in the midst of completing the required development team (CRC) review, short of making a few minor corrections;

3. **Design Review**
   - N/A

4. **Landscaping**
   - The Design Corridor requires the following for a non-residential yard area:
(A) A minimum twenty-foot (20) wide yard (measured from property line) landscaped with turf, trees, and shrubs as required in Subsection (b) above. Space between the roadway and property or street right-of-way line shall also be landscaped, with permission from the Utah Department of Transportation.

(B) A landscaped berm or decorative wall, not to exceed thirty (30) inches in height, shall also be installed along the University Avenue frontage.

5. Trash Container Enclosure
   - Not required for an unmanned facility;

6. Fencing
   - New fencing will match material and height (8’ tall) of the existing fencing;

7. Parking
   - No paved parking area required, because it’s an unmanned facility;

8. Transitional Development Standards
   - The ground equipment is completely screened by the 8’ tall fence;

9. Design Corridor
   - North University Avenue Riverbottoms (14.34.290 Item 2)

10. Other Concerns
    - The southern access, from Edgemont Drive to the trail, needs to be paved with concrete. See Other City Departments. East of the trail, the drive should be an improved surface, other than just dirt/mud, as required in section 14.37.100 (7) of the municipal code, which states,

    [In the case of conditionally permitted uses in the A1, RA, R1 and R2 zones, all uses in the R2.5, R3, R4 and R5 zones, and all uses in commercial, professional office, public facility and industrial zones, when used for access to a garage, carport, or parking, loading or operations area having five (5) or more parking spaces, a driveway shall be a minimum of twelve (12) feet in width for one (1) way traffic and twenty (20) feet in width for two (2) way traffic. Driveways providing access to a garage, carport or parking, loading or operations area having four (4) or fewer parking spaces shall be a minimum of twelve (12) feet in width. All driveways shall provide paved access to a public street.]
OTHER CITY DEPARTMENTS:

(Public Works) – requiring the access drive to be improved as noted above

CONCLUSIONS:

The zone permits the location of a telecommunications pole and co-location thereof, as a Conditional Use in the zone. Staff cannot find any concerns or impacts to surrounding properties, as a result of expanding the ground equipment and the co-location of additional antenna arrays. Allowing this modification will lead to additional improvements to the aesthetics of the property, and the quality of the access drive.

RECOMMENDATION:

It is recommended the Hearing Officer approve the modification, of the Conditional Use Permit, to expand ground facilities and co-locate additional antennas, as presented.

CONDITIONS OF APPROVAL:

1. Obtaining a building permit is required prior to construction;
2. The new antennas must be colored to match the existing stealth structure;
3. The southern access drive must be improved with a concrete surface from the street to the existing trail, and from the trail to the fenced ground facility, a hard surface approved by City staff;
4. Property must meet the standards for yard area, listed in the Design Corridor (14.34.290-Item 2).
5. If the facility becomes obsolete, the cellular facility must be removed and the site restored to its original condition within ninety (90) days of the date the business operations cease.

ATTACHMENTS:

- Aerial Location Map
- Proposed Site Plan
- Elevation Drawings
AERIAL LOCATION MAP
MONOPOLE ELEVATION

SITE ELEVATION
LOOKING NORTH

SITE ELEVATION
LOOKING WEST
GROUND ELEVATIONS

KEYED NOTES

1. 6'-6" TALL MONOPHANE.
2. 5' TALL ANTENNAS AT A 6'-7" CENTERLINE.
3. 7'-6" X 21'-7" EQUIPMENT PLATFORM.

_YOU_ EQUIPMENT CABS Nets ARE TO BE INSTALLED UPON A 12' X 12' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6" CONCRETE PILLES. THE LOW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINS AS SHOWN BY ATTACHING SEAL BUSH CONDUCTS BENEATH THE PLATFORM, AND POWER THE CABINS BY INSTALLING G/E C. CONSISTS FROM THE IBC CABINET AS SHOWN. SEE C01/1 FOR EQUIPMENT LAYOUT AND S-Sheets FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.

_YOU_ CABINET SHOW EXTERNAL DIESEL GENERATOR (5'-7") WITH A LEVEL 2 SOUND ENCLOSURE TO BE INSTALLED UPON A 6'-6" X 6'-6" CONCRETE FOUNDATION. SEE C03/1. THE LOW CONTRACTOR WILL NEED TO RUN A 3/4" AND 2" CONDUIT FROM THE IBC CABINET TO THE GENERATOR FOR ALARMS AND POWER. SEE E01/1.

_YOU_ TO INSTALL 8' TALL CEASAR FENCING TO MATCH THE EXISTING FENCING.

_YOU_ 15' WIDE SITE ACCESS. YOU TO INSTALL (2) 6' WIDE CEASAR GATES TO MATCH THE EXISTING FENCING.

_YOU_ 6' TALL ANTENNAS. (4) PER SECTOR (12 TOTAL) AT A 5'-7" CENTERLINE WITH (12) RM'S AND (2) RASHP ON BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO LOW SHEET 2 COMPLIANCE SHEET. NOTE THAT THE CLASSES OF THE EXISTING BRANCHES ARE UNKNOWN, BUT THE CONTRACTOR WILL BE REQUIRED TO KEEP THE 6'TALL ANTENNAS WITHIN THE SWEEP LINE OF THESE BRANCHES WHICH MAY REQUIRE SHORTER STANDOFFS THAN SPECIFIED AND THE TRIMMING OF THE HORIZONTAL MOUNTING PIES. CONTRACTOR SHOULD INSTALL THE RING MOUNT AND (3) SECTOR ONLY AND GET LOW'S APPROVAL BEFORE PROCEEDING.

_YOU_ TO INSTALL (1) 2'A MICROPHONE CABIN (HEIGHT, AND ALIGNMENT TO BE DETERMINED DURING CONSTRUCTION).