

SALT LAKE CITY PLANNING DIVISION
ADMINISTRATIVE HEARING
September 25, 2025, at 5:00 p.m.
This meeting was held electronically

The Administrative Hearing for the Salt Lake City Planning Division was held remotely on Thursday, September 25, 2025, at approximately 5:00 p.m. Daniel Echeverria, Zoning Administrator, was present as the Administrative Hearing Officer and called the meeting to order.

Daniel Echeverria, Administrative Hearing Officer, reviewed the hearing procedures including the boundaries of his duties. He then introduced the requests that were to be reviewed.

1. **WITHDRAWN Conditional Use for 100' Communication Tower at Approximately 501 E 1900 N** – Sabre Industries, on behalf of the City, is requesting Conditional Use approval to construct a 100' (approximate) communications tower to replace the existing 80' tower at the above stated address. The proposed communication tower will be for Salt Lake City emergency service purposes. The subject property is located in the OS (Open Space) zoning district and is located in Council District 3, represented by Chris Wharton. (Staff Contact: David Stuenzi at 801-535-6135 or david.stuenzi@slc.gov) **Case Number: PLNPCM2025-00727**
2. **Conditional Use for Roof Mounted Antennas at Approximately 310 E 500 S** - Verizon Wireless is requesting Conditional Use approval to install new roof mounted antennas on the building located at the above stated address. The proposal includes the installation of two (2) equipment cabinets and multiple roof mounted antennas to be mounted in four locations on the roof of the existing multi-story residential building. Roof mounted antennas are allowed as a Conditional Use in the R-MU (Residential/Mixed-Use) zoning district. The property is located in Council District 4, represented by Eva Lopez Chavez. (Staff Contact: Ailin Leon at 801-535-7768 or ailin.leon@slc.gov) **Case Number: PLNPCM2025-00522**

Ailin Leon reviewed the petition and stated that Staff recommends approval of the conditional use.

Daniel Thurgood was present on behalf of the applicant but did not speak.

Andy Rotenstreich representing Verizon Wireless, stated they meet all of the conditions, and agreed with the staff's recommendations.

Brent Willie was present on behalf of the applicant but did not speak.

The Administrative Hearing Officer opened the public hearing.

No one from the public wished to speak.

The Administrative Hearing Officer closed the hearing as no one wished to speak.

Decision:

Daniel Echeverria, the Administrative Hearing Officer, stated, “Based on the information presented and discussion, I approve this conditional use petition as recommended by Staff.”

3. Conditional Use for 120' Communication Tower at Approximately 4820 W 700 S -

PacifiCorp is requesting conditional use approval to construct a 120' (approximate) communications tower to replace an existing 80' tower at approximately 4820 W 700 S. The subject property is located in the M-1 (Light Manufacturing) zoning district which allows antennas over 65' in height as a conditional use. The subject property is located in Council District 1, represented by Victoria Petro. (Staff Contact: Olivia Cvetko at 801-535-7285 or Olivia.Cvetko@slc.gov) **Case Number: PLNPCM2025-00678**

Olivia Cvetko reviewed the petition and stated that Staff recommends approval of the conditional use.

Brian Norlund of Pacificorp, representing the applicant, confirmed the tower is going into a substation and is open for questions.

The Administrative Hearing Officer opened the public hearing.

No one from the public wished to speak.

The Administrative Hearing Officer closed the public hearing as no one wished to speak.

Decision:

Daniel Echeverria, the Administrative Hearing Officer, stated, “Based on the information presented and discussion, I approve this conditional use petition as recommended by Staff.”

There being no further business, the Administrative Hearing was adjourned at approximately 5:09 PM.

Daniel Echeverria

Daniel Echeverria, Administrative Hearing Officer

Dated in Salt Lake City on this 25th day of September 2025.

Danette Larsen, Administrative Assistant