



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

<https://msd.utah.gov/agendas/>



GREATER SALT LAKE
**Municipal Services
District**

Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, December 14, 2022 8:30 A.M.

LOCATION:

Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/meet/wgurr>

Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices)

Tap to join from a mobile device (attendees only)

[+1-213-306-3065](tel:+12133063065), [961841420##](tel:+1961841420) United States Toll (Los Angeles)

[+1-602-666-0783](tel:+16026660783), [961841420##](tel:+1961841420) United States Toll (Phoenix)

Join by phone

+1-213-306-3065 United States Toll (Los Angeles)

+1-602-666-0783 United States Toll (Phoenix)

Access code: 961 841 420

[Global call-in numbers](#)

Join from a video conferencing system or application

Dial wgurr@slco.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

Anchor Location:

2001 South State Street

North Building, Room N1-110

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of the November 16, 2022 Planning Commission Meeting Minutes.
(Motion/Voting)
- 2) Review 2023 Planning Commission Meeting Schedule.
- 3) Other Business Items (as needed)

ADMINISTRATIVE LAND USE APPLICATION(S)

PER2022-000749 – McKay Hooker (Smartlink Group on behalf of AT&T Mobility) is requesting an exception to allow for an 80' monopole wireless telecommunication facility. **Acreage:** 3.02 acres. **Location:** 7181 West 11800 South. **Zone:** M-2 (Manufacturing Zone). **Planner:** Jeff Miller (Motion/Voting)

ADJOURN

Rules of Conduct for the Planning Commission Meeting

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
 - a. Speakers will be called to the podium by the Chairman.
 - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
 - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
 - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
 - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.



Salt Lake County Planning Commission 2023 Regular Meeting Schedule

Meeting Place: Salt Lake County Council Chambers – 2001 South State Street, N1-110

Time: 8:30AM *Unless otherwise posted*

The Public is Welcome to Attend

Wednesday January 11, 2023

Wednesday February 15, 2023

Wednesday March 15, 2023

Wednesday April 12, 2023

Wednesday May 10, 2023

Wednesday June 14, 2023

Wednesday July 12, 2023

Wednesday August 16, 2023

Wednesday September 13, 2023

Wednesday October 11, 2023

Wednesday November 15, 2023

Wednesday December 13, 2023

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Public May Attend. Meetings May Be Closed For Reasons Allowed By Statute.

File # PER2022-000749

PLANNING COMMISSION EXCEPTION SUMMARY AND RECOMMENDATION

Public Body: Salt Lake County Planning Commission

Meeting Date: December 14, 2022

Parcel ID: 26-28-400-003-0000

Acreage: 3.02 Acres

Current Zone: M-2 (Manufacturing Zone)

Property Address: 7181 West 11800 South

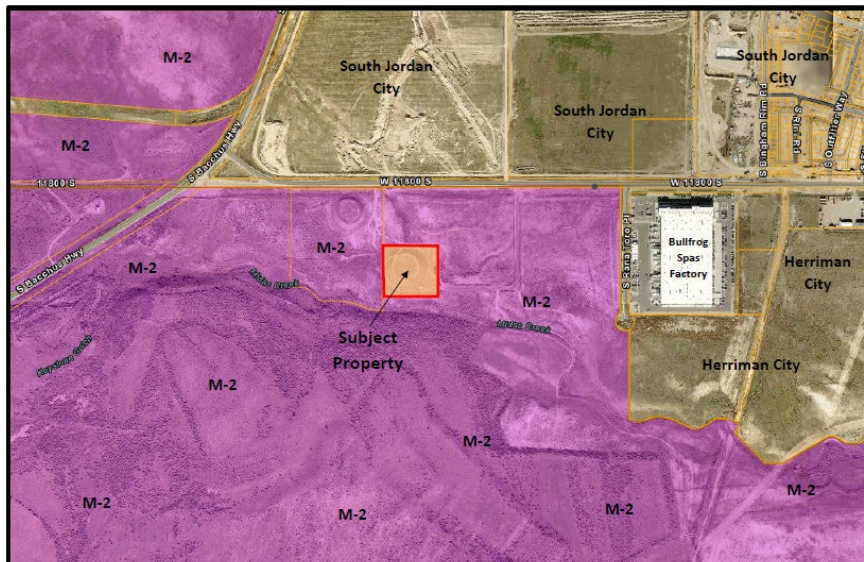
Request: Planning Commission Exception (80-Foot Monopole Wireless Telecommunication Facility)

Planner: Jeff Miller

Planning Staff Recommendation: Approval

Applicant Name: McKay Hooker (Smartlink Group on behalf of AT&T Mobility)

PROJECT DESCRIPTION



McKay Hooker (Smartlink Group on behalf of AT&T Mobility) is requesting a planning commission exception to allow for an 80-foot monopole wireless telecommunication facility on the subject property. In the M-2 (Manufacturing Zone), monopole wireless telecommunication facilities are listed as a permitted use with an allowable height of 60-feet, as long as they are not within 300 feet of a residential zone boundary. The Planning Commission may allow monopoles up to 80-feet in height, as long as certain conditions are met (as listed below under Staff Analysis).

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located about 400 feet south of 11800 South within a large geographical area of Unincorporated Salt Lake County, which is currently zoned M-2. The monopole will be located in the southeast corner of the property, which is about 750 feet south of 11800 South. South Jordan City is located north of 11800 South, and Herriman City is located about 1,200 feet to the east.

The subject property is owned by Herriman City and has been reserved as a future well site location for Herriman City. Additionally, the subject property is located within an area along 11800 South, which has recently filed an annexation request to annex the property into Herriman City.

ZONE CONSIDERATIONS (M-2 ZONE)

Requirement	Standard	Compliance Verified
Height	60-feet for monopoles as permitted use. 80-feet allowed with planning commission exception.	Can comply with planning commission approval.
Front Yard Setback	No commercial or industrial building or structure shall be located	Yes
Side Yard Setback	None	N/A
Rear Yard Setback	None	N/A
Lot Width	None	N/A
Lot Coverage	No building, structure or group of buildings with their accessory buildings, shall cover more than eighty percent of the area of a lot.	Yes

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

With the subject property being owned by Herriman City, and the annexation request for the property having been recently filed, Staff reached out to the Planning Director at Herriman City to discuss the proposed monopole and annexation request. The Planning Director informed Staff that once the properties within the annexation request are annexed into Herriman City, that it would be anticipated that they would continue to be zoned industrial and would probably be developed in the future with similar industrial development, such as the Bullfrog Spas Factory.

The Planning Director informed Staff that there would probably be a larger annexation request in the future to annex a large portion of the remaining unincorporated parcels in this general area into South Jordan City.

The Planning Director requested information about any color and fencing requirements for the monopole. Staff informed the Director that the color requirements are found in section 19.83.070 (Color), and that it was indicated that the monopole would be painted to blend with existing surroundings. Within six months, "the planning commission or development services division may require the color be changed if it is determined that the original

Request: Planning Commission Exception (80-Foot Monopole Wireless Telecommunication Facility)

color does not blend with the surroundings". The current proposal anticipates a chain link fence around the immediate vicinity of the wireless telecommunication facility.

STAFF ANALYSIS

19.83.060 (C).

1. *The height limit for monopoles is sixty feet except the planning commission may allow a monopole up to eighty feet in the C-2, C-3, M-1, and M-2 zones if it finds:*

(1) that the monopole will blend in with surrounding structures, poles, or trees and is compatible with surrounding uses,

Findings of Fact: The proposed monopole is compatible with surrounding uses and is located within a large industrially zoned area. In the immediate vicinity there are not a significant number of trees. The monopole will be painted to blend with existing surroundings.

(2) the monopole will be available for co-location with other companies, and

Findings of Fact: Staff is requesting a condition of approval that the monopole will be available for co-location with other companies.

(3) the monopole will be setback at least three hundred feet from any residential zone boundary. The height shall be measured from the top of the structure including antennas, to the original grade directly adjacent to the monopole.

Findings of Fact: The monopole is not located within three hundred feet of any residential zone boundary.

Planning Staff has found that the proposed use is compatible with existing uses in the general vicinity, and the land use ordinance.

NEIGHBORHOOD RESPONSE

Planning Staff has not received any public comments from the general public or the surrounding neighbors as of the completion of this report. Any comments that are received will be forwarded to the planning commission for review and will be summarized on Wednesday, December 14th.

PLANNING COMMISSION MOTION

The Planning Commission has three options with respect to this application for the requested Exception:

- Option 1: Approve the Exception with the conditions as proposed; or
- Option 2: Approve the Exception with the conditions as amended; or
- Option 3: Deny the Exception.

***Continued on the next page.**

CONCLUSION AND RECOMMENDATION

Based on the findings of fact and evidence provided in this report, the applicant has met the criteria to allow for a planning commission exception to increase the height of the proposed monopole from 60-feet to 80-feet. Staff recommends the Salt Lake County Planning Commission approves the requested exception with the following conditions:

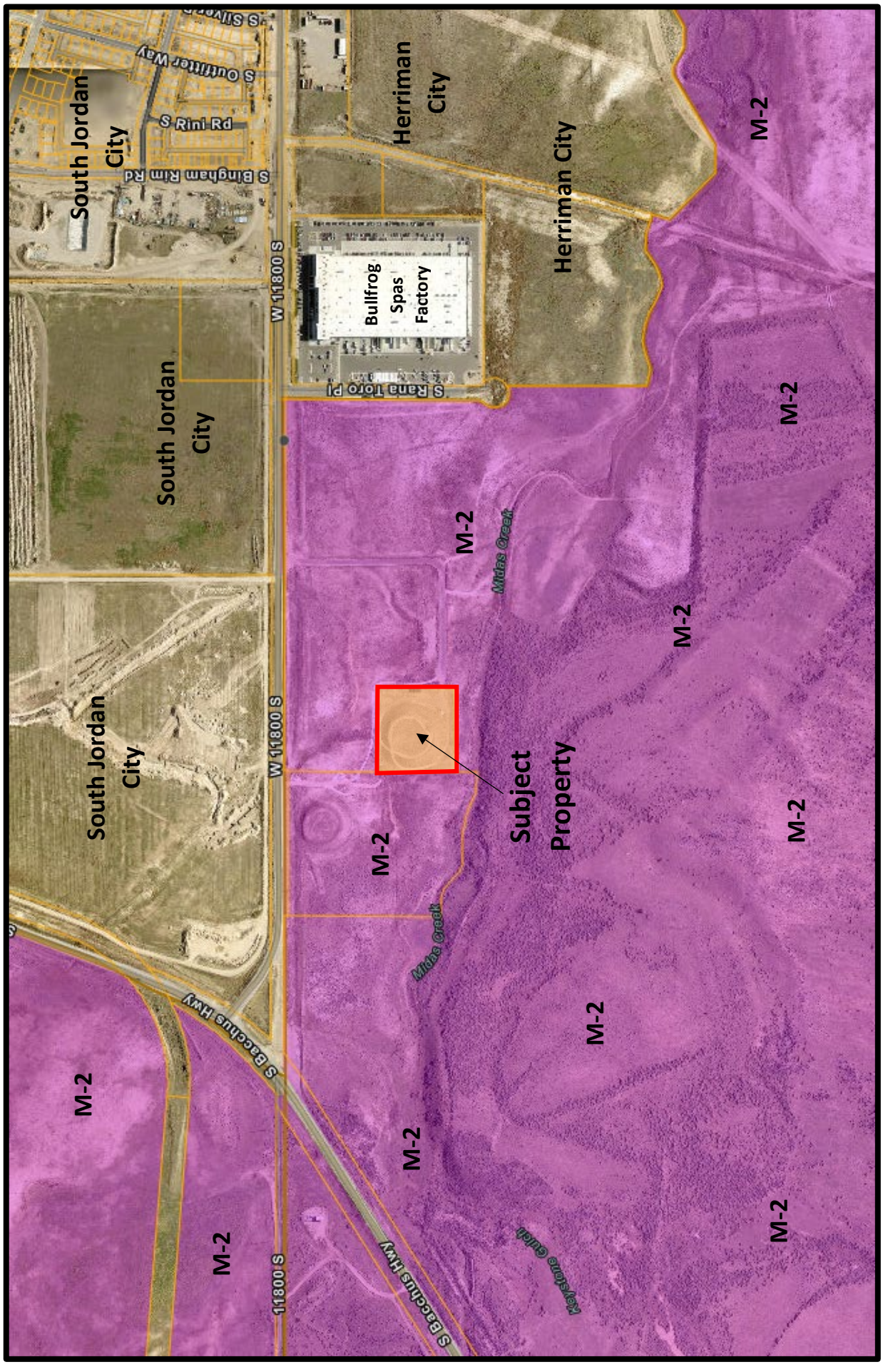
1. The proposed monopole should be available for co-location with other wireless telecommunication companies per ***19.83.060 (C) (2)***.
2. The monopole will be painted to blend in with existing surroundings per ***19.83.070 (Color)***.
3. If necessary, the applicant will work with the adjoining property owners to record the public utility easement and access easement as shown on the plans.

EXHIBITS

- A. Aerial Map.
- B. Property Owner Affidavit.
- C. Application Letter.
- D. Project Narrative.
- E. Plan Set.

PER2022-000749: Planning Commission Exception (80-Foot Monopole Wireless Telecommunication Facility)

Parcel: 7181 West 11800 South (26-28-400-003-0000)





Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

msd.utah.gov

File #

AFFIDAVIT – Property Owner

STATE OF UTAH }
 } ss
COUNTY OF SALT LAKE }

I (we) Herriman City being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:

7181 W. 11800 S. Herriman, Utah 84096

My (our) signature below attests that I (we) have reviewed the proposal by AT&T

requesting review and approval of AT&T New Build Monopole

and that I (we) consent to the statements and information provided in the attached plans and exhibits

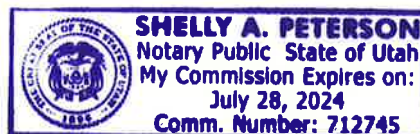
and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner [Signature] , City Manager

Property Owner _____

Subscribed and sworn to me this 31 day of October, 2022.

Notary: [Signature]
Residing in Salt Lake County, Utah



November 29, 2022

Salt Lake County, UT - Planning Division
451 S State Street, Room 406
Salt Lake City, UT 84114-5480

Re: Application for Use Permit to Construct New Wireless Communications Facility
AT&T Site Name: Daybreak South
Site Address: 7181 W 11800 S, Herriman, UT
AT&T Project No.: UTL01101

Dear Planning Division:

On behalf of New Cingular Wireless PCS, LLC, a Delaware limited liability company, doing business as AT&T Mobility ("AT&T"), we are pleased to submit this application ("Application") seeking a use permit to construct a new wireless communications facility at the site referenced above (the "Site") pursuant to Section 704 of the Telecommunications Act of 1996 (the "1996 Act") and 47 C.F.R. Section 1.6003 (the "Regulation"), the provisions of which require the Salt Lake County Planning Division to review the Application for completeness within 30 days of filing, and issue a decision within a maximum of 150 days from the date of filing, plus the time it takes for AT&T to respond to a request for additional information, so long as it is notified within the first 30 days that its application is incomplete in accordance with the requirements of the Regulation.

The 1996 Act requires a State or local government to act upon a request for authorization to place, construct, or modify personal wireless service facilities within a "reasonable time". Any decision to deny a request must be made in writing and be supported by substantial evidence contained in a written record.ⁱ Any person that is adversely affected by a State or local government's action or failure to act that is inconsistent with Section 332(c)(7) may seek expedited review in the courts.ⁱⁱ

The FCC implementing Regulation provides for an initial review period of 30 days to give State and local governments sufficient time for reviewing applications for completeness, and that a "presumptively reasonable period of time" to act on wireless applications is 90 days for a collocation application and 150 days for all other applications (the "Shot-Clock Rule"). A notice of incomplete letter must "clearly and specifically identif[y] the missing documents or information and the specific rule or regulation creating the obligation to submit such documents or information."ⁱⁱⁱ A notice of incomplete letter that does not meet those requirements will not toll the clock.

The Regulation also provides that all authorizations necessary for the proposed facility are subject to the Shot-Clock Rule. AT&T is submitting the following concurrently with this application:

Permitted Use Application

AT&T is requesting approval of a Monopole, so a decision regarding the applications listed above is required within 150 days of filing, absent tolling. Based upon a filing date of November 29, 2022, and absent tolling, the shot clock deadline for final action on the above requests would occur on April 28, 2023.

November 29, 2022

Page 2

AT&T looks forward to working with the Salt Lake County Planning Division on this vitally important project which will vastly improve wireless telecommunication in your community. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Mckay Hooker
Smartlink Group o/b/o AT&T Wireless

Enclosures
cc: Jan Robinette; jr102n@att.com

ⁱ 47 U.S.C. § 332(c)(7)(B)(ii),(iii).

ⁱⁱ 47 U.S.C. § 332(c)(7)(B)(v).

ⁱⁱⁱ 47 C.F.R. § 1.6003(d)(2).

Project Narrative

To: Salt Lake County, UT - Planning Division
451 S State Street, Room 406
Salt Lake City, UT 84114-5480

RE: Project Narrative

Permitted Use Application for a new AT&T telecommunications Monopole on Herriman City property at 7181 W 11800 S, Herriman, UT

Parcel: 26284000030000

Owner: Herriman City

Applicant: Mckay Hooker, Smartlink Group on behalf of AT&T Mobility

To Whom it May Concern,

This letter describes the installation and operation of the telecommunications antenna and associated equipment required to enhance AT&T's cellular service, around Daybreak and Herriman City, depicted in the site plan accompanying the project application.

Project Overview

The proposed installation follows the goals established in the Salt Lake County zoning code under Chapter 19.83, Wireless Telecommunications Code.

To improve cellular coverage in the area, AT&T is proposing to install a new telecommunications monopole in a M-2 zone district at 80' per 19.83.060.C.1 of the Salt Lake County Code of Ordinances. This new installation will allow for colocation for additional carriers and is not located within 300' of existing residential zones. The location of the proposed installation is better found with the coordinates: 40.5348556°N, -112.06461389°W.

Access to this proposed site location is already existing via an unimproved dirt road. Additionally, the utilities will run parallel to the existing access road. The new installation will have a 35' by 60' gated compound to allow for AT&Ts ground equipment, including a Walk-in Cabinet, backup generator, and new H-Frame.

The purpose of this project is to provide better coverage and data speeds to the Daybreak and Herriman City area. AT&T has chosen this location due to the existing use of this parcel for public services, an existing water tank owned by Herriman City and due to the distance from existing residential properties.

Best regards,

Mckay Hooker | Real Estate Specialist
Smartlink Group

(m) 801-427-8099 / Mckay.hooker@smartlinkgroup.com

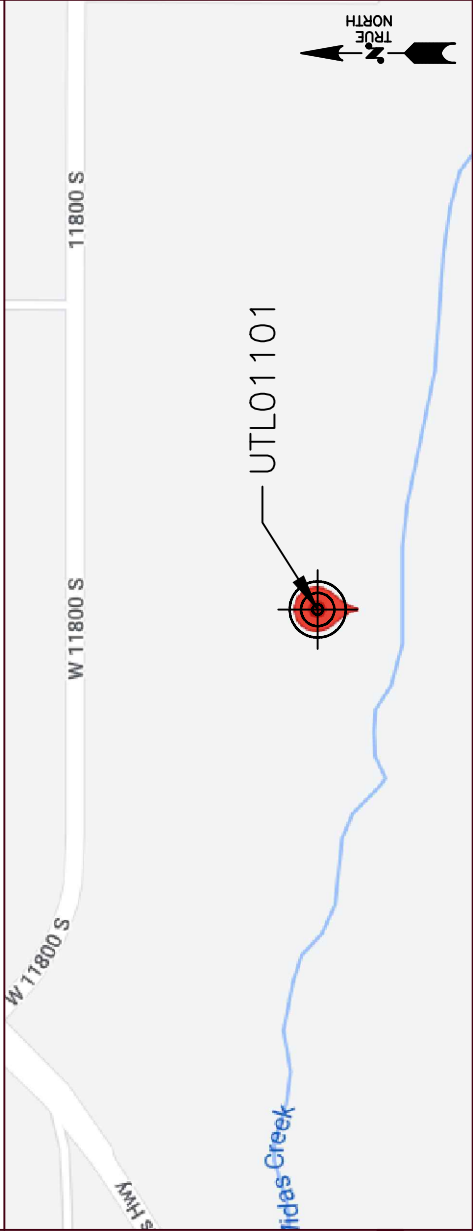
PROJECT TEAM	
APPLICANT: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE: EMAIL:	AT&T 7670 S. CHESTER ST. CENTENNIAL, CO 80112 BECKY JOHN-HANEY 720-480-6429 BUT39H@ATT.COM
APPLICANT REPRESENTATIVE: COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	SMARTLINK LLC 1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200 ANNAPOLIS, MD 21401 STEPHEN PHILIPS 801-652-7506 STEPHEN.PHILIPS@SMARTLINKLLC.COM
ZONING/REAL ESTATE SPECIALIST: COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	SMARTLINK LLC 1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200 ANNAPOLIS, MD 21401 CHARLIE STAPLETON 246-821-1507 CHARLES.STAPLETON@SMARTLINKGROUP.COM
RE ENGINEER: COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	AT&T 7670 S. CHESTER ST. CENTENNIAL, CO 80112 EDGAR CHIONG EC398X@ATT.COM
ARCHITECT & ENGINEER: COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	TRYLON TSF 1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TX 75038 MIKE MOORE 484.678.2017 MIKE.MOORE@TRYLON.COM

PROJECT INFORMATION	
SITE ADDRESS:	7181 W 11800 S, HERRIMAN, UTAH, 84096
STRUCTURE TYPE:	80'-0" MONOPOLE
SITE TYPE:	RAW LAND
LATITUDE (NAD 83):	40.53485556° / 40' 32' 05.48" N
LONGITUDE (NAD 83):	-112.06461389° / 112' 03' 52.61" W
GROUND ELEVATION:	5111.28'± (AMSL)
TOP OF PROPOSED POLE ELEVATION:	5191.28'± (AMSL)
PROPERTY OWNER:	HERRIMAN CITY
ADDRESS:	
PARCEL NUMBER (APN):	26284000030000
OCCUPANCY GROUP:	U-UNMANNED
COUNTY:	SALT LAKE
JURISDICTION:	SALT LAKE COUNTY
ZONING CLASSIFICATION:	M-2
COMPOUND/ LEASE AREA:	2500 SQ. FT.
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
ELECTRIC:	ROCKY MOUNTAIN POWER
TELCO:	TBD
LEGAL DESCRIPTION	
SEE LS-1 FOR LEGAL DESCRIPTION	
<div><div><div>811</div><div>TO OBTAIN LOCATION OF PUBLIC UTILITIES AND FACILITIES BEFORE YOU DIG IN UTAH, CALL BLUE STAKES OF UTAH. TOLL FREE: 1-800-662-4111 OR www.bluestakes.org</div><div>UTAH STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE</div></div><div>Know what's below. Call before you dig.</div></div>	



PROJECT: AT&T NEW BUILD
SITE #: UTLO1101
SITE NAME: UT.DAYBREAK_SOUTH
FA#: 15705699
USID: 320023
PACE #: MRUTH048200
PTN #: 3752A11TRN
SITE ADDRESS: 7181 W 11800 S,
HERRIMAN, UTAH, 84096
JURISDICTION: SALT LAKE COUNTY

VICINITY MAP



DRIVING DIRECTIONS

FROM SALT LAKE CITY INTERNATIONAL AIRPORT W TERMINAL DR, SALT LAKE CITY, UT 84122, UNITED STATES
GET ON UT-201 W FROM W CROSSBAR RD, TERMINAL DR AND 4000 W, HEAD NORTHEAST ON N TERMINAL DR, SLIGHT RIGHT, USE THE MIDDLE LANE TO TURN RIGHT TOWARD N, CONTINUE ONTO W CROSSBAR RD, TAKE THE RAMP ONTO TERMINAL DR, KEEP RIGHT TO STAY ON TERMINAL DR, CONTINUE ONTO 4000 W, USE THE RIGHT LANE TO TAKE THE RAMP TO MAGNA, TAKE UT-85/MOUNTAIN VIEW CORRIDOR/S MOUNTAIN VW TO UT-48 W/W 9000 S IN WEST JORDAN, MERGE WITH UT-201 W, SLIGHT RIGHT, TURN LEFT AT THE 1ST CROSS STREET ONTO UT-85/MOUNTAIN VIEW CORRIDOR/S MOUNTAIN VW, FOLLOW UT-48 W AND BACCHUS HWY TO W 11800 S IN SOUTH JORDAN, TURN RIGHT ONTO UT-48 W/W 9000 S, TURN LEFT ONTO BACCHUS HWY (SIGNS FOR UT-111), TURN LEFT ONTO W 11800 S

BUILDING CODES



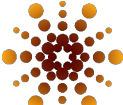
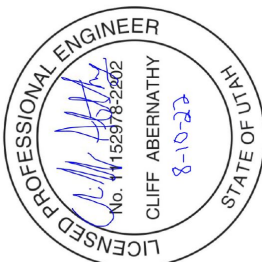
SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ). FOR THE LOCATION, THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES.

BUILDING CODE: INTERNATIONAL BUILDING CODE 2018
NATIONAL ELECTRICAL FIRE CODE 2018
LIGHTNING PROTECTION CODE: NFPA 780 – 2000, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT
IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
TELECORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
NATIONAL ELECTRICAL FIRE CODE 2018

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

<div><div>7670 S. CHESTER ST. CENTENNIAL, CO 80112</div></div>	<div><div>1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200 ANNAPOLIS, MD 21401</div></div>	<div><div>1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TEXAS 75038 1-855-669-5421</div></div>	<div>DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.</div> <table><tr><th colspan="5">SUBMITTALS</th></tr><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th><th></th></tr><tr><td>A</td><td>05/25/22</td><td>90% ZD</td><td>AJE</td><td></td></tr><tr><td>B</td><td>06/01/22</td><td>90% ZD</td><td>GOP</td><td></td></tr><tr><td>0</td><td>06/13/22</td><td>100% ZD</td><td>HAM</td><td></td></tr><tr><td>1</td><td>08/09/22</td><td>100% ZD</td><td>SUD</td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	SUBMITTALS					REV	DATE	DESCRIPTION	BY		A	05/25/22	90% ZD	AJE		B	06/01/22	90% ZD	GOP		0	06/13/22	100% ZD	HAM		1	08/09/22	100% ZD	SUD												<div></div>	<table><tr><th colspan="2">SITE INFORMATION</th></tr><tr><td colspan="2">SITE NAME: UT.DAYBREAK_SOUTH</td></tr><tr><td colspan="2">LTE 1C</td></tr><tr><td colspan="2">SITE ID: UTLO1101</td></tr><tr><td colspan="2">FA#: 15705699</td></tr><tr><td colspan="2">SITE ADDRESS: 7181 W 11800 S, HERRIMAN, UTAH, 84096</td></tr><tr><td colspan="2">SALT LAKE COUNTY</td></tr></table>	SITE INFORMATION		SITE NAME: UT.DAYBREAK_SOUTH		LTE 1C		SITE ID: UTLO1101		FA#: 15705699		SITE ADDRESS: 7181 W 11800 S, HERRIMAN, UTAH, 84096		SALT LAKE COUNTY		<table><tr><th colspan="2">SHEET DESCRIPTION</th></tr><tr><td colspan="2">TITLE SHEET</td></tr><tr><td colspan="2">SHEET NO.</td></tr><tr><td colspan="2">T-1</td></tr></table>	SHEET DESCRIPTION		TITLE SHEET		SHEET NO.		T-1	
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PROJECT SCOPE

☒ 1C ☐ 3C ☐ 5C ☐ 6C ☐ 4T4R ☐ 2ND RRH ADD
☐ 2C ☐ 4C ☐ 5G NR 1SR ☐ RRH SWAP

RFDS ID: 5201512

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:

- PROPOSED 80'-0" MONOPOLE SCOPE OF WORK:
- PROPOSED (3) SITE PRO 1 – VFA12-M3-H10 ANTENNA MOUNT (1) PER SECTOR
 - PROPOSED (12) AT&T PANEL ANTENNAS, (4) PER SECTOR
 - PROPOSED (18) AT&T RRH'S, (6) PER SECTOR
 - PROPOSED (3) RAYCAP SURGE SUPPRESSORS, (1) PER SECTOR
 - PROPOSED (3) FIBER LINES
 - PROPOSED (9) DC POWER LINES

PROPOSED AT&T GROUND SCOPE OF WORK:

- PROPOSED 35'-0"x60'-0" AT&T LEASE AREA / 6' HIGH CHAIN LINK FENCED COMPOUND (ONLY ON 2 SIDES)
- PROPOSED (1) AT&T 10'-9" x 10'-9" CHARLES STEEL WALK-IN-CABINET (SWIC) ON PROPOSED 12'-9"x12'-9" CONCRETE PAD
- PROPOSED (1) 30KW DIESEL GENERATOR ON 4'-0"x9'-0" CONCRETE PAD
- PROPOSED 15'-0" ICE BRIDGE
- PROPOSED UTILITY H-FRAME
- PROPOSED (1) GPS ANTENNA
- PROPOSED 200A ELECTRIC SERVICE WITH 200A METER BASE AND DISCONNECT
- PROPOSED 30"x48"x36" UG FIBER VAULT (MEET POINT)
- REMOVE THE EXISTING FENCE FOR THE GATE

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	1
LS-1	SITE SURVEY	1
Z-1	SITE PLAN	1
Z-2	ENLARGED SITE PLAN	1
Z-3	EQUIPMENT AND ANTENNA LAYOUT	1
Z-4	TOWER ELEVATIONS	1

GENERAL NOTES

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

DO NOT SCALE DRAWINGS

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

LEASE SITE DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF HERRIMAN 5MG TANK SUBDIVISION; RUNNING THENCE WEST 60.00 FEET; THENCE NORTH 35.00 FEET; THENCE EAST 60.00 FEET; THENCE SOUTH 35.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 2.100 SQUARE FEET.

UTILITY EASEMENT DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 89°30'19" EAST 100.51 FEET AND SOUTH 0°29'41" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH, A DISTANCE OF 742.46 FEET; THENCE WEST, A DISTANCE OF 613.54 FEET; THENCE NORTH, A DISTANCE OF 10.00 FEET; THENCE EAST, A DISTANCE OF 603.54 FEET; THENCE NORTH, A DISTANCE OF 720.43 FEET; THENCE WEST, A DISTANCE OF 20.38 FEET; THENCE NORTH, A DISTANCE OF 10.00 FEET; THENCE EAST, A DISTANCE OF 20.38 FEET; THENCE NORTH, A DISTANCE OF 2.04 FEET TO THE POINT OF BEGINNING.
CONTAINING 13.663386 SQUARE FEET OR 0.3137 ACRES, MORE OR LESS.

LEASE SITE ACCESS EASEMENT DESCRIPTION

A 30.00 FOOT WIDE ACCESS EASEMENT, BEING 15.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.
BEGINNING AT A POINT THAT IS SOUTH 89°30'19" EAST 148.32 FEET AND SOUTH 0°29'41" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S.45°59'45"W., A DISTANCE OF 127.00 FEET; THENCE SOUTH, A DISTANCE OF 610.44 FEET; THENCE WEST, A DISTANCE OF 475.30 FEET; THENCE SOUTH, A DISTANCE OF 38.38 FEET; THENCE WEST, A DISTANCE OF 88.70 FEET TO THE POINT OF TERMINUS.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURFACE FIELD OBSERVATIONS ONLY. THE SURVEYOR MAKES NO WARRANTIES OR GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATELY AS REASONABLY EXPECTED FROM THE INFORMATION DESCRIBED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND POSITION OF THE UTILITIES. (POT HOLING TO OBTAIN HORIZONTAL AND VERTICAL POSITIONS AND PIPE SIZES WAS NOT PERFORMED). THE SURVEYOR DID NOT ENTER ANY CONFINED SPACES OR CONTACT DIG LINE FOR UTILITY MARK OUTS.

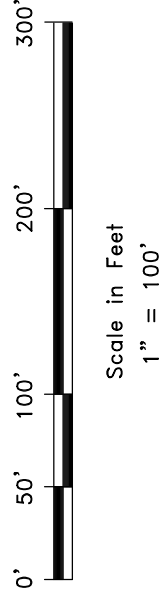
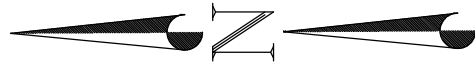
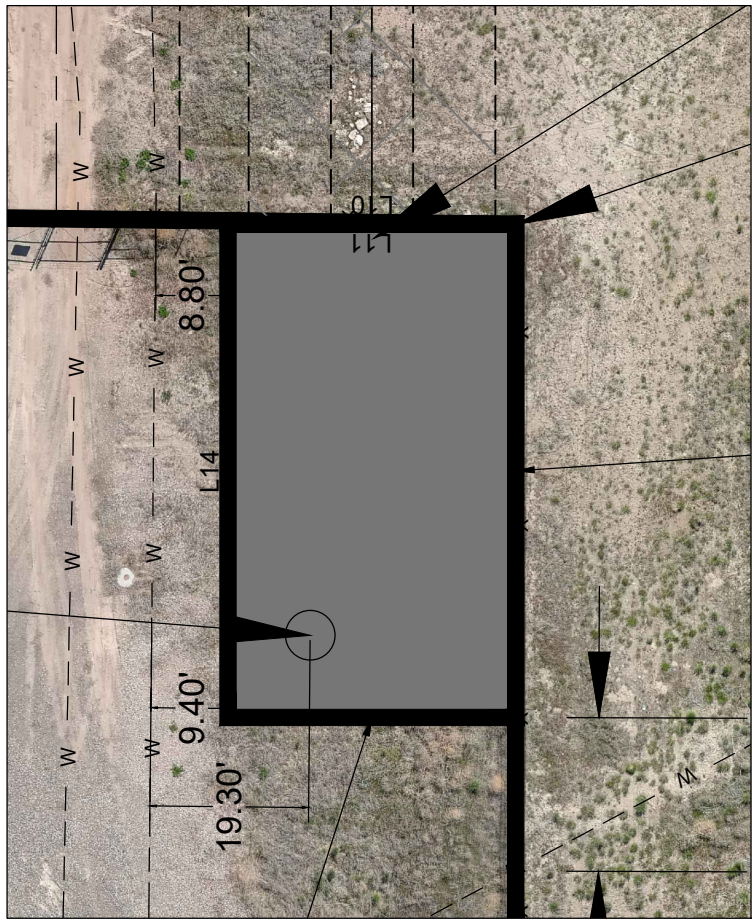
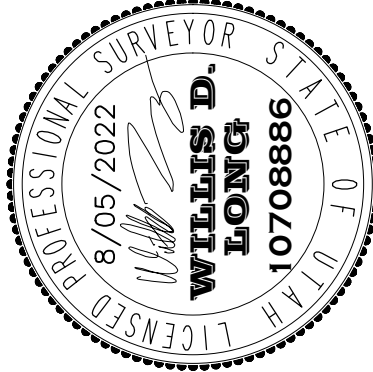
SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE UTAH STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM. PARALLEL ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE IN HORIZONTAL MEASURE. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.
2. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)(GEOID128) IS EXPRESSED IN U.S. SURVEY FEET.
3. THE SURVEY ACCURACY MEETS A LINEAR ANGULAR CLOSURE OF 1:5000.

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 10708886, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON, AND HAVE HAD MONUMENTED ON THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT.

SIGNED THIS 8TH DAY OF AUGUST, 2022.



LEGEND

- NOTED
- SALT LAKE COUNTY MONUMENT AS
- PROPERTY CORNER
- AS DESCRIBED
- BOUNDARY
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

PROJECT LOCATION:

7181 WEST 11800 SOUTH
HERRIMAN, UTAH

FIELD SURVEY DATE: 5/05/2022

DESIGNED FOR:

LEASE SITE SURVEY
UTL01101_15705699
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

PROJECT NAME:
UTL01101_15705699

..\\..\\..\\Downloads\\image014.jpg



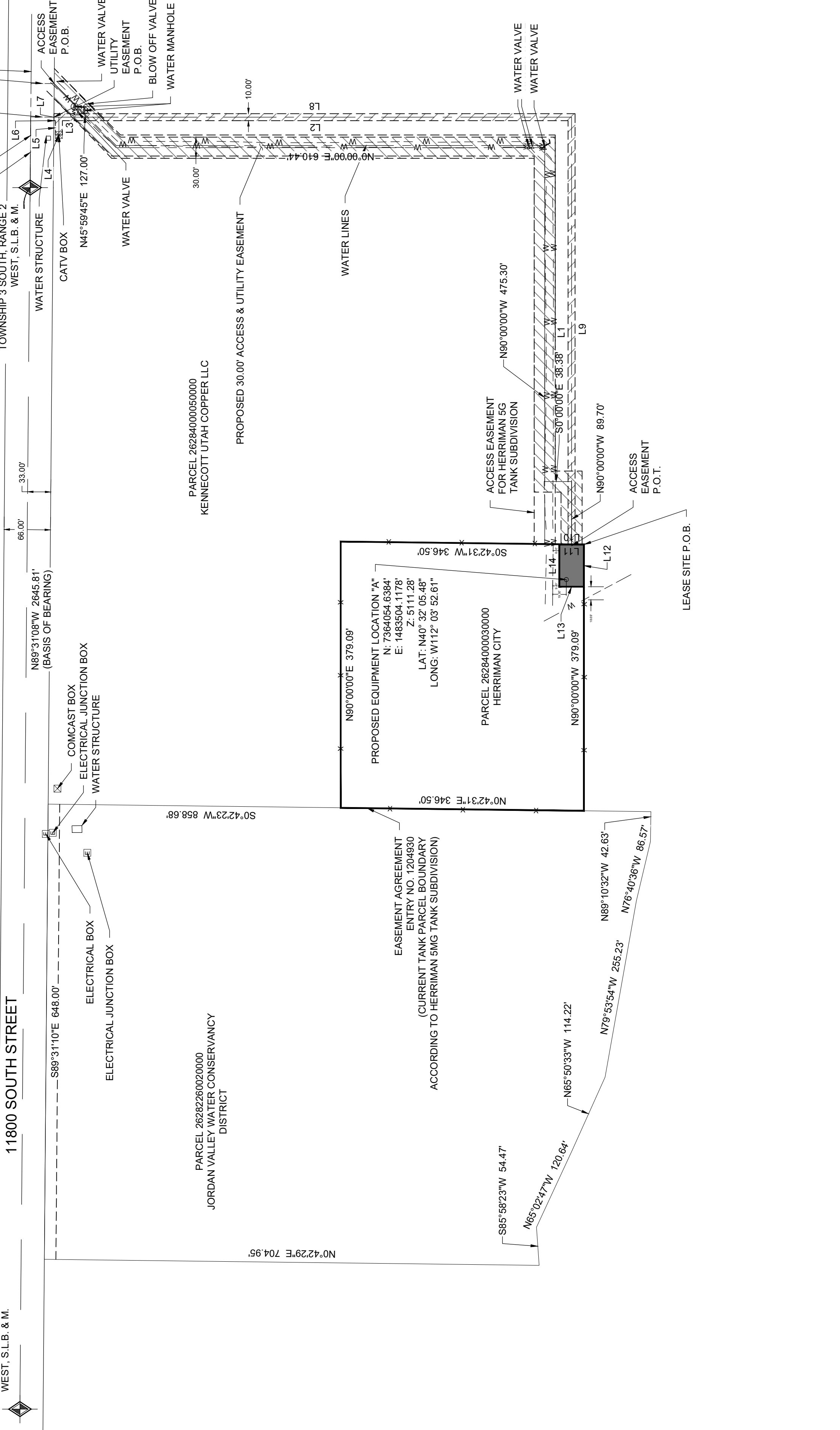
LAYTON SURVEYS LLC
Professional Land Surveying
1857 N. 1000 W. STE. 1
(801) 833-1471 www.laytonsurveys.com CS-247433, UT 58919


LEASE SITE & UTILITY ACCESS
EASEMENT OVERVIEW

LINE TABLE		
LINE #	LENGTH	BEARING
L1	603.54	N90° 00' 00"E
L2	720.43	N0° 00' 00"E
L3	20.38	N90° 00' 00"W
L4	10.00	N0° 00' 00"E
L5	20.38	N90° 00' 00"E
L6	2.04	N0° 00' 00"E
L7	10.00	N90° 00' 00"E
L8	742.46	S0° 00' 00"E
L9	613.54	N90° 00' 00"W
L10	10.00	N0° 00' 00"E
L11	35.00	S0° 00' 00"E
L12	60.00	N90° 00' 00"W
L13	35.00	N0° 00' 00"E
L14	60.00	N90° 00' 00"E


NORTH 1/4 COR. SEC. 28,
TOWNSHIP 3 SOUTH, RANGE 2
WEST, S.L.B. & M.

11800 SOUTH STREET

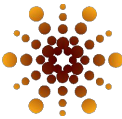




7670 S. CHESTER ST.
CENTENNIAL, CO 80112



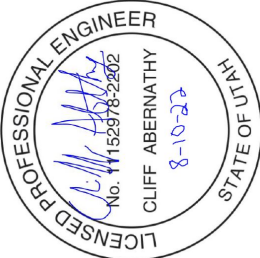
1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



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

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

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	05/25/22	90% ZD	AJE
B	06/01/22	90% ZD	GOP
0	06/13/22	100% ZD	HAM
1	06/09/22	100% ZD	SUD



SITE INFORMATION

SITE NAME:
UT.DAYBREAK_SOUTH

LTE 1C

SITE ID: UTL01101

FA#: 15705699

SITE ADDRESS:
7181 W 11800 S,
HERRIMAN, UTAH, 84096

SALT LAKE COUNTY

SHEET DESCRIPTION

SITE PLAN

SHEET NO.

Z--1

11800 SOUTH STREET

MIDAS CREEK

(E) ELECTRICAL JUNCTION BOX (TYP.)

(E) COMCAST BOX

(E) ELECTRICAL JUNCTION BOX (TYP.)

(E) WATER STRUCTURE

(E) WATER VALVE

(E) CATV BOX

PROPOSED AT&T 30"x48"x36" UG FIBER VAULT (MEET POINT)

PROPOSED UTILITY AND ACCESS EASEMENT TO OVERLAY EXISTING 30'-0" ACCESS EASEMENT

PROPOSED AT&T UNDERGROUND ELECTRIC SERVICE FROM EXISTING ELECTRICAL BOX TO PROPOSED AT&T H-FRAME (APPROX. LENGTH: 2330'-0")

PROPOSED AT&T UNDERGROUND FIBER SERVICE FROM EXISTING COMCAST BOX TO PROPOSED AT&T EQUIPMENT; (APPROX. LENGTH: 1345'-0")

(E) EMPTY LAND

PROPERTY LINE (TYP.)

(E) EMPTY LAND

PARENT PARCEL
APN: 26284000030000
OWNER: HERRIMAN CITY
ADDRESS: 7181 W 11800 S,
HERRIMAN, UTAH 84096

APN: 26282260020000
OWNER: JORDAN VALLEY WATER CONSERVANCY DISTRICT

APN: 26284000050000
OWNER: KENNECOTT UTAH COPPER LLC

SEE ENLARGED SITE PLAN

PROPOSED 35'-0"x60'-0" AT&T LEASE AREA / CHAIN LINK FENCED COMPOUND

(E) EMPTY LAND

(E) EMPTY LAND

(E) EMPTY LAND

(E) EMPTY LAND

1
Z-5

1
Z-2

0 25 50 100
SCALE: 1"=100'-0" (11x17)
(OR) 2"=100'-0" (22x34)

N

1
Z-5

1
Z-2

SITE PLAN

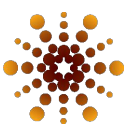
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7670 S. CHESTER ST.
CENTENNIAL, CO 80112



1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401

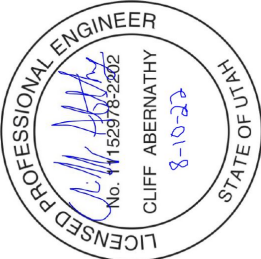


1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-689-5421

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

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	05/25/22	90% ZD	AJE
B	06/01/22	90% ZD	GOP
0	06/13/22	100% ZD	HAM
1	06/09/22	100% ZD	SUD



SITE INFORMATION

SITE NAME:
UT.DAYBREAK_SOUTH

LTE 1C

SITE ID: UTL01101

FA#: 15705699

SITE ADDRESS:
7181 W 11800 S.
HERRIMAN, UTAH, 84096

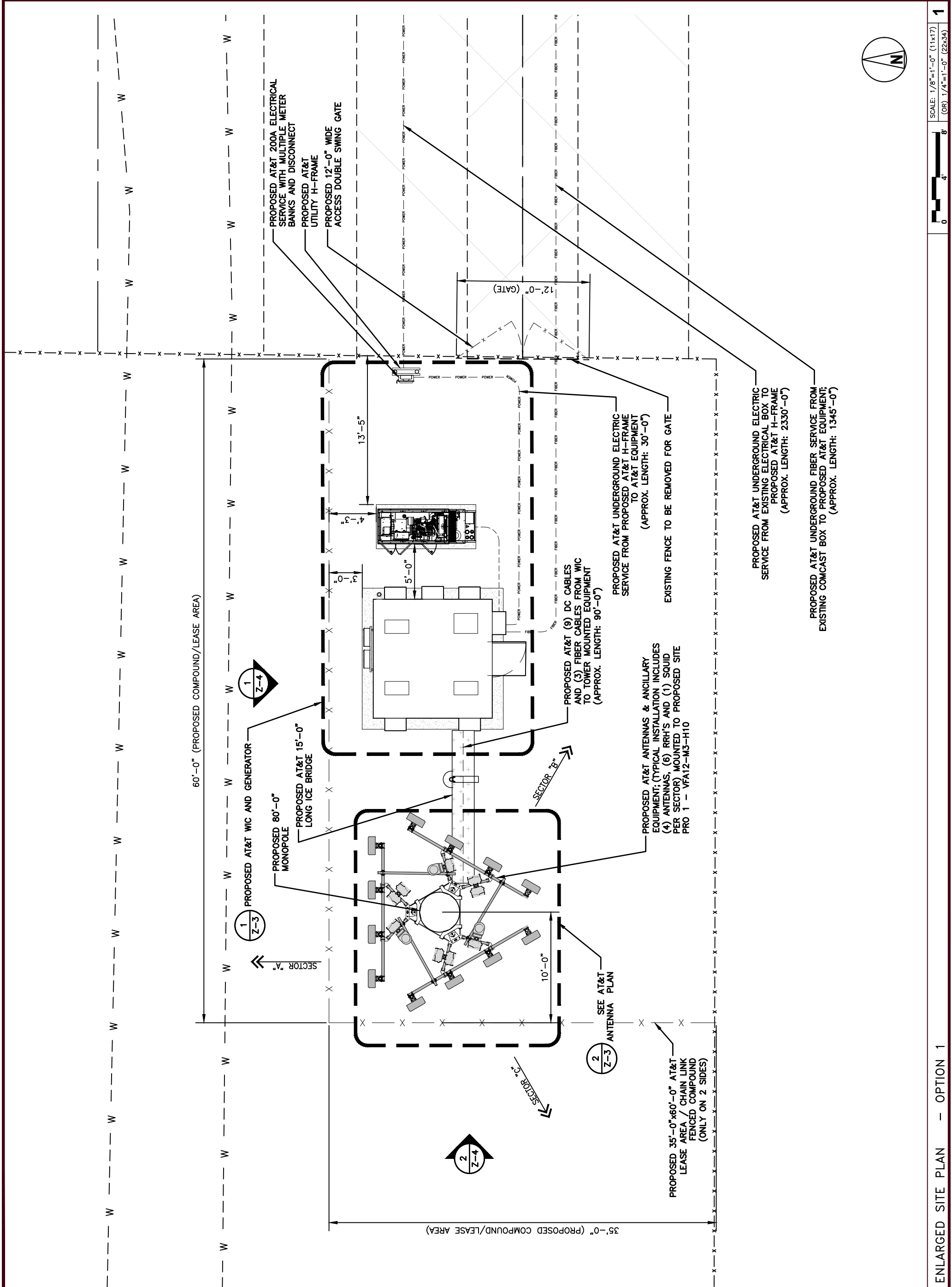
SALT LAKE COUNTY

SHEET DESCRIPTION

ENLARGED SITE PLAN

SHEET NO.

Z-2



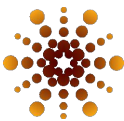


7670 S. CHESTER ST.
CENTENNIAL, CO 80112



smartlink

1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



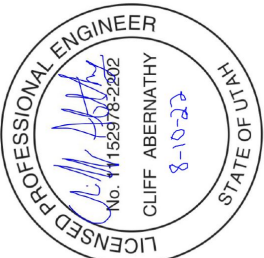
Trylon

1825 W. WALNUT HILL LANE, SUITE 120
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SITE INFORMATION

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UT.DAYBREAK_SOUTH

LTE 1C

SITE ID: UTL01101

FA#: 15705699

SITE ADDRESS:

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HERRIMAN, UTAH, 84096

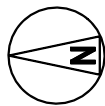
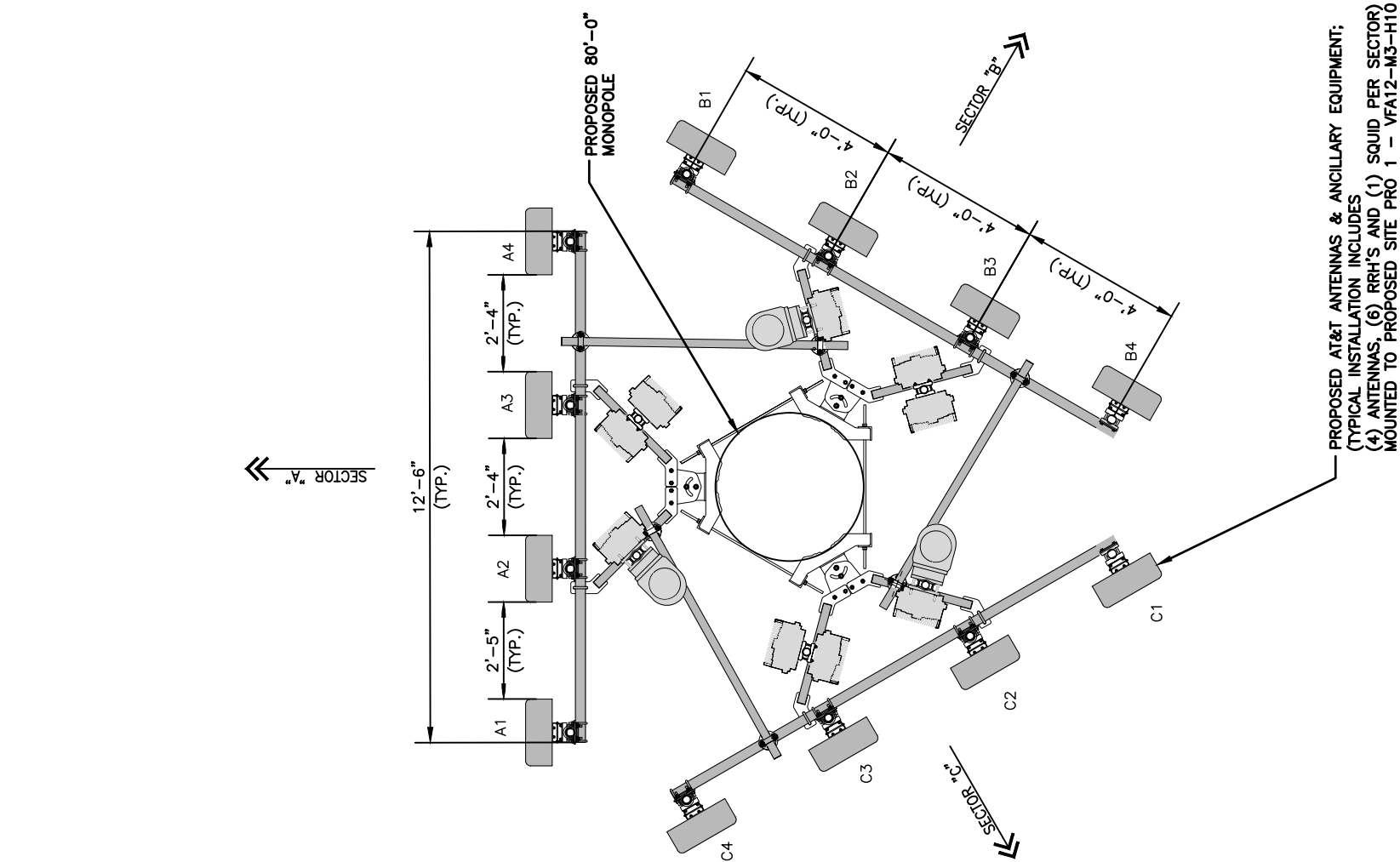
SALT LAKE CO

SHEET DESCRIPTION

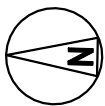
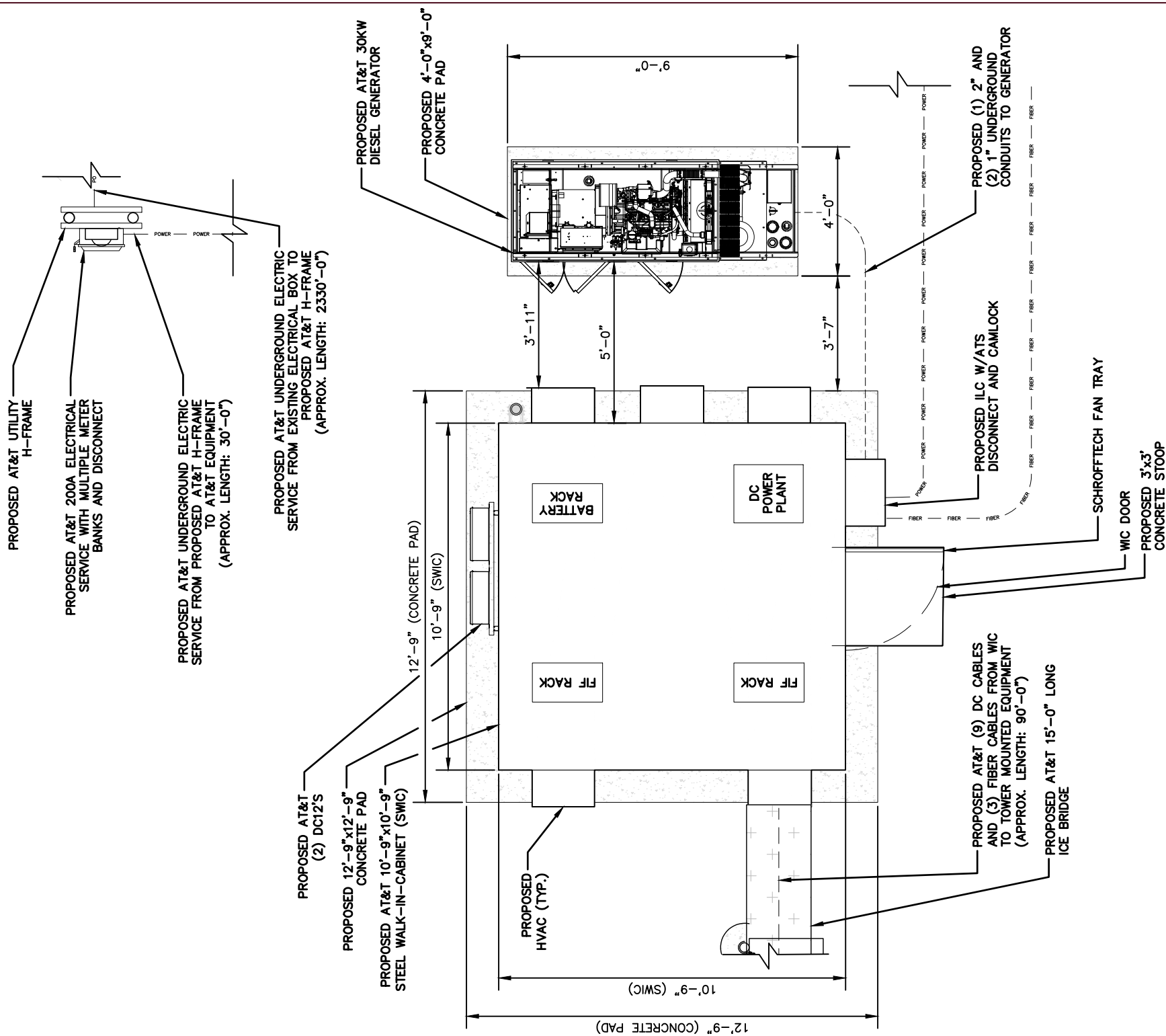
EQUIPMENT AND ANTENNA LAYOUT

SHEET NO.

3-3



2
SCALE: 1/4"=1'-0" (11x17)
(OR) 1/2"=1'-0" (22x34)



PROPOSED EQUIPMENT LAYOUT

PROPOSED ANTENNA LAYOUT

SCALE: 1/4"=1'-0" (11x17)
(OR) 1/2"=1'-0" (22x34)

