

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 03/22/2022**

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**Issue:** CROWN CASTLE - ELK RIDGE MIDDLE SCHOOL - TOWER  
RELOCATION  
SITE PLAN  
**Address:** 3649 West 9800 South  
**File No:** PLSPR202200033  
**Applicant:** Todd Daoust

**Submitted by:** Damir Drozdek, Planner III  
Jared Francis, Senior Engineer

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** application PLSPR202200033 to allow for relocation of an existing cell communication tower.

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<b>ACREAGE:</b>	Approximately 16 acres
<b>CURRENT ZONE:</b>	A-5 (Agricultural, min. 5 acre lot) Zone
<b>CURRENT USE:</b>	Middle School
<b>FUTURE LAND USE PLAN:</b>	Public
<b>NEIGHBORING ZONES/USES:</b>	North – C-C / 9800 South South – A-5 / School play fields West – A-5 and R-1.8 / LDS church and homes East – P-O and R-2.5 / Bangerter Highway

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## **STANDARD OF REVIEW:**

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of titles 16 & 17 of the City Code, and other city requirements, shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

## **BACKGROUND:**

Crown Castle operates a cellular communication tower (“monopole”) located east of the Elk Ridge Middle School at the southwest corner of Bangerter Highway and 9800 South. The monopole is located between the highway and the school.

The Utah Department of Transportation (UDOT) is currently in the process of upgrading intersections on the highway from lighted intersections to freeway-style interchanges. The neighboring intersections have been upgraded to interchanges and now the intersection at 9800

South is being designed for such an upgrade. The design for the interchange requires the applicant to move the existing monopole to a nearby location, and Jordan School District would prefer to keep the monopole on its property.

The applicant proposed to construct a new monopole on the west side of the school building in the school bus parking lot. The new monopole will be 89 feet tall, which is approximately ten feet taller than the old monopole. Its cabling will be hidden and routed inside the proposed monopole. Cabinets and other ground equipment will be located inside an eight-foot-tall decorative masonry wall. Solid privacy gates will be eight-feet wide and are designed to screen equipment from the outside view.

A stealth monopole was discussed with Crown Castle and District officials, but the District's position is that a stealth tower would stand out and look out-of-place. The District believes the proposed monopole would be the best fit for this site and would not be much different from the existing monopole.

### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

#### **Findings:**

- The existing tower is a legal-non conforming use because it does not conform to recent changes made to the City's wireless communication facilities standards in City Code §17.112.
- The new tower will better conform to the current City Code requirements when compared to the existing tower because it will:
  - be located outside the required street (ROW) buffer area;
  - be located outside the required residential buffer area (320 feet based on the proposed height); and
  - conceal cabling within the main pole.
- It will remain non-conforming in two areas: one-mile from another monopole requirement and the stealth requirement.
- Although Crown Castle and the District are working collaboratively with UDOT to find solutions, the tower relocation is being made under the threat of condemnation and as such the project is not required to remedy all non-conforming issues with current City Code.

#### **Conclusion:**

- The proposed project is necessitated by the design of the new Bangerter interchange and the proposed monopole will make the site more compliant with current City Code regulations.

#### **Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

**ALTERNATIVES:**

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

**SUPPORT MATERIALS:**

- Aerial Map
- Zoning Map
- Cell Tower Exhibit
- Relocation Survey
- Site Plan
- Enlarged Plan
- Proposed Elevations
- Jordan School District Letter



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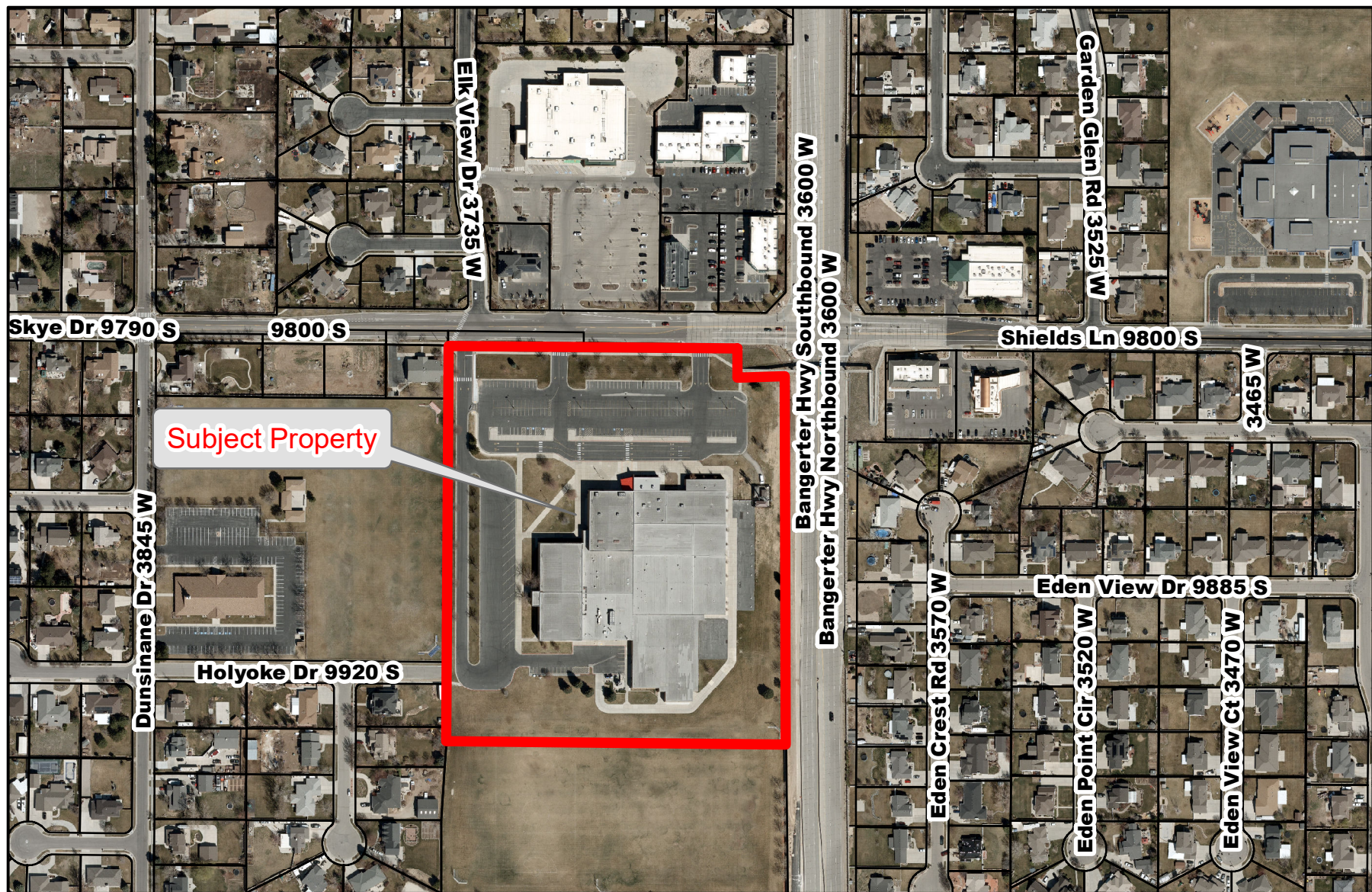
Damir Drozdek, AICP  
Planner III, Planning Department




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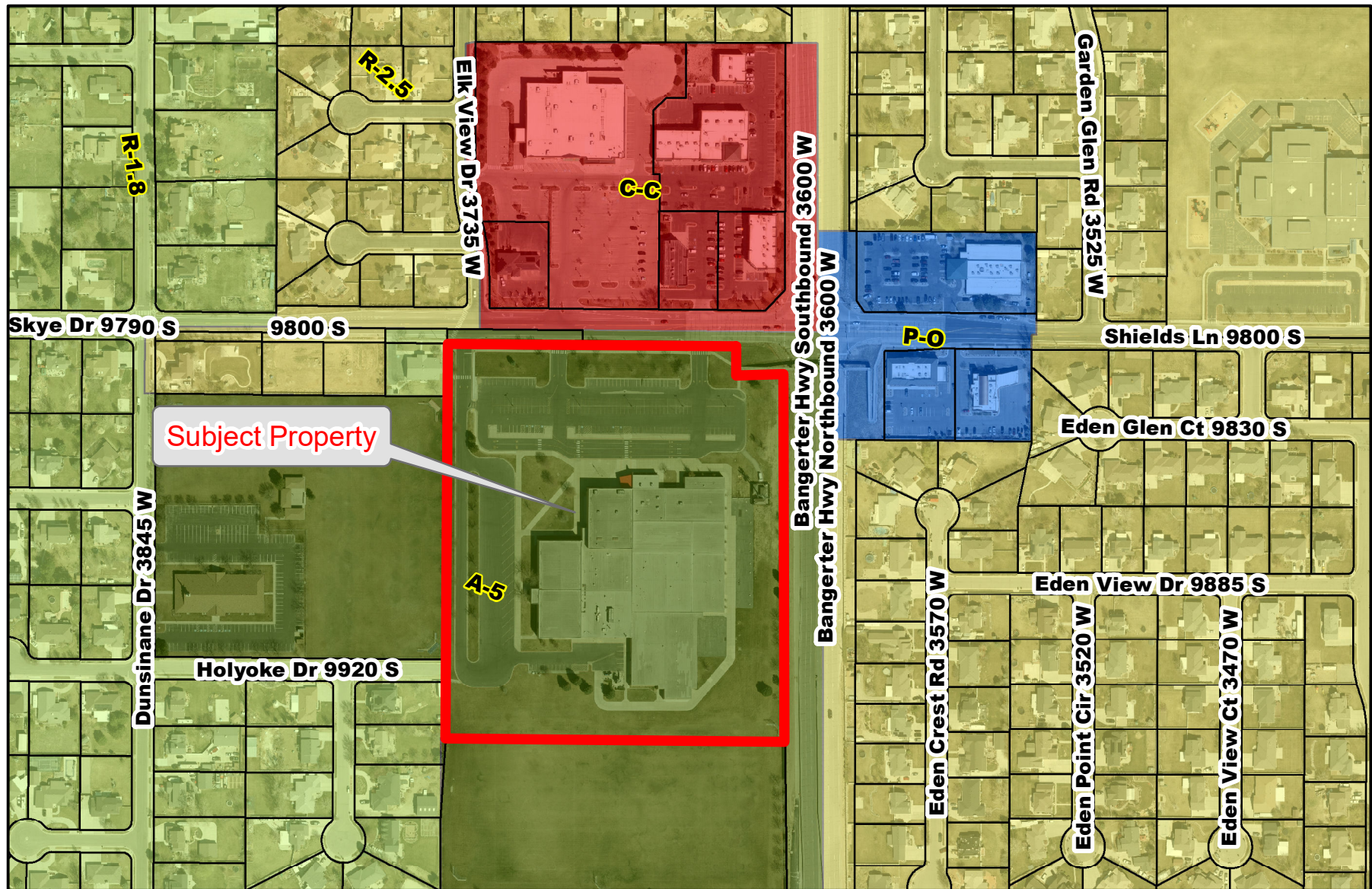
Brad Klavano, P.E.  
Director of Engineering Services






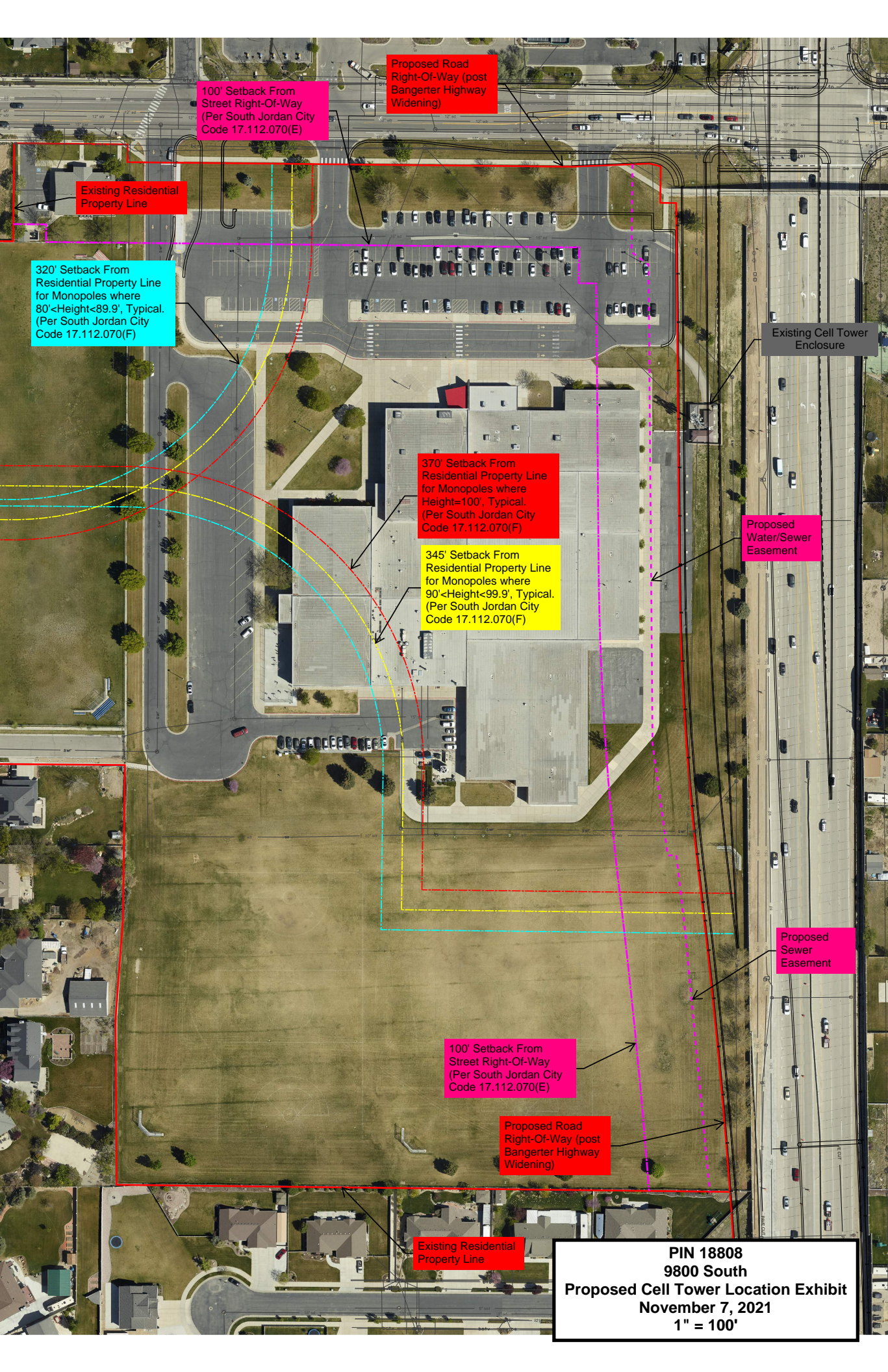
<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Aerial Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
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<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2021</p> 
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Proposed Road  
Right-Of-Way (post  
Bangerter Highway  
Widening)

100' Setback From  
Street Right-Of-Way  
(Per South Jordan City  
Code 17.112.070(E))

Existing Residential  
Property Line

320' Setback From  
Residential Property Line  
for Monopoles where  
80' < Height < 89.9', Typical.  
(Per South Jordan City  
Code 17.112.070(F))

370' Setback From  
Residential Property Line  
for Monopoles where  
Height = 100', Typical.  
(Per South Jordan City  
Code 17.112.070(F))

345' Setback From  
Residential Property Line  
for Monopoles where  
90' < Height < 99.9', Typical.  
(Per South Jordan City  
Code 17.112.070(F))

Existing Cell Tower  
Enclosure

Proposed Water/Sewer  
Easement

Proposed Sewer  
Easement

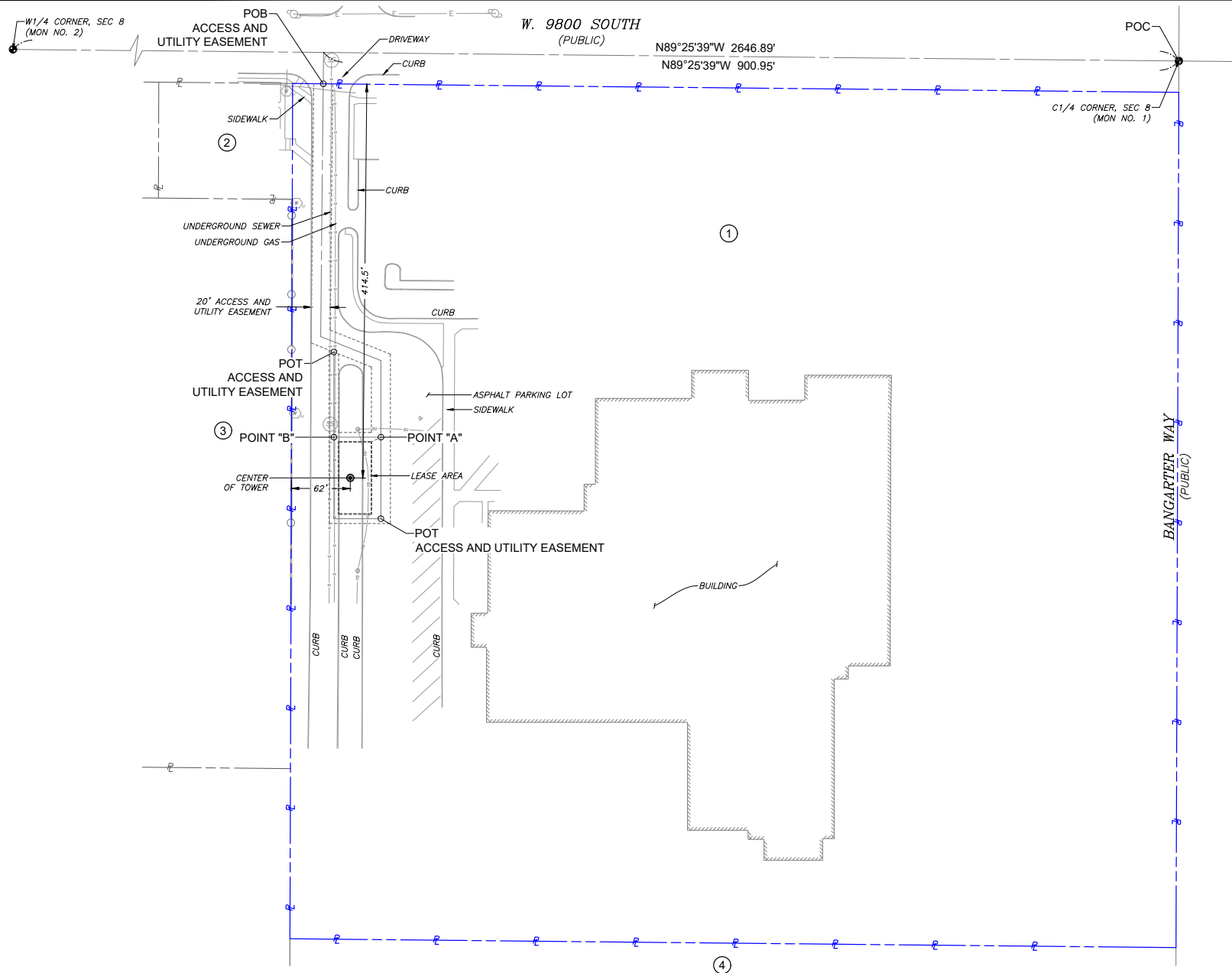
100' Setback From  
Street Right-Of-Way  
(Per South Jordan City  
Code 17.112.070(E))

Proposed Road  
Right-Of-Way (post  
Bangerter Highway  
Widening)

Existing Residential  
Property Line

PIN 18808  
9800 South  
Proposed Cell Tower Location Exhibit  
November 7, 2021  
1" = 100'





**PROPERTY INFORMATION**

**PARENT PARCEL**

① Owner: Board of Education  
APN: 27-08-326-019-0000  
Deed: Unknown

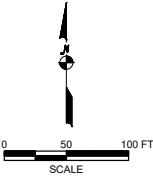
Address:  
3649 W. 9800 South  
South Jordan, UT 84095

**ADJACENT PARCELS**


② APN: 27-08-326-015-0000

③ APN: 27-08-326-004-0000

④ APN: 27-08-326-012-0000



**SURVEY PERFORMED FOR:**

 **CROWN CASTLE** 1500 Corporate Drive  
Canonsburg, PA 15317

REV	DATE	DESCRIPTION	DRWN
0	1/31/22	PRELIMINARY	DH

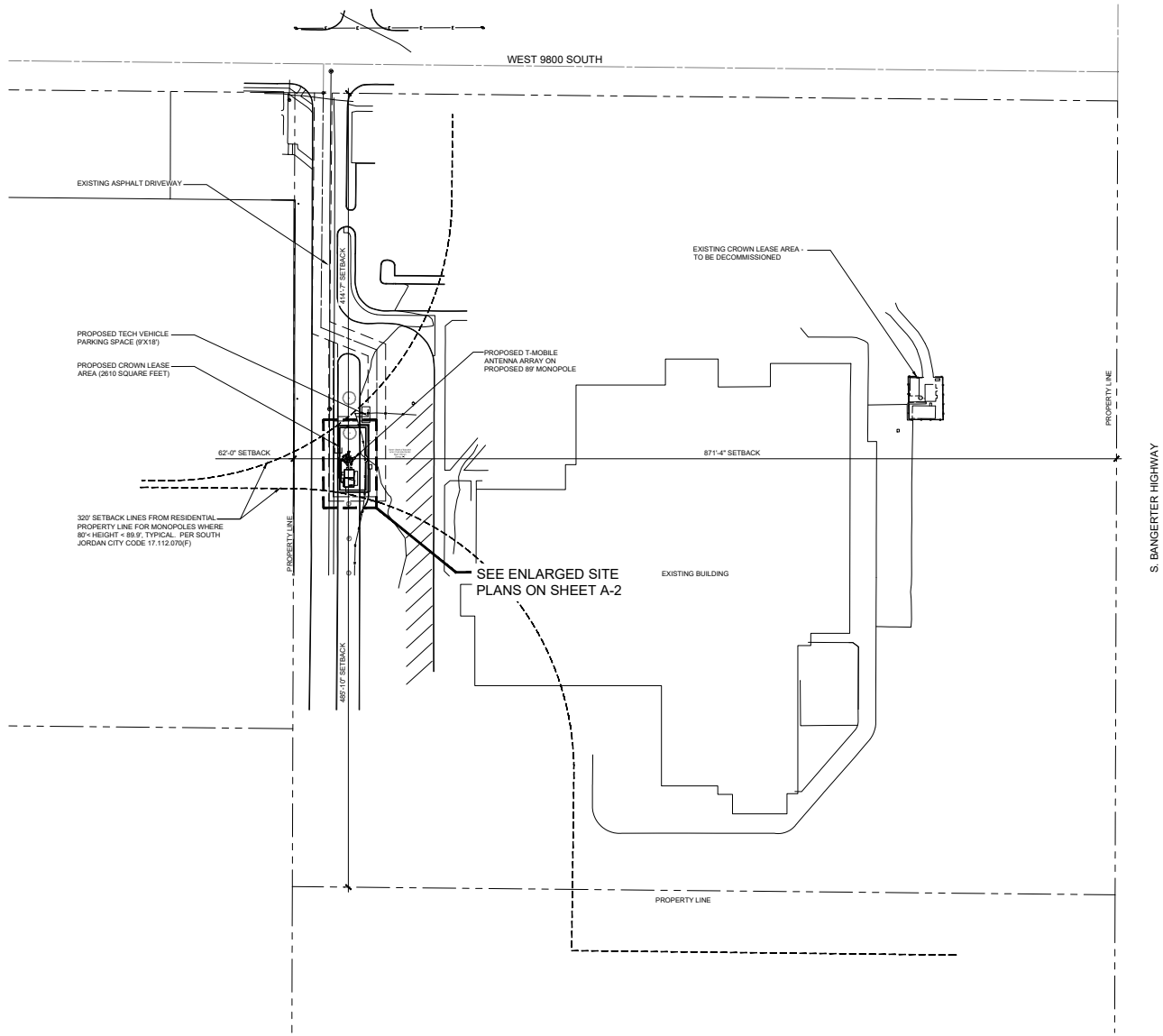
**SITE INFORMATION:**

Name	ELK RIDGE MIDDLE SCHOOL
BUN	823917
Address	3647 W. 9800 SOUTH SOUTH JORDAN, UT 84095
County	SALT LAKE COUNTY

**SITE LOCATED IN:**  
Section 8, Township 3 South, Range 1 West

**RELOCATION SURVEY**

**SHEET:** PROPERTY OVERVIEW



PLANS PREPARED FOR:

**T-Mobile**

121 ELECTION ROAD, SUITE 330, DRAPER, UTAH 84020

**CROWN CASTLE**

2050 S. STEARMAN DRIVE  
CHANDLER, AZ 85286  
OFFICE: (602) 845-1723

PROJECT INFORMATION:

**ELK RIDGE MIDDLE SCHOOL**  
823917

3659 WEST 9800 SOUTH  
SOUTH JORDAN, UT 84009  
SALT LAKE COUNTY

CURRENT ISSUE DATE:

**2/7/22**

ISSUED FOR:

**SUBMITTAL**

REV.	DATE	DESCRIPTION	BY
1	2/7/22	ISSUED FOR SUBMITTAL	JRS

DRAWN BY: CHK. APV.

JRS MAY RCY

PLANS PREPARED BY:

**young design corp**

architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9609 fax: 480 451 9608

LICENSURE:

**Professional Engineer**

RONALD C. YOUNG  
No. 27750  
EXPIRES 02/28/2023

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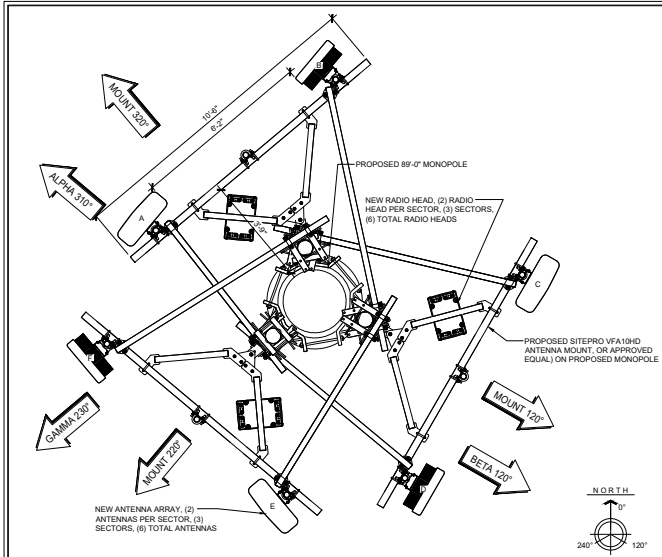
**SITE PLAN**

SHEET NUMBER: REVISION:

**A-1 0**

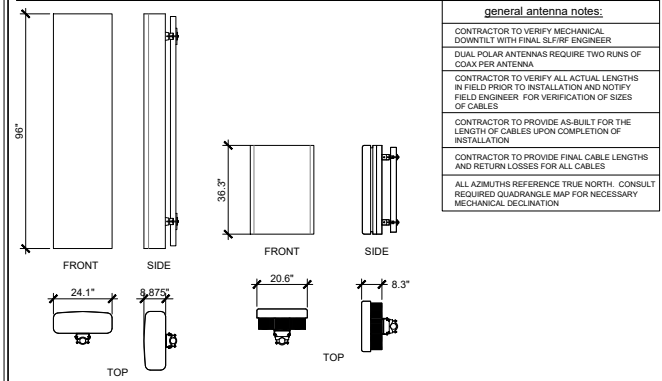
YDC-9991



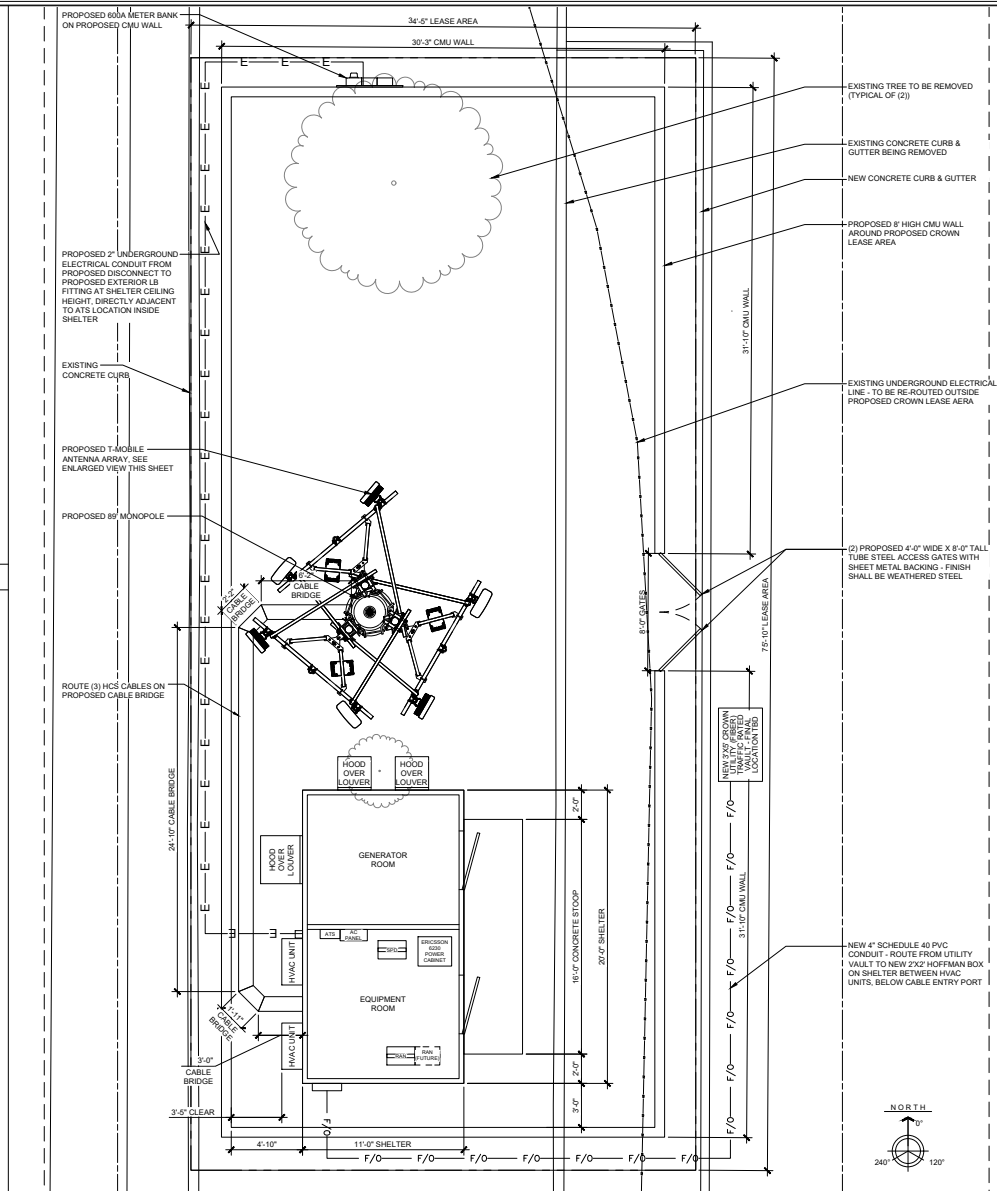


22"x34" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"  
NEW T-MOBILE ANTENNA CONFIGURATION 2

NEW ANTENNA SCHEDULE:									
RAD CENTER	AZIMUTH (DEGREES TRUE NORTH)	ANTENNA TYPE	ANTENNA QTY.	MOUNT TYP.	ANTE. POS.	RRU TYPE	RRU QTY.	CABLE (QUANTITY) SIZE (NOMINAL)	ESTIMATED CABLE LENGTH
85'-0"	310°	RFS APXVALL24 43-U-NA20 PANEL ANTENNA	1	PIPE	A	ERICSSON 4480 B71+B85	1	(3) 1-3/8" (HCS BK12 - SAWG)	±140'-0" EACH
	310°	AIR 6419 B41 MASSIVE MIMO PANEL ANTENNA	1	PIPE	B	ERICSSON 4480 B25+B66	1		
	120°	RFS APXVALL24 43-U-NA20 PANEL ANTENNA	1	PIPE	C	ERICSSON 4480 B71+B85	1		
	120°	AIR 6419 B41 MASSIVE MIMO PANEL ANTENNA	1	PIPE	D	ERICSSON 4480 B25+B66	1		
	230°	RFS APXVALL24 43-U-NA20 PANEL ANTENNA	1	PIPE	E	ERICSSON 4480 B71+B85	1		
	230°	AIR 6419 B41 MASSIVE MIMO PANEL ANTENNA	1	PIPE	F	ERICSSON 4480 B25+B66	1		



22"x34" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"  
T-MOBILE ANTENNA DETAILS 3



22"x34" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"  
CONCEPTUAL ENLARGED COMPOUND PLAN 1

PLANS PREPARED FOR:

**T-Mobile**

121 ELECTION ROAD, SUITE 330, DRAPER, UTAH 84020

**CROWN CASTLE**

2550 S. STEARMAN DRIVE  
CHANDLER, AZ 85226  
OFFICE: (602) 885-1723

PROJECT INFORMATION:

**ELK RIDGE MIDDLE SCHOOL**  
823917  
3659 WEST 9800 SOUTH  
SOUTH JORDAN, UT 84099  
SALT LAKE COUNTY

CURRENT ISSUE DATE:

**2/7/22**

ISSUED FOR:

**SUBMITTAL**

REV. DATE DESCRIPTION BY:

Δ	2/7/22	ISSUED FOR SUBMITTAL	JRS
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DRAWN BY: CHK. APV.

JRS MAY RCY

PLANS PREPARED BY:

**young design corp**

architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9609 fax: 480 451 9608

LICENSURE:

**Professional Engineer**  
RONALD C. YOUNG  
No. 37528  
EXPIRES 02/28/2023

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SHEET TITLE:

ENLARGED PLAN

SHEET NUMBER: REVISION:

**A-2** **0**

YDC-9991



### PROPOSED ELEVATIONS

<b>PLANS PREPARED FOR:</b>  121 ELECTION ROAD, SUITE 330, DRAPER, UTAH 84020		
<b>CROWN CASTLE</b> 2055 S. STEARMAN DRIVE CHANDLER, AZ 85026 OFFICE: (602) 845-1722		
<b>PROJECT INFORMATION:</b> <b>ELK RIDGE MIDDLE SCHOOL</b> <b>823917</b> 3659 WEST 9800 SOUTH SOUTH JORDAN, UT 84009 SALT LAKE COUNTY		
<b>CURRENT ISSUE DATE:</b> <div style="border: 1px solid black; padding: 5px; font-size: 1.2em; font-weight: bold;">2/7/22</div>		
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<b>REV.:</b>	<b>DATE:</b>	<b>DESCRIPTION:</b>
	2/7/22	ISSUED FOR SUBMITTAL
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>		JRS
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>		
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<div style="border: 1px solid black; height: 20px; width: 100%;"></div>		
<b>DRAWN BY:</b>		
JRS	<b>CHK.:</b> MAY	<b>APV.:</b> RCY
<b>PLANS PREPARED BY:</b> <div style="border: 1px solid black; padding: 10px; text-align: center;">   <b>young design corp</b>          architecture / project management          10245 E. Via Linda, Scottsdale, AZ 85258          ph: 480 451 9609 fax: 480 451 9608       </div>		
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DATE: December 16, 2021, 3:30 p.m.

TO: UDOT – Utah Department of Transportation

ATTN: Brian Allen, Region 2 Project Manager

RE: Crown Castle Cell Tower Pole at Elk Ridge Middle School

Brian,

After a site review of the potential Crown Castle cell tower pole relocation at Elk Ridge Middle School in cooperation with UDOT and Horrocks Engineering, a monopole (like the existing pole) is the best fit for the property. A stealth pole, like the pine tree version, would look out of place and would most likely stand out more than being “stealth” and blending in. We must also consider bus, garbage truck and delivery truck height/clearance as well.

The current monopole is the logical option and would be consistent with what the school and surrounding community has become accustomed to seeing.

JSD will anticipate having the pole and overall design of the cell tower placement presented for final District approval before being constructed.

Thank you for your consideration.

Sincerely,



Lance Everill, Emergency Operations Manager  
Jordan School District