

**ITEM #1** Jason Evans, representing AT&T, requests a Conditional Use Permit for new roof-mounted cellular facilities at the Provo Airport, located at 3421 Mike Jense Pkwy, in the Airport (A) zone. Provo Bay Neighborhood. Aaron Ardmore (801) 852-6404  
[aardmore@provo.org](mailto:aardmore@provo.org) PLCUP20210329

**Applicant:** Jason Evans

**Staff Coordinator:** Aaron Ardmore

**Property Owner:** Provo City Corporation

**Parcel ID#:** 21:032:0005

**Number of Properties:** 1

**ALTERNATIVE ACTIONS**

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is January 5<sup>th</sup> at 5:00 P.M.*
2. **Deny** the requested Conditional Use Permit. *This action would not be consistent with the recommendations of the Staff Report. The Administrative Hearing Officer should state new findings.*

**Current Legal Use:** The legal use for the building is an airport, specifically, the passenger terminal.

**Relevant History:** This building has served as the terminal at Provo Airport for many years. This would be the first cellular facility of its' type on this building.

**Neighborhood Issues:** Staff has not received any neighborhood feedback at the time of this report.

**Summary of Key Issues:**

- Roof-mounted cellular facilities are regulated by Section 14.34.250, Standards for Conditional Uses.
- The current plans do not show the required setback from the building edge required in Section 14.34.250(11)(d)(ii), Provo City Code.

**Staff Recommendation:** Staff recommends that the Conditional Use Permit is approved, if the following conditions are met:

1. That the cellular facility meets the standards of Section 14.34.250(11)(d), Provo City Code.
2. That a building permit be obtained prior to construction on the site.

## **OVERVIEW**

Jason Evans is requesting a conditional use permit to install a new roof-mounted cellular facility on the Tac-Air terminal building, located at 3421 Mike Jense Pkwy. This property was recently changed from the PF (Public Facilities) zone to the A (Airport) zone and requires certain conditions to be met for cellular tower facilities.

The airport is preparing to change terminal locations. This building will no longer be the main passenger terminal in 2022 when the new Provo Airport terminal is completed. The building is surrounded by parking lots and airport hangars, all within the Airport zone.

The proposal shows a ten-foot-tall structure and associated equipment on the northeast corner of the roof of the terminal building. Provo code requires two things for a structure of this type. The first is that the equipment shall be screened or colored to match the existing structure. The plans are shown in black and white, so staff could not confirm that the equipment will be colored to match the building and no screening is shown in the plans. To be able to approve this permit, the structure will need to be either screened or colored to match the building.

The second condition is that the equipment shall be setback from the building edge one foot for each foot of height of the structure. The plans do not meet this requirement. The proposed equipment will need to be moved at least ten feet back from the building edges to be approved.

## **RELEVANT CODE SECTIONS**

14.34.250(11)

(d) *Roof-Mounted Antennas.* A roof-mounted antenna is an antenna or series of individual antennas mounted on a flat roof, mechanical room, or penthouse of a building. A roof-mounted antenna shall comply with the following development standards:

- (i) A roof-mounted antenna shall be mounted only on structures with flat roofs and shall be screened, constructed, and/or colored to match the structure to which it is attached.
- (ii) A roof-mounted antenna shall be set back from the building edge one (1) foot for every one (1) foot of antenna height and shall not exceed fifteen (15) feet in height.

### **FINDINGS OF FACT**

1. The property is in the Airport (A) zone.
2. Roof-mounted cellular facilities are regulated by Section 14.34.250(11)(d), Provo City Code.
3. The proposed plans do not currently meet the conditions of Section 14.34.250(11)(d).

### **CONCLUSIONS**

Staff has no issues with the proposal at this location. However, the details of the proposal will need to be changed to meet the screening and setback criteria of Section 14.34.250(11)(d), Provo City Code. Staff is recommending approval with the following conditions:

1. That the cellular facility meets the standards of Section 14.34.250(11)(d), Provo City Code.
2. That a building permit be obtained prior to construction on the site.

### **APPLICANT AGREEMENT TO CONDITIONS**

Pursuant to Section 14.04.050 of the Provo City Code, relating to Staff Action on Planning Commission Matters, by signing below, the applicant agrees to the recommended conditions. If the applicant does not agree to the recommended conditions, the applicant may request to have the item heard by the Planning Commission.

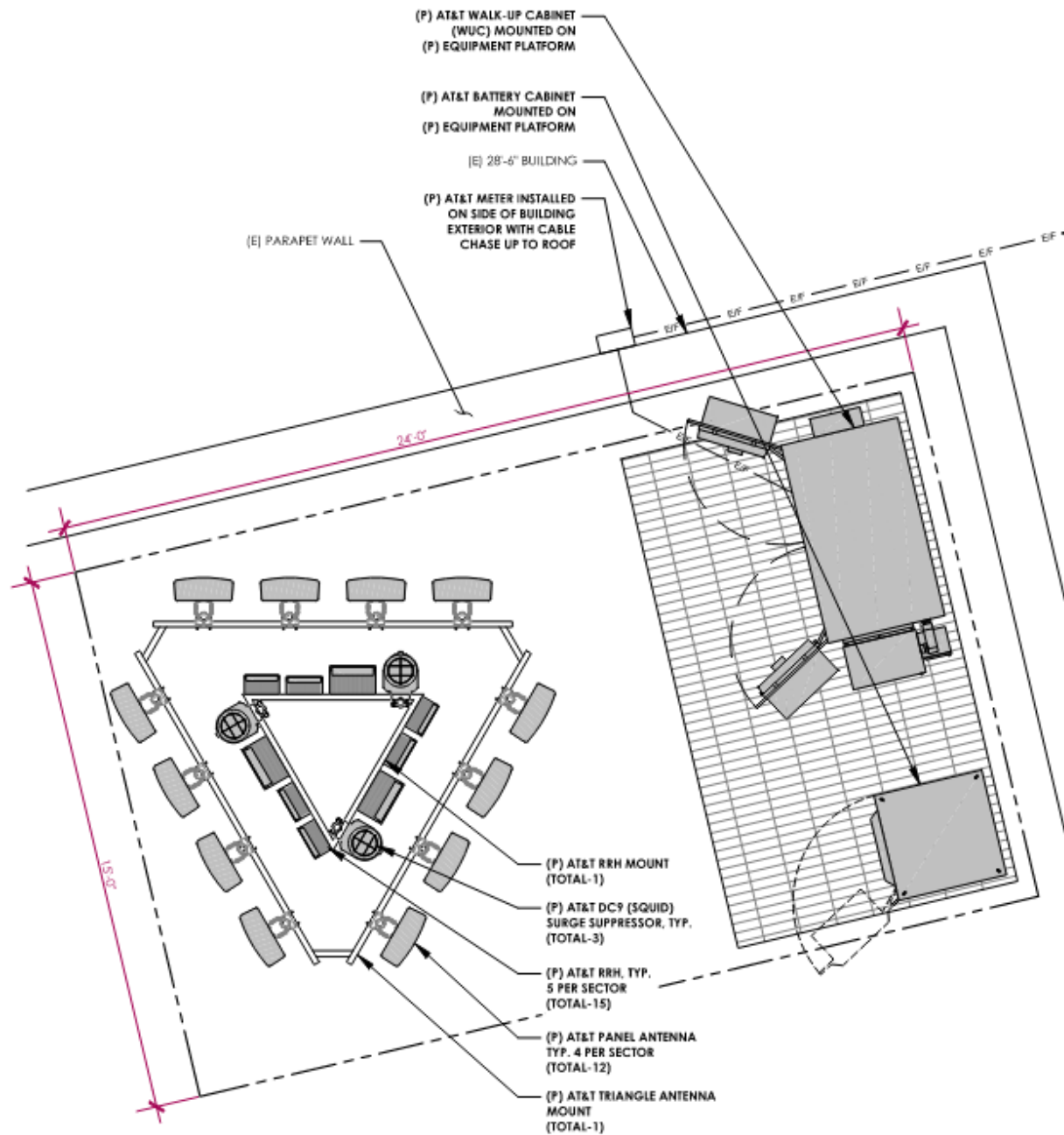
(x) \_\_\_\_\_ Date \_\_\_\_\_

### **ATTACHMENTS**

1. Proposed Site Plan
2. Proposed Roof Details
3. Proposed Elevations

## A detailed site plan for a proposed AT&amp;T project. The plan shows several existing buildings labeled as "(E) BUILDING~". A specific area is outlined with a dashed line and labeled "(F) AT&amp;T 15'-0\"

## ATTACHMENT 2 – PROPOSED ROOF DETAILS



# ATTACHMENT 3 – PROPOSED ELEVATIONS

