



**Development Review Committee**

1020 East Pioneer Road  
Draper, UT 84020

**STAFF REPORT**

04/23/2025

**To:** Jennifer Jastremsky, Zoning Administrator

Jennifer Jastremsky   
Digitally signed by Jennifer Jastremsky  
DN: C=US,  
E=jennifer.jastremsky@draperutah.gov,  
O=Draper City Community Development,  
CN=Jennifer Jastremsky  
Date: 2025.04.25 11:30:04-06'00'

Approved \_\_\_\_\_ Date \_\_\_\_\_

**From:** Todd A. Draper, AICP, Planning Manager  
801-576-6335, [todd.draper@draperutah.gov](mailto:todd.draper@draperutah.gov)

**Re: AT&T Downtown Draper – Permitted Use Permit Request**

Application No.: 2024-0355-USE  
Applicant: Carrie Ann Powell of AnSCO & Associates, representing New Cingular Wireless PCS, LLC and Orian W. Collinsworth  
Project Location: 11901 S 700 E  
Current Zoning: CN (Neighborhood Commercial) Zone  
Acreage: 1.01 Acres (Approximately 43,995 ft<sup>2</sup>)  
Request: Request for approval of a Permitted Use Permit in the CN zone regarding an existing wireless facility equipment upgrade.

**SUMMARY AND BACKGROUND**

This application is a request for approval of a Permitted Use Permit for approximately 1.01 acres located on the east side of 700 East., at approximately 11901 S. 700 E. behind the Pirate O's retail establishment (Exhibits B and C). The property is currently zoned CN.

The subject monopole was approved by the Draper Planning Commission on June 6, 2002. as Conditional Use Permit #02-027. This application is for an equipment upgrade to the existing AT&T antennas on the tower.

**ANALYSIS**

**General Plan and Zoning.**



Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Neighborhood Commercial	Exhibit D
Current Zoning	CN	Exhibit E
Proposed Use	Wireless Telecommunications Facility	
Adjacent Zoning		
East	RA1 (Residential Agricultural)	
West	RM2 (Multiple-Family Residential)	
North	CN, RA1 (Residential Agricultural)	
South	CC (Community Commercial)	

The Cultural and Institutional land use designation is characterized as follows:

*Neighborhood Commercial*

LAND USE DESCRIPTION	
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"> <li>• Small-scale commercial land uses that serve local residents in adjacent neighborhoods</li> <li>• Minimal impact in predominantly residential areas</li> <li>• Well-landscaped street frontages</li> <li>• Limited traffic access points and pedestrian access from surrounding residential areas</li> <li>• Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers</li> <li>• Screened parking and adequate ingress and egress to parking areas</li> <li>• Adequate drainage</li> <li>• Low noise standards</li> </ul>
<b>LAND USE MIX</b>	<ul style="list-style-type: none"> <li>• Small-scale commercial</li> <li>• Planned retail</li> <li>• Office</li> </ul>
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"> <li>• Neighborhood Commercial (CN)</li> <li>• Institutional Care (IC)</li> <li>• Commercial Services (CS)</li> </ul>
<b>LOCATION</b>	<ul style="list-style-type: none"> <li>• Adjacent to neighborhood</li> <li>• Along local roads</li> </ul>

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CN zone is to *“provide areas where convenience buying outlets, having small trade areas, may be established to serve surrounding residential neighborhoods. This zone is intended to promote a combination of retail and service facilities which, in character and scale, meet day to day needs of nearby residents.”*

Request. The existing wireless telecommunications facility equipment was installed in 2002. The applicant notes that there will be no changes to the height, and no modifications to existing approved mounts. Proposed additions to ground equipment will all be located inside the existing shelter (Exhibits G and H).

The following equipment changes will be taking place (Exhibit G):

**Tower Equipment**

- Remove 7 antennas.
- Remove 12 RRH'S (remote radio heads)
- Install 4 antennas
- Install 9 RRUs (remote radio units)

**Ground Equipment**

- Remove 2 C48/24-1500 Converters
- Install 1 Generic E\ BBU@DRM
- Install 1 Netsure 7100 Retrofit conversion kit -58VDC NEQ.53008
- Install 8 Vertiv -58V Converter NEQ.53001

Federal Section 6409(a) requires that local jurisdictions expeditiously review and approve qualified applications for minor improvements and expansions within 60 days of receipt, subject to tolling for incomplete or missing information and corrections, and accept certain modifications as minor irrespective of local zoning statues. Staff notes that an incomplete application was submitted on October 9, 2024 which was tolled until the required property owner authorization was received and payment was made for the application on March 3, 2025. Table 2 below outlines the federal standards and how this application aligns with them and the DCMC.

<b>Table 2</b>	<b>FCC Implementation Rules</b>	<b>Proposed</b>	<b>Notes</b>
Tower Height	Permit 10% height increase not to exceed 20'.	No increase is proposed.	
Array Width	Up to 20' from edge of tower structure.	Array width will be reduced from approximately 14' 7" to 14' wide.	Proposal Complies with DCMC
Additional Equipment	Up to 4 additional cabinets.	No new cabinets proposed.	
Site Expansion or excavation	Up to 30' from existing site.	No expansion of ground area proposed.	

Lighting. No changes to the existing lighting for the site are being proposed.

Fencing. The existing fencing of the equipment area will not be changing (Exhibits F and G).

Criteria For Approval. The criteria for review and potential approval of a permitted use request is found in Section 9-5-070(E) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:



- E. *Approval Standards: The following standards shall apply to the issuance of a permitted use permit. A permitted use shall:*
1. *Be allowed as a permitted use in the applicable zone;*
  2. *Conform to development standards of the applicable zone;*
  3. *Conform to applicable regulations of general applicability and regulations for specific uses set forth in this title;*
  4. *Not be located on any land classified as a primary or secondary conservation area or sensitive land area, except as expressly permitted by provisions of this title;*
  5. *Not be located in any protected area as shown on a natural resource inventory; and*
  6. *Conform to any other applicable requirements of this code.*

The applicants' responses to the approval criteria are provided in Exhibit H. Staff concurs that the proposed updates do not constitute a substantial change. Staff finds that the proposed changes comply with the approval standards of DCMC 9-5-070(E) and the standards of DCMC Chapter 41.

## **REVIEWS**

*Planning Division Review.* The Draper City Planning Division has completed their review of the Permitted Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

*Engineering and Public Works Divisions Review.* The Draper City Engineering and Public Works Divisions have completed their reviews of the Permitted Use Permit submission. Comments from these divisions, if any, can be found in Exhibit A.

*Building Division Review.* The Draper City Building Division has completed their review of the Permitted Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

*Fire Division Review.* The Draper City Fire Marshal has completed his review of the Permitted Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

*Noticing.* A notice of decision will be issued as outlined in the City and State Codes.

## **STAFF RECOMMENDATION**

Staff finds that the application complies with the DCMC and recommends that the Zoning Administrator review the request and approve the application based on the findings listed below and the criteria for approval as listed within the staff report.

If the Zoning Administrator decides to approve the request, staff recommends they include

the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of the improvements, including permitting.
2. That the site shall remain in compliance with applicable requirements of Section 9-41-050 of the DCMC.

The findings for approval as are follows:

1. The application is allowed as a permitted use in the applicable zone.
2. The application conforms to development standards of the applicable zone.
3. The application conforms to applicable regulations of general applicability and regulations for the specific use set forth in DCMC Chapter 9-41.
4. The application is not located on land classified as a primary or secondary conservation area or sensitive land area.
5. The land is not located in any protected area as shown on a natural resource Inventory.
6. The application conforms to applicable requirements of Title 9 of the DCMC.



## DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

**Brien Maxfield**

Digitally signed by Brien Maxfield  
DN: C=US, E=brien.maxfield@draperutah.gov,  
O=Draper, OU=Public Works - Engineering,  
CN=Brien Maxfield  
Date: 2025.03.20 09:01:44 -06'00'

Draper City Public Works Department

**Todd A. Draper**

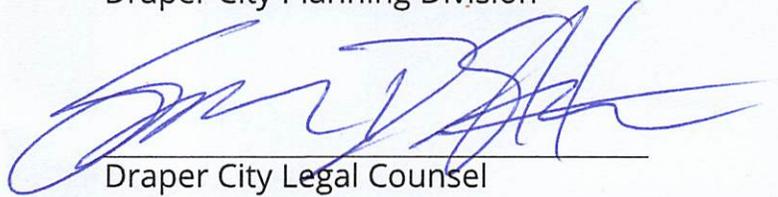
Digitally signed by Todd A.  
Draper  
DN: C=US,  
E=todd.draper@draper.ut.us,  
O=Draper City Planning,  
CN=Todd A. Draper  
Date: 2025.03.19  
19:28:19 -06'00'

Draper City Planning Division

**Don Buckley**

Digitally signed by Don Buckley  
DN: C=US,  
E=don.buckley@draper.ut.us,  
O=Draper City Fire Department,  
OU=Fire Marshal, CN=Don Buckley  
Date: 2025.03.20 14:32:42 -06'00'

Draper City Fire Department



Draper City Legal Counsel

**Matthew Symes**

Digitally signed by Matthew Symes  
DN: C=US,  
E=matt.symes@draperutah.gov,  
O=Draper City Corp., CN=Matthew Symes  
Date: 2025.03.20 10:05:00 -06'00'

Draper City Building Division

**EXHIBIT A  
DEPARTMENT REVIEWS**

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

*Planning Division Review.*

1. No additional comments.

*Engineering and Public Works Divisions Review.*

1. No additional comments.

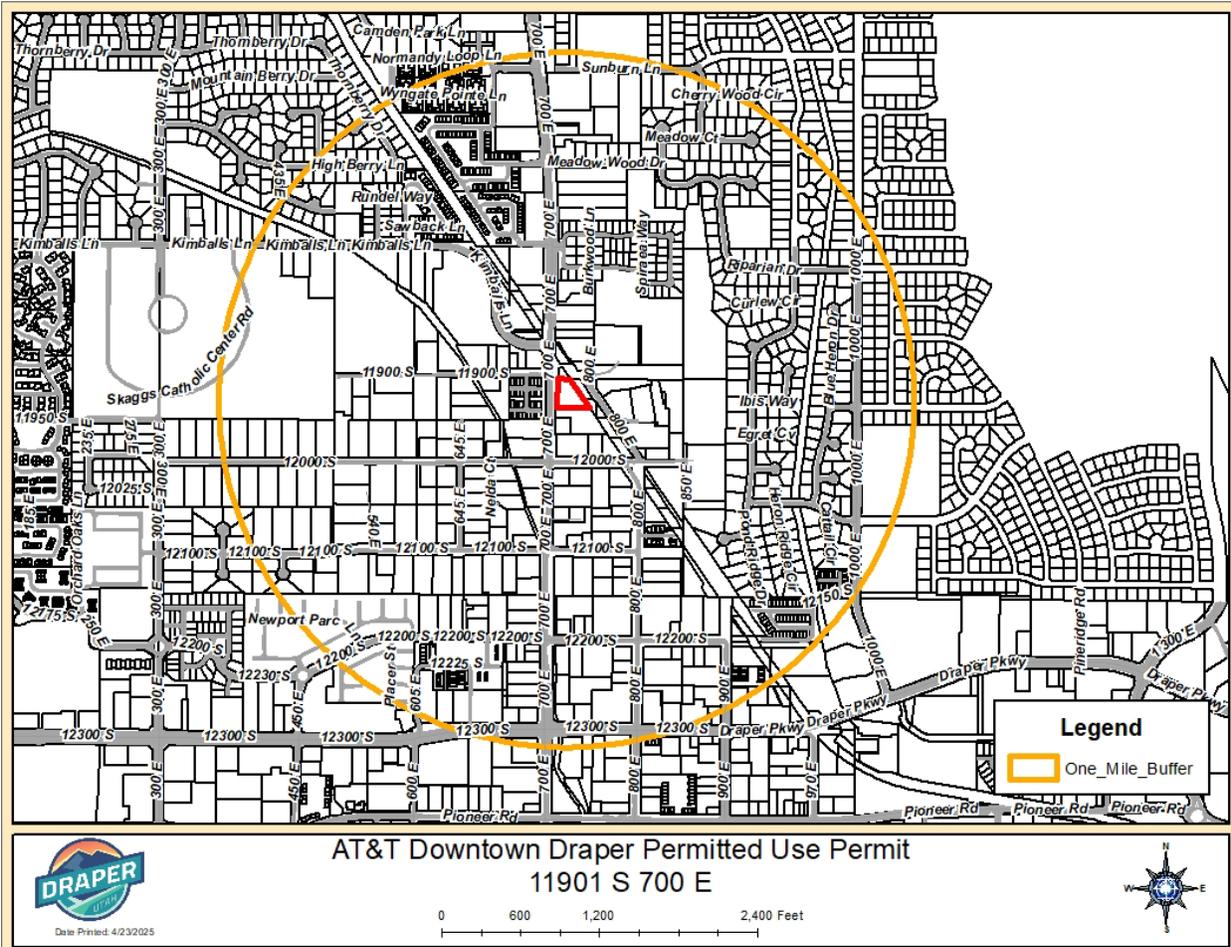
*Building Division Review.*

1. No additional comments.

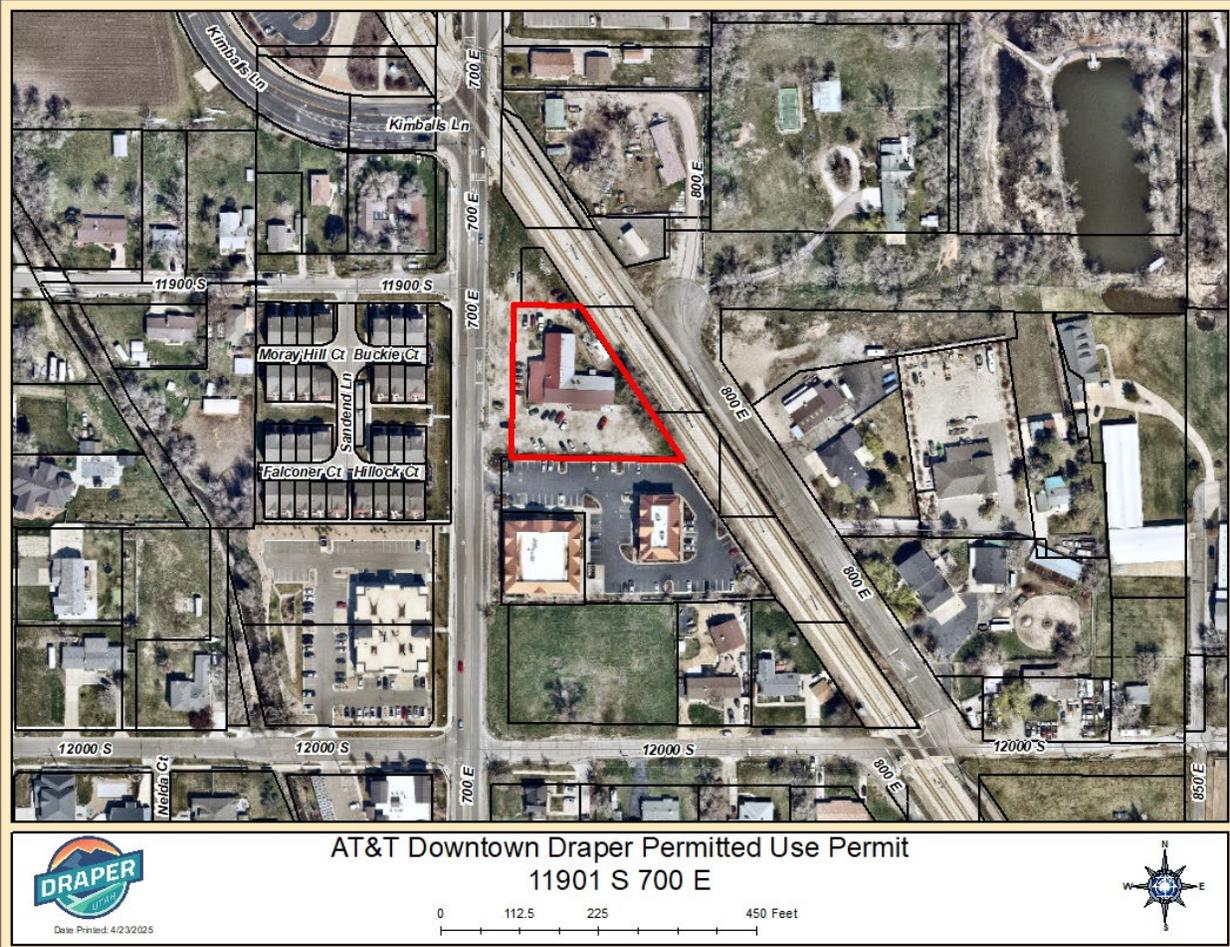
*Fire Division Review.*

1. No additional comments.

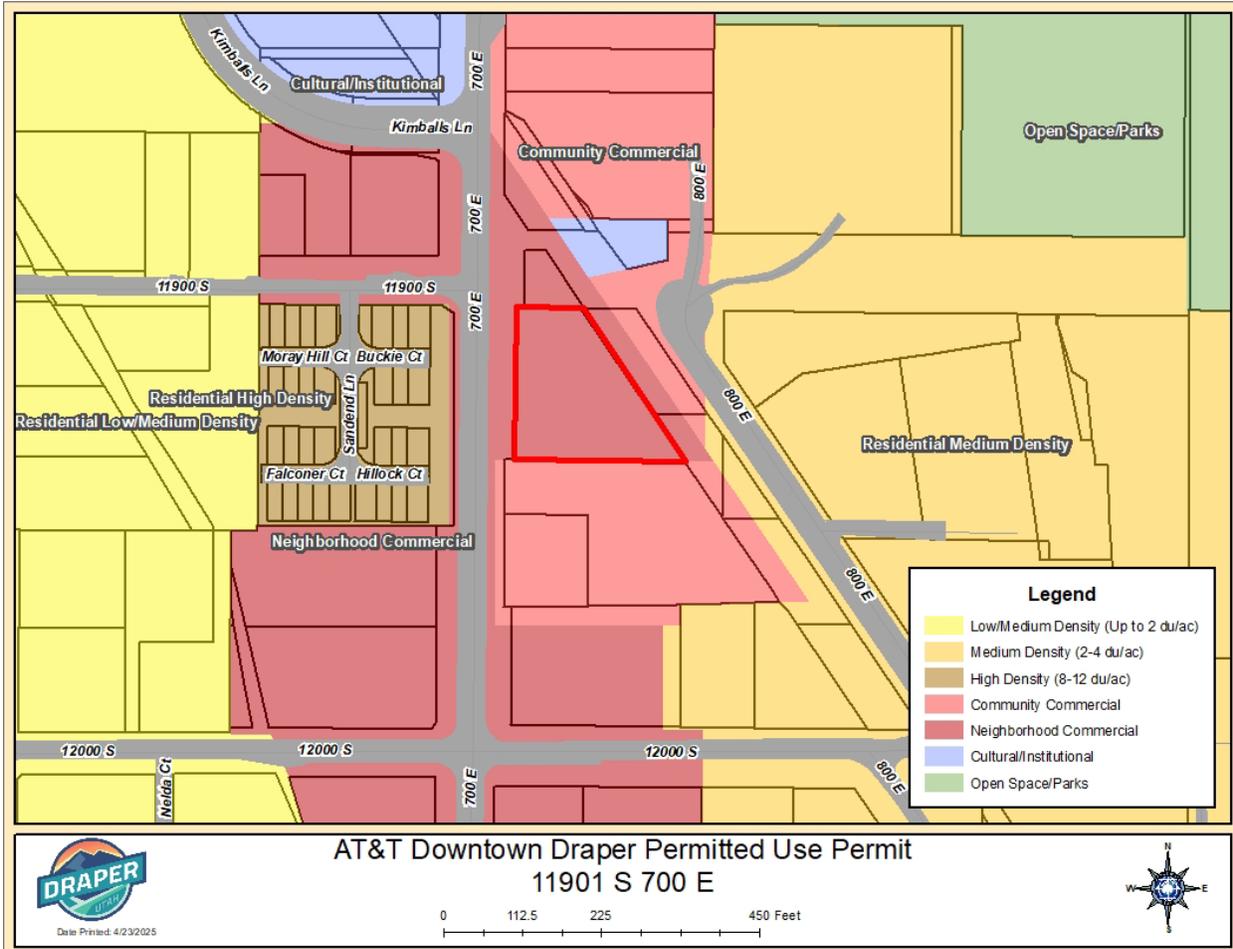
# EXHIBIT B VICINITY MAP



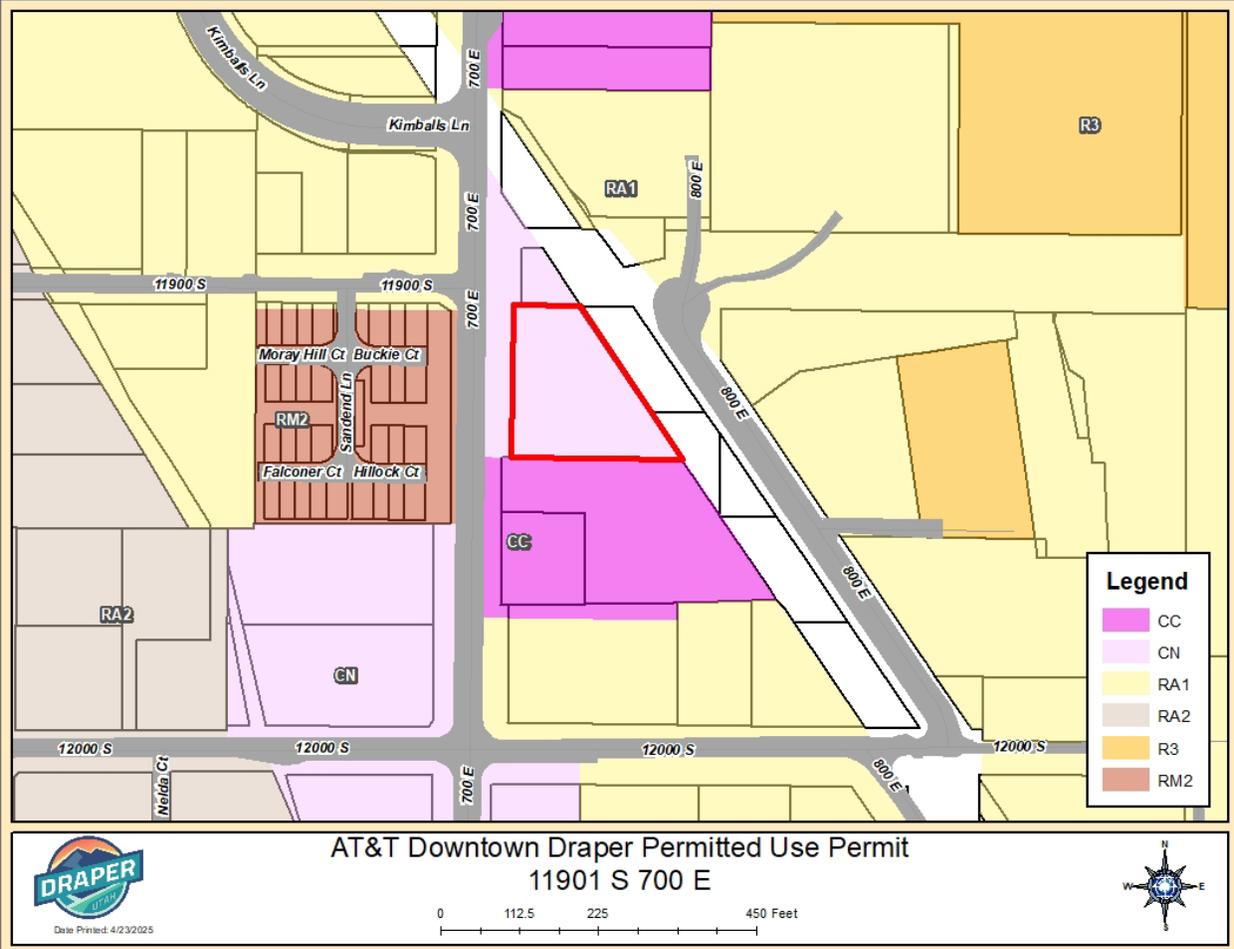
# EXHIBIT C AERIAL MAP



# EXHIBIT D LAND USE MAP



# EXHIBIT E ZONING MAP



**EXHIBIT F  
SITE PLAN**

**THIS IS NOT A SURVEY**

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.

**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



188 INVERNESS DRIVE WEST  
SUITE 400  
ENGLEWOOD, CO 80112



**BLACK & VEATCH**

4600 SOUTH SYRACUSE STREET  
SUITE 800  
DENVER, COLORADO 80237

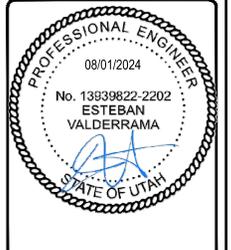
**TES**

A CONGRUEX COMPANY

1320 GREENWAY DRIVE, SUITE 600,  
IRVING, TX 75038  
(972) 793-8570

PROJECT/PHASE NO:	10235298/N/A
DRAWN BY:	AS
CHECKED BY:	BT
RFDS:	N/A

REV	DATE	DESCRIPTION
0	08/01/24	ISSUED FOR CONSTRUCTION
X	07/30/24	ISSUED FOR REVIEW



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**DOWNTOWN DRAPER**  
UTL02188  
11901 SOUTH 700 EAST  
DRAPER, UT 84020  
NOKIA MARKETS MODERNIZATION  
FA#: 10088379

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER

**C-1**

S 700 E

APPROXIMATE LOCATION OF EXISTING PROPERTY LINE

PARCEL NUMBER:  
28291510100000

APPROXIMATE LOCATION OF EXISTING PROPERTY LINE

PARCEL NUMBER:  
28295030060000

SEE ENLARGED SITE PLAN 1/0-11

EXISTING 61'-0" MONOPOLE

EXISTING AND PROPOSED AT&T EQUIPMENT IN EXISTING EQUIPMENT SHELTER (SEE SHEET C-1.1 FOR COMPOUND PLANS)

EXISTING BUILDING (TYP.)

APPROXIMATE LOCATION OF EXISTING PROPERTY LINE

EXISTING TREE (TYP.)

PARCEL NUMBER:  
28291510160000

PARCEL NUMBER:  
28295030070000

APPROXIMATE LOCATION OF EXISTING PROPERTY LINE

PARCEL NUMBER:  
28291510240000

EXISTING PARKING LOT

PARCEL NUMBER:  
28295030090000

**SITE PLAN**

SCALE: 1/32"=1'-0" (11x17)  
(OR) 1/16"=1'-0" (22x34)

1



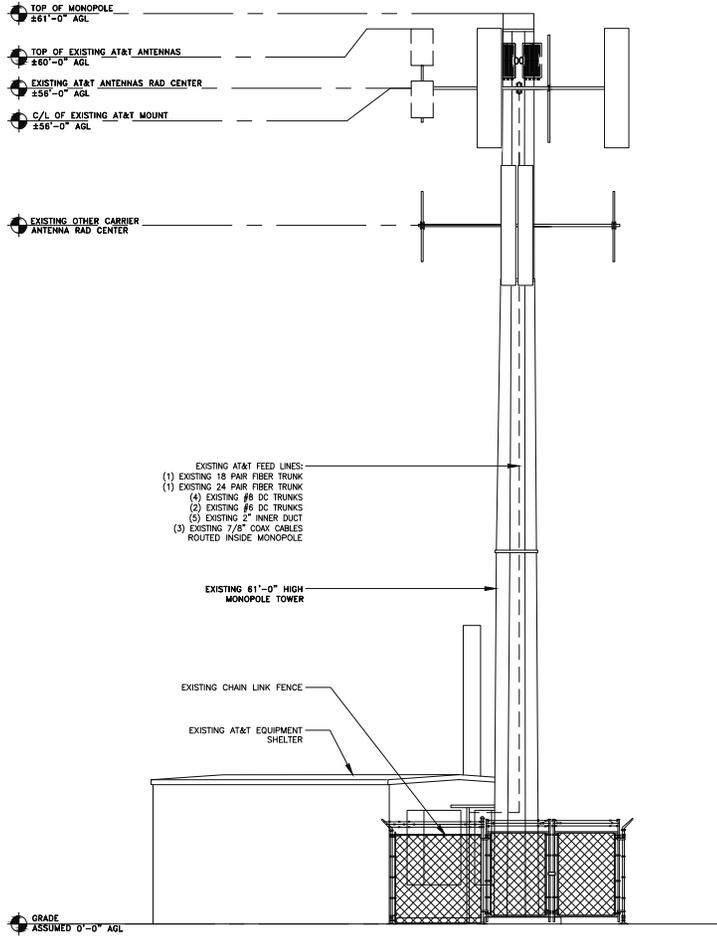
**EXHIBIT G**  
**CONSTRUCTION DRAWINGS**

**CONSTRUCTION NOTE:**  
NO CONSTRUCTION TO PROCEED UNTIL A PASSING MOUNT ANALYSIS AND STRUCTURAL ANALYSIS HAS BEEN RECEIVED

**MOUNT ANALYSIS:**  
REFER TO CONDITIONALLY PASSING MOUNT ANALYSIS BY ACCELERATED TOWER ENGINEERING, PROJECT #: 019432240254, DATED 05/08/2024. THE MOUNT HAS SUFFICIENT CAPACITY FOR THE EXISTING AND PROPOSED LOADS DEPICTED ON THESE DRAWINGS.

FINAL CABLE INVENTORY					
CABLE TYPE	SIZE	LENGTH	EXIST.	REMO.	PROP. TOTAL
FIBER	-	-	2	-	2
DC	-	-	6	-	6
INNER DUCT	2"	-	5	-	5
COAX	7/8"	-	3	-	3

**STRUCTURAL ANALYSIS FINDING:**  
THE STRUCTURE IS CURRENTLY BEING ANALYZED TO DETERMINE ITS STRUCTURAL CAPACITY TO CARRY THE PROPOSED EQUIPMENT. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE STRUCTURAL ANALYSIS WILL SHOW THAT THE STRUCTURE HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED LOADS. INSTALLATION OF THE PROPOSED EQUIPMENT SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T, & HAS BEEN REVIEWED BY BLACK AND VEATCH.

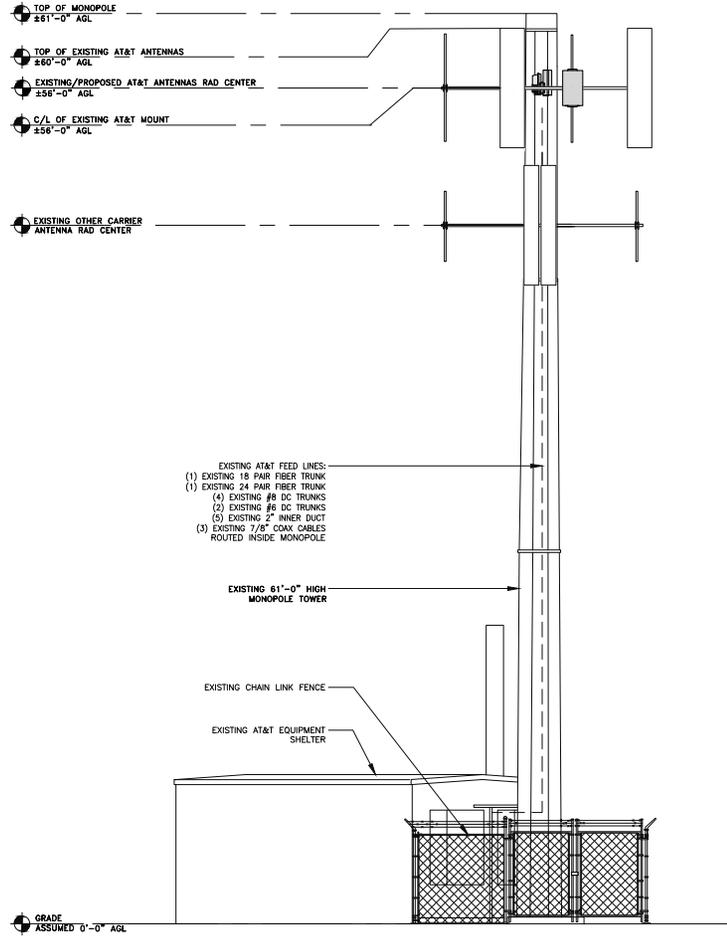


EXISTING NORTH EAST ELEVATION

0' 2' 4' 8'

SCALE: 1/8"=1'-0" (11x17)  
(OR) 1/4"=1'-0" (22x34)

1



FINAL NORTH EAST ELEVATION

0' 2' 4' 8'

SCALE: 1/8"=1'-0" (11x17)  
(OR) 1/4"=1'-0" (22x34)

2



188 INVERNESS DRIVE WEST  
SUITE 400  
ENGLEWOOD, CO 80112

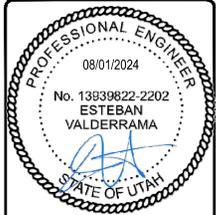


4600 SOUTH SYRACUSE STREET  
SUITE 800  
DENVER, COLORADO 80237



PROJECT/PHASE NO: 10235298/N/A  
DRAWN BY: AS  
CHECKED BY: BT  
RFDS: N/A

REV	DATE	DESCRIPTION
0	06/01/24	ISSUED FOR CONSTRUCTION
X	07/20/24	ISSUED FOR REVIEW



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DOWNTOWN DRAPER  
UTL02188  
11901 SOUTH 700 EAST  
DRAPER, UT 84020  
NOKIA MARKETS MODERNIZATION  
FA#: 10088379

SHEET TITLE  
ELEVATIONS

SHEET NUMBER

C-3





188 INVERNESS DRIVE WEST  
SUITE 400  
ENGLEWOOD, CO 80112



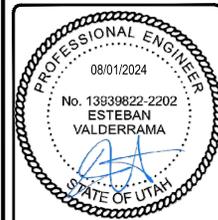
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(972) 793-8570

PROJECT/PHASE NO: 10235298/N/A  
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REV	DATE	DESCRIPTION
0	08/01/24	ISSUED FOR CONSTRUCTION
X	07/20/24	ISSUED FOR REVIEW

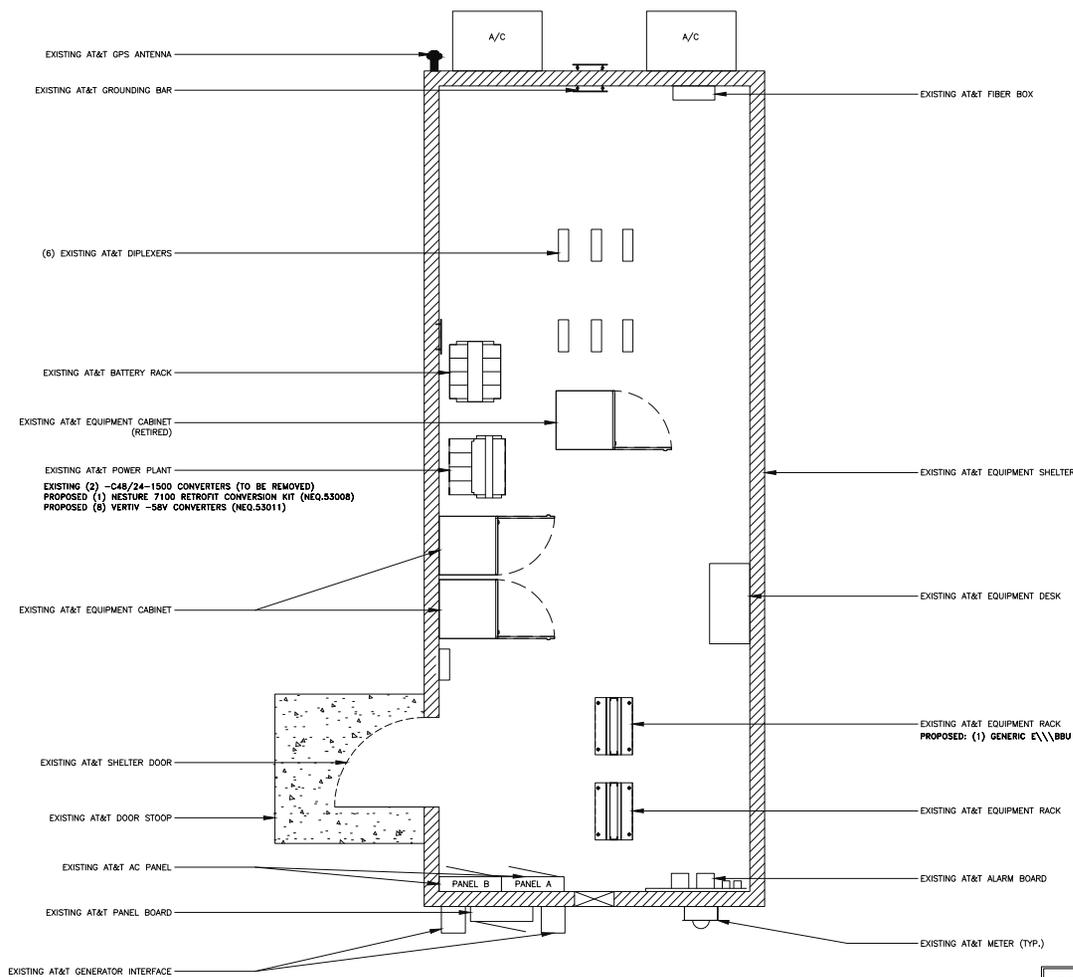


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DOWNTOWN DRAPER  
UTL02188  
11901 SOUTH 700 EAST  
DRAPER, UT 84020  
NOKIA MARKETS MODERNIZATION  
FA#: 10088379

SHEET TITLE  
**EQUIPMENT LAYOUTS**

SHEET NUMBER  
**C-2**



**NOTE:**  
SEE C-4 FOR ANTENNA PLANS

**GROUND SCOPE:**  
REMOVE : (2) -C48/24-1500 CONVERTER  
PROPOSED: (1) GENERIC E\\\\ BBU @ DRM  
PROPOSED: (1) NETSURE 7100 RETROFIT CONVERSION KIT  
-58VDC NEQ.53008  
PROPOSED: (8) VERTIV -58V CONVERTER NEQ.53011



**EQUIPMENT LAYOUTS**

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

**EXHIBIT H**  
**APPLICANT STATEMENTS**



October 4, 2024

City of Draper  
Community Development  
1020 E. Pioneer Road  
Draper, UT 84020

**SUBJECT: Permitted Use Application Questionnaire  
UTL02188 / DOWNTOWN DRAPER / FA#10088379 / WSUTH0040436**

**FACILITY ADDRESS: 11901 SOUTH 700 EAST, Draper, UT 84020**

1. Is this use permitted in the zone in which this use is proposed? *YES*
2. Does the proposed use conform to the development standards in the applicable zone? *YES*
3. Does the proposed use conform to the general regulations and regulations for specific uses set forth in this Title? *YES*
4. Is the proposed use located on any land classified as a primary or secondary conservation area or sensitive land? (This excludes land that is expressly permitted in the Draper City Municipal Code.)  
*NO*
5. Is the proposed use located in any protected area shown on a natural resource inventory? *NO*
6. Please identify any other applicable requirements of the Draper City Municipal Code & explain how the proposed use conforms to these requirements. *This is an existing wireless communication facility. The proposed modifications will not be a substantial change and there will be no increase to the height of the tower, or to the size of the lease compound.*

**Carrie Ann Powell**  
AnSCO & Associates  
D +1 480-773-9447 (Arizona)  
E [carrie.powell@anscollc.com](mailto:carrie.powell@anscollc.com)

AT&T Mobility, RMR Market