



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

December 15, 2021

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

From: Maryann Pickering, AICP, Planner III
(801) 576-6391 or maryann.pickering@draperutah.gov

Re: Storage Craft AT&T Tower – Permitted Use Permit Request

Application No.: USE-184-2021

Applicant: Richard Lee for T-Mobile

Project Location: Approximately 380 W. Data Drive

Current Zoning: Draper Pointe Mixed Use Commercial Special District (CSD-DPMU)

Acreage: Approximately 9.85 acres (approximately 429,066 square feet)

Request: Request for approval of a permitted use permit for a new rooftop mounted wireless facility in the CSD-DPMU zoning district.

SUMMARY AND BACKGROUND

This application is a request for approval of a permitted use permit for approximately 9.85 acres located on the north side of Data Drive and adjacent to Galena Park Boulevard (Exhibit B). The property is currently zoned CSD-DPMU. The property is owned by Trea Vista Station I LLC and is developed with an office building. The applicant is requesting to construct a new rooftop wireless telecommunications facility. The facility will be known as UTL04194.

The office building was completed in 2015 and this is the first wireless facility built on the site.



ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Commercial Special District land use designation for the subject property (Exhibit C). This category is characterized as follows:

Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none">• Include a wide range of commercial uses that are destination oriented and draw from a regional customer base• Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components• Limited traffic access points• Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses• Uniform design standards and aesthetics• Access to individual properties should be provided only from frontage roads or major arterials• Common off-street traffic circulation and parking areas
LAND USE MIX	<ul style="list-style-type: none">• Large-scale master-planned commercial centers• Big box centers• Corporate headquarters• Multi-story upscale office buildings• Multi-story upscale residential buildings
COMPATIBLE ZONING	<ul style="list-style-type: none">• Adopted Commercial Special District zone• Adopted Major Freeway Arterial Frontage Road zone
LOCATION	<ul style="list-style-type: none">• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas• Excellent transportation access to major highways• High visibility from the I-15 corridor• Proximity to both Salt Lake and Utah Counties• Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas• Major streets serving these areas should accommodate truck traffic

The property has been assigned the CSD-DPMU zoning classification (Exhibit D). Draper City Municipal Code (DCMC) Section 9-8-020(H)(5) states: *“The purpose of each CSD zone is to permit a compatible, master planned mix of day and evening uses consisting of office,*



light manufacturing, retail, residential, recreation and open space components. Although development size and use mix will vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses."

The property is surrounded by CSD-DPMU zoning on the south and east. To the north, there is primarily RM1 (Multiple Family Residential) zoning with a little area of RM2 (Multiple Family Residential) zoning. To the west is Destination Commercial (DC) and TSD (Transit Station Development) zoning.

Request. The applicant is proposing to install a new wireless facility on the rooftop of an existing office building. There will be a total of three sleds installed for the attachment of antennas and radios. One will be located on the south side of the building and the other two will be located near the northwest corner of the building. The existing building is approximately 75 feet tall and the maximum height of the antennas will be approximately 82 feet tall. A cabinet for the antennas will also be mounted on the roof. Due to the nature of the antennas being mounted on the roof, they will be visible from the ground. However, their size is minimal. A complete set of proposed plans can be found in Exhibit E. The following is a breakdown of the proposed equipment and area related to the permitted use:

Building/Antennas

- Installation of twelve (12) AT&T panel antennas
- Installation of fifteen (15) AT&T remote radio units (RRU's)
- Installation of three (3) AT&T DC-9 surge suppressors
- Installation of three (3) AT&T antenna/RRU skid mounts

Equipment

- Installation of one (1) ST&T walk-up cabinet (WUC)
- Installation of one (1) AT&T 200A AC power panel
- Installation of one (1) AT&T Emerson power plant rack with 8 batteries
- Installation of two (2) AT&T hybrid racks
- Installation of two (2) AT&T cable trays
- Installation of nine (9) AT&T DC power and three fiber cable trunks
- Installation of eight (8) AT&T rectifiers
- Installation of one (1) AT&T baseband unit
- Installation of one (1) AT&T GPS antenna

Project Area

- One 15'0" x 15'0" (225 square feet) rooftop antenna mount lease area
- One 15'0" x 28'0" (420 square feet) rooftop antenna mount lease area
- One 15'0" x 10'0" (80 square feet) rooftop antenna mount lease area

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.

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.

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.

Legal Division Review. The Draper City Attorney has completed his review of the permitted use permit submission. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner 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 and subject to the following conditions.

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 all buildings on the site, including permitting.

2. The applicant shall obtain all applicable permits from Draper City Fire and the Building Division as required.

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 specific uses set forth in Title 9 of DCMC;
4. The application is not located on land classified as sensitive land area;
5. The land is not located in any protected area as shown on a natural resource inventory; and
6. The application conforms to all applicable requirements of Title 9 of 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.

Draper City Public Works Department

Draper City Planning Division

Draper City Fire Department

Draper City Legal Counsel

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

No additional comments provided.

Engineering and Public Works Divisions Review.

No additional comments provided.

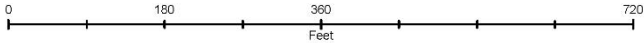
Fire Division Review.

1. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
2. Fire Department Access is required to be maintained. Vehicles cannot park in such a way to impede fire department or emergency vehicle access.
3. Hazardous Material Permit. A Draper City Fire Hazardous Material Permit may need to be obtained. This is for all new and existing installations.

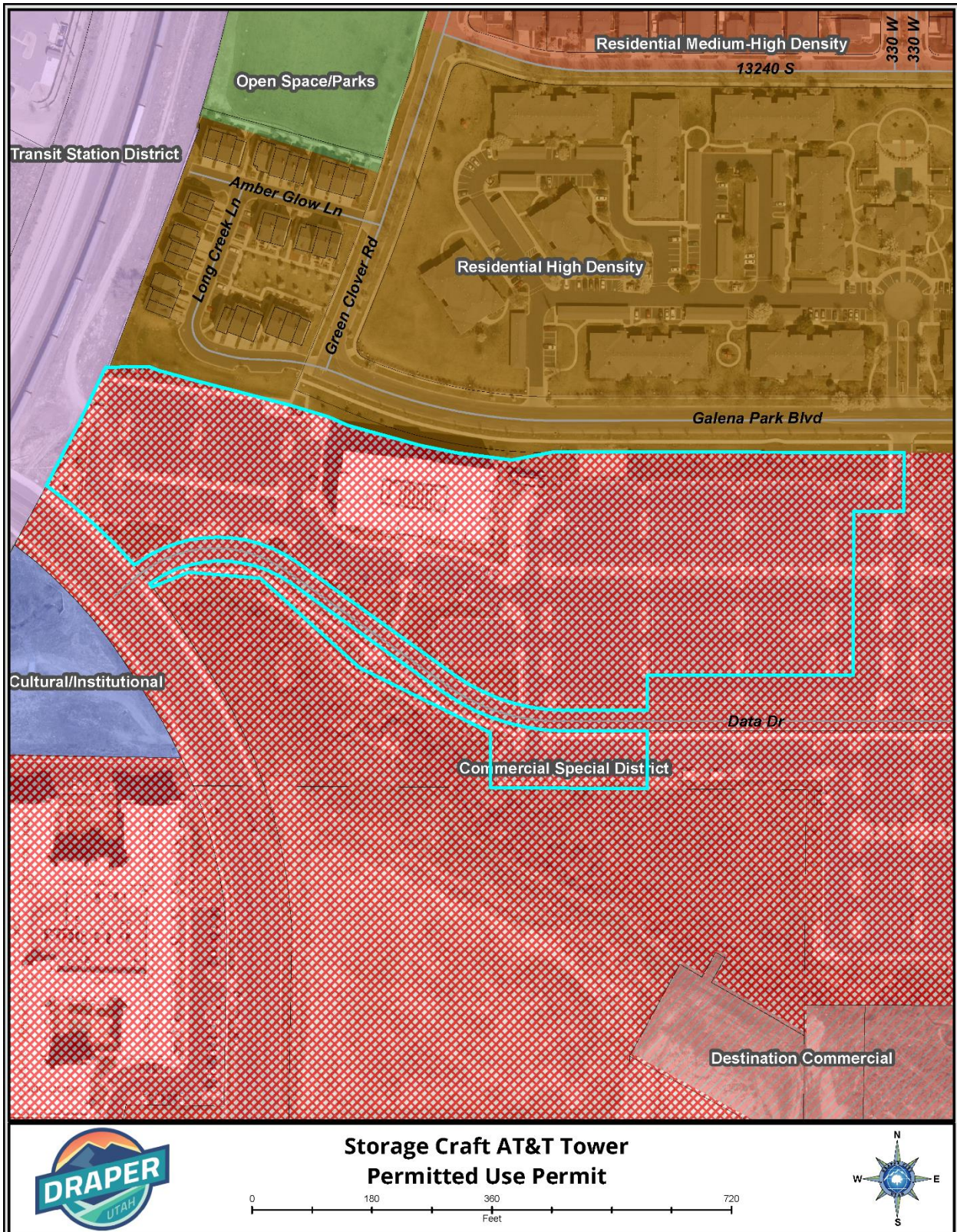
**EXHIBIT B
AERIAL MAP**



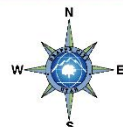
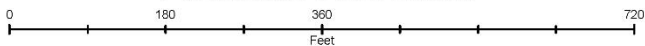
**Storage Craft AT&T Tower
Permitted Use Permit**



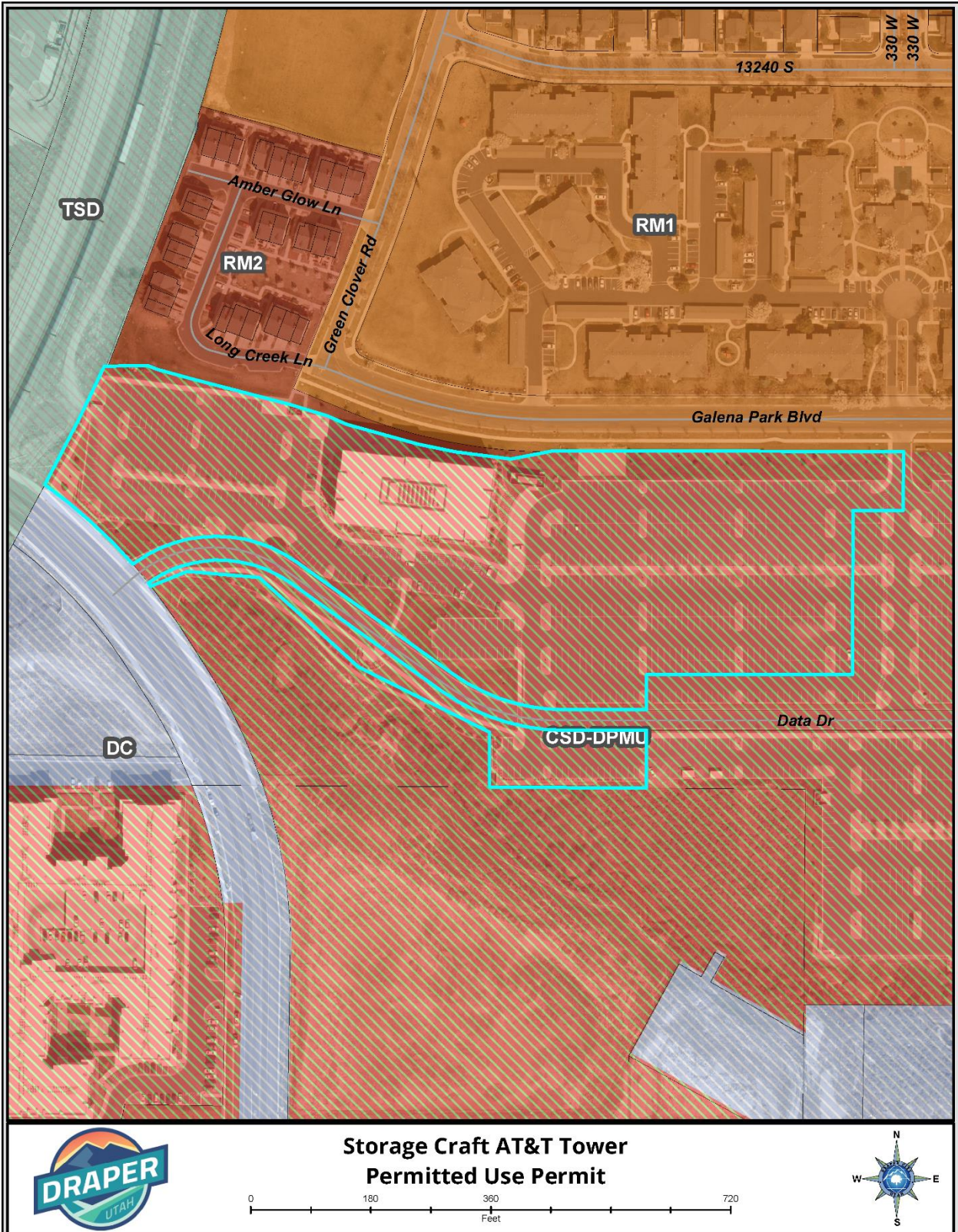
**EXHIBIT C
LAND USE MAP**



**Storage Craft AT&T Tower
Permitted Use Permit**



**EXHIBIT D
ZONING MAP**



**Storage Craft AT&T Tower
Permitted Use Permit**

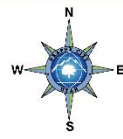
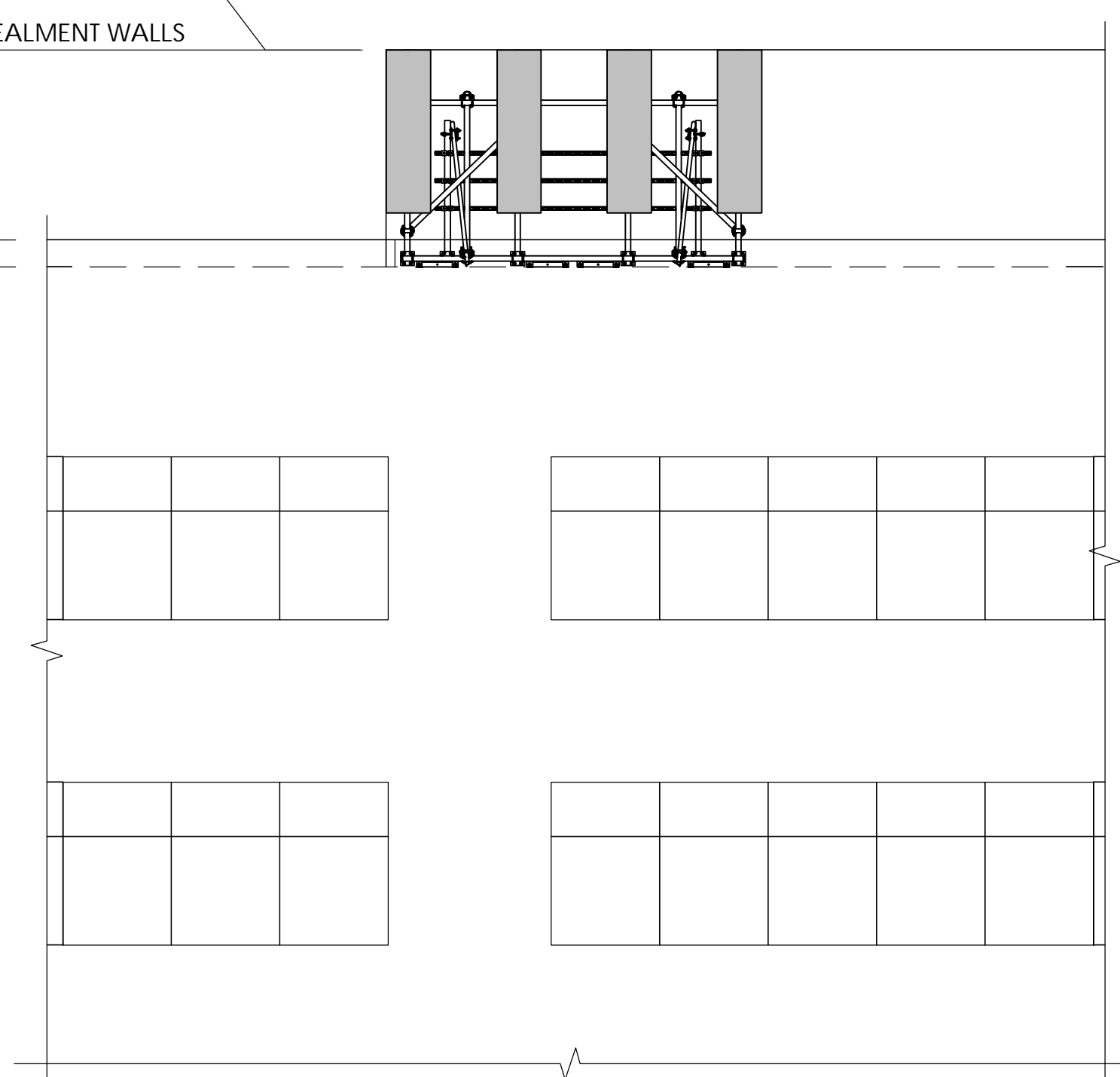


EXHIBIT E
PROPOSED PLANS

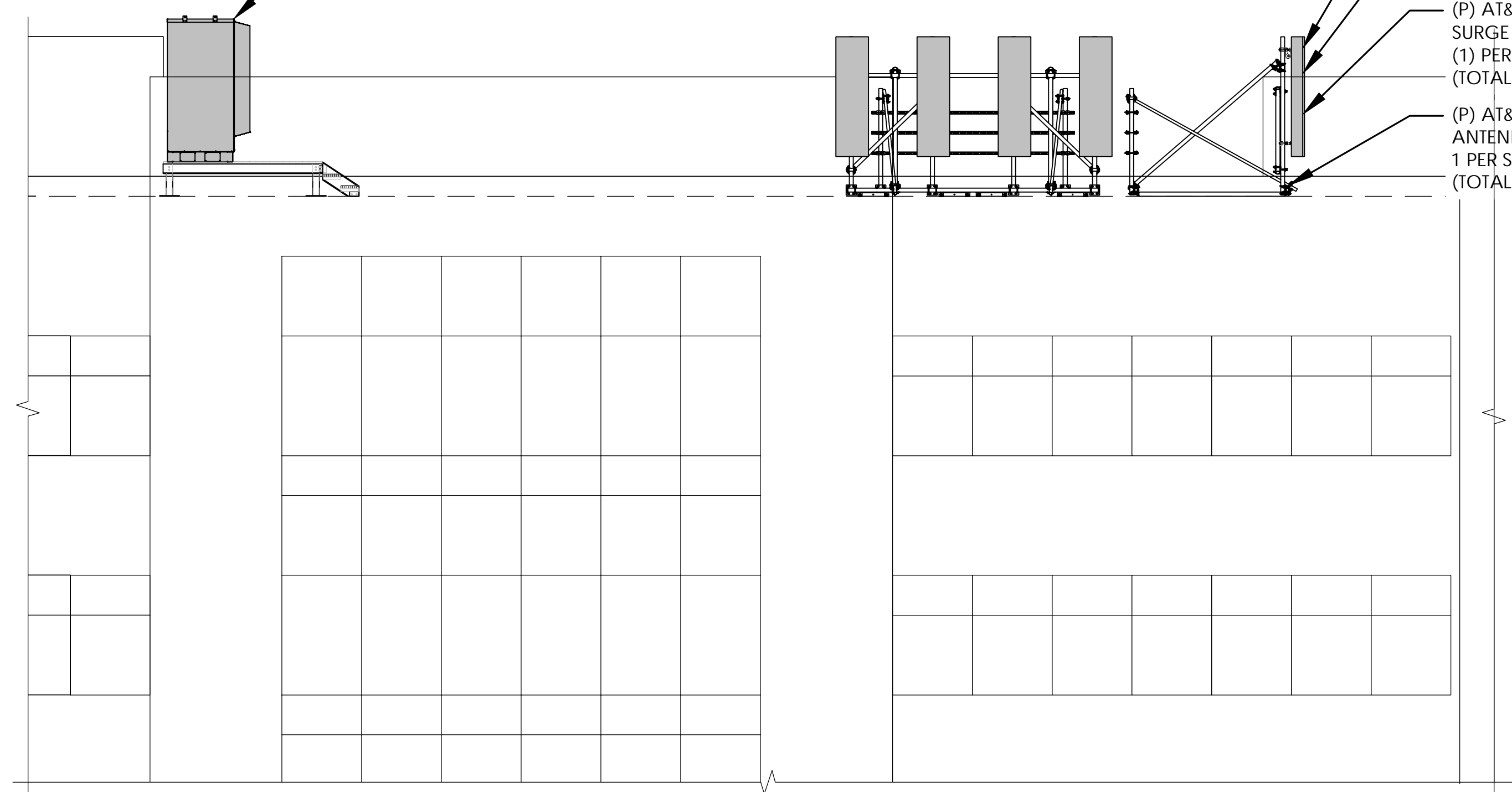
NOTE:
 1. AT&T RRU'S, TMA'S, AND SURGE ARRESTORS NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET.
 2. POWER/FIBER AVAILABLE IN BUILDING. EXACT ROUTING TBD.

STRUCTURAL ANALYSIS NOTE:
 1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

- T.T. (P) AT&T PANEL ANTENNAS
ELEV. 82'-0" (A.G.L.)
- T.T. (E) BUILDING EQUIPMENT CONCEALMENT WALLS
ELEV. ±82'-0" (A.G.L.)
- T.O. (E) BUILDING PARAPET
ELEV. 75'-0" (A.G.L.)
- T.O. (E) BUILDING ROOFLINE
ELEV. 74'-0" (A.G.L.)



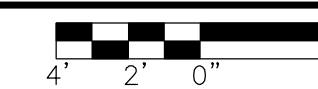
(P) AT&T WALK-UP CABINET (WUC) MOUNTED ON (P) 8'-0"x10'-0" PLATFORM



- (P) AT&T PANEL ANTENNA TYP.
4 PER SECTOR (TOTAL-12)
- (P) AT&T RRH, TYP.
5 PER SECTOR (TOTAL-15)
- (P) AT&T DC9 (SQUID) SURGE SUPPRESSOR, TYP.
(1) PER SECTOR (TOTAL-3)
- (P) AT&T ROOFTOP ANTENNA MOUNT, TYP.
1 PER SECTOR (TOTAL-3)

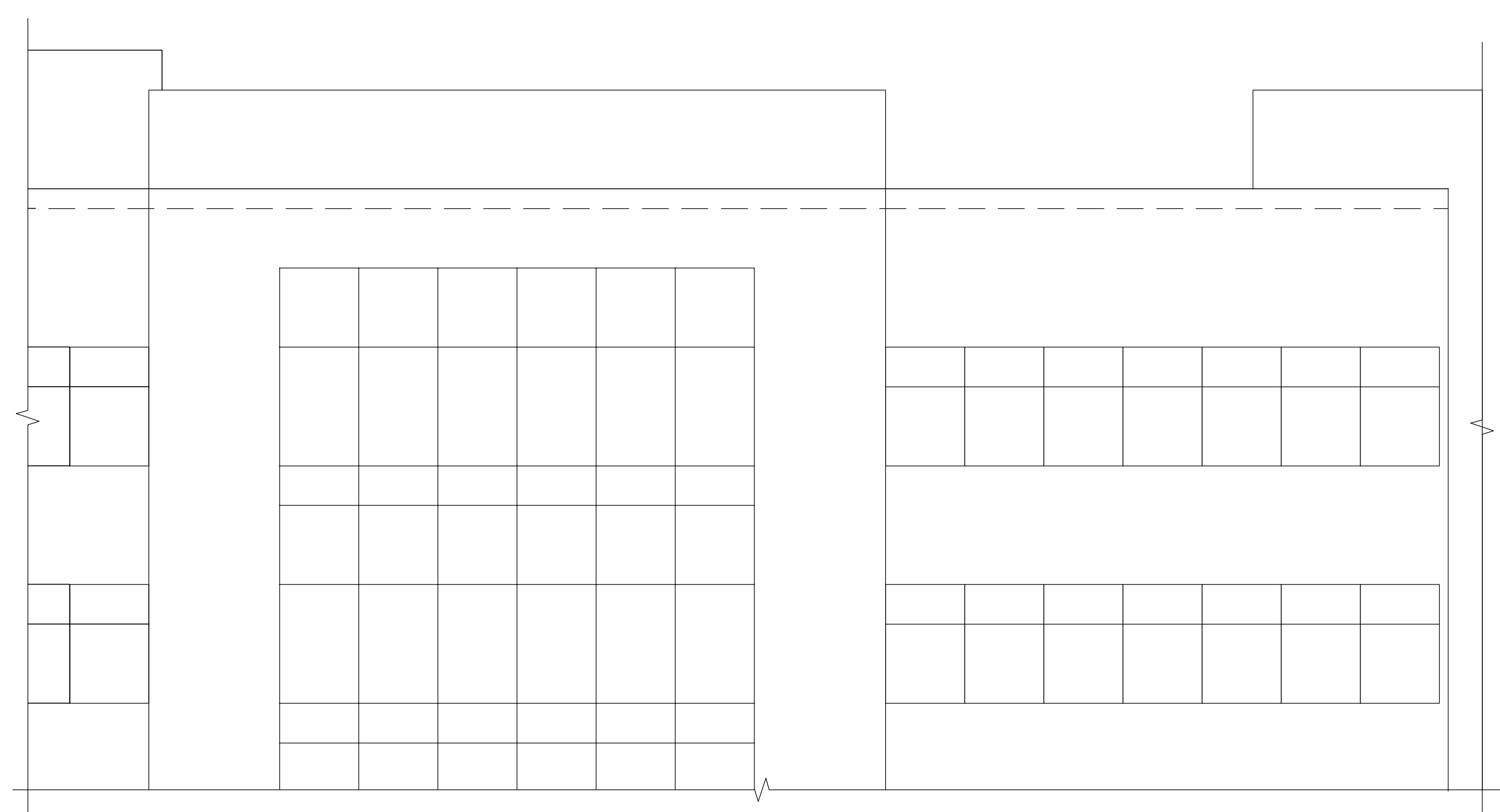
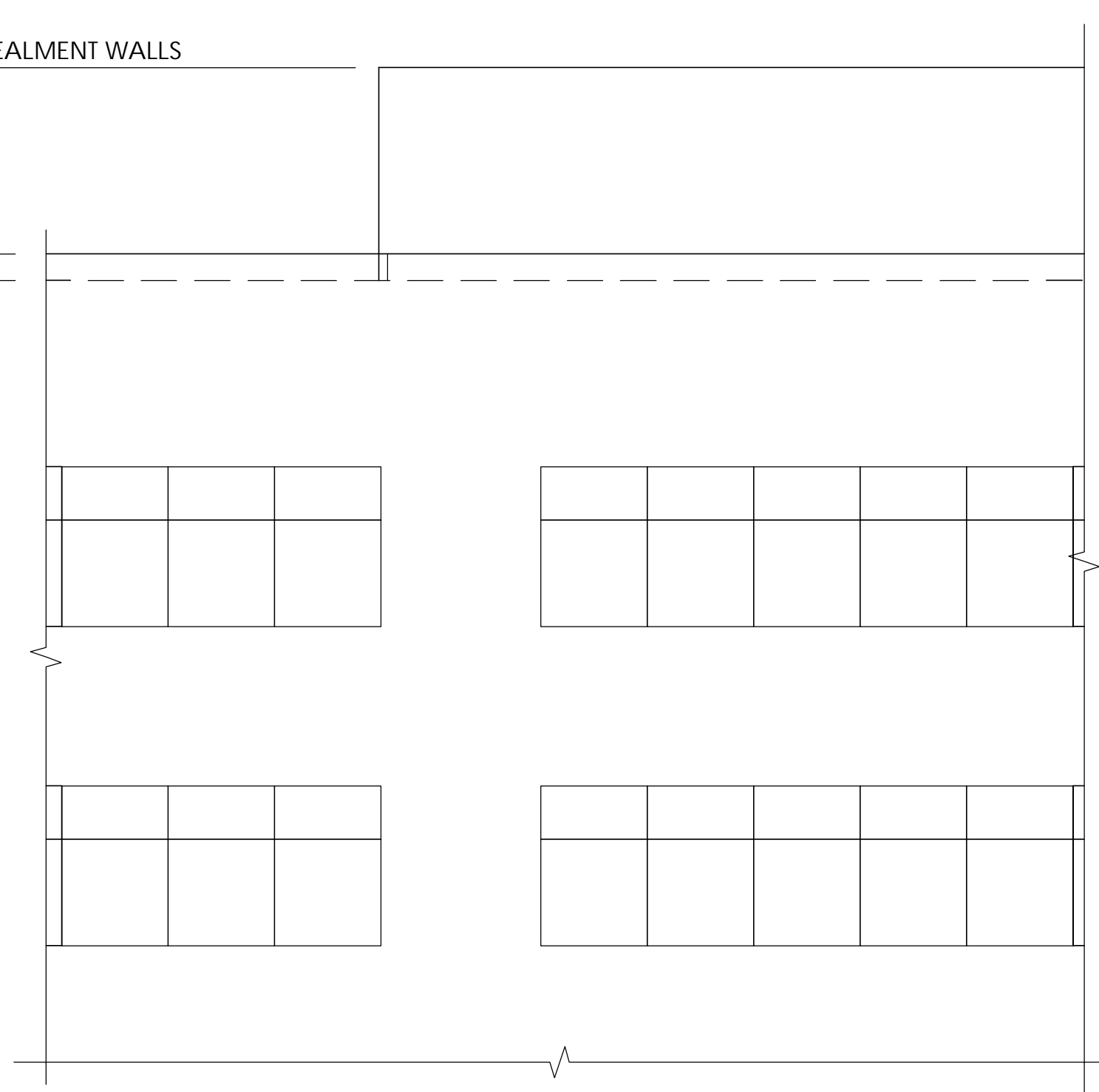
(P) SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"



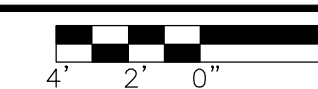
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ELEV. ±82'-0" (A.G.L.)
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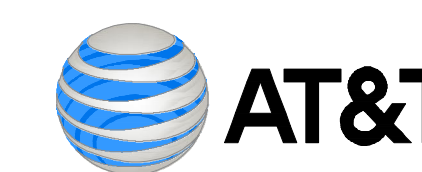
(E) SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"



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PREPARED FOR



NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
 161 INVERNESS DR
 ENGLEWOOD, CO 80112

Vendor:



23 MAUCHLY #110
 IRVINE, CA 92618

J5 PROJECT ID: P-056442

Issued For:

ULT02163
 UT_VF_OUTLET_2

380 W DATA DR
 DRAPER, UT 84020
 PARCEL ID:
 27363760210000

DRAWN BY: SLM

CHECKED BY: JP

A	10/13/21	90% ZD
B	11/15/21	90% ZD

REV DATE DESCRIPTION

Licenser:

Sheet Title:

ELEVATIONS

Sheet Number:

A-3