



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

February 7, 2022

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

From: Jennifer Jastremsky, AICP, Planning Manger
(801) 576-6328 or jennifer.jastremsky@draperutah.gov

Re: ATT 880588 571805- Permitted Use Permit Request

Application No.: USE-9-2022
Applicant: Tara Dunn representing Crown Castle
Project Location: Approximately 12519 S Minuteman Dr.
Current Zoning: CG (General Commercial) Zone
Acreage: Approximately 11.53 acres (approximately 502,246 square feet)
Request: Request for approval of a permitted use permit in the CG zone regarding an upgrade to antenna equipment on an existing wireless telecommunications pole.

SUMMARY AND BACKGROUND

This application is a request for approval of a Permitted Use Permit for a property totaling 11.53 acres on the east side of Minuteman Dr., at approximately 12519 S Minuteman Dr. (Exhibit B). The property is currently zoned CG. The applicant is requesting that a permitted use permit be approved to allow for an upgrade to equipment on the existing facility for AT&T.



ANALYSIS

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

Community Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Includes the full scope of commercial land uses that require and utilize exposure to the freeway • Intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses • Frontage roads • Deeper setbacks for landscaping and enhancements • Limited traffic access points • Visual unity • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads • Well landscaped street frontages • Limited traffic access points for the site • Common off-street traffic circulation and parking areas • Pedestrian access from surrounding residential areas
LAND USE MIX	<ul style="list-style-type: none"> • Large-scale, master-planned commercial centers • Big-box stores and offices
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Community Commercial (CC) • General Commercial (CG) • Interchange Commercial (CI) • Institutional Care (IC)
LOCATION	<ul style="list-style-type: none"> • Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas

The property has been assigned the CG zoning classifications (Exhibit D). According to the DCMC Section 9-8-020; the purpose of the CG zone is *“to provide areas to accommodate commercial uses which are not within shopping centers of integrated design. This zone is intended to apply to existing "strip commercial" developments. The zone should not be used for new commercial development unless integrated shopping center development is not practical or desirable because of difficult size, shape, topography, or similar problems related to land otherwise deemed to be appropriate for commercial use. Typical uses in this zone include offices, retail stores, personal services, heavy commercial, and institutional uses.”*

Requested Modification. The existing pole is 90-feet tall. The AT&T Co-location antennas are located at 67-feet high on the pole. The applicant will be adding or replacing six antennas and accessory equipment on the existing array mounts. Existing feeder lines will be used for the antennas. There will be an upgrade to the equipment in the equipment shed. The proposed plan set is included at Exhibit E.



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.

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.

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. 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.

The condition of approval are as follows:

1. The applicant shall obtain all applicable permits from Draper City Fire and the

Building Division.

The findings for approval as are follows:

1. The use is a permitted use in the applicable zone.
2. The proposal conforms to development standards of the applicable zone.
3. The proposal conforms to applicable regulations of general applicability and regulations for specific uses set forth in this title as found in DCMC Section 9-41.
4. The proposal is not located on land classified as a primary or secondary conservation area or sensitive land area.
5. The proposal is not located in protected area as shown on a natural resource inventory.
6. The proposal conforms to other applicable requirements of this code.



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.

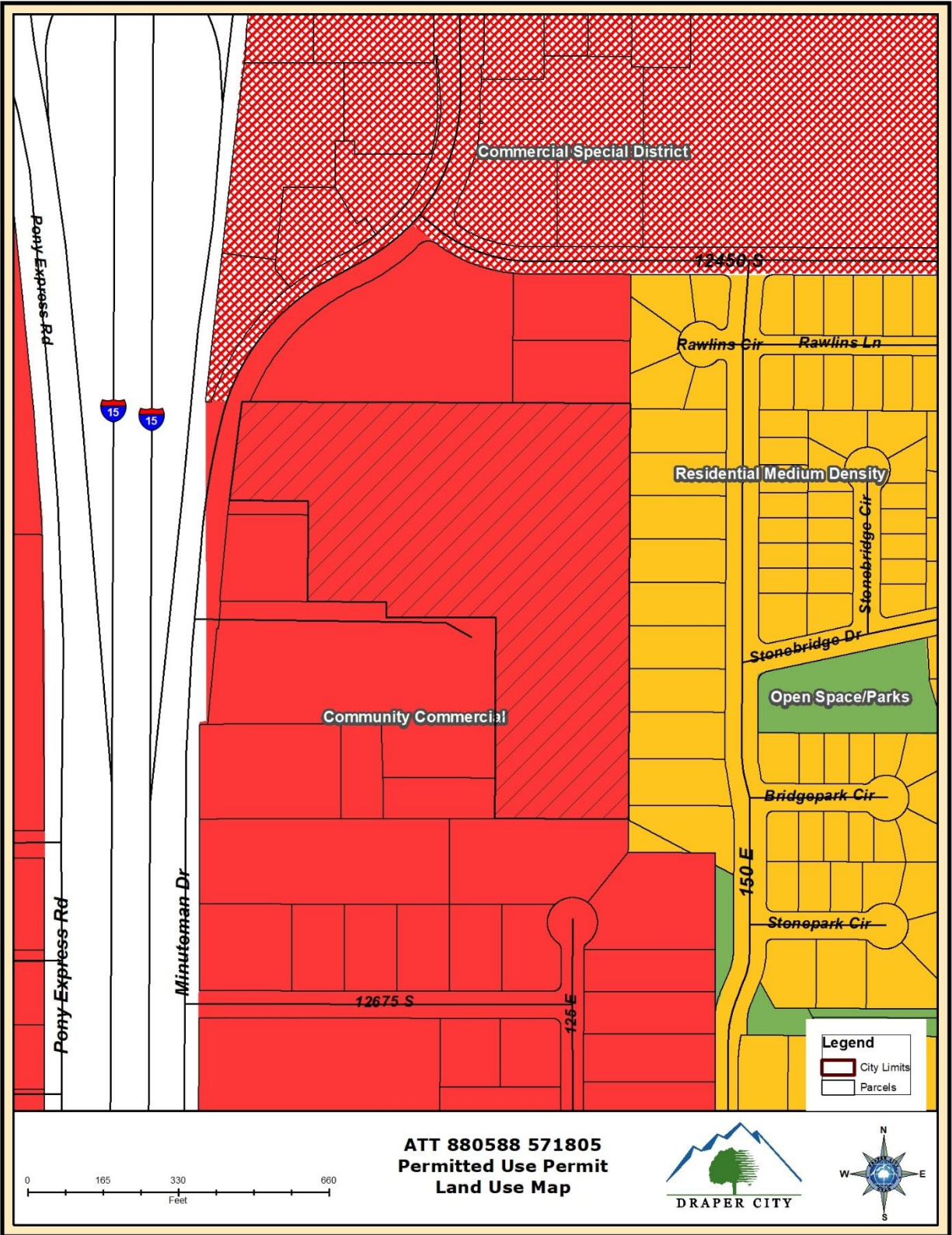
Fire Division Review.

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. Placed on every level of the home. 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**



EXHIBIT C
LAND USE MAP



ATT 880588 571805
Permitted Use Permit
Land Use Map

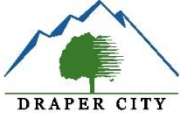


EXHIBIT D ZONING MAP

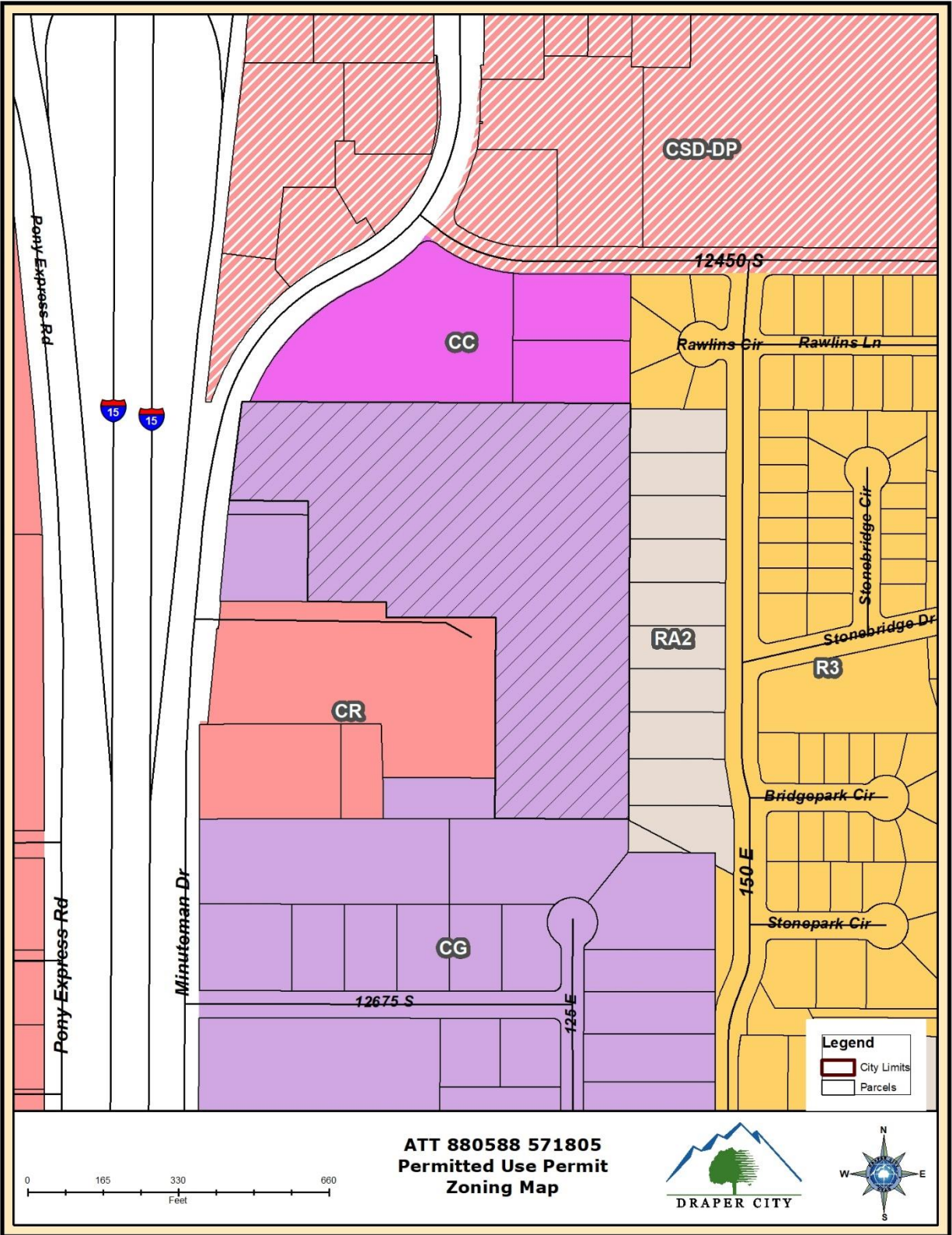


EXHIBIT E
PROPOSED PLANS

EXISTING CABLE INVENTORY				
CABLE TYPE	SIZE	LENGTH	EXIST.	TOTAL
DC	-	125'	8	8
FIBER	-	125'	2	2
COAX	7/8"	125'	6	6

PROPOSED CABLE INVENTORY					
CABLE TYPE	SIZE	LENGTH	EXIST.	PROP.	TOTAL
DC	-	125'	8	-	8
FIBER	-	125'	2	1	3
COAX	7/8"	125'	6	-	6

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12/20/21

No.	Date	Action
2	12/30/21	ADD PROPRIETARY NOTE & UPDATE BBU EQUIPMENT
1	11/23/21	UPDATE BATTERY & RECTIFIER COUNTS PER REVISED SPCT
0	11/17/21	ISSUED FOR PERMIT
A	09/06/21	90% CD SUBMITTAL

Plans Prepared For:

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286

Applicant:

at&t
Your world. Delivered.

Plans Prepared By:

MORRISON HERSHFIELD
5100 S MACADAM AVE., UNIT 500
PORTLAND, OR 97239
Tel: 503-595-9128 Fax: 503-595-9136
www.morrisonhershfield.com

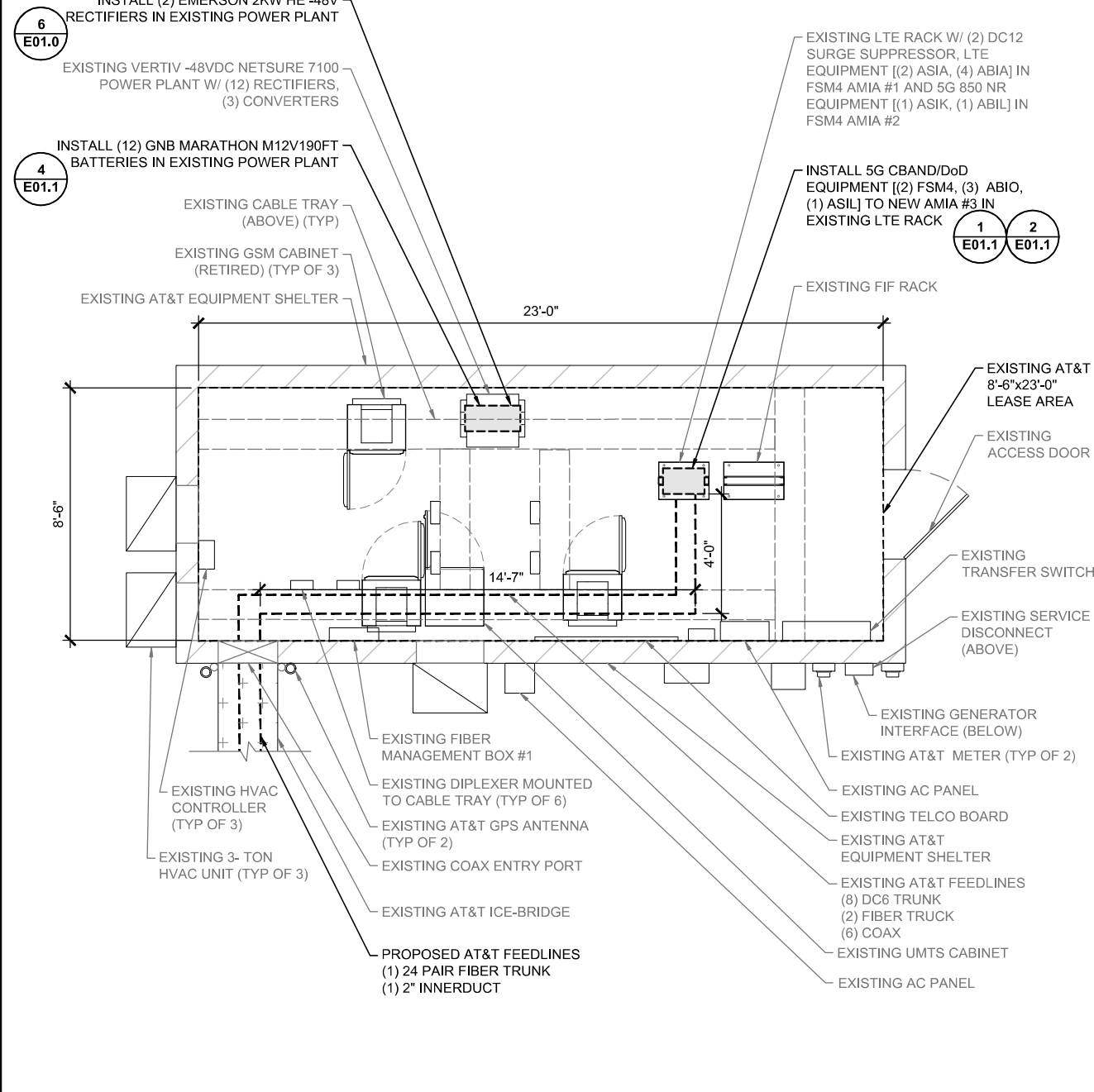
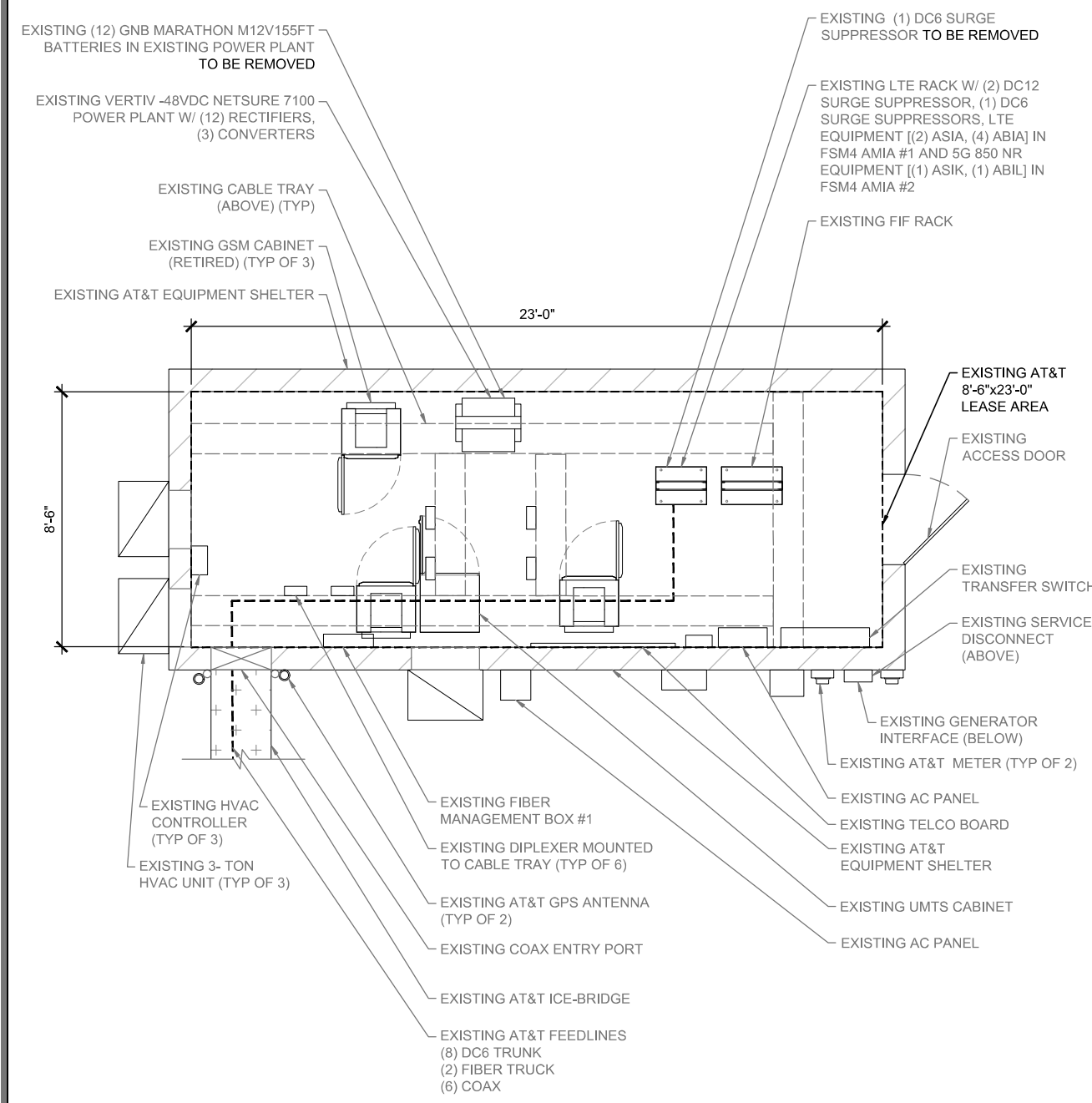
Project:

VF OUTLET
SITE ID: UTL02161
12519 SOUTH MINUTEMAN DRIVE
DRAPER, UT 84020
FA: 10088425
BU: 880588

Drawing Title:

EQUIPMENT PLANS

Project No.: 210139800: CN8-413	
Designer: RB	Date: 09/06/21
Drawn By: KN	Checked By: RB
PM Review: GLC	Client Approval
Issue No.: 2	Drawing No. A02.0



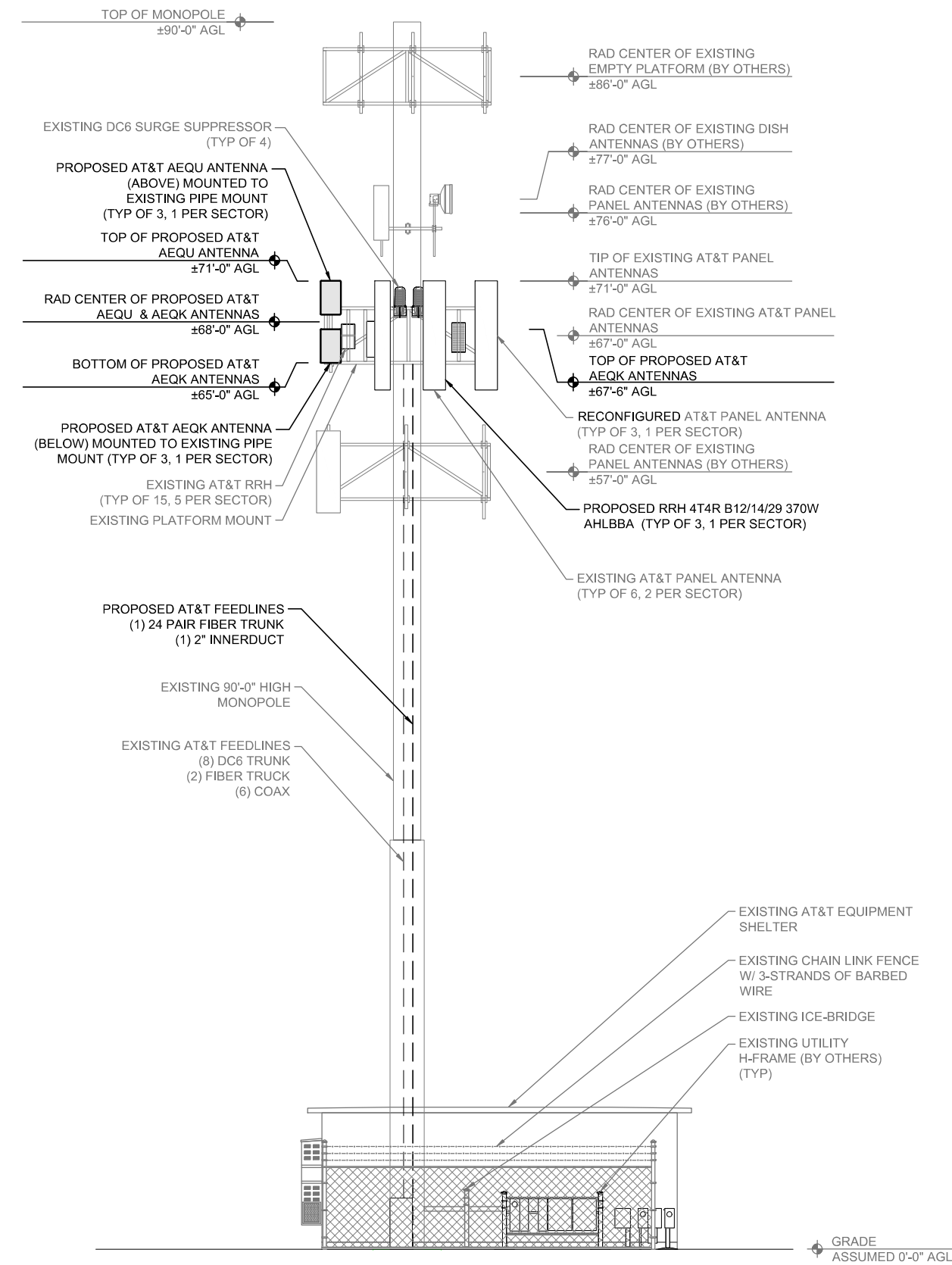
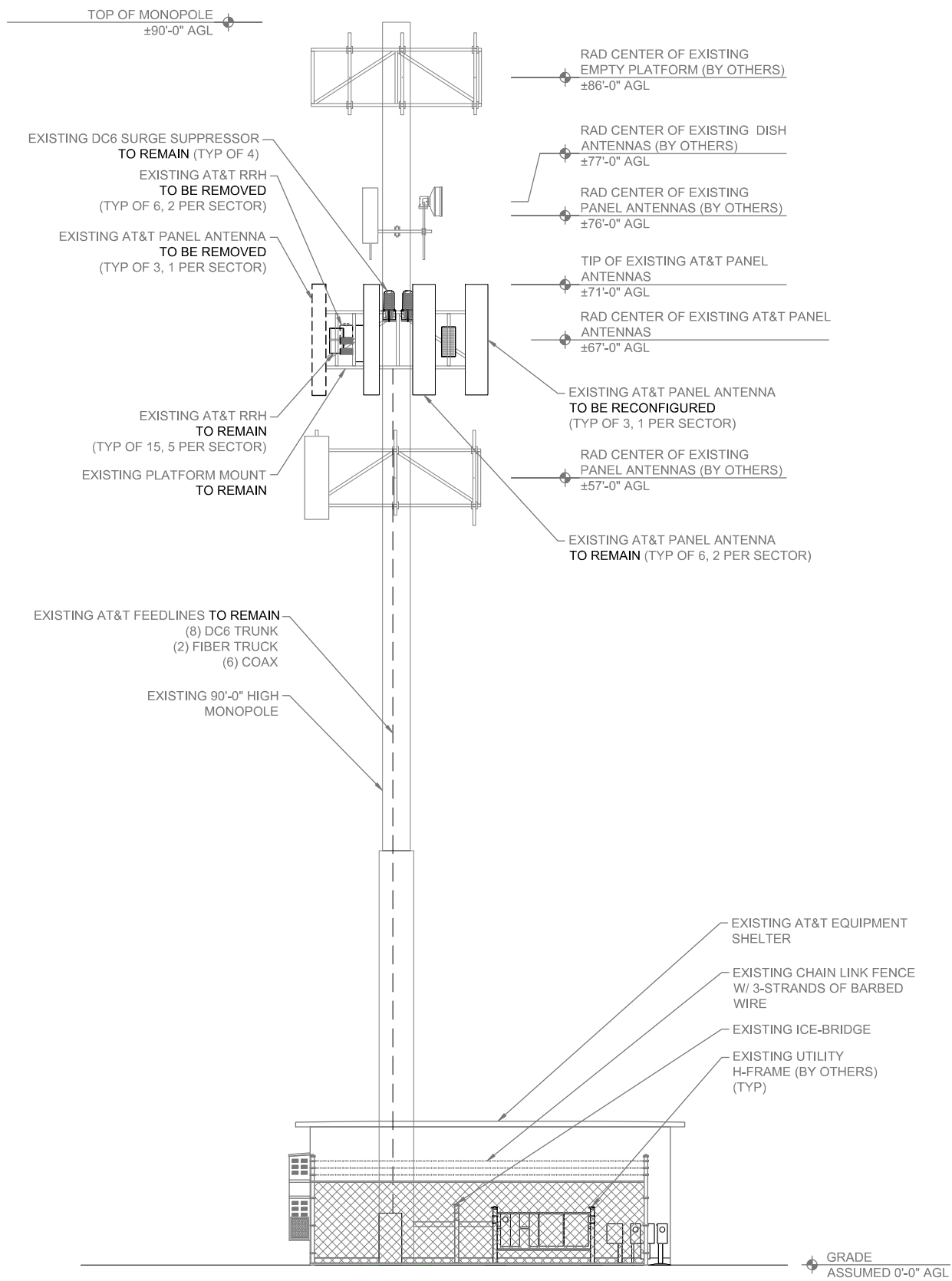
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SCALE IS BASE ON 22" X 34" D" SIZE

EXISTING CABLE INVENTORY				
CABLE TYPE	SIZE	LENGTH	EXIST.	TOTAL
DC	-	125±	8	8
FIBER	-	125±	2	2
COAX	7/8"	125±	6	6

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Project:

VF OUTLET
SITE ID: UTL02161
12519 SOUTH MINUTEMAN DRIVE
DRAPER, UT 84020
FA: 10088425
BU: 880588

Drawing Title:

SOUTH ELEVATIONS

Project No.: 210139800: CN8-413	
Designer: RB	Date: 09/06/21
Drawn By: KN	Checked By: RB
PM Review: GLC	Client Approval
Issue No.: 2	Drawing No.: A03.0

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ANTENNA PLANS

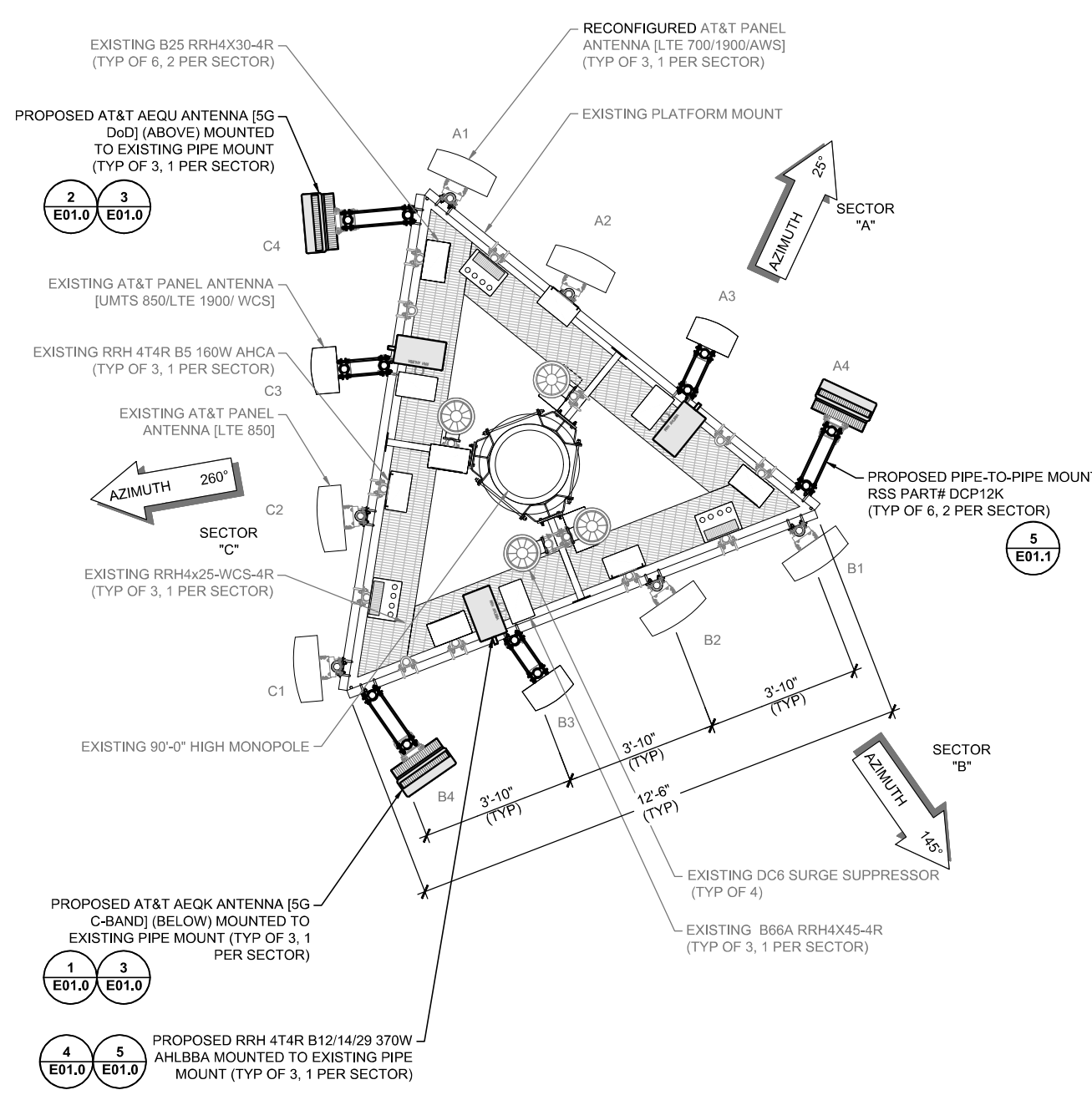
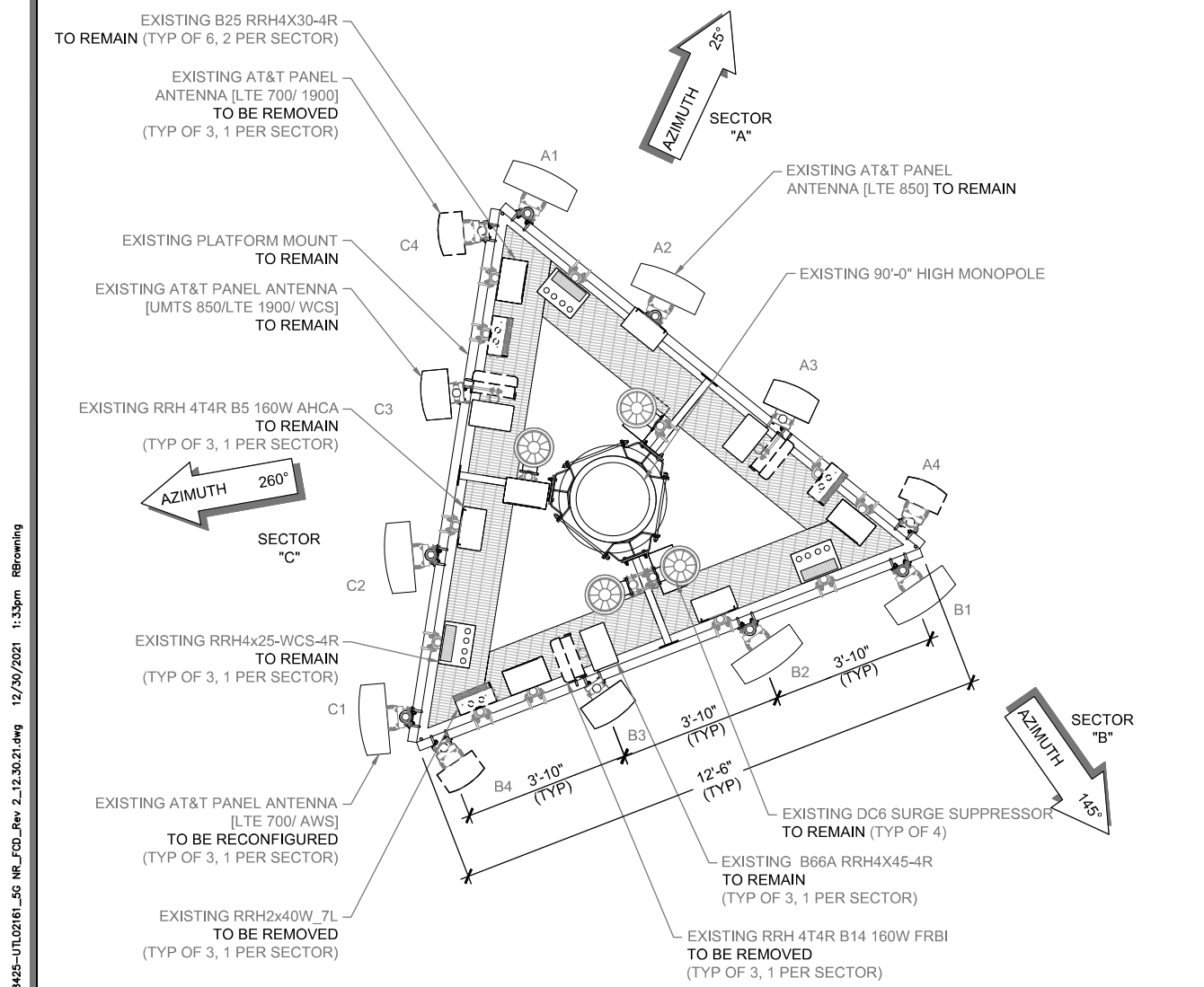
Project No.: 210139800: CN8-413

Designer: RB Date: 09/06/21

Drawn By: KN Checked By: RB

PM Review: GLC Client Approval

Issue No.: 2 Drawing No. A04.0



EXISTING ANTENNA PLAN

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

PROPOSED ANTENNA PLAN

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

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