



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

December 14, 2021

To: Jennifer Jastremsky, Zoning Administrator

Approved _____ Date _____

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

Re: Verizon Tower Cazier- Permitted Use Permit Request

Application No.: USE-0185-2021
Applicant: Tara Dunn representing Crown Castle
Project Location: Approximately 132 W 13490 S
Current Zoning: DC (Destination Commercial) Zone
Acreage: Approximately 5.27 acres (approximately 229,561 square feet)
Request: Request for approval of a permitted use permit in the DC 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 approximately 5.27 acres located on the north side of 13490 South, at approximately 132 West 13490 South (Exhibit B). The property is currently zoned DC. The property contains a cell tower. The applicant is requesting that a permitted use permit be approved to allow for an upgrade to equipment on the existing facility for Version Wireless.



ANALYSIS

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

Destination Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none">• An area uniquely regional in nature• Allowed uses include: lodging, food establishments, retail, office, service uses and entertainment• 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• Access to individual properties should be provided only from frontage roads or major arterials
LAND USE MIX	Primary <ul style="list-style-type: none">• Large-scale master-planned commercial centers• Big box centers• Multi-story upscale office buildings
COMPATIBLE ZONING	<ul style="list-style-type: none">• Destination Commercial (DC)
LOCATION	<ul style="list-style-type: none">• Excellent transportation access to major highways• High visibility from the I-15 corridor• Proximity to both Salt Lake and Utah Counties• Major streets serving these areas should accommodate truck traffic

The property has been assigned the DC zoning classification (Exhibit D). According to the DCMC Section 9-8-020; the purpose of the DC zone is *“provide an area that is uniquely regional in nature, with lodging, food establishments, retail, office, service uses, and entertainment as the only allowed uses.”* DC zoning abuts the subject property on the east, west and south, and the CSD-DRC (Dahle Retail Center Commercial Special District) is to the north.

Requested Modification. The existing pole is 99-feet tall. The Verizon Co-location antennas are located at 87-feet high on the pole. The applicant will be adding or replacing nine antennas on the existing array mounts. New feeder lines will be provided to the existing ground equipment. These lines will be located within the existing ice bridge running from the pole to the equipment cabinets. No new equipment cabinets are proposed. 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**



**Verizon Tower Cazier
Permitted Use Permit
Aerial Map**



EXHIBIT C
LAND USE MAP

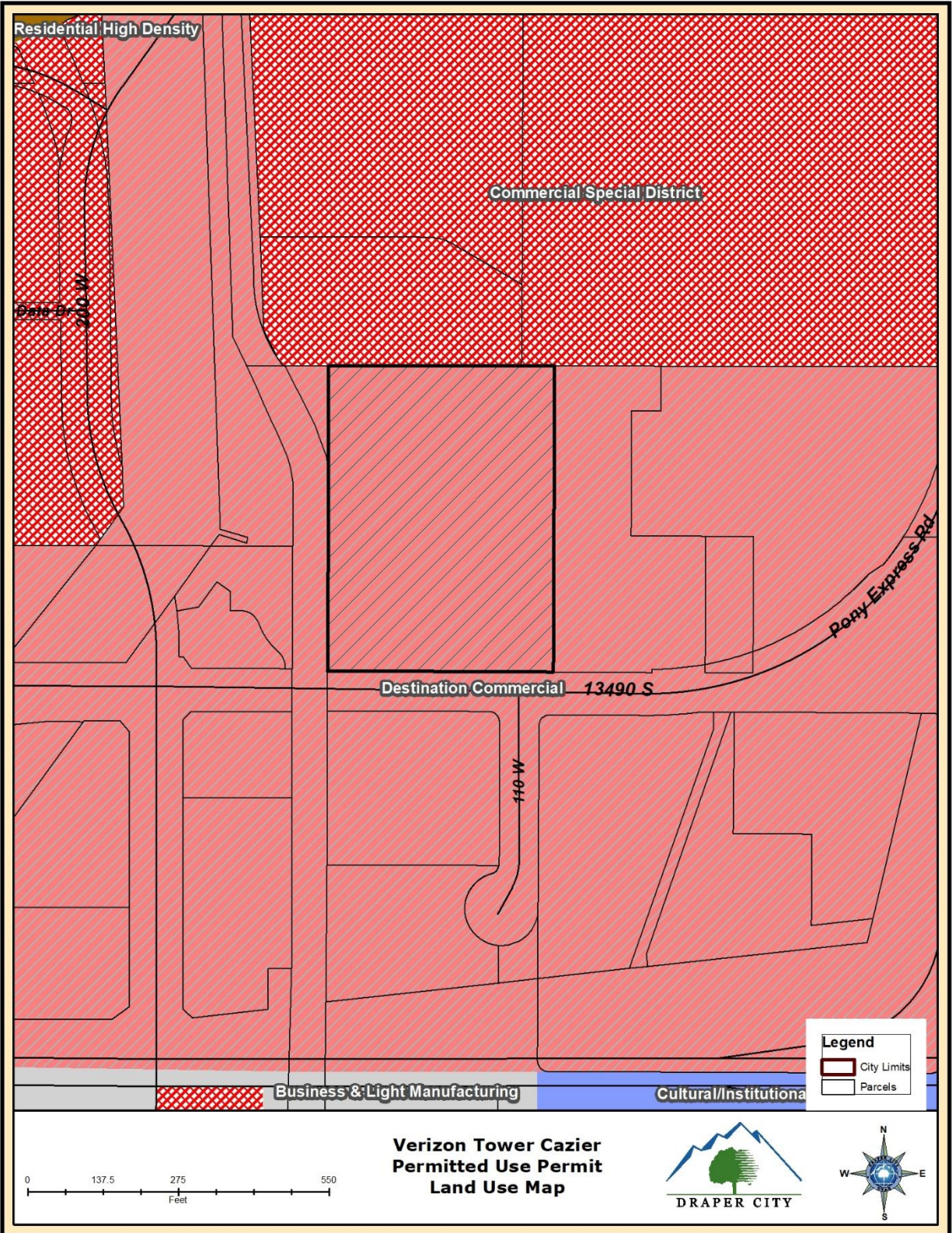


EXHIBIT D ZONING MAP

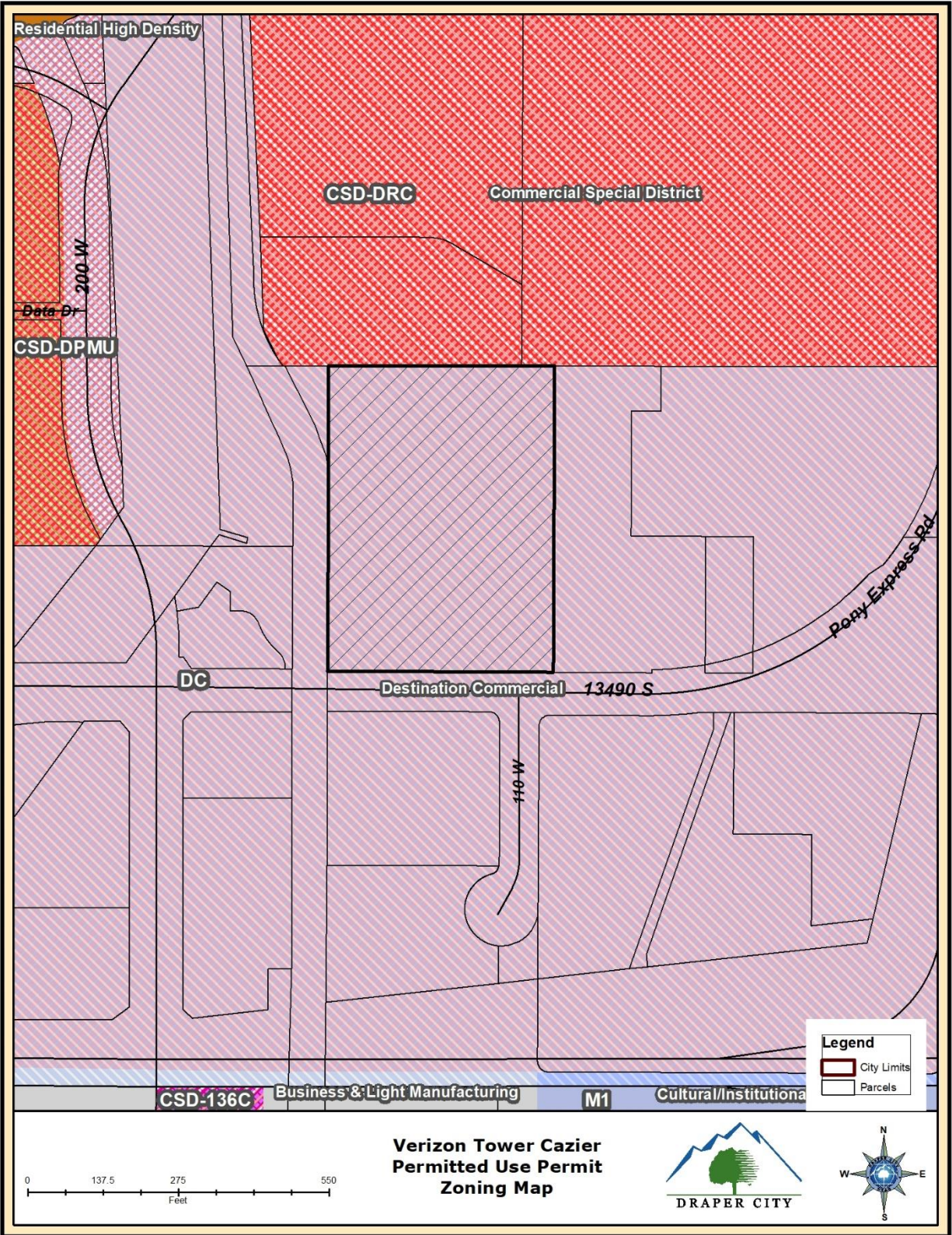
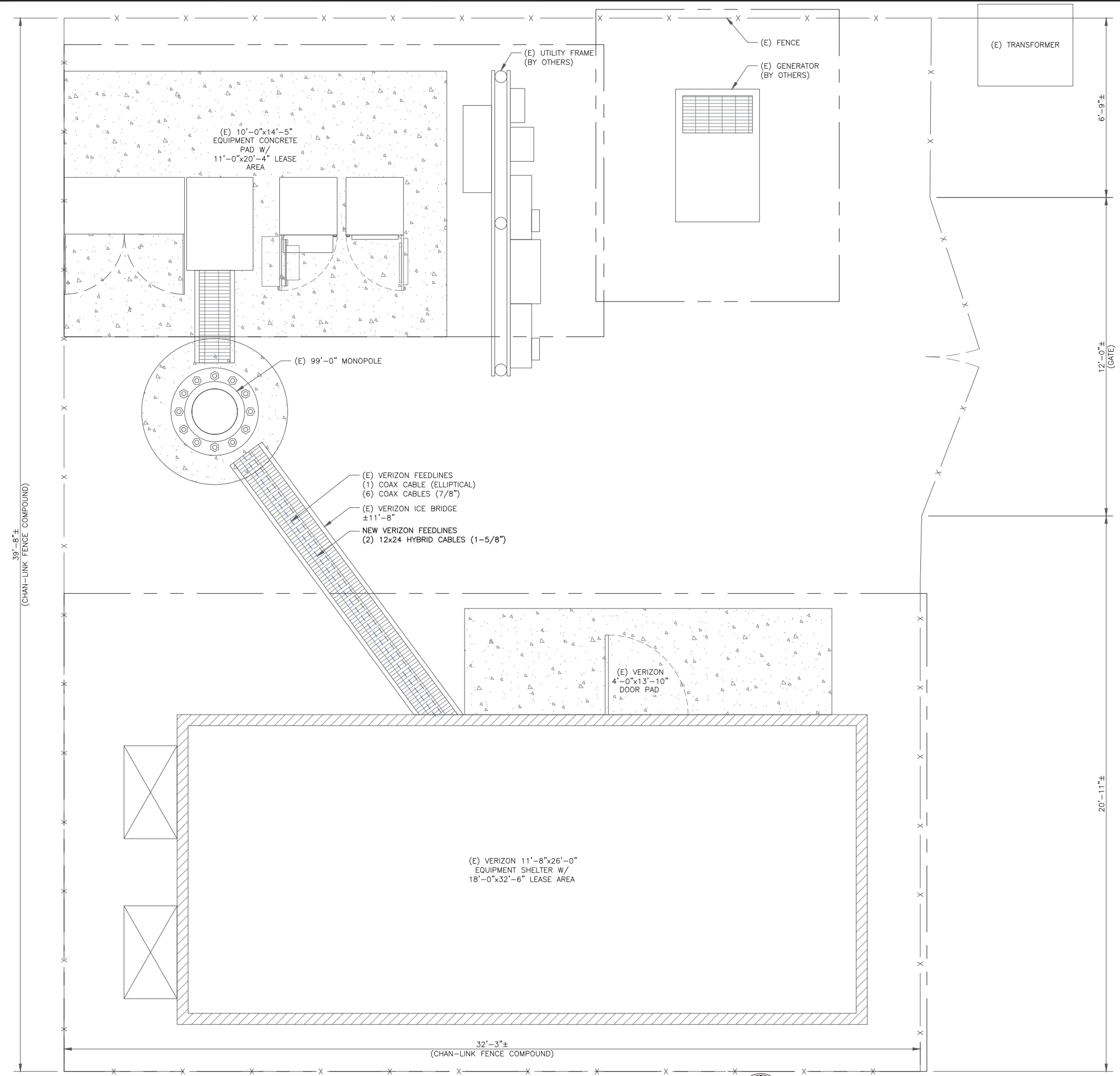


EXHIBIT E
PROPOSED PLANS



1 SITE PLAN
 SCALE: 1/2"=1'-0" (FULL SIZE)
 1/4"=1'-0" (11x17)



verizon
 1515 E. WOODFIELD ROAD
 SCHAUMBURG, IL 60173

CROWN CASTLE
 1505 WESTLAKE AVENUE NORTH, SUITE 800
 SEATTLE, WA 98109

INFINIGY
 FROM ZERO TO INFINIGY
 the solutions are endless
 BELLEVUE, WA 98004

VERIZON SITE NUMBER:
665471

BU #: **822961**
CAZIER

132 W 13490 S
 DRAPER, UT 84020

EXISTING 99'-0" MONOPOLE

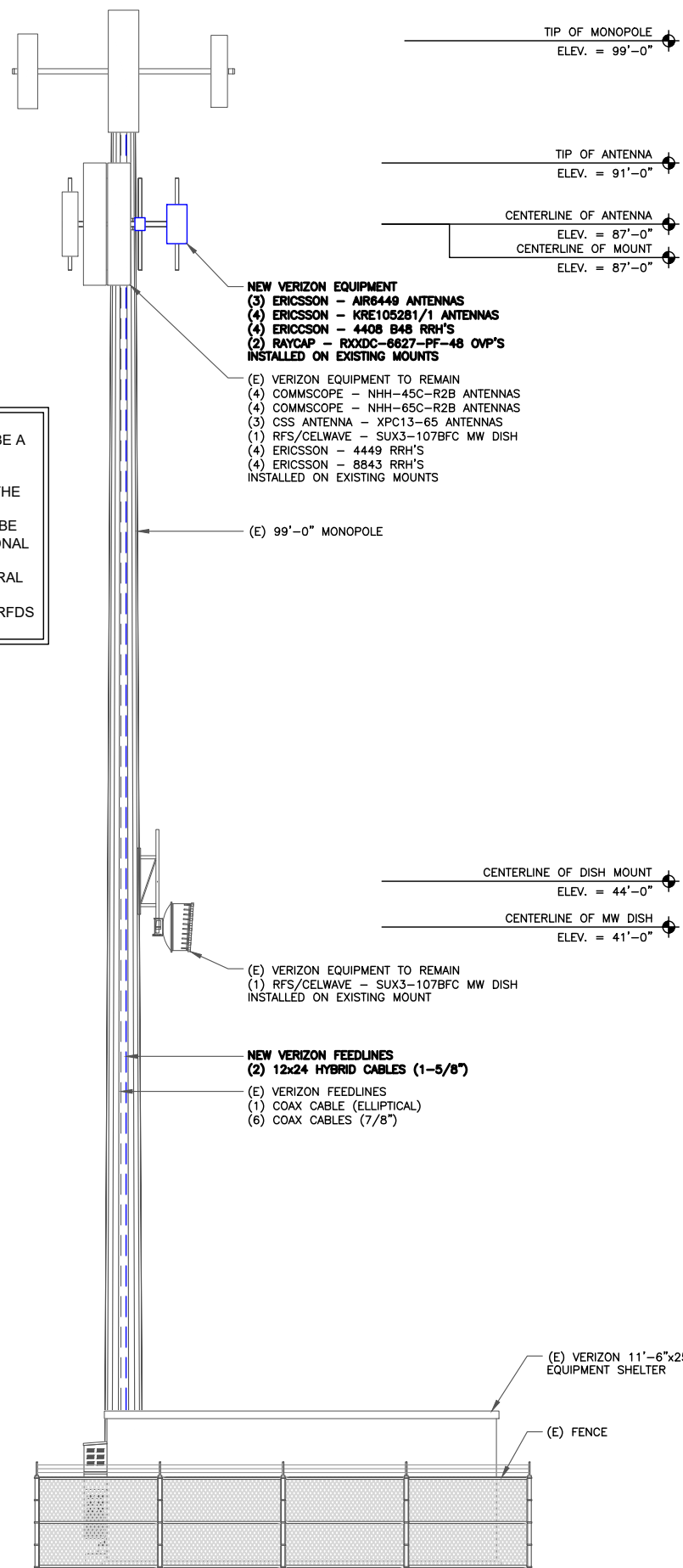
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
A	04/30/2021	RCD	PRELIMINARY	PD
0	05/06/2021	JGB	100% CONSTRUCTION	PD
1	07/27/2021	TJB	100% CONSTRUCTION	PD

REGISTERED PROFESSIONAL ENGINEER
 No. 6391625-2202
CHRISTOPHER J. WARREN
 7/28/21
 STATE OF UTAH

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.

SHEET NUMBER: **C-1** REVISION: **1**



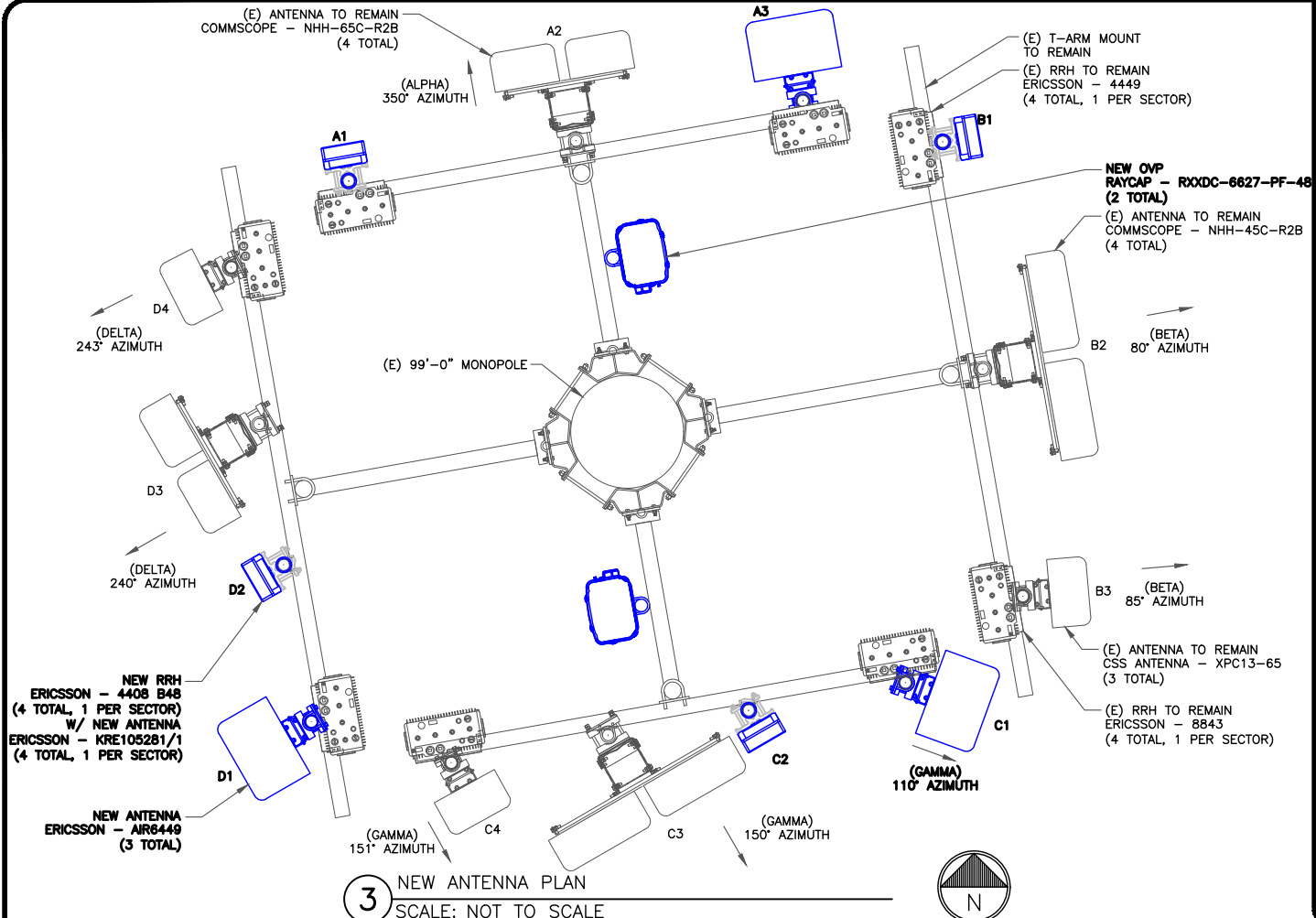
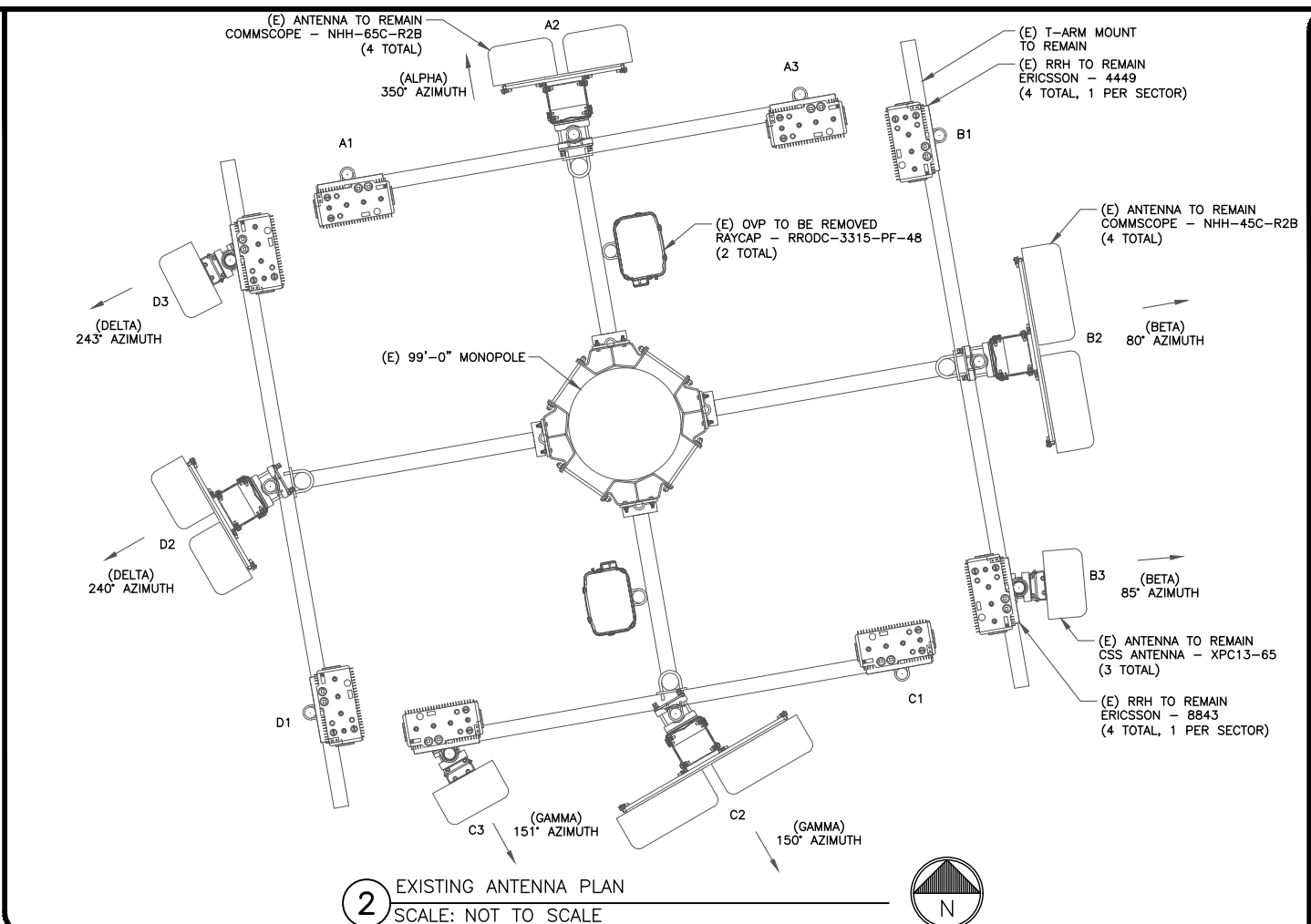
1 TOWER ELEVATION
SCALE: NOT TO SCALE

NOTES:

- THESE DRAWINGS ARE NOT INTENDED TO BE A VERIFICATION THAT THE STRUCTURE OR MOUNTS ARE ADEQUATE TO SUPPORT THE PROPOSED LOADING. VERIFICATION THAT THE EXISTING STRUCTURE AND MOUNTS CAN SUPPORT THE PROPOSED LOADING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO REFER TO THE STRUCTURAL ANALYSIS AND MOUNT ASSESSMENT AND VERIFY LOADING WITH THE MOST RECENT RFDS PRIOR TO CONSTRUCTION.

VERIZON EQUIPMENT

ANTENNA CL: 87'-0"
MOUNT CL: 87'-0"
MW DISH CL: 41'-0"
DISH MOUNT CL: 44'-0"



verizon
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SCHAUMBURG, IL 60173

CROWN CASTLE
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SHEET NUMBER: **C-2** REVISION: **1**