



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

STAFF REPORT

February 22, 2022

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

From: Jennifer Jastremsky, AICP, Planning Manager
801-576-6328, jennifer.jastremsky@draperutah.gov

Re: T-Mobile SL01589A – Permitted Use Request

Application No.: USE-29-2022
Applicant: Declan Murphy, representing T-Mobile
Project Location: Approximately 351 E Steep Mountain Dr.
Current Zoning: OS (Open Space) Zone
Acreage: Approximately 9.51 Acres (Approximately 414,255 ft²)
Request: Request for approval of a Permitted Use Permit in the OS zone regarding approval to upgrade antennas and equipment on an existing Wireless Facility Site.

SUMMARY AND BACKGROUND

This application is a request for approval of a Permitted Use for approximately 9.51 acres located on the north side of Steep Mountain Dr. (Exhibit B), at approximately 351 East Steep Mountain Dr. The property is currently zoned OS. The applicant is requesting that a Permitted Use be approved to allow for the upgrade of antennas and equipment for the existing T-Mobile co-location on an existing stealth wireless facility site.

The current application pertains to the existing Wireless Facility located within Steep Mountain Park. This facility is a stealth facility which incorporates a lamp post and has the antenna within a canister. The stealth facility was built in 2017.



ANALYSIS

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

Open Space and Parks

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none">• Applies to natural areas that have the potential to be permanent open space• Efforts should continue to preserve mountainous areas, drainage and riparian areas with attractive indigenous vegetation• Areas designated as permanent natural open space should be placed within a conservation easement
LAND USE MIX	<ul style="list-style-type: none">• City's established parks• Public/private golf courses• Greenbelts/linear parks• Large retention areas that have recreational potential• Natural area open space
COMPATIBLE ZONING	<ul style="list-style-type: none">• Public Open Space (OS)• Agricultural (A2)• Agricultural (A5)
OTHER CRITERIA	<ul style="list-style-type: none">• A variety of methods can be used to preserve these areas, including easements, dedications, and acquisition, some with the potential of having tax relief benefits

The property has been assigned the OS zoning classification (Exhibit D). According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the OS zone is to *“recognize on the official zoning map areas which are open and generally undevelopable due to their sensitive environmental nature and/or the unavailability of adequate public facilities, such as conservation areas and national forest land.”* The subject property is surrounded by the R3 (Single-family Residential, 13,000 square foot lot minimum) zone on all four sides.

Requested modifications. The applicant is requesting to upgrade antennas and equipment on the existing facility. The existing monopole is 40-feet and has existing antennas located side the canister and a co-location located on the outside of the canister. The applicant is proposing to update the equipment on the inside of the canister. Because this equipment is larger than the existing equipment, the canister at the top of the stealth pole will need to be enlarged. The top 13-feet of the pole will be enlarged from 2-feet 8-inches to 3-feet 2-inches. The changes will not impact the lamps on the pole and it will remain a stealth design. The applicant will also install some new equipment within the existing equipment shelter.

The applicant held a neighborhood meeting on November 18, 2021 to notify neighbors of the proposed changes. The neighbor comments submitted by the applicant stated the

neighbors had no issues with the changes due to how small the change was.

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 DCMC. 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 Division Review. The Draper City Engineering 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.

STAFF RECOMMENDATION

Staff finds that the application meets requirements of 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 condition of approval:

1. The applicant shall obtain all applicable permits from Draper City Fire, the Engineering Division, and the Building Division for this installation.

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



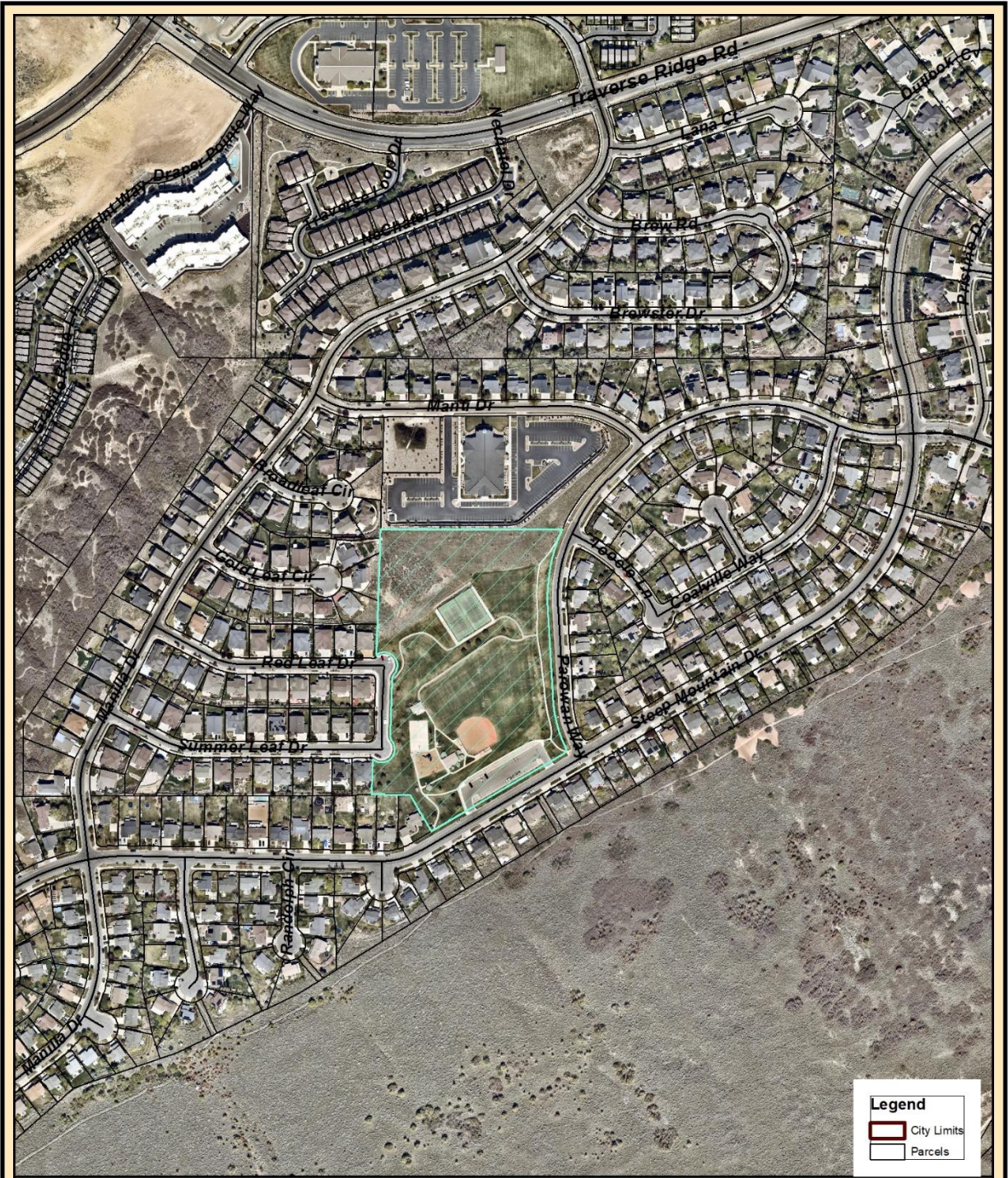
**EXHIBIT A
DEPARTMENT REVIEWS**

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

Planning Division Review.

1. No additional comments.

EXHIBIT B AERIAL MAP



0 240 480 960
Feet

**T-Mobile SL01589A
Permitted Use Permit
Aerial Map**

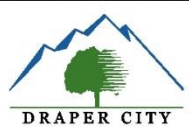
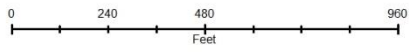
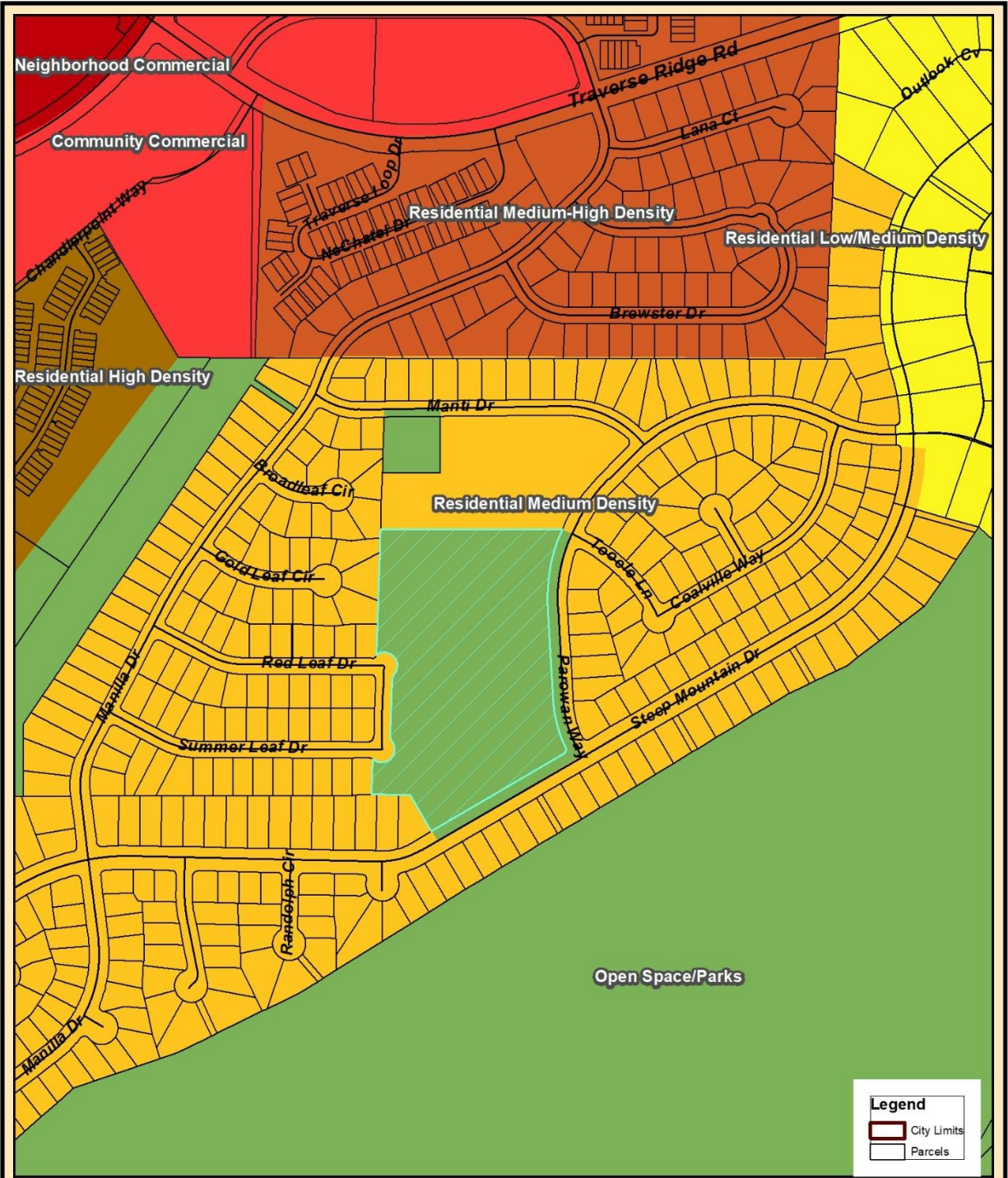


EXHIBIT C LAND USE MAP



**T-Mobile SL01589A
Permitted Use Permit
Land Use Map**

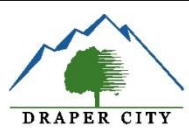
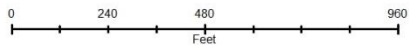
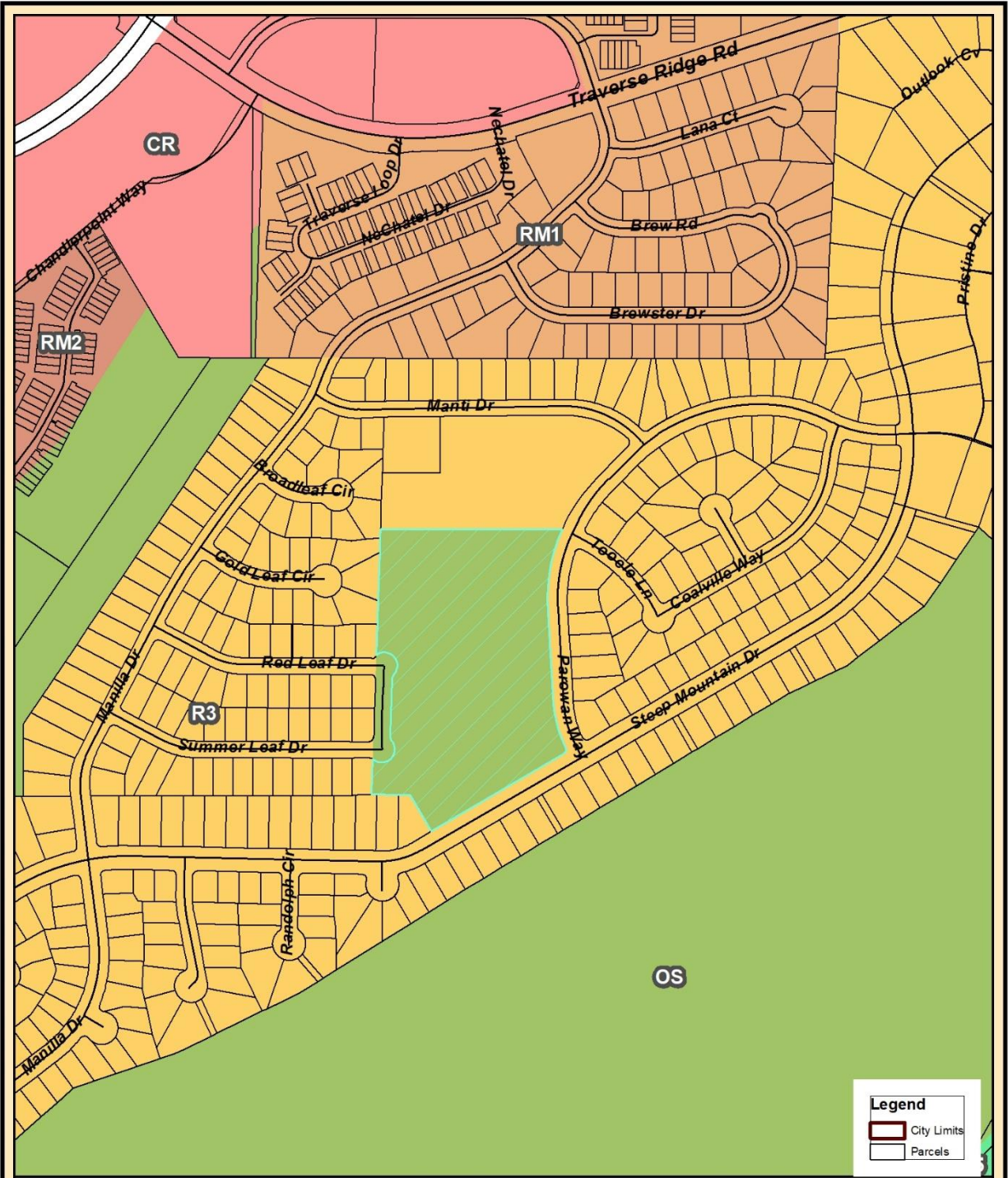


EXHIBIT D ZONING MAP



**T-Mobile SL01589A
Permitted Use Permit
Zoning Map**

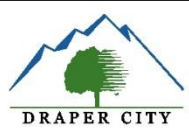
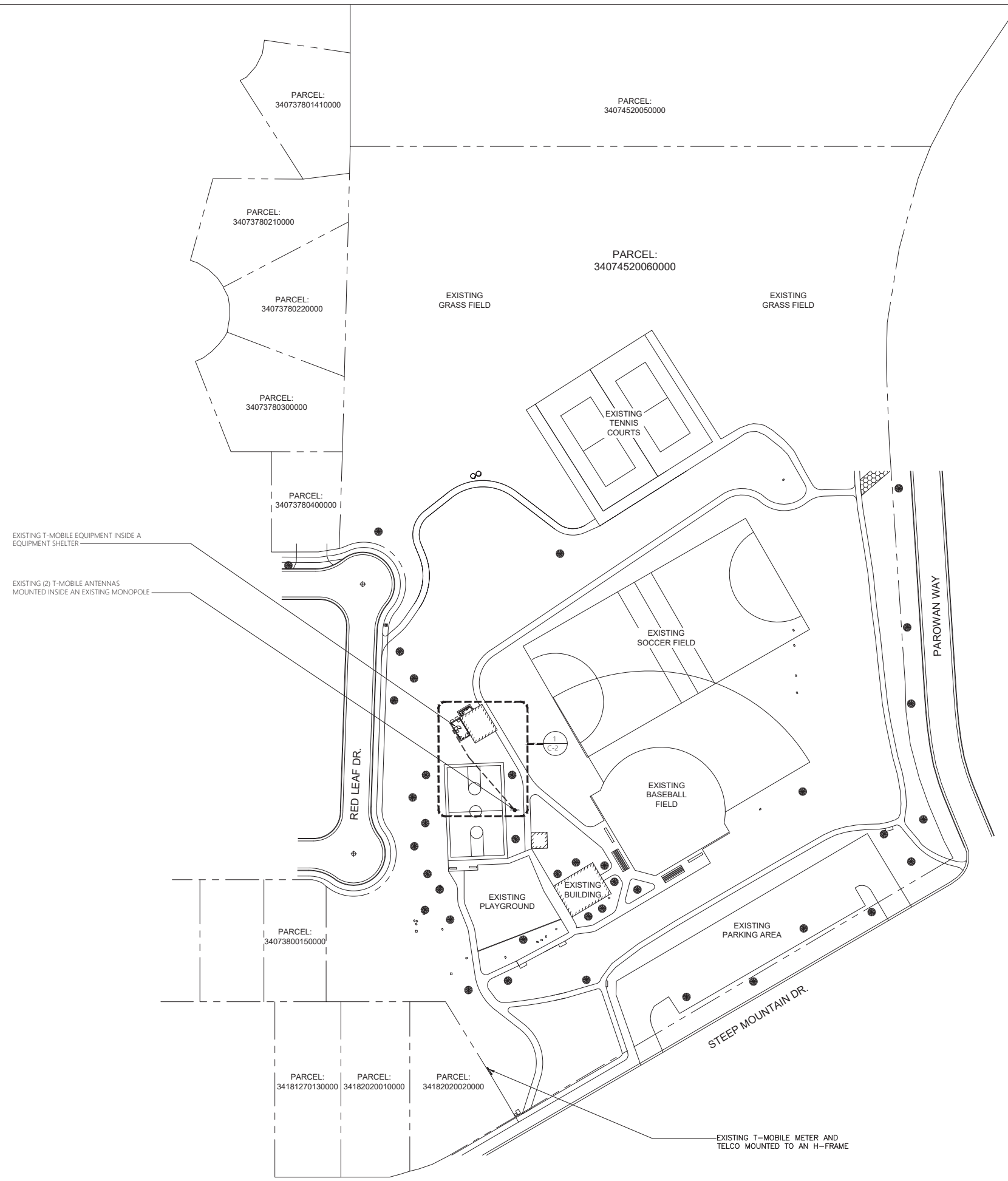


EXHIBIT E
PLANS AND DRAWINGS



CLIENT
T-Mobile
 121 ELECTION RD.
 DRAPER, UTAH 84020

CONSULTANT
COAL CREEK CONSULTING
 2166 E. UNIVERSITY DR., STE 201
 TEMPE, ARIZONA 85281
 PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD
TERRA DYNAMIC ENGINEERING, LLC

 P.O. BOX 22131, PHOENIX, AZ 85028
 PHONE: (602) 482-1603
 EMAIL: ROBERT@TERRADYNAMIC.US

SEAL

NO.	DATE	DESCRIPTION	BY
1	07/27/20	REVIEW	DRK
2	11/02/20	REVISION 1	SPE
3	11/23/20	REVISION 2	SPE
4	04/26/21	REVISION 3	SPE
5	05/06/21	REVISION 4	SPE

PROJECT INFORMATION
 JOB: 13-038-04

**SL01589A
 STEEP MOUNTAIN
 PARK**

364 E. STEEP MOUNTAIN DR.
 DRAPER, UTAH 84020

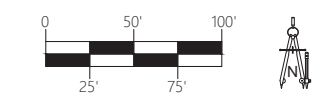
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SITE PLAN

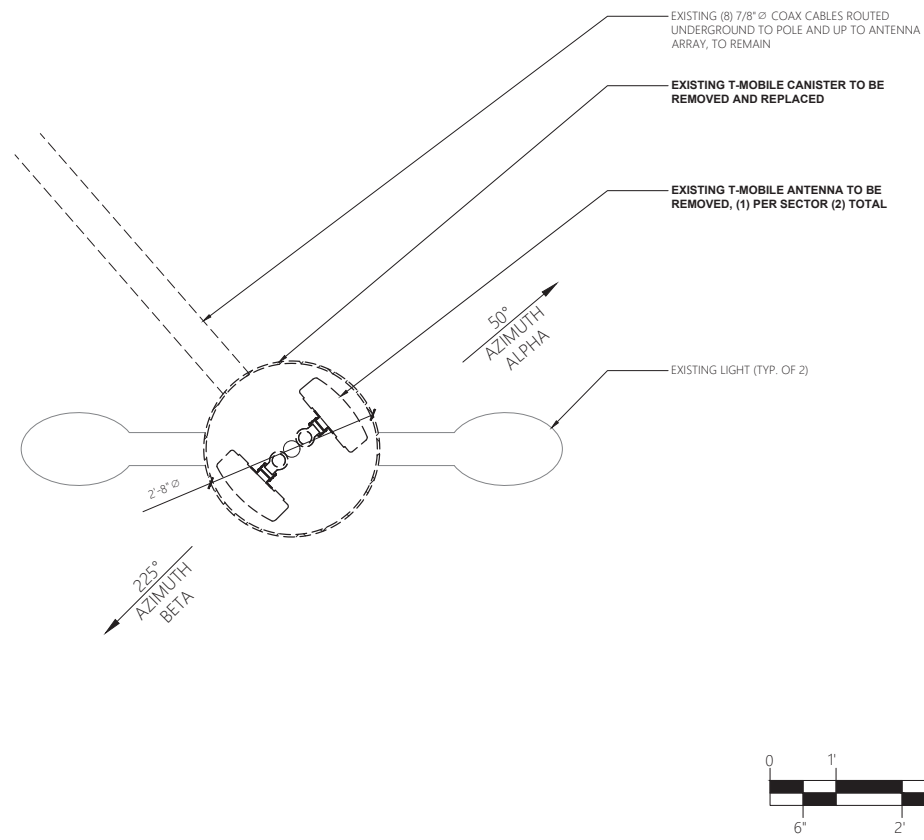
JURISDICTIONAL APPROVAL

SHEET NUMBER

C-1



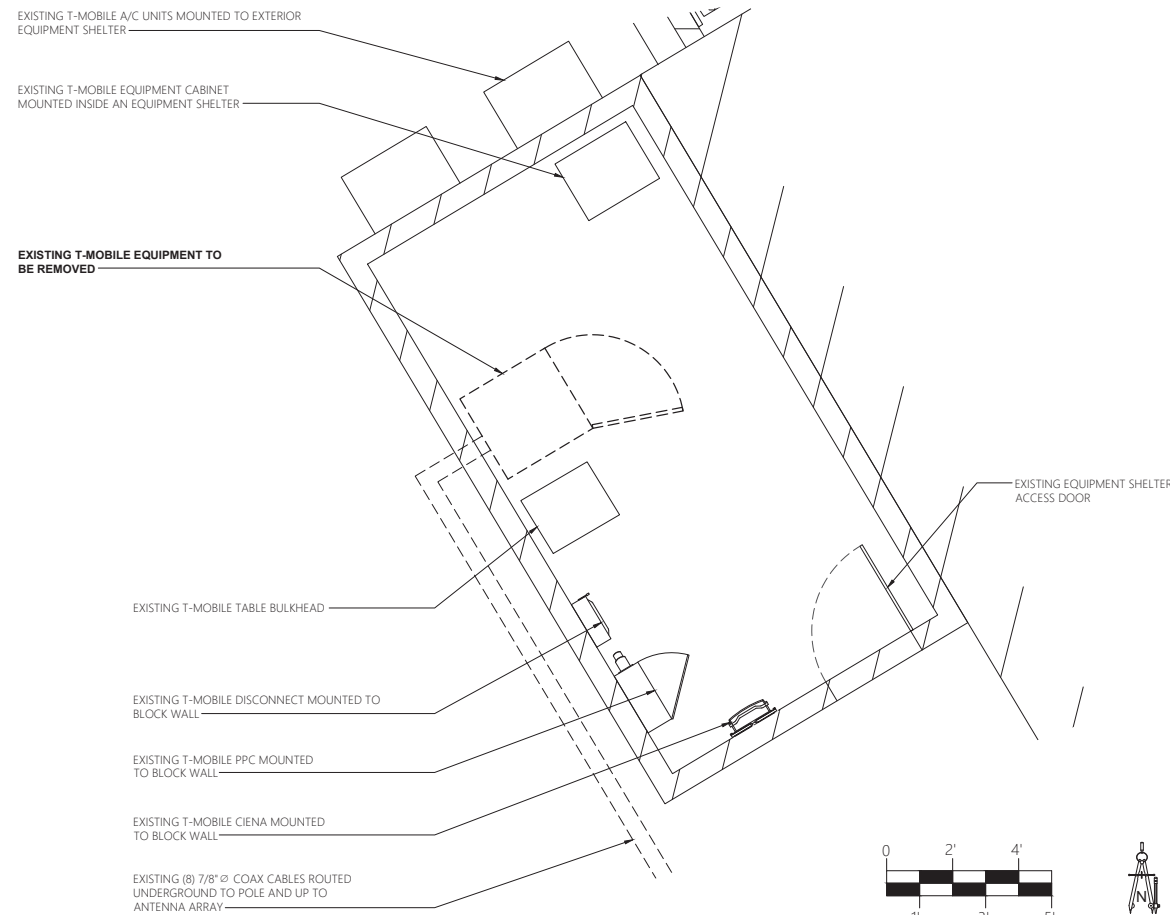
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EXISTING ANTENNA PLAN

SCALE: 3/4" = 1'-0"

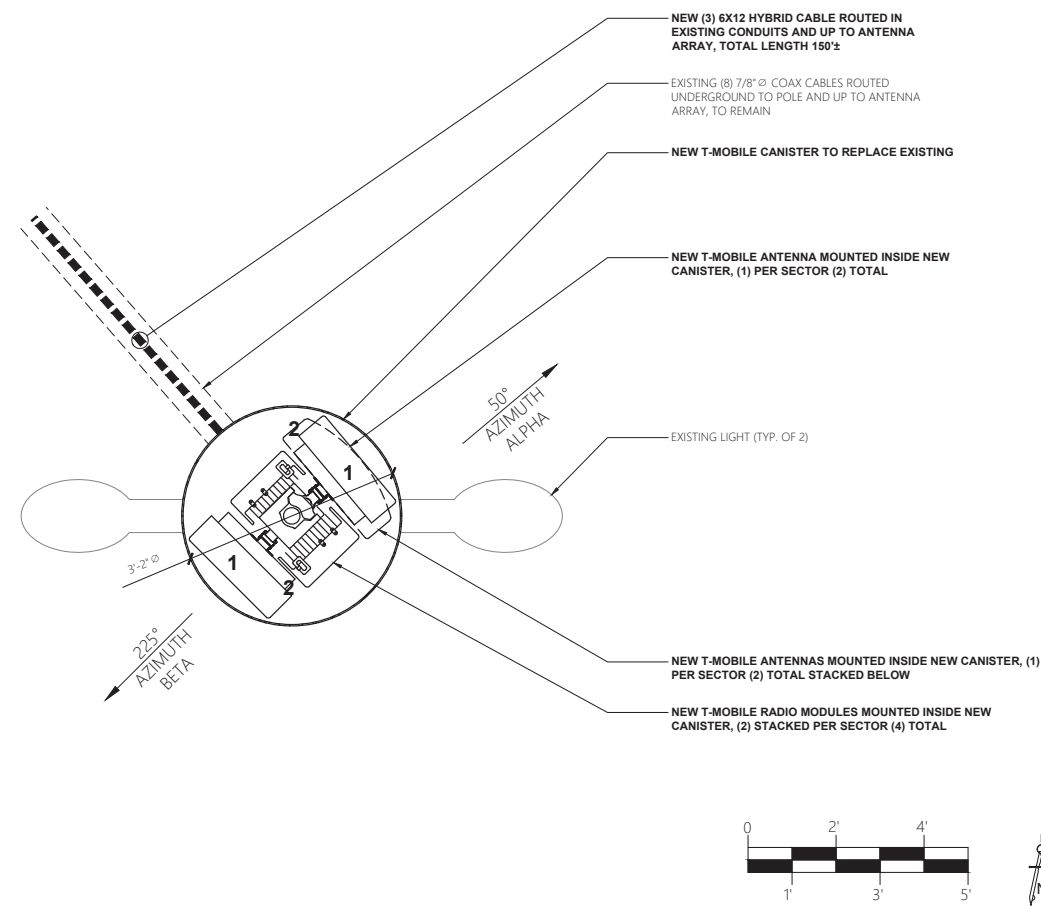
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EXISTING EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"

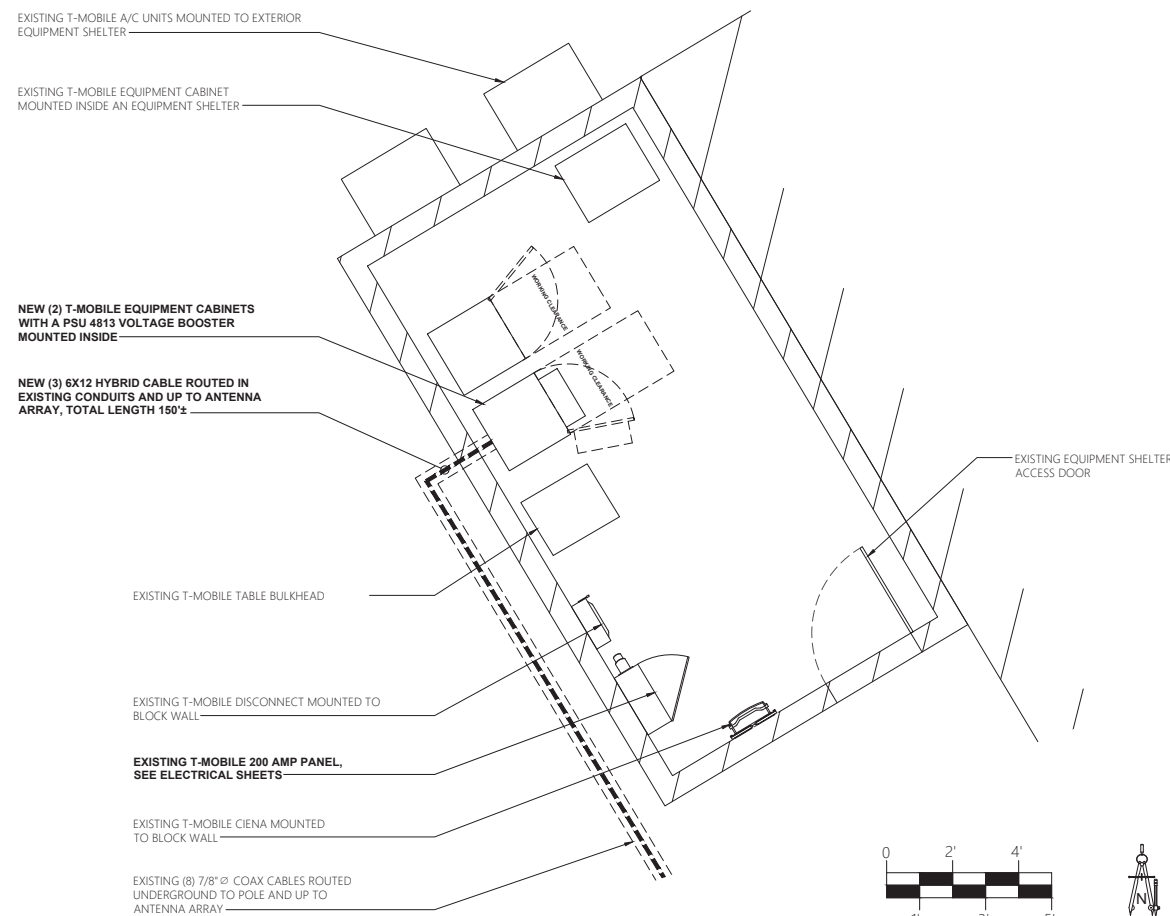
1



NEW ANTENNA PLAN

SCALE: 1/2" = 1'-0"

4



NEW EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"

2

CLIENT

121 ELECTION RD.
DRAPER, UTAH 84020

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5	05/06/21	REVISION 4	SPE

PROJECT INFORMATION

JOB: 13-038-04

SL01589A
STEEP MOUNTAIN
PARK

364 E. STEEP MOUNTAIN DR.
DRAPER, UTAH 84020

SHEET TITLE

EXISTING/NEW
ANTENNA AND
EQUIPMENT PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

C-3

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NOTES:
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE
INSTALLATION OF ANY NEW ANTENNAS. STRUCTURAL
ANALYSIS PROVIDED BY OTHERS.

CLIENT



121 ELECTION RD.
DRAPER, UTAH 84020

CONSULTANT



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JOB: 13-038-04

SL01589A
STEEP MOUNTAIN
PARK

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DRAPER, UTAH 84020

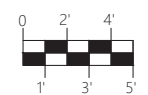
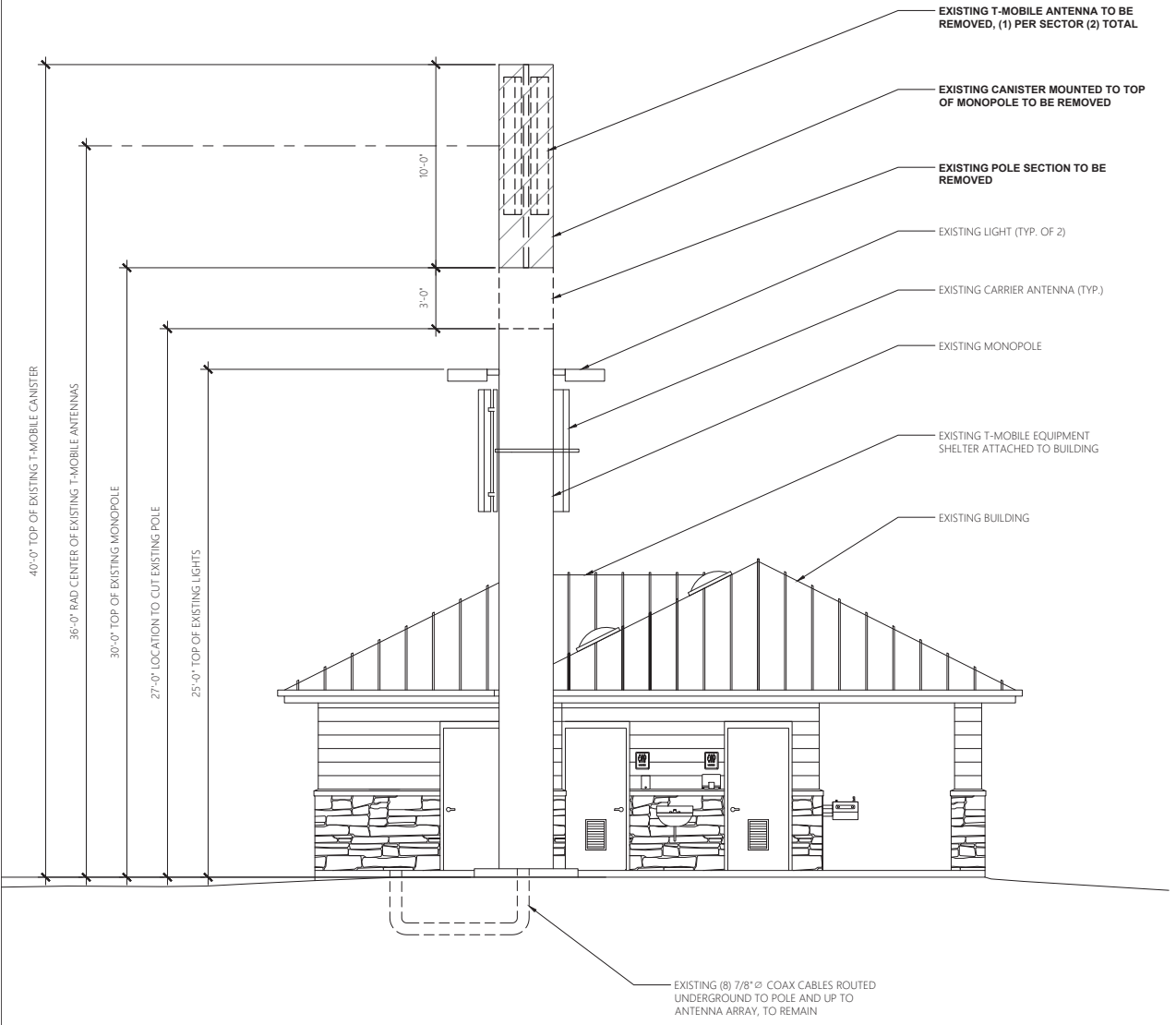
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EXISTING/NEW
ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER

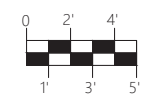
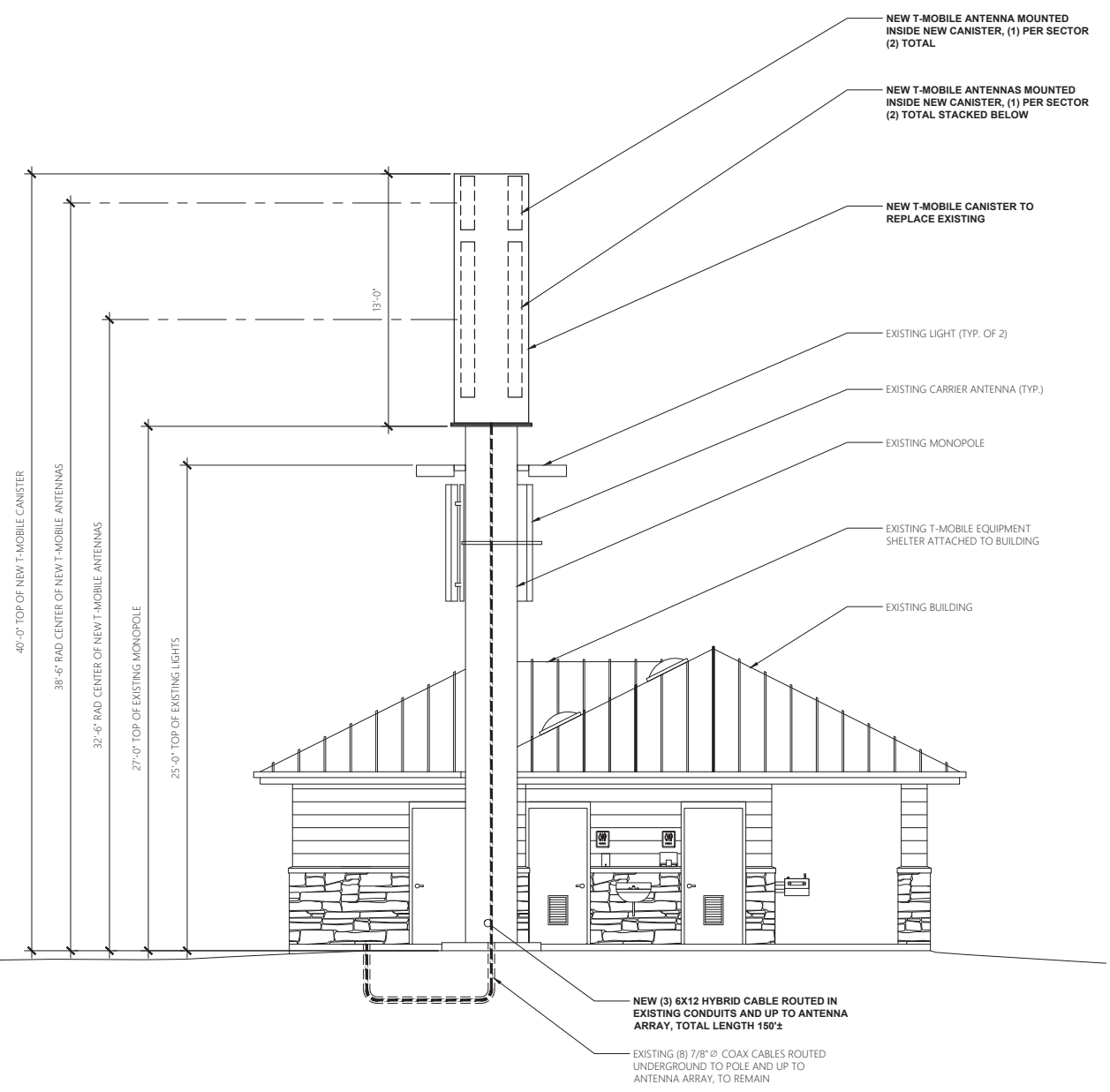
C-5



EXISTING SOUTH EAST ELEVATION

SCALE: 1/4" = 1'-0"

2



NEW SOUTH EAST ELEVATION

SCALE: 1/4" = 1'-0"

1

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