



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

STAFF REPORT

November 1, 2021

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

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

Re: T-Mobile 880588-565398 – Permitted Use Permit Request

Application No.: USE-0158-2021

Applicant: Tara Dunn, representing Crown Castle

Project Location: Approximately 12519 S Minuteman Dr.

Current Zoning: CG (General Commercial) Zone

Acreage: Approximately 0.054 Acres (Approximately 2,355 ft²)

Request: Request for approval of a Permitted Use Permit in the CG zone regarding the equipment upgrade of a wireless facility.

SUMMARY AND BACKGROUND

This application is a request for approval of a Permitted Use Permit for approximately 0.054 acres located 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 equipment upgrade at an existing wireless facility.

The existing wireless cell tower was built in the late 1990's. In 2010, a Conditional Use Permit was approved to add an additional 20-feet to the overall height of the tower. T-Mobile is in the process of upgrading Sprint wireless equipment and antennas after a company merger a few years ago.



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). This 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 classification (Exhibit D). According to Draper City Municipal Code (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.”* The property abuts the CC (Community Commercial) zone to the north, the RA2 (Residential Agricultural, 20,000 square foot lot minimum) zone to the east, the CR (Regional Commercial) and CG zones to the south, and to the west is the I-15 corridor.

Site Plan Layout. The applicant will be replacing an existing antenna array that sits 57-feet



up on the tower and will add new antenna equipment to the array. The applicant will also be replacing the existing equipment cabinets on the ground. No changes will be made to the tower height, the area used for the wireless facility, or fencing. Exhibit E provides an overall map of the site, while Exhibit F shows a close up of the wireless facility. Exhibit G shows the proposed antenna array.

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.

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 all buildings on the site, including permitting.
2. That the proposed changes to the site are compliant with Section 9-41-050 of the DCMC.
3. 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 located on land classified as sensitive land area, but has been permitted with the initial approval of the water tower.
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.

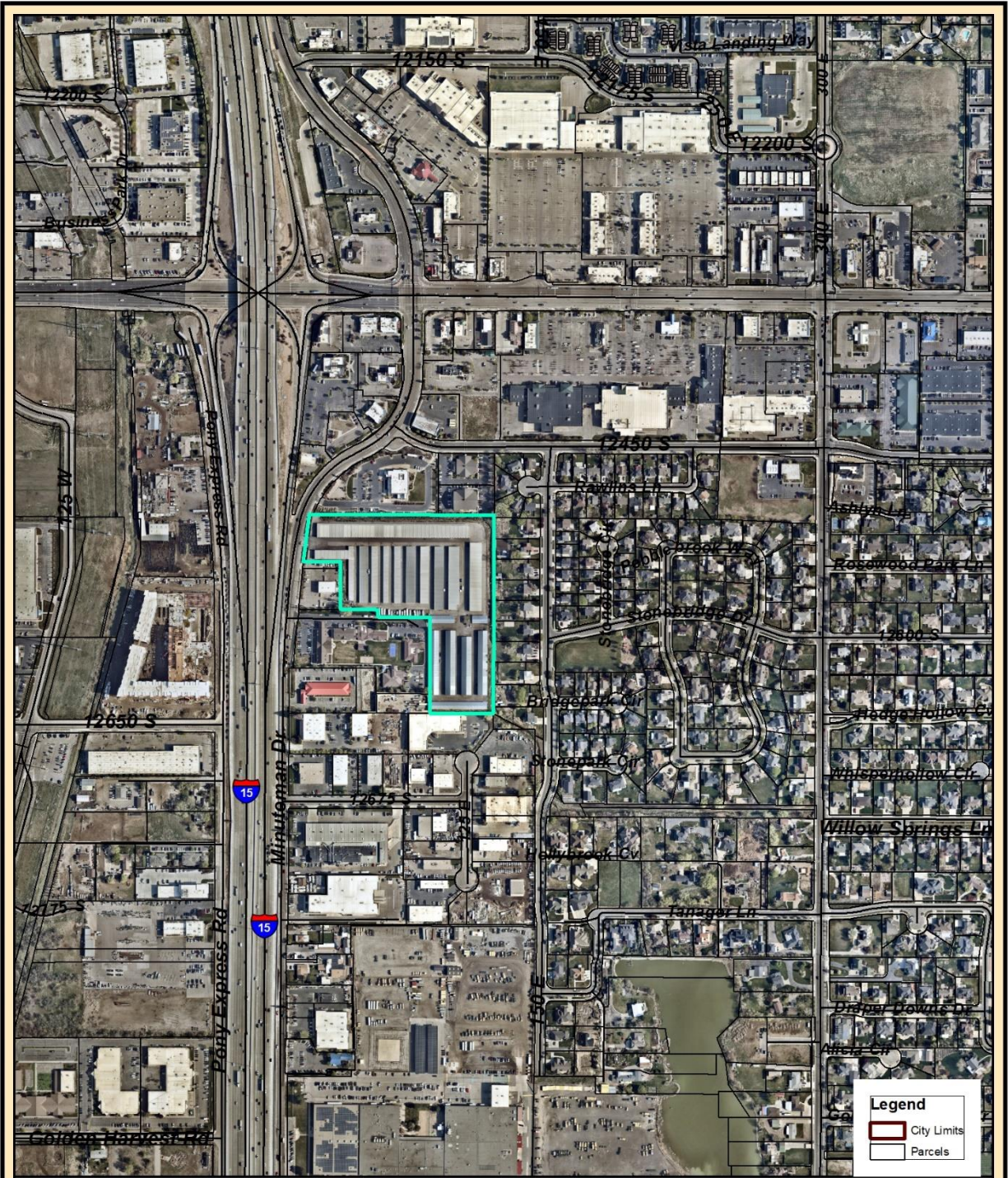
Engineering and Public Works Divisions Review.

1. The present and future requirements for transportation, traffic, water, sewer, and other utilities for the subject site do not appear to be detrimentally impacted. The number of trips generated by employees, none onsite with only occasional maintenance activities, will not have an impact to the area. The proposed property layout appears to provide adequate on-site parking. Given the location and proposed use, the use is not anticipated to generate a significant impact to water, sewer, or other utilities.
2. The proposed use does not appear detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity, or injurious to the property or improvements in the vicinity.
3. The proposed use appears to have been presented as desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community.
4. The proposed use appears to comply with the regulations and conditions as specified in the Draper City Municipal Code and appears to be in harmony with the intent of the Draper City General Plan.

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



T-Mobile 880588-565398
Permitted Use Permit
Aerial Map

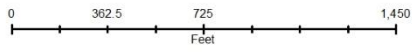
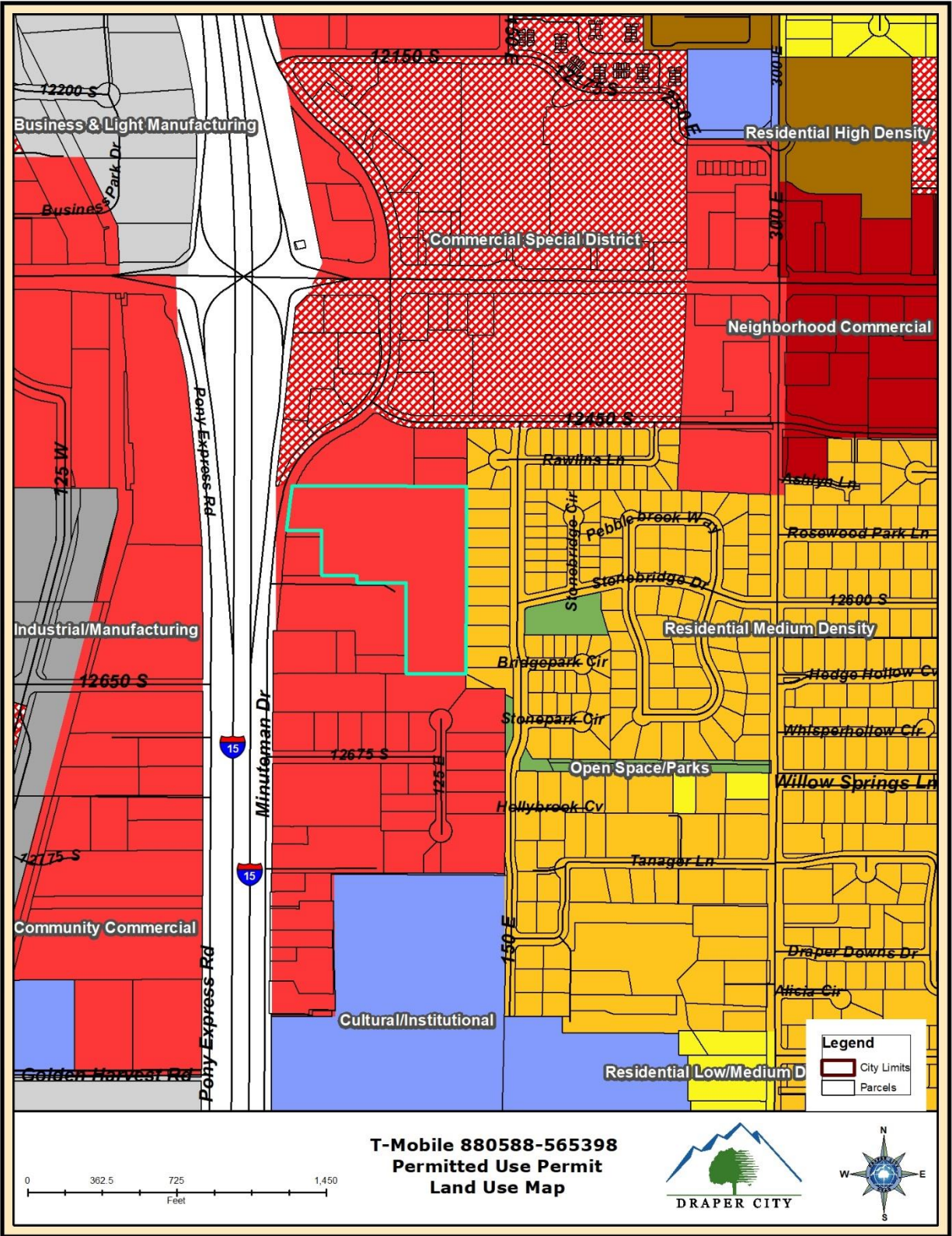
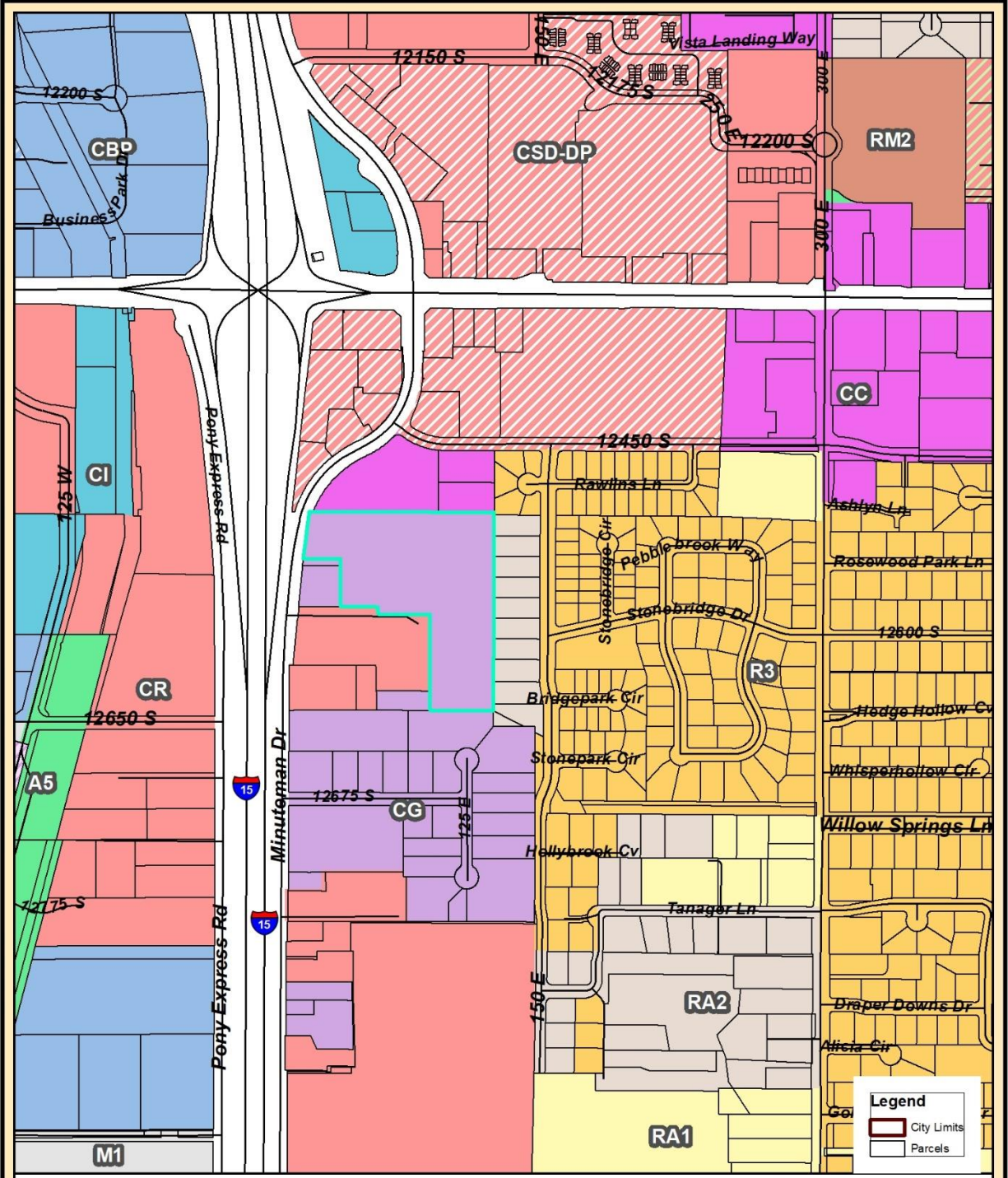


EXHIBIT C LAND USE MAP

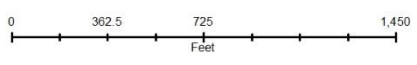


**EXHIBIT D
ZONING MAP**



Legend

- City Limits
- Parcels



T-Mobile 880588-565398
Permitted Use Permit
Zoning Map



EXHIBIT E
OVERLAL SITE PLAN

NOTE:
THIS IS NOT A SURVEY. ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND JURISDICTIONAL GIS INFORMATION AND ARE APPROXIMATE.

NOTE:
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SITE PLAN DISCLAIMER:
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SALT LAKE CITY, UTAH 84101

CROWN CASTLE
2055 S. STEARMAN DRIVE
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ATLANTA, GA 30346
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SPRINT SITE CASCADE:
SL04290A

BU #: 880588
CAROLYN WHITE

12519 SOUTH MINUTEMAN DRIVE
DRAPER, UT 84020

EXISTING 90'-0" MONOPOLE
MORRISON HERSHFIELD PROJECT # CN8-413R1 / 2101398.00

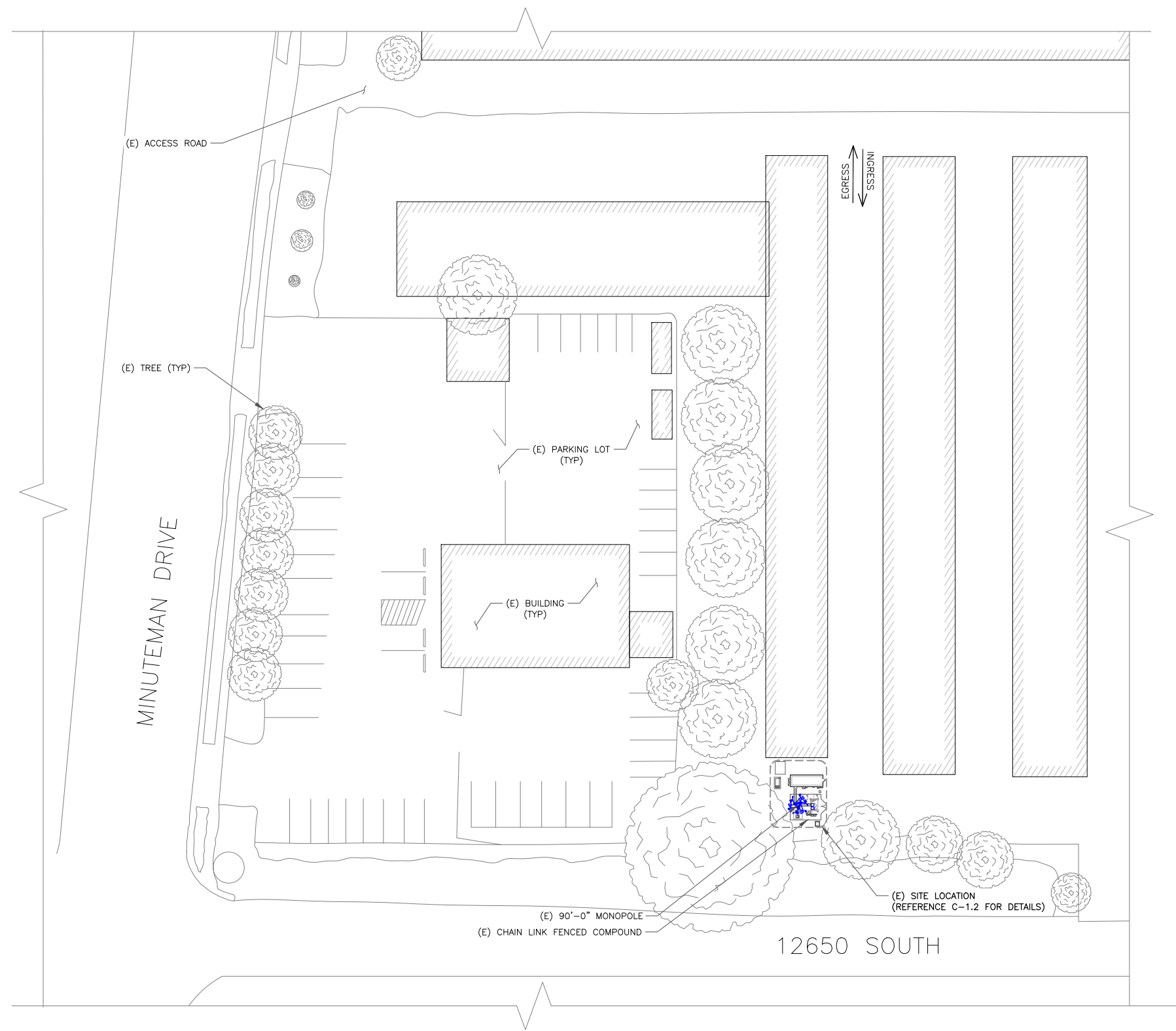
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REV	DATE	DRWN	DESCRIPTION	DES/QA
A	06-08-2021	GD	PRELIMINARY	CG

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SHEET NUMBER: **C-1.1** REVISION: **A**



1 OVERALL SITE PLAN
SCALE: 1" = 50'-0" (FULL SIZE)
1" = 100'-0" (11x17)



**EXHIBIT F
SITE PLAN**

SPRINT SITE CASCADE:
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BU #: 880588
CAROLYN WHITE

12519 SOUTH MINUTEMAN
 DRIVE
 DRAPER, UT 84020

EXISTING 90'-0" MONOPOLE
 MORRISON HERSHFIELD PROJECT # CN8-413R1 / 2101398.00

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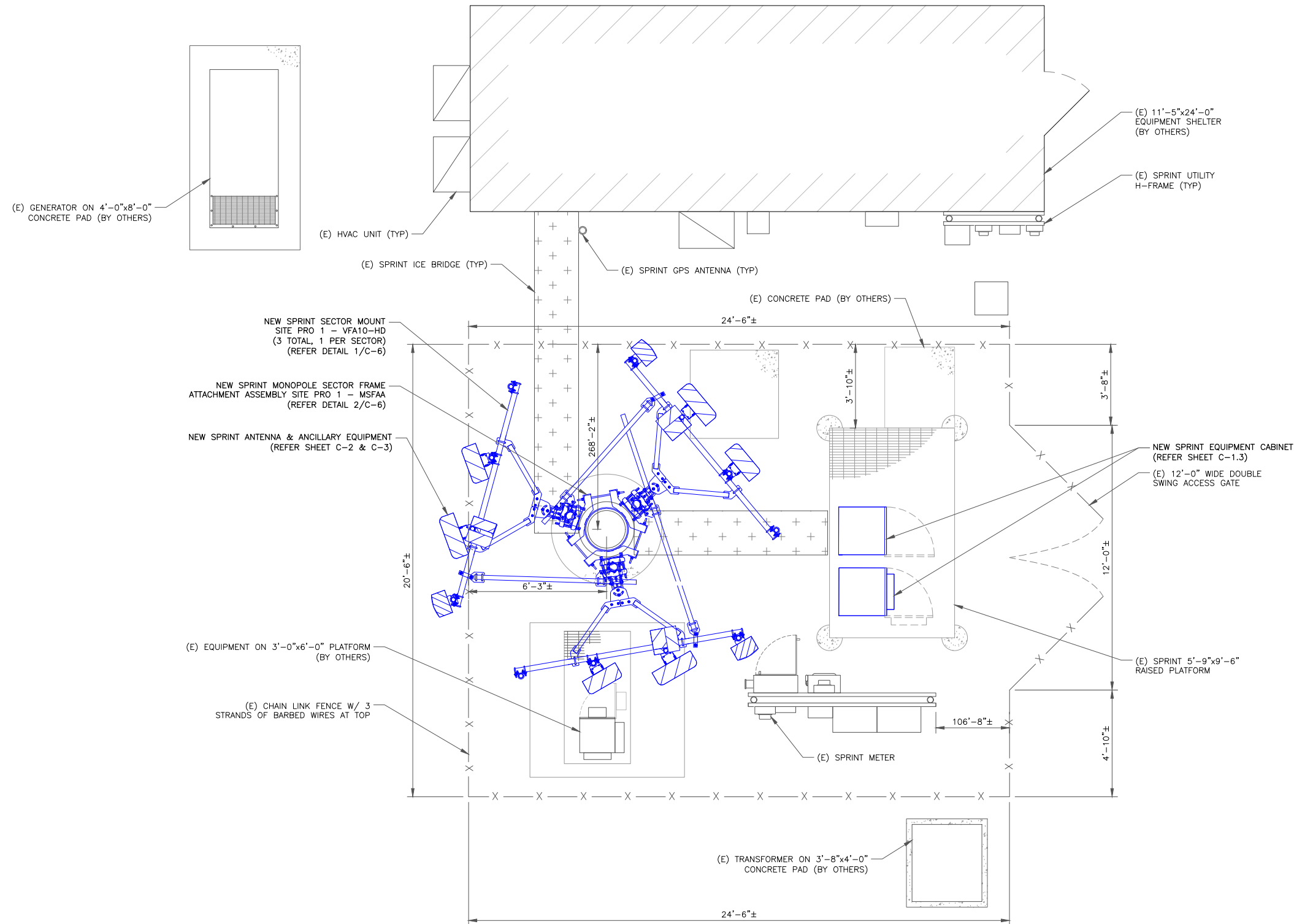
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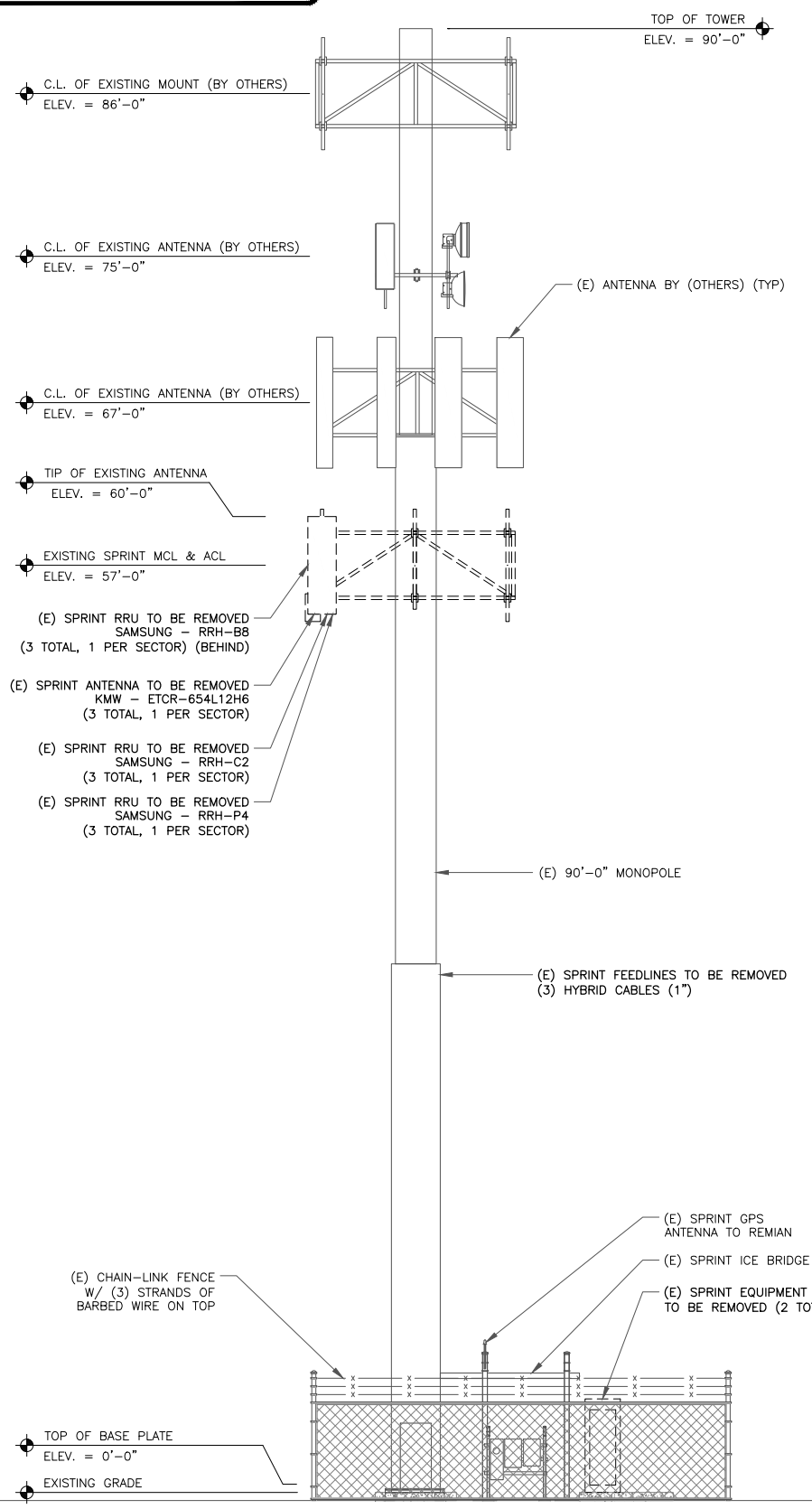
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**EXHIBIT G
ELEVATIONS**

NOTE:
THIS DRAWING IS INTENDED TO DEPICT THE GENERAL LOCATION AND HEIGHT OF THE PROPOSED EQUIPMENT ON THE EXISTING MOUNTING STRUCTURE. CONSTRUCTION SHALL NOT PROCEED UNTIL A STRUCTURAL ANALYSIS HAS BEEN COMPLETED BY A PROFESSIONAL ENGINEER REGISTERED IN THIS STATE, CONCLUDING THAT THE EXISTING MOUNTING STRUCTURE IS STRUCTURALLY ADEQUATE TO RESIST THE EXISTING AND PROPOSED LOADS.



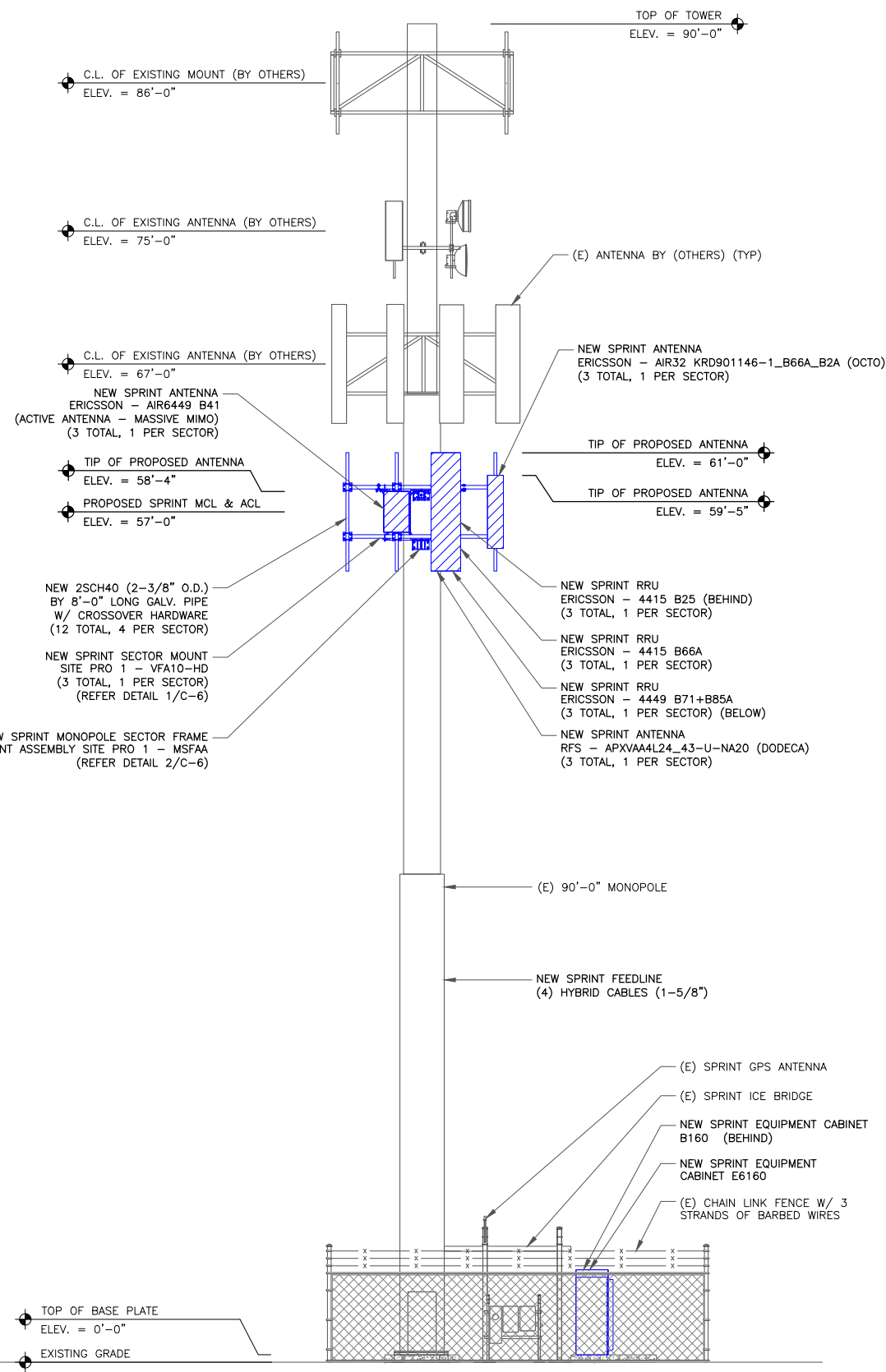
1 EXISTING ELEVATION
SCALE: 3/16"=1'-0" (FULL SIZE)
3/32"=1'-0" (11x17)

MOUNT ANALYSIS NOTES:

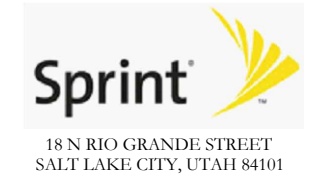
1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.

"LOOK UP" - CROWN CASTLE USA INC. SAFETY CLIMB REQUIREMENT:

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.



2 FINAL ELEVATION
SCALE: 3/16"=1'-0" (FULL SIZE)
3/32"=1'-0" (11x17)



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