



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: ATT UTL02002 – Permitted Use Request

Application No.: USE-7-2022
Applicant: Cierra House, representing Smart Link Group
Project Location: Approximately 1111 E Draper Parkway
Current Zoning: CC (Community Commercial) Zone
Acreage: Approximately 1.92 Acres (Approximately 83,635 ft²)
Request: Request for approval of a Permitted Use Permit in the CC zone regarding approval to upgrade equipment on an existing roof mounted wireless cell facility.

SUMMARY AND BACKGROUND

This application is a request for approval of a Permitted Use for approximately 1.92 acres located on the north side of Draper Parkway (Exhibit B), at approximately 1111 East Draper Parkway. The property is currently zoned CC. The applicant is requesting that a Permitted Use be approved to allow for the updating of antenna and equipment on an existing roof mounted wireless cell facility.

The wireless facility was approved in 2017 for Verizon. AT&T co-located on the facility shortly after it was built.



ANALYSIS

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

Neighborhood Commercial

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none">• Small-scale commercial land uses that serve local residents in adjacent neighborhoods• Minimal impact in predominantly residential areas• Well-landscaped street frontages• Limited traffic access points and pedestrian access from surrounding residential areas• Don't overcrowd commercial lots; i.e., require adequate setback and landscape buffers• Screened parking and adequate ingress and egress to parking areas• Adequate drainage• Low noise standards
LAND USE MIX	<ul style="list-style-type: none">• Small-scale commercial• Planned retail• Office
COMPATIBLE ZONING	<ul style="list-style-type: none">• Neighborhood Commercial (CN)• Institutional Care (IC)• Commercial Services (CS)
LOCATION	<ul style="list-style-type: none">• Adjacent to neighborhood• Along local roads

The property has been assigned the CC zoning classification (Exhibit D). According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CC zone is to *“provide areas where commercial uses may be established which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development.”* The subject property abuts the CC zone on the east and west, and the CG (General Commercial) and CC zone to the south. To the north is Sandy City and an existing residential neighborhood zoned R-1-8 (Residential Single-Family District, 8,000 square foot lot minimum).

Requested modifications. The applicant is requesting to upgrade the existing antennas and equipment on the existing facility. The application requests that the upgrades be approved as an eligible facilities request under the Federal Spectrum Act and FCC regulations.

Electronic Code of Federal Regulations

Title 47, Chapter 1, Subchapter A, Part 1, Subpart U, §1.6100

...

(b) Definitions.

...

(3) Eligible facilities request. Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

(i) Collocation of new transmission equipment;

(ii) Removal of transmission equipment; or

(iii) Replacement of transmission equipment.

...

(7) Substantial change. A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

(i) For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

(A) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

(ii) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

(iii) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

(iv) It entails any excavation or deployment outside of the current site, except that, for towers other than towers in the public rights-of-way, it entails any excavation or deployment of transmission equipment outside of the current site by more than

30 feet in any direction. The site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site;

(v) It would defeat the concealment elements of the eligible support structure; or

(vi) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in §1.40001(b)(7)(i) through (iv).

...

(c) Review of applications. A State or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

The existing facilities are roughly 10-foot tall and 14-foot wide, as measured from the top of the parapet wall. The proposed antenna will not increase the height or width of the structures. The specific changes being made are listed below:

Monopole work:

- Remove 3 UMTS antennas
- Remove 3 LTE antennas
- Remove 6 remote radio heads
- Install 6 newer technology antennas
- Install 6 remote radio heads
- Install associated cables

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.*

The proposed upgrade and installation of proposed appurtenances conform generally to applicable requirements of the code under 9-5-070(E), and FCC issued regulations.

The criteria for review and approval of an Eligible facilities request are found in the Electronic Code of Federal Regulations Title 47, Chapter I, Subchapter A, Part 1, Subpart U, §1.6100, (c). This section depicts the standard of review for such requests as:

(c) Review of applications. A State or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

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 for consideration as an Eligible Facilities request under FCC regulations and applicable 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.

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**



**ATT UTL02002
Permitted Use Permit
Aerial Map**

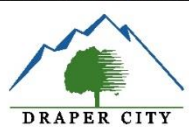
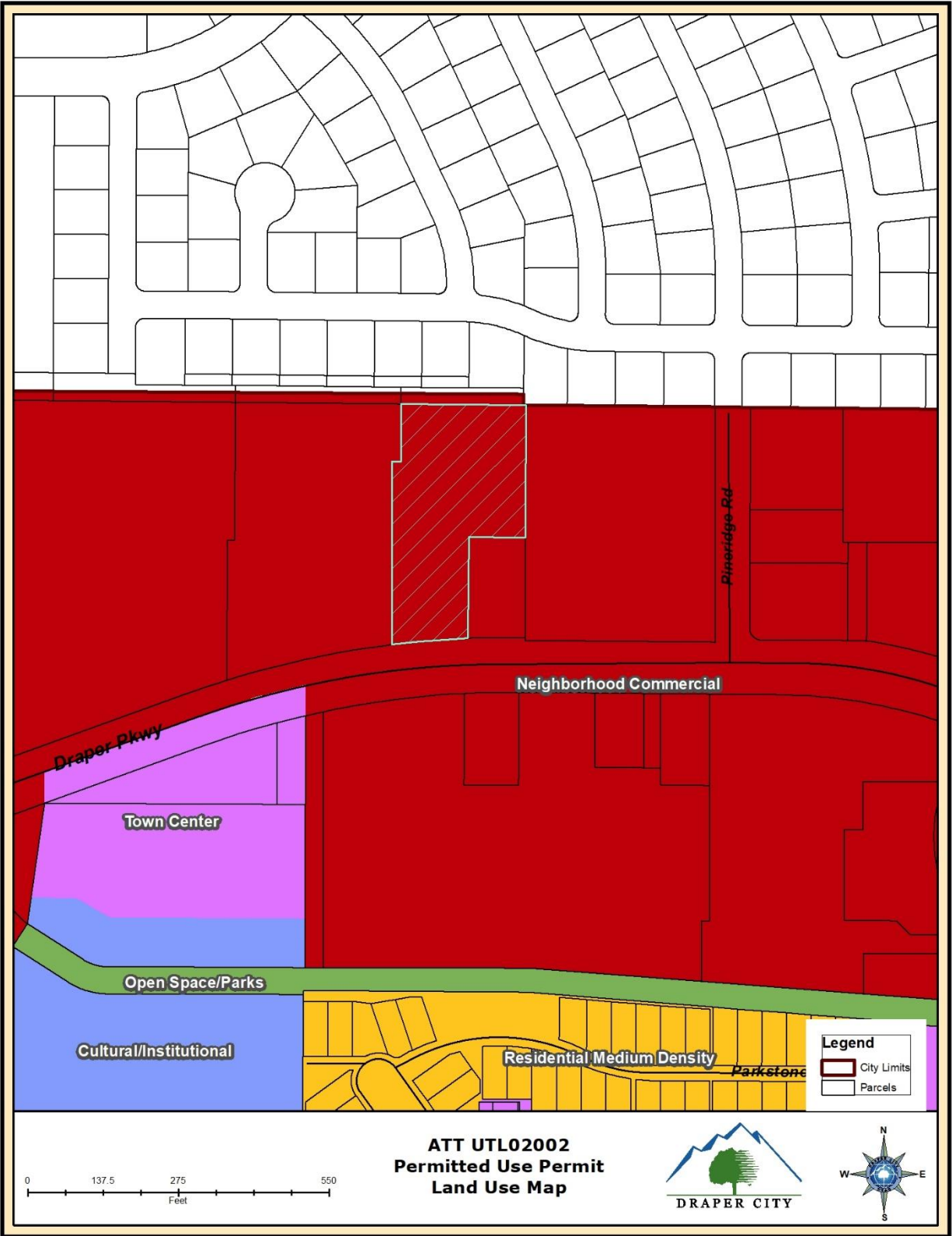


EXHIBIT C LAND USE MAP



**ATT UTL02002
Permitted Use Permit
Land Use Map**



EXHIBIT D ZONING MAP

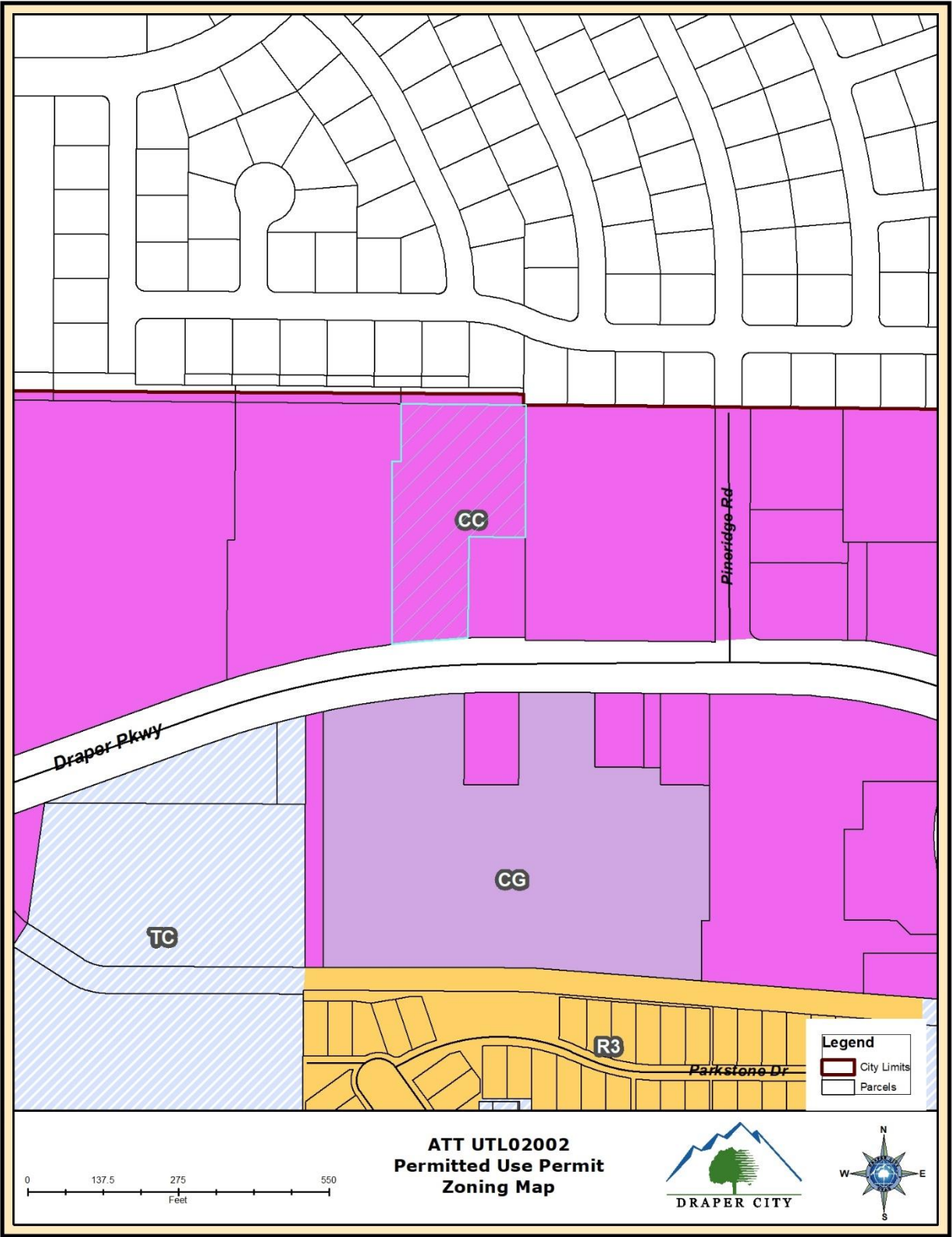
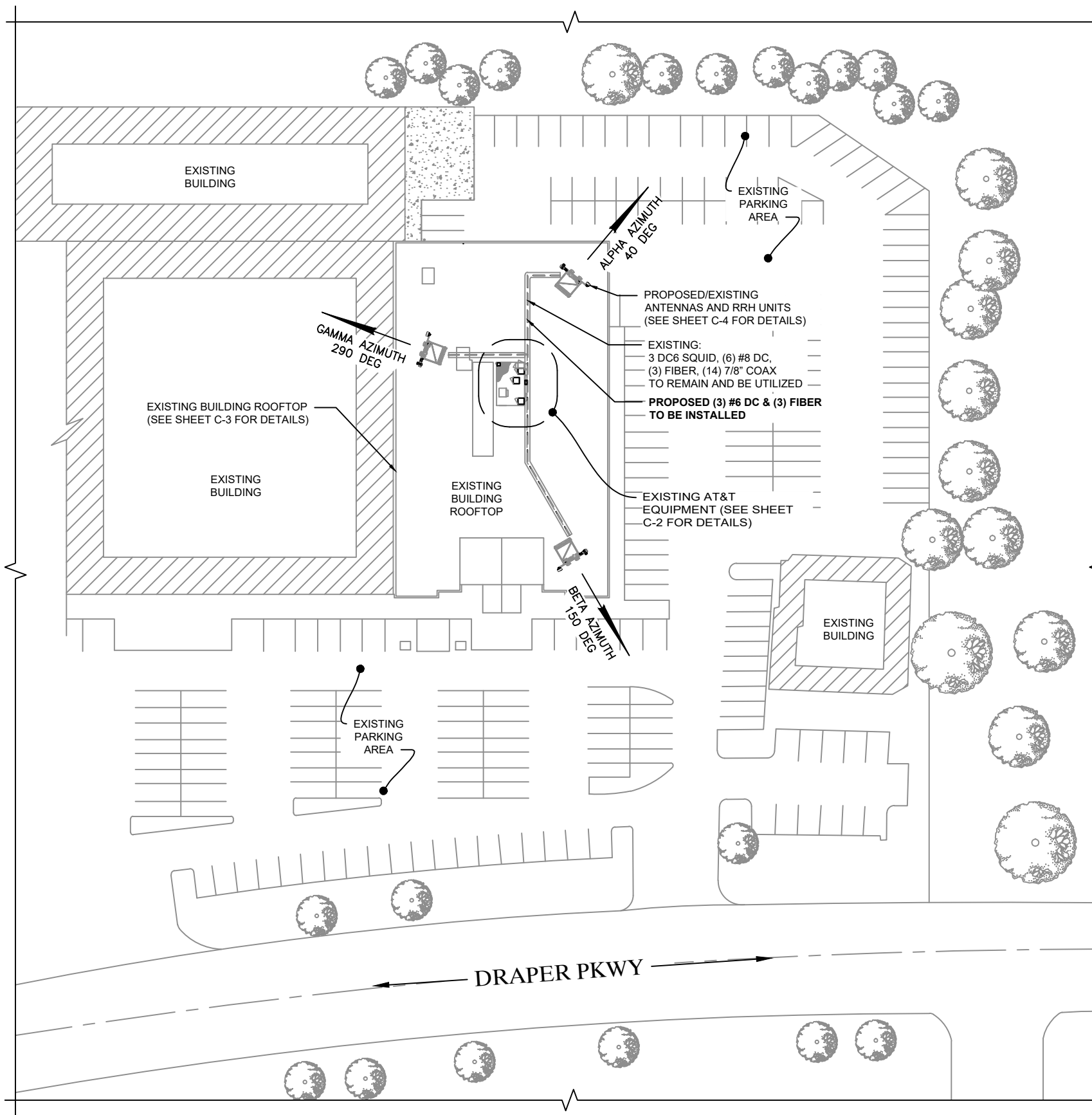


EXHIBIT E
PLANS AND DRAWINGS



NOTE: THESE DRAWINGS WERE PREPARED BASED ON EXISTING DRAWINGS AND INFORMATION PROVIDED BY OTHERS. ALL EXISTING CONDITIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.



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 Tel: 410-263-LINK (5465)
 Fax: 410-263-5470
 www.smartlinkllc.com



682640

REVISIONS			
REV	DATE	DESCRIPTION	INT
0	09/14/21	ISSUED FOR REVIEW 90%	JG
0	11/10/21	ISSUED FOR REVIEW 95%	JG
0	11/29/21	ISSUED FOR FINAL	JG



SITE INFORMATION

SITE #: UTL02002
SITE NAME: 12300 S/ 1000E CE05 2002
FA #: 10103804

1111 EAST DRAPER PARKWAY
 DRAPER, UT 84020

SHEET TITLE:
SITE PLAN

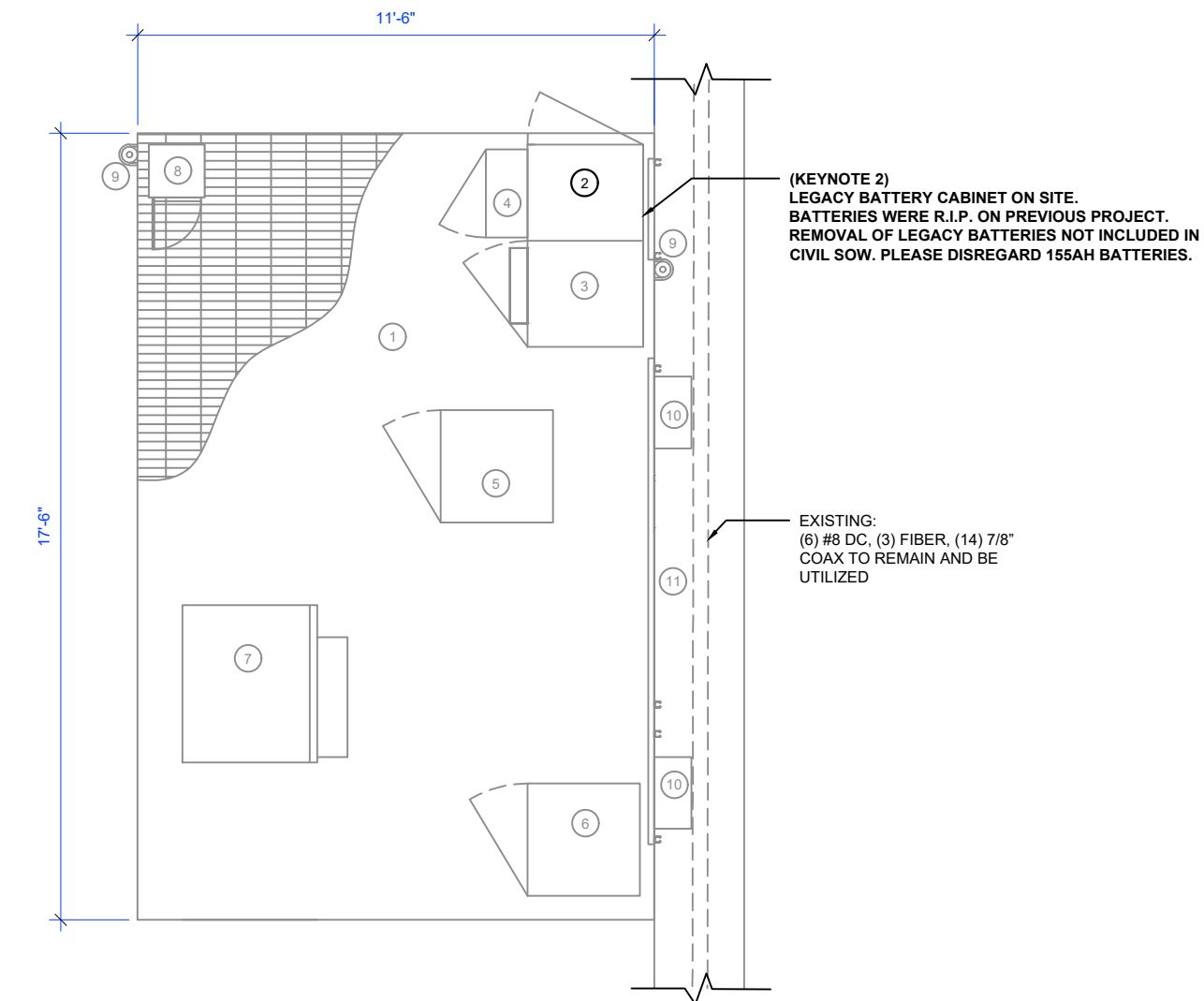
SHEET NUMBER:
C-1



THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

KEY NOTES:

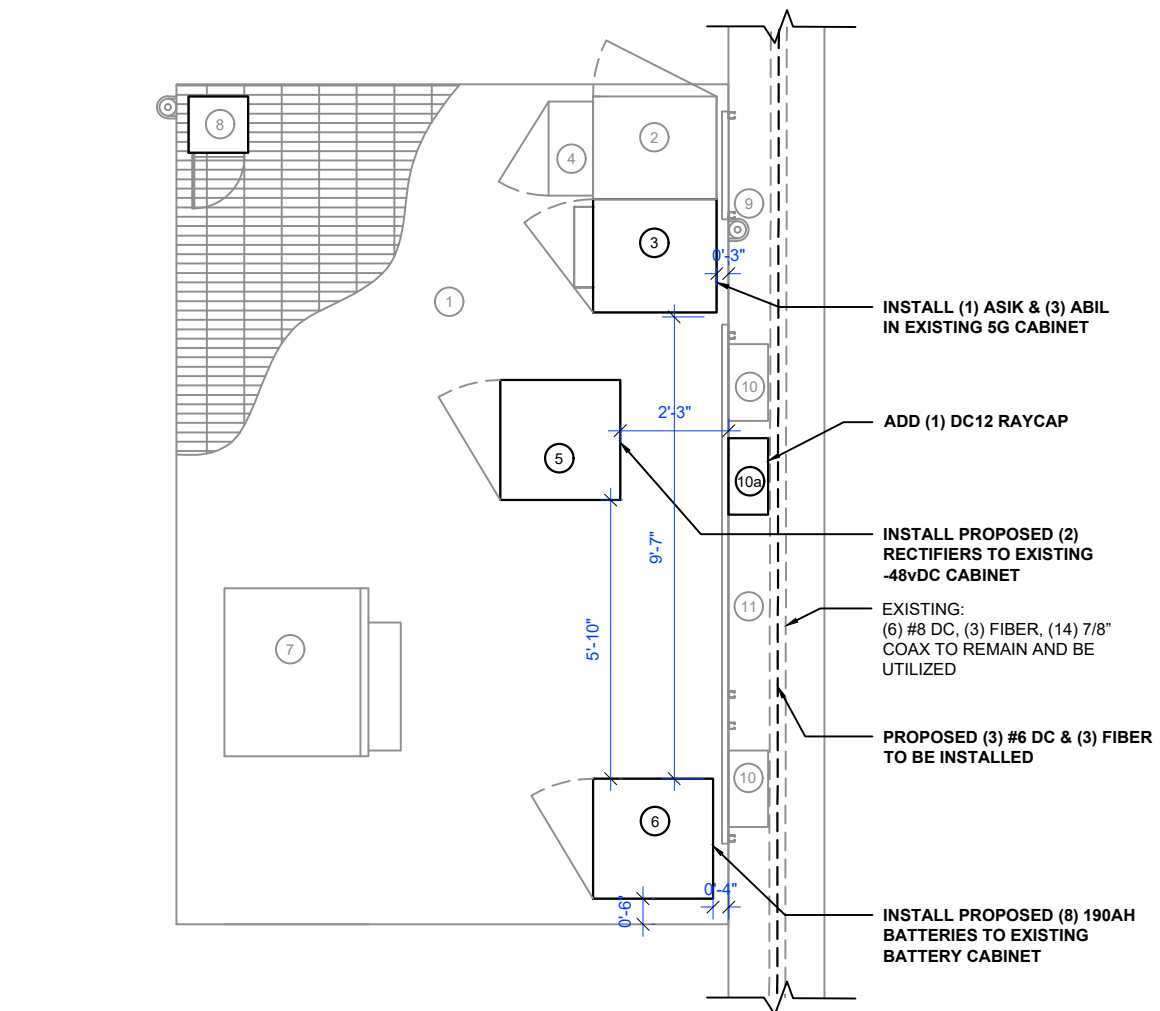
- ① EXISTING STEEL PLATFORM
- ② (KEYNOTE 2)
LEGACY BATTERY CABINET ON SITE.
BATTERIES WERE R.I.P. ON PREVIOUS PROJECT.
REMOVAL OF LEGACY BATTERIES NOT INCLUDED IN
CIVIL SOW. PLEASE DISREGARD 155AH BATTERIES.
- ③ EXISTING AT&T DDB 5G CABINET
- ④ EXISTING ELECTIC PANEL
- ⑤ EXISTING -48vDC CABINET
- ⑥ EXISTING BATTERY CABINET
- ⑦ EXISTING UMTS CABINET
- ⑧ EXISTING LTE 9412 CABINET
- ⑨ EXISTING GPS ANTENNA
- ⑩ EXISTING DC12 RAYCAP
- ⑪ EXISTING CABLE TRAY



1

KEY NOTES:

- ① EXISTING STEEL PLATFORM
- ② EXISTING LEGACY BATTERY CABINET
- ③ EXISTING AT&T DDB 5G CABINET
INSTALL PROPOSED (1) ASIK, & (3) ABIL
- ④ EXISTING ELECTRIC PANEL
- ⑤ EXISTING -48vDC CABINET
INSTALL (2) PROPOSED RECTIFIER
- ⑥ EXISTING BATTERY CABINET
INSTALL (8) PROPOSED 190AH BATTERIES
- ⑦ EXISTING UMTS CABINET
- ⑧ EXISTING LTE 9412 CABINET
- ⑨ EXISTING GPS ANTENNA
- ⑩ EXISTING DC12 RAYCAP
- ⑩a ADD (1) DC12 RAYCAP
- ⑪ EXISTING CABLE TRAY



2

EXISTING EQUIPMENT PLAN



SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

NEW EQUIPMENT PLAN



SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)



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SITE #: UTL02002
SITE NAME: 12300 S/ 1000E CE05 2002
FA #: 10103804
1111 EAST DRAPER PARKWAY
DRAPER, UT 84020

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

C-2



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SITE #: UTL02002
SITE NAME: 12300 S/ 1000E CE05 2002
FA #: 10103804

1111 EAST DRAPER PARKWAY
 DRAPER, UT 84020

SHEET TITLE:
TOWER ELEVATIONS

SHEET NUMBER:

C-3

NOTE:
 STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE THE INSTALLATION OF NEW ANTENNAS, RRH UNITS, ETC.

EXISTING (3) UMTS ANTENNAS TO BE REMOVED
 (TYP. 1 PER SECTOR)

EXISTING (6) RRHS TO BE REMOVED
 (TYP. 2 PER SECTOR)

EXISTING AT&T ANTENNA RAD CENTER
 ± EL. 52'-0"

TOP OF ROOFTOP
 ± EL. 46'-0"

GRADE
 EL. 0'-0"

EXISTING (3) DC6 RAYCAP TO REMAIN
 (TYP. 1 PER SECTOR)

EXISTING (3) LTE ANTENNAS TO BE REMOVED
 (TYP. 1 PER SECTOR)

EXISTING (9) RRHS TO REMAIN
 (TYP. 3 PER SECTOR)

EXISTING ELEVATION

SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17)

1

INSTALL "C-BAND ANTENNA N" IN TOP LOCATION (1 PER SECTOR)
 INSTALL AEQK C-BAND ANTENNAS IN BOTTOM LOCATION (1 PER SECTOR)
 REFERENCE C-6/1,2&3 FOR DETAILS

PROPOSED (3) RRHS TO BE INSTALLED
 (TYP. 1 PER SECTOR)

PROPOSED AT&T ANTENNA RAD CENTER
 ± EL. 53'-6" ALPHA & BETA (±EL. 53'-0" GAMMA)

EXISTING AT&T ANTENNA RAD CENTER
 ± EL. 52'-0"

TOP OF ROOFTOP
 ± EL. 46'-0"

INSTALLER NOTE:
 THE TOP OF THE C-BAND STACKED ANTENNAS ARE TO MATCH TO THE TOP OF THE TALLEST ANTENNA WITHIN THE SECTOR UNLESS NOTED OTHERWISE.

GRADE
 EL. 0'-0"

EXISTING (3) DC6 RAYCAP TO REMAIN
 (TYP. 1 PER SECTOR)

PROPOSED (3) DC9 OD BOX TO BE INSTALLED
 (TYP. 1 PER SECTOR)

EXISTING (9) RRHS TO REMAIN
 (TYP. 3 PER SECTOR)

TIP OF PROPOSED C-BAND ANTENNA N
 ± EL. 56'-6" ALPHA & BETA (±EL. 56'-0" GAMMA)

TIP OF PROPOSED AEQK ANTENNA
 ± EL. 53'-0" ALPHA & BETA (±EL. 52'-6" GAMMA)

PROPOSED ELEVATION

SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17)

2