



Development Review Committee
1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT

November 17, 2025

To: Jennifer Jastremsky, Zoning Administrator

Approved _____ Date _____

From: Todd A. Draper, AICP, Planning Manager
801-576-6335, todd.draper@draperutah.gov

Re: AT&T Wadsworth Renovation – Permitted Use Permit Request

Application No.: 2024-0327-USE

Applicant: Jill Drake, representing the Smartlink Group, AT&T Mobility, and Draper Land Company No. 2

Project Location: 66 E Wadsworth Park Dr.

Current Zoning: CO2 (Professional Office)

Acreage: 3.15 Acres (Approximately 137,214 ft²)

Request: Request for approval of a Permitted Use Permit in the CO2 zone regarding equipment upgrades to an existing rooftop mounted AT&T wireless facility.

SUMMARY AND BACKGROUND

This application is a request for approval of a Permitted Use Permit for approximately 3.15 acres located on the north side of Minuteman Dr. and west of Wadsworth Park Dr. at approximately 66 E Wadsworth Park Dr. (Exhibits B & C). The property is currently zoned CO2. The applicant is requesting that a Permitted Use Permit be approved to allow for an equipment upgraded to the existing rooftop mounted wireless facility.

The property consists of an existing office building surrounded by parking that was built in approximately 1988. The initial AT&T wireless facility was added to the roof in 2006. Numerous upgrades to the AT&T equipment have been approved over the years, most recently under files PUP-000231-2017, USE 000917-2019, and USE-000010-2022.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Community/Neighborhood Commercial	Exhibit D
Current Zoning	CO2	Exhibit E
Proposed Use	Residential/Wireless Telecommunications Facility	
Adjacent Zoning		
East	CO2	
West	(I-15 Freeway)	
North	CO2	
South	CBP (Business/manufacturing park)	

The Community Commercial and Neighborhood Commercial land use designations are 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

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

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the CO2 zone is to *“provide locations primarily along arterial or major collector streets which will accommodate offices or laboratories for professional persons and other related uses. The zone is intended to provide availability of professional services conveniently to all neighborhoods in the city. Two (2) CO zones are provided: CO1 and CO2. CO1 zones are intended to allow office and related uses on relatively small tracts of land so they can be conveniently and compatibly located adjacent to residential areas. CO2 zones allow larger office and related use developments adjacent to commercial areas and away from residential areas. Typical uses in this zone include offices for doctors, dentists, accountants, and other similar professions, medical and dental laboratories, and pharmacies.”*

Site Plan Layout. The overall site plan in Exhibit F shows the roof of the building on which the existing ballast frame towers are currently installed. Two enlarged site plans are also provided that identify the existing and proposed locations of the ballast frame towers on the rooftop. Each of the towers and antenna will be setback from the nearest edge of the parapet wall a minimum of twelve feet (12'). An additional layout plan for the associated equipment is also included with Exhibit F. One (1) cabinet is shown as being added onto the equipment platform in the same location as one (1) cabinet that is being removed.

Table 2**Site Design Requirements**

Standard	DCMC Requirements	Proposal	Notes
Setbacks	A minimum of five feet (5') behind the parapet wall.	Twelve feet (12')	
Height	When further than ten feet (10') behind the parapet wall, no more than fifteen feet (15') above the roofline of the building.	Approximately thirteen-feet two-inches 13'-2" above the roof deck.	

Requested Modifications. The elevation drawings and layout plans for the towers and antenna and are provided in Exhibit G. The proposed plans include the following changes:

Rooftop Tower:

- Remove (5) Antennas
- Remove (3) Stacked Antennas
- Remove (18) Remote Radio Heads (RRHS)
- Relocate (3) Existing Ballast Frames
- Install (3) AIR6472 B77G/B77M Antennas
- Install (2) MA-2L4M-65F6-12AP-HG Antennas
- Install (12) Remote Radio Units (RRUs)
- Install (6) Back-to-Back RRU Mounts

Ground:

- Remove (3) Rectifiers
- Remove (16) Batteries
- Remove (1) DDB Cabinet
- Remove (3) DC12-48-60RM
- Install (9) Converters
- Install (1) FLX 42 Purcell Cabinet
- Install (1) Generic E\ BBU @ DRM
- Install (3) DC12-48-60-0-25E

The new antennas will be installed ten-feet (10') in height above the parapet wall, which is also thirteen-feet two-inches 13'-2" above the roof deck. The antennas will be installed on the existing ballast frames; however, the location of the ballast frames will be altered slightly to achieve the desired azimuth. The proposed changes will comply with the permitted use standards for Roof Mounted antennas found in DCMC subsection 9-41-050(C).

Lighting. No changes to the existing site lighting are proposed with this application.

Previous Conditions of Approval. The Zoning Administrator placed the following conditions of approval on the prior Permitted Use Permit on May 9, 2022:

1. The applicant shall obtain all applicable permits from Draper City Fire, the Engineering Division, and the Building Division for this installation.
2. That the wireless facility operator makes no additional changes or modification to the wireless facility without first obtaining written City approval for the proposed changes.

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.*

The applicant's responses to the Permitted Use criteria can be found in Exhibit H.

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.

Building Division Review. The Draper City Building 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.

Noticing. A Notice of Decision will be issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and FCC Regulations and recommends that the Zoning Administrator review the request and approve the application together with the conditions of approval listed below, based on the findings and criteria for approval, as listed within the staff report.

If the Zoning Administrator approves the request, staff recommends the following condition 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 no additional changes or modification to the wireless facility are made without first obtaining written City approval for the proposed changes.

The findings for approval as are follows:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

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.

Brien Maxfield

Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works -
Engineering, CN=Brien Maxfield
Date: 2025.12.19 15:55:46-07'00'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
Planning and Zoning,
CN=Todd Draper
Date: 2025.12.23 13:53:43-07'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draperutah.gov,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2025.12.28 21:19:34-07'00'

Draper City Fire Department

Matt Symes

Digitally signed by Matt Symes
DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corporation, CN=Matt
Symes
Date: 2025.12.22 16:14:30-07'00'

Draper City Building Division

Draper City Legal Counsel

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.

Engineering and Public Works Divisions Review.

1. No impact to drainage, traffic, or public utilities.

Building Division Review.

1. No additional Comments.

Fire Division Review.

1. No additional Comments.

EXHIBIT B
VICINITY MAP

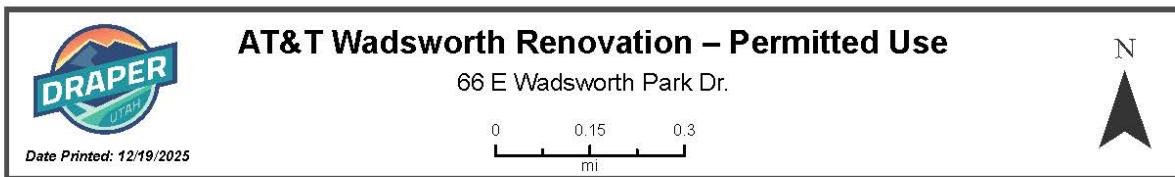
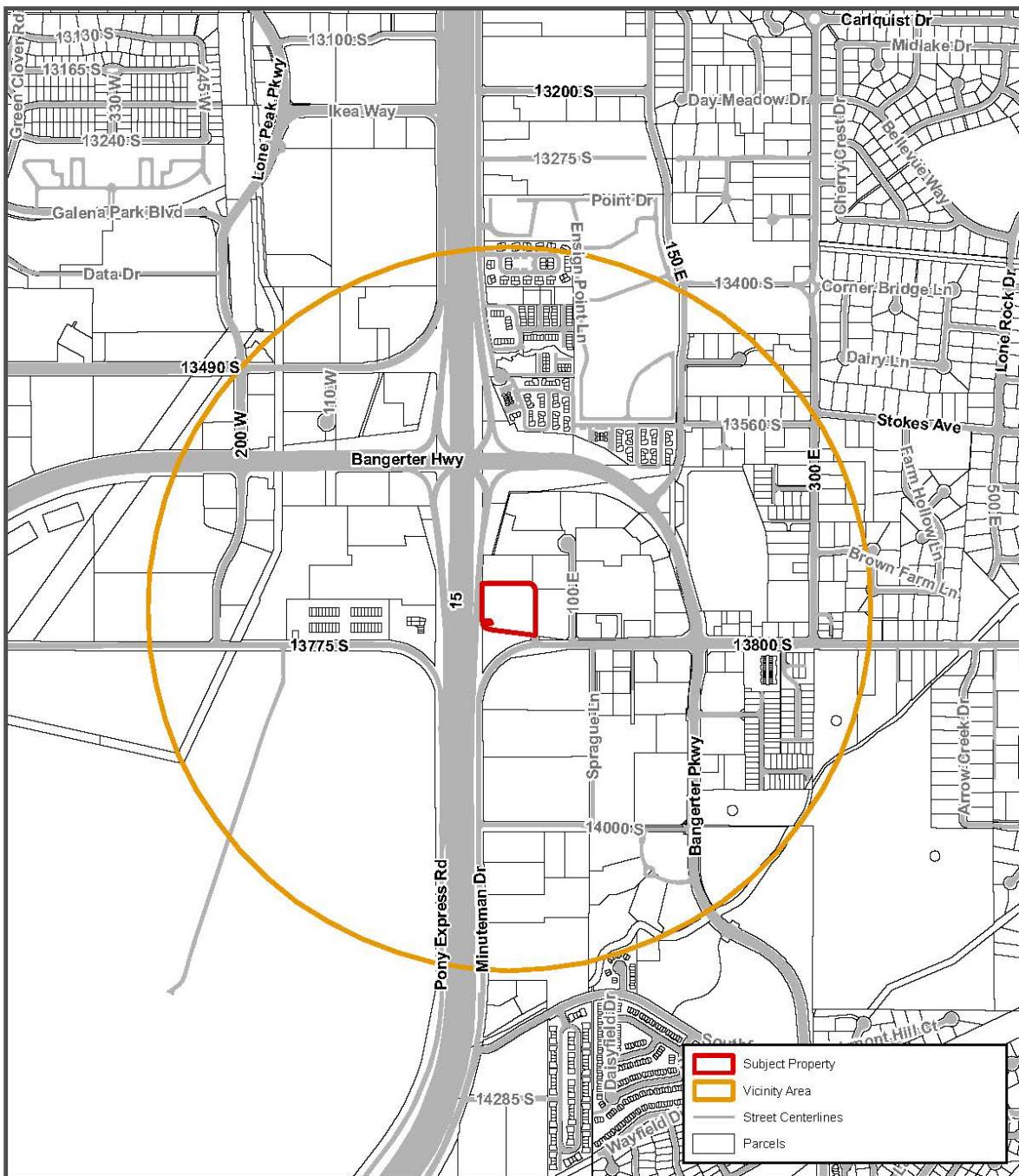


EXHIBIT C
AERIAL MAP

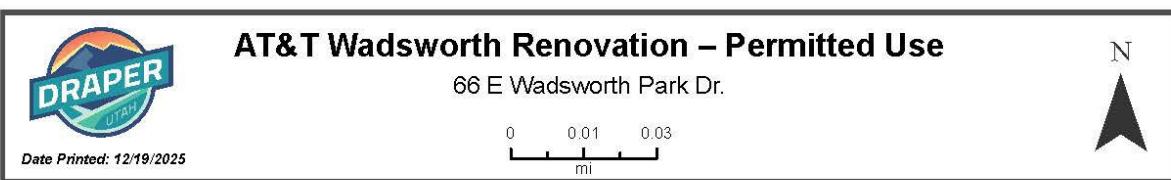


EXHIBIT D
LAND USE MAP

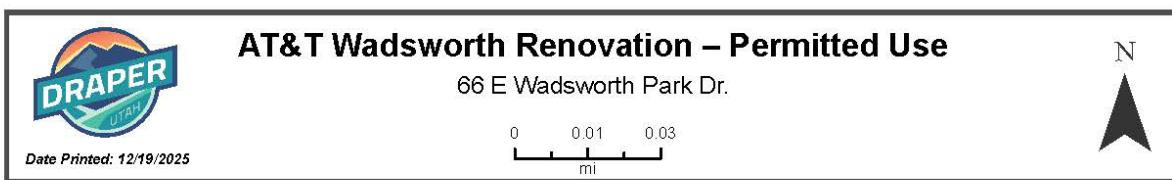
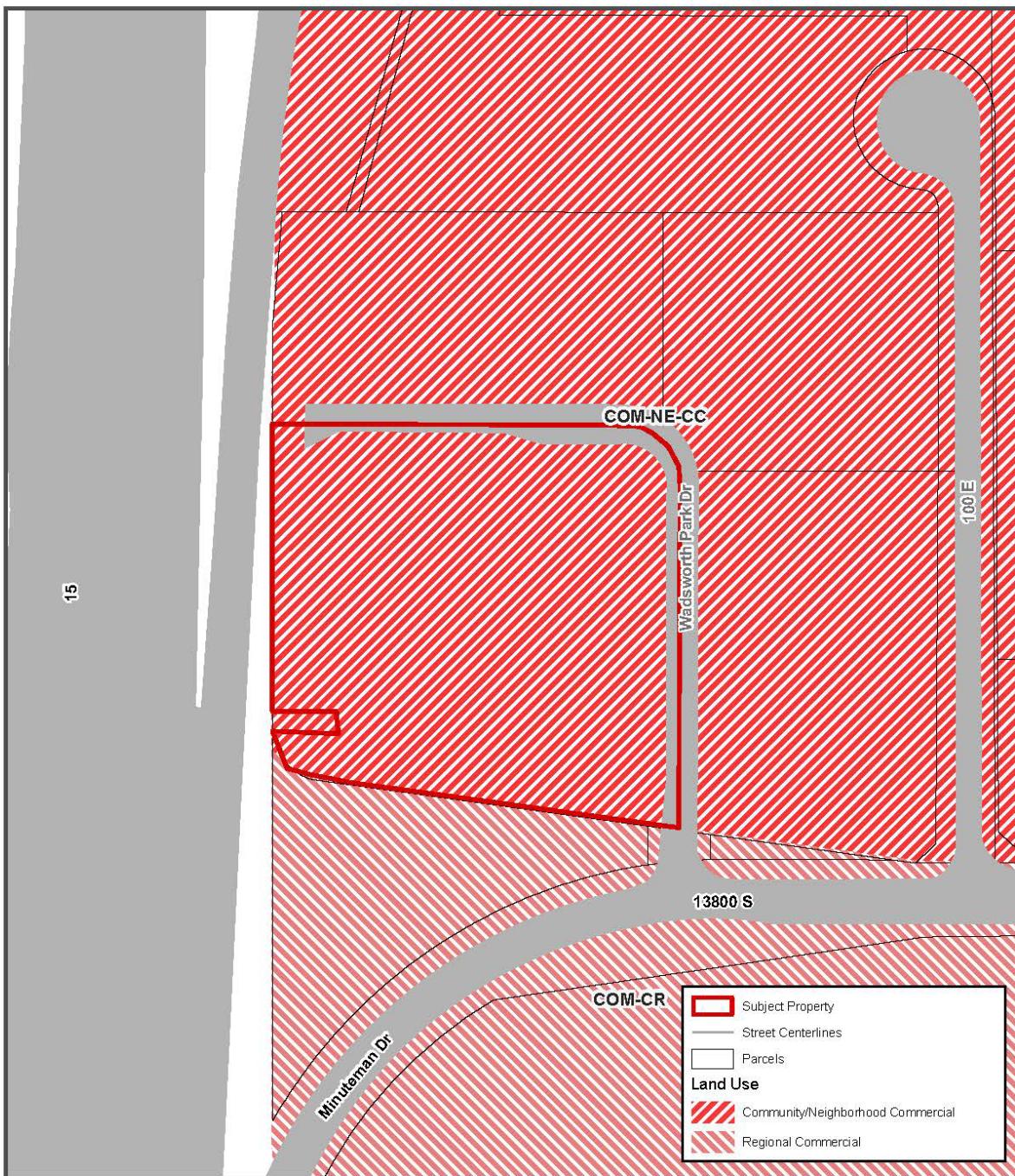
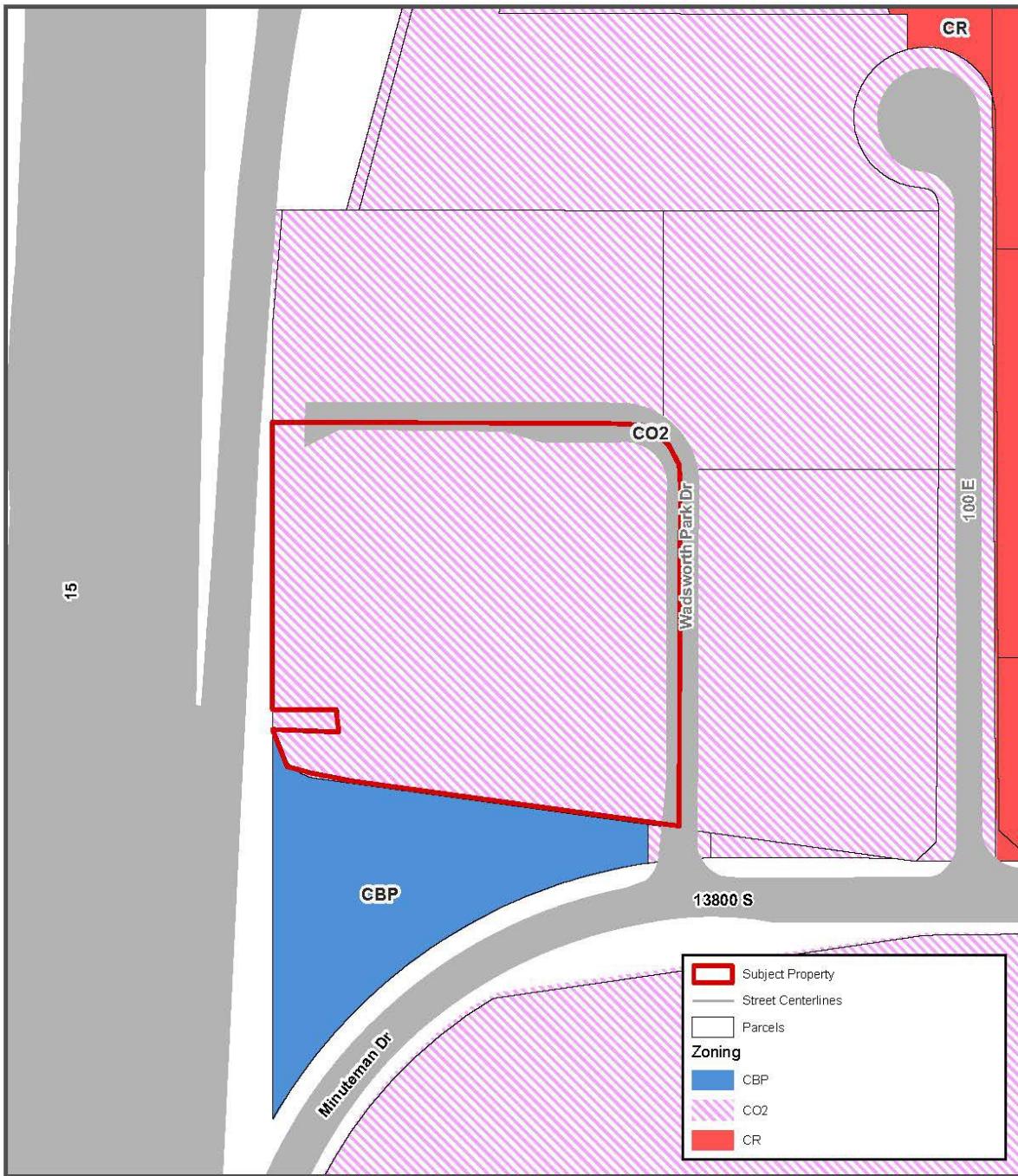


EXHIBIT E
ZONING MAP



Date Printed: 12/19/2025

AT&T Wadsworth Renovation – Permitted Use

66 E Wadsworth Park Dr.

0 0.01 0.03
mi



EXHIBIT F
SITE PLANS

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.
3. SITE PLAN DISCLAIMER: THE EXISTING INFORMATION SHOWN IN THESE PLANS HAVE BEEN BASED ON EXISTING SITE INFORMATION PROVIDED BY OTHERS. THE GPD GROUP HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.



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CHECKED BY: MRL
RFDS: N/A

4 10/15/2025 UPDATED PER JDX
3 09/23/2025 UPDATED PER JDX
2 08/06/2025 UPDATED FOR CLIENT
1 08/19/2024 UPDATED FOR CLIENT
0 07/17/2024 FINAL
A 06/24/2024 ISSUED FOR REVIEW

REV DATE DESCRIPTION



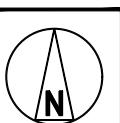
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14300 SOUTH & I-15
UTL02003
66 EAST WADSWORTH PARK DR
DRAPER, UT 84020
NOKIA MARKET MODERNIZATION

SHEET TITLE
SITE PLAN

SHEET NUMBER

C-1



COAX & CABLE INFORMATION

- ALL EXISTING CABLES/COAX TO REMAIN UNLESS NOTED OTHERWISE
- (3) EXISTING 24-PAIR FIBER TRUNKS
- (9) EXISTING #6 AWG DC POWER TRUNKS
- (6) EXISTING 7/8" COAX ROUTED WITHIN EXISTING ROOFTOP

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.
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ANSCO

1220 OLD ALPHARETTA ROAD
SUITE 380
ALPHARETTA, GA 30005



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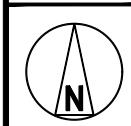
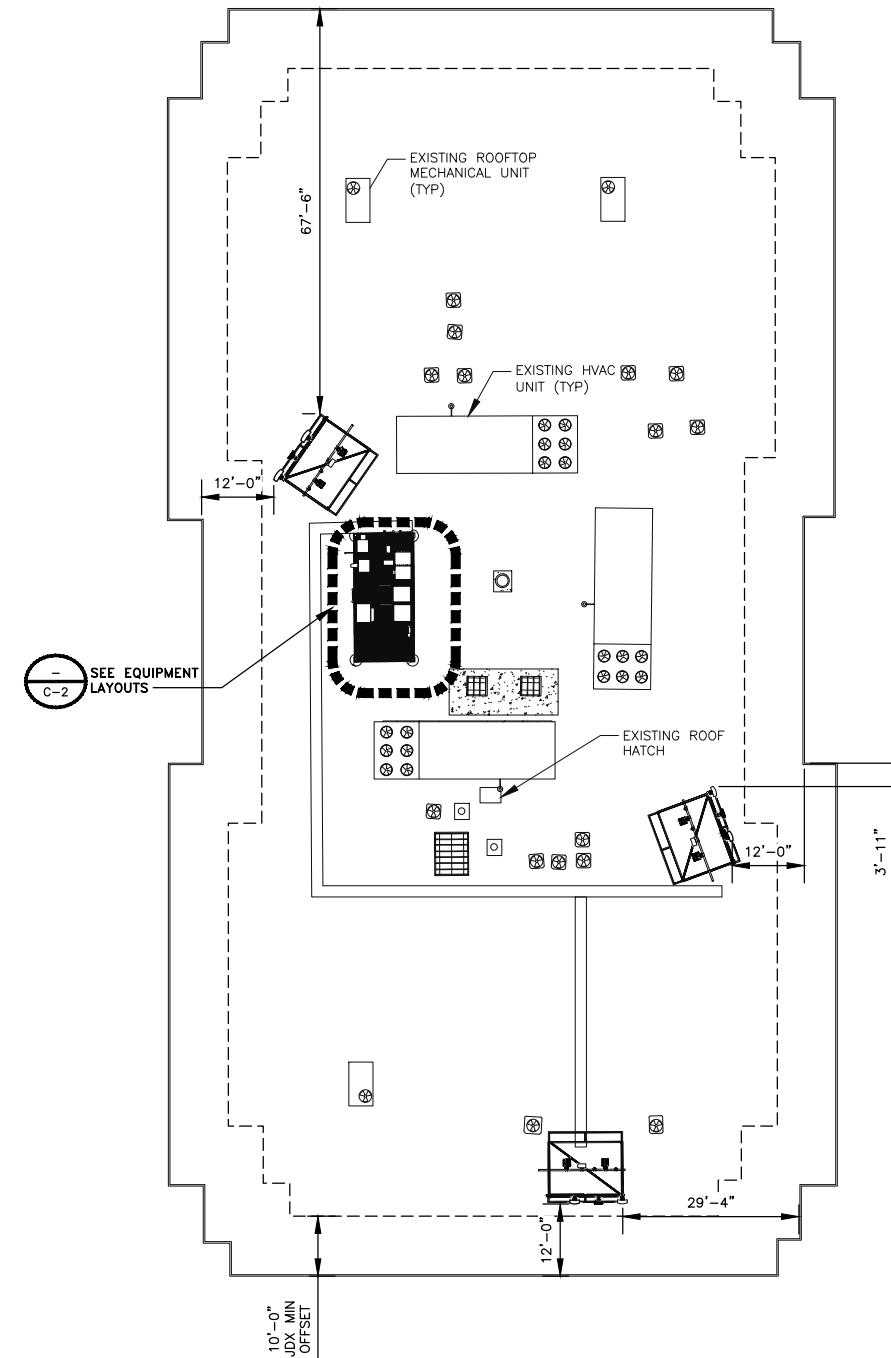
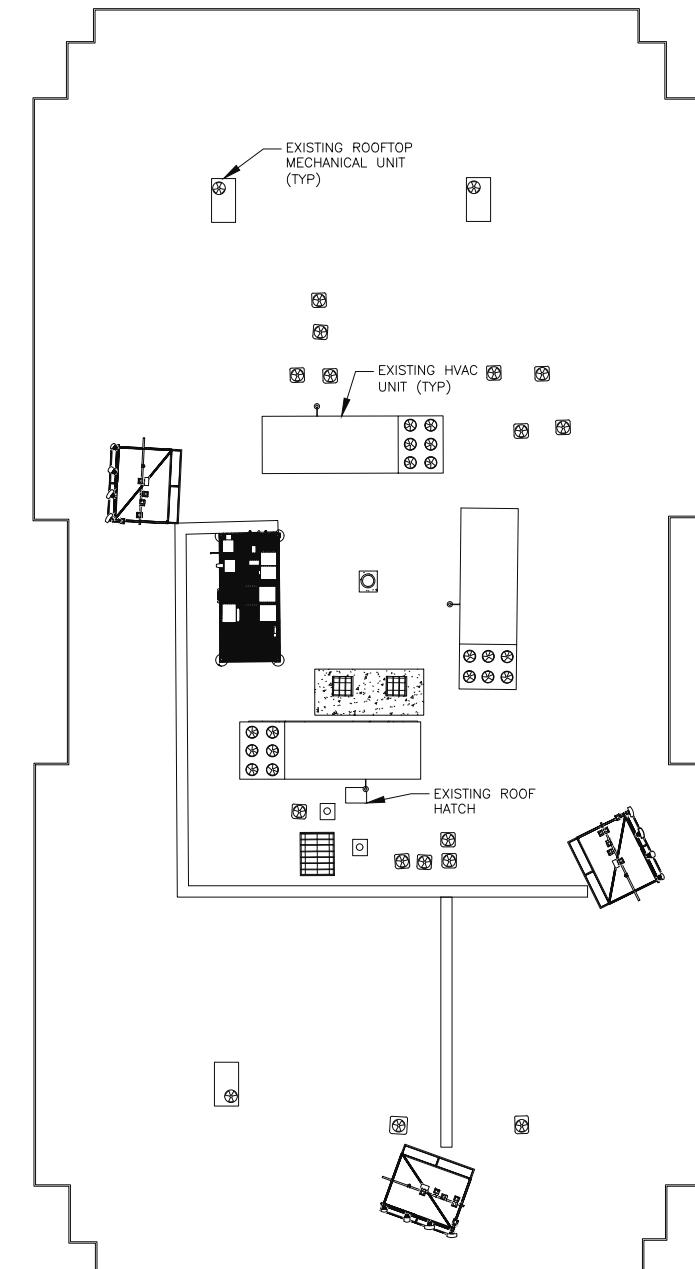


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SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1.1



ENLARGED SITE PLAN - EXISTING

16' 12' 8' 4' 0 16' 32'
1/16"=1'-0"

1

ENLARGED SITE PLAN - PROPOSED

16' 12' 8' 4' 0 16' 32'
1/16"=1'-0"

2

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. SITE PLAN DISCLAIMER: THE EXISTING INFORMATION SHOWN IN THESE PLANS HAVE BEEN BASED ON EXISTING SITE INFORMATION PROVIDED BY OTHERS. THE GPD GROUP HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIMS AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.
3. NO BATTERY SCOPE OF WORK ASSOCIATED WITH THIS PROJECT.
4. ELECTRICAL SCOPE IS LIMITED TO LOW VOLTAGE DC ONLY. NO AC ELECTRICAL SCOPE OF WORK ASSOCIATED WITH THIS PROJECT.



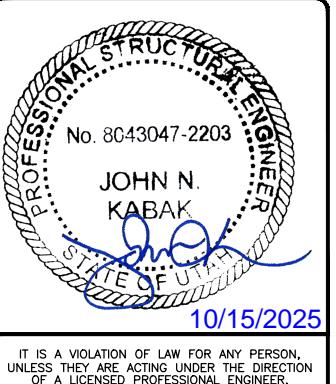
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SHEET TITLE
EQUIPMENT LAYOUTS

SHEET NUMBER

C-2

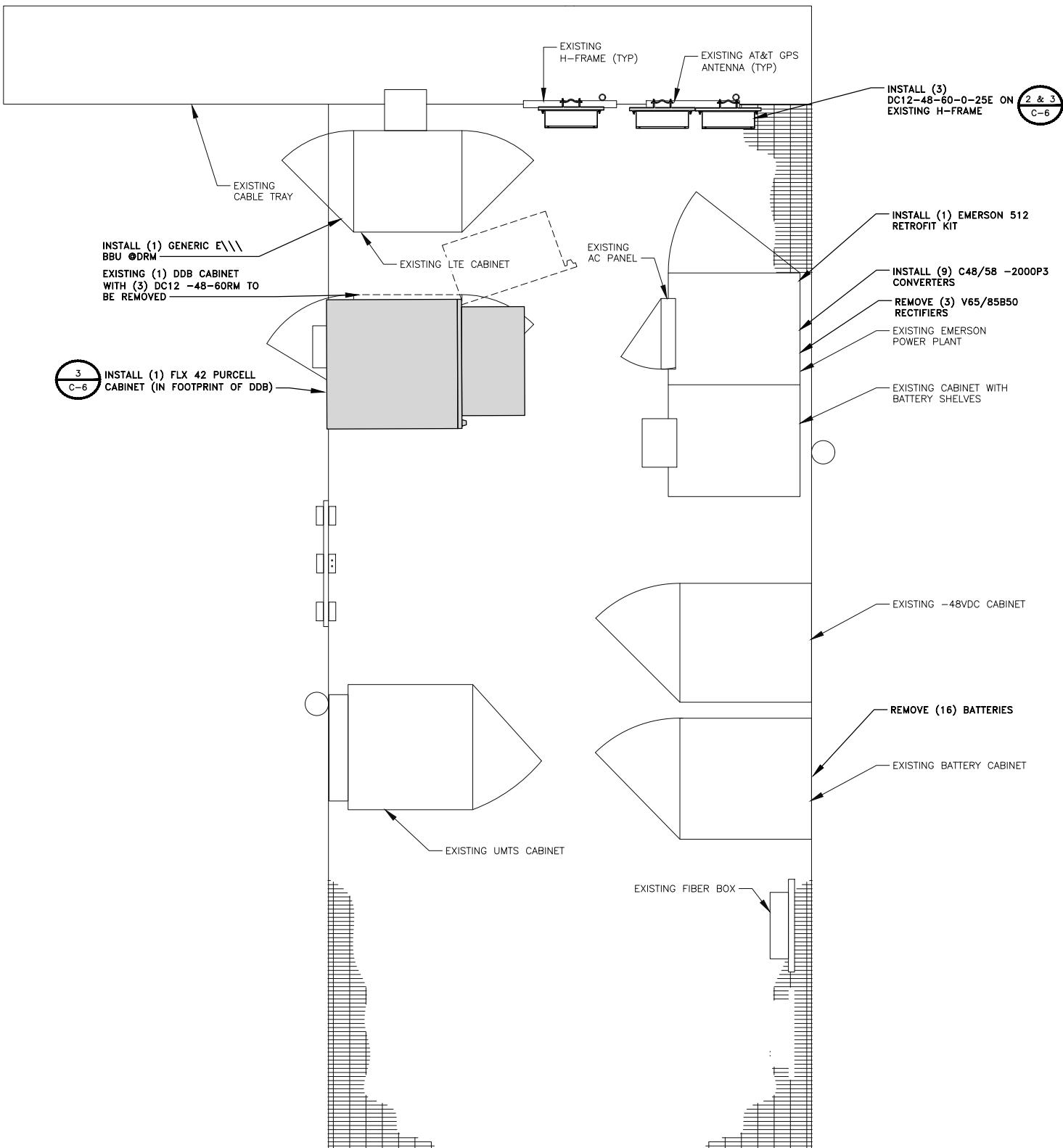


EXHIBIT G
ELEVATIONS AND EQUIPMENT LAYOUT

NOTES	
1. THIS DRAWING IS INTENDED TO DEPICT THE GENERAL LOCATION AND HEIGHT OF THE NEW EQUIPMENT ON THE EXISTING TOWER.	EQUIPMENT PAINTING / FILMING NOTE: NEW EQUIPMENT SHALL BE PAINTED WITH AT&T APPROVED, RF TRANSPARENT, UV RESISTANT, OUTDOOR RATED PAINT TO MATCH EXISTING. PAINT SHALL ONLY BE APPLIED AS DIRECTED BY AT&T AND EQUIPMENT MANUFACTURER.
2. CONTRACTOR TO REFER TO THE TOWER STRUCTURAL ANALYSIS AND COORDINATE COAX LAYOUT WITH THE SITE CONSTRUCTION MANAGER,	ALTERNATIVELY, EQUIPMENT MAY BE WRAPPED WITH AT&T APPROVED, RF TRANSPARENT, UV RESISTANT, OUTDOOR RATED CONCEALMENT FILM COLORED TO MATCH EXISTING. FILM SHALL ONLY BE APPLIED AS DIRECTED BY AT&T AND EQUIPMENT MANUFACTURER.
MOUNT ANALYSIS: REFER TO MOUNT ANALYSIS BY ACCELERATED TOWER ENGINEERING, DATED JULY 1, 2024.	REFER TO AT&T MACRO BUILD STANDARDS (ATT-790-202-083), ANTENNA STEALTHING FOR PAINTING AND FILMING REQUIREMENTS.
STRUCTURAL ANALYSIS: REFER TO MOUNT ANALYSIS BY ACCELERATED TOWER ENGINEERING, DATED JULY 1, 2024.	

EQUIPMENT PAINTING / FILMING NOTE:
NEW EQUIPMENT SHALL BE PAINTED WITH AT&T APPROVED, RF TRANSPARENT, UV RESISTANT, OUTDOOR RATED PAINT TO MATCH EXISTING. PAINT SHALL ONLY BE APPLIED AS DIRECTED BY AT&T AND EQUIPMENT MANUFACTURER.

ALTERNATIVELY, EQUIPMENT MAY BE WRAPPED WITH AT&T APPROVED, RF TRANSPARENT, UV RESISTANT, OUTDOOR RATED CONCEALMENT FILM COLORED TO MATCH EXISTING. FILM SHALL ONLY BE APPLIED AS DIRECTED BY AT&T AND EQUIPMENT MANUFACTURER.

REFER TO AT&T MACRO BUILD STANDARDS (ATT-790-202-083), ANTENNA STEALTHING FOR PAINTING AND FILMING REQUIREMENTS.

COAX & CABLE INFORMATION

- ALL EXISTING CABLES/COAX TO REMAIN UNLESS NOTED OTHERWISE
- (3) EXISTING 24-PAIR FIBER TRUNKS
- (9) EXISTING #6 AWG DC POWER TRUNKS
- (6) EXISTING 7/8" COAX ROUTED WITHIN EXISTING ROOFTOP



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DRAWN BY: KNM

CHECKED BY: MRL

RFDS: N/A

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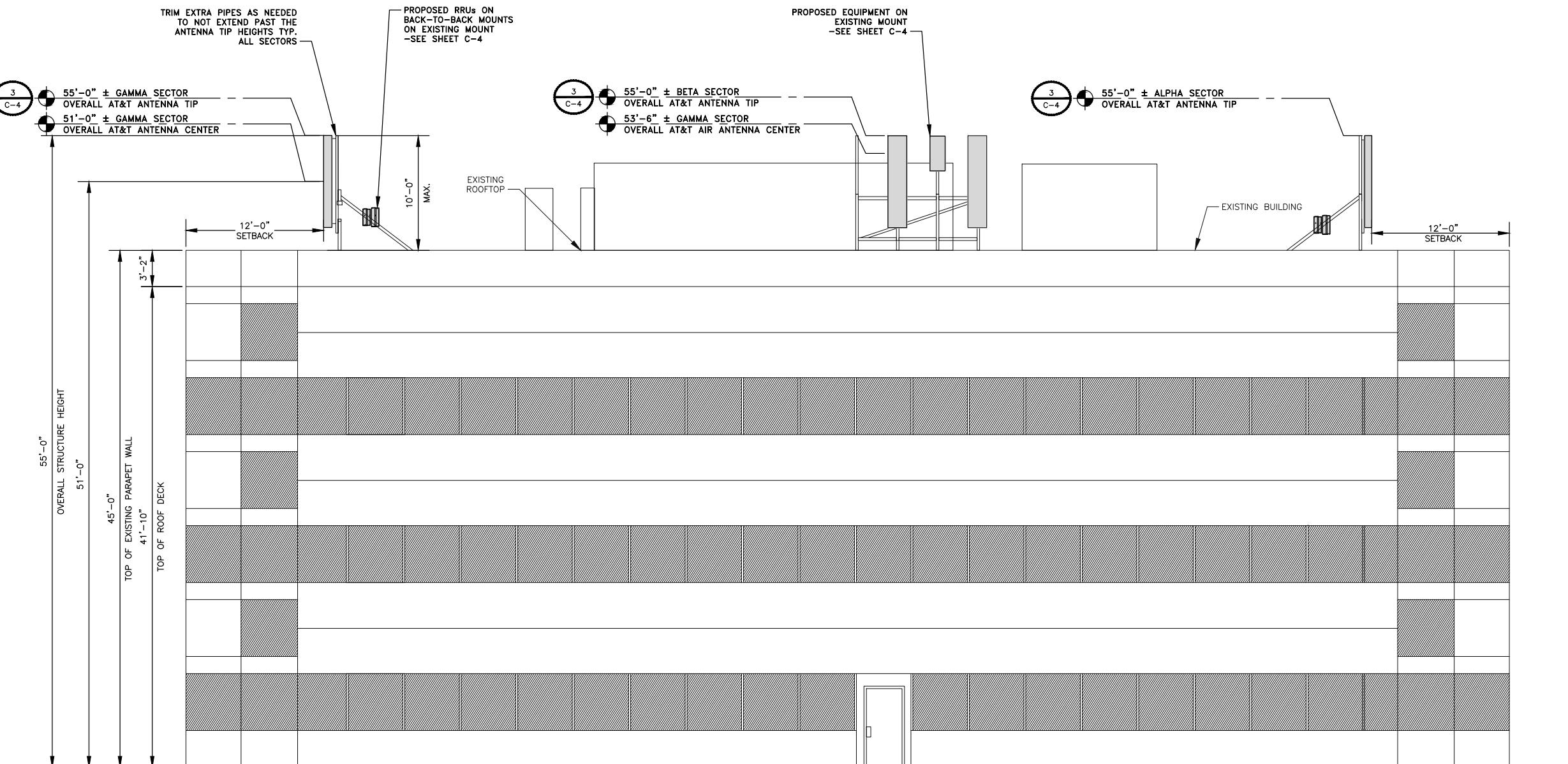
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NOKIA MARKET MODERNIZATION

SHEET TITLE
ELEVATIONS

SHEET NUMBER

C-3



1. ALL EXISTING EQUIPMENT TO REMAIN UNLESS NOTED OTHERWISE.



7670 S CHESTER ST
ENGLEWOOD, CO 80112

ANSCO

1220 OLD ALPHARETTA ROAD
SUITE 380
ALPHARETTA, GA 30005

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

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RFDS: N/A

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REV DATE DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER
No. 8043047-2203
JOHN N.
KABAK
STATE OF UTAH
10/15/2025

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DRAPER, UT 84020
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SHEET TITLE
ANTENNA SCHEDULE &
LAYOUTS

SHEET NUMBER
C-4.1

NOTES

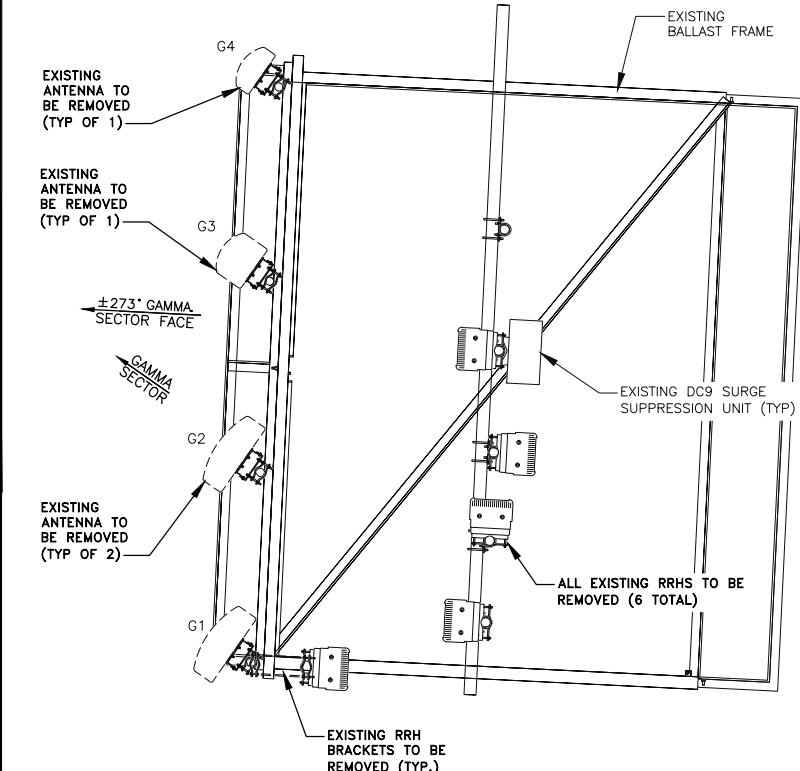
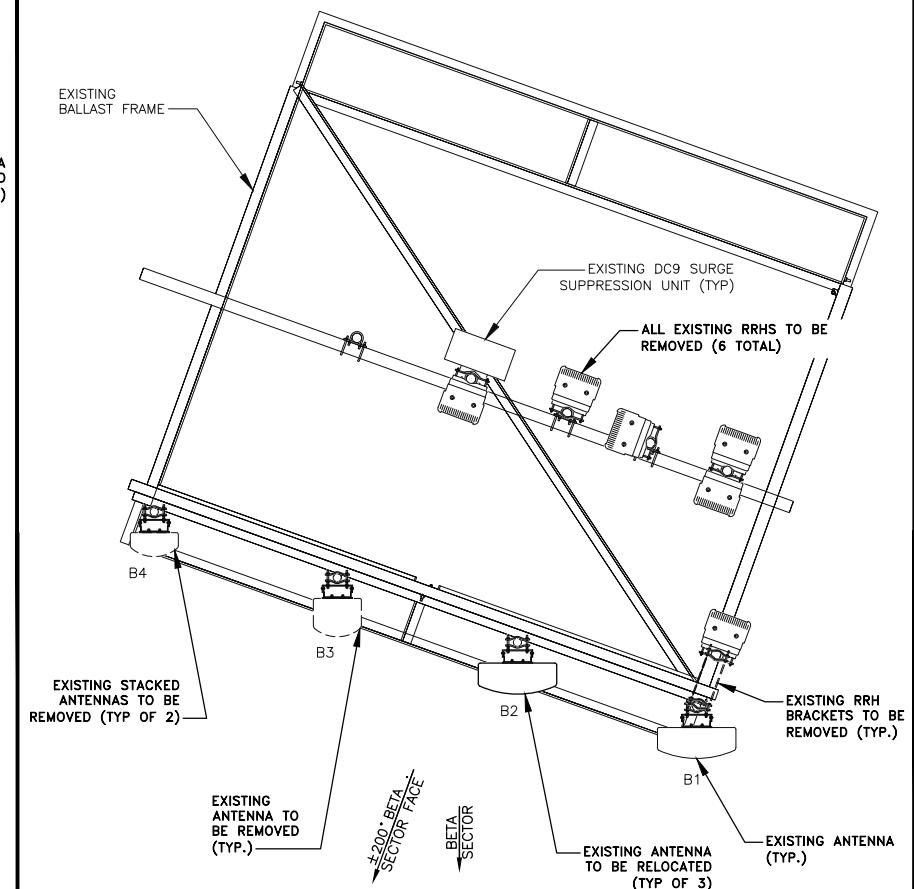
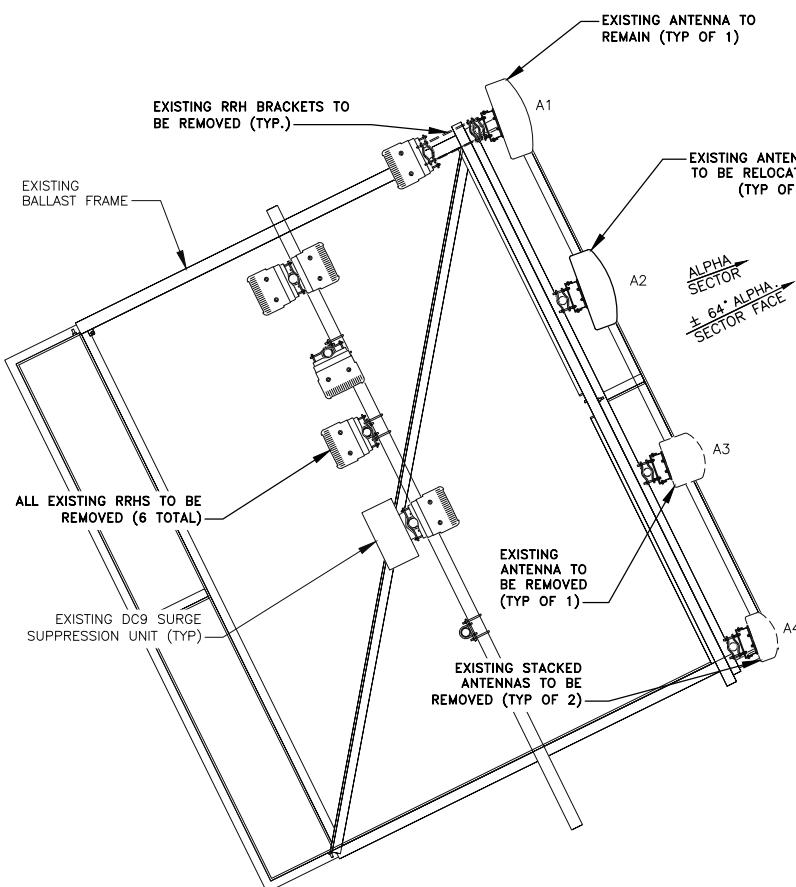


EXHIBIT H
APPLICANT QUESTIONNAIRE

14300 South I-15

1. Is this use permitted in the zone in which this use is proposed? Yes
2. Does the proposed use conform to the development standards in the applicable zone? Yes
3. Does the proposed use conform to the general regulations and regulations for specific uses set forth in this Title? Yes
4. Is the proposed use located on any land classified as a primary or secondary conservation area or sensitive land? (This excludes land that is expressly permitted in the Draper City Municipal Code.) No
5. Is the proposed use located in any protected area shown on a natural resource inventory? No
6. Please identify any other applicable requirements of the Draper City Municipal Code & explain how the proposed use conforms to these requirements. **All aspects of the city code were met as part of the original CUP application. The proposed application will continue to compile with those requirements as AT&T is not requesting to raise or alter the tower nor are they expanding the compound. The request is only to replace outdated antenna equipment with new models. This will have little to no affect on the visual impact while improving performance of the network. As such the proposal would be in compliance with the intent and requirements of the code.**