



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

December 6, 2021

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

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

Re: Dish SLSLC00159A Potato Hill- Permitted Use Permit Request

Application No.: USE-0152-2021
Applicant: Jared White representing AMG Leasing
Project Location: Approximately 15025 S Traverse Ridge Rd
Current Zoning: RM (Multiple Family Residential) Zone
Acreage: Approximately 5.06 acres (approximately 220,631 square feet)
Request: Request for approval of a permitted use permit in the RM zone regarding a co-location for a new carrier on an existing pole.

SUMMARY AND BACKGROUND

This application is a request for approval of a Permitted Use Permit for approximately 5.06 acres located on the south side of Traverse Ridge Road, at approximately 15025 Traverse Ridge Road (Exhibit B). The property is currently zoned RM. The property is owned by Draper City and is currently used as a stealth wireless facility that is built as a water tank. The applicant is requesting that a permitted use permit be approved to allow for a new carrier, Dish Wireless, to locate on the existing facility.

The site was approved in 2011 and equipment upgrades and co-locations of carriers are a regular activity. The subject property is in the Suncrest Development Agreement area requirements and as such is reviewed against the 1999 Draper City Municipal Code



(DCMC). The 1999 DCMC Section 9-3-240 addresses Wireless Facilities.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Open Space/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 RM zoning classification (Exhibit D). According to the 1999 DCMC Section 9-4-030; the purpose of the RM zone is *“To provide areas for low-to-medium residential density with opportunity for varied housing styles and character, providing for a maximum density of up to twelve (12) units per acre for medium to high density residential unit projects subject to conditional-use permit procedures and conditions for this type of use and based on minimum development guidelines adopted by the City.”* RM zoning abuts the subject property on the north, west and south; CR (Regional Commercial) is to the east.

Requested Modification. The applicant is proposing to add antennas along the water tanks support legs. The antennas will be located 25-feet up from the ground and will be located on three of the four support legs. The antennas will be painted to match the existing support legs. In addition, there will be a new equipment box located on the ground at the base of the water tank. This equipment box will be 5-feet by 7-feet in size. The fencing around the water tank and equipment area will be enlarged by 120 square feet in order to accommodate the new equipment box. The proposed plan set is included at Exhibit E.



Criteria For Approval. The criteria for review and potential approval of a Permitted Use Permit request are found in Section 9-2-100 of the 1999 DCMC. This section depicts the standard of review and approval for complete applications:

Section 9-2-100. Types of Approval Processes.

Upon completion of the initial application process and classification by the Building Official/Zoning Administrator and its staff, the applicant would then be directed to one or more of the following approval processes which are provided for in this Title.

Section 9-2-102. Permitted Uses.

The applicant's intended building, use or occupancy may be permitted within the respective zone district under this Title and upon determination by the Building Official/Zoning Administrator a building, use, or occupancy permit may issue directly upon completion of the initial application process if authorized by the Council.

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 1999 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.
2. Modify the plans to relocate the existing fence southward to maintain turn-around



area.

The findings for approval as are follows:

1. That the proposed changes will comply with the 1999 DCMC Section 9-3-240 Wireless Telecommunications Facilities and the Suncrest Development Agreement guidelines.
2. That the proposed changes will have no perceptible visual impact.



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.

1. Relocate existing fence southward to maintain turn-around area.

Fire Division Review.

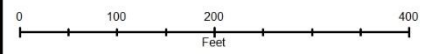
1. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed on every level of the home. If in cabinet 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**

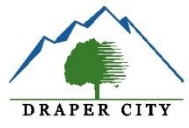


Legend

- City Limits
- Parcels



**Dish SLSLC00159A Potato Hill
Permitted Use Permit
Overall Aerial Map**



**EXHIBIT C
LAND USE MAP**

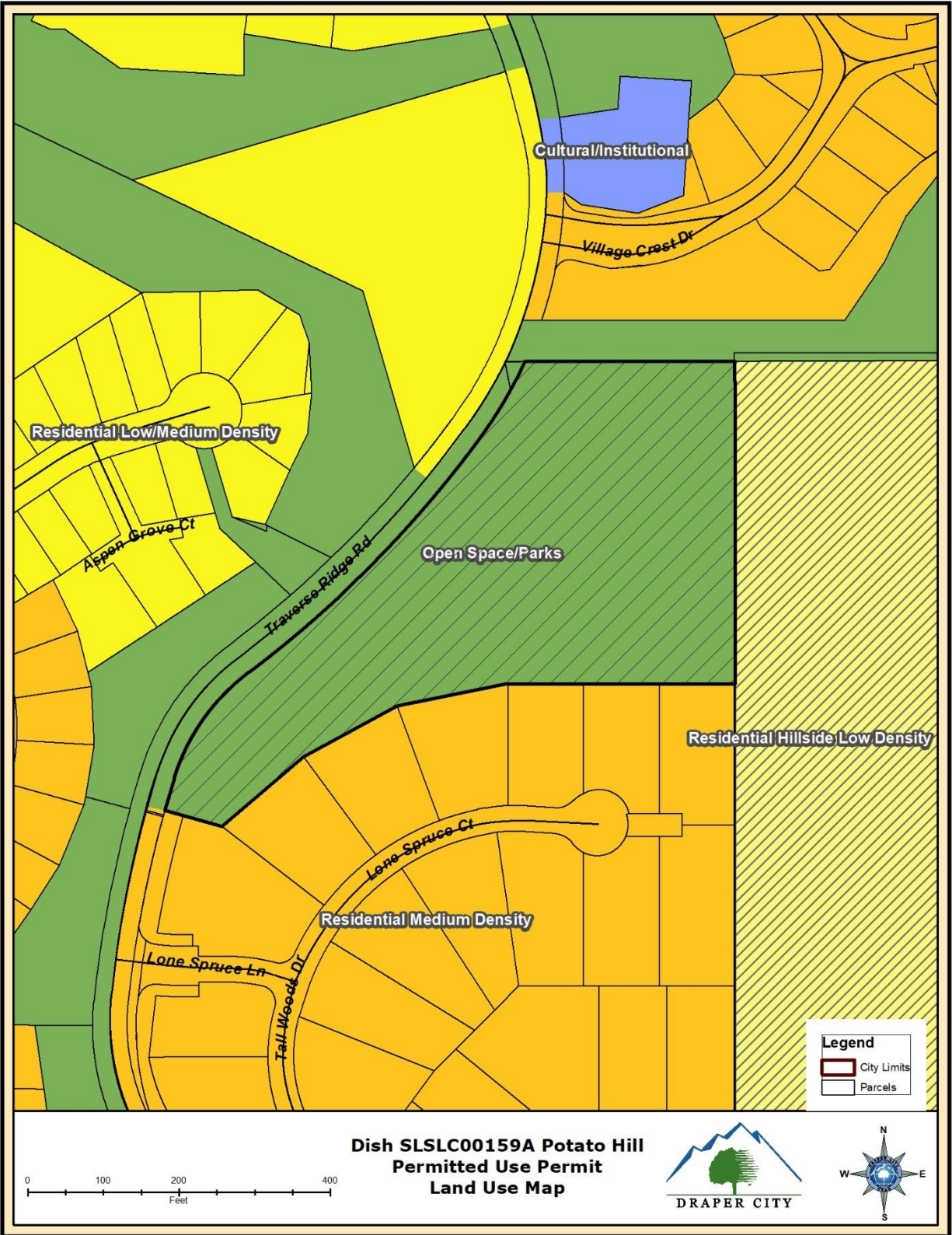
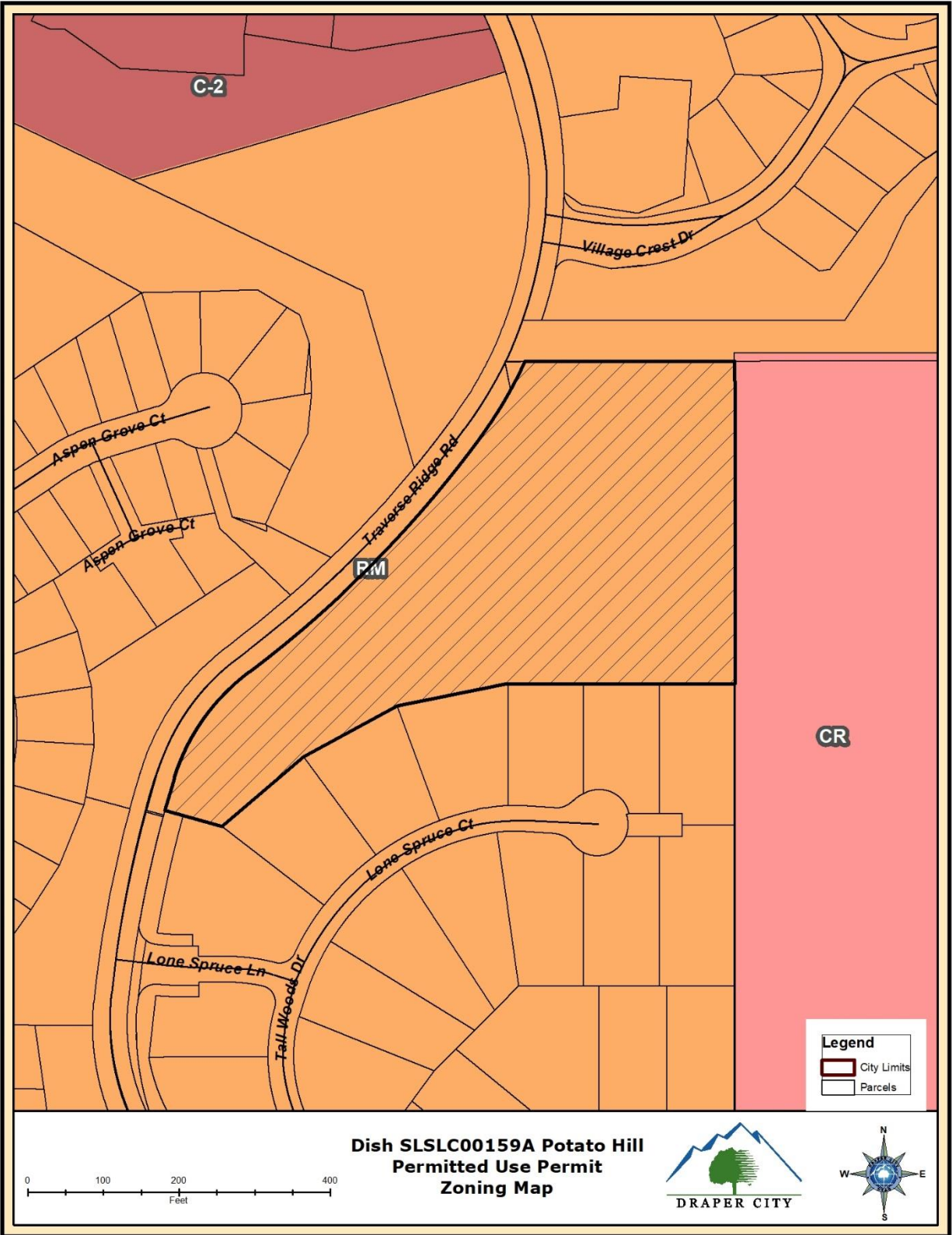


EXHIBIT D ZONING MAP



Dish SLSLC00159A Potato Hill
Permitted Use Permit
Zoning Map

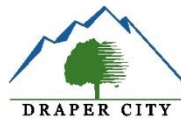
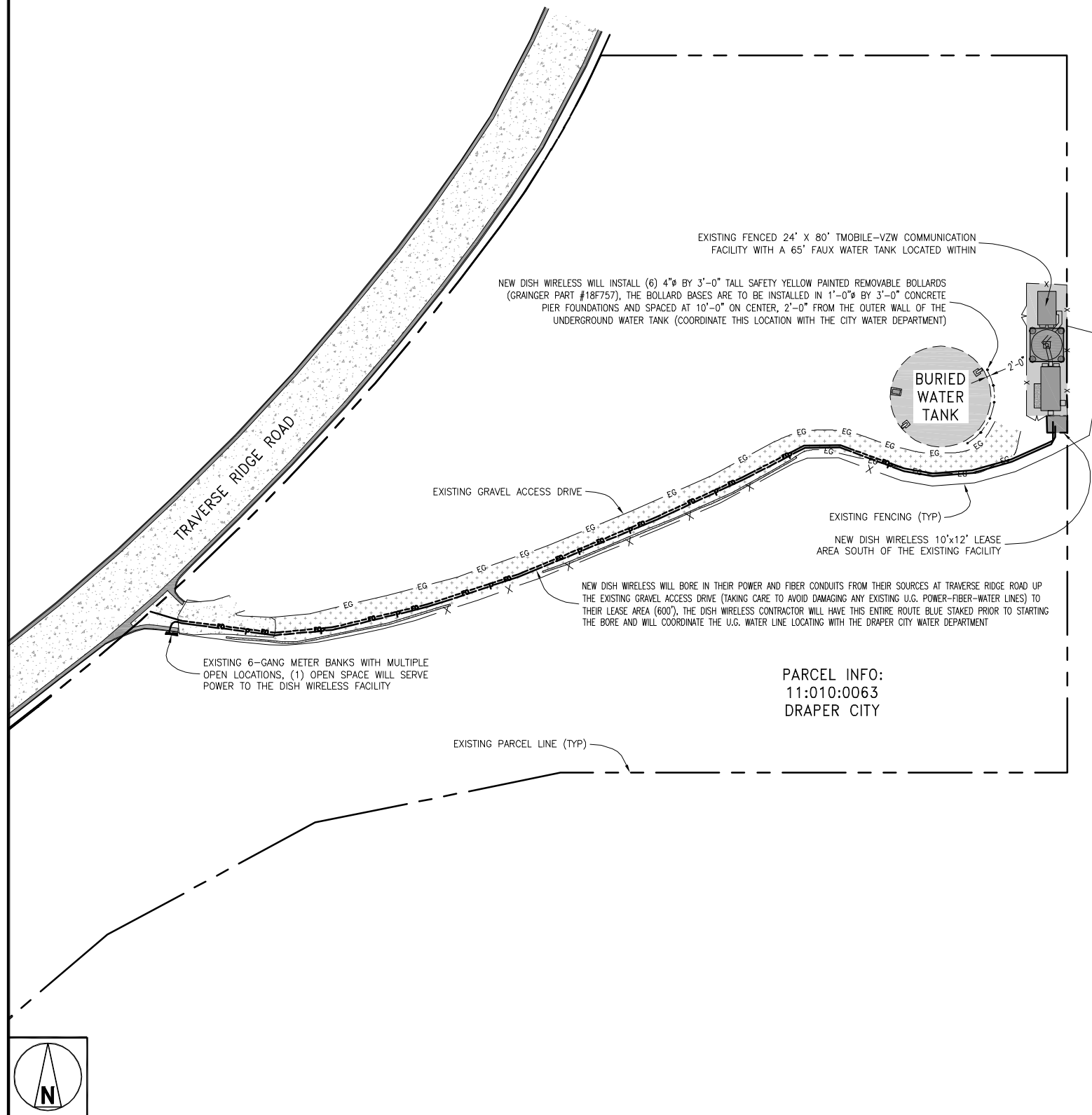


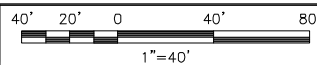
EXHIBIT E
PROPOSED PLANS

NOTES

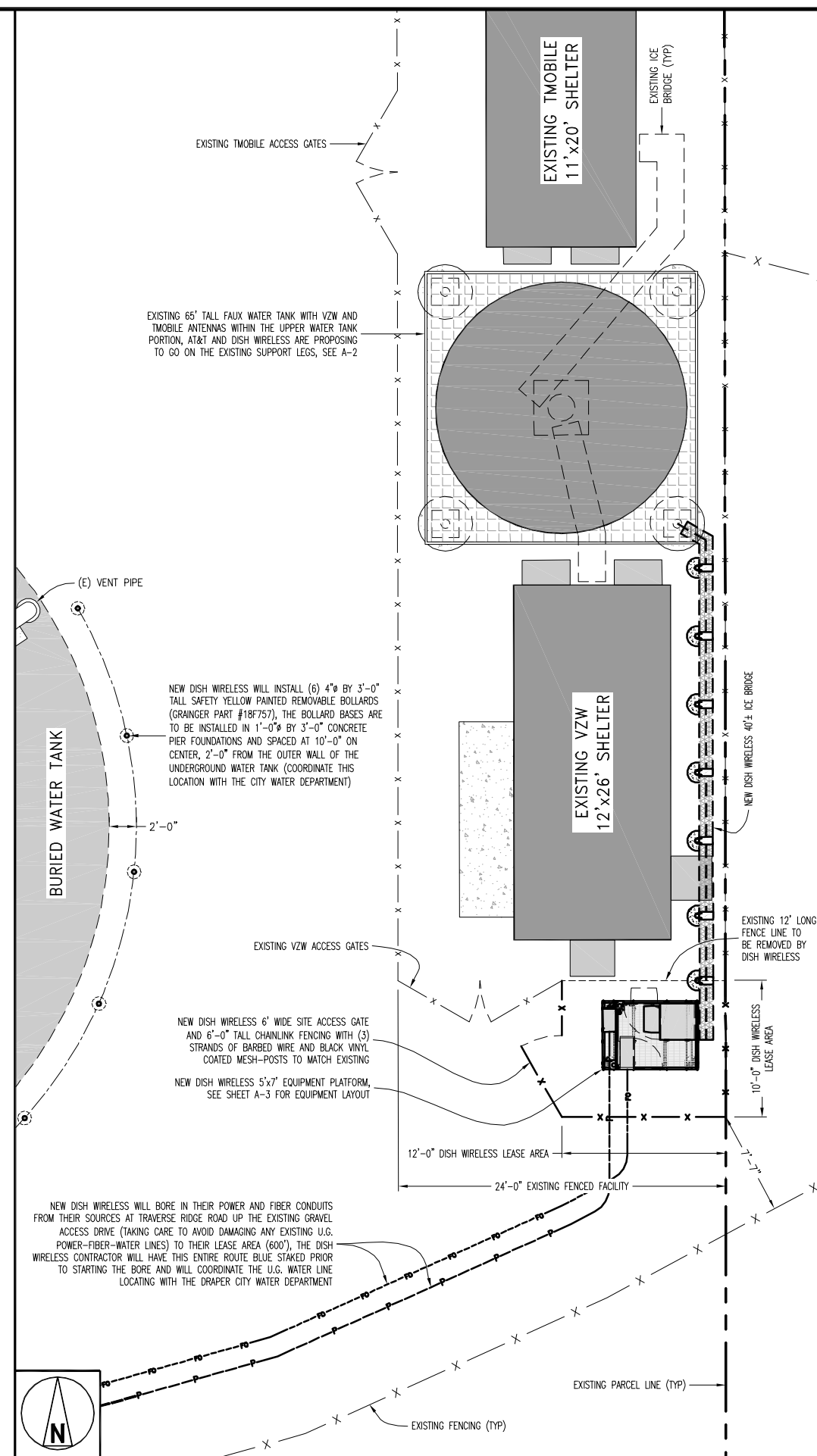
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.
4. THE DISH WIRELESS ANTENNAS MUST BE PAINTED BROWN TO MATCH THE EXISTING TOWER SUPPORT LEGS.
5. THE DISH WIRELESS CONTRACTOR WILL BE REQUIRED TO MOUNT A 2A-10BC SERVICEABLE FIRE EXTINGUISHER UPON THE DISH WIRELESS EQUIPMENT PLATFORM.



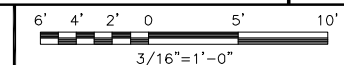
OVERALL SITE PLAN



1



ENLARGED SITE PLAN



2



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



UTAH MARKET OFFICE
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121

CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

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.

DRAWN BY:	CHECKED BY:	APPROVED BY:
JC	JW	

RFDS REV #2 06/09/2021

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	06/23/2021	ISSUED FOR REVIEW
B	09/13/2021	REVISED SITE LOCATION
C	10/22/2021	REVISIONS PER CITY

A&E PROJECT NUMBER
SLSLC00159A

DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00159A
15025 SOUTH TRAVERSE RIDGE ROAD
DRAPER, UTAH 84020

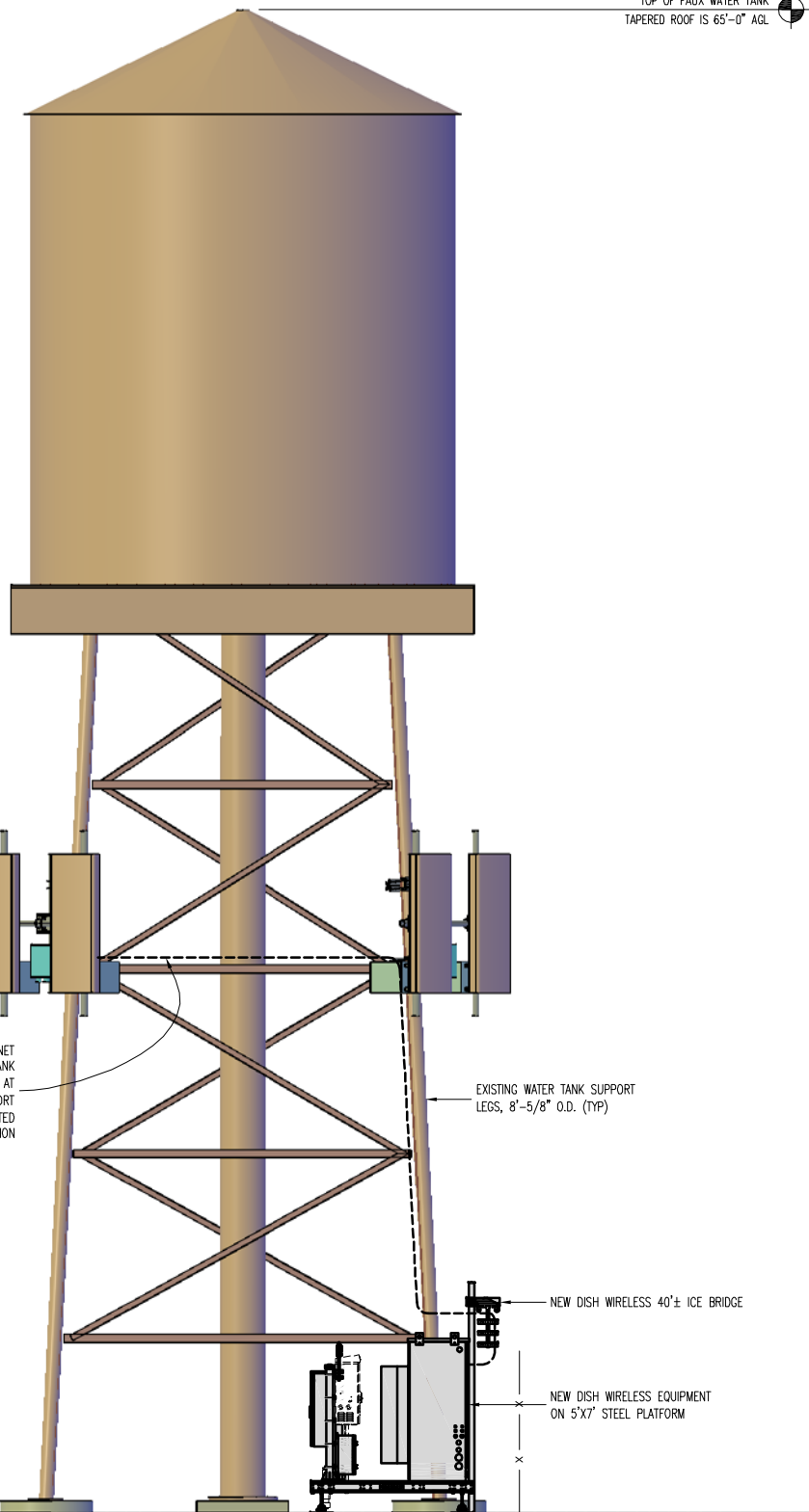
SHEET TITLE
OVERALL AND ENLARGED
SITE PLAN

SHEET NUMBER

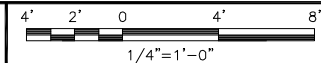
A-1

NOTES

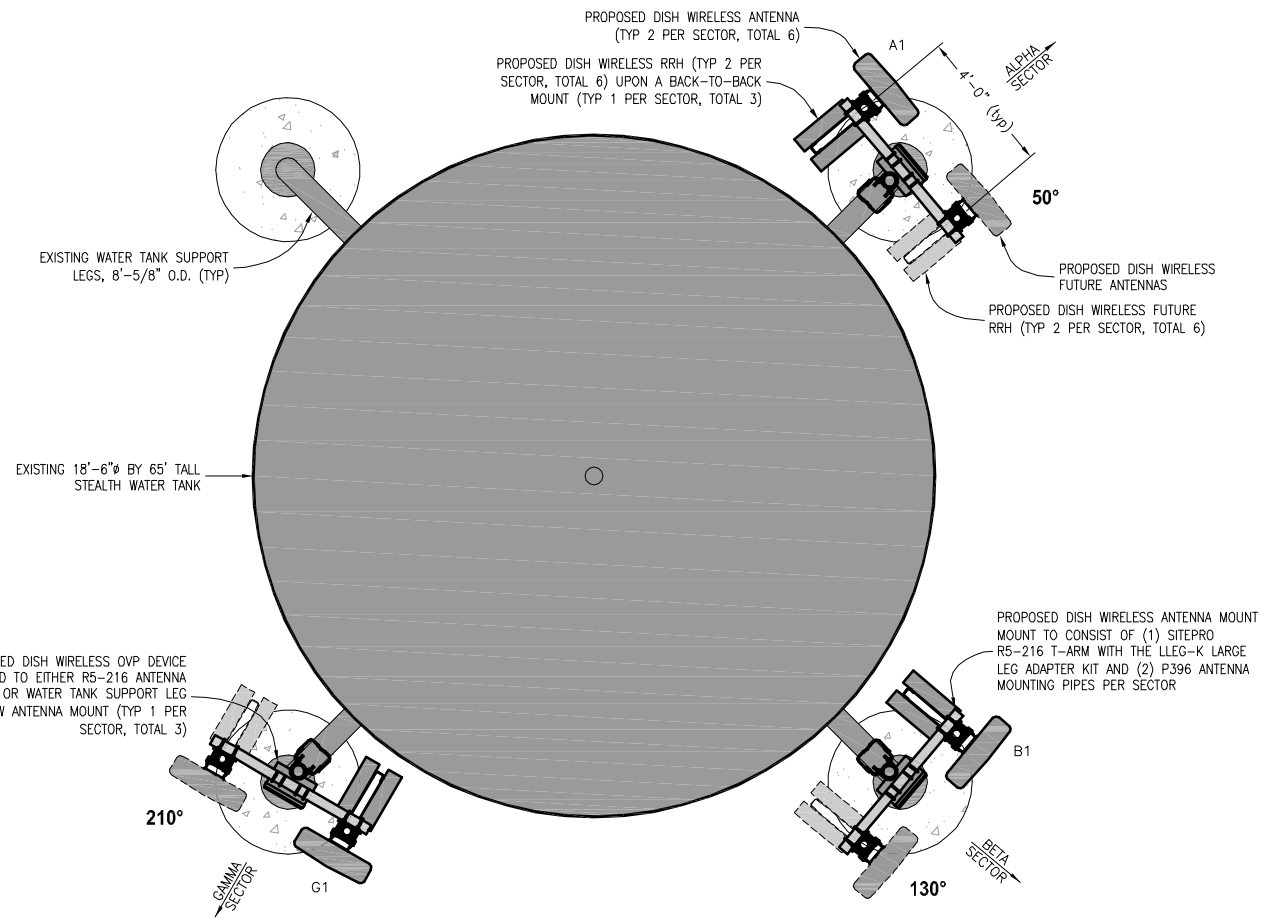
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.
4. NOTE, THE DISH WIRELESS ANTENNAS MUST BE PAINTED BROWN TO MATCH THE EXISTING TOWER SUPPORT LEGS.



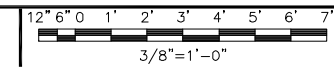
PROPOSED SOUTH ELEVATION



1



ANTENNA LAYOUT



2

NOT USED

NO SCALE

3



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



UTAH MARKET OFFICE
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121

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DRAPER, UTAH 84020

SHEET TITLE
ELEVATION, ANTENNA LAYOUT AND SCHEDULE

SHEET NUMBER
A-2