



Development Review Committee
1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT
October 10, 2019

To: Jennifer Jastromsky, Zoning Administrator


Approved

10/10/19
Date

From: Development Review Committee

Prepared By: Dan Boles, AICP
Planning Division
Community Development Department
801-576-6335, dan.boles@draper.ut.us

Re: 82838 Draper – Permitted Use Request

Application No.: USE-838-2019
Applicant: Cameron Colgan, representing Powder River Development Services
Project Location: 12519 Minuteman Drive
Current Zoning: CG (General Commercial) Zone
Acreage: Approximately 11.53 Acres (Approximately 502,246 ft²)
Request: Request for approval of a permitted use to allow upgrades to antennae on an existing monopole.

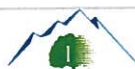
SUMMARY & BACKGROUND

This is an application for a permitted use review to allow Verizon to remove existing antennae on an existing monopole and replace them with new, up to date antennae. No changes to the existing pole are being requested.

The existing monopole was approved in the late 1990's though an exact date was not able to be determined. At the time, it was approved to be a 65 foot tall pole. In 2010, an application for a conditional use permit was approved by the Planning Commission which allowed the height of the pole to be increased to 85 feet which is what it is today.

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. The purpose of the Community Commercial district is to “*permit the full scope of commercial land uses that are destination-oriented. The areas may include large-scale, master-planned commercial centers, big-box stores and offices. These areas are strategically placed along high-traffic corridors with convenient points of traffic access to and from*



residential areas. This category includes the full scope of commercial land uses that require and utilize exposure to the freeway.”

The property has additionally been assigned the CG zoning classification, supporting a mix of commercial uses including office. The purpose of the CR 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 General Commercial zone is identified in the General Plan as a preferred zone in the Community Commercial land use designation.

There is a hodgepodge of different zoning categories in the immediate area. These include CG, CR (Regional Commercial), CC (Community Commercial), and RA2 (Residential Agricultural). The specific site of the monopole is within a larger storage unit site.

Permitted Use Request. The existing monopole is 85 feet in height. There is one series of antennae that will be replaced upon approval of this application. The existing six foot antennae will be exchanged for eight foot antennae. Some of the smaller radio antennae will be exchanged for newer, up to date technology. In the end, no additional antennae will be added. Existing antennae will be replaced with new antennae.

Upon review of the existing tower, it appears to meet all requirements of the code. The proposed changes to the antennae also meet the requirements of section 9-41-050((E)(3) that no “*antennas and antenna mounting structures on a monopole shall not exceed ten feet (10') in height or fifteen feet (15') in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure.*”

Criteria for Approval. The criteria for review and potential approval of a site plan amendment request is found in Sections 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 site plan amendment submission. Comments from this division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the site plan amendment 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 site plan amendment submission. Comments from this division, if any, can be found in Exhibit A.

STAFF RECOMMENDATION

“Staff recommends that the Zoning Administrator review the request and make a decision based on the findings listed below and the criteria for approval, or denial, 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 Building, Planning, and Fire Divisions are satisfied throughout the making the changes, including permitting.
2. Section 9-5-050(J) of the Draper City Municipal Code specifies that the approval of a site plan expires in 180 days from the date of approval. As such, the approval granted for the subject request will be rendered null and void one year from date of approval if not exercised.
3. The antennae must match what was submitted and approved with this staff report and shown in exhibit B attached hereto.

Findings for approval are as follows:

1. That the proposed site plan is consistent with the goals, objectives and policies of the City’s General Plan.
2. That adequate facilities and services exist to serve the subject property, including but not limited to roadways, police and fire protection, storm water drainage systems, water supplies, and waste water and refuse collection.
3. That the proposed structures are in compliance with standards found in section 9-41 of the Draper City Municipal Code.
4. The facilities are not located on any land classified as a primary or secondary conservation area or sensitive land area.
5. The facilities are not located in any protected area as shown on a natural resource inventory.

Findings for denial as are follows:

1. That the proposed plans do not meet the requirements of the General Plan and Zoning Ordinance.
2. That the proposed changes to the site plan would be out of character with the surrounding area.
3. That the prepared drawings do not adhere to the development standards outlined in Title 9 of the 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 Building Division



Draper City Fire Department



Draper City Planning Division



Draper City Legal Counsel

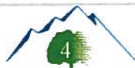


EXHIBIT A
DEPARTMENT REVIEWS

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

Planning Division Review.

1. No additional height to the tower is approved with this application.

Engineering Review Comments

1. The Engineering Department had no further comments.

Building Department.

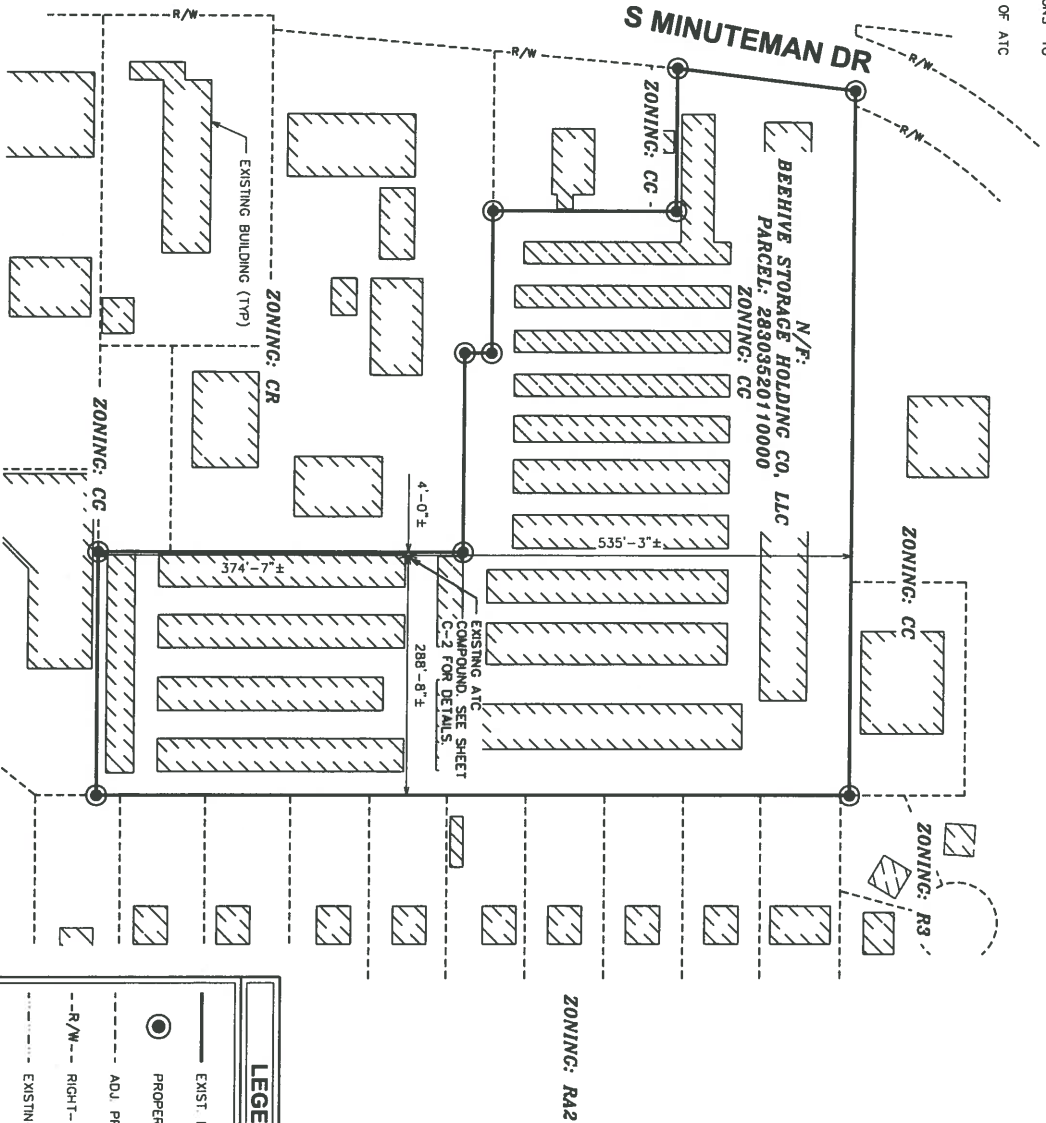
1. The Building Department had no further comments.

Fire Department Comments

1. The Fire Department had no further comments.

EXHIBIT B
SITE PLAN AND PROPOSED ELEVATIONS

- NOTES:**
1. SITE PLAN DETAILS SHOWN BELOW PROVIDED BY LOCAL GIS AND AIC RECORDS
 2. ALL GROUNDWORK TO BE PERFORMED WITHIN EXISTING VERIZON LEASE AREA. NO PROPOSED ADDITIONS TO EXISTING SITE FOOTPRINT
 3. SETBACK DIMENSIONS ARE TAKEN FROM CENTER OF AIC TOWER TO ADJACENT PROPERTY LINE.



SITE PLAN
SCALE: 1" = 150'



LEGEND

- EXIST. PROPERTY LINE
- PROPERTY CORNER
- - - ADJ. PROPERTY LINE
- R/W- RIGHT-OF-WAY
- EXISTING EASEMENT



PLANS PREPARED FOR:

3131 S VAUGHN WAY
AURORA, CO 80014

PROJECT INFORMATION:

VZW LOCATION CODE: 100253
VZW SITE NAME: DRAPER

12519 MINUTEMAN DR
DRAPER, UT 84020
(SALT LAKE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
PALEIGH, UT 84053-3530
OFFICE (801) 681-6351
www.tepco.com

SEAL:

0	07-16-19	100% CONSTRUCTION
A	07-10-19	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY: AAA	CHECKED BY: DEL	

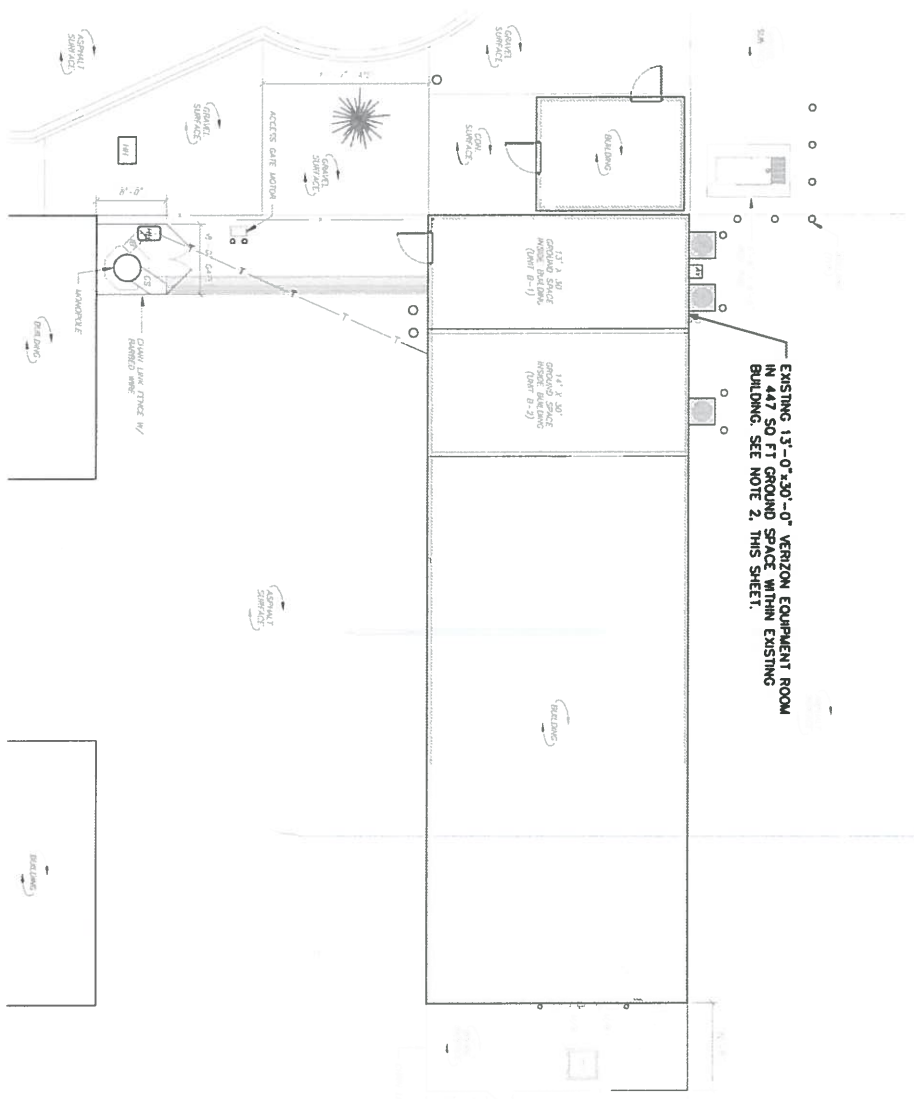
SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-1** REVISION: **0**

TEP#H173736.1.906928

- NOTES:**
1. COMPOUND DETAIL SHOWN BELOW TAKEN FROM INFORMATION PROVIDED BY ATC. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
 2. ALL GROUNDWORK TO BE PERFORMED WITHIN EXISTING VERIZON GROUND SPACE. NO PROPOSED ADDITIONS TO EXISTING SITE FOOTPRINT.



COMPOUND DETAIL
SCALE: N.T.S.



PLANS PREPARED FOR:

Verizon

3131 S VAUGHN WAY
AURORA, CO 80014

PROJECT INFORMATION:

**VZW LOCATION
CODE: 100253
VZW SITE NAME:
DRAPER**

1259 MANUTEMAN DR
DRAPER, UT 84020
(SALT LAKE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
325 TRYAM ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 651-4351
www.tegroup.net

SEAL:

July 16, 2019

REV	DATE	ISSUED FOR:
0	07-16-19	100% CONSTRUCTION
A	07-10-19	PRELIMINARY

DRAWN BY: AAA CHECKED BY: DEL

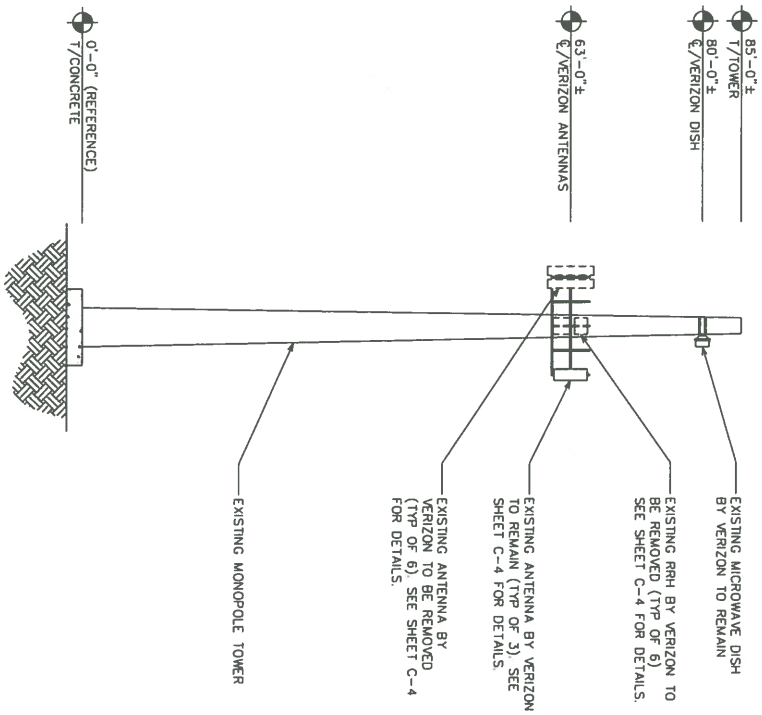
SHEET TITLE:

**COMPOUND
DETAIL**

SHEET NUMBER: **C-2** REVISION: **0**

TEP#: 73736.130692

NOTE:
TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.

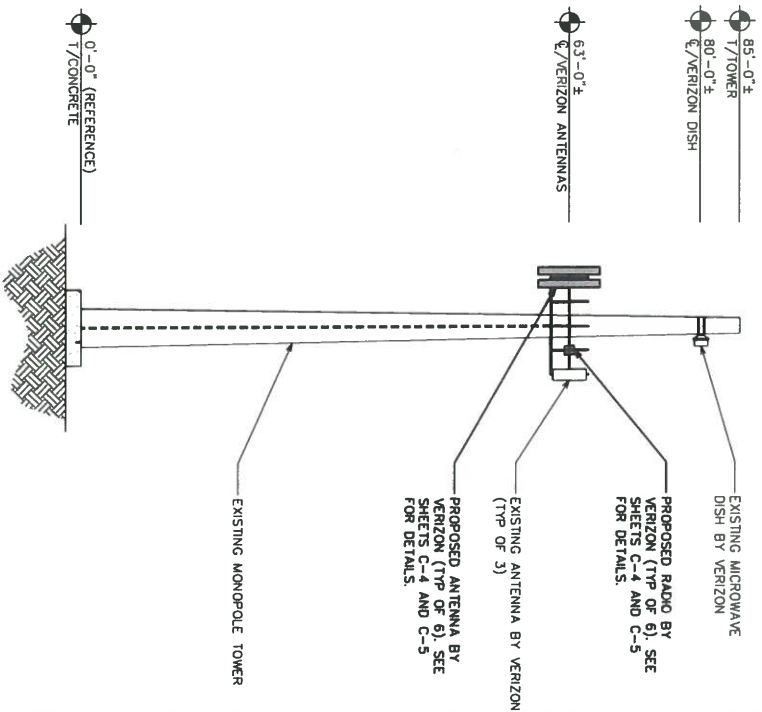


EXISTING TOWER ELEVATION

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



NOTE:
TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.



PROPOSED TOWER ELEVATION

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



PLANS PREPARED FOR:



PROJECT INFORMATION:

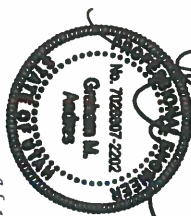
VZW LOCATION CODE: 100253
VZW SITE NAME: DRAPER
12519 MANUTEMAN DR
DRAPER, UT 84020
(SALT LAKE COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3830
OFFICE: (919) 861-5351
WWW.TEP90.COM

SEAL:



0	07-16-19	100% CONSTRUCTION
A	07-10-19	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY: AAA	CHECKED BY: DEL	SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER: C-3	REVISION: 0
TEP#: 73736-130692	