



Development Review Committee

1020 East Pioneer Road
Draper, UT 84020
(801) 576-6399

STAFF REPORT

May 28, 2020

To: Jennifer Jastremsky, AICP, Zoning Administrator

Approved Date

From: Travis Van Ekelenburg, Planner II
Planning Division
Community Development Department
(801) 576-6522 or travis.vanekelenburg@draper.ut.us

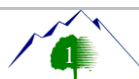
Re: AT&T LTE 5C Glad Property – **Permitted Use Permit**
Application No.: USE-1002-2020
Applicant: Craig Chagnon
Project Location: 1661 E 13200 S
Current Zoning: RA1 (Residential Agricultural, 40,000 sq. ft. lot minimum)
Acreage: 0.05 Acres; 23,280 Sq. ft. (Wireless Site Only)
Request: Request for approval of a Permitted Use in the RA1 (Residential Agricultural) zone regarding an existing wireless facility equipment Upgrade.

SUMMARY and BACKGROUND

This application is a request for approval of a Permitted Use for approximately 0.05 acres located on the west side of Highland Dr., at approximately 1661 E 13200 S. The property is currently zoned RA1 (Residential Agricultural, 40,000 square foot lot minimum). The applicant is requesting that a Permitted Use be approved to allow for an equipment upgrade on an existing Wireless Facility.

To keep up with the changes in wireless communication technology, AT&T is upgrading many of its facilities throughout the valley. The current application pertains to the existing Wireless Facility known as UTL02013 located at approximately 1661 E 13200 S. The parcel is owned by Glad Rev Trust, currently used as a single family residence that was built in 1983 and backs to the Porter Rockwell Trail. A map showing the general area of the Wireless Facility is shown below (Exhibit B).

The subject monopole was approved by the Draper Planning Commission on February 4, 1993. Monopoles are allowed within the residential zones only if a conditional use permit is obtained. The application was Conditional Use Permit #92-131 with Cellular One as the applicant. The monopole has been in continuous use since that approval.



ANALYSIS

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

Residential Low-Medium Density

LAND USE DESCRIPTION			
CHARACTERISTICS	<ul style="list-style-type: none"> • Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper’s rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas 		
LAND USE MIX	<table border="0"> <tr> <td> Primary <ul style="list-style-type: none"> • Single-family detached homes </td> <td> Secondary <ul style="list-style-type: none"> • Parks • Open space • Churches • Schools </td> </tr> </table>	Primary <ul style="list-style-type: none"> • Single-family detached homes 	Secondary <ul style="list-style-type: none"> • Parks • Open space • Churches • Schools
Primary <ul style="list-style-type: none"> • Single-family detached homes 	Secondary <ul style="list-style-type: none"> • Parks • Open space • Churches • Schools 		
DENSITY	<ul style="list-style-type: none"> • Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas 		
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC) 		
OTHER CRITERIA	<ul style="list-style-type: none"> • Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques 		

The property is currently zoned the RA1 zoning designation (Exhibit D). Per the Draper City Municipal Code (DCMC) Section 9-8-020, *“The purpose of the RA1 and RA2 zones is to foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city’s semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses.”*

RA1 is a compatible zoning designation for the Residential Low/Medium Density land use designation. The subject property is surrounded by the RA2 (Residential Agricultural, 20,000 sq. ft. lot minimum) zone.

Requested Modification. The applicant is requesting to upgrade the equipment on the existing facility. There are no plans to modify the monopole's height or footprint. Any change to height or footprint would need approval through Draper City Planning Commission. Since no additional monopole height is being requested, this request may be approved at staff level and without a public hearing. The proposal consists of the following changes:

- Remove 3 remote radio heads
- Remove 5 amplifiers
- Install 6 remote radio heads
- Install 3 antennas
- Install 1 Surge Protector
- Install 3 Radio Head Mounts
- Install 3 DC Trunks and 1 Fiber Trunk
- Ground scope of work:
 - Install 4 components in the rack
 - Remove 6 diplexers
 - Run Diagnostic Tests

Criteria for Approval. Section 9-41-050(E) of the Draper City Municipal Code contains the development standards for wireless communications facilities:

E. Monopoles with Antennas And Antenna Support Structures: The following provisions shall apply to monopoles with antennas and antenna support structures:

1. Monopoles shall be located as follows:

- a. Monopoles shall not be located in residential or agricultural zones.
- b. Monopoles may be located in commercial, public facility, or industrial zones so long as they are not within a required landscaping, buffering, or parking area.
- c. Monopoles are preferred in the rear yard area of a lot or parcel.
- d. Monopoles shall be set back as follows:

(1) A minimum of two feet (2') for every foot of pole height from the closest line of any property in an adjacent residential zone in which a residential use is located or may be located. The planning commission may reduce the required setback from a residential zone if practical difficulties are demonstrated by the carrier (i.e., city park location, public buildings, etc.).

(2) In addition to the minimum setbacks required by the zone and other locational restrictions of this subsection, monopoles shall be set back from all public rights of way the greater of one hundred feet (100') or one and one-fourth feet (1.25') for every one foot (1') of monopole height, as defined in this subsection.

(3) A monopole shall not be located within five hundred (500) linear feet from another monopole.

2. The height of monopoles shall be as follows:

a. The maximum height of a monopole with antennas and antenna support structures shall be sixty feet (60') unless additional height is necessary to accommodate a permitted use.

b. Height shall be measured from the average finished grade at the base of the monopole to the top of the highest portion of the facility.

3. The maximum visible width of 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.

4. Monopoles shall be fenced for security purposes as required in this section.

5. There shall be no climbing pegs located on the lower twenty feet (20') of any monopole.

6. Antennas may be collocated on a single monopole subject to the development standards of this section.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the request and has issued a recommendation for approval. Comments, if any, can be found in Exhibit A.

Draper City Fire Review. The Draper City Fire Marshal has completed their review of the request. Comments, if any, can be found in Exhibit A.

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.

The findings for approval as are follows:

1. That the proposed changes will have no perceptible visual impact.
2. That the proposed changes are compliant with Section 9-41-050(E) of the DCMC.
3. The applicant shall obtain all applicable permits from Draper City Fire and the Building Division for this upgrade.

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: cn=Brien Maxfield, o=Draper City, ou,
email=brien.maxfield@draper.ut.us, c=US
Date: 2020.08.18 16:51:27 -06'00'

Draper City Public Works Department

Jennifer Jastremsky
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O=Draper City Planning, CN=Jennifer Jastremsky
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Draper City Planning Division

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O=Draper City Fire *, OU=Fire Marshal,
CN=Don Buckley
Date: 2020.08.18 12:42:26 -06'00'

Draper City Fire Department

Mike Barker
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Attorney, email=mike.barker@draper.ut.us,
c=US
Date: 2020.08.19 09:09:07 -06'00'

Draper City Legal Counsel

Matthew T. Symes
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O=Draper City, CN=Matthew T. Symes
Date: 2020.08.18 20:07:31 -06'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT/DIVISION COMMENTS

Planning Division Review

No comments received.

Draper City Fire 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**

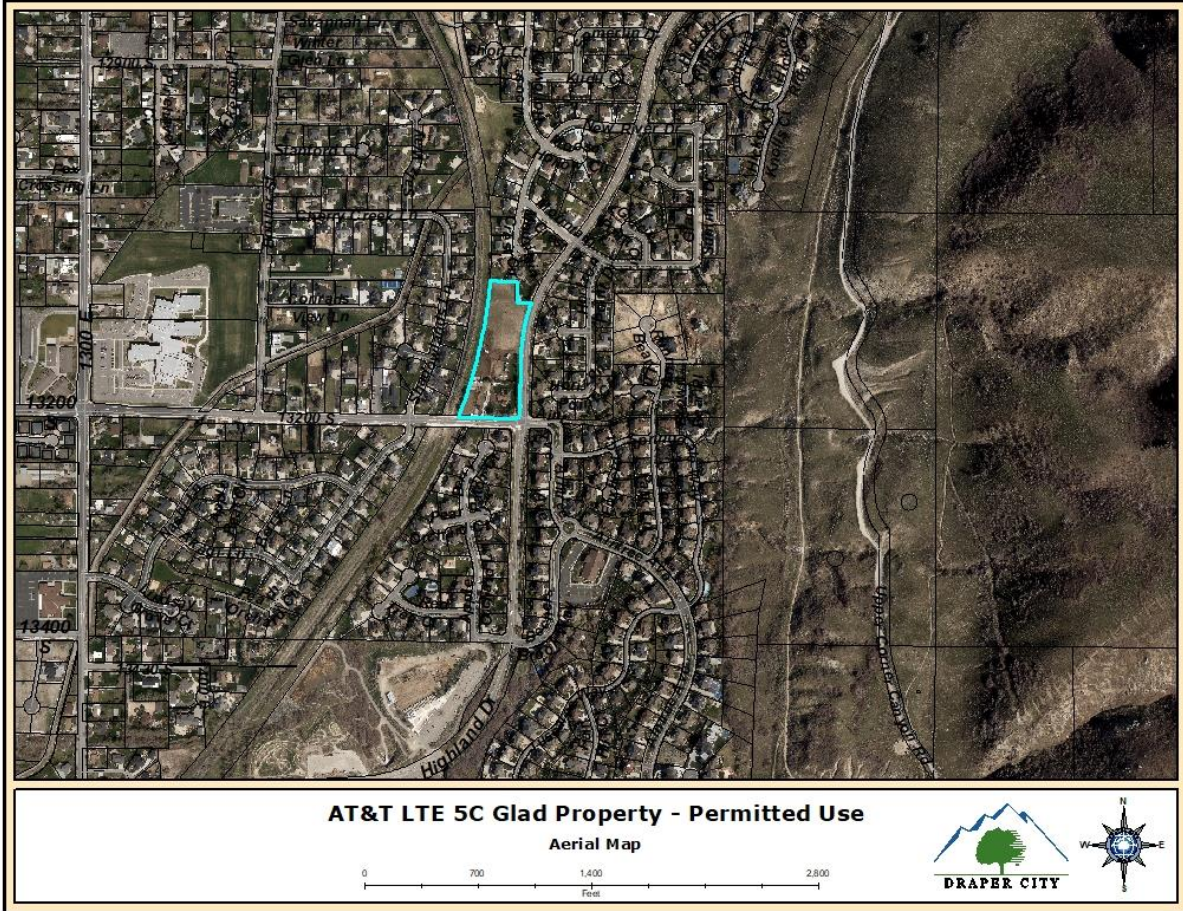


EXHIBIT C LAND USE MAP

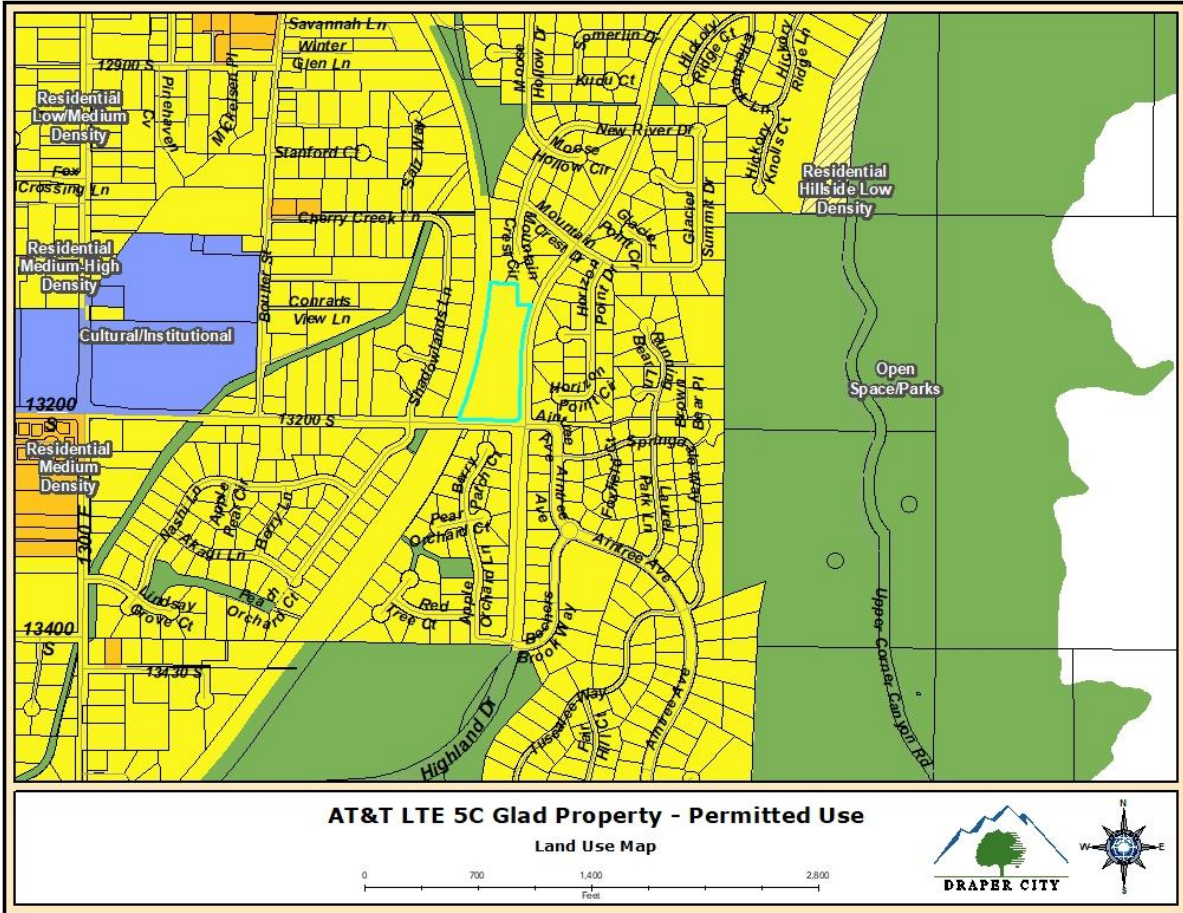
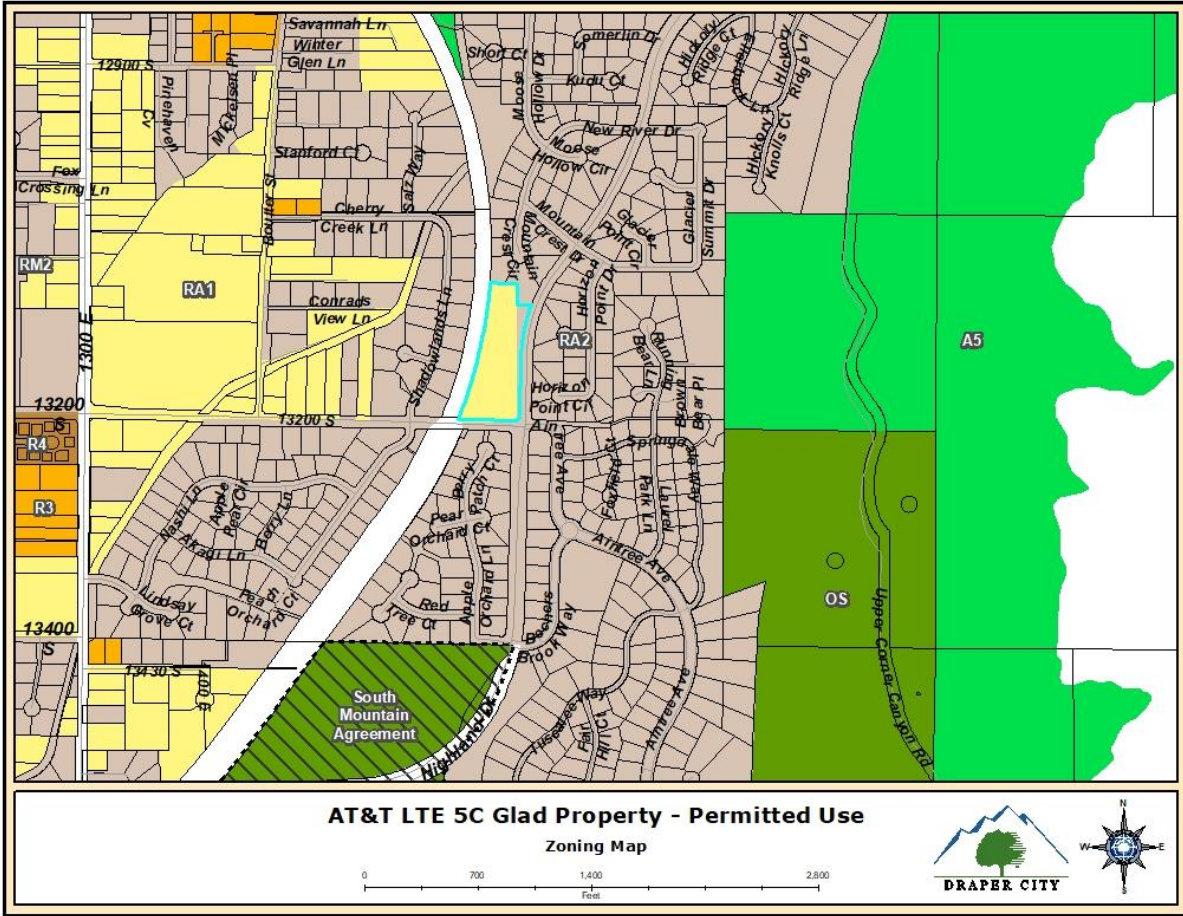


EXHIBIT D ZONING MAP



**EXHIBIT E
DRAWINGS**

SCOPE OF WORK

THE PURPOSE OF THIS PROJECT IS AS FOLLOWS:
TOWER SCOPE OF WORK:

- REMOVE (3) RRHs
- REMOVE (5) TMAs
- INSTALL (3) ANTENNAS
- INSTALL (6) RRHs
- INSTALL (1) SURGE SUPPRESSOR
- INSTALL (3) BACK TO BACK DUAL RRH MOUNTS
- INSTALL (3) DC TRUNKS & (1) FIBER TRUNK

GROUND SCOPE OF WORK:

- INSTALL (1) FSM4 W/(1) AMIA, (1) ABIL (1) ASIK IN (E) LTE RACK
- REMOVE (6) DIPLEXERS

DC POWER PLAN REVIEW:

- DC POWER PLANT, RECTIFIERS & CONVERTERS: EXISTING +24V LINEAGE 2000 DC POWER PLANT FAILS FOR PROPOSED ELECTRICAL EQUIPMENT ADDED FOR THE SCOPE OF WORK. REMOVE EXISTING LINEAGE +24V DC POWER PLANT AND (2) EXISTING ALPHA STANDALONE DC CONVERTER SHELVES, INSTALL NEW VERTIV 7100 -48V DC POWER PLANT:
- PASSES RECTIFIER CAPACITY; INSTALL NEW VERTIV 7100 -48V DCPP [NEQ. 15920] WITH (12) -48VDC 50A RECTIFIERS [NEQ. 15929], (12) RECTIFIERS REQUIRED TO SATISFY N+1.
- PASSES CONVERTER CAPACITY; INSTALL NEW VERTIV 7100 -48V DCPP [NEQ. 15920] WITH WITH (5) -48VDC/+24VDC 75A CONVERTER MODULES [NEQ. 15929], (3) CONVERTERS REQUIRED TO SATISFY N+1.
- NO PERMANENT STANDBY GENERATOR.

BATTERY CHECK:

- BATTERIES: PASSES BATTERY RESERVE CAPACITY @ 4.10 HRS; RECONFIGURE (20) EA. EXISTING MARATHON M12V180FT BATTERIES INTO (5) STRINGS (4 CELLS PER STRING), i.e. (5) 180 A-hr STRINGS EACH CONFIGURED @ -48VDC NOMINAL.

HVAC:

- PASSES HVAC TONNAGE CAPACITY: SITE HAS (2) EXISTING "MARVAIR" ASDCA48ACA050C-A5-100-VAR FOUR-TON HVAC UNITS, WHICH ARE SUFFICIENT.

ELECTRICAL SERVICE:

- PASSES 120/240VAC 200A (48KW) ELECTRICAL SERVICE; MAXIMUM TOTAL CONNECTED LOAD ESTIMATED @ 193A PER PHASE.

RFDS INFO:

ID: 3606348 VER: 1.0
DATE 12/31/2020

PROJECT DIRECTORY

TOWER OWNER: CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
CONTACT: NICOLE RUSSELL
PHONE: (602) 845-1766

APPLICANT: AT&T MOBILITY CORP.
161 INVERNESS DRIVE WEST, 2ND FLOOR
ENGLEWOOD, CO 80112
CONTACT: CONNOR RICHARDS
PHONE: (303) 828-7114

A&E FIRM: TELCYTE INFRASTRUCTURE SERVICES
3450 N. HIGLEY RD - BLDG 2, SUITE 102
MESA, AZ 85215
CMUELLER@TELCYTE.COM

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.



CALL COLORADO ONE CALL
(800) 922-1987
CALL 3 WORKING DAYS
BEFORE YOU DIG!



CONSTRUCTION DRAWINGS

AT&T SITE NAME:

DRAPER

AT&T SITE NUMBER:

UTL02013

AT&T FA NUMBER:

10088359

PROJECT ID AND PACE NUMBER:

LTE 5C: MRUTH040078
5G NR 1DR-1: MRUTH040148

CROWN CASTLE SITE NAME:

DRAPER

CROWN CASTLE SITE NUMBER:

845623

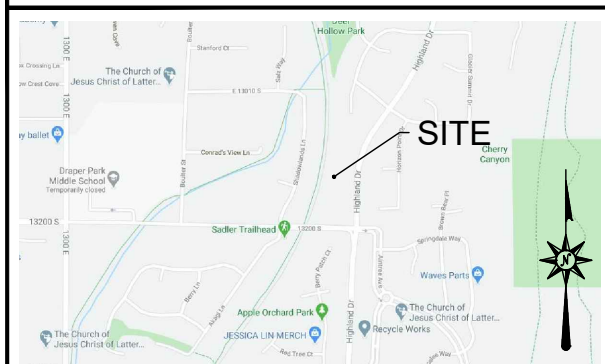
SITE ADDRESS:

1661 EAST 13200 SOUTH
DRAPER, UT 84020
(DRAPER CITY)

CROWN CASTLE APPLICATION:

515413

VICINITY MAP



LOCAL MAP



DIRECTIONS TO THE SITE FROM AT&T OFFICE:

SALT LAKE CITY INTERNATIONAL AIRPORT 776 N TERMINAL DR, SALT LAKE CITY, UT 84122, UNITED STATES GET ON I-80 E FROM CROSSBAR AND TERMINAL DR (2.7 MI) TAKE I-15 S TO UT-154 S IN DRAPER. TAKE EXIT 289 FROM I-15 S (21.2 MI) TAKE 13800 S TO HIGHLAND DR (3.2 MI) 1661 E 13200 S DRAPER, UT 84020, USA

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2017 NATIONAL ELECTRICAL CODE
- ANSI/TIA/EIA-222-H
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES
- FAA COMPLIANCE
- FCC COMPLIANCE

PROJECT LINE ITEMS:		TO BE PROVIDED (Y/N)	RESPONSIBILITY TO PROVIDE	DATE PROVIDED
THE FOLLOWING ARE A LIST OF ALL ITEMS PROVIDED TO THE A&E FIRM PRIOR TO COMPLETION OF THE DRAWINGS:				
SITE WALK (CURRENT PHOTOS/SITE CONDITIONS)	12/31/2020 V1.0	Y	TELCYTE	XXXXXX
CURRENT RFDS		Y	CROWN	XXXXXX
CURRENT MOUNT ANALYSIS	PENDING	Y	CROWN	PENDING
CURRENT STRUCTURAL ANALYSIS	PENDING	Y	CROWN	PENDING
PREVIOUS SURVEY	N/A	N	CROWN	N/A
PREVIOUS PROJECT DRAWINGS	PENDING	Y	CROWN	PENDING
PREVIOUS MOUNT ANALYSIS	PENDING	Y	CROWN	PENDING
PREVIOUS STRUCTURAL ANALYSIS	PENDING	Y	CROWN	PENDING
PREVIOUS GEO REPORT	N/A	N	CROWN	N/A

PERMITTING/ZONING APPROVAL:

SIGNATURE _____ DATE _____

LANDLORD APPROVAL:

SIGNATURE _____ DATE _____

AT&T PROJECT MANAGER APPROVAL:

SIGNATURE _____ DATE _____

SITE SUMMARY

SITE TYPE: UPGRADE
TYPE OF OCCUPANCY: TELECOMMUNICATIONS
TOWER TYPE: MONOPOLE
TOWER LATITUDE: 40° 30' 43.24"N (40.5120100)
TOWER LONGITUDE: 111° 50' 40.56"W (-111.8446000)
AMSL: 4577'-0"±
ZONING JURISDICTION: DRAPER CITY
COUNTY: SALT LAKE
PARCEL NUMBER: 28333280090000
POWER PROVIDER: ROCKY MOUNTAIN POWER 877-548-3768
TELEPHONE PROVIDER: CENTURYLINK 281-359-9519
PROPERTY OWNER NAME: RAY GLAD
PROPERTY OWNER ADDRESS: 1661 EAST 13200 SOUTH DRAPER, UTAH 84020
24 HOUR NOC CONTACT: (800) 783-7011
GATE COMBINATION: 7011

SHEET INDEX

SHEET NO.	DESCRIPTION	REV. NO.	REVISION DATE
T-1	TITLE SHEET	A	04/08/20
GN-1	GENERAL NOTES	A	04/08/20
GN-2	GENERAL NOTES	A	04/08/20
S-1	SITE PLAN	A	04/08/20
C-1	COMPOUND PLANS	A	04/08/20
C-2	EQUIPMENT PLANS	A	04/08/20
C-3	TOWER ELEVATIONS	A	04/08/20
C-4	ANTENNA LAYOUTS	A	04/08/20
C-5	FINAL RF EQUIPMENT SCHEDULE	A	04/08/20
C-6	ANTENNA DETAILS	A	04/08/20
G-1	GROUNDING NOTES & DETAILS	A	04/08/20
G-2	GROUNDING DETAILS	A	04/08/20



161 INVERNESS DRIVE
WEST ENGLEWOOD, CO 80112



2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286



3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

AT&T SITE NUMBER:
UTL02013

BU #: 845623

1661 EAST 13200 SOUTH
DRAPER, UT 84020

EXISTING 100'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRAWN	DESCRIPTION	QA/QC
A	4/8/20	AK	PRELIMINARY	CM

**PRELIMINARY
DRAWINGS FOR
SCOPING ONLY**

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.

SHEET NUMBER: REVISION:

T-1 A



161 INVERNESS DRIVE
WEST ENGLEWOOD, CO 80112



2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286



3450 N HIGLEY RD - SUITE 102,
MESA, AZ 85215

AT&T SITE NUMBER:
UTL02013

BU #: 845623

1661 EAST 13200 SOUTH
DRAPER, UT 84020

EXISTING 100'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRAWN	DESCRIPTION	QA/QC
A	4/8/20	AK	PRELIMINARY	CM

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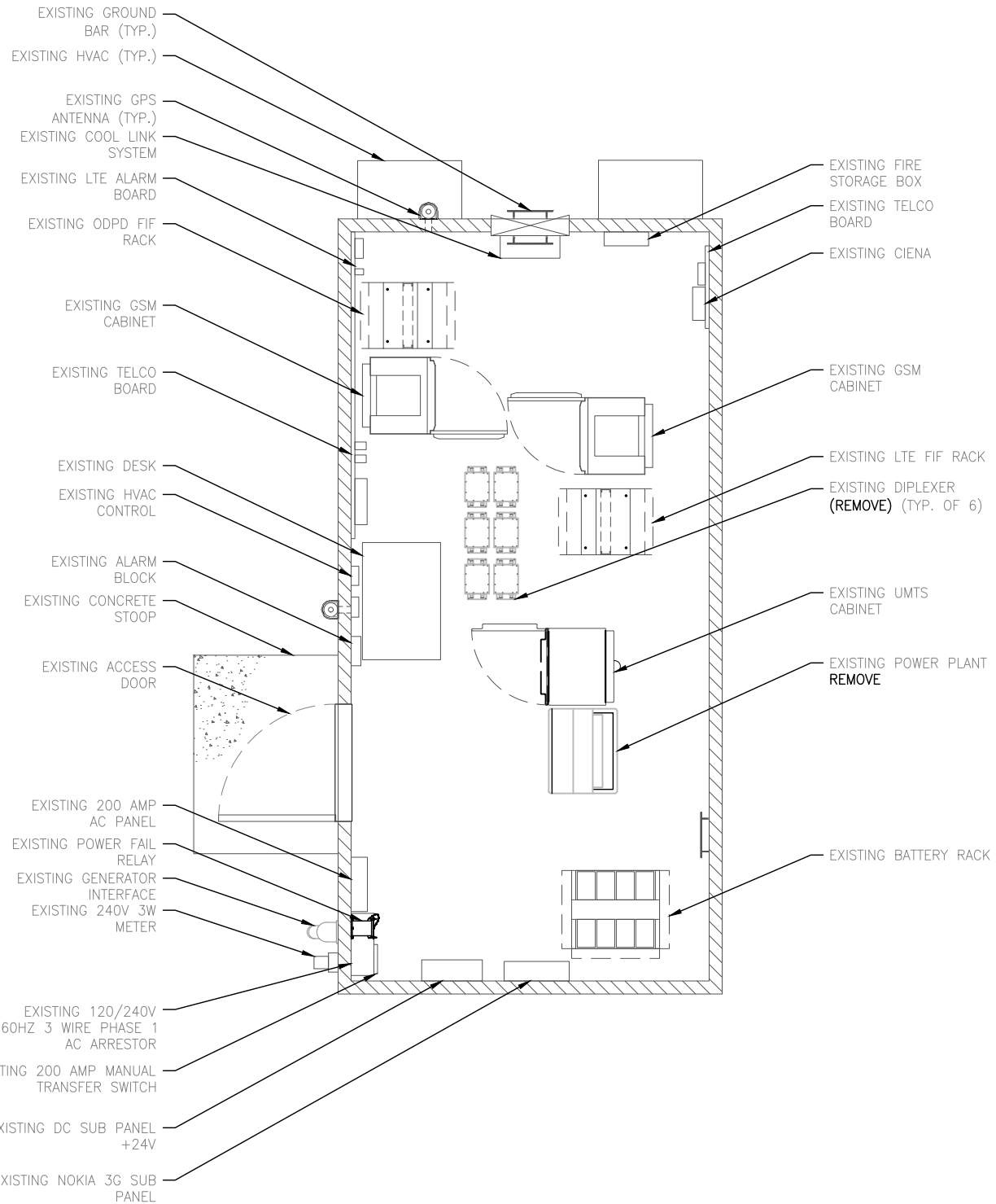
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SHEET NUMBER:

C-2

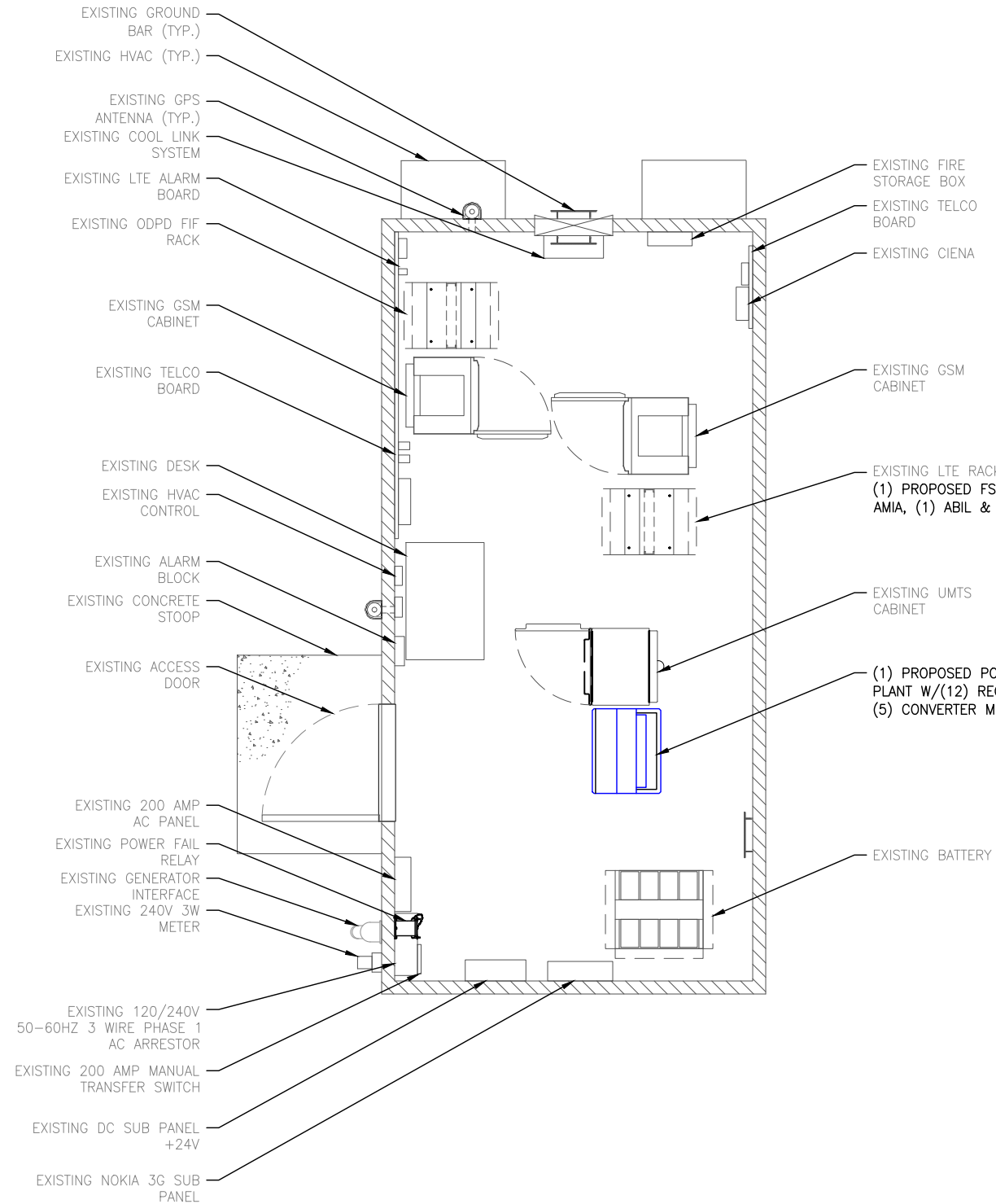
REVISION:

A



EXISTING COMPOUND PLAN

11"x17" SCALE: 1" = 4'
24"x36" SCALE: 1" = 2'



PROPOSED COMPOUND PLAN

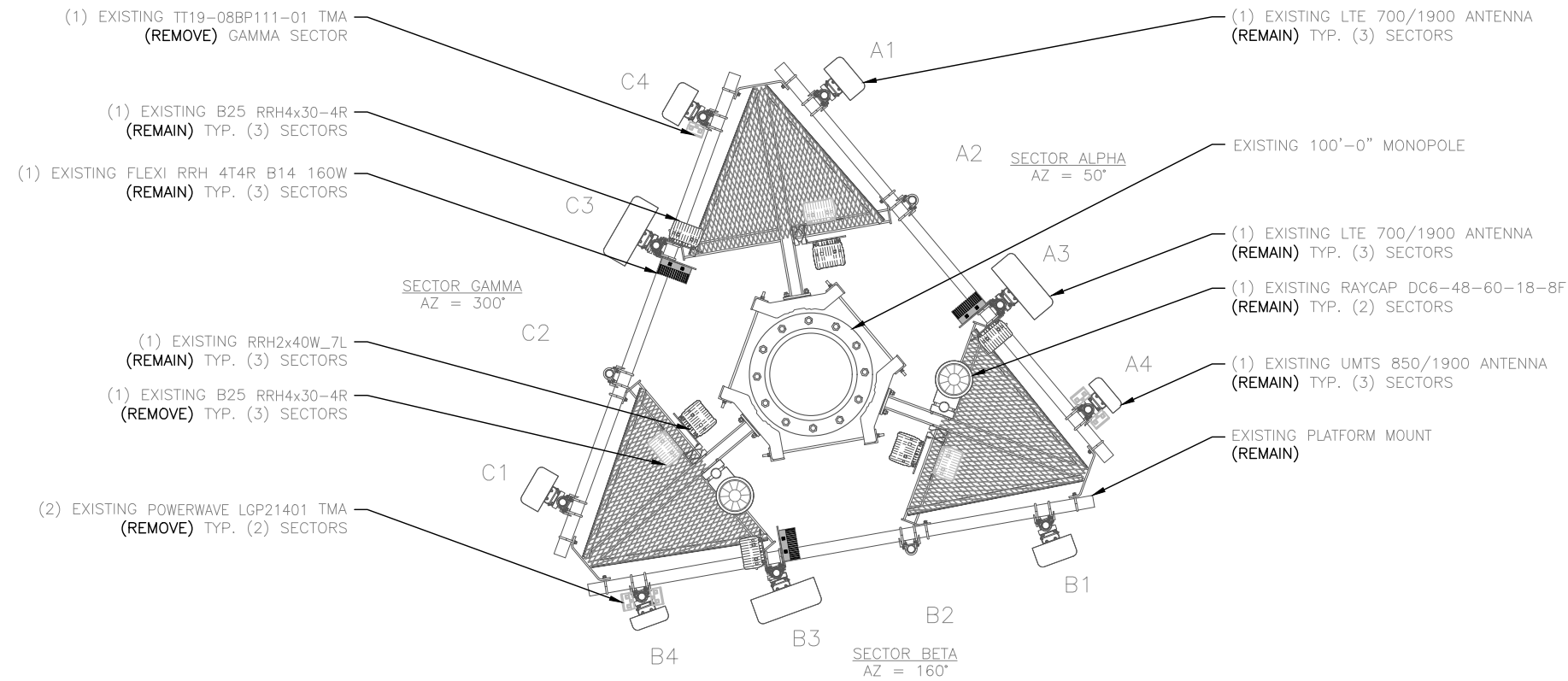
11"x17" SCALE: 1" = 4'
24"x36" SCALE: 1" = 2'



NOTES:

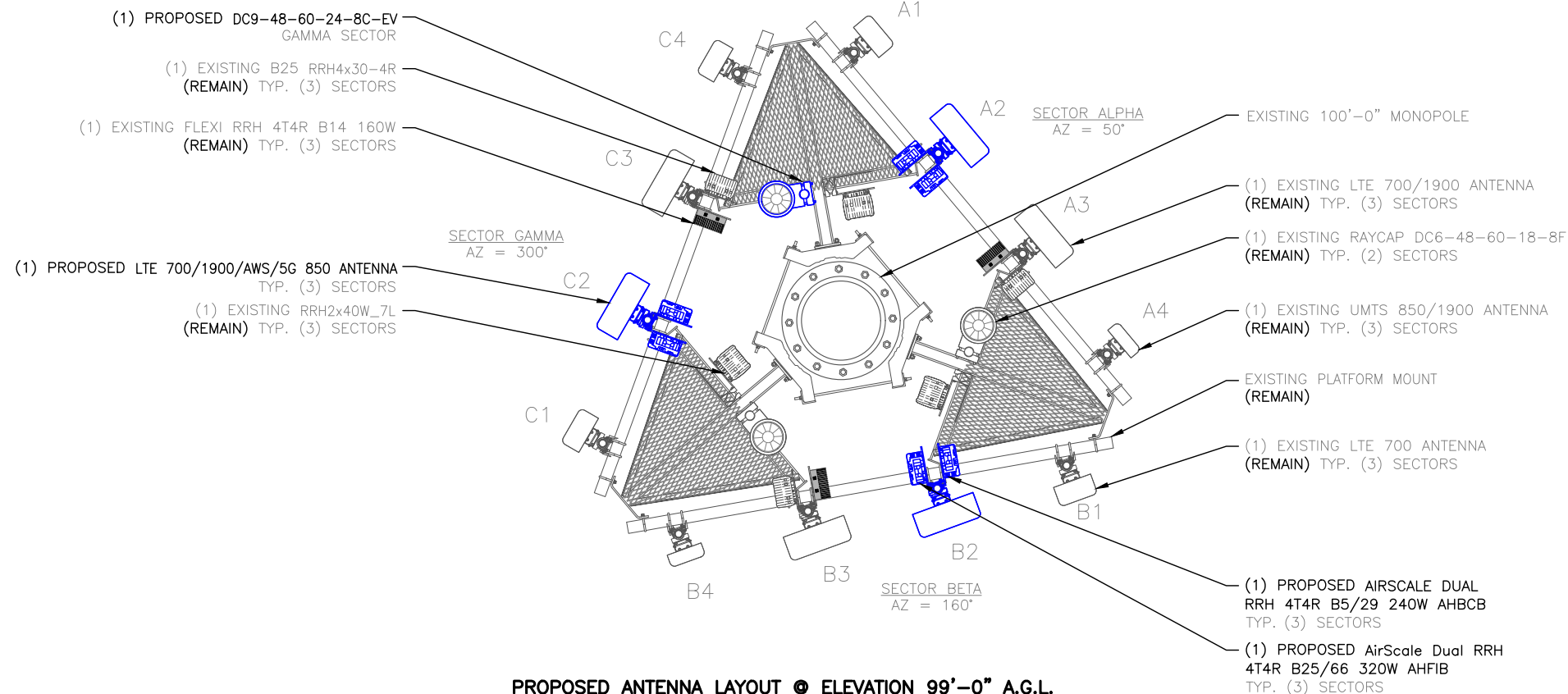
1) ALL SITE INFORMATION HAS BEEN PROVIDED BY THE CLIENT. TELCYTE IS NOT LIABLE AND DOES NOT ASSUME RESPONSIBILITY FOR THIS CONTENT.

2) CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION



EXISTING ANTENNA LAYOUT @ ELEVATION 99'-0" A.G.L.

11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



PROPOSED ANTENNA LAYOUT @ ELEVATION 99'-0" A.G.L.

11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

INSTALL RRHs ON DUAL RRH MOUNTING BRACKETS SUPPLIED BY CIVIL VENDOR.



AT&T SITE NUMBER:
UTL02013

BU #: 845623

1661 EAST 13200 SOUTH
DRAPER, UT 84020

EXISTING 100'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRAWN	DESCRIPTION	QA/QC
A	4/8/20	AK	PRELIMINARY	CM

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SHEET NUMBER: **C-4** REVISION: **A**

