

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT
February 12, 2020

To: Jennifer Jastremsky, Zoning Administrator


Approved

3/10/2020
Date

From: Travis Van Ekelenburg, Planner II
801-576-6522, travis.vanekelenburg@draper.ut.us

Re: AT&T Wireless Facility – Permitted Use Equipment Upgrade Request

Application No.: USE-000940-2020
Applicant: Jared White, representing AT&T Wireless
Project Location: 1111 East Draper Parkway (12300 South)
Current Zoning: CC (Community Commercial) Zone
Acreage: Approximately 1.92 Acres (Approximately 83,635 ft²)
Request: Request for approval of a Permitted Use application in the CC (Community Commercial) zone regarding an existing Wireless Telecommunication Facility equipment upgrade.

SUMMARY

This application is a request for approval of an existing Wireless Facility upgrade for an existing facility located on the north side of Draper Parkway, at approximately 1111 East 12300 South. The property is currently zoned CC (Community Commercial). The applicant is requesting that a Permitted Use application be approved to allow for a regular maintenance and equipment upgrade on an existing Wireless Facility located on a rooftop of the main building of the subject property.

ANALYSIS

General Plan and Zoning.

The General Plan doesn't address Wireless facilities specifically, but it does address a Public & Cultural Resource Goals section that states the following:

Goal PCR-3 (General Plan)

Encourage provision of power and communication systems that match the character of draper and provide reliable, efficient service for citizens, visitors, and businesses.

- Cooperate with all power and communications utility companies (electrical, gas, telephone, cable, microwave, satellite, and future utilities) in the provision of services throughout the community and the installation and maintenance of facilities in their respective franchise areas.
- Encourage utilities to be located outside of washes and drainage easements, and open space along transmission line corridors.
- Manage the visual impact in rights-of-way of power and communication system hardware and encourage the under-grounding of electrical lines.



The Land Use Map of the General Plan calls for the Neighborhood Commercial land use designation for the subject property. 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 Draper City Municipal Code (DCMC) Section 8-1-330 states the following:

A provider shall:

- A. Install and maintain all parts of its system in a no dangerous condition throughout the entire period of its franchise;
- B. Install and maintain its system in accordance with standard prudent engineering practices and shall conform, when applicable, with the national electrical safety code and all other applicable federal, state and local laws or regulations; and
- C. At all reasonable times, permit examination by any duly authorized representative of the city of the system and its effect on the rights of way. (Ord. 247, 9-2-1997)

Permitted Use Request. The scope of work for this application entails standard upgrades and maintenance that is allowed per the property's lease with AT&T Wireless. The applicant did submit the required lease proof for the Wireless System upgrades with their completed application.

This particular scope of work does not change the original land use approval, layout, or footprint of the existing facility. The equipment upgrade is as follows:

- The removal of 6 (older model) Radio Heads (RRH)
- The removal of 5 Tower Mounted Amplifier's (TMA)
- The installation of 9 new Radio Heads (RRH)
- The installation of one Ballast



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.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Permitted Use by Jared White, representing AT&T Wireless, application USE-940-2020.

This recommendation is based on the following findings:

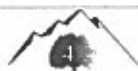
1. That the proposed facility is compliant with Chapter 9-41-050 of the Draper City Municipal Code.
2. The Wireless Facility is existing; this is required maintenance for the current use.
3. Approval is for the scope of work only on the approved plans.
4. No additional wireless equipment height or change in previously approved footprint is allowed.
5. No building permit required for this approval per the Draper City Building Official.



**EXHIBIT A
DEPARTMENT REVIEWS**

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Permitted Use submission and has issued a recommendation for approval.



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 B
AERIAL MAP**



EXHIBIT C LAND USE MAP

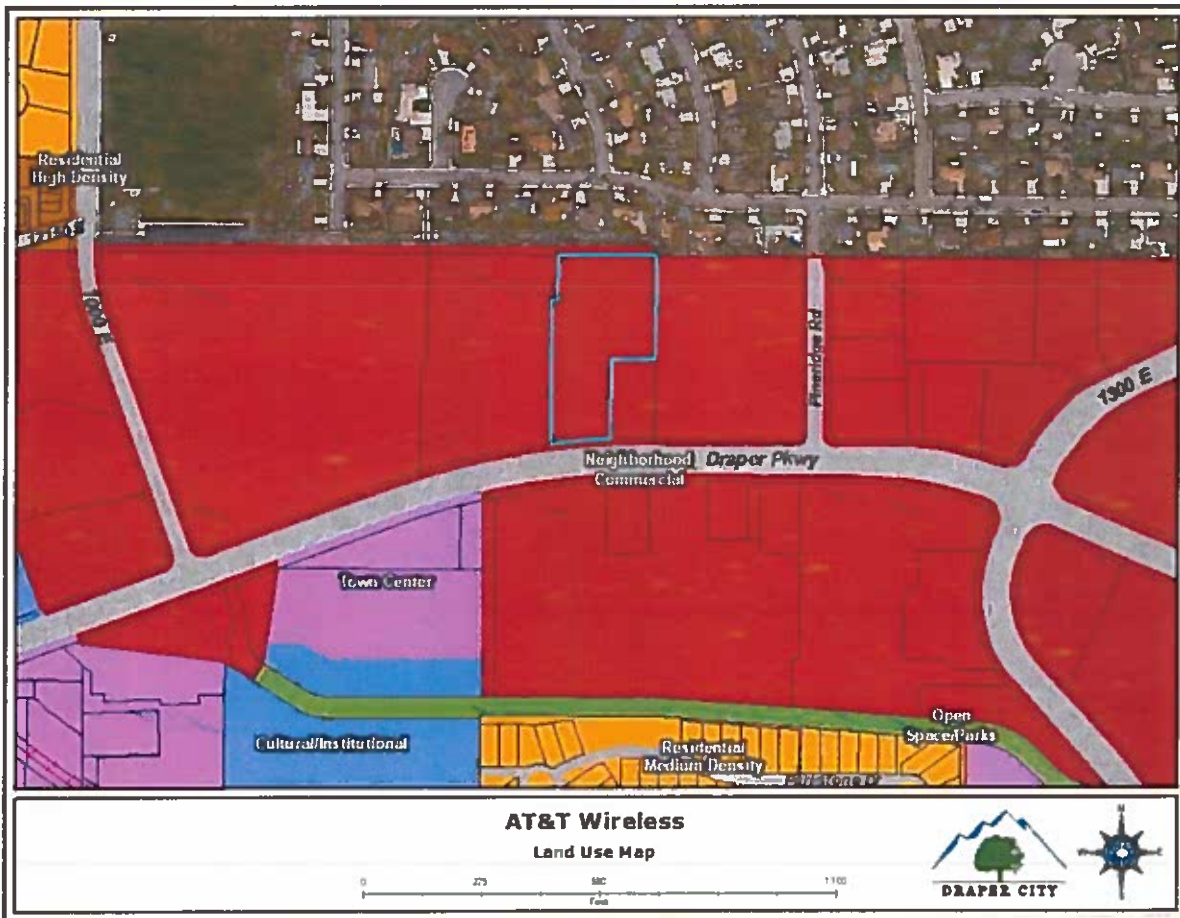


EXHIBIT D ZONING MAP

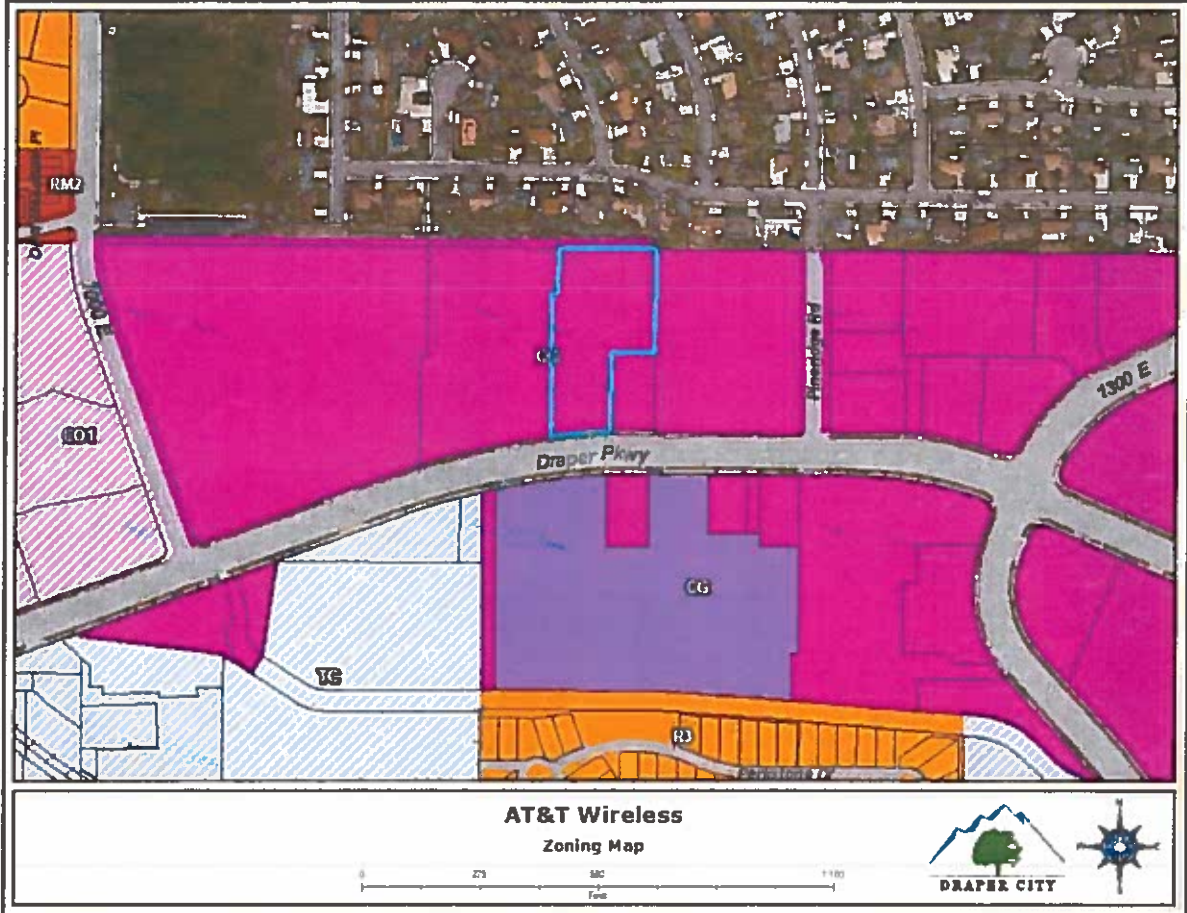


EXHIBIT E SITE PLAN

