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**Development Review Committee**

1020 East Pioneer Road  
Draper, Utah 84020

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**STAFF REPORT**

February 3, 2022

**To:** Jennifer Jastremsky, Zoning Administrator

\_\_\_\_\_  
Approved

\_\_\_\_\_  
Date

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

**Re: ATT UTL01203 Lone Peak Pkwy- Permitted Use Permit Request**

Application No.: USE-3-2022

Applicant: Valerie Cardenas representing Smartlink LLC

Project Location: Approximately 189 W 11400 S

Current Zoning: CBP (Business Manufacturing Park), CSD-KMAC (Karl Malone Auto Center Commercial Special District) Zone

Acreage: Approximately 8.36 acres (approximately 364,161 square feet)

Request: Request for approval of a permitted use permit in the CBP zone regarding an upgrade to antenna equipment on an existing wireless telecommunications pole.

**SUMMARY AND BACKGROUND**

This application is a request for approval of a Permitted Use Permit for a property totaling 8.36 acres on the east side of Lone Peak Parkway, at approximately 189 West 11400 South (Exhibit B). The cell facility covers approximately 0.13 acres of the property (Exhibit C). The property is currently zoned CBP and CSD-KMAC. The property contains a cell tower. The applicant is requesting that a permitted use permit be approved to allow for an upgrade to equipment on the existing facility for AT&T.



**ANALYSIS**

*General Plan and Zoning.* The Land Use Map of the General Plan calls for the Business and Light Manufacturing, Community Commercial, and Commercial Special District land use designations for the subject property (Exhibit D). These categories are characterized as follows:

*Business and Light Manufacturing*

LAND USE DESCRIPTION					
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"> <li>• Allows for a mixture of employment uses and services for these employees</li> <li>• Park or campus-like atmosphere</li> <li>• Low traffic generation</li> <li>• Buildings should not exceed three stories</li> <li>• Major entry points and features</li> <li>• Well landscaped perimeter and public places</li> <li>• Limited traffic access to major streets</li> <li>• Uniform design standards and aesthetics</li> <li>• Common off-street traffic circulation and parking areas</li> <li>• Pedestrian-friendly design</li> </ul>				
<b>LAND USE MIX</b>	<table border="0"> <tr> <td>Primary</td> <td>Secondary</td> </tr> <tr> <td> <ul style="list-style-type: none"> <li>• Office</li> <li>• Light manufacturing</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>• Retail</li> <li>• Service Uses</li> </ul> </td> </tr> </table>	Primary	Secondary	<ul style="list-style-type: none"> <li>• Office</li> <li>• Light manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Service Uses</li> </ul>
Primary	Secondary				
<ul style="list-style-type: none"> <li>• Office</li> <li>• Light manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Service Uses</li> </ul>				
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"> <li>• Light Manufacturing (M1)</li> <li>• Business Manufacturing Park (CBP)</li> </ul>				
<b>LOCATION</b>	<ul style="list-style-type: none"> <li>• Along collector and arterial streets</li> </ul>				

*Community Commercial*

LAND USE DESCRIPTION	
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"> <li>• Includes the full scope of commercial land uses that require and utilize exposure to the freeway</li> <li>• Intended to be traveler-or commuter-oriented and should provide lodging, food, personal services and other similar uses</li> <li>• Frontage roads</li> <li>• Deeper setbacks for landscaping and enhancements</li> <li>• Limited traffic access points</li> <li>• Visual unity</li> <li>• Uniform design standards and aesthetics</li> <li>• Access to individual properties should be provided only from frontage roads</li> <li>• Well landscaped street frontages</li> <li>• Limited traffic access points for the site</li> <li>• Common off-street traffic circulation and parking areas</li> <li>• Pedestrian access from surrounding residential areas</li> </ul>
<b>LAND USE MIX</b>	<ul style="list-style-type: none"> <li>• Large-scale, master-planned commercial centers</li> <li>• Big-box stores and offices</li> </ul>
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"> <li>• Community Commercial (CC)</li> <li>• General Commercial (CG)</li> <li>• Interchange Commercial (CI)</li> <li>• Institutional Care (IC)</li> </ul>
<b>LOCATION</b>	<ul style="list-style-type: none"> <li>• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas</li> </ul>



Commercial Special District

LAND USE DESCRIPTION	
<b>CHARACTERISTICS</b>	<ul style="list-style-type: none"> <li>• Include a wide range of commercial uses that are destination oriented and draw from a regional customer base</li> <li>• Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components</li> <li>• Limited traffic access points</li> <li>• Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses</li> <li>• Uniform design standards and aesthetics</li> <li>• Access to individual properties should be provided only from frontage roads or major arterials</li> <li>• Common off-street traffic circulation and parking areas</li> </ul>
<b>LAND USE MIX</b>	<ul style="list-style-type: none"> <li>• Large-scale master-planned commercial centers</li> <li>• Big box centers</li> <li>• Corporate headquarters</li> <li>• Multi-story upscale office buildings</li> <li>• Multi-story upscale residential buildings</li> </ul>
<b>COMPATIBLE ZONING</b>	<ul style="list-style-type: none"> <li>• Adopted Commercial Special District zone</li> <li>• Adopted Major Freeway Arterial Frontage Road zone</li> </ul>
<b>LOCATION</b>	<ul style="list-style-type: none"> <li>• Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas</li> <li>• Excellent transportation access to major highways</li> <li>• High visibility from the I-15 corridor</li> <li>• Proximity to both Salt Lake and Utah Counties</li> <li>• Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas</li> <li>• Major streets serving these areas should accommodate truck traffic</li> </ul>

The property has been assigned the CBP and CSD-KMAC zoning classifications (Exhibit E). According to the DCMC Section 9-8-020; the purpose of the CBP zone is *“provide aesthetically attractive planned developments having a mix of office, research and development, light manufacturing, and limited retail uses. Typical uses in this zone include offices, clean indoor manufacturing facilities, service retail, restaurants, athletic clubs, personal service shops, medical offices, office/warehouse buildings, and research facilities.”*

According to the DCMC Section 9-18D-010; the purpose of the CSD-KMAC zone is to create *“a master planned retail project designed as an automobile center to include the sale of new and used vehicles, auto repair, collision repair, auto rental and sales of auto related products and services.”*



The CBP zone abuts the subject property on the west and south, and the CSD-KMAC is to the north. To the west is the A2 (Agricultural) and CR (Regional Commercial) zones.

Requested Modification. The existing pole is 100-feet tall. The AT&T Co-location antennas are located at 82-feet high on the pole. The applicant will be adding or replacing four antennas on the existing array mounts. Existing feeder lines will be used for the antennas. There will be an upgrade to the equipment in the equipment shed. The proposed plan set is included at Exhibit F.

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.*

## **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 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.

The findings for approval as are follows:

1. The use is a permitted use in the applicable zone.
2. The proposal conforms to development standards of the applicable zone.
3. The proposal conforms to applicable regulations of general applicability and regulations for specific uses set forth in this title as found in DCMC Section 9-41.
4. The proposal is not located on land classified as a primary or secondary conservation area or sensitive land area.
5. The proposal is not located in protected area as shown on a natural resource inventory.
6. The proposal conforms to other applicable requirements of this code.



**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.

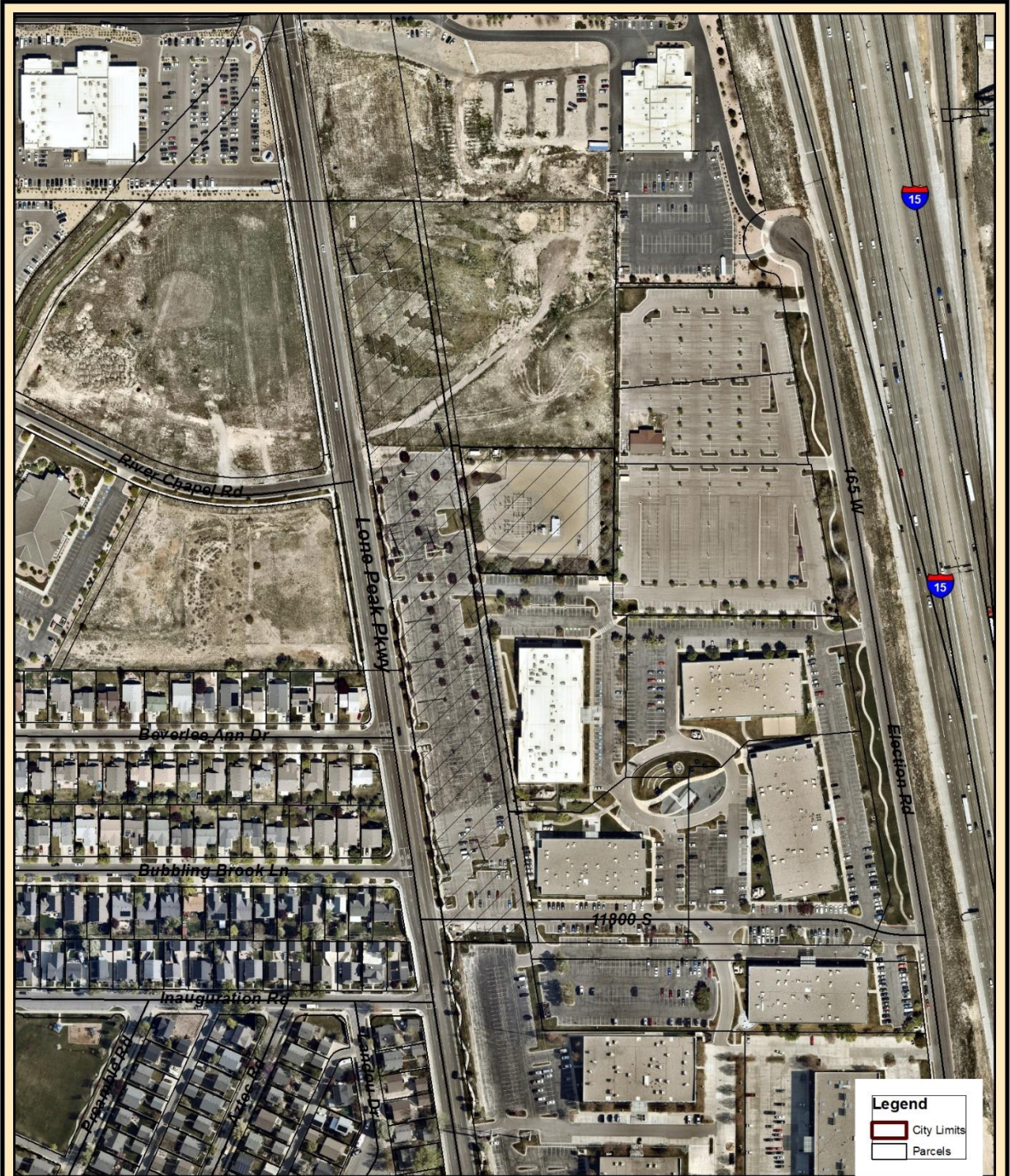
No additional comments provided.

### Fire Division Review.

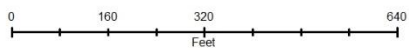
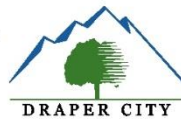
1. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed on every level of the home. If in cabinet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

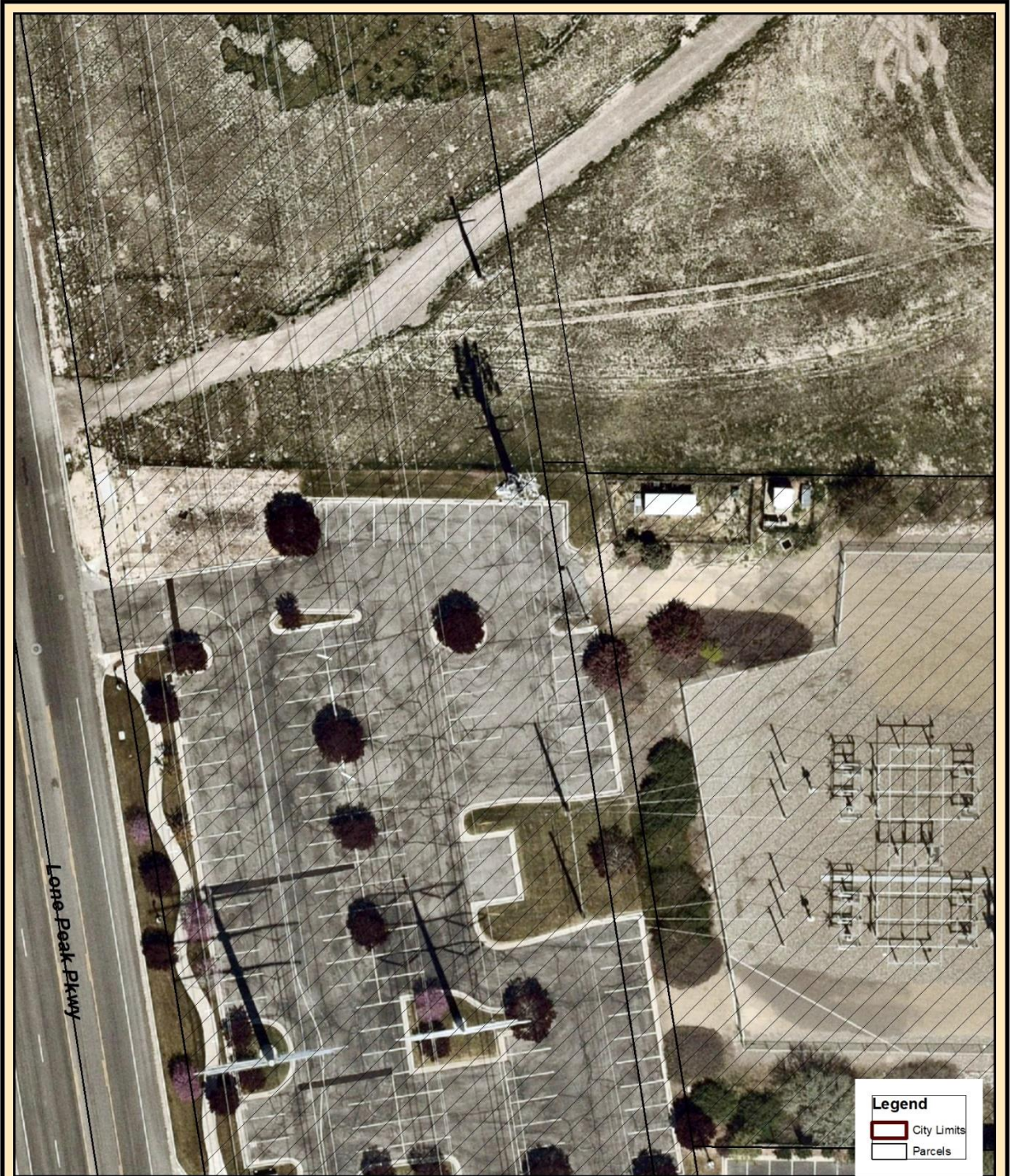


**ATT UTL01203 Lone Peak Pkwy  
Permitted Use Permit  
Overall Map**






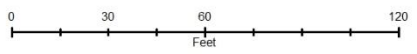
**EXHIBIT C  
AERIAL MAP**



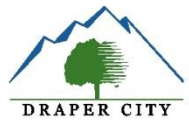
Lone Peak Pkwy

**Legend**

	City Limits
	Parcels

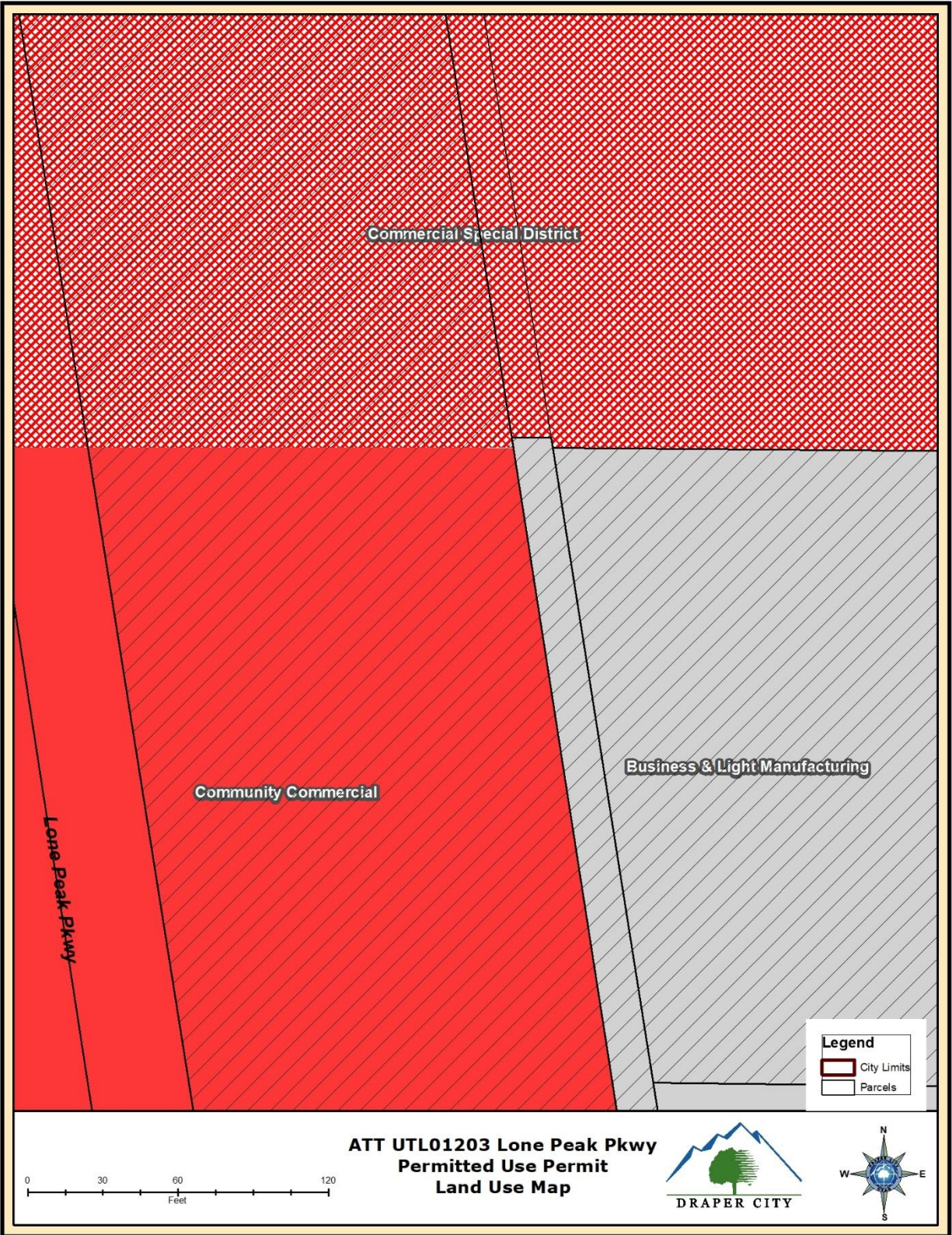


**ATT UTL01203 Lone Peak Pkwy  
Permitted Use Permit  
Aerial Map**





**EXHIBIT D  
LAND USE MAP**

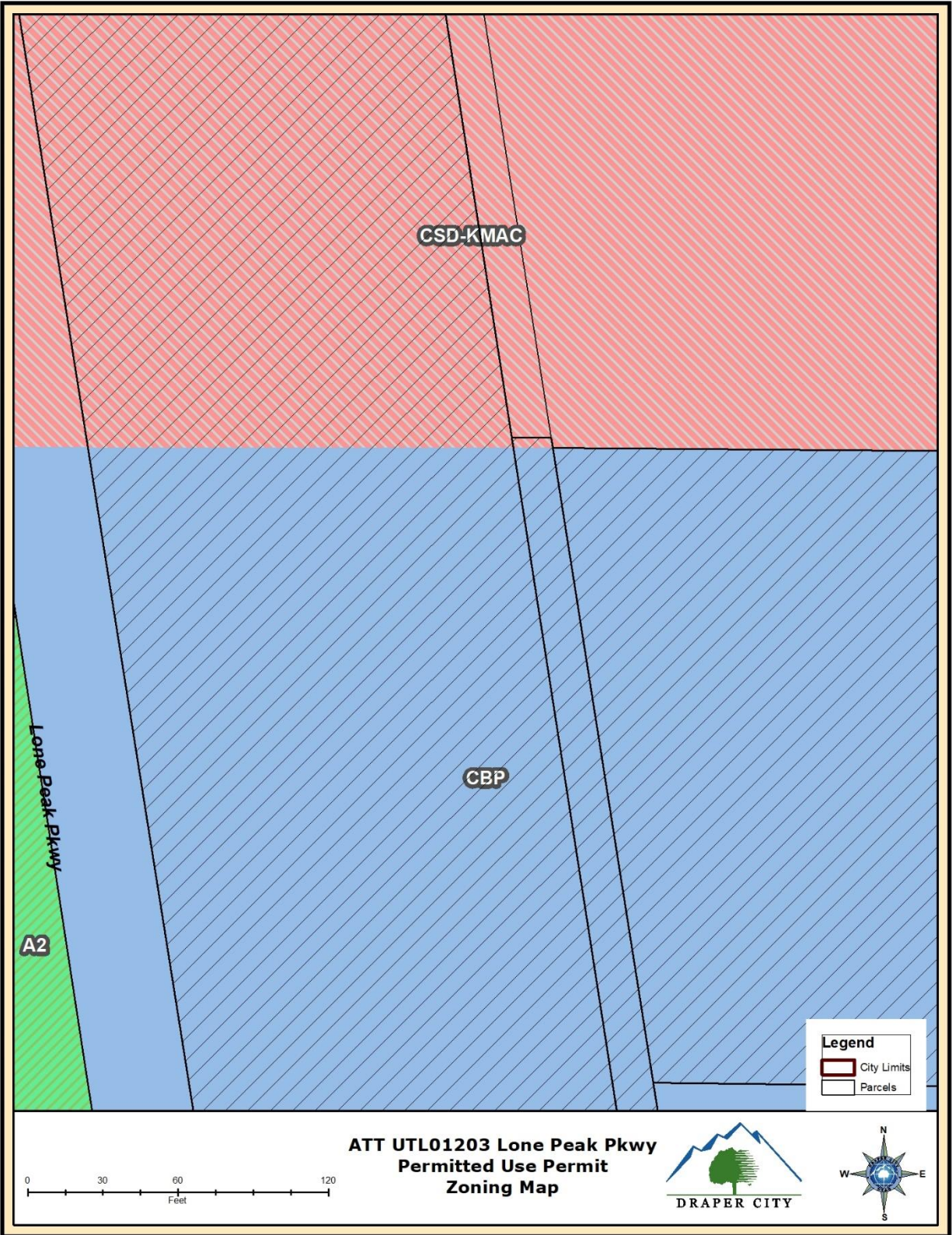


**ATT UTL01203 Lone Peak Pkwy  
Permitted Use Permit  
Land Use Map**





**EXHIBIT E  
ZONING MAP**



**ATT UTL01203 Lone Peak Pkwy  
Permitted Use Permit  
Zoning Map**



**EXHIBIT F  
PROPOSED PLANS**





**Smartlink LLC**  
 1997 Annapolis Exch.Pkwy # 200  
 Annapolis, MD 21401  
 Tel: 410-263-LINK (5465)  
 Fax: 410-263-5470  
 www.smartlinkllc.com

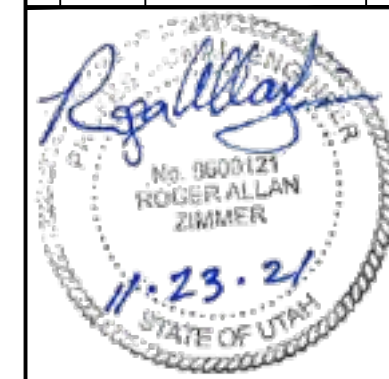


**TRILEAF**  
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 1515 DES PERES ROAD, STE 200  
 SAINT LOUIS, MISSOURI 63131  
 PHONE | 314-997-6111 FAX | 314-997-9988

682637

REVISIONS

REV	DATE	DESCRIPTION	INT
0	10/01/21	ISSUED FOR REVIEW 90%	JG
0	11/22/21	ISSUED FOR FINAL	JG



SITE INFORMATION

**SITE #: UTL01203**  
**SITE NAME: LONE PEAK PARKWAY**  
**FA #: 13718908**  
 11641 LONE PEAK PARKWAY  
 DRAPER, UT 84020

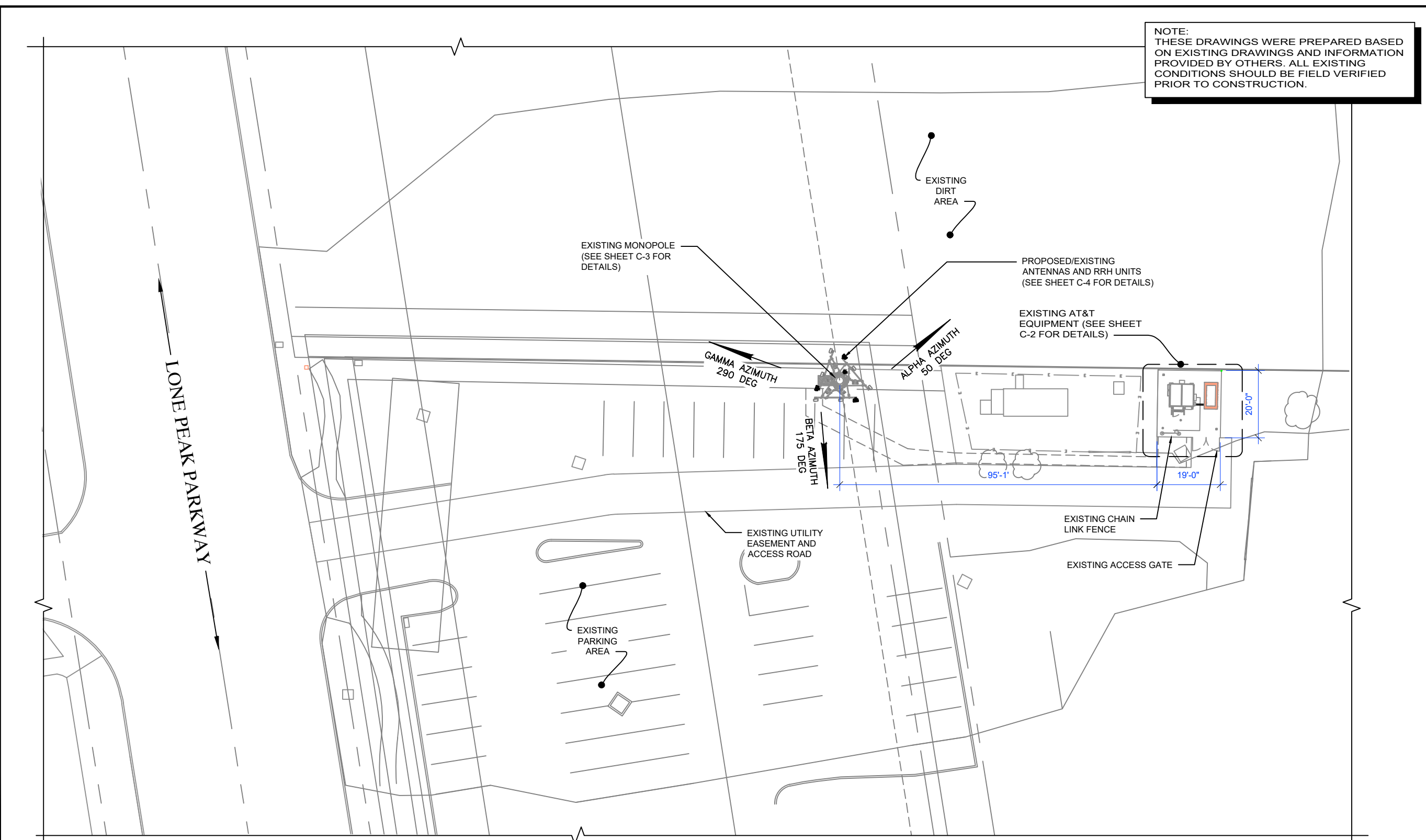
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**SITE PLAN**

SHEET NUMBER:

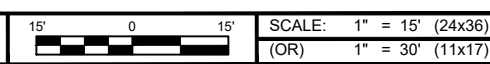
**C-1**

**NOTE:**  
 THESE DRAWINGS WERE PREPARED BASED  
 ON EXISTING DRAWINGS AND INFORMATION  
 PROVIDED BY OTHERS. ALL EXISTING  
 CONDITIONS SHOULD BE FIELD VERIFIED  
 PRIOR TO CONSTRUCTION.



THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

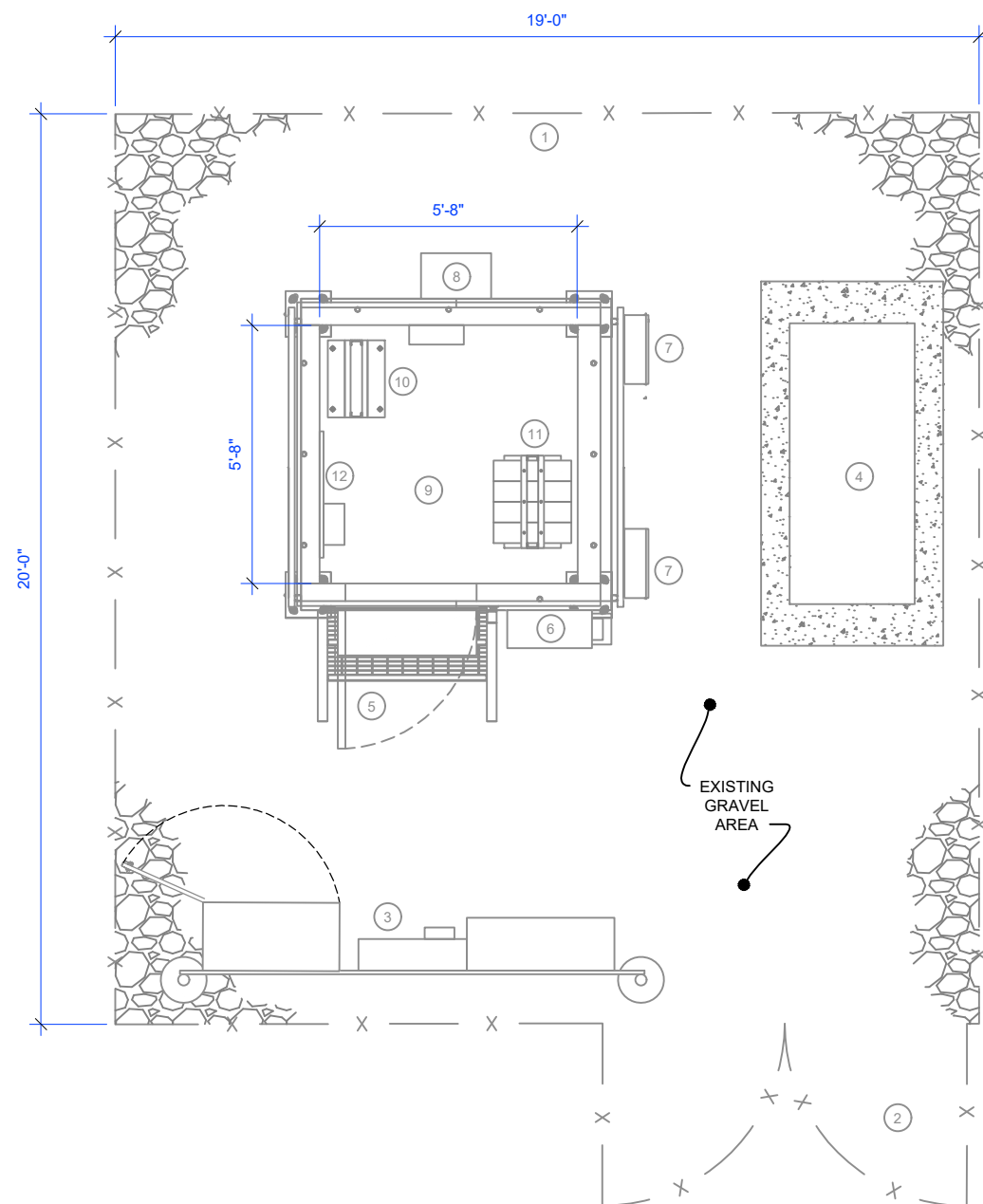
SITE PLAN



1

KEY NOTES:

- ① EXISTING CHAIN LINK FENCE
- ② EXISTING ACCESS GATE
- ③ EXISTING METER & FIBER BOX ON H-FRAME
- ④ EXISTING AT&T GENERATOR ON CONCRETE PAD
- ⑤ EXISTING ACCESS DOOR
- ⑥ EXISTING AT&T PPC UNIT
- ⑦ EXISTING AT&T DC12 BOX
- ⑧ EXISTING HVAC UNIT
- ⑨ EXISTING AT&T WIC ON STEEL PLATFORM
- ⑩ EXISTING AT&T LTE FIF RACK
- ⑪ EXISTING -48VDC POWER PLANT
- ⑫ EXISTING TELCO BOARD



EXISTING EQUIPMENT PLAN

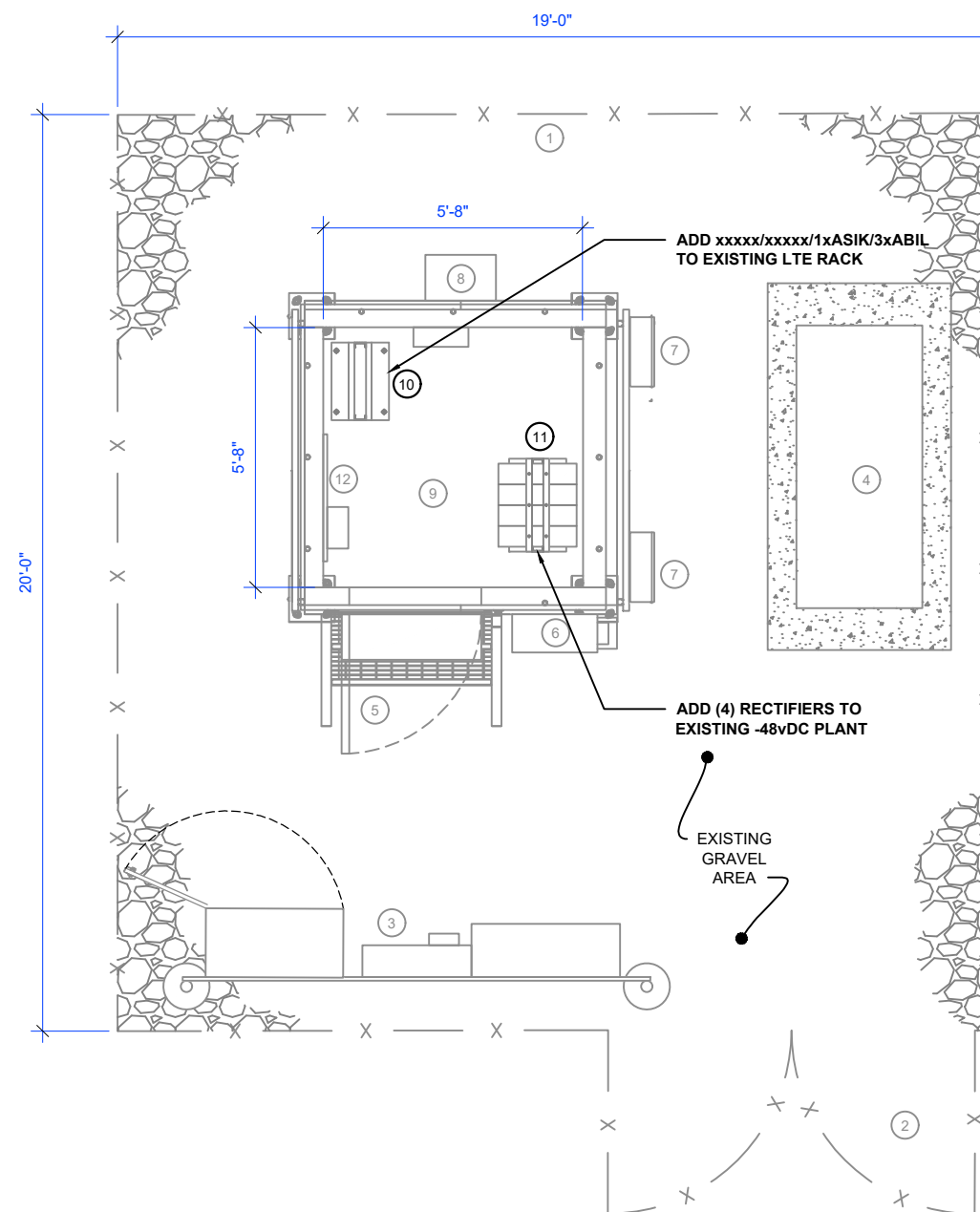


SCALE: 1/2" = 1'-0" (24x36)  
(OR) 1/4" = 1'-0" (11x17)

1

KEY NOTES:

- ① EXISTING CHAIN LINK FENCE
- ② EXISTING ACCESS GATE
- ③ EXISTING METER & FIBER BOX ON H-FRAME
- ④ EXISTING AT&T GENERATOR ON CONCRETE PAD
- ⑤ EXISTING ACCESS DOOR
- ⑥ EXISTING AT&T PPC UNIT
- ⑦ EXISTING AT&T DC12 BOX
- ⑧ EXISTING HVAC UNIT
- ⑨ EXISTING AT&T WIC ON STEEL PLATFORM
- ⑩ EXISTING AT&T LTE FIF RACK  
**ADD xxxxx/xxxxx/1xASIK/3xABIL**
- ⑪ EXISTING -48VDC POWER PLANT  
**ADD (4) RECTIFIERS**
- ⑫ EXISTING TELCO BOARD



NEW EQUIPMENT PLAN



SCALE: 1/2" = 1'-0" (24x36)  
(OR) 1/4" = 1'-0" (11x17)

2



Smartlink LLC

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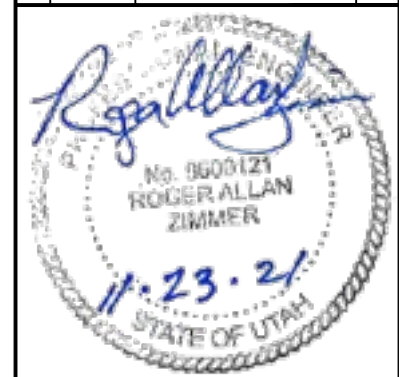
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architecture | engineering

1515 DES PERES ROAD, STE 200  
SAINT LOUIS, MISSOURI 63131  
PHONE | 314-997-8111 FAX | 314-992-9888

682637

REVISIONS

REV	DATE	DESCRIPTION	INT
0	10/01/21	ISSUED FOR REVIEW 90%	JG
0	11/22/21	ISSUED FOR FINAL	JG



SITE INFORMATION

SITE #: UTL01203  
SITE NAME: LONE PEAK PARKWAY  
FA #: 13718908

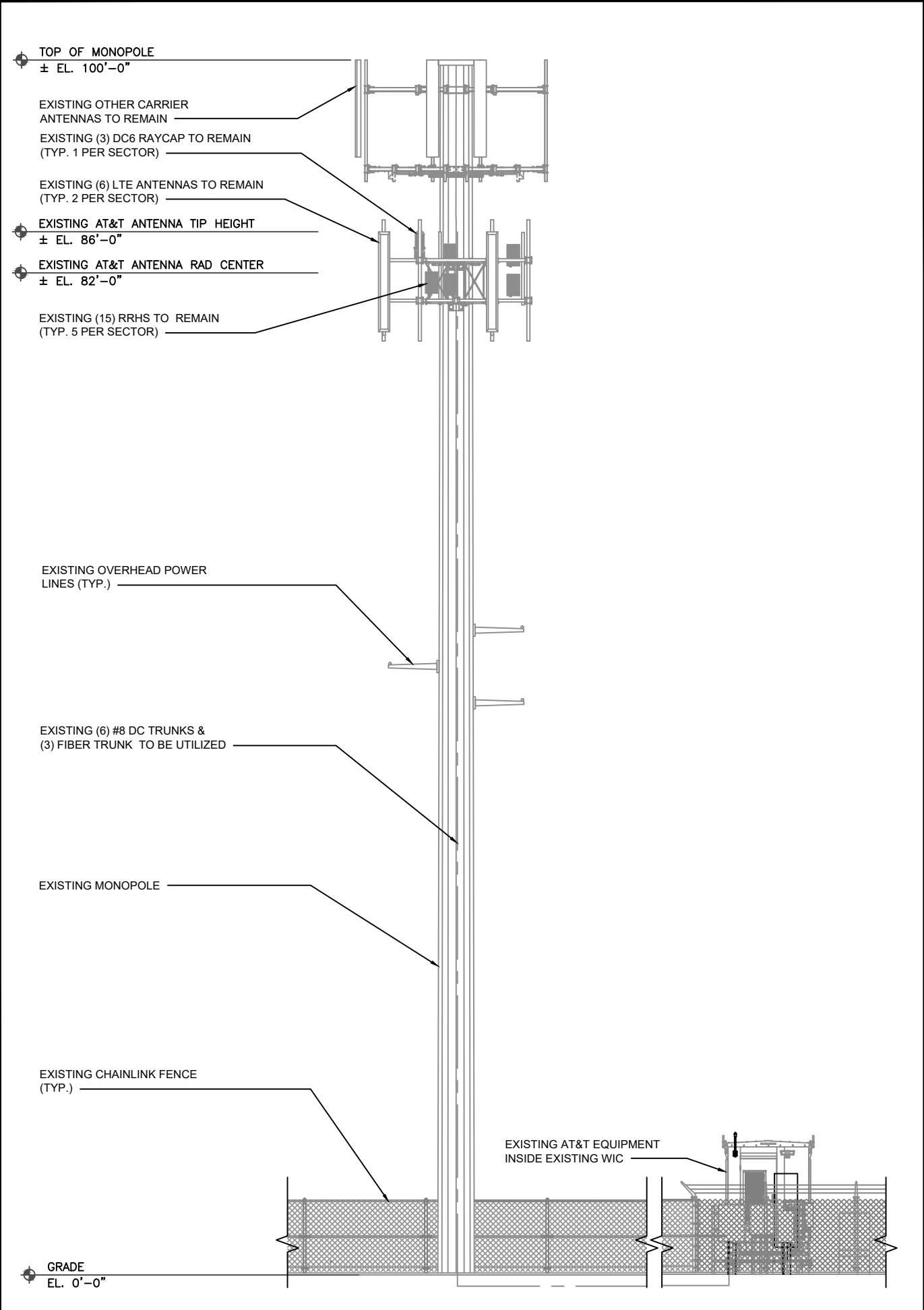
11641 LONE PEAK PARKWAY  
DRAPER, UT 84020

SHEET TITLE:

EQUIPMENT PLAN

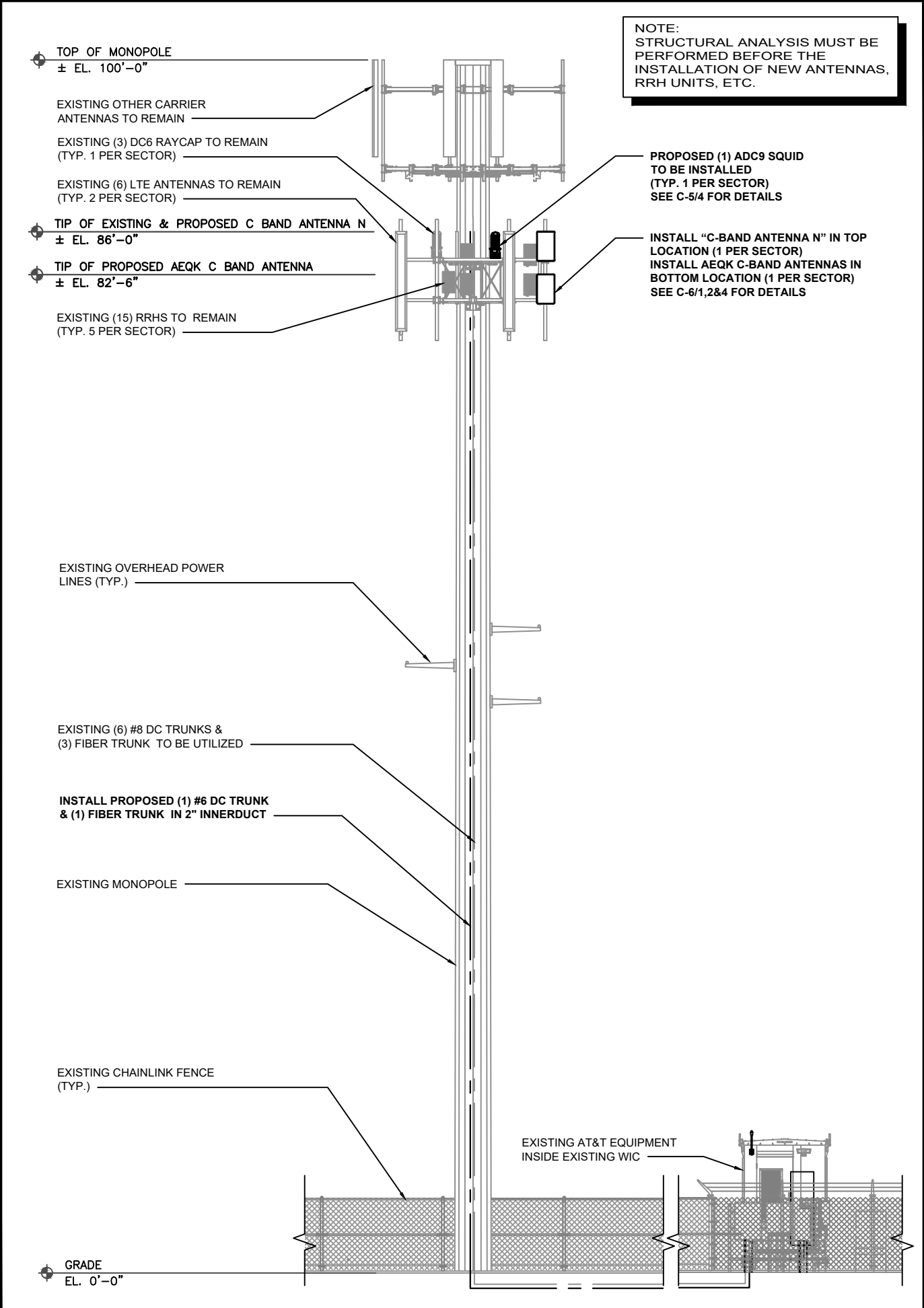
SHEET NUMBER:

C-2



EXISTING ELEVATION

6' 0 3' 6' SCALE: 3/16" = 1'-0" (24x36)  
(OR) 3/32" = 1'-0" (11x17)



PROPOSED ELEVATION

6' 0 3' 6' SCALE: 3/16" = 1'-0" (24x36)  
(OR) 3/32" = 1'-0" (11x17)

NOTE:  
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE THE INSTALLATION OF NEW ANTENNAS, RRH UNITS, ETC.

PROPOSED (1) ADC9 SQUID TO BE INSTALLED (TYP. 1 PER SECTOR) SEE C-5/4 FOR DETAILS

INSTALL "C-BAND ANTENNA N" IN TOP LOCATION (1 PER SECTOR)  
INSTALL AEQK C-BAND ANTENNAS IN BOTTOM LOCATION (1 PER SECTOR) SEE C-6/1,2&4 FOR DETAILS



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REVISIONS			
REV	DATE	DESCRIPTION	INT
0	10/01/21	ISSUED FOR REVIEW 90%	JG
0	11/22/21	ISSUED FOR FINAL	JG



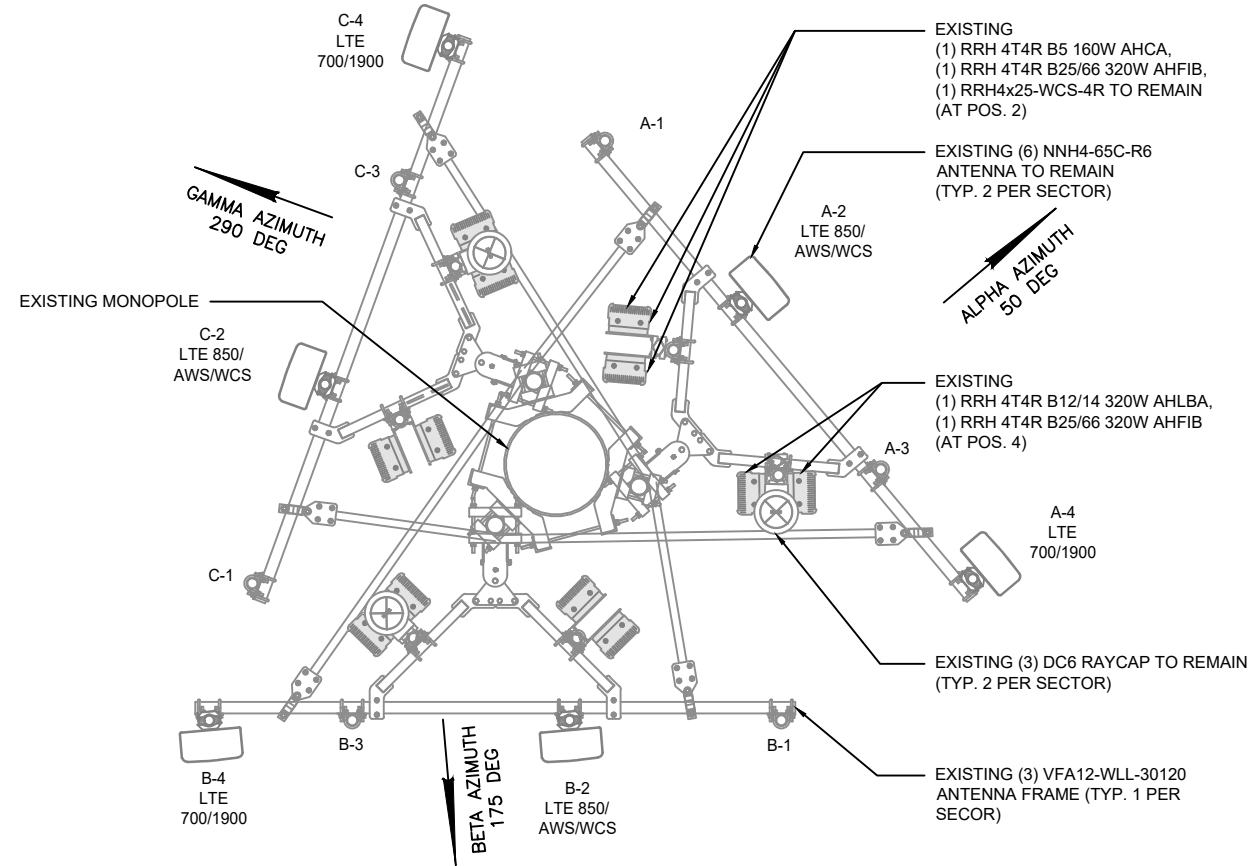
SITE INFORMATION

SITE #: UTL01203  
SITE NAME: LONE PEAK PARKWAY  
FA #: 13718908

11641 LONE PEAK PARKWAY  
DRAPER, UT 84020

SHEET TITLE:  
TOWER ELEVATIONS

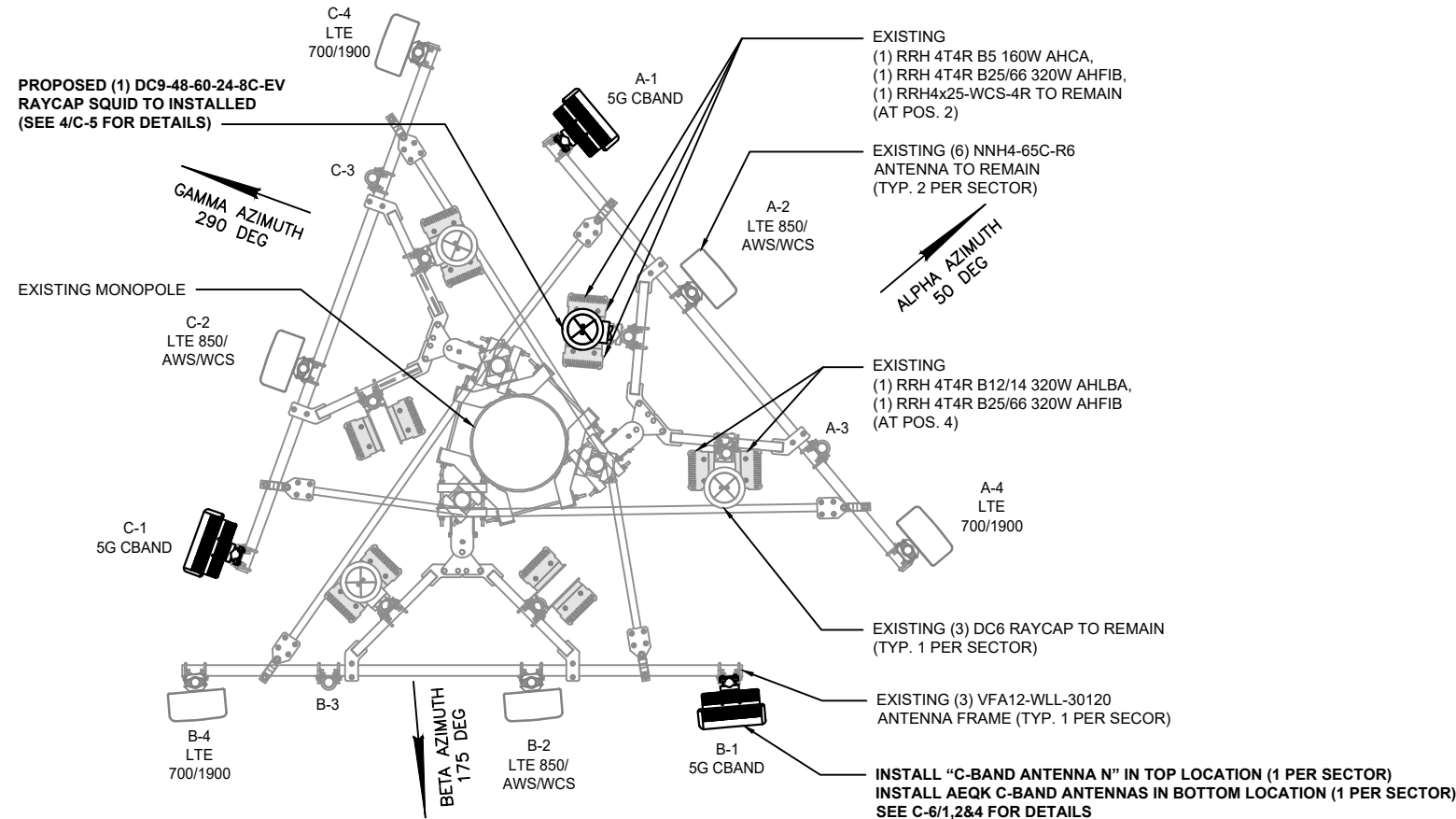
SHEET NUMBER:  
C-3



EXISTING ANTENNA AND TRANSMISSION CABLE REQUIREMENT							
SECTOR RAD CTR	ANTENNA TYPE	TECHNOLOGY	ANTENNA AZIMUTH	TRANSMISSION CABLE			
				QTY	LENGTH	TYPE	
ALPHA, 82°-0"	A1	EMPTY	-	-	-	-	
	A2	NNH4-65C-R6	LTE 850/AWS/WCS	50°	-	112	FIBER
	A3	EMPTY	-	-	-	-	
	A4	NNH4-65C-R6	LTE 700/1900	50°	-	112	FIBER
BETA, 82°-0"	B1	EMPTY	-	-	-	-	
	B2	NNH4-65C-R6	LTE 850/AWS/WCS	175°	-	112	FIBER
	B3	EMPTY	-	-	-	-	
	B4	NNH4-65C-R6	LTE 700/1900	175°	-	112	FIBER
GAMMA, 82°-0"	C1	EMPTY	-	-	-	-	
	C2	NNH4-65C-R6	LTE 850/AWS/WCS	290°	-	112	FIBER
	C3	EMPTY	-	-	-	-	
	C4	NNH4-65C-R6	LTE 700/1900	290°	-	112	FIBER

EXISTING ANTENNA PLAN

SCALE: 1  
NTS



PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENT							
SECTOR RAD CTR	ANTENNA TYPE	TECHNOLOGY	ANTENNA AZIMUTH	TRANSMISSION CABLE			
				QTY	LENGTH	TYPE	
ALPHA, 82°-0"	A1	AEQK+C BAND ANT. N	5G CBAND	50°	-	112	FIBER
	A2	NNH4-65C-R6	LTE 850/AWS/WCS	50°	-	112	FIBER
	A3	EMPTY	-	-	-	-	
	A4	NNH4-65C-R6	LTE 700/1900	50°	-	112	FIBER
BETA, 82°-0"	B1	AEQK+C BAND ANT. N	5G CBAND	175°	-	112	FIBER
	B2	NNH4-65C-R6	LTE 850/AWS/WCS	175°	-	112	FIBER
	B3	EMPTY	-	-	-	-	
	B4	NNH4-65C-R6	LTE 700/1900	175°	-	112	FIBER
GAMMA, 82°-0"	C1	AEQK+C BAND ANT. N	5G CBAND	290°	-	112	FIBER
	C2	NNH4-65C-R6	LTE 850/AWS/WCS	290°	-	112	FIBER
	C3	EMPTY	-	-	-	-	
	C4	NNH4-65C-R6	LTE 700/1900	290°	-	112	FIBER

PROPOSED ANTENNA PLAN

SCALE: 2  
NTS

NOTE TO CONTRACTOR:  
 1. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS MOUNTING HARDWARE AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED.  
 2. CONTRACTOR TO VERIFY FINAL ANTENNA CONFIGURATION FROM FINAL RFDS.  
 3. CONTRACTOR SHALL VERIFY A MINIMUM OF 4 FEET SEPARATION BETWEEN ALL ANTENNAS.  
 4. STRUCTURAL ANALYSIS MUST BE PERFORMED ON ALL ROOFTOPS, FLAGPOLES, LIGHT POLES, AND TOWER SITES BEFORE INSTALLATION OF NEW ANTENNAS, RRR UNITS, ETC.



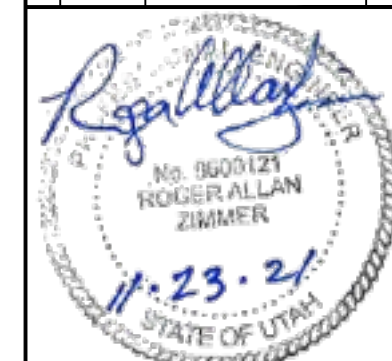
Smartlink LLC  
 1997 Annapolis Exch.Pkwy # 200  
 Annapolis, MD 21401  
 Tel: 410-263-LINK (5465)  
 Fax: 410-263-5470  
 www.smartlinkllc.com



TRILEAF  
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682637

REVISIONS			
REV	DATE	DESCRIPTION	INT
0	10/01/21	ISSUED FOR REVIEW 90%	JG
0	11/22/21	ISSUED FOR FINAL	JG



SITE INFORMATION

SITE #: UTL01203  
 SITE NAME: LONE PEAK PARKWAY  
 FA #: 13718908

11641 LONE PEAK PARKWAY  
 DRAPER, UT 84020

SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

C-4