



Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
(801) 576-6539

STAFF REPORT
March 22, 2019

To: Zoning Administrator

Approved

Date

3/22/19

From: Community Development Department
Prepared by: Dennis Workman, Planner II

Re: **Rimrock Building Site Plan Amendment**

Application No.: SPR-522-2019

Applicant: Matt Schutjer

Location: 11716 South 700 East

Current Zoning: CC (Community Commercial)

Parcel Size: 1.18 acres

Request: Approval to add a structure to the rooftop of the Rimrock building for the purpose of housing wireless cell equipment

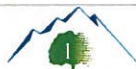
SUMMARY

This application proposes to amend the Rimrock Building Site Plan that the planning commission approved in July 2017. Construction of the building was completed mid-2018. The applicant now intends to add a structure to the rooftop that will house wireless cell equipment.

ANALYSIS

General Plan and Zoning. The General Plan designates the subject property as Community/Neighborhood Commercial. It is zoned CC (Community Commercial). The purpose of the CC zone is to “provide areas where commercial uses may be established which are generally oriented toward local residents rather than out-of-town patrons. Uses typical of this zone include planned retail and office development and limited medium-to-high density residential uses that can be harmoniously mixed with commercial development.” The General Plan designates the CC zone as a preferred zoning classification for the Community/Neighborhood Commercial land use designation. The property is bounded by RA1 zoning to the north, RM2 zoning to the west, across 700 East is RA1 and CC zoning and CN zoning to the south. An “Office, General” use is permitted in the CC Community Commercial zone.

Proposed Site Plan Modification. The applicant plans to add a 63’x22’x10’ structure to the highest section of the Rimrock building. The structure will be made of black opaque fiberglass, allowing it to transmit RF signals. In appearance it will be a near-exact match of the other black portions of the building’s exterior located in the mid-section of the building. These black portions are made of a Prodema panel, which is a wood-metal composite material used for façade cladding. All cellular equipment will be concealed within the structure, making it a true stealth facility. The structure will conform to the requirement contained in Section 9-41-050 (C)(1) of the Draper City Municipal Code (DCMC) that “roof-mounted antennas shall be



permitted on flat roofs and shall be screened, constructed and/or colored to match the structure to which they are attached.” The structure will contain three separate antennas, called Alpha Sector, Gamma Sector and Beta Sector. Each sector will face a different direction to capture all incoming RF transmissions.

Increase in Building Height. Building height limitation in the CC zone is technically 45’. The height of the building is currently 38’6”, and the addition of the structure will take the overall height to 48’6”. Section 9-41-050(C)(4)(i)(B) of the Draper City Municipal Code (DCMC) allows for this additional height, stating that “antennas shall not exceed a maximum height of ten feet above the roofline of the building.” In addition, Section 9-27-120(B) of the DCMC, called *Height Limitations and Exceptions*, states:

Additional Height Allowed: The provisions of this title shall not apply to restrict the height of church spires, towers or belfries; clock towers, cupolas, or domes not used for human occupancy; monuments; chimneys; water tanks; elevator bulkheads; or properly screened mechanical appurtenances located on the roof of a building.

Engineering Review. The Draper City Engineering Division has reviewed this proposal and recommends approval without comment.

Building Division Review. The Draper City Building Official recommends approval without comment.

Draper City Fire Review. The Draper City Fire Marshal has reviewed this application and recommends approval without comment.

Noticing. As a site plan amendment, this application will be reviewed and approved at staff level with no public hearing required.

STAFF RECOMMENDATION

Staff recommends that the Zoning Administrator approve the Rimrock Building Site Plan Amendment, application SPR-522-2018, with the following conditions:

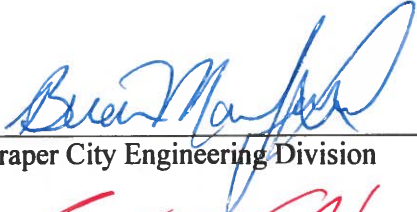
1. That all of the original requirements of the Draper City Engineering, Fire and Planning Divisions remain in full force.
2. That a building permit for the proposed structure is obtained prior to construction.
3. That after Zoning Administrator approval, the applicant submits four sets of plans to be stamped “Approved for Construction.” Two of these shall be 24x36 in size and two shall be 11x17. Each of these sets shall contain all sheets previously submitted for review stapled together.

This recommendation is based on the following findings:

1. That the proposed site plan is consistent with the goals, objectives and policies of the City’s General Plan.
2. That the proposed site plan will not adversely affect adjacent property.
3. 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.
4. That all site plan drawings were developed in accordance with the standards contained in Draper City’s zoning ordinance.
5. The structure conforms to the requirements contained in Section 9-41-050 (C)(1) of the Draper City Municipal 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.



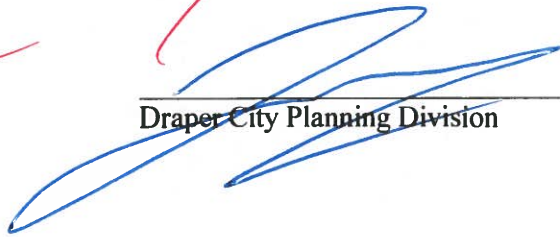
Draper City Engineering Division



Draper City Building Division



Draper City Legal Counsel



Draper City Planning Division

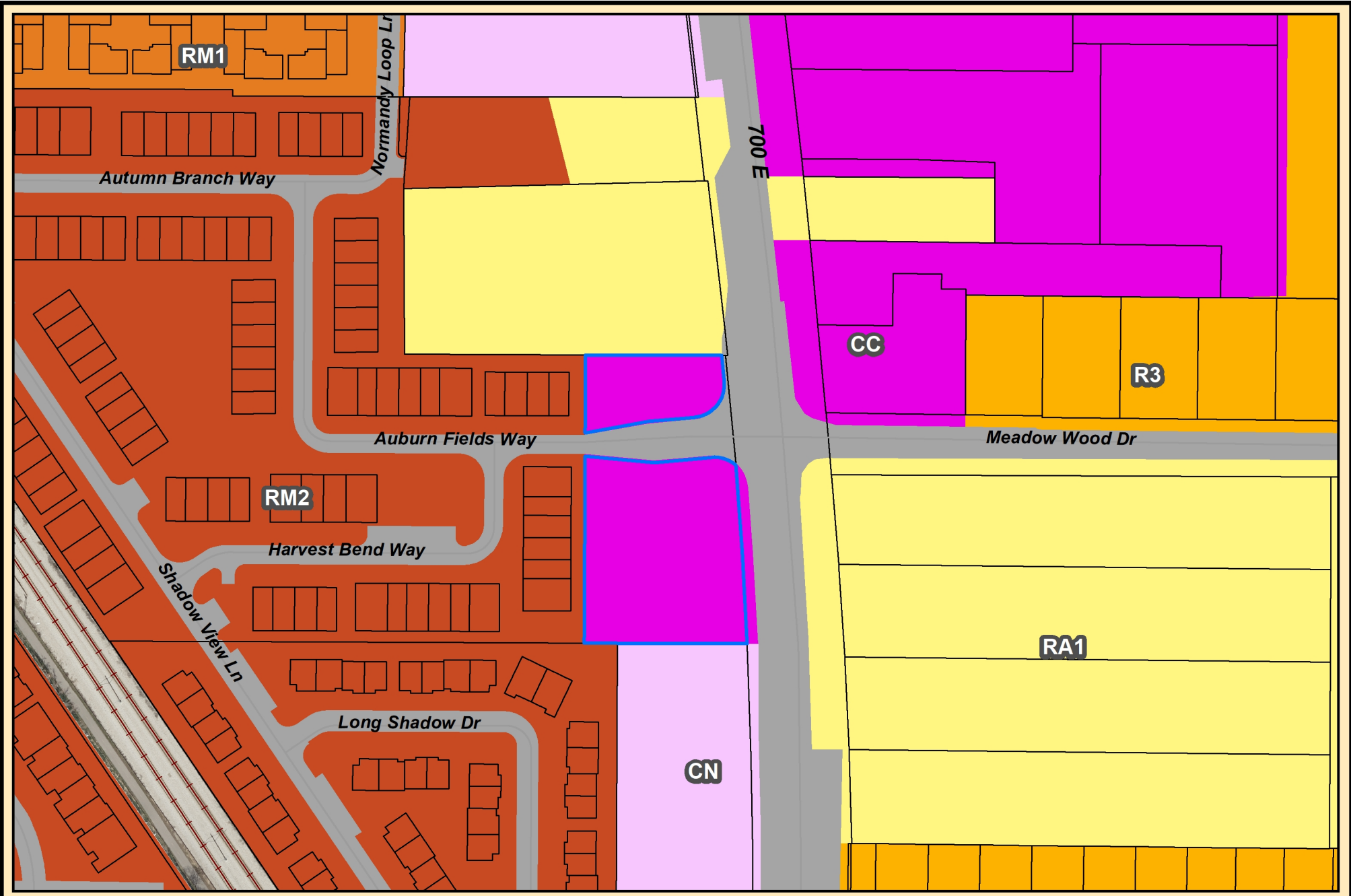


Draper City Fire



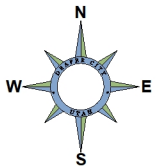
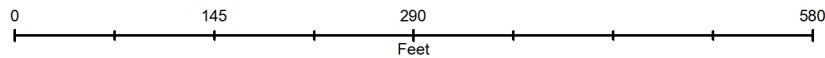
IMROCK





Rimrock Construction Office Building

11716 South 700 East



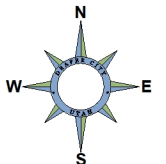
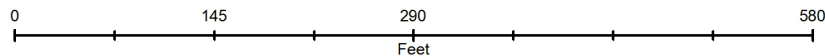


Rimrock Construction Office Building

11716 South 700 East



DRAPER CITY



GENERAL CONSTRUCTION NOTES

1. DRAWINGS WERE PREPARED FROM STANDARDIZED DETAILS DEVELOPED AND PROVIDED BY T-MOBILE WEST, LLC ("T-MOBILE"). STANDARDIZED DETAILS ARE TO BE CONFIRMED AND CORRELATED AT THE SITE BY THE CONTRACTOR. STANDARDIZED DETAILS THAT REQUIRE MODIFICATIONS DUE TO ACTUAL FIELD CONDITIONS AND REQUIREMENTS MUST BE SUBMITTED TO, AND APPROVED BY, T-MOBILE PRIOR TO START OF WORK.
2. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS SET OF DOCUMENTS IS INTENDED TO BE USED FOR DIAGRAM PURPOSES ONLY. UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS.
3. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS DEEMED NECESSARY TO COMPLETE INSTALLATION AS DESCRIBED IN THE DRAWINGS AND AS DISCUSSED ON THE SITE WALK.
4. PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTORS SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF T-MOBILE VERBALLY AND IN WRITING.
5. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
9. GENERAL CONTRACTOR SHALL PROVIDE, AT THE PROJECT SITE, A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
10. THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
11. CONTRACTOR TO SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.

12. CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
13. CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
14. CONTRACTOR TO VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO EXCAVATION.
15. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION, UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
16. CONTRACTOR SHALL KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. CONTRACTOR SHALL REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION DAILY AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
17. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) T-MOBILE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
18. THE CONTRACTOR SHALL PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
19. THE CONTRACTOR SHALL PROVIDE T-MOBILE CORPORATION PROPER INSURANCE CERTIFICATES NAMING T-MOBILE WEST, LLC AS ADDITIONAL INSURED, AND T-MOBILE WEST, LLC PROOF OF LICENSE(S) AND PL & PD INSURANCE.

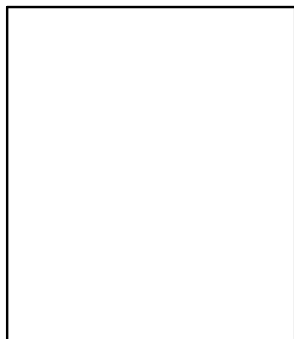
CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS 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 THESE CODES.

- A. UTAH UNIFORM BUILDING STANDARD ACT RULES
- B. 2015 INTERNATIONAL BUILDING CODE (IBC)
- C. 2017 NATIONAL ELECTRICAL CODE (NEC)
- D. 2015 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 101)
- E. 2015 INTERNATIONAL MECHANICAL CODE (IMC)
- F. LOCAL BUILDING CODE
- G. CITY OR COUNTY ORDINANCES

IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. A/E FIRM CANNOT GUARANTEE THE CORRECTNESS NOR THE COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER COMPLETION OF THE PROJECT.



DATE: 1/22/2019
 DRAWN BY: ACH
 CHECKED BY: MATTHEW SCHUTJER

REVISIONS		
DATE	DESCRIPTION	INT.
1/24/19	ZD (Prelim)	ACH
1/25/19	ZD (Final)	ACH
1/31/19	ZD (Final-R1)	ACH

SLO9036B
RIMROCK BUILDING
 11716 SOUTH 700 EAST
 DRAPER, UT 84020

DRAWING TITLE:
 GENERAL NOTES

DRAWING NO.:
N-1



Mobile®



845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 1/22/2019
DRAWN BY: ACH
CHECKED BY: MATTHEW SCHUTJER

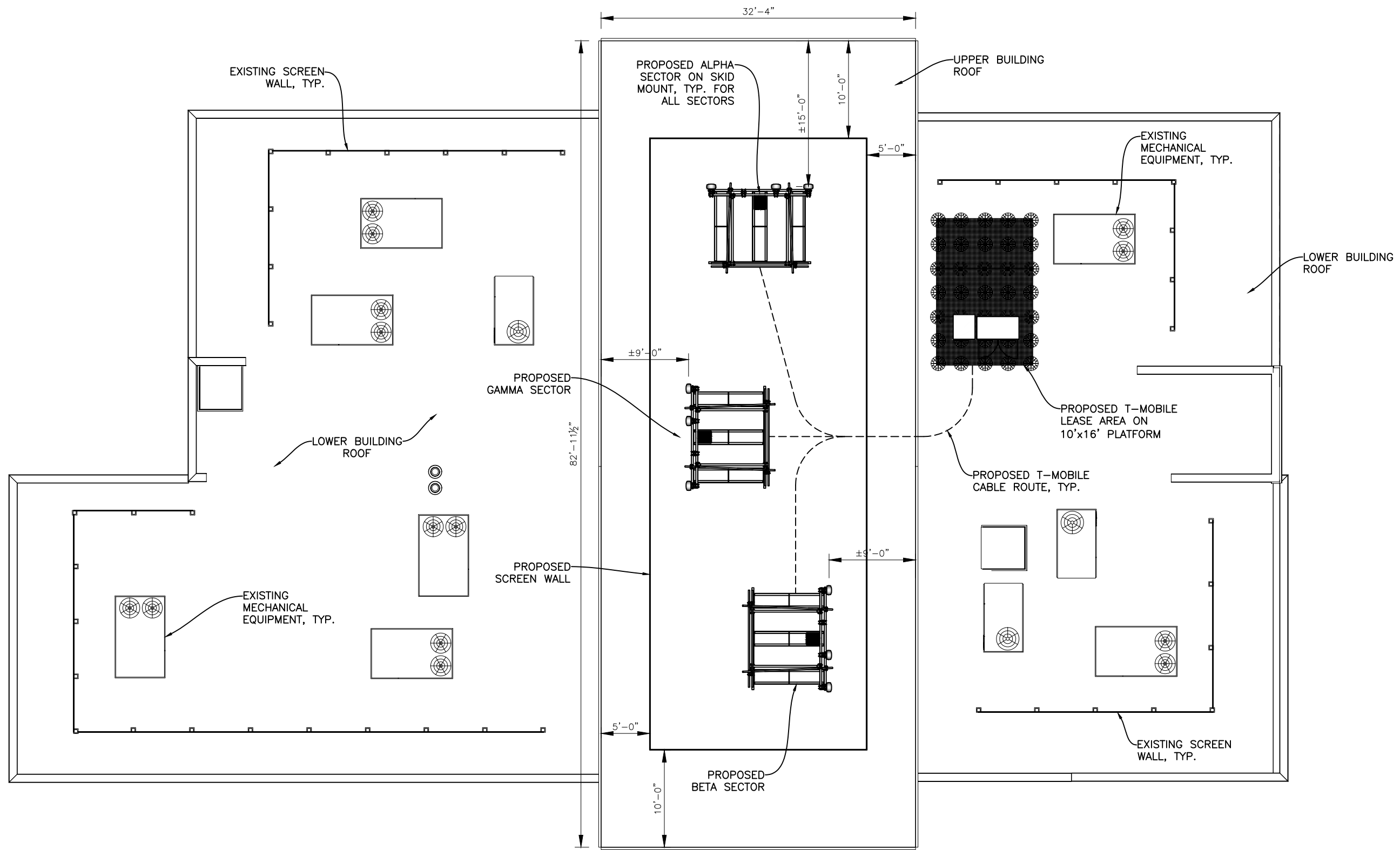
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1/31/19	ZD (Final-R1)	ACH

SLO9036B
RIMROCK BUILDING
11716 SOUTH 700 EAST
DRAPER, UT 84020

DRAWING TITLE:
SITE LOCATION PLAN

DRAWING NO.:
A-1

1 SITE LOCATION PLAN
NTS

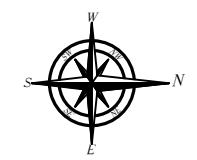


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1/31/19	ZD (Final-R1)	ACH

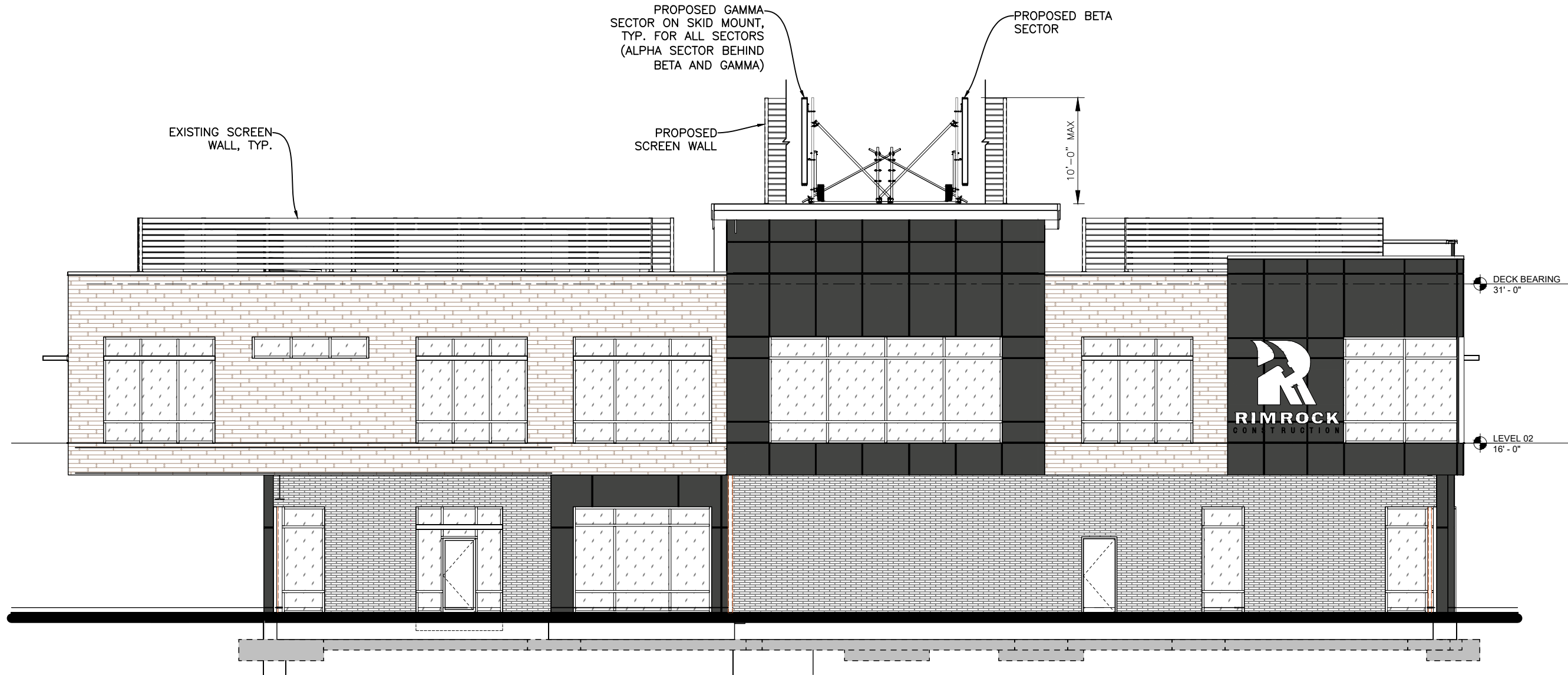
SLO9036B
RIMROCK BUILDING
11716 SOUTH 700 EAST
DRAPER, UT 84020

1 ENLARGED SITE PLAN
N.T.S.



DRAWING TITLE:
ENLARGED SITE PLAN

DRAWING NO.:
A-2



1 SOUTH ELEVATION
N.T.S.

...T...Mobile®



SMITH HYATT ARCHITECTS
845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 1/22/2019
DRAWN BY: ACH
CHECKED BY: MATTHEW SCHUTJER

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DATE	DESCRIPTION	INT.
1/24/19	ZD (Prelim)	ACH
1/25/19	ZD (Final)	ACH
1/31/19	ZD (Final-R1)	ACH

SLO9036B
RIMROCK BUILDING
11716 SOUTH 700 EAST
DRAPER, UT 84020

DRAWING TITLE:
TOWER ELEVATION

DRAWING NO.:
A-3