



Development Review Committee
1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT
February 24, 2026

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

From: Todd A. Draper, AICP, Planning Manager
801-576-6335, todd.draper@draperutah.gov

Re: **Verizon Antenna Upgrade – Permitted Use Permit Request**

Application No.: 2025-0117-USE
Applicant: Aaron Jensen, representing Technology Associates and Hidden Valley LLC.
Project Location: 1111 E. Draper Parkway.
Current Zoning: CC (Community Commercial) Zone
Acreage: 1.92 Acres (Approximately 83,635 ft²)
Request: Request for approval of a Permitted Use Permit in the CC zone regarding installation of a new tower and equipment upgrades to an existing roof mounted Verizon wireless facility.

SUMMARY AND BACKGROUND

This application is a request for approval of a Permitted Use Permit for approximately 1.92 acres located on the north side of Draper Parkway at approximately 1111 E. Draper Parkway (Exhibits B & C). The property is currently zoned CC. The applicant is requesting that a Permitted Use Permit be approved to allow for removal of an existing tower and installation of a new tower on the rooftop and equipment upgrades to an existing roof mounted wireless facility.

The wireless facility was first approved as a Permitted Use Permit in 2017 under application PUP-000196-2017. This application represents the first amendment to the approved Verizon wireless facility.



ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Neighborhood Commercial	Exhibit D
Current Zoning	CC	Exhibit E
Proposed Use	Residential/Wireless Telecommunications Facility	
Adjacent Zoning		
East	CC	
West	CC	
North	CC, R-1-8 (Single-Family Residential District- Sandy City)	
South	CC and CG (General Commercial)	

The Neighborhood Commercial land use designation 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

According to Draper City Municipal Code (DCMC) Section 9-8-020 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.”*



Site Plan Layout. The overall site plan, found in the schematic plans provided as Exhibit F in this report, shows the location of the existing rooftop tower and equipment located on the top of the existing building on the east side of the building roof. The original approved location for the tower and equipment was on the western side of the roof. No application was located permitting the relocation of the tower and equipment from the west side to the east where it currently exists. An enlarged site plan is also provided detailing the proposed changes to the tower location and the Verizon equipment. Staff finds no issues with the new location of the new tower and equipment as the proposed changes to the location of the tower and the equipment comply with applicable ordinance requirements.

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	n/a	1.92 acres	No change
Street Frontage	n/a	Approximately 139 feet along Draper Pkwy.	No change
Setbacks and Height	<p>Antennas: When setback over 10' from the edge of the parapet wall the maximum permitted height is 15' from the roof deck.</p> <p>Towers: May not extend more than 15' above roofline.</p>	<p>Height: Proposed tower and top of antenna extends 9' above the parapet wall (11' above the roof deck)</p> <p>Proposed Setbacks: 10.5' from edge of parapet wall</p>	Complies with ordinance

Architecture. The layout plans and elevation drawings are provided in the schematic plans found in Exhibit F. The proposed plans include the following changes:

Tower and Equipment:

- Remove existing equipment platform (ballast frame)
- Remove (1) existing omni antenna
- Remove (4) existing radios (RRHS)
- Install (1) new Mounting Platform, rotated 90 degrees from original orientation.
- Install Concealfab low-pim antenna and cable mounting hardware
- Re-route all existing cabling
- Relocate (1) existing equipment cabinet
- Relocate VZW step-down transformer
- Install (2) new antennas
- Install (2) new 8863 Radios



- Install (2) new 4490 Radios
- Install (2) new 4890 Radios
- Install (1) new OVP
- Install (2) new 6x12 Hybrid
- Install a Cabinet PDF

The applicant had requested review under Federal Section 6409(a) as an eligible facilities request (Exhibit G); however, staff notes that the application proposal does not meet the federal definition of an eligible facilities request as the existing tower is not located in the previously approved location, and additionally the proposal is for removal of the existing tower and installation of a new tower in the new location.

Lighting. No additions or changes to the existing site lighting are proposed with this application.

Criteria For Approval. The criteria for review and potential approval of a permitted use request are found in Section 9-5-070(E) of the DCMC. 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.*

Additional criteria for review and approval of a roof mounted antenna are also found in DCMC 9-41-050(C). This section depicts the standard of review for such requests as:

- C. Roof Mounted Antennas: The following provisions shall apply to roof mounted antennas:*
- 1. 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.*
 - 2. Roof mounted antennas shall be permitted on pitched roof structures only if determined to be a stealth design as set forth in this section.*
 - 3. Roof mounted antennas shall be allowed on top of existing penthouses or mechanical equipment rooms, provided:*

- a. *The antennas and antenna support structures are enclosed by a structure that creates a visual screen which is architecturally compatible to the building; and*
 - b. *The screening structure, antennas and antenna mounting structures do not extend more than eight feet (8') above the existing roofline of the penthouse or mechanical equipment room.*
4. *Roof mounted antennas not mounted on a penthouse or mechanical equipment room shall be allowed as follows:*
- a. *On buildings without parapet walls antennas shall be mounted a minimum of five feet (5') from the exterior wall of a building.*
 - (1) *Antennas mounted between five (5) and ten feet (10') from the exterior wall shall have a maximum height directly proportional to the distance the antenna is set back from the exterior wall up to a maximum height of ten feet (10') above the roofline of the building to which the antenna is attached.*
 - (2) *Regardless of setback from exterior walls, antennas shall not exceed a maximum height of ten feet (10') above the roofline of the building.*
 - b. *On buildings with parapet walls antennas shall be mounted at least five feet (5') behind any parapet wall.*
 - (1) *For antennas mounted between five (5) and ten feet (10') behind a parapet wall the maximum height of the antenna shall be directly proportional to the distance the antenna is set back from the wall up to a maximum of ten feet (10') as measured from the top of the parapet wall.*
 - (2) *Regardless of setback from parapet walls, no antenna shall extend more than fifteen feet (15') above the roofline of the building itself unless approved pursuant to a conditional use permit.*

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.

Building Division Review. The Draper City Building Division has completed their review of the Permitted Use Permit 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

Permitted Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice of the decision will be 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 together with the conditions listed below and based on the findings and criteria for approval as listed within the staff report.

If the Zoning Administrator approves the request, staff recommends the following condition of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That a building permit be obtained for the installation of the proposed tower and associated equipment.
3. That the antenna, equipment, and support structure shall be painted to match the color of the building in compliance with DCMC subsection 9-41-050(C)(1).

The findings for approval as are follows:

1. The proposed wireless facility is allowed as a permitted use in the applicable CC zone.
2. The proposed wireless facility will conform to the applicable development standards of the CC zone, other regulations of general applicability, and the applicable requirements of DCMC Chapter 9-41.

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: C=US, E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works - Engineering,
CN=Brien Maxfield
Date: 2026.02.25 07:57:50-07'00'

Draper City Public Works Department

Todd Draper

Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community
Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2026.02.24 16:47:04-07'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US,
E=don.buckley@draperutah.gov,
O=Draper City Fire Department,
OU=Fire Marshal, CN=Don Buckley
Date: 2026.02.25 07:20:37-08'00'

Draper City Fire Department

Draper City Legal Counsel

Matt Symes

Digitally signed by Matt Symes
DN: C=US, E=Matt.symes@draperutah.gov,
O=Draper City Corporation, CN=Matt Symes
Date: 2026.02.24 17:01:32-07'00'

Draper City Building Division

EXHIBIT B VICINITY MAP

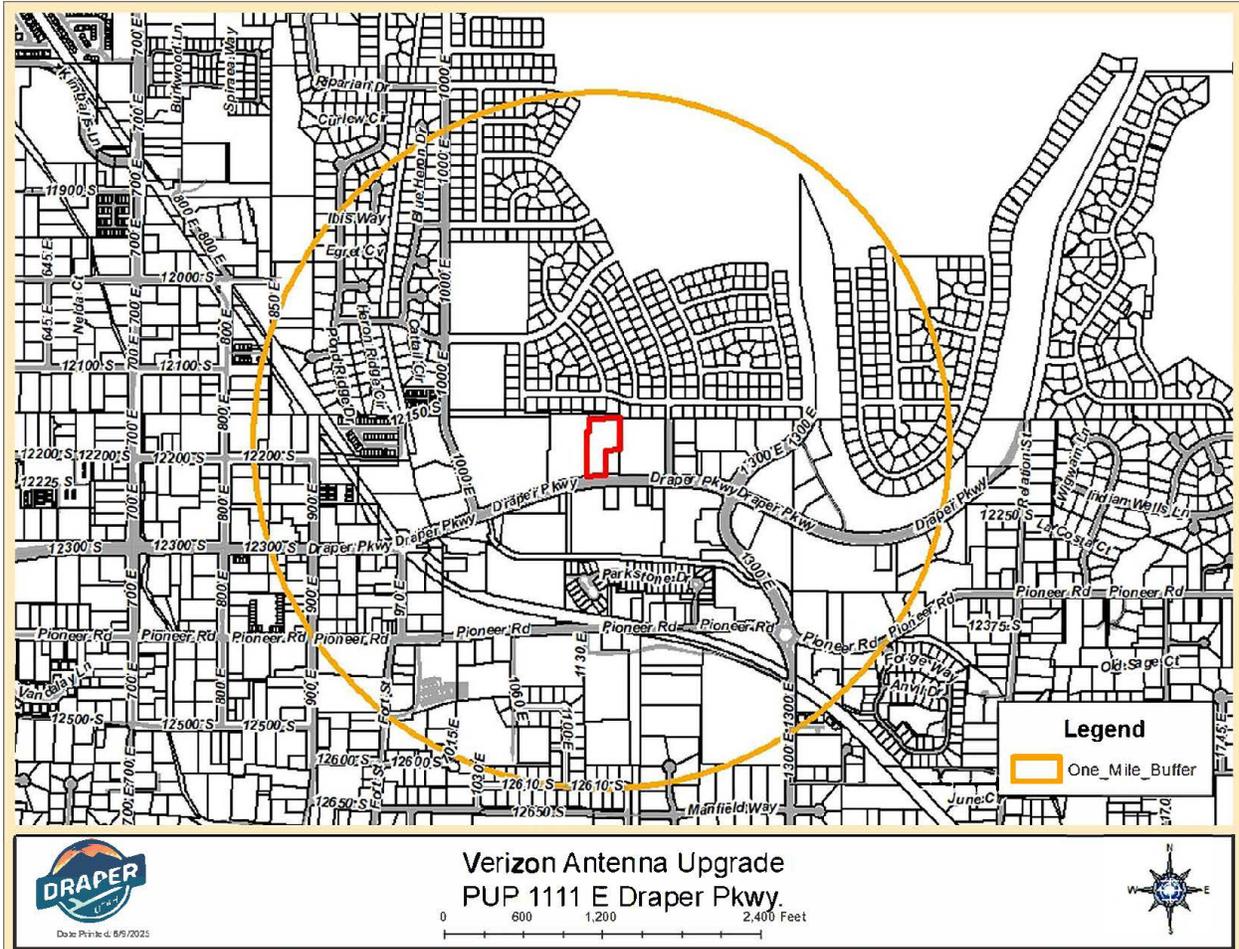


EXHIBIT C
AERIAL MAP



EXHIBIT D
LAND USE MAP

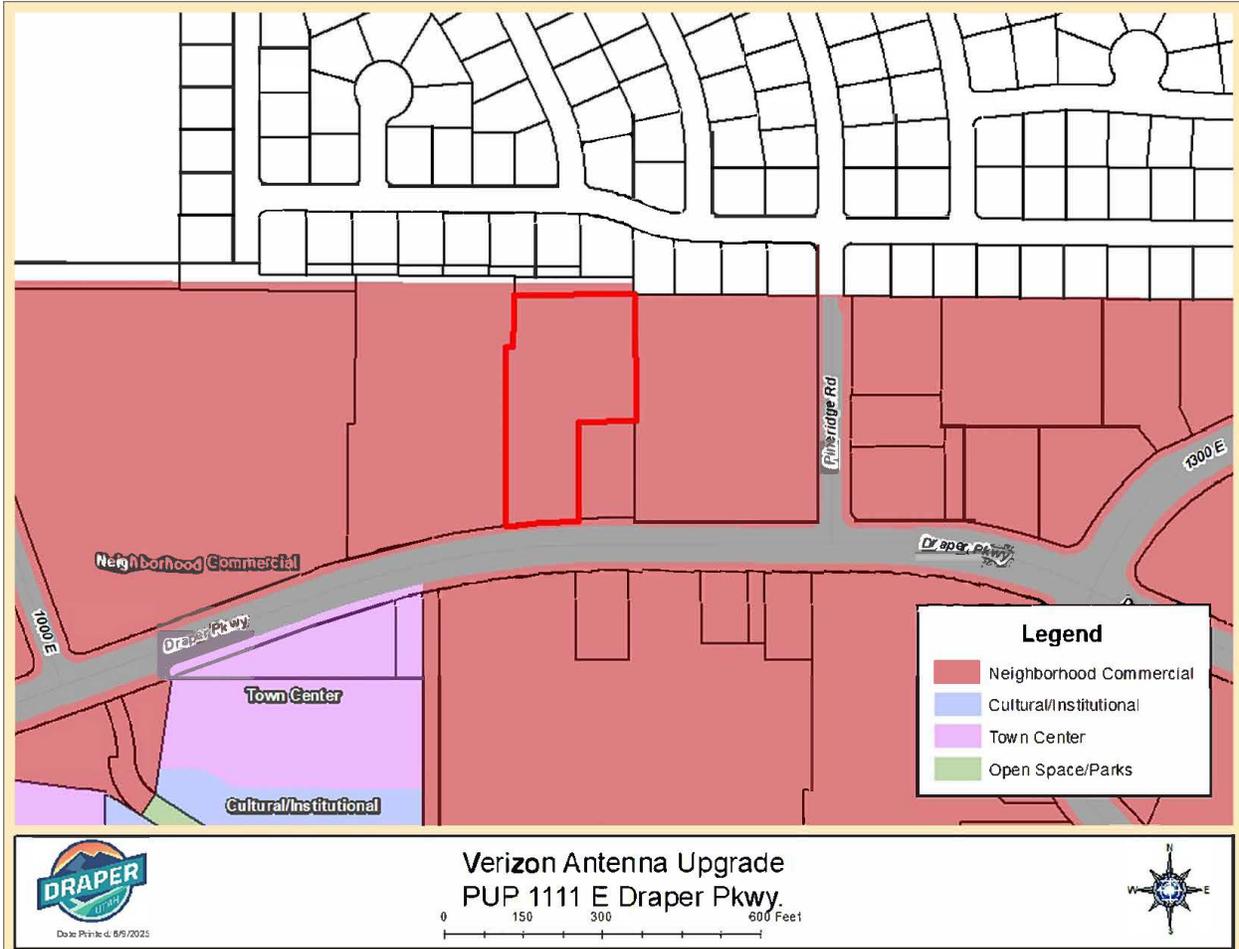


EXHIBIT E
ZONING MAP

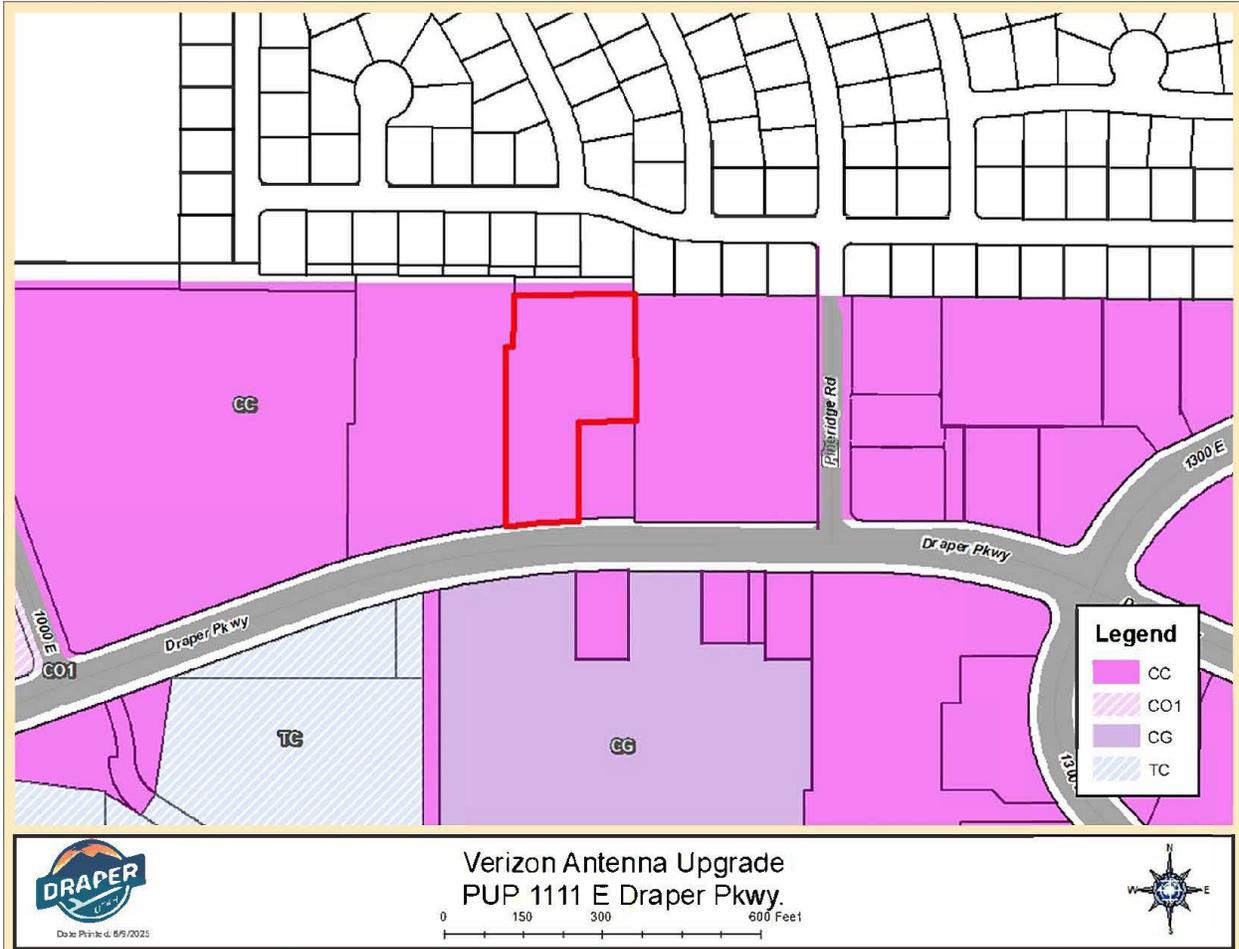


EXHIBIT F
SCHEMATIC PLANS AND DRAWINGS

SITE INFORMATION

SITE ADDRESS:
1111 E. DRAPER PKWY
DRAPER, UT 84020

JURISDICTION:
DRAPER CITY

LATITUDE AND LONGITUDE:
LATITUDE 40.529172/ 40° 31' 45.019"
LONGITUDE -111.858665/ 111° 51' 31.194"

SITE PARCEL NUMBER:
28-29-401-014-0000

PROPERTY OWNER:
HIDDEN VALLEY LLC,
CONTACT: JESSE RADDON
PHONE: (801) 560-1106

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN
HABITATION, HANDICAP ACCESS REQUIREMENT(S)
DO NOT APPLY

REFERENCE DOCUMENTS

DESCRIPTION	DATE
RFDS	04/29/2024
EME REPORT BY TELNET INC	09/04/2024
CONSTRUCTION DOCUMENTS	CONSTRUCTION DRAWINGS BY J5 INFRASTRUCTURE 09/29/2017
MAPPING	
STRUCTURAL DOCUMENTS	NEW/REPLACEMENT ANTENNA MOUNT ANALYSIS 10/16/2024
	STRUCTURAL ANALYSIS BY TAEC 12/20/2024

PROJECT DESCRIPTION

- USE CONCEALFAB LOW-PIM ANTENNA AND CABLE MOUNTING HARDWARE
- RE-ROUTE ALL EXISTING CABLING
- REMOVE (1) EXISTING EQUIPMENT PLATFORM
- RELOCATE (2) EXISTING EQUIPMENT CABINETS
- REMOVE (1) EXISTING OMNI ANTENNA
- REMOVE (4) EXISTING RADIOS
- INSTALL (2) NEW ANTENNAS
- INSTALL (2) NEW 8863 RADIOS
- INSTALL (2) NEW 4490 RADIOS
- INSTALL (2) NEW 4890 RADIOS
- INSTALL (1) NEW OVP
- INSTALL (2) NEW 6x12 HYBRID
- PER POWER AUDIT, SITE WILL REQUIRE A CABINET PDF.
- INSTALL (1) NEW MOUNTING PLATFORM

CONTACT INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UT 84088

ARCHITECTURE & ENGINEERING:
TECHNOLOGY ASSOCIATES EC, INC
136 S MAIN STREET, SUITE 400
SALT LAKE CITY, UT 84101
CONTACT: PETER LUNDQUIST
OFFICE: (206) 713-9915
EMAIL: pete.lundquist@taec.net

RF ENGINEER:
VERIZON WIRELESS
9656 PROSPERITY ROAD
WEST JORDAN, UT 84081
CONTACT: JEFF JOCKUMSEN
OFFICE: (801) 573-0013
EMAIL: jeffrey.jockumsen@verizonwireless.com

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
136 S MAIN STREET, SUITE 400
SALT LAKE CITY, UT 84101
CONTACT: TROY BENSON
OFFICE: (801) 608-7042
EMAIL: troy.benson@taec.net

CONSTRUCTION ENGINEER:
VERIZON WIRELESS
9656 PROSPERITY ROAD
WEST JORDAN, UT 84081
CONTACT: CLIFF HIEB
OFFICE: (208) 251-7500
EMAIL: clifford.hieb@verizonwireless.com

PROJECT MANAGER:
TECHNOLOGY ASSOCIATES EC, INC
136 S MAIN STREET, SUITE 400
SALT LAKE CITY, UT 84101
CONTACT: MIKE STRAND
OFFICE: (801) 663-8441
EMAIL: michael.strand@taec.net

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



**UNDERGROUND SERVICE ALERT,
CALL 'DIG ALERT' OF UTAH
@ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG**



SAL HISTORIC DRAPER SC4

PROJECT ID: 16497015

MDG LOCATION CODE: 5000127477

1111 E. DRAPER PKWY

DRAPER, UT 84020

5G L-SUB6-CARRIER ADD

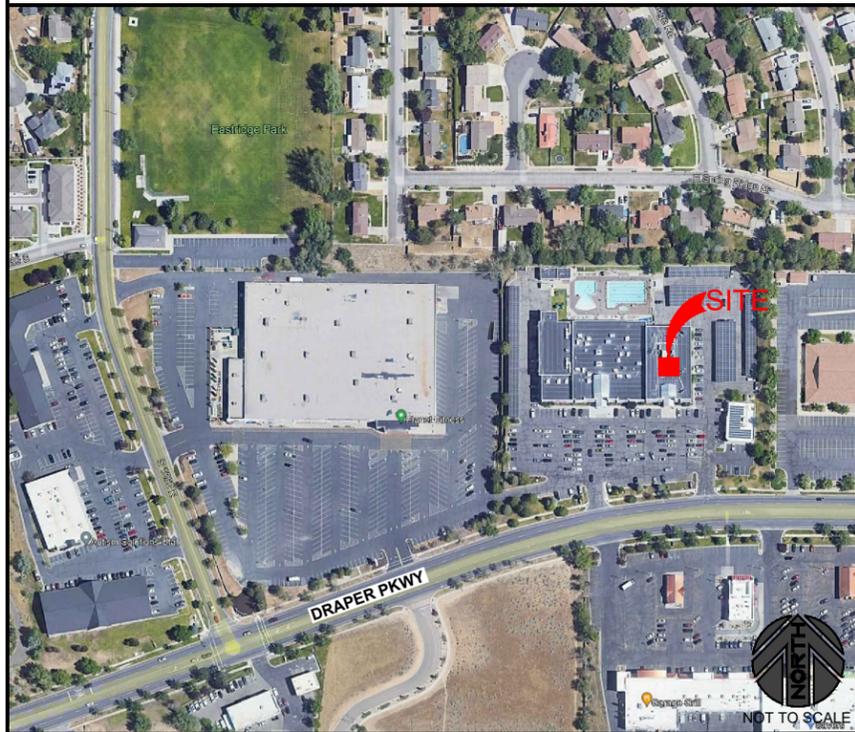


9656 SOUTH PROSPERITY ROAD,
WEST JORDAN, UT 84088



MOUNTAIN REGION OFFICE
136 S MAIN STREET
SUITE 400
SALT LAKE CITY, UT 84101

VICINITY MAP



DRIVING DIRECTIONS

- STARTING FROM VERIZON OFFICE-9656 SOUTH PROSPERITY ROAD, WEST JORDAN, UTAH 84088:
1. CONTINUE TO 12300 S
 2. HEAD SOUTH TOWARD E DRAPER PKWY
 3. TURN RIGHT TOWARD E DRAPER PKWY
 4. TURN LEFT TOWARD E DRAPER PKWY
 5. TURN RIGHT ONTO E DRAPER PKWY
 6. CONTINUE ONTO E 12300 S, PASS BY EUROPEAN WAX CENTER (ON THE RIGHT IN 1 MI)
 7. TAKE W 12600 S AND UT-85/MOUNTAIN VIEW CORRIDOR/N MOUNTAIN VW TO W 9665 S/W 9665 SOUTH RD IN WEST JORDAN
 8. CONTINUE STRAIGHT ONTO 12300 S
 9. CONTINUE ONTO W 12600 S
 10. TURN RIGHT ONTO UT-85/MOUNTAIN VIEW CORRIDOR/N MOUNTAIN VW
 11. TAKE 6200 W/S PROSPERITY RD TO YOUR DESTINATION
 12. TURN LEFT ONTO W 9665 S/W 9665 SOUTH RD
 13. CONTINUE ONTO W 10200 S
 14. TURN RIGHT ONTO 6200 W/S PROSPERITY RD
 15. TURN LEFT/ON DESTINATION WILL BE ON THE LEFT

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-1.1	PARTIAL ROOF PLAN
A-2	EQUIPMENT & ANTENNA PLANS
A-3	ANTENNA KEY
A-4	ELEVATIONS
A-5	DETAILS & DIAGRAM
A-6	SITE PHOTOS

Contractor PMI Requirements

PMI Accessed At <http://pmi.VZWsmart.com>

Smart Tool Vendor
Project Number 10251465

VzW Location Code (MDG) 5000127477

*** PMI and Requirements also embedded in Mount Analysis Report

VzW APPROVED SMART KIT VENDORS

**Refer to Mount Modification Drawings Page for
VzW SMART KIT Approved Vendors**



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**SAL HISTORIC
DRAPER SC4**

1111 E. DRAPER PKWY
DRAPER, UT 84020

ROOFTOP

SHEET TITLE

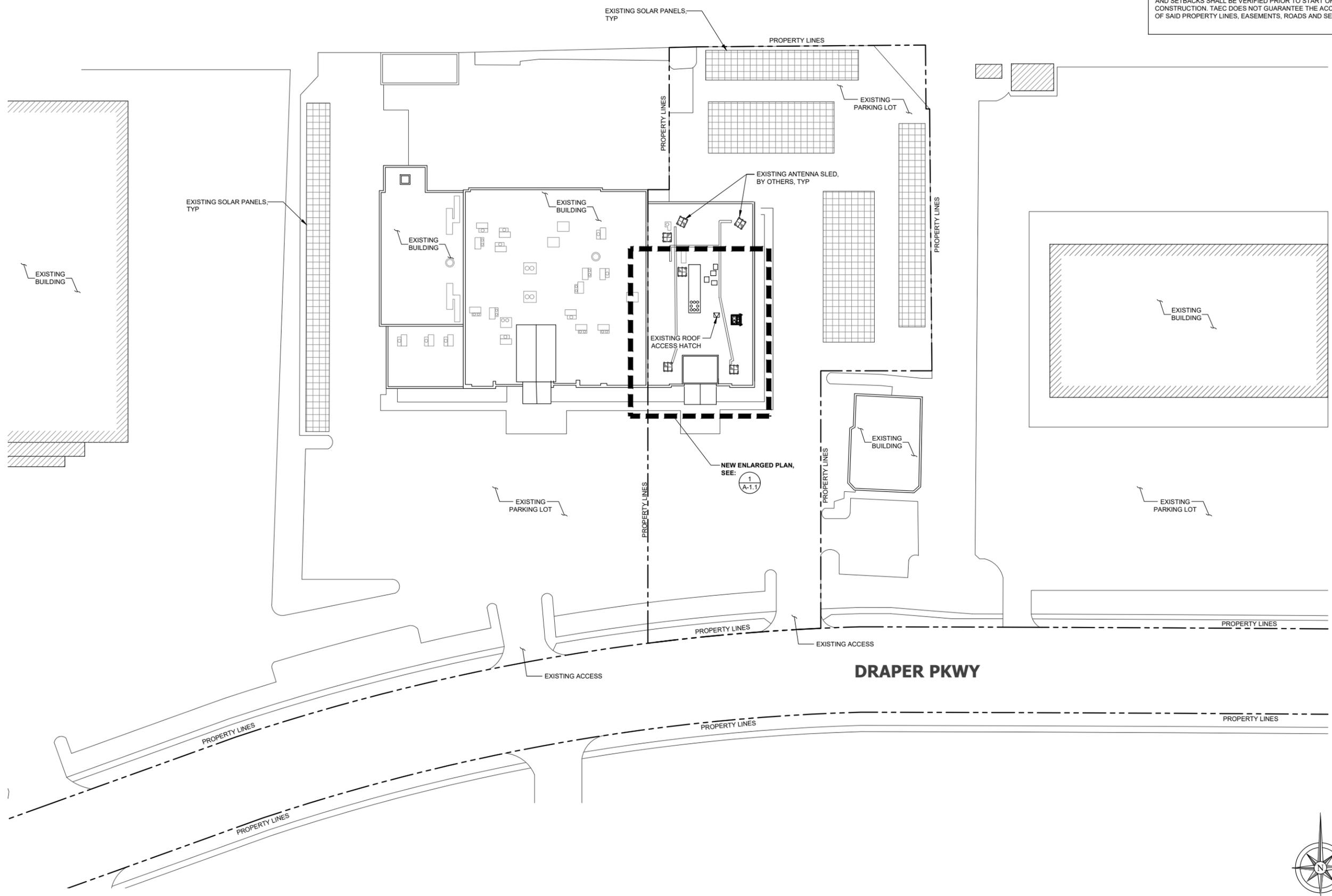
**TITLE
SHEET**

SHEET NUMBER

T-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

DISCLAIMER
 THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. TAEC DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, ROADS AND SETBACKS.

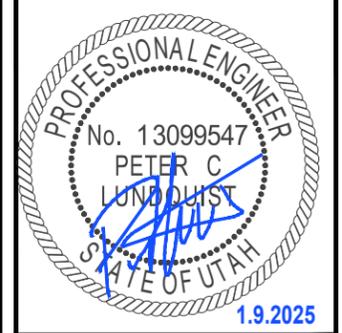


9656 SOUTH PROSPERITY ROAD,
 WEST JORDAN, UT 84088



MOUNTAIN REGION OFFICE
 136 S MAIN STREET
 SUITE 400
 SALT LAKE CITY, UT 84101

REV	DATE	DESCRIPTION	BY
0	01/09/2025	ISSUED FOR 90% CD REVIEW	CMB
B	10/25/2024	ISSUED FOR 90% CD REVIEW	RG
A	8/15/2024	ISSUED FOR 90% CD REVIEW	RG



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 DRAPER SC4**

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 DRAPER, UT 84020

ROOFTOP

SHEET TITLE
**OVERALL
 SITE PLAN**

SHEET NUMBER
A-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

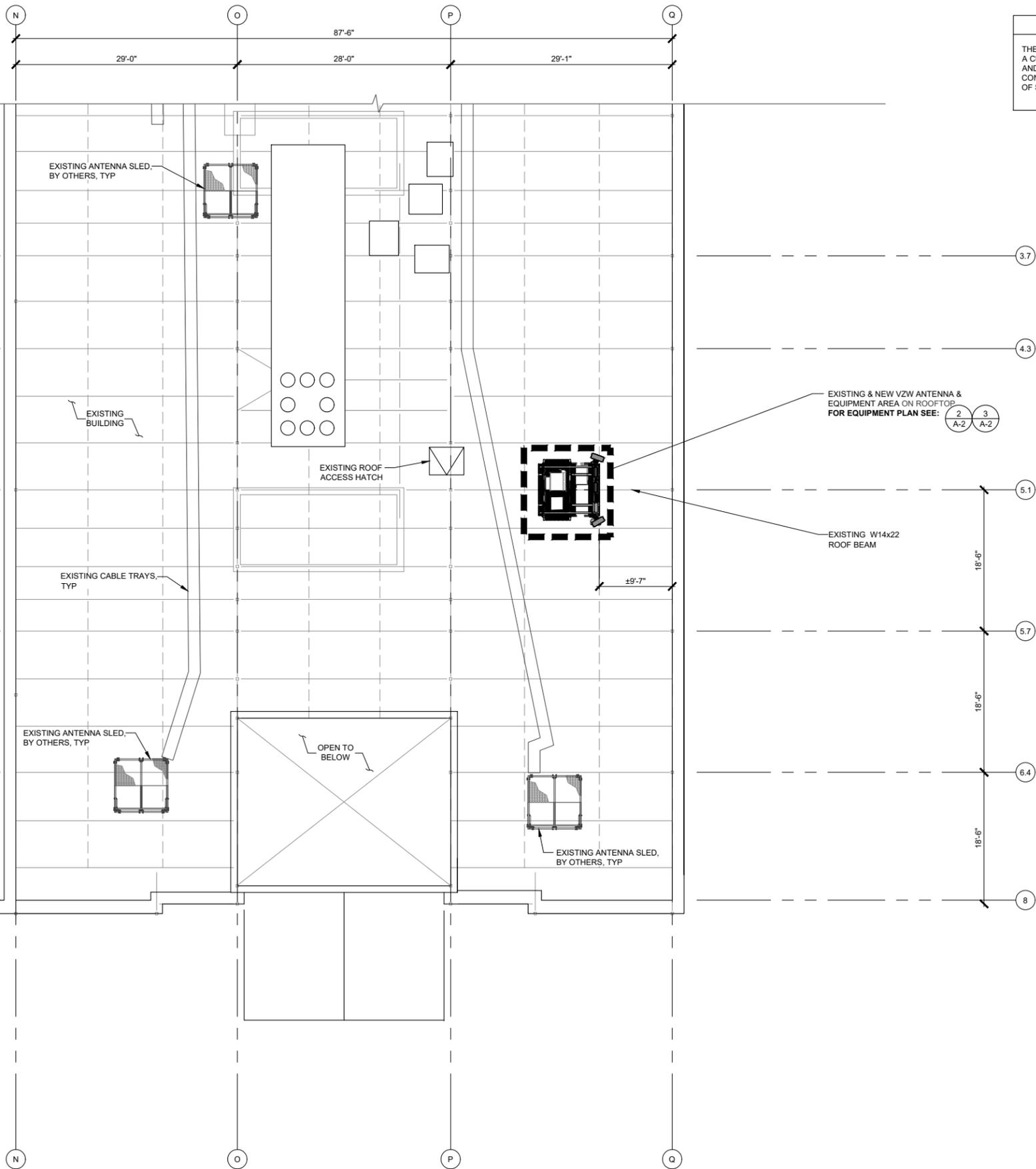
OVERALL SITE PLAN

40' 0 20' 40' SCALE: 1" = 40'-0" (24x36)
 (OR) 1/2" = 40'-0" (11x17)

1



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



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Technology Associates

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PROFESSIONAL ENGINEER
No. 13099547
PETER C LUNDQUIST
STATE OF UTAH
1.9.2025

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ROOFTOP

SHEET TITLE

**PARTIAL
ROOF PLAN**

SHEET NUMBER

A-1.1



PARTIAL ROOF PLAN

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

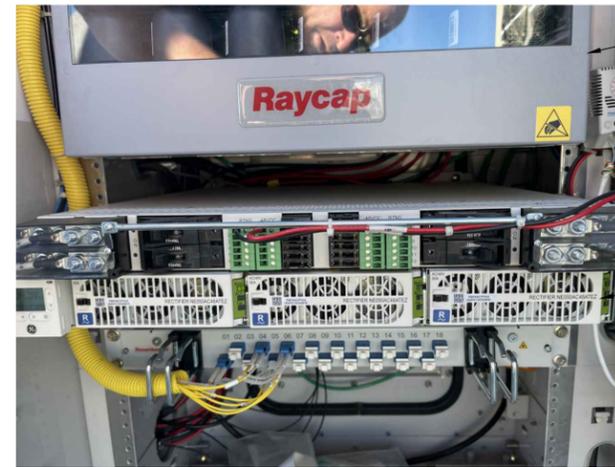
1

EQUIPMENT NOTES:

- PDF LINEAGE
 - EXISTING (3) - NE050AC48ATEZ RECTIFIERS
 - EXISTING - 54.5 V2 @ 1 AMPS
 - EXISTING (1) 6x12 OVP TO REMAIN

PER POWER AUDIT SITE WILL REQUIRE A CABINET PDF - GE 1U STACKABLE DISTRIBUTION SHELF 19" RACK MOUNT OR SIMILAR

OVERALL RESULTS		
Existing Load		0.0 W
Future Additional Load		-552.0 W
Add'l Cabinet HVAC Load		0.0 W
Total New Plant Float Load		-552.0 W
Total New 48V DC Amps		-10.2 A
Min. 48V A Rectifier Count		
AC Load if 120/240V 1Ø		
Min 1 Ø 240 V Utility Size		NA
AC Load if 120/208V 3Ø		
Min 3 Ø 208 V Utility Size		NA
Generator Peak Loads		
New Generator (Diesel Size)	Contact EOS	Minimum Existing Gen. Size
New Generator (LP/NG)	Contact EOS	Minimum Existing Gen. Size



EXISTING (1) 6x12 OVP TO REMAIN

- EXISTING PDF LINEAGE
- 3 - NE050AC48ATEZ RECTIFIERS
 - 54.5 V2 @ 1 AMPS

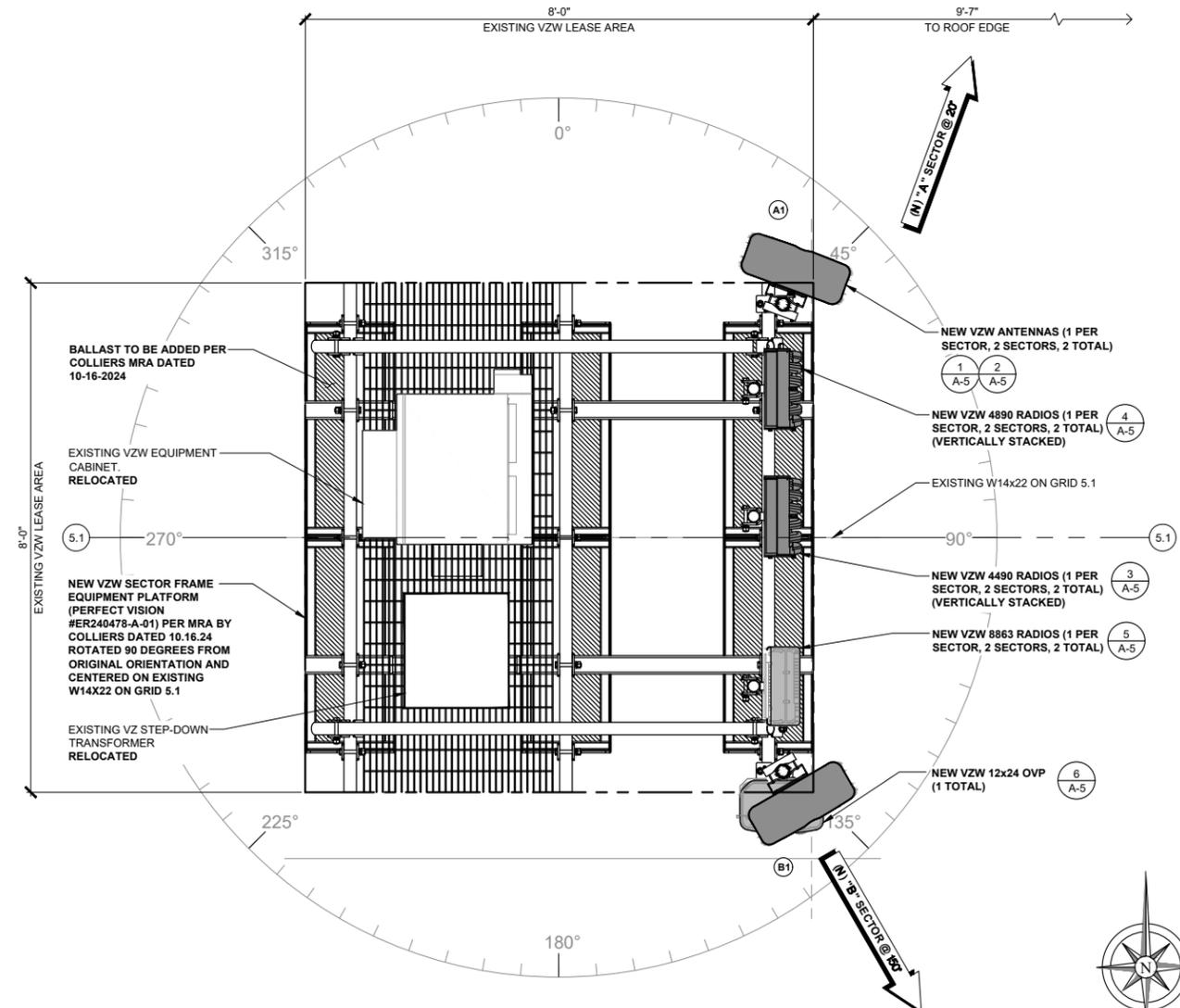
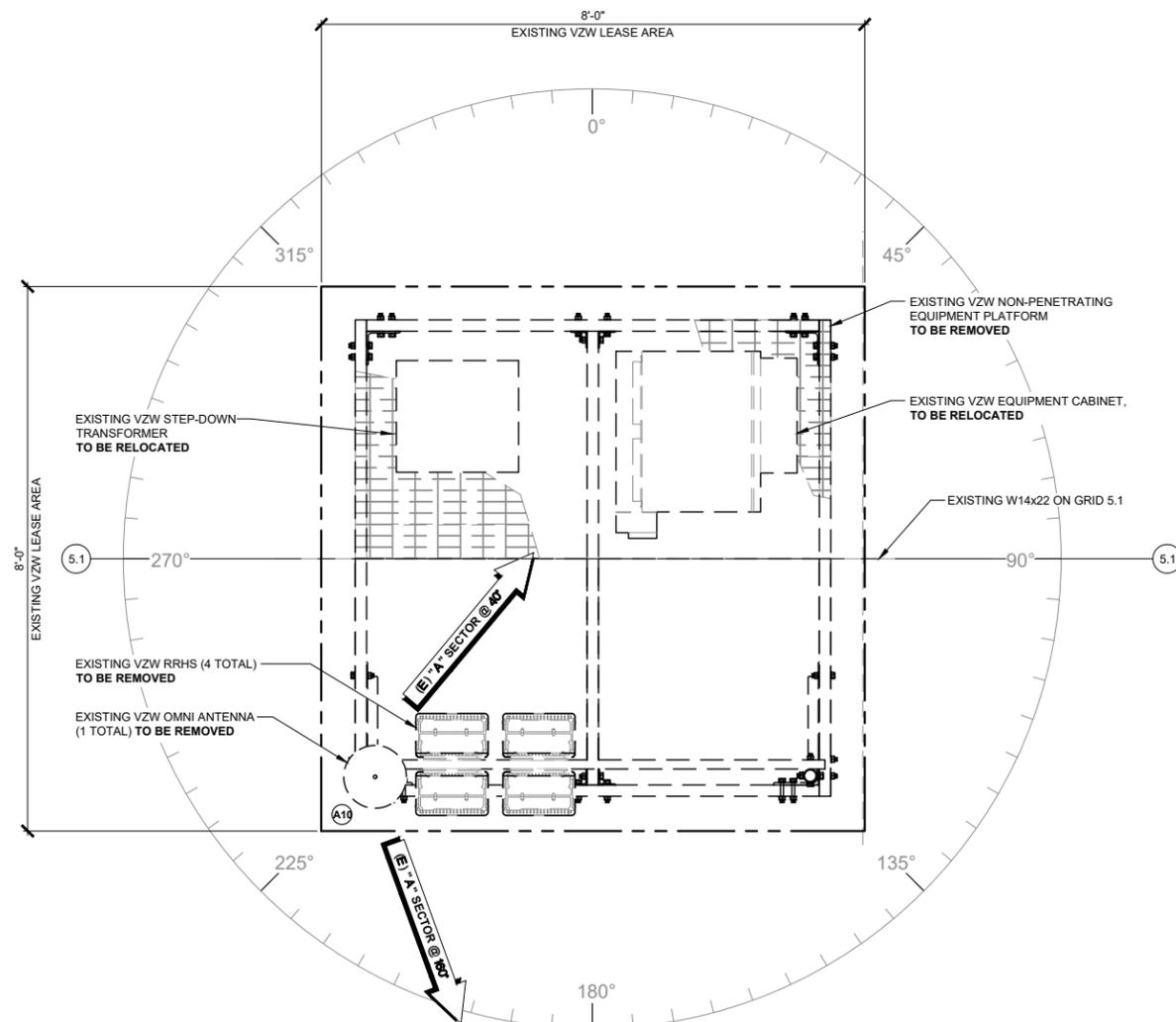
verizon
9656 SOUTH PROSPERITY ROAD,
WEST JORDAN, UT 84088

Technology Associates

MOUNTAIN REGION OFFICE
136 S MAIN STREET
SUITE 400
SALT LAKE CITY, UT 84101

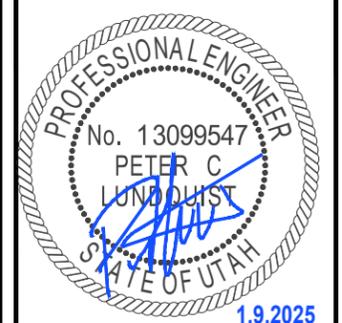
EQUIPMENT NOTES & PHOTO

SCALE
N.T.S. 1



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SAL HISTORIC DRAPER SC4
1111 E. DRAPER PKWY
DRAPER, UT 84020
ROOFTOP

SHEET TITLE
EQUIPMENT & ANTENNA PLANS

SHEET NUMBER
A-2

EXISTING EQUIPMENT & ANTENNA PLAN

0 3" 6" 1' SCALE: 3/4" = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

2

NEW EQUIPMENT & ANTENNA PLAN

0 3" 6" 1' SCALE: 3/4" = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

3

NOTES:

1. ALL AZIMUTHS ARE TO BE ESTABLISHED CLOCKWISE FROM THE TRUE NORTH HEADING.
2. CONTRACTOR SHALL VERIFY ANTENNA CENTERLINE, MECHANICAL DOWNTILT, ORIENTATION, AND CABLE LENGTHS PRIOR TO INSTALLATION. REFER TO SITE MODIFICATION CHANGE ORDER FOR ADDITIONAL INFORMATION.
3. USE CONCEALFAB LOW-PIM ANTENNA AND CABLE MOUNTING HARDWARE.
4. GC TO CONFIRM IF VZW WANTS TO REPLACE EXISTING 3315 OVP'S WITH (1) 6627 OVP, OR INSTALL 3315-ALM-RS548 RETROFIT BOARDS.
5. INSTALLERS TO VERIFY LATEST RF DATA SHEET & PLUMBING / WIRING DIAGRAMS, PRIOR TO INSTALLATION.
6. MAINTAIN 20"-24" ANTENNA CENTERLINE SEPARATION FOR DUAL LTE ANTENNAS

HYBRIFLEX LENGTHS:

1. FROM THE EQUIPMENT ROOM (N) RACK MOUNT OVP TO THE ANTENNA CENTERLINE (N) OVP BOX WILL REQUIRE (2) RUN OF 6x12 HYBRIFLEX BE INSTALLED, SEE CHART FOR LENGTHS.
2. FROM THE ANTENNA CENTERLINE OVP BOX TO EACH RRH WILL REQUIRE (1) RUN OF 1x1 HYBRIFLEX BE INSTALLED, LENGTH = 15'

ANTENNA KEY									HYBRID KEY						RRH KEY				
SECTOR	STATUS	AZIMUTH	POSITION	QTY.	MFG.	MODEL	SERVICE	RAD CENTER	SECTOR	STATUS	QTY.	TYPE	DIELECTRIC	DIAMETER	RUN	STATUS	QTY.	MFG.	MODEL
ALPHA	REMOVED	40/160	(A10)	1	AMPHENOL	CUUT070X12FX12Z0_A	LTE	50'	ALPHA	REMOVED	4 1	JUMPER	-	1/2"	15'	REMOVED	1	NOKIA	UHBA B13 RRH 4x30
	NEW	20°	(A1)	1	COMMSCOPE	NNV4S6-65S-F4	LTE/5G	54'		REMOVED	8 1	JUMPER	-	1/2"	15'	REMOVED	1	NOKIA	UHIE B66A RRH 4x45
										NEW	4 1	JUMPER	-	1/2"	15'	NEW	1	ERICSSON	4490 RRH
										NEW	8 1	JUMPER	-	1/2"	15'	NEW	1	ERICSSON	4890 RRH
BETA	NEW	150°	(B1)	1	COMMSCOPE	NNV4S6-65S-F4	LTE/5G	54'	BETA	REMOVED	4 1	JUMPER	-	1/2"	15'	REMOVED	1	NOKIA	UHBA B13 RRH 4x30
								REMOVED		8 1	JUMPER	-	1/2"	15'	REMOVED	1	NOKIA	UHIE B66A RRH 4x45	
								NEW		4 1	JUMPER	-	1/2"	15'	NEW	1	ERICSSON	4490 RRH	
								NEW		8 1	JUMPER	-	1/2"	15'	NEW	1	ERICSSON	4890 RRH	
RAYCAP OVP	NEW	N/A	TOWER	1	RAYCAP	RHSDC-6627-PF-48	-	-	NEW	2	SHARED	HYBRID CABLES	6x12	±10'					



9656 SOUTH PROSPERITY ROAD,
WEST JORDAN, UT 84088



MOUNTAIN REGION OFFICE
136 S MAIN STREET
SUITE 400
SALT LAKE CITY, UT 84101

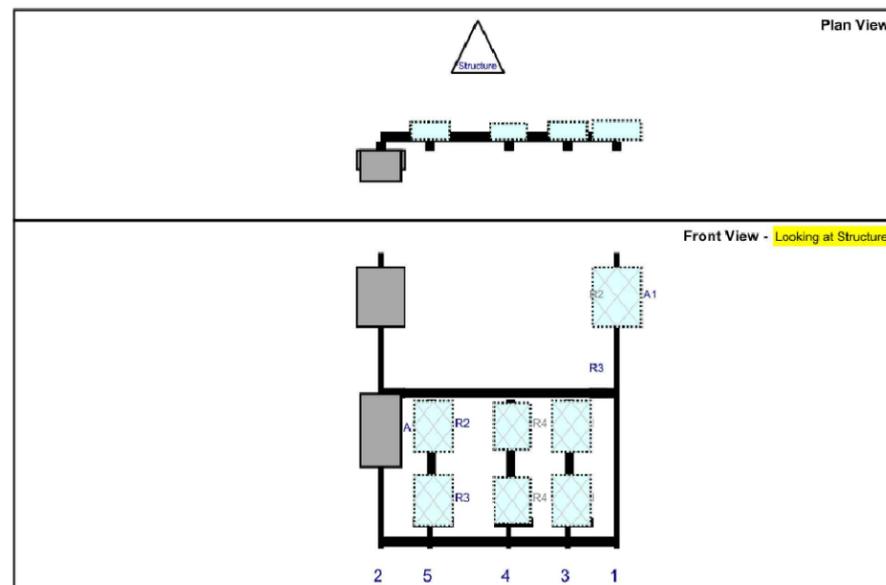
PROPOSED ANTENNA/COAX/RRH KEY

SCALE
N.T.S. 1

NOTE:

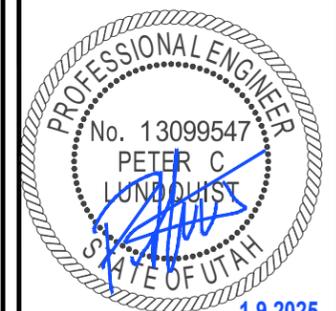
ANTENNAS, RADIOS, AND OVPS TO BE MOUNTED PER COLLIERS MOUNT ANALYSIS DATED 10.16.2024.

Structure Type: Rooftop 10251465
Mount Elev: 44.33 Page: 1 Colliers Engineering & Design



Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A1	NNV4S6-65S-F4	24.02	19.61	96	1	a	Behind	18	0	Added	
A4	NNV4S6-65S-F4	24.02	19.61		2	a	Front	18	0	Added	
A10	RxxDC-6627-PF-48	29.5	16.5		2	a	Front	72	0	Added	
R2	Radio 4490	20.6	15.7	76	3	a	Behind	18	0	Added	
R3	Radio 4890	20.6	15.7	76	3	a	Behind	48	0	Added	
R4	8863	18.9	14.8	52	4	a	Behind	18	0	Added	
R4	8863	18.9	14.8	52	4	b	Behind	48	0	Added	
R2	Radio 4490	20.6	15.7	20	5	a	Behind	18	0	Added	
R3	Radio 4890	20.6	15.7	20	5	a	Behind	48	0	Added	

REV	DATE	DESCRIPTION	BY
0	01/09/2025	ISSUED FOR 90% CD REVIEW	CMB
B	10/25/2024	ISSUED FOR 90% CD REVIEW	RG
A	8/15/2024	ISSUED FOR 90% CD REVIEW	RG



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SAL HISTORIC DRAPER SC4

1111 E. DRAPER PKWY
DRAPER, UT 84020

ROOFTOP

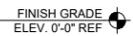
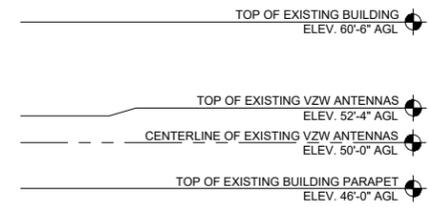
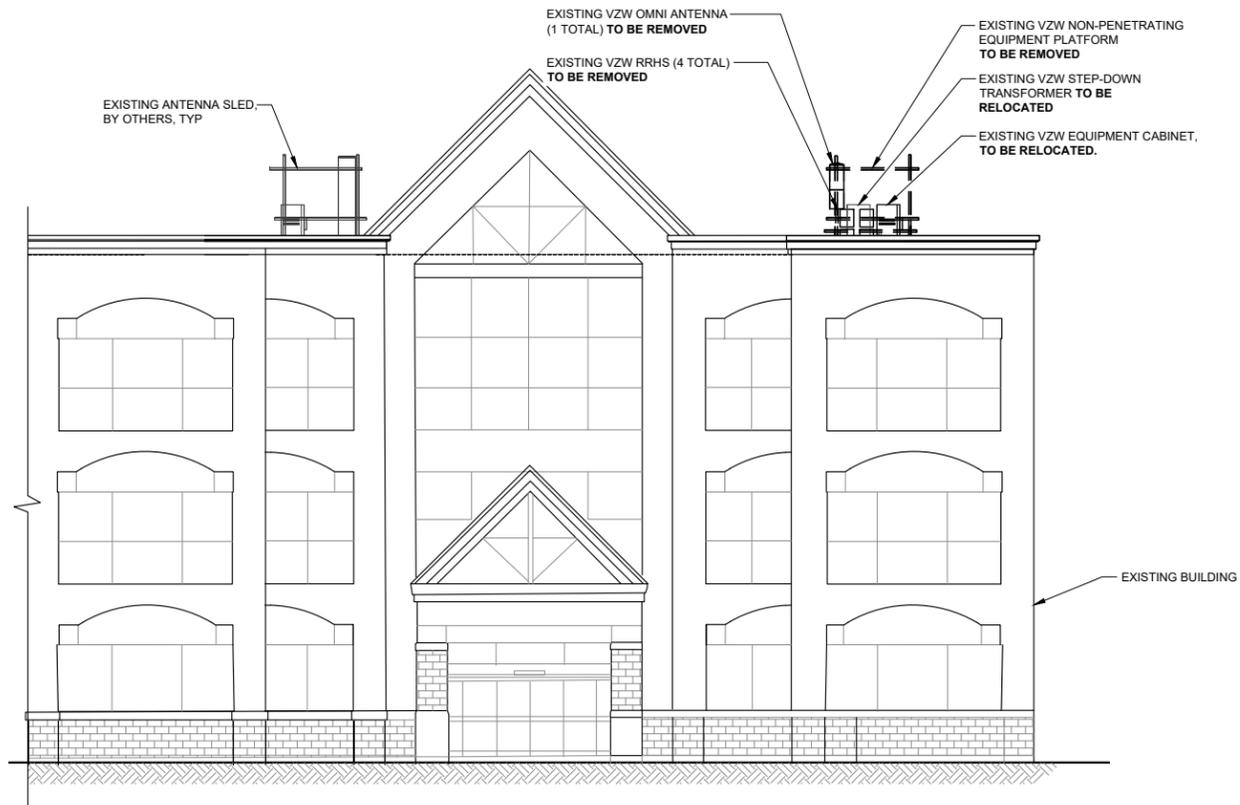
SHEET TITLE
ANTENNA KEY

SHEET NUMBER
A-3

ANTENNA MOUNT RECOMMENDATIONS

SCALE
N.T.S. 1

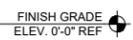
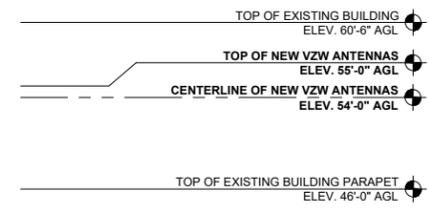
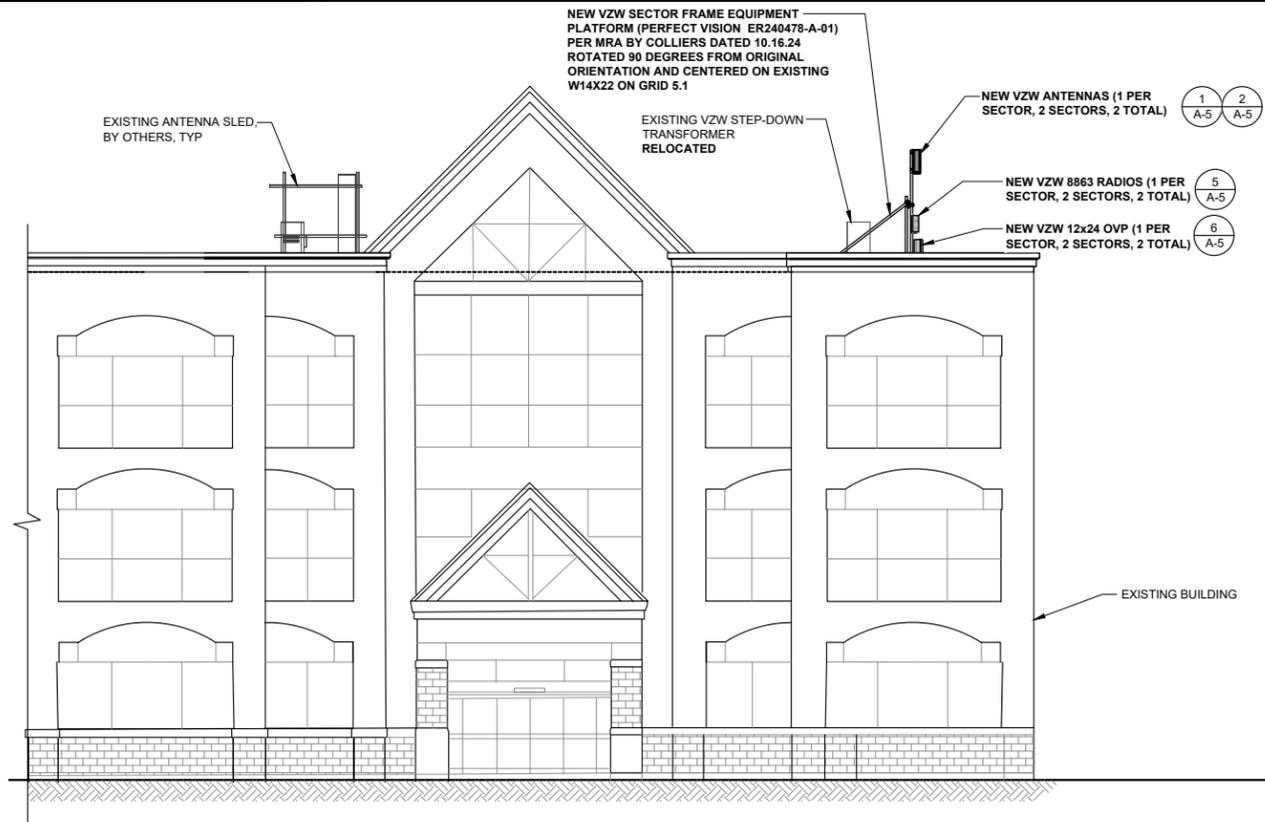
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



EXISTING SOUTH ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1



NEW SOUTH ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

2

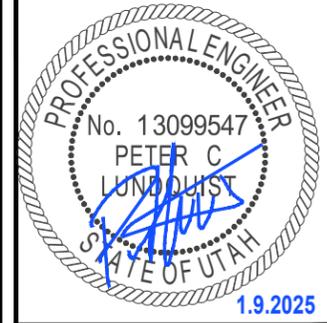


9656 SOUTH PROSPERITY ROAD,
WEST JORDAN, UT 84088



MOUNTAIN REGION OFFICE
136 S MAIN STREET
SUITE 400
SALT LAKE CITY, UT 84101

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**SAL HISTORIC
DRAPER SC4**

1111 E. DRAPER PKWY
DRAPER, UT 84020

ROOFTOP

SHEET TITLE

ELEVATIONS

SHEET NUMBER

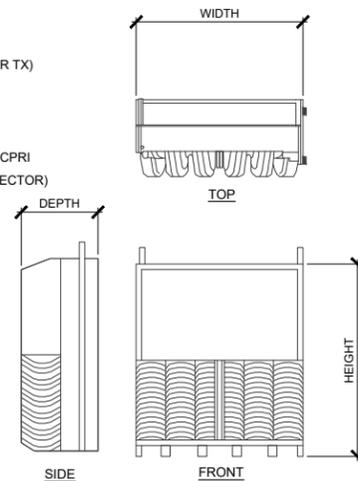
A-4

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ERICSSON 4890HP 48B2 48B66S

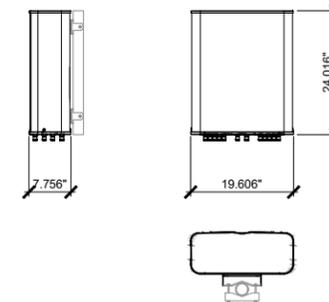
WIDTH: 15.7" HEIGHT: 20.6"
 DEPTH: 7.2" WEIGHT: 69.5 LBS

- 8 RF PORTS, 4T8R PER BAND (S FOR TX)
- B2: 4X60W, B66: 4X60W
- UP TO 480W IN TOTAL RF POWER
- L, NR, NB-IoT
- 2X2.5/4.9/9.8/10.1/24.3 GBPS CPRI/eCPRI
- 48 VDC 2-WIRE (SINGLE DC-CONNECTOR)
- AISG v3.0 TMA & RET SUPPORT VIA RS-485 OR RF CONNECTORS
- TYPE 4.3-10 RF + CONNECTORS
- 2 EXTERNAL ALARM
- CONVECTIONAL COOLING
- OPTIONAL FAN FOR INCREASED SITE FLEXIBILITY
- IP65, -40 TO +55°C



COMMSCOPE - NNV4S6-65S-F4

DIMENSIONS, HxWxD: 24.016" x 19.606" x 7.756"
 WEIGHT: 30.865 LB
 RET CONNECTOR INTERFACE: 4.3-10 FEMALE
 RET CONNECTOR LOCATIO: 4.3-10 FEMALE



NOT USED

SCALE N.T.S. 10

NOT USED

SCALE N.T.S. 7

RRU SPECIFICATIONS

SCALE N.T.S. 4

ANTENNA SPECIFICATIONS

SCALE N.T.S. 1



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 WEST JORDAN, UT 84088



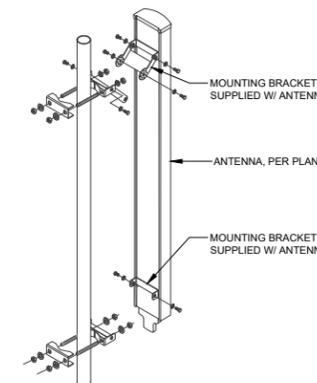
MOUNTAIN REGION OFFICE
 136 S MAIN STREET
 SUITE 400
 SALT LAKE CITY, UT 84101

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0	01/09/2025	ISSUED FOR 90% CD REVIEW	CMB
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ERICSSON 8863

DIMENSIONS, HxWxD: 18.9 x 14.8" x 6.7"
 w/ PROTRUDING ITEMS
 WEIGHT: 57.4 lbs.

- CAPACITY AND SPECIFICATIONS:
- 8TX/8RX
 - SUPPORT SPLIT MODE (2 x 4T4R AS MULTI SECTOR SOLUTION)
 - Tx POWER 8x40W
 - 200 MHz IBW TDD
 - 2 x 25 Gbps CPRI, (COMPATIBLE TO 10G) CPRI SFP28
 - EXTERNAL ANTENNA CALIBRATION
 - -48 VDC, MAX 1100 W
 - AISG RET SUPPORT VIA RS-485 OR RF CONNECTORS
 - CONVECTIONAL COOLING, OPTIONAL FAN FOR INCREASED SITE FLEXIBILITY
 - 2 EXTERNAL ALARM
 - IP 65, -40° TO 55° C (INCL SOLAR LOAD)

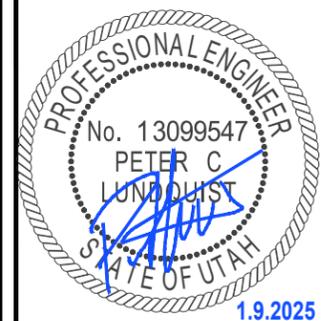


RRU SPECIFICATIONS

SCALE N.T.S. 5

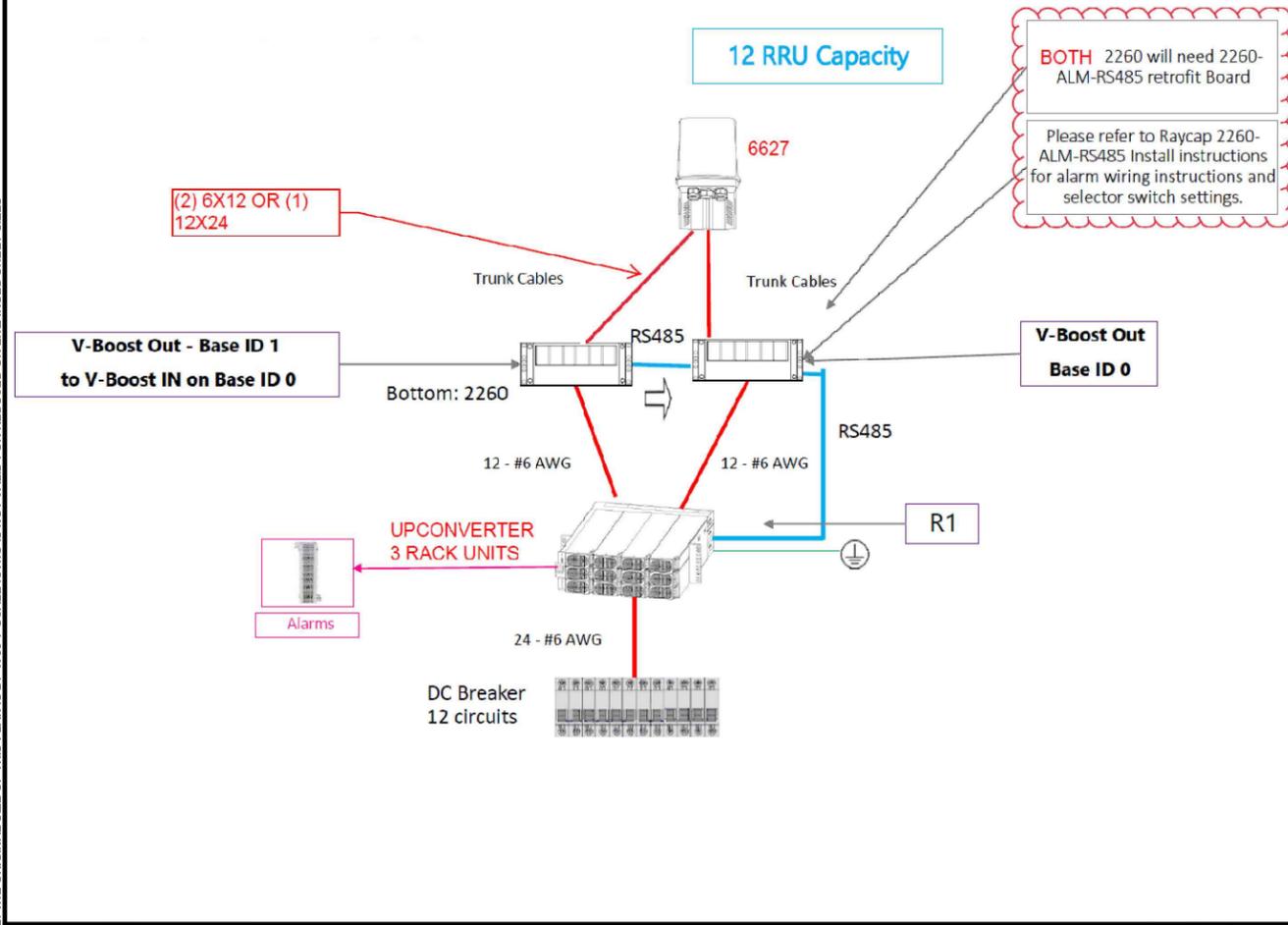
ANTENNA MOUNTING

SCALE N.T.S. 2



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UPCONVERTER PLUMBING DIAGRAM

SCALE N.T.S. 9

RAYCAP SPECIFICATIONS

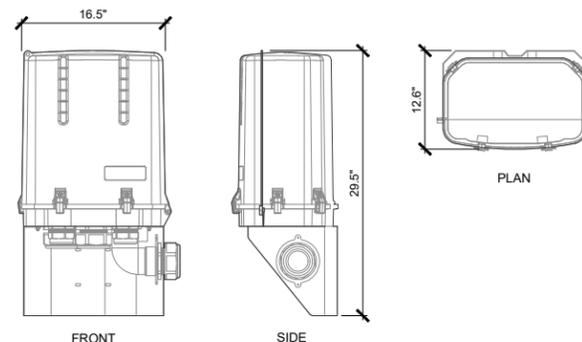
SCALE N.T.S. 6

RRU SPECIFICATIONS

SCALE N.T.S. 3

COMMSCOPE RAYCAP RCMDC 6627-PF-48

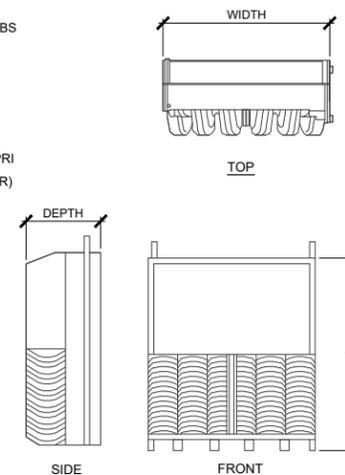
DIMENSIONS: 12.6" X 29.5" X 16.5"
 WEIGHT: 14.51 kg (32.0 lbs)
 COLOR: GRAY



ERICSSON 4490HP 44B5 44B13 C

WIDTH: 15.7" HEIGHT: 20.6"
 DEPTH: 7.0" WEIGHT: 68.4 LBS

- 4 COMMON RF PORTS (C)
- B5: 4X60W, B13: 4X60W
- 480W IN TOTAL RF OUTPUT POWER
- L, NR, NB-IOT
- 2X2.5/4.9/9.8/10.1/24.3 GBPS CPRI/eCPRI
- 48 VDC 2-WIRE (ONE DC-CONNECTOR)
- AISG V3.0 TMA & RET SUPPORT VIA RS-485 OR RF CONNECTORS
- TYPE 4.3-10 RF + CONNECTORS
- 2 EXTERNAL ALARM
- CONVECTIONAL COOLING
- OPTIONAL FAN FOR INCREASED SITE FLEXIBILITY
- IP65, -40 TO +55°C



SAL HISTORIC DRAPER SC4

1111 E. DRAPER PKWY
 DRAPER, UT 84020

ROOFTOP

SHEET TITLE

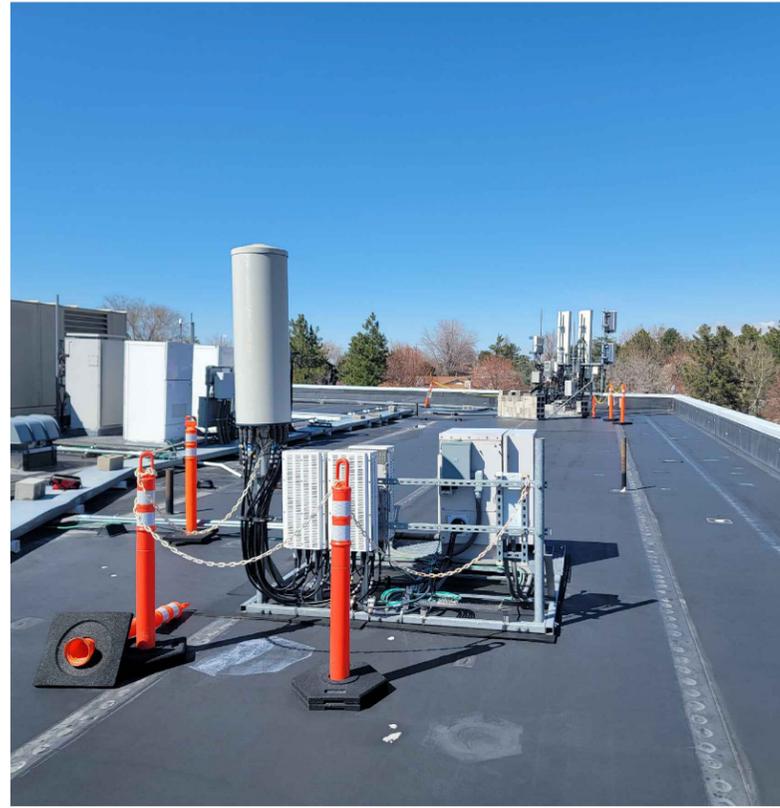
DETAILS

SHEET NUMBER

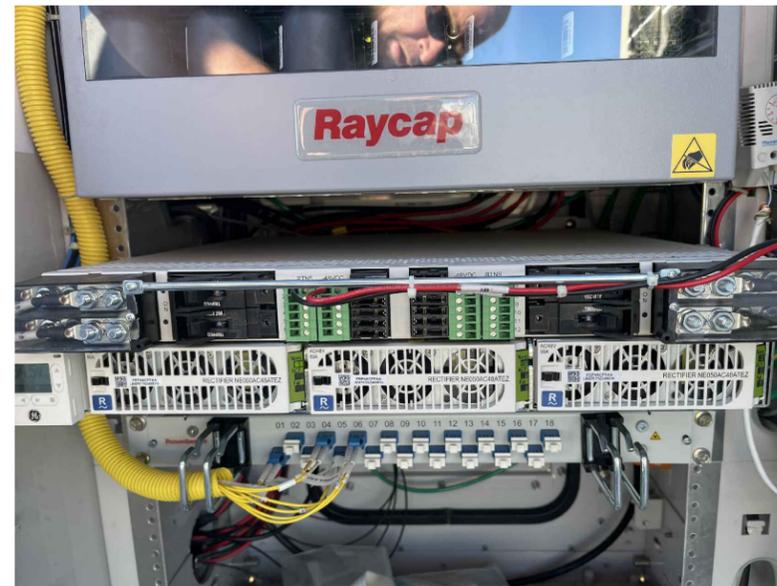
A-5



VIEW OF EXISTING ANTENNA & EQUIPMENT AREA



VIEW OF EXISTING RADIOS



EXISTING EQUIPMENT CABINET

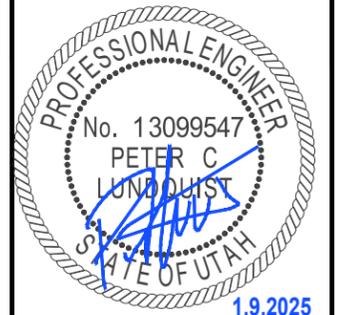
verizon

9656 SOUTH PROSPERITY ROAD,
WEST JORDAN, UT 84088

Technology Associates

MOUNTAIN REGION OFFICE
136 S MAIN STREET
SUITE 400
SALT LAKE CITY, UT 84101

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**SAL HISTORIC
DRAPER SC4**

1111 E. DRAPER PKWY
DRAPER, UT 84020

ROOFTOP

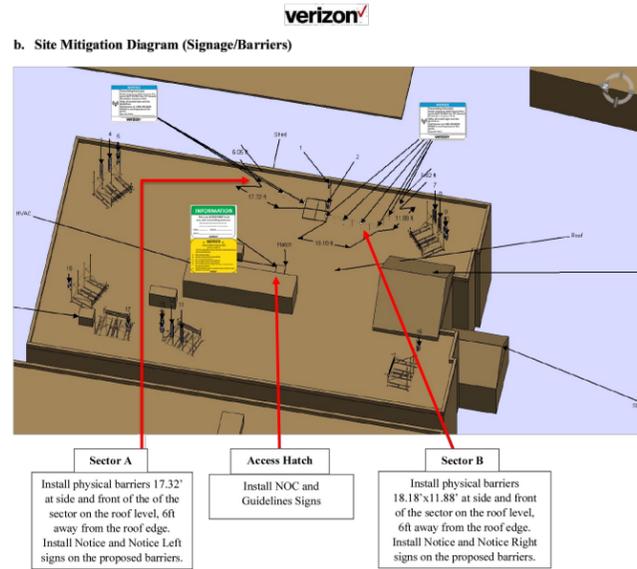
SHEET TITLE

**SITE
PHOTOS**

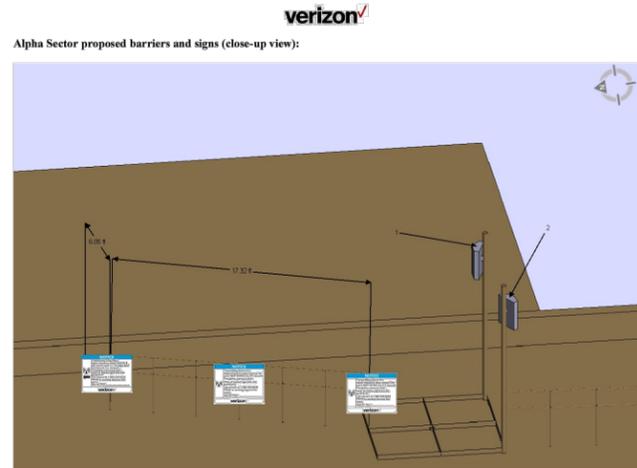
SHEET NUMBER

A-6

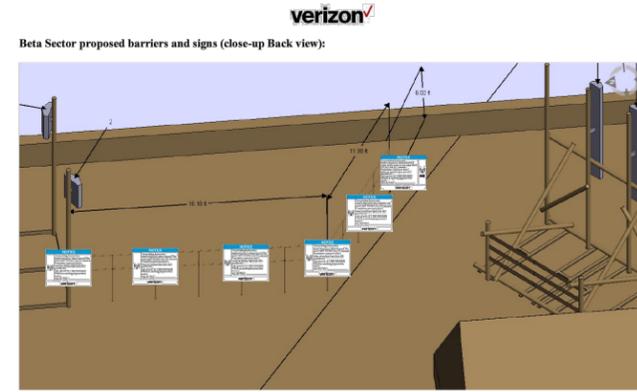
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Final Compliant Configuration	SAFETY GUIDELINES	NOTICE	CAUTION	WARNING	INFORMATION	BARRIERS/MARKERS
Access Point(s)	☑[1] ☐[#]	☐[#]	☐[#]	☐[#]	☑[1] ☐[#]	☐[] dimensions
Alpha	☐[#]	☑[3] ☐[#]	☐[#]	☐[#]	☐[#]	☑ 17.32'
Beta	☐[#]	☑[6] ☐[#]	☐[#]	☐[#]	☐[#]	☑ 18.18'x11.88'

c. Signage/Barrier Installation Detail

Mitigation Actions Required / Taken	SAFETY GUIDELINES	NOTICE	CAUTION	WARNING	INFORMATION	BARRIERS/MARKERS
Access Point(s)	☑[1] ☐[#]	☐[#]	☐[#]	☐[#]	☑[1] ☐[#]	☐[] dimensions
Alpha	☐[#]	☑[3] ☐[#]	☐[#]	☐[#]	☐[#]	☑ 17.32'
Beta	☐[#]	☑[6] ☐[#]	☐[#]	☐[#]	☐[#]	☑ 18.18'x11.88'
	ADD REM	ADD REM	ADD REM	ADD REM	ADD REM	ADD ONLY

SPECIAL MITIGATION INSTRUCTIONS

Items to be Installed	Roof's Access Hatch: Install NOC and Guidelines signs. Sector A: Install physical barriers 17.32' at side and front of the of the sector on the roof level, 6ft away from the roof edge. Install Notice and Notice Left signs on the proposed barriers. Sector B: Install physical barriers 18.18'x11.88' at side and front of the sector on the roof level, 6ft away from the roof edge. Install Notice and Notice Right signs on the proposed barriers.
Items to be Removed	N/A
Items to be Repaired/Replaced	N/A

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c. Occupational Safety and Health Administration (OSHA) Requirements
A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
Utilization of good equipment Enact control of hazard areas Limit exposures Employ medical surveillance and accident response	Employ Lockout/Tag out Utilize personal alarms & protective clothing Prevent access to hazardous locations Develop or operate an administrative control program

d. RF Signage
RFE Signage is signs meeting certain specifications that Verizon installs to inform people about an RFE source in an area accessible by people where the applicable MPE limit is exceeded. Per OSHA requirements, all signs shall be furnished with rounded or blunt corners and shall be free from sharp edges, burrs, splinters, or other sharp projections. The ends or heads of bolts or other fastening devices shall be located in such a way that they do not constitute a hazard.

GUIDELINES	Category Two - Notice	Category Three - Caution	Category Four - Warning or Danger
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit. • Sign Color Blue • Sign Signal Word "Notice"	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit. • Sign Color Yellow • Sign Signal Word "Caution"	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit. • Sign Color Orange or Red • Sign Signal Word "Warning" or "Danger" Red "DANGER" signs must be installed (in addition to the orange warning signs) in Areas where immediate and serious injury will occur on contact with an Antenna. No access to category four areas unless a reduction in category occurs.
Category One - Information Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number. • Sign Color Green • Sign Signal Word "Information"	INFORMATION This sign provides information on how to contact Verizon Wireless Network Operations Center for assistance with a concerning antenna site. • Sign Color Green • Sign Signal Word "Information"		

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WEST JORDAN, UT 84088

MOUNTAIN REGION OFFICE
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SAL HISTORIC DRAPER SC4

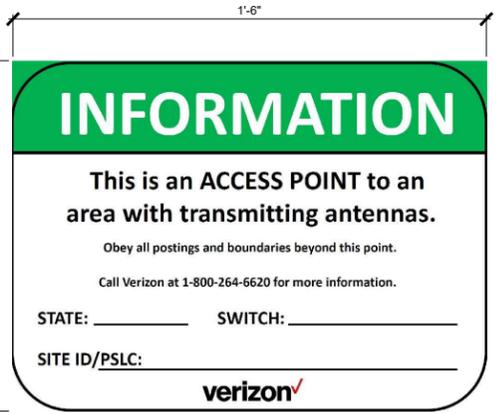
1111 E. DRAPER PKWY
DRAPER, UT 84020

ROOFTOP

SHEET TITLE
EME REQUIREMENTS

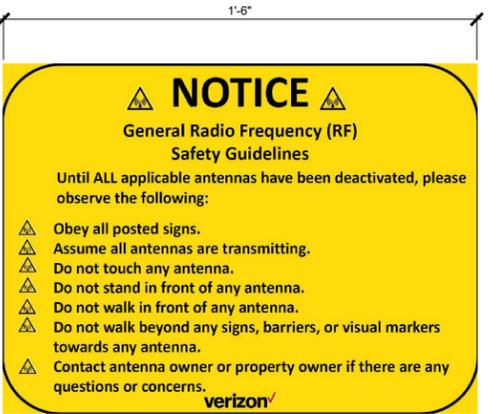
SHEET NUMBER
RF-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



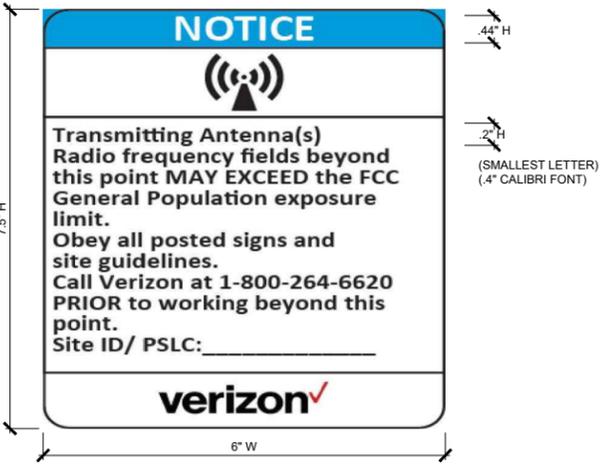
NOC INFORMATION:
THIS INFORMATION SIGNS ARE USED AS A MEANS TO PROVIDE CONTACT INFORMATION FOR ANY QUESTIONS OR CONCERNS. THEY WILL INCLUDE SPECIFIC CELL SITE IDENTIFICATION AND THE VERIZON WIRELESS NETWORK OPERATIONS CENTER PHONE NUMBER.

SCALE N.T.S. **3** RF INFORMATION SIGN SCALE N.T.S. **7**



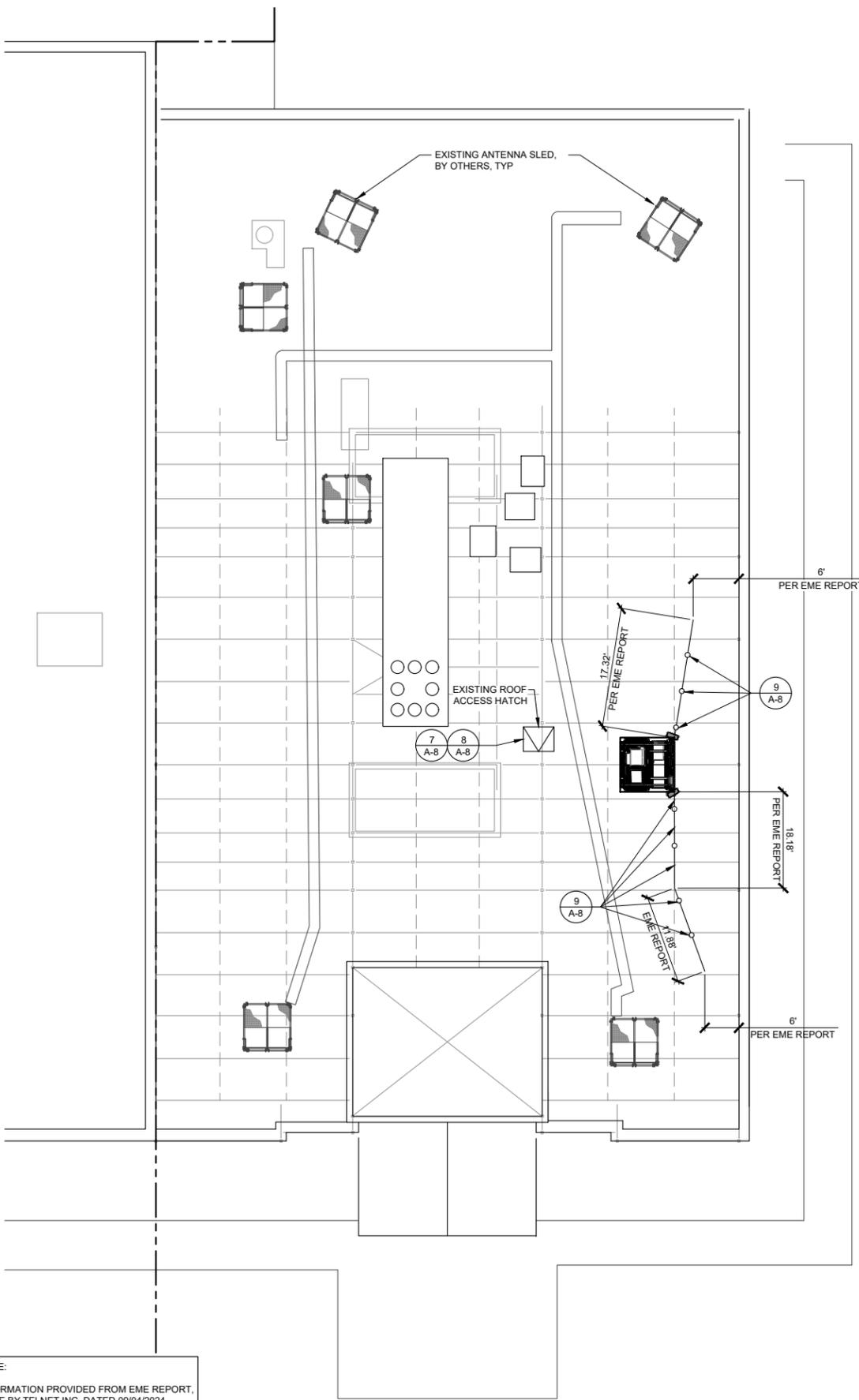
GUIDELINES:
THIS SIGN WILL INFORM ANYONE OF THE BASIC PRECAUTIONS TO FOLLOW WHEN ENTERING AN AREA WITH TRANSMITTING RADIO FREQUENCY EQUIPMENT.

SCALE N.T.S. **8** RF NOTICE SIGN



NOTICE:
THIS SIGN INDICATES THAT RF EMISSIONS MAY EXCEED THE FCC GENERAL POPULATION MPE LIMIT.

SCALE N.T.S. **12** RF NOTICE SIGN SCALE N.T.S. **9**



NOTE:
INFORMATION PROVIDED FROM EME REPORT, DONE BY TELNET INC, DATED 09/04/2024. VERIFY REPORT BEFORE INSTALLATION



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**SAL HISTORIC
DRAPER SC4**

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DRAPER, UT 84020

ROOFTOP

SHEET TITLE
**EME
REQUIREMENTS**

SHEET NUMBER
RF-2

NOT USED SCALE N.T.S. **3** NEW RF PLAN SCALE N.T.S. **3**

EXHIBIT G
APPLICANT RESPONSES

Overview of Proposed Use

Verizon Wireless has an existing wireless communications facility at 1111 E Draper Pkwy and they are looking to modify the equipment at the facility. The use of the facility will not change it will just have updated equipment. The facility provides wireless coverage to the surrounding area.

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Questionnaire

1. Is this use permitted in the zone in which this use is proposed?
 - Yes. Roof mounted wireless communication facilities are a permitted use in the CC zone.
2. Does the proposed use conform to the development standards in the applicable zone?
 - Yes.
3. Does the proposed use conform to the general regulations and regulations for specific uses set forth in this Title?
 - Yes.
4. Is the proposed use located on any land classified as a primary or secondary conservation area or sensitive land? (This excludes land that is expressly permitted in the Draper City Municipal Code.)
 - No
5. Is the proposed use located in any protected area shown on a natural resource inventory?
 - No
6. Please identify any other applicable requirements of the Draper City Municipal Code & explain how the proposed use conforms to these requirements.
 - The wireless communications facility meets the requirements of code section 9-41-050. Additional information is on the next page.

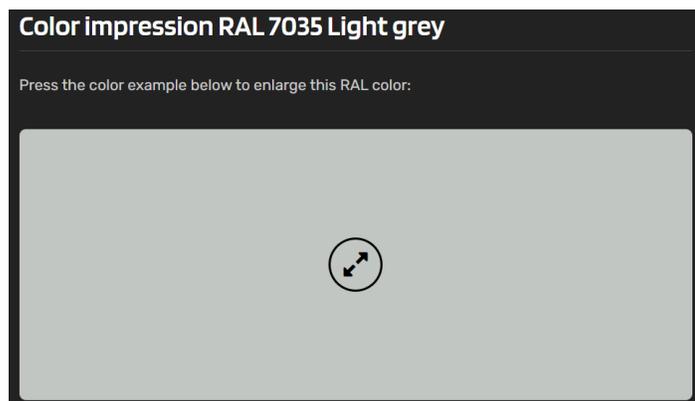
Eligible Facilities Request

The Verizon Wireless facility was originally approved on July 12, 2017. The 2017 approval has been uploaded to the permitting portal. To meet the 9-41-050(C)(1) code requirement, the new antenna will be a color that will match the building. This is the same way the project met this code requirement when it received its original approval. The FCC has rules for what is referred to as an “Eligible Facilities Request” and the rules state that “a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.” An “eligible facilities request” is defined to include any collocation, removal, or replacement of existing equipment.” The 6th criteria for an Eligible Facility Request is that the equipment modification must “comply with conditions associated with the siting approval of the construction or modification of the existing facility.” There are not any prior conditions of approval that would render the modification to be non-compliant with the original site approval.

9-41-050(C)

C. Roof Mounted Antennas: The following provisions shall apply to roof mounted antennas:

1. 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 exterior of the building has light colors. The (2) antennas that will be installed at the facility will have a color that matches the building. The color of the new antenna is: Light Gray (RAL 7035)



- The existing antenna at the facility, that will be removed, also is a light gray color. The color of the antenna is: Grey Pantone 420 C



Image of building



2. Roof mounted antennas shall be permitted on pitched roof structures only if determined to be a stealth design as set forth in this section.

- This facility does not use a pitched roof structure.

3. Roof mounted antennas shall be allowed on top of existing penthouses or mechanical equipment rooms, provided:

a. The antennas and antenna support structures are enclosed by a structure that creates a visual screen which is architecturally compatible to the building; and

- N/A

b. The screening structure, antennas and antenna mounting structures do not extend more than eight feet (8') above the existing roofline of the penthouse or mechanical equipment room.

- N/A

4. Roof mounted antennas not mounted on a penthouse or mechanical equipment room shall be allowed as follows:

a. On buildings without parapet walls antennas shall be mounted a minimum of five feet (5') from the exterior wall of a building.

- N/A. The building has a parapet wall.

(1) Antennas mounted between five (5) and ten feet (10') from the exterior wall shall have a maximum height directly proportional to the distance the antenna is set back from the exterior wall up to a maximum height of ten feet (10') above the roofline of the building to which the antenna is attached.

(2) Regardless of setback from exterior walls, antennas shall not exceed a maximum height of ten feet (10') above the roofline of the building.

b. On buildings with parapet walls antennas shall be mounted at least five feet (5') behind any parapet wall.

(1) For antennas mounted between five (5) and ten feet (10') behind a parapet wall the maximum height of the antenna shall be directly proportional to the distance the antenna is set back from the wall up to a maximum of ten feet (10') as measured from the top of the parapet wall.

- As shown on sheet number A-1.1, the new antennas will be setback 9'-7" from the building's parapet wall. The top of the building's parapet wall is 46' above ground level. The top of Verizon's antennas will be at 55'. The antennas will be 9' above the top of the parapet wall.

(2) Regardless of setback from parapet walls, no antenna shall extend more than fifteen feet (15') above the roofline of the building itself unless approved pursuant to a conditional use permit.

- The roofline of the building is 44'-4" above ground level. The antennas will be 10'-8" above the roofline of the building.