



Development Review Committee

1020 East Pioneer Road
Draper, UT 84020

STAFF REPORT

January 13, 2026

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

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

Re: Verizon Steep Mountain Park – Permitted Use Permit Request

Application No.: 2025-0243-USE

Applicant: Aaron Jenson, representing Technology Associates and Verizon.

Project Location: Approximately 351 E. Steep Mountain Dr.

Current Zoning: OS (Open Space/Parks) Zone

Acreage: Approximately 9.51 acres (Approximately 414,256 ft²)

Request: Request for approval of a Permitted Use Permit in the OS zone regarding approval of equipment and antenna upgrades to an existing wireless telecommunications facility.

BACKGROUND AND SUMMARY

This application is a request for approval of a Permitted Use Permit for approximately 9.51 acres located within Steep Mountain Park, east of Red Leaf Dr., west of Parowan Way, and north of Steep Mountain Dr. at approximately 351 E. Steep Mountain Dr. (Exhibit B & C). The property is currently zoned OS. The applicant is requesting that a Permitted Use Permit be approved to allow for an equipment upgrade to an existing stealth wireless facility.

The original stealth facility was constructed in 2017 by T-Mobile and consisted of a structure designed to resemble and function as a light pole. In 2019 Verizon was approved to co-locate on the tower below the T-Mobile installation. This application represents the first update to the Verizon wireless telecommunications facility.

ANALYSIS



General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Open Space/Parks	Exhibit D
Current Zoning	OS	Exhibit E
Proposed Use	Stealth Wireless Facility	
Adjacent Zoning		
East	R3 (Single-Family Residential)	
West	R3	
North	R3	
South	R3	

The Open Space/Parks land use designation is characterized as follows:

Open Space and Parks

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> Applies to natural areas that have the potential to be permanent open space Efforts should continue to preserve mountainous areas, drainage and riparian areas with attractive indigenous vegetation Areas designated as permanent natural open space should be placed within a conservation easement
LAND USE MIX	<ul style="list-style-type: none"> City's established parks Public/private golf courses Greenbelts/linear parks Large retention areas that have recreational potential Natural area open space
COMPATIBLE ZONING	<ul style="list-style-type: none"> Public Open Space (OS) Agricultural (A2) Agricultural (A5)
OTHER CRITERIA	<ul style="list-style-type: none"> A variety of methods can be used to preserve these areas, including easements, dedications, and acquisition, some with the potential of having tax relief benefits

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the OS zone is to *“recognize on the official zoning map areas which are open and generally undevelopable due to their sensitive environmental nature and/or the unavailability of adequate public facilities, such as conservation areas and national forest land.”*

Site Plan Layout. The site plan drawings are included as Exhibit F. The existing pole is located towards the southern end of the park and adjacent to an outdoor basketball court. The equipment area is located nearby within a screen wall addition made to the restroom facilities at the park. No changes to the general site layout are being proposed. The elevation drawings (Exhibit G) show the proposed changes to the Verizon installation. The

existing pole is 40 feet tall and the top of the existing Verizon antennas are located at approximately twenty-four feet three-inches (24'-3") from the ground. The existing antennas will remain and two (2) new 5G antennas will be installed on the existing pole mounts. The top of the new antennas will be approximately twenty-three feet (23') in height from the ground.

The existing antennas protrude approximately one-foot nine-inches (1'-9") from the surface of the existing pole, the new antennas proposed to be added will only protrude approximately one-foot six-inches (1'-6"). There will be no change to the overall width of the array and antennas as viewed at its widest point. The proposed changes to the wireless telecommunication facility will have virtually no visual impact.

Color schemes that make an antenna less noticeable are permitted in DCMC subsection 9-41-050(B)(1)(c) as a potential method for making an antenna design stealth. As part of the initial design, the existing Verizon antennas were required to be painted black to match the pole. The applicant mentions in their statements (Exhibit H) that they will utilize a stealth antenna cover on the new antennas to match the color of the existing antennas. Staff sees no issue with allowing the use of a black colored cover over the new antennas as long as it matches the color of the pole, is maintained in good condition, and is promptly replaced if it becomes worn or damaged. All other equipment and antennas would need to be painted black to match the pole as per the original approval for this wireless facility. Additional responses and statements from the applicant regarding the proposed changes to the installation and approval criteria can be found in Exhibit H. Conditions requiring a black paint color that matches the pole color and the potential use of antenna covers has been included in the recommended conditions section of this report.

Requested Modifications. The elevation drawings and layout plans for the tower and equipment area are provided in Exhibit G. The proposed plans include the following changes:

Tower:

- Install (2) new 5G Antennas (1 per sector)

Equipment Area:

- Remove (1) Existing 6601 BBU
- Install (1) new 6672 BBU

Landscaping. No changes to the existing landscaping are proposed with this application.

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

Fencing. There was no fencing associated with the original approval and no changes to any existing fencing on site are proposed.

Previous Conditions of Approval. The following conditions of approval were imposed with the initial permitted use approval for the wireless telecommunications facility on April 10, 2019:

1. That all requirements of the Fire Marshal [as stated in the report memo] be satisfied.
2. That all requirements of the Draper Building Division [as stated in the report memo] be satisfied.

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 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.

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. A Notice of Decision will be issued in the manner outlined in the City and State

Codes.

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and FCC Regulations and recommends that the Zoning Administrator review the request and approve the application together with the conditions of approval listed below, 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 conditions 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 all antennas are either covered with a black antenna cover color matched with the color of the pole, or are painted black to match the color of the pole. If antenna covers are used they shall be maintained in good condition, and shall be promptly replaced if they become worn or damaged.
3. That all mounts, antennas, and similar appurtenances are painted black to match the color of the pole.
4. That specific details regarding the color and material of the antenna covers and the specific paint color that will be used to match the pole are provided to planning staff for review and approval prior to issuance of the required building permit for installation of the new antennas.
5. That upon completion of the installation, that Verizon shall be required to re-paint the components installed on the pole if the color or sheen of the installed components does not match the color or sheen of the existing pole, as determined by Planning Staff.

The findings for approval are as follows:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

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: 2026.01.14 10:53:29-07'00'

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: 2026.01.13 17:50:04-07'00'

Draper City Planning Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2026.01.14 08:07:44-07'00'

Draper City Fire Department

Matthew Symes

Digitally signed by Matthew Symes
DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew
Symes
Date: 2026.01.14 08:28:17-07'00'

Draper City Building Division

Draper City Legal Counsel

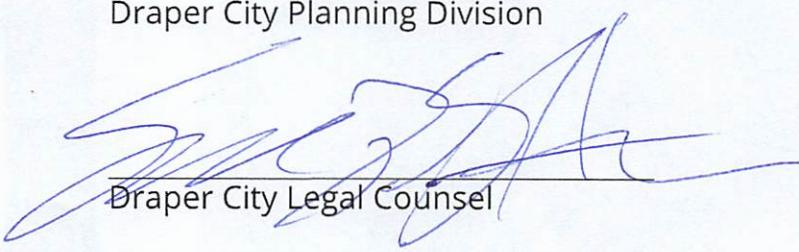


EXHIBIT A
DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

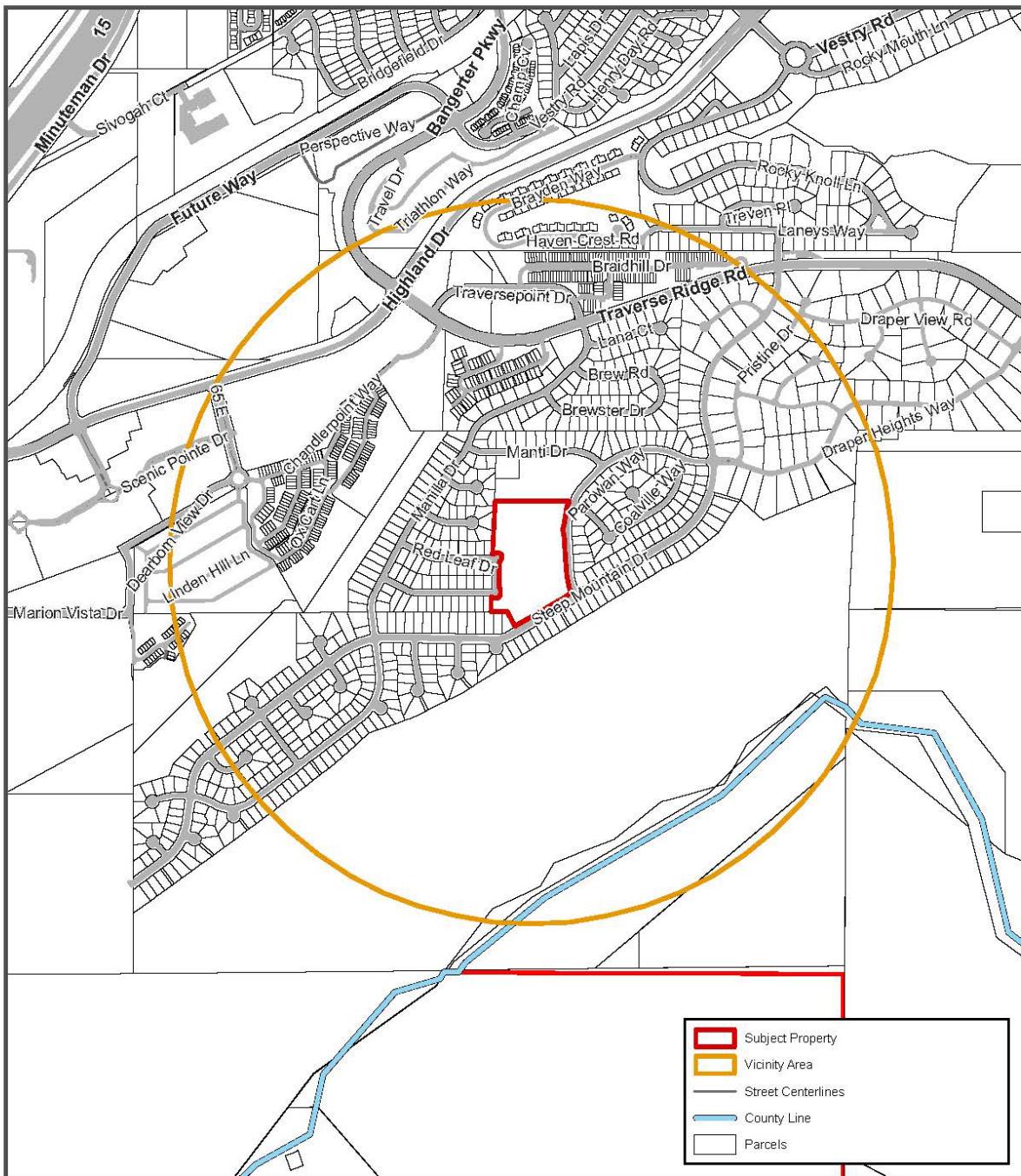
Building Division Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

EXHIBIT B
VICINITY MAP



Verizon Steep Mountain Park Permitted Use

351 E. Steep Mountain Dr.



Date Printed: 1/13/2026

0 0.15 0.3
mi



EXHIBIT C
AERIAL MAP



Verizon Steep Mountain Park Permitted Use

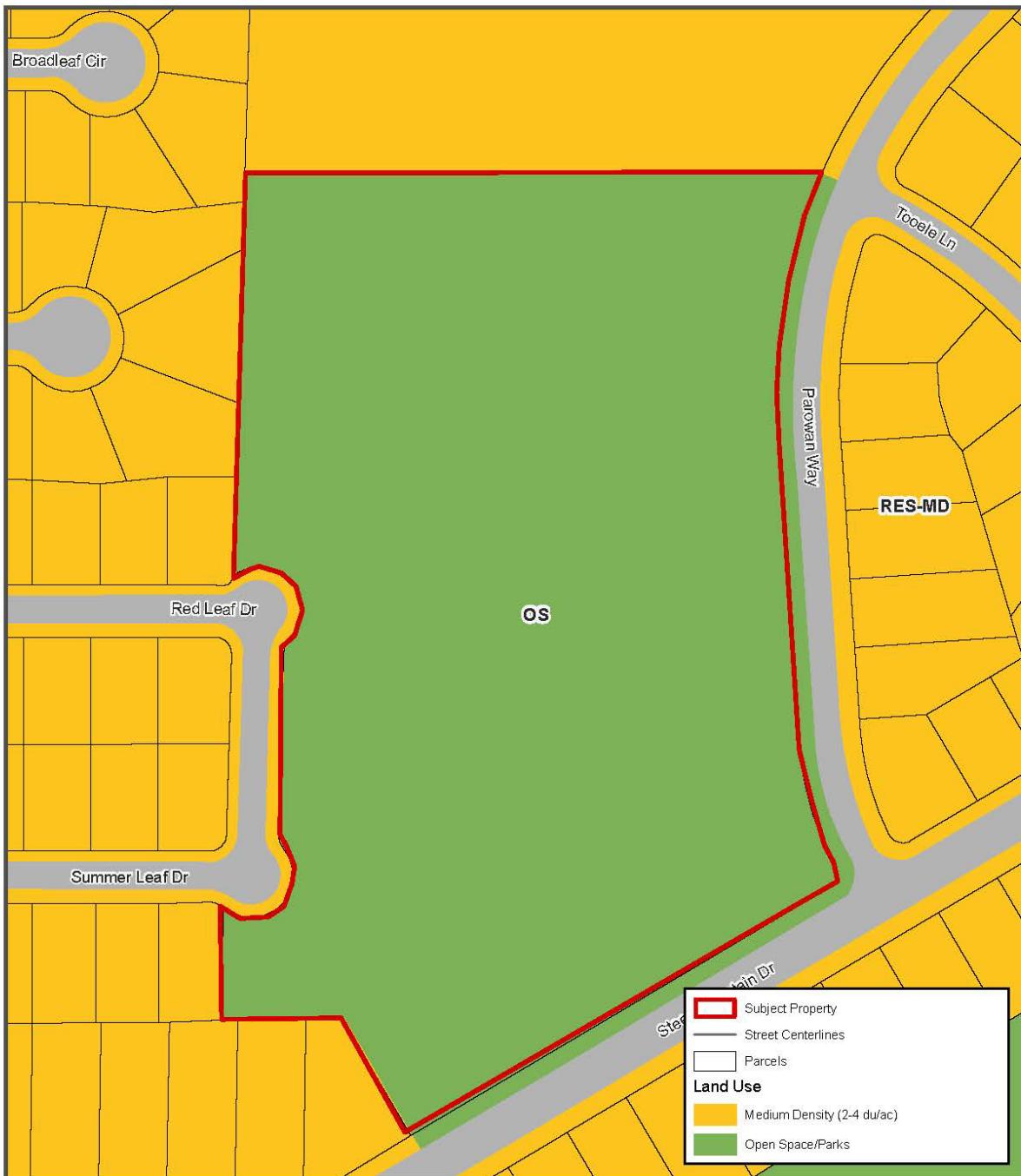
351 E. Steep Mountain Dr.

Date Printed: 1/13/2026

0 0.01 0.03
mi



EXHIBIT D
LAND USE MAP



Date Printed: 1/13/2026

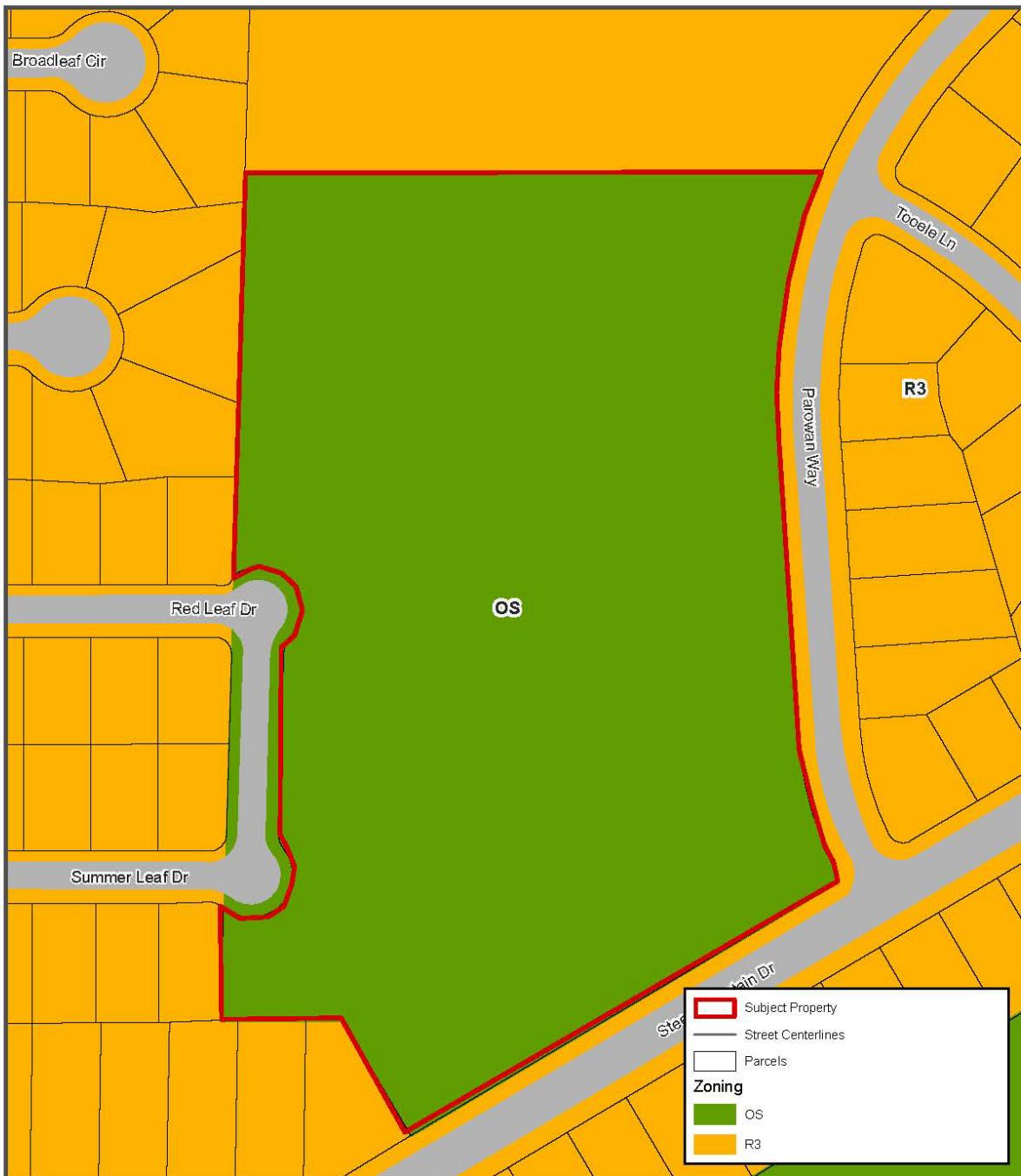
Verizon Steep Mountain Park Permitted Use

351 E. Steep Mountain Dr.

0 0.01 0.03
mi



EXHIBIT E
ZONING MAP



Verizon Steep Mountain Park Permitted Use

351 E. Steep Mountain Dr.



Date Printed: 1/13/2026

0 0.01 0.03
mi



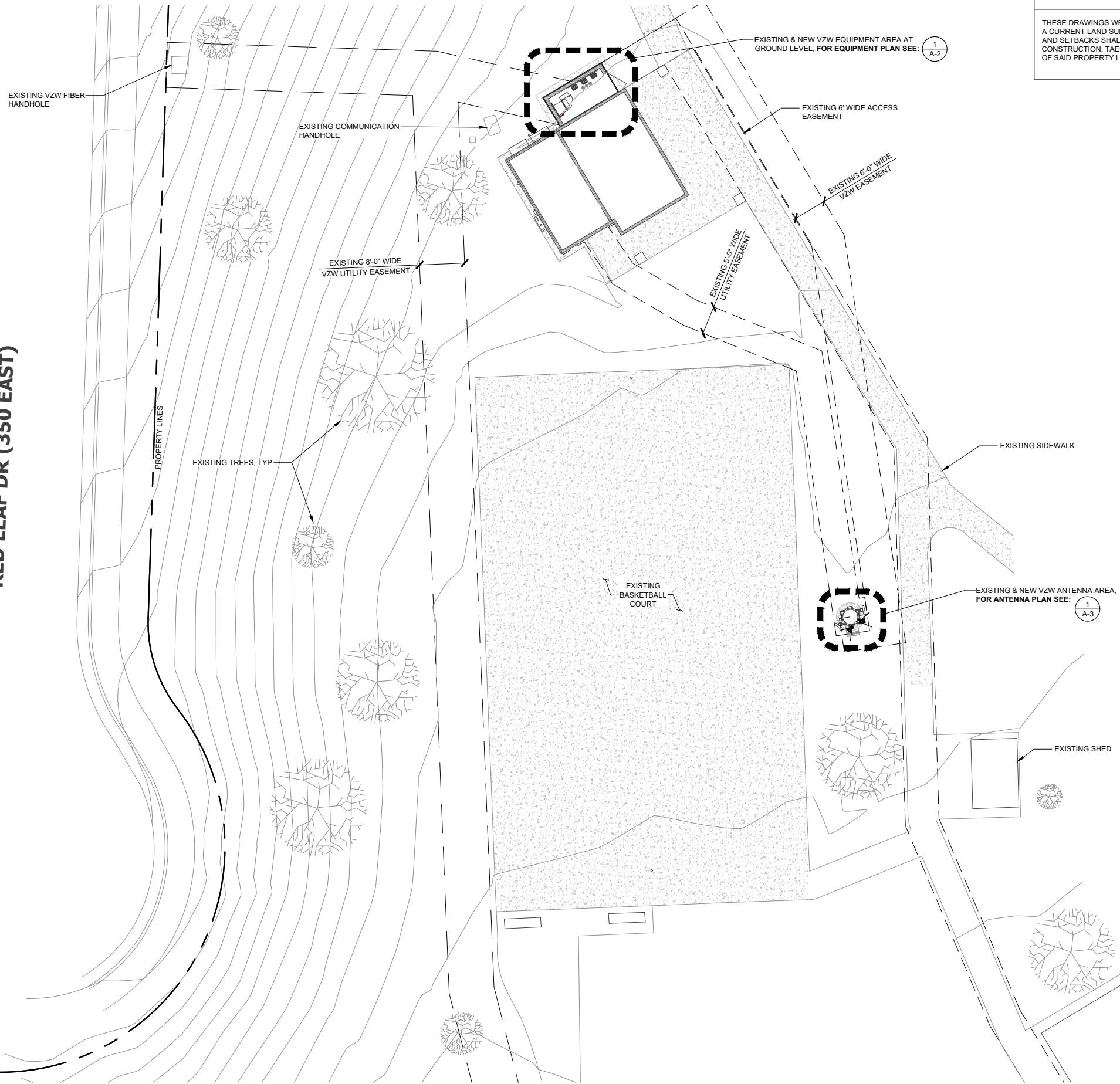
EXHIBIT F
SITE PLAN

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

SUMMER LEAF DR (14980 SOUTH)

PROPERTY LINES

RED LEAF DR (350 EAST)



OVERALL SITE PLAN

10' 0' 5' 10' SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)

1

A-1

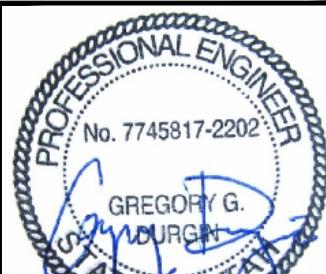
verizon

9656 SOUTH PROSPERITY ROAD,
WEST JORDAN, UT 84088

Technology Associates

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

REV	DATE	DESCRIPTION	BY
0	09/09/2025	ISSUED FOR 100% CD	CMB
B	08/29/2025	ISSUED FOR 90% CD REVIEW	RG
A	05/06/2025	ISSUED FOR 90% CD REVIEW	RG



Signed: 09/10/2025
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY
ARE ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SAL STEEP MOUNTAIN PARK SC1

351 EAST STEEP MOUNTAIN DRIVE
DRAPER, UT 84020

MONOPOLE

**OVERALL
SITE PLAN**

SHEET NUMBER



EXHIBIT G
ELEVATIONS AND EQUIPMENT LAYOUT

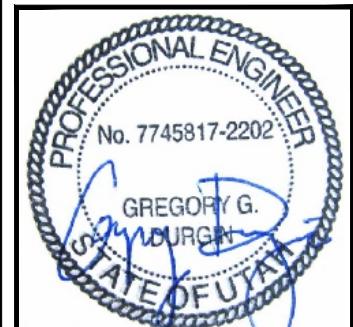
verizon

9656 SOUTH PROSPERITY ROAD,
WEST JORDAN, UT 84088

Technology Associates

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**SAL STEEP
MOUNTAIN PARK SC1**

351 EAST STEEP MOUNTAIN DRIVE
DRAPER, UT 84020

MONOPOLE

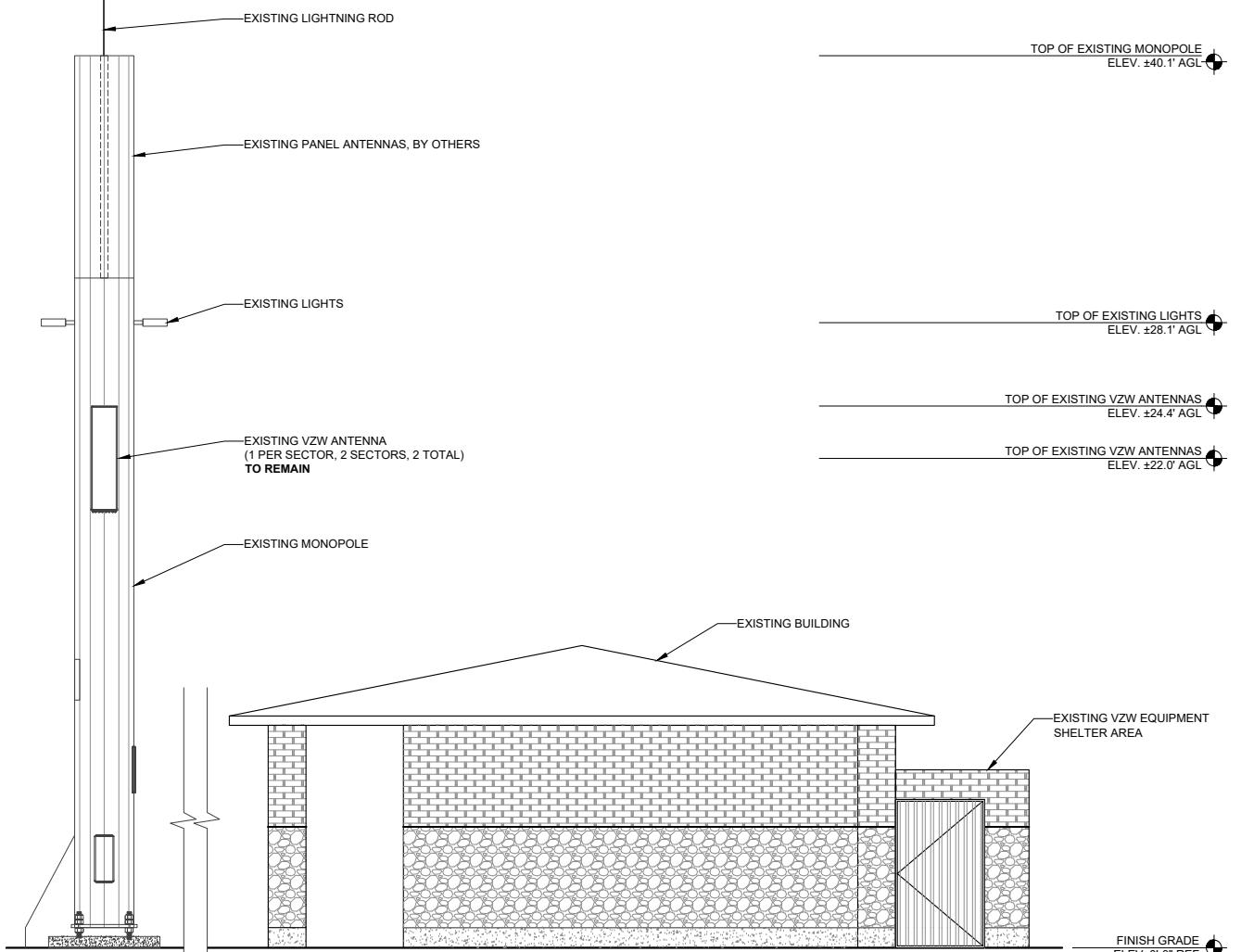
SHEET TITLE

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



EXISTING NORTHEAST ELEVATION

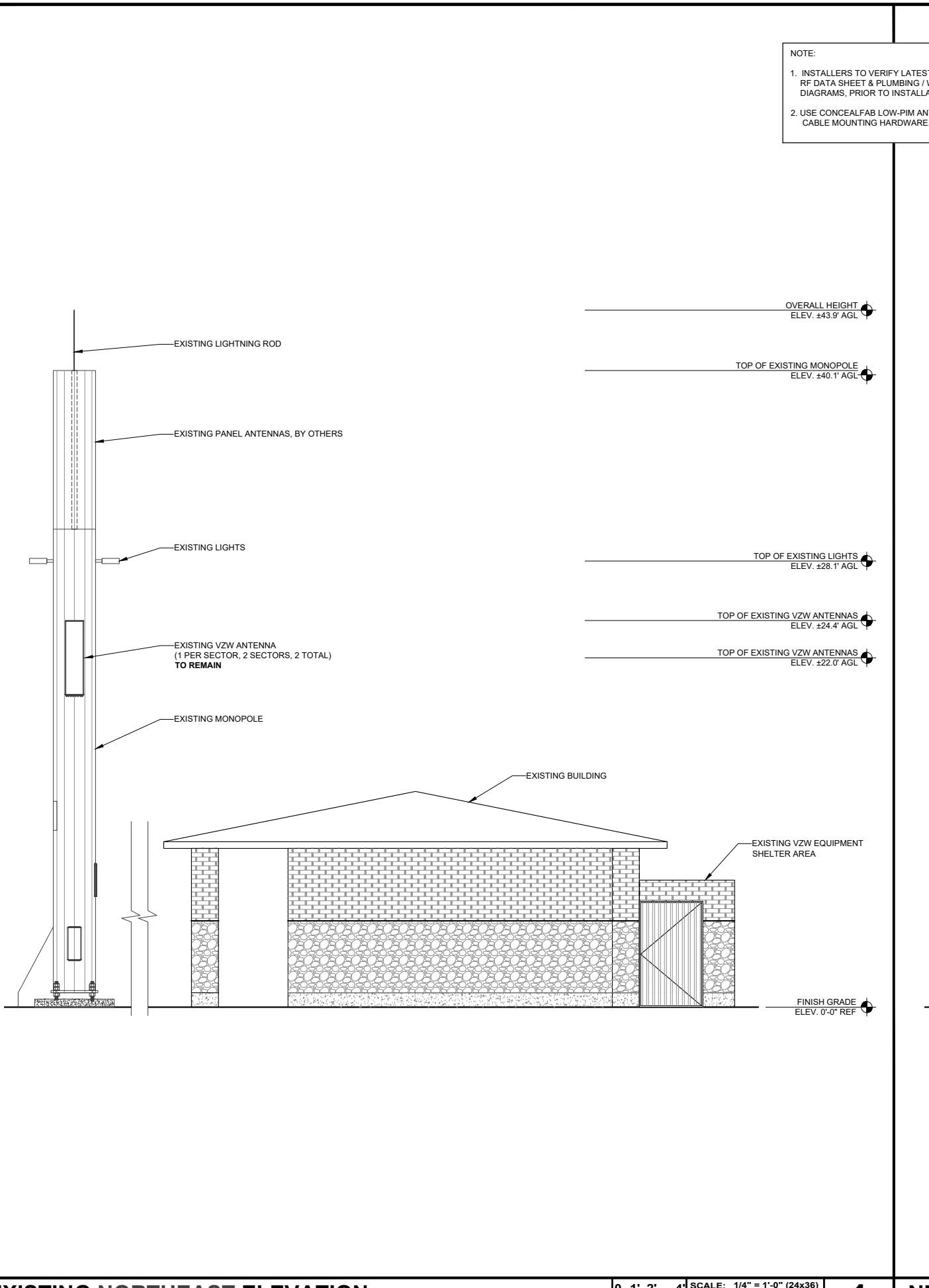
0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

NEW NORTHEAST ELEVATION

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

2



NOTES:

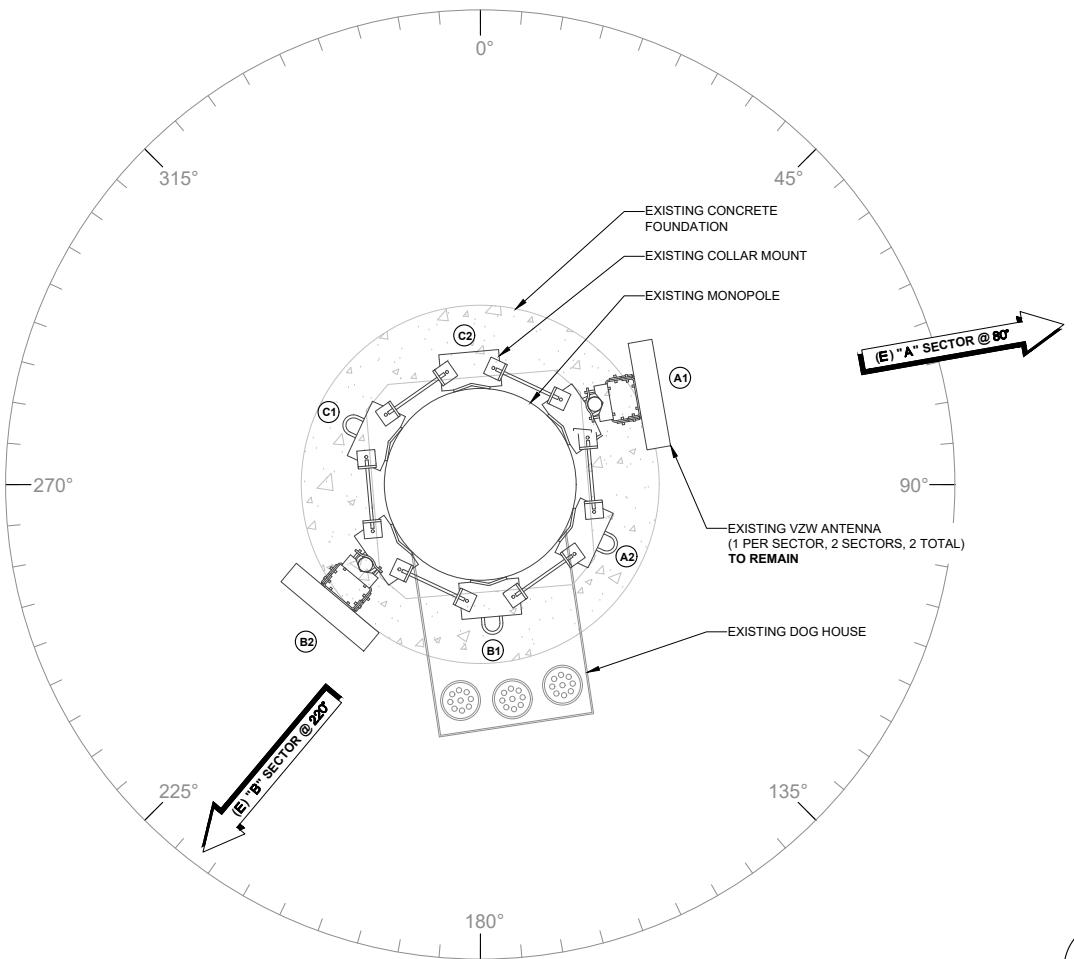
1. ALL AZIMUTHS ARE TO BE ESTABLISHED CLOCKWISE FROM THE TRUE NORTH HEADING.
2. CONTRACTOR SHALL VERIFY ANTENNA CENTERLINE, MECHANICAL DOWNTILT, ORIENTATION, AND CABLE LENGTHS PRIOR TO INSTALLATION. REFER TO SITE MODIFICATION CHANGE ORDER FOR ADDITIONAL INFORMATION.
3. USE CONCEALFAB LOW-PIM ANTENNA 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.

HYBRIFLEX LENGTHS:

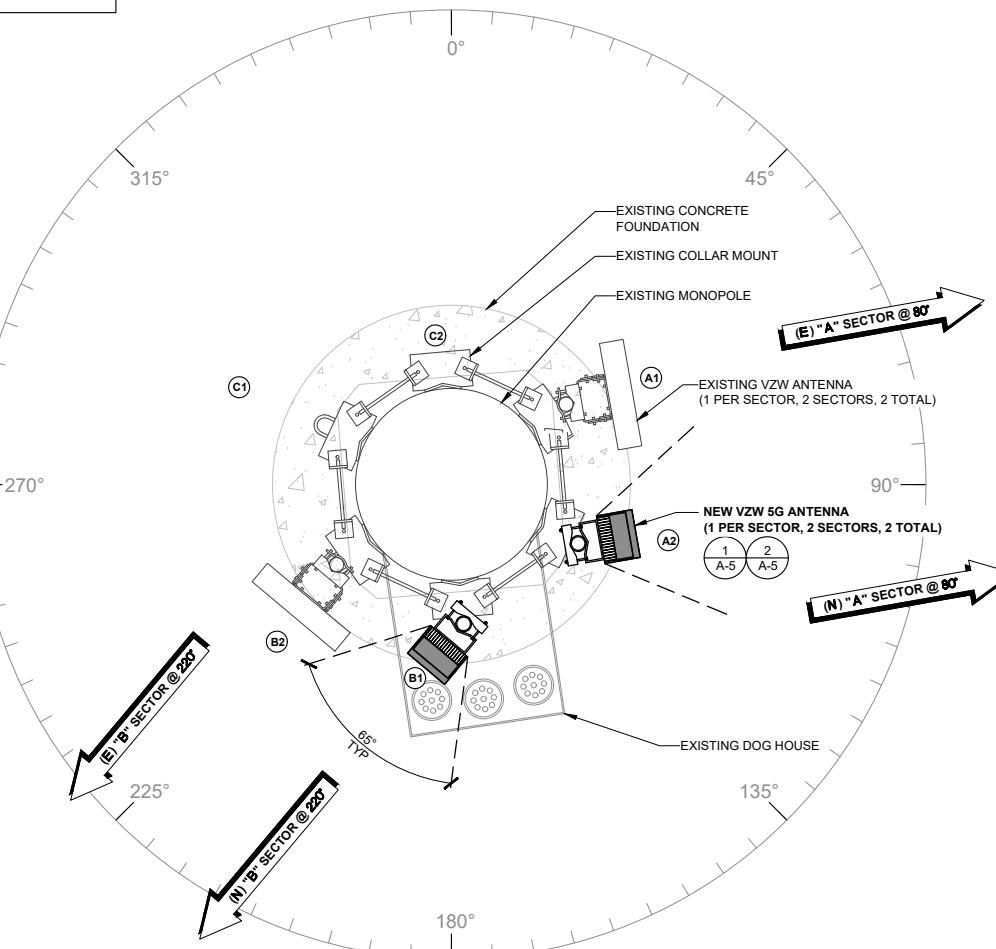
1. FROM THE EQUIPMENT ROOM (N) RACK MOUNT OVP TO THE ANTENNA CENTERLINE (N) OVP BOX WILL REQUIRE (2) RUN OF 6x12 HYBRIFLEX BE INSTALLED, SEE CHART FOR LENGTHS.
2. FROM THE ANTENNA CENTERLINE OVP BOX TO EACH RRH WILL REQUIRE (1) RUN OF 1x1 HYBRIFLEX BE INSTALLED, LENGTH = 15'

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	EXISTING	80°	(A1)	1	COMMSCOPE	HBXX-3319DS-VTM	LTE	±20.9'	ALPHA	EXISTING	4	JUMPER	-	1/2"	15'	EXISTING	1	ERICSSON	8843 B2 B66A DUAL BANDRRH
	NEW	80°	(A2)	1	ERICSSON	AIR 1672	5G	±22.0'		NEW	2	JUMPER	1 X 3 FIBER		5'	NEW	1	ERICSSON	DUAL BAND -B48 + B77D
BETA	EXISTING	220°	(B2)	1	COMMSCOPE	HBXX-3319DS-VTM	LTE	±20.9'	BETA	EXISTING	4	JUMPER	-	1/2"	15'	EXISTING	1	ERICSSON	8843 B2 B66A DUAL BANDRRH
	NEW	220°	(B1)	1	ERICSSON	AIR 1672	5G	±22.0'		NEW	2	JUMPER	1 X 3 FIBER		5'	NEW	1	ERICSSON	DUAL BAND -B48 + B77D
										EXISTING	8	-	7/8" COAX		±25'				

PROPOSED ANTENNA/COAX/RRH KEY

SCALE
N.T.S. 1

NOTE:
AIR ANTENNAS ARE AC POWERED. WIRE SIZE NEEDS TO BE 6 AWG CIRCUITS WITH A 10-AMP BREAKER PER ANTENNA.
(1 PER ANTENNA, 2 TOTAL)



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

EXISTING ANTENNA PLAN

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

2

NEW ANTENNA PLAN

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

3

verizon

9656 SOUTH PROSPERITY ROAD,
WEST JORDAN, UT 84088

Technology Associates

MOUNTAIN REGION OFFICE
136 S MAIN STREET
SUITE 400
SALT LAKE CITY, UT 841010 09/09/2025 ISSUED FOR 100% CD CMB
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REV DATE DESCRIPTION BY

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SAL STEEP
MOUNTAIN PARK SC1351 EAST STEEP MOUNTAIN DRIVE
DRAPER, UT 84020

MONOPOLE

SHEET TITLE

ANTENNA
PLANS

SHEET NUMBER

A-3



EXISTING EQUIPMENT AREA



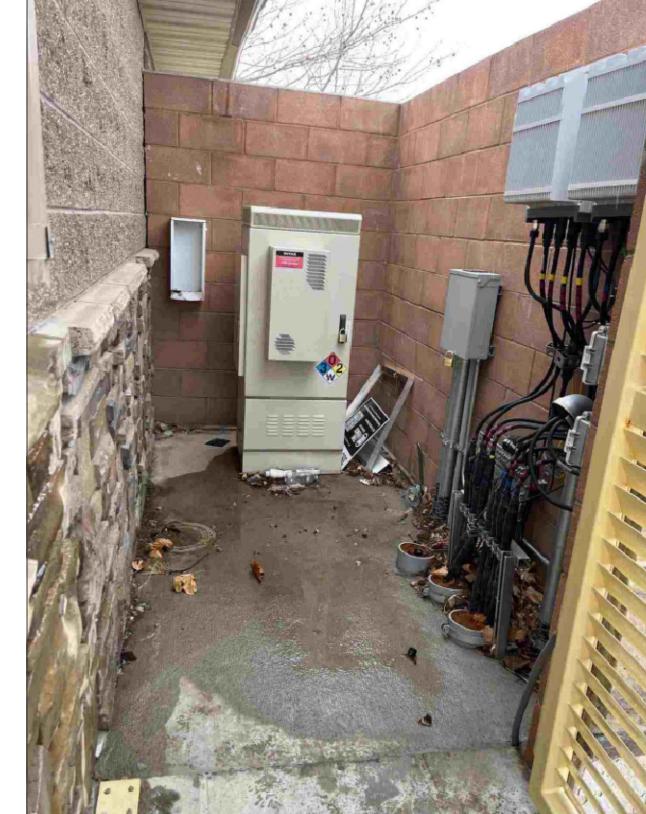
EXISTING PDF/OVO/BBU CABINET



VIEW OF EXISTING ANTENNAS



VIEW OF EXISTING MONPOLE



EXISTING EQUIPMENT AREA

verizon

9656 SOUTH PROSPERITY ROAD,
WEST JORDAN, UT 84088

Technology Associates

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**SAL STEEP
MOUNTAIN PARK SC1**

351 EAST STEEP MOUNTAIN DRIVE
DRAPER, UT 84020

MONPOLE

SHEET TITLE

**SITE
PHOTOS**

SHEET NUMBER

A-6

EXHIBIT H
APPLICANT STATEMENTS

Overview of Proposed Use

Verizon is proposing the addition of 5G to the existing stealth pole, located at Steep Mountain Park. The proposed construction would involve adding an Ericsson-Air 1672-AAS unit. Approximate size is 20.51" H X 7.9" W X 5.7" D. Approximate weight 26.5 lbs. The proposed construction will not significantly affect the overall aesthetic or structural integrity of the existing pole. Construction drawings are attached to this application for further verification.

Statement of Compliance with Standards

Verizon is proposing the addition of 5G to the existing stealth pole, located at Steep Mountain Park. The proposed construction would involve adding an Ericsson-Air 1672-AAS unit. Approximate size is 20.51" H X 7.9" W X 5.7" D. Approximate weight 26.5 lbs.

The proposed construction will not significantly affect the overall aesthetic or structural integrity of the existing pole. The proposed addition will maintain the current aesthetic by using a stealth antenna cover, similar to the existing antenna. This improvement in cellular connectivity will not negatively affect the health, safety, and welfare of the city, the area, and people owning or leasing property in the area.



Applicant's Printed Name: Aaron Jensen _____

Applicant Signature: Aaron Jensen _____

Date: 10/02/2025 _____

Phone: 801-831-2240 _____ Fax: _____

Email: aaron.jensen@taec.net _____