



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

STAFF REPORT

May 21, 2025

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

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

Re: AT&T Glad Site – Permitted Use Permit Request

Application No.: 2024-0351-USE
Applicant: Carrie Ann Powell of ANSCO, representing New Cingular Wireless PCS, LLC and the Glad Revocable Trust.
Project Location: 1661 E. 13200 S.
Current Zoning: RA1 (Residential Agricultural), & RA2 (Residential Agricultural) Zones
Acreage: 5.25 Acres (Approximately 228,690 ft²)
Request: Request for approval of a Permitted Use Permit in the RA1 zone regarding equipment upgrades to an existing AT&T wireless facility.

SUMMARY AND BACKGROUND

This application is a request for approval of a Permitted Use Permit for approximately 5.25 acres located on the west side of Highland Drive at approximately 1661 E. 13200 S. (Exhibits B & C). The property is currently split zoned RA1 and RA2. The applicant is requesting that a Permitted Use Permit be approved to allow for an equipment upgraded to the existing wireless facility.

The property is owned by the Glad Revocable Trust. The property has an existing single-family home that was built in 1983 located on it and the property is used primarily as a residence. The one-hundred foot (100') tall monopole was approved by the Planning Commission in February 1993 through the Conditional Use Permitting process. Numerous



other carriers have and continue to co-locate on the monopole. Numerous upgrades to the AT&T equipment have been approved over the years, most recently under file USE-087-2022 in April of 2022.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Low/Medium Density	Exhibit D
Current Zoning	RA1, RA2	Exhibit E
Proposed Use	Residential/Wireless Telecommunications Facility	
Adjacent Zoning		
East	RA2	
West	RA2	
North	RA2	
South	RA2	

The Residential Low/Medium land use designation is characterized as follows:

Residential Low-Medium Density

LAND USE DESCRIPTION					
CHARACTERISTICS	<ul style="list-style-type: none"> • Very large lot single-family neighborhoods or ranchettes allows for enhancement of Draper’s rural character • Environmentally designed clustered housing with the Suncrest and South Mountain projects being the exceptions • Some natural features and cultivated vegetation is apparent and special care is required in order to preserve those features and areas • Equestrian uses and privileges may exist in certain areas 				
LAND USE MIX	<table border="0"> <tr> <td>Primary</td> <td>Secondary</td> </tr> <tr> <td> <ul style="list-style-type: none"> • Single-family detached homes </td> <td> <ul style="list-style-type: none"> • Parks • Open space • Churches • Schools </td> </tr> </table>	Primary	Secondary	<ul style="list-style-type: none"> • Single-family detached homes 	<ul style="list-style-type: none"> • Parks • Open space • Churches • Schools
Primary	Secondary				
<ul style="list-style-type: none"> • Single-family detached homes 	<ul style="list-style-type: none"> • Parks • Open space • Churches • Schools 				
DENSITY	<ul style="list-style-type: none"> • Density range: up to 2 dwelling units per acre • Reduction for non-buildable areas 				
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Residential Agricultural (RA1) • Residential Agricultural (RA2) • Single-family Residential Hillside (RH) • Master Planned Community (MPC) 				
OTHER CRITERIA	<ul style="list-style-type: none"> • Increased densities within equestrian areas may be allowed only with compliance to specified performance standards and impact mitigation measures • Buffers and transitions around existing low-density single-family residences may consist of open space/ retention areas, lots that are pie-shaped or otherwise larger than standard sized lots or a combination of these and other appropriate design techniques 				



According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA1 and RA2 zones is to *“foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses.”*

Site Plan Layout. The overall site plan in Exhibit F shows the location of the existing tower on the west side of the property with respect to the existing residence and ancillary accessory structures on the property. An enlarged site plan is provided detailing the location of the AT&T equipment shelter and connection to the monopole tower.

Standard	DCMC Requirements	Proposal	Notes
Lot/Parcel Size	1.0 acre	5.25 acres	No change
Street Frontage	50-feet	Approximately 360 feet along 13200 S. and 700 feet on Highland Dr.	
Setbacks	Two feet (2') for every foot of pole height from the closest line of any property in an adjacent residential zone in which a residential use is located or may be located. The planning commission may reduce the required setback from a residential zone if practical difficulties are demonstrated by the carrier (i.e., city park location, public buildings, etc.)	Approximately 18' from the western property line.	Monopole is existing and was previously approved in the current location by the Planning Commission.

Landscaping and screening. No changes are proposed to the existing landscaping or fencing, which were approved under previous application(s).

Architecture. The layout plans and elevation drawings are provided in Exhibit G. The



proposed plans include the following changes:

Tower:

- Remove (6) Panel Antennas
- Remove (1) existing platform
- Remove (16) RRHS
- Install (3) Panel antennas
- Install (1) Sabre Pipe mount Assembly (C10899050)
- Install (3) Sabre 12' V-Boom Assembly (C10841002C)
- Install (9) RRHA
- Relocate (3) Panel Antennas

Ground:

- Remove (2) C48/24-1500 Converters
- (1) Generic E\ BBU @ DRM
- (1) Vertiv 7100 Retrofit Kit (NEQ.533008 60028017)
- (8) C48/58-200P3 Converters (NEQ.53011)
- (1) -48V/+24V DC Converter (CEQ.57464 PS-CONV-48-24) (CIENA)

The following equipment is existing on the tower and will remain as part of this proposed equipment upgrade:

- Retain (3) Panel Antennas
- Retain (4) Raycaps

Federal Section 6409(a) requires that local jurisdictions expeditiously review and approve qualified applications for minor improvements and expansions within 60 days of receipt and accept certain modifications as minor irrespective of local zoning statues. Staff notes that a complete application, including the accurate property owner authorization, was received and accepted on April 16, 2025. Table 3 below outlines the federal standards and how this application aligns with them and the DCMC.

Table 3	FCC Implementation Rules	Proposed	Notes
Tower Height	Permit 10% height increase not to exceed 20'.	2' decrease to existing overall height	Complies with FCC
Array Width	Up to 20' from edge of tower structure.	19'-6"	Complies with FCC
Additional Equipment	Up to 4 additional cabinets.	No new cabinets proposed.	
Site Expansion or excavation	Up to 30' from existing site.	No expansion of ground area proposed.	



The proposed plans show that the new antennas will be two feet (2') lower overall than the existing one-hundred three feet (103') at which they have been installed above the surrounding grade. The original Conditional Use Permit approval limited the height of the antennas and monopole structure to one-hundred feet (100') maximum, however under FCC regulations for eligible facilities requests the height can be increased by up to ten feet (10') with this existing structure, and the proposal is in line with the allowable limits permitted by the FCC regulations (see criteria for approval section below).

The existing array mount will be removed and replaced with a new array mount. The existing overall array is approximately sixteen feet (16') wide at its widest view, and the new array will be approximately nineteen and one-half feet (19.5') wide at its widest view. As an eligible facilities request, the proposed expansion in width is within the allowable increases permitted by the FCC regulations identified previously.

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

Previous Conditions of Approval. The Zoning Administrator placed the following conditions of approval on the prior Permitted Use Permit on May 9, 2022:

1. That the proposed changes will have no perceptible visual impact.
2. That the proposed changes are compliant with Section 9-41-050(E) of the DCMC.
3. The applicant shall obtain all applicable permits from Draper City Fire and the Building Division for this upgrade.

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.*

Wireless telecommunication facilities that qualify as an eligible facilities request are also subject to the requirements found in the electronic code of Federal Regulations Title 47, Chapter I, Subpart A, Part 1, Subpart U, §1.6100.

(b)
Definitions.

- (3) Eligible facilities request. Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:
 - (i) Collocation of new transmission equipment;
 - (ii) Removal of transmission equipment; or
 - (iii) Replacement of transmission equipment.
- (7) Substantial change. A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:
 - (i) For towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;
 - (A) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.
 - (ii) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
 - (iii) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;



- (iv) It entails any excavation or deployment outside of the current site, except that, for towers other than towers in the public rights-of-way, it entails any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site;
 - (v) It would defeat the concealment elements of the eligible support structure; or
 - (vi) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in §1.40001(b)(7)(i) through (iv).
- (c) Review of applications. A State or local government may not deny and shall approve any eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure.

The proposal conforms generally to the applicable requirements of DCMC Subsection 9-5-070(E) and the Federal FCC Regulations found in Title 47, Chapter I, Subpart A, Part 1, Subpart U, §1.6100.

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 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 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 for approval listed below and the 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.

The findings for approval as are 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.
6. The proposal complies with the requirements for expansion as an eligible facility under Spectrum Act including the applicable Federal Regulations found in Title 47, Chapter I, Subpart A, Part 1, Subpart U, §1.6100 of the Electronic Code of Federal Regulations.



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: 2025.05.21 13:20:58-06'00'

Draper City Public Works Department

Todd A. Draper

Digitally signed by Todd A.
Draper
DN: C=US,
E=todd.draper@draper.ut.us,
O=Draper City Planning,
CN=Todd A. Draper
Date: 2025.05.30
13:44:02-06'00'

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: 2025.05.21 13:50:38-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes

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DN: C=US,
E=matth.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2025.05.22 07:06:11-06'00'

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.

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

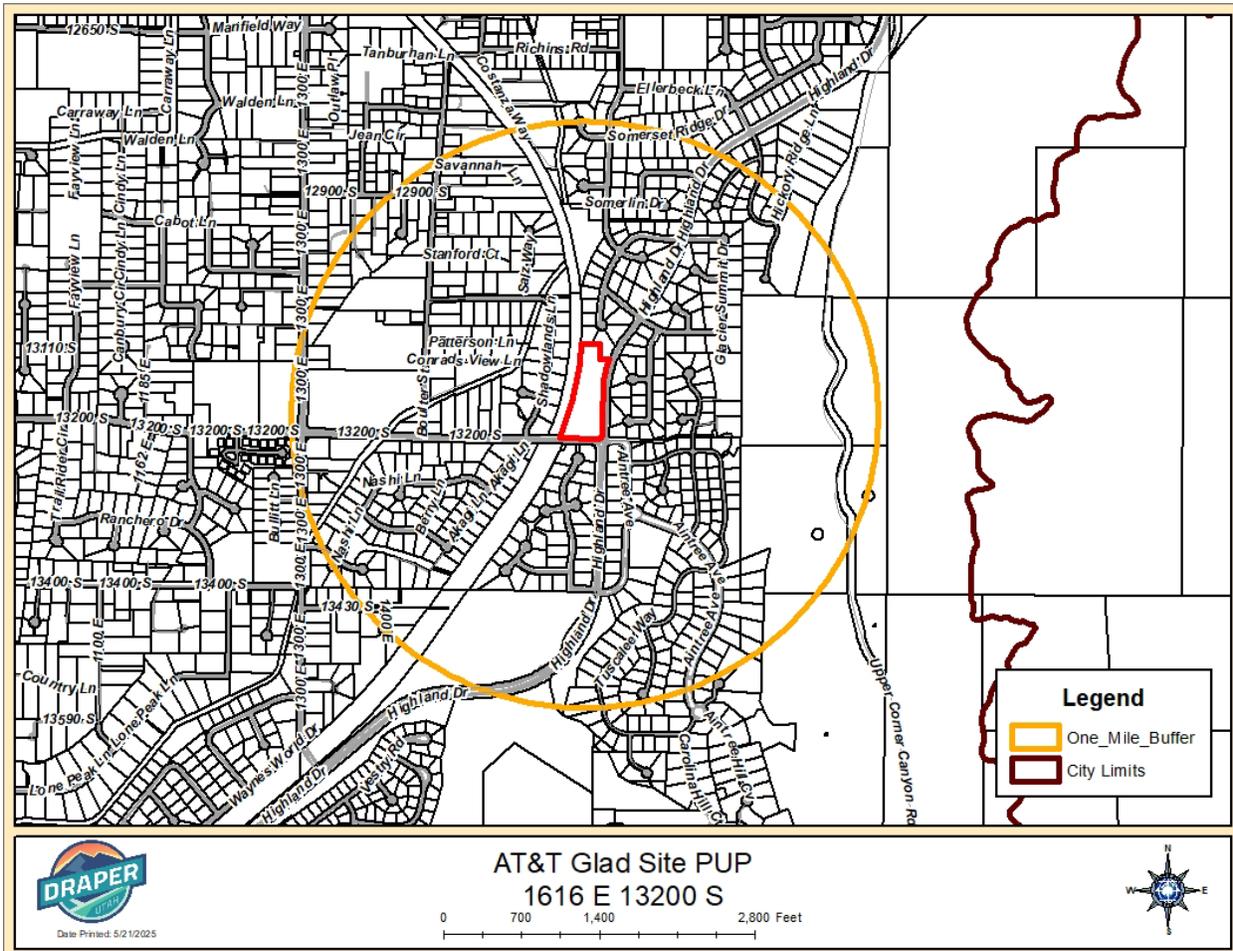
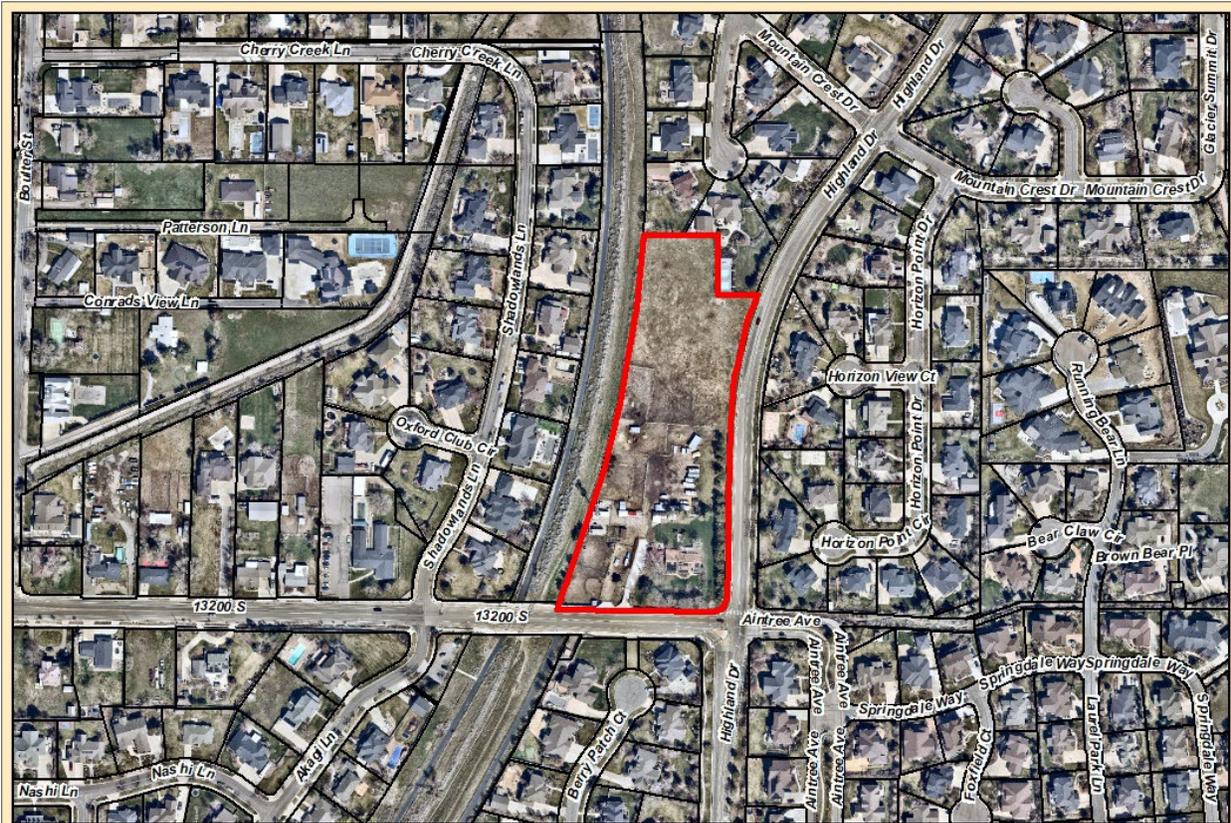


EXHIBIT C AERIAL MAP



Date Printed: 5/21/2025

AT&T Glad Site PUP
1616 E 13200 S

0 180 360 720 Feet



EXHIBIT D LAND USE MAP

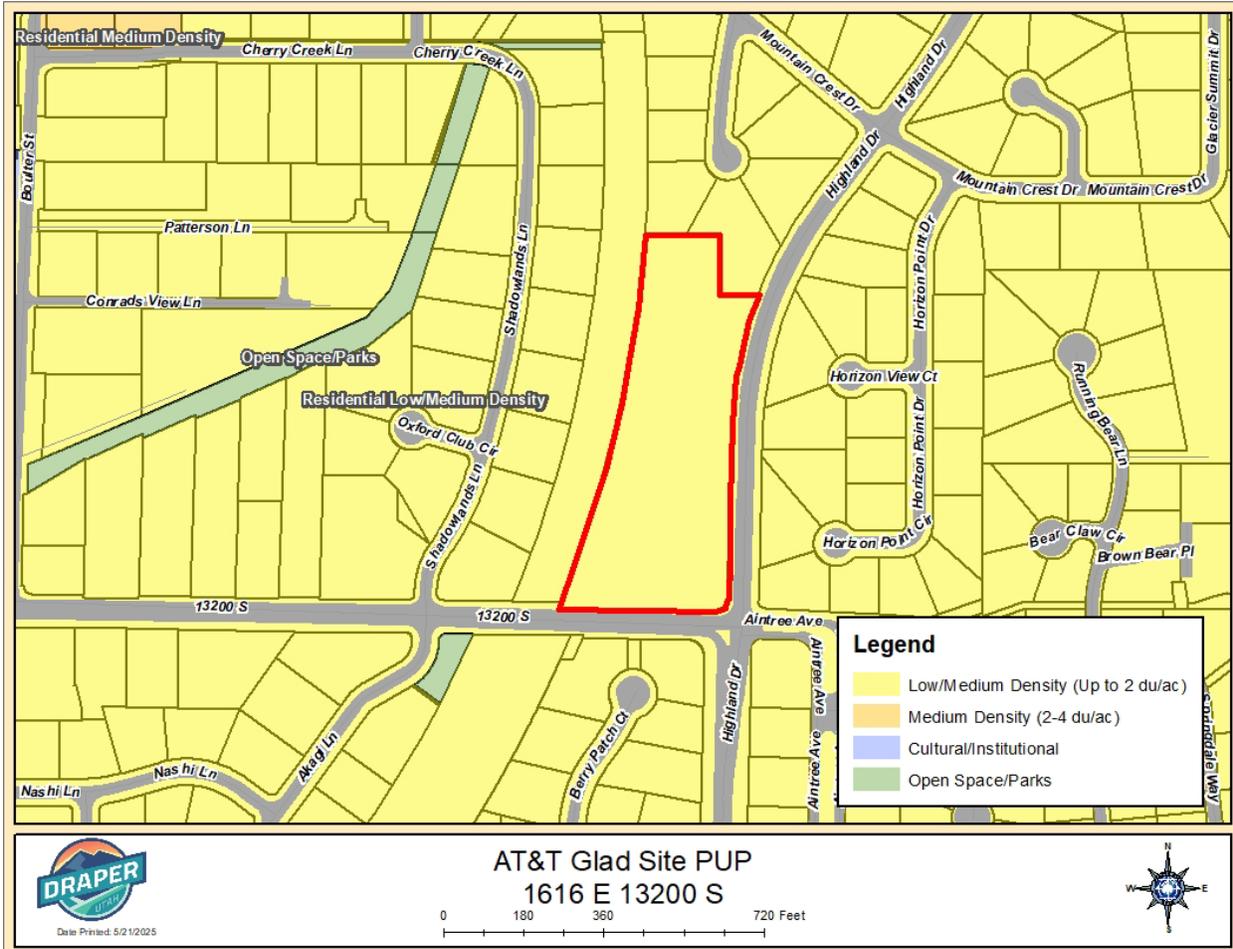
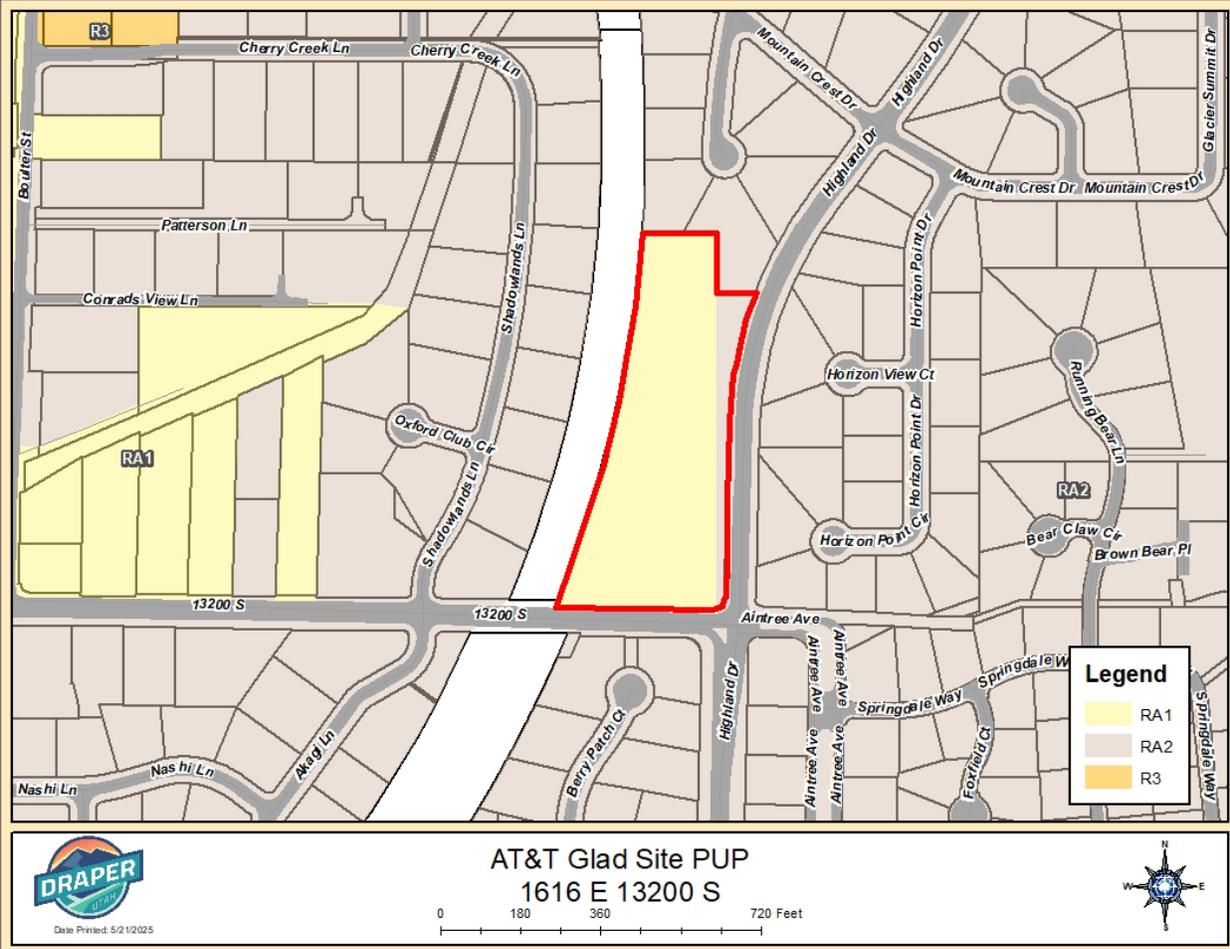


EXHIBIT E ZONING MAP



**EXHIBIT F
SITE PLAN**

THIS IS NOT A SURVEY

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.

Revised

05/15/2025 3:12:30 PM
Brian Dickson/ANSCO

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112



BLACK & VEATCH

4600 SOUTH SYRACUSE STREET
SUITE 800
DENVER, COLORADO 80237



A CONGRUEX COMPANY

1320 GREENWAY DRIVE, SUITE 600,
IRVING, TX 75038
(972) 793-8570

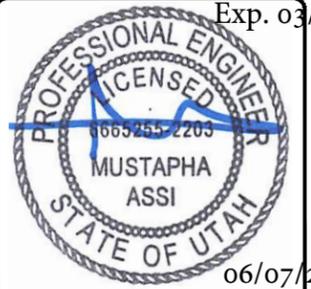
PROJECT/PHASE NO: 10234330/N/A

DRAWN BY: V.V

CHECKED BY: BT

RFDS: N/A

REV	DATE	DESCRIPTION
0	06/03/24	ISSUED FOR CONSTRUCTION
A	05/17/24	ISSUED FOR REVIEW



Exp. 03/31/2025

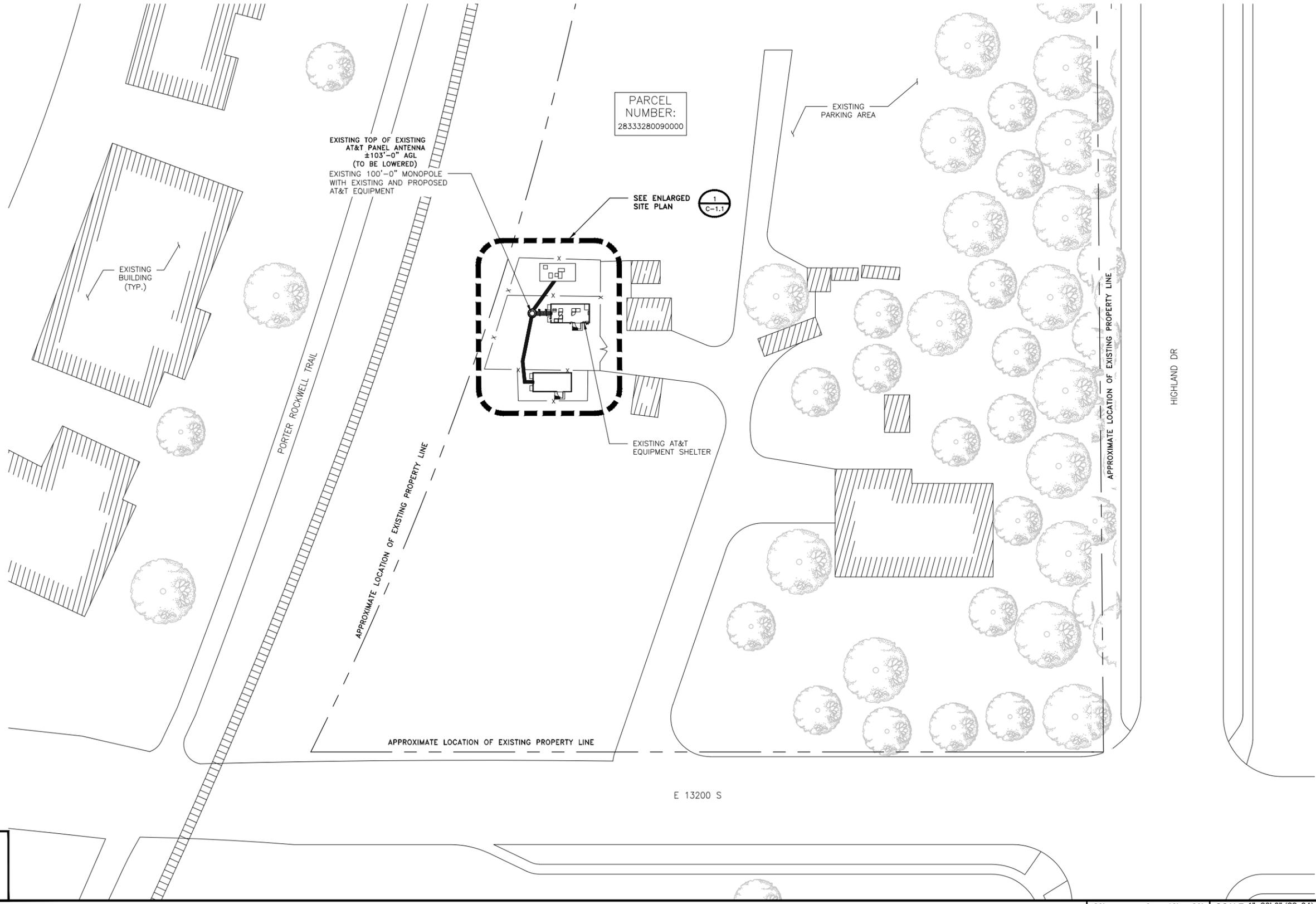
06/07/2024

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DRAPER
UTL02013
1661 EAST 13200 SOUTH
DRAPER, UT 84020
NOKIA MARKETS MODERNIZATION
FA#: 10088359

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1

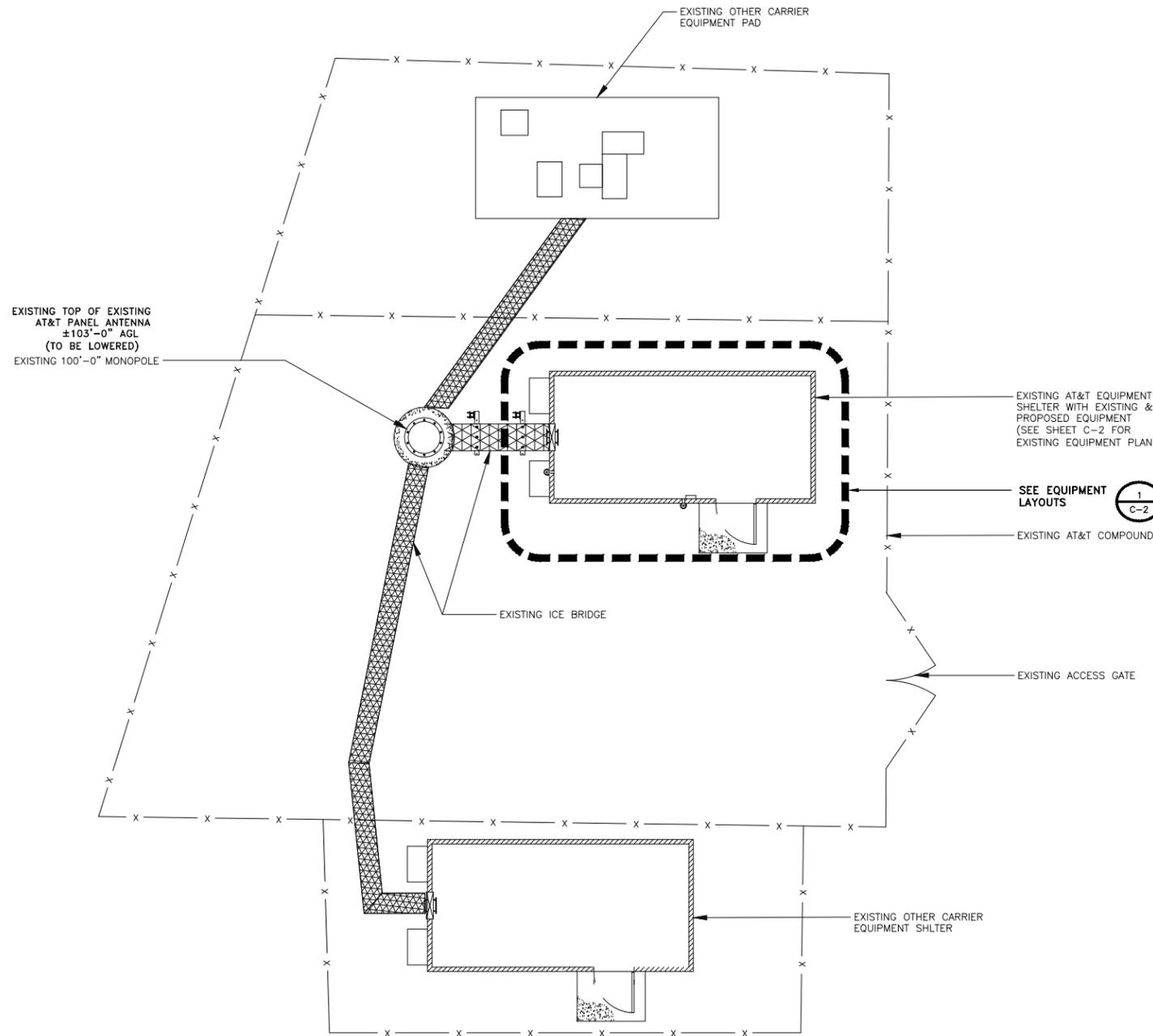


SITE PLAN

SCALE: 1"=20'-0" (22x34)
(OR) 1/2"=20'-0" (11x17)

Revised

05/15/2025 3:12:30 PM
Brian Dickson/ANSCO



188 INVERNESS DRIVE WEST
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BLACK & VEATCH

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06/07/2024

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DRAPER
UTL02013
1661 EAST 13200 SOUTH
DRAPER, UT 84020
NOKIA MARKETS MODERNIZATION
FA#: 10088359

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-1.1



ENLARGED SITE PLAN

0 1.5' 3' 5'

SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

1



188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112



BLACK & VEATCH

4600 SOUTH SYRACUSE STREET
SUITE 800
DENVER, COLORADO 80237



A CONGRUEX COMPANY

1320 GREENWAY DRIVE, SUITE 600,
IRVING, TX 75038
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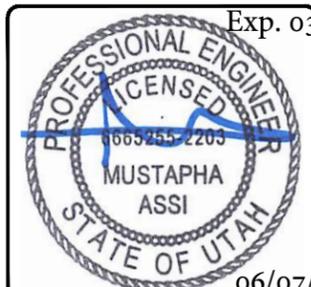
PROJECT/PHASE NO: 10234330/N/A

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RFDS: N/A

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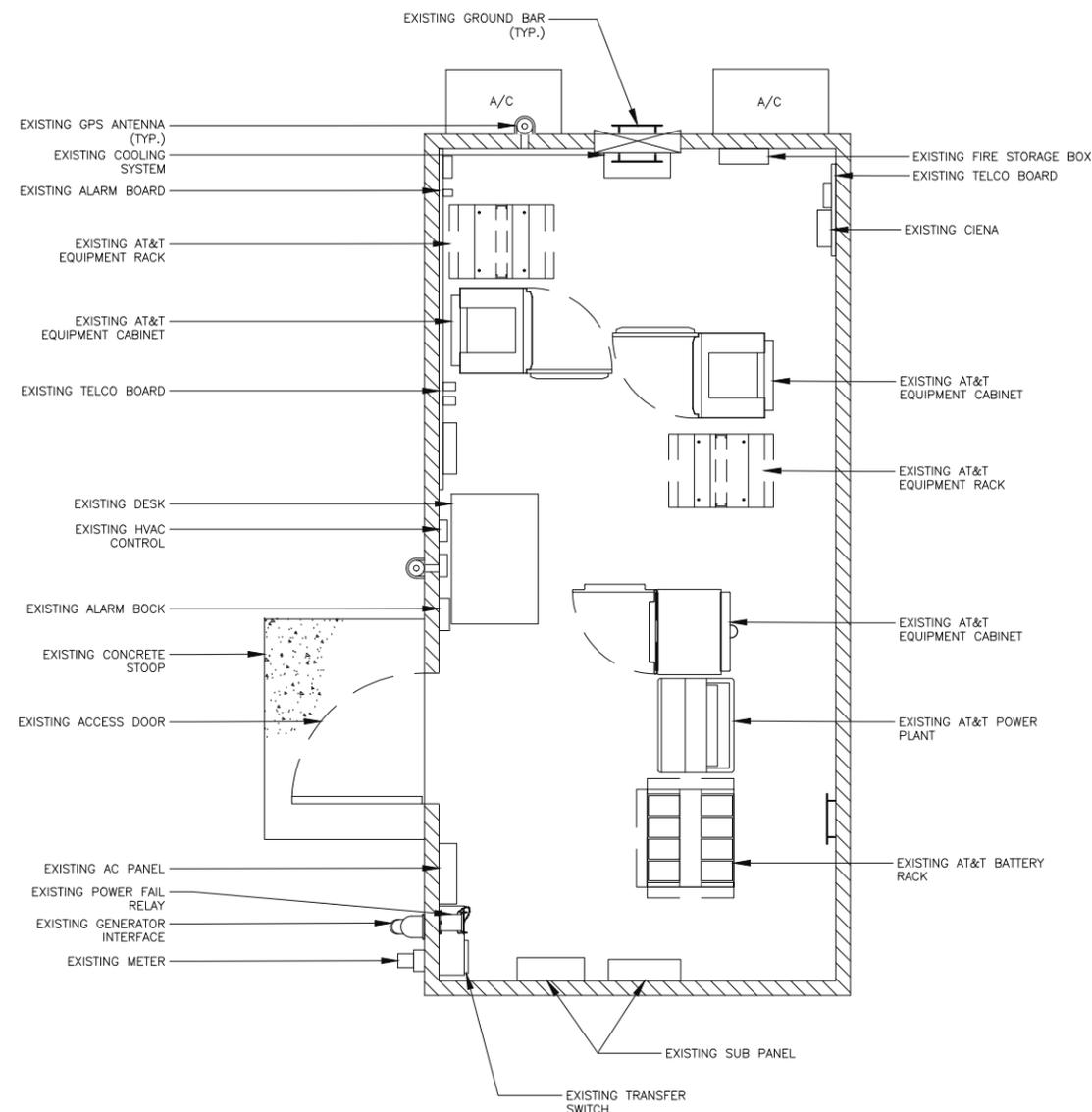
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1661 EAST 13200 SOUTH
DRAPER, UT 84020
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FA#: 10088359

SHEET TITLE
EQUIPMENT LAYOUTS

SHEET NUMBER
C-2



NOTE:
SEE C-4 FOR ANTENNA PLANS

GROUND SCOPE:
REMOVE: (2) C48/24-1500 CONVERTERS
PROPOSED: (1) GENERIC E11 BBU @ DRM
PROPOSED: (1) VERTIV 7100 RETROFIT KIT (NEQ.53008 60028017)
PROPOSED: (8) C48/58-2000P3 CONVERTERS (NEQ.53011)
PROPOSED: (1) -48V/+24V DC CONVERTER (CEQ.57464 PS-CONV-48-24) (CIENA)

EQUIPMENT LAYOUTS

0 6" 1' 2'
SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17)

1

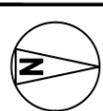


EXHIBIT G
EQUIPMENT LAYOUT AND ELEVATIONS

MOUNT ANALYSIS:
 MOUNT ANALYSIS IS DONE BY TOWER ENGINEERING SOLUTIONS, MOUNT MODIFICATIONS ARE REQUIRED BEFORE ANY INSTALL. CAN OCCUR. REFER TO ANTENNA MOUNT ANALYSIS TES PROJECT #10229447, DATED 05/01/2024.

STRUCTURAL ANALYSIS PENDING:
 THE STRUCTURE IS CURRENTLY BEING ANALYZED TO DETERMINE ITS STRUCTURAL CAPACITY TO CARRY THE PROPOSED EQUIPMENT. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE STRUCTURAL ANALYSIS WILL SHOW THAT THE STRUCTURE HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED LOADS. INSTALLATION OF THE PROPOSED EQUIPMENT SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T, & HAS BEEN REVIEWED BY BLACK AND VEATCH.

CONSTRUCTION NOTE:
 NO CONSTRUCTION TO PROCEED UNTIL A PASSING MOUNT ANALYSIS AND STRUCTURAL ANALYSIS HAS BEEN RECEIVED

FINAL CABLE INVENTORY					
CABLE TYPE	SIZE	LENGTH	EXIST.	PROP.	TOTAL
DC	-	-	8	-	8
FIBER	-	-	3	-	3
INNER DUCT	2"	-	5	-	5



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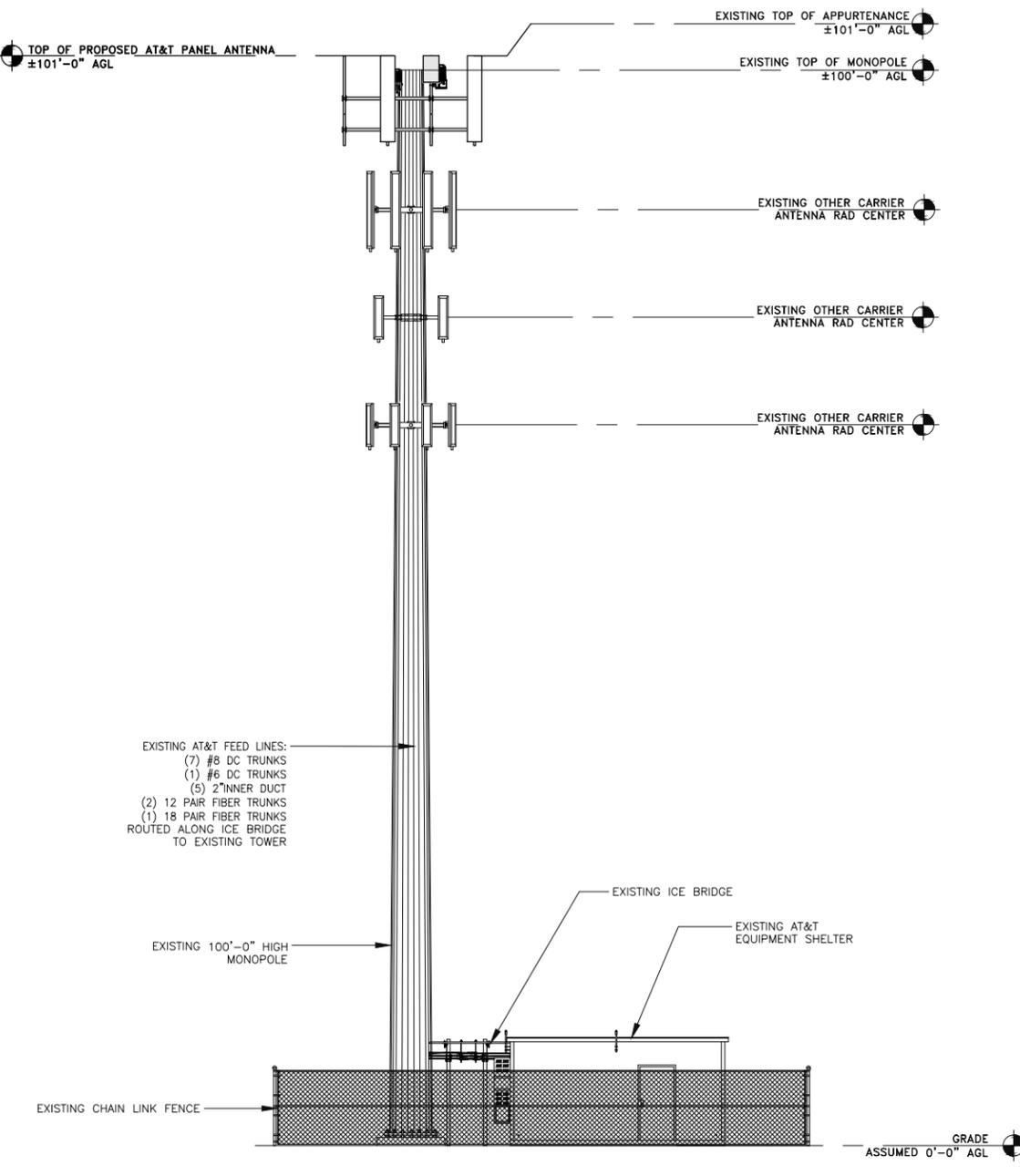
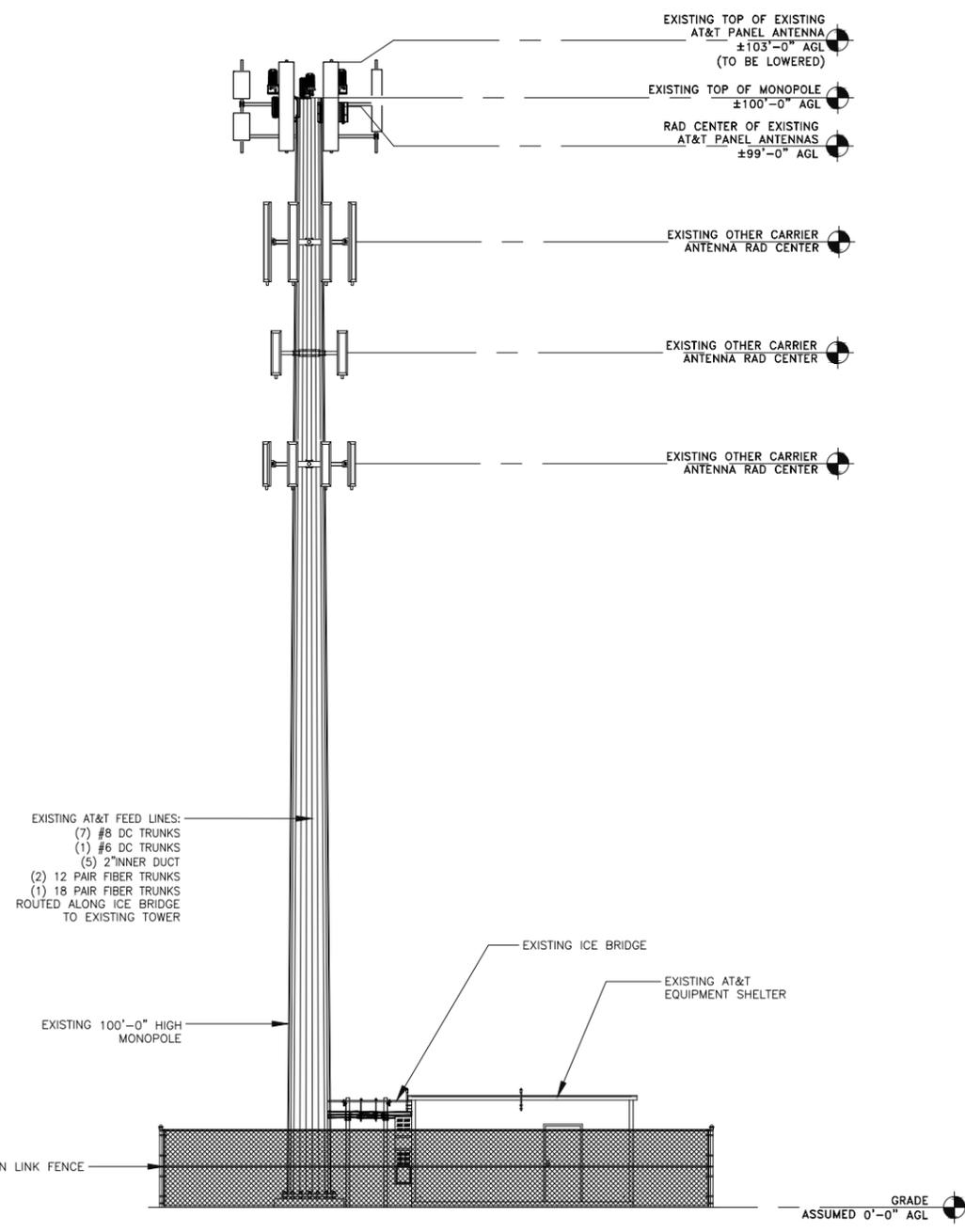
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 1661 EAST 13200 SOUTH
 DRAPER, UT 84020
 NOKIA MARKETS MODERNIZATION
 FA#: 10088359

SHEET TITLE
 ELEVATIONS

SHEET NUMBER
C-3



EXISTING NORTH ELEVATION 0 7.5' 15' SCALE: 2"=15'-0" (22x34) (OR) 1"=15'-0" (11x17) 1

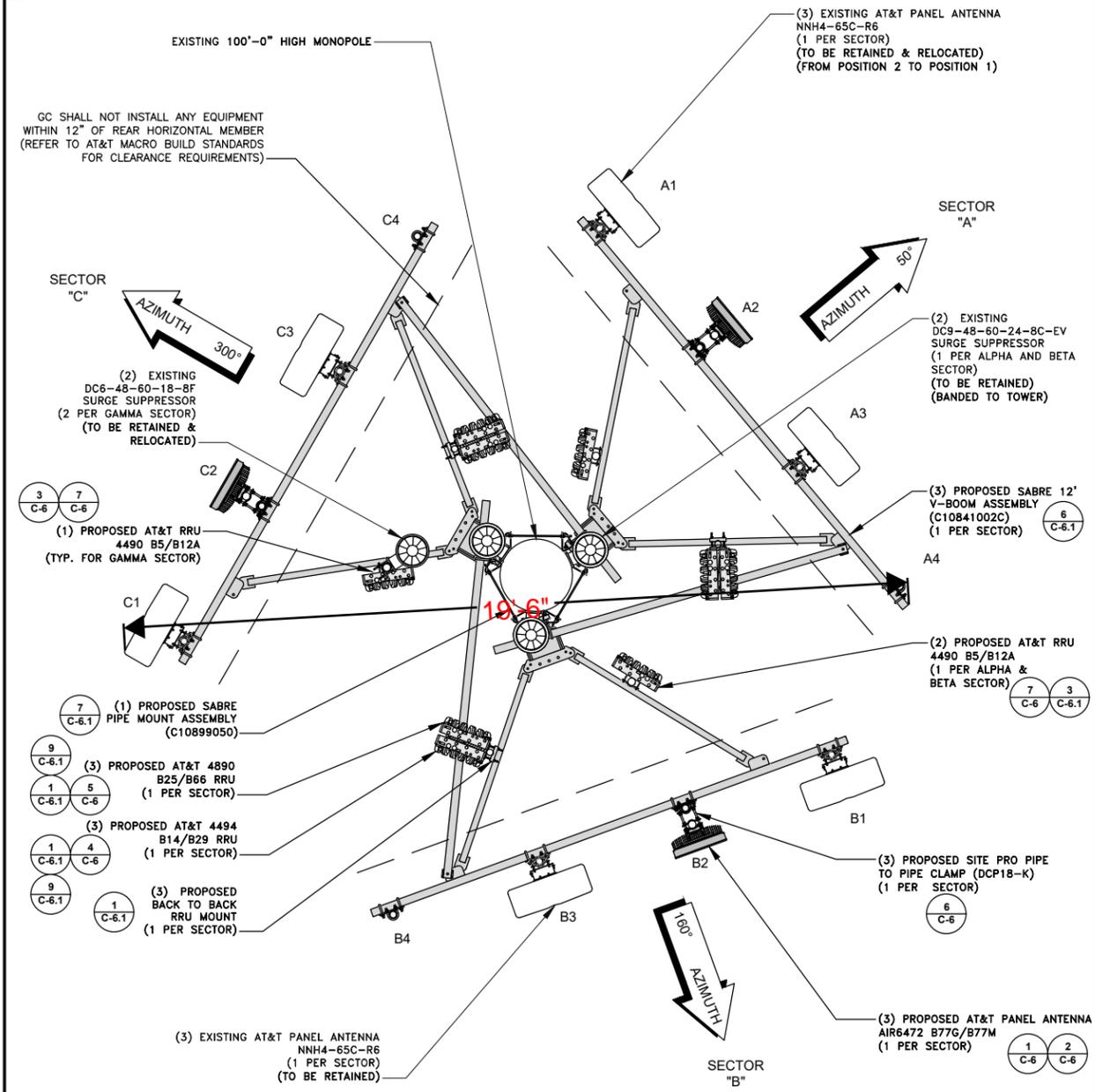
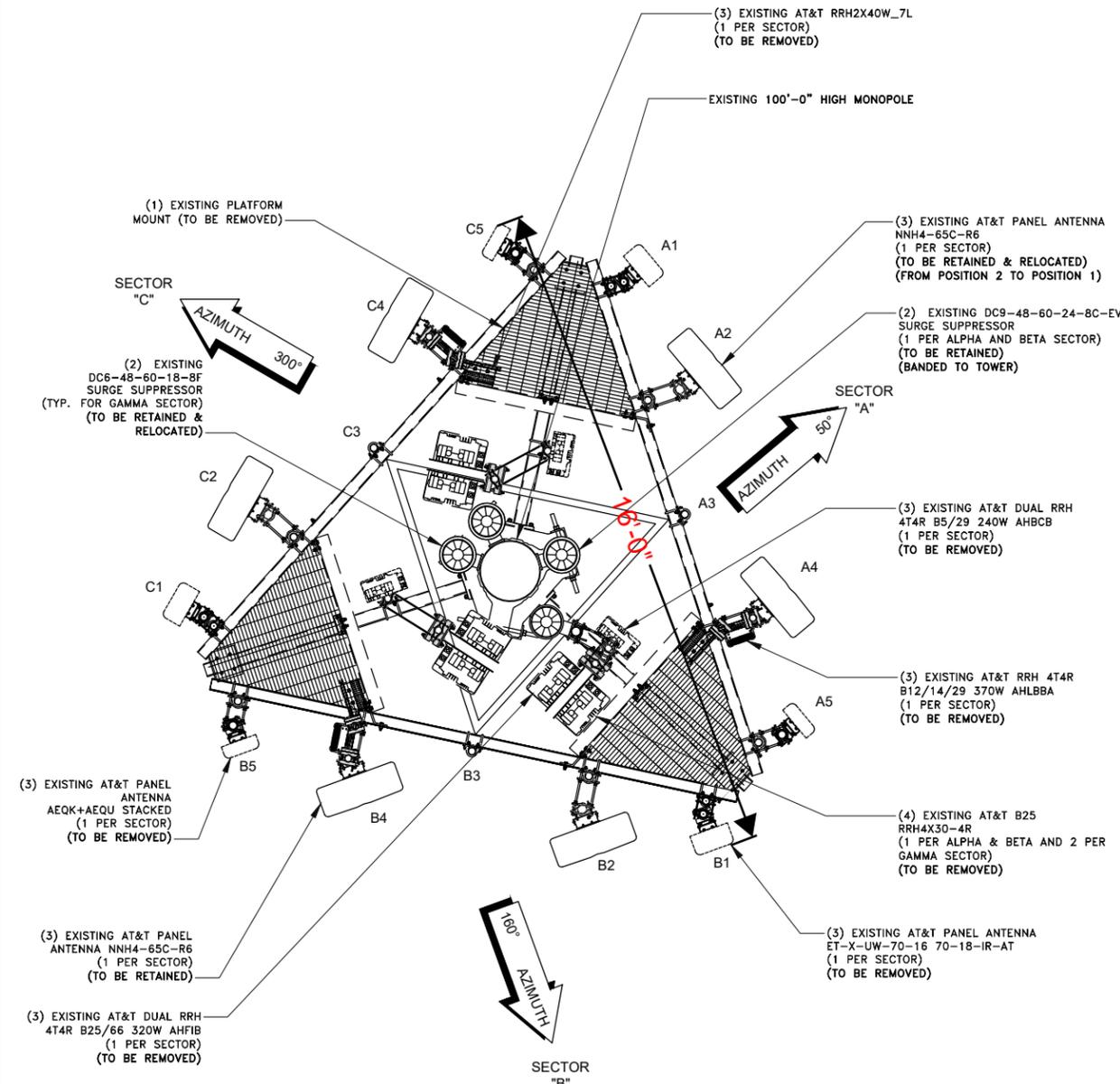
FINAL NORTH ELEVATION 0 7.5' 15' SCALE: 2"=15'-0" (22x34) (OR) 1"=15'-0" (11x17) 2

CONSTRUCTION NOTE:
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MOUNT ANALYSIS IS DONE BY TOWER ENGINEERING SOLUTIONS, MOUNT MODIFICATIONS ARE REQUIRED BEFORE ANY INSTALL CAN OCCUR. REFER TO ANTENNA MOUNT ANALYSIS TES PROJECT #10229447, DATED 05/01/2024.

STRUCTURAL ANALYSIS PENDING:
THE STRUCTURE IS CURRENTLY BEING ANALYZED TO DETERMINE ITS STRUCTURAL CAPACITY TO CARRY THE PROPOSED EQUIPMENT. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE STRUCTURAL ANALYSIS WILL SHOW THAT THE STRUCTURE HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED LOADS. INSTALLATION OF THE PROPOSED EQUIPMENT SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T, & HAS BEEN REVIEWED BY BLACK AND VEATCH.

NOTE:
GC TO FIELD VERIFY ANTENNAS ARE WITHIN MACRO BUILD STANDARD REQUIREMENTS, IF NOT, PLEASE REACH OUT TO THE ENGINEER FOR AN ALTERNATIVE SOLUTION.



EXISTING ANTENNA LAYOUT

SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17)

FINAL ANTENNA LAYOUT

SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17)

188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112

4600 SOUTH SYRACUSE STREET
SUITE 800
DENVER, COLORADO 80237

1320 GREENWAY DRIVE, SUITE 600,
IRVING, TX 75038
(972) 793-8570

PROJECT/PHASE NO: 10234330/N/A
 DRAWN BY: V.V.
 CHECKED BY: BT
 RFDS: N/A

REV	DATE	DESCRIPTION
0	06/03/24	ISSUED FOR CONSTRUCTION
A	05/17/24	ISSUED FOR REVIEW

Exp. 03/31/2025
06/07/2024

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.

DRAPER
UTL02013
1661 EAST 13200 SOUTH
DRAPER, UT 84020
NOKIA MARKETS MODERNIZATION
FA#: 10088359

SHEET TITLE
ANTENNA LAYOUTS

SHEET NUMBER
C-4

Revised
05/15/2025 3:12:30 PM
Brian Dickson/ANSCO



188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112



BLACK & VEATCH

4600 SOUTH SYRACUSE STREET
SUITE 800
DENVER, COLORADO 80237



A CONGRUEX COMPANY

1320 GREENWAY DRIVE, SUITE 600,
IRVING, TX 75038
(972) 793-8570

PROJECT/PHASE NO: 10234330/N/A

DRAWN BY: V.V

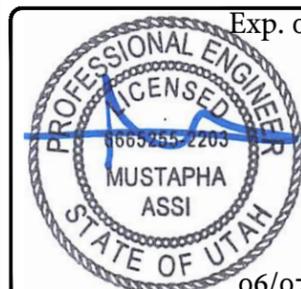
CHECKED BY: BT

RFDS: N/A

REV	DATE	DESCRIPTION
0	06/03/24	ISSUED FOR CONSTRUCTION
A	05/17/24	ISSUED FOR REVIEW

FINAL ANTENNA CONFIGURATION AND SCHEDULE							
	ANTENNA POSITION	AZIMUTH	TIP HEIGHT	MODEL	TMA / FILTERS	RRH	OTHER EQUIPMENT
SECTOR A	A1	50°	101'-0"	*NNH4-65C-R6	-	(1) RRH 4490 B5/B12A	(1) DC9-48-60-24-8C-EV
	A2	50°	101'-0"	AIR6472 B77G/B77M	-	AIR6472 B77G/B77M (INTEGRATED)	
	A3	50°	101'-0"	NNH4-65C-R6	-	(1) RRH 4494 B14 (1) RRH 4890 B25/B66	
	A4	-	-	-	-	-	
SECTOR B	B1	160°	101'-0"	*NNH4-65C-R6	-	(1) RRH 4490 B5/B12A	(1) DC9-48-60-24-8C-EV
	B2	160°	101'-0"	AIR6472 B77G/B77M	-	AIR6472 B77G/B77M (INTEGRATED)	
	B3	160°	101'-0"	NNH4-65C-R6	-	(1) RRH 4494 B14 (1) RRH 4890 B25/B66	
	B4	-	-	-	-	-	
SECTOR C	C1	300°	101'-0"	*NNH4-65C-R6	-	(1) RRH 4490 B5/B12A	(2) DC6-48-60-18-8F
	C2	300°	101'-0"	AIR6472 B77G/B77M	-	AIR6472 B77G/B77M (INTEGRATED)	
	C3	300°	101'-0"	NNH4-65C-R6	-	(1) RRH 4494 B14 (1) RRH 4890 B25/B66	
	C4	-	-	-	-	-	

- NOTE:
- REMOVE ALL UNNECESSARY HARDWARE TO MAKE SPACE FOR PROPOSED ANTENNAS
 - GC TO REFERENCE FINAL RFDS WITH FREQUENCY AND SPECTRUM INFORMATION
 - * * * INDICATES RELOCATED EQUIPMENT



Exp. 03/31/2025

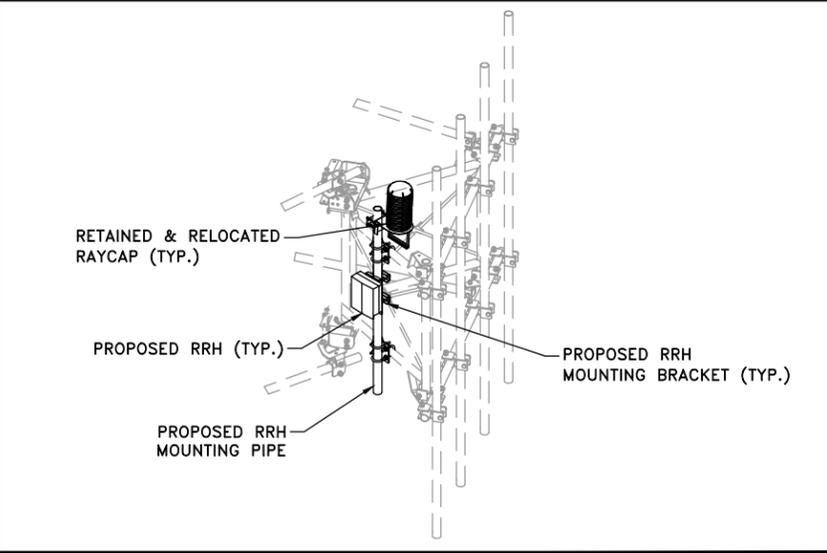
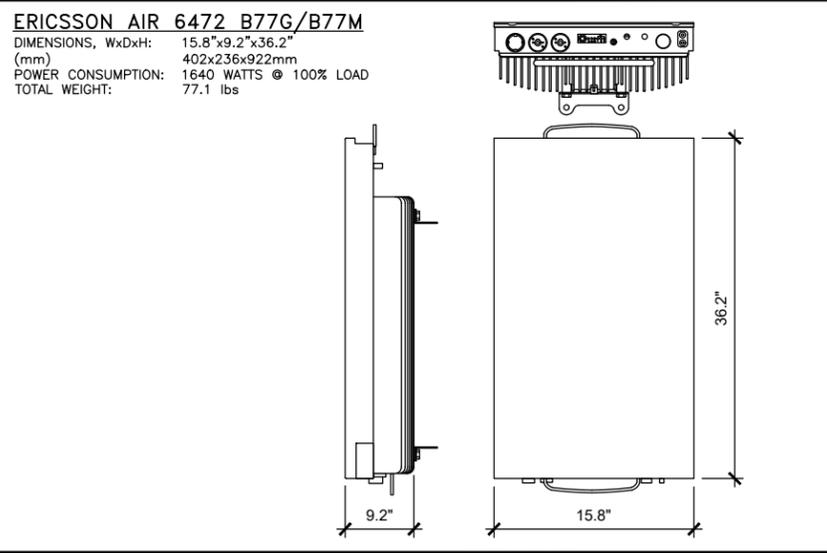
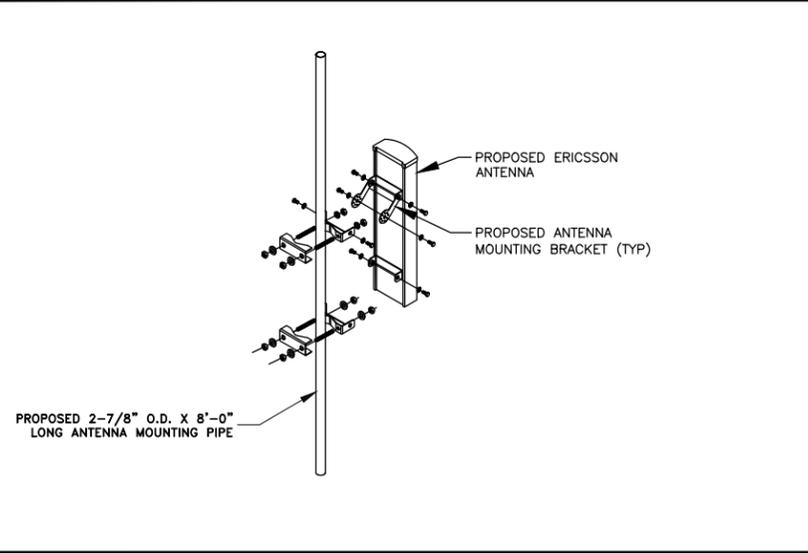
06/07/2024

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UTL02013
1661 EAST 13200 SOUTH
DRAPER, UT 84020
NOKIA MARKETS MODERNIZATION
FA#: 10088359

SHEET TITLE
ANTENNA SCHEDULES

SHEET NUMBER
C-5



ANTENNA PIPE MOUNTING DETAIL

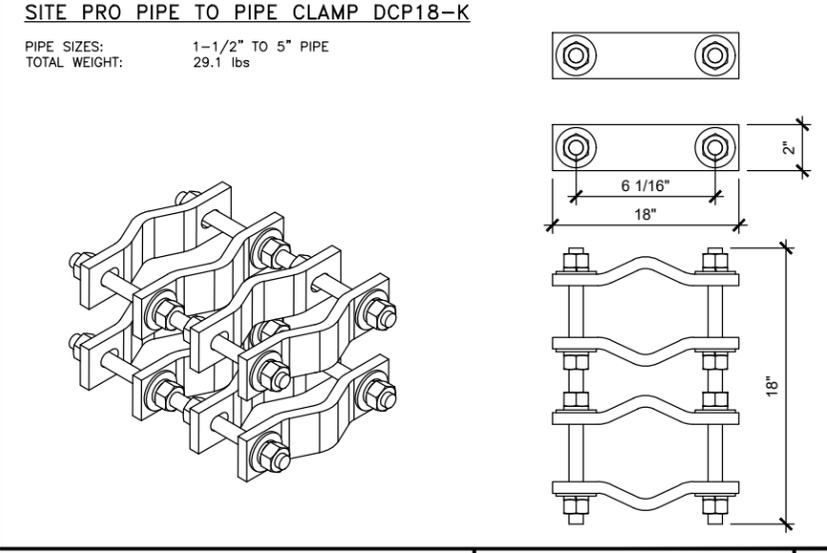
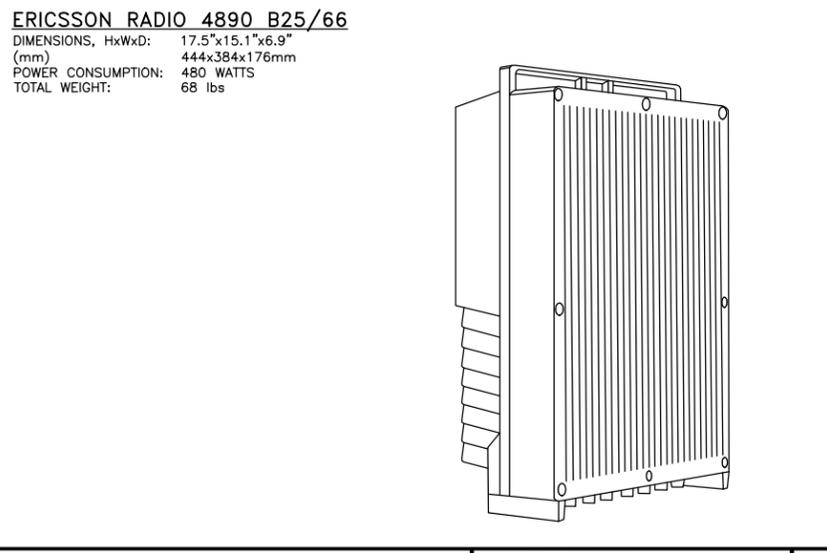
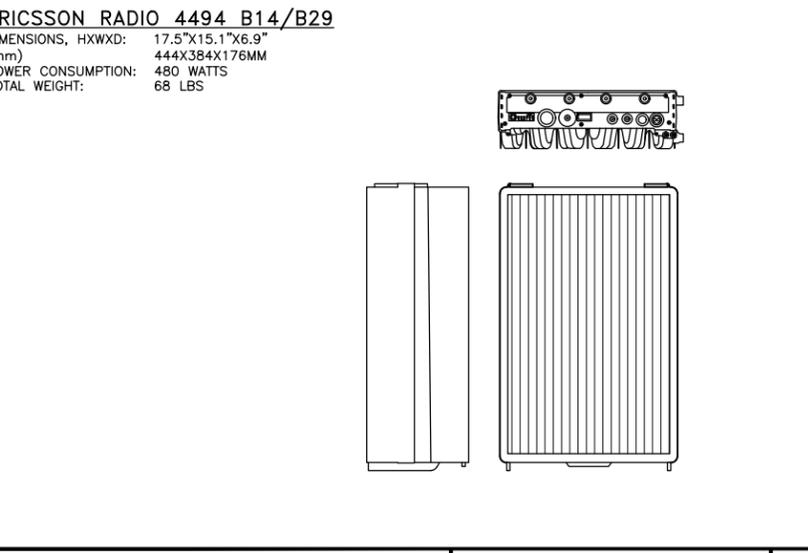
NO SCALE 1

PROPOSED ANTENNA SPECIFICATIONS

NO SCALE 2

RRU AND RAYCAP ON V-BOOM DETAIL

NO SCALE 3



RRU SPECIFICATIONS

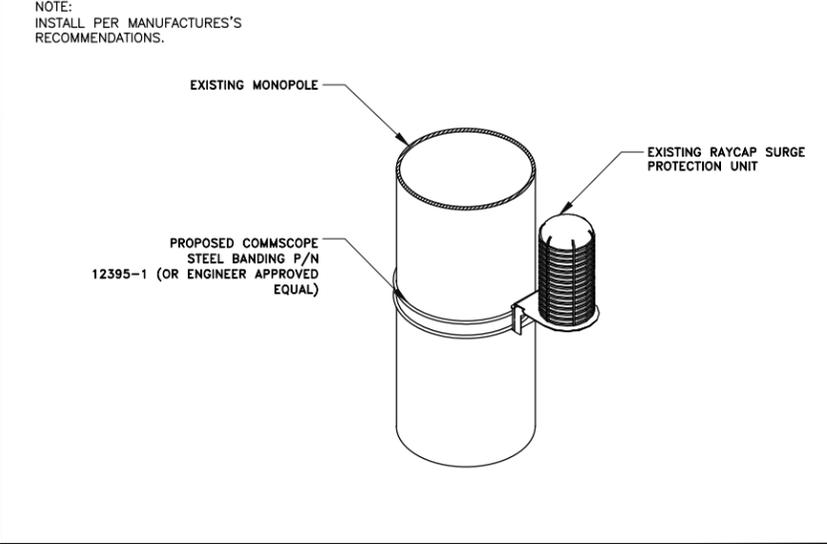
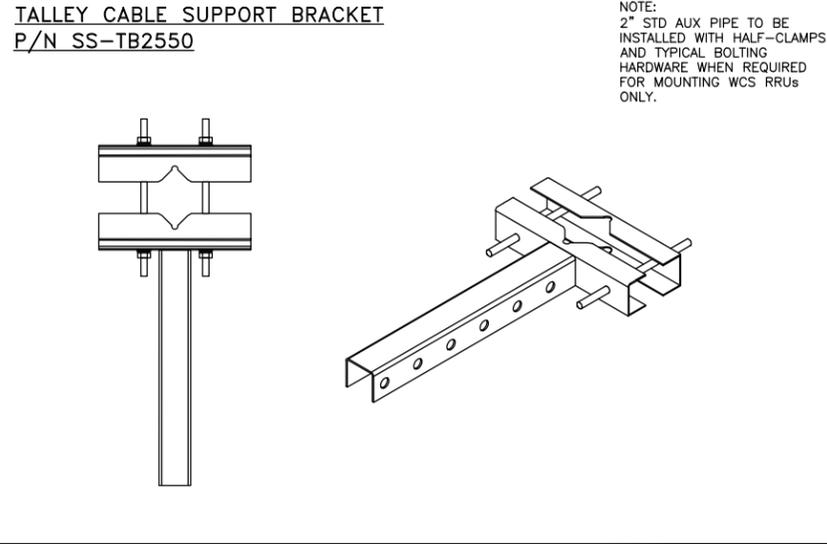
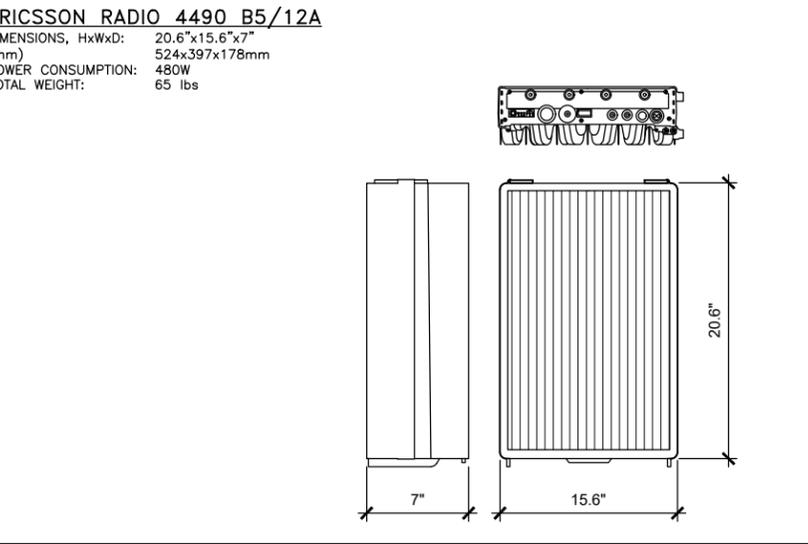
NO SCALE 4

RRU SPECIFICATIONS

NO SCALE 5

SITE PRO PIPE TO PIPE CLAMPS

NO SCALE 6



RRU SPECIFICATIONS

NO SCALE 7

RRU CABLE SUPPORT BRACKET DETAIL

NO SCALE 8

SURGE SUPPRESSOR TOWER BANDING DETAIL

NO SCALE 9

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PROJECT/PHASE NO:	10234330/N/A
DRAWN BY:	V.V
CHECKED BY:	BT
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DRAPER
 UTLO2013
 1661 EAST 13200 SOUTH
 DRAPER, UT 84020
 NOKIA MARKETS MODERNIZATION
 FA#: 10088359

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
C-6

EXHIBIT H
APPLICANT QUESTIONNAIRE AND RESPONSES



October 3, 2024

City of Draper
Community Development
1020 E. Pioneer Road
Draper, UT 84020

**SUBJECT: Permitted Use Application Questionnaire
UTL02013 / DRAPER / FA#10088359 / WSUTH0040630**

FACILITY ADDRESS: 1661 E 13200 S, Draper, UT 84020

1. Is this use permitted in the zone in which this use is proposed? *YES*
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. *This is an existing wireless communication facility. The proposed modifications will not be a substantial change and there will be no increase to the height of the tower, or to the size of the lease compound.*

Carrie Ann Powell
AnSCO & Associates
D +1 480-773-9447 (Arizona)
E carrie.powell@anscollc.com
AT&T Mobility, RMR Market



October 3, 2024

City of Draper
Planning & Development
12519 South Minuteman Drive,
Draper, UT 84020

SUBJECT: AT&T Wireless Communications Facility
****ELIGIBLE FACILITIES REQUEST****
UTL02013 / DRAPER / FA#10088359 / WSUTH0040630

FACILITY ADDRESS: 1661 East 13200 South, Draper UT

This letter has been sent to you on behalf of AT&T which operates an existing wireless communication facility located at 1661 East 13200 South, Draper UT. **This is an eligible facilities request.**

AT&T proposes to modify the existing equipment by removing six antennas, adding three new antennas and relocating three antennas; Removing sixteen existing remote radio heads and installing nine new remote radio heads. This project would also include a mount replacement. All other equipment modifications will be within the existing shelter on the ground. This will not be a substantial change and there will be no increase to the height of the tower, or to the size of the lease compound.

AT&T appreciates your assistance in the continuing operation of this wireless communications facility. In the event there are any questions, comments or concerns, please contact me at (480) 773-9447, or via e-mail at carrie.powell@anscollc.com.

Sincerely,

Carrie Ann Powell
AnSCO & Associates
D +1 480-773-9447 (Arizona)
E carrie.powell@anscollc.com

AT&T Mobility, RMR Market