

Narrative:

Verizon Wireless seeks to improve the current Verizon coverage in downtown Troutdale as well as coverage to the east and west along Hwy 84. Verizon currently has a macro site on the water tank at 302 NW 257th Ave. Coverage can be improved greatly by modifying the existing site. The City of Troutdale has requested that Verizon relocate their antennas onto the tower legs. The water tank is currently under review for painting and renovation.

Verizon proposes to remove (10) existing antennas, (4) RRU's, (6) diplexers (1) triplexer (17) runs of coax. Verizon will replace all the above with a configuration at a lower height with antenna tips at 120' on the legs of the tower. The new configuration will include (11) panel antennas, (8) RRU's (4) hybrid coax cables, and (1) OVP surge suppressor. There are no changes proposed to the ground equipment.

Approval criteria found below (TDC 6.615.C.3):

- A. Special circumstances or conditions including, but not limited to, lot size, lot shape, topography, or size or shape of building, applied to the property and nonconforming structure or development, are not typical of the general conditions in the surrounding area; and

Verizon currently has a site on the existing water tank. Modifying the existing configuration is a better solution to coverage improvement than building a new site.

- B. The expansion of the nonconforming structure or development, if authorized, will not be injurious to adjacent properties or the surrounding neighborhood or otherwise be detrimental to the public welfare; and

While the water tank and ground space are not "expanding", it should be noted that the change in the antennas will not impact adjacent properties or negatively impact the surrounding area. Being able to modify the antennas will improve livability in the area for Verizon customers.

- C. The expansion of the nonconforming structure or development will be consistent with the general purpose and intent of the provisions which would otherwise prohibit the nonconforming structure or development; and

The water tank is a current site location for Verizon. Modifying the site is consistent with the tanks' current use – a wireless support structure. The tank also accommodates antennas for AT&T.

- D. The amount of the expansion being requested is the minimum amount necessary to relieve a practical difficulty and any resulting unnecessary hardship; and

Modifying the existing site will remedy coverage issues in the immediate area. The existing site has not been upgraded in over 5 years. The equipment is outdated and can not keep up with currently wireless demands. This change will relieve current coverage issues.

- E. The proposal complies with the applicable provisions of Section 5.300 (Non- Conforming Uses).

The application complies with Code Section 5.300 as a non conforming use.