

ORDINANCE RECORD

No. 728-REFIELD & COMPANY INC., OMAHA

ORDINANCE NO. 1419

AN ORDINANCE TO AMEND SECTION 7.11 OF ORDINANCE NO. 848 (ZONING ORDINANCE); TO REPEAL SECTION 7.11 OF ORDINANCE NO. 848 AS PREVIOUSLY ENACTED; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA:

SECTION 1. Amendment of Section 7.11. Section 7.11 of the Ordinance No. 848 is hereby amended to read as follows:

Section 7.11 Wireless Telecommunications Facilities

7.11.01 Purpose and Legislative Intent.

The Telecommunications Act of 1996 affirmed the City of La Vista's authority concerning the placement, construction, and modification of wireless telecommunications facilities. The City of La Vista finds that wireless telecommunications facilities may pose significant concerns to the health, safety, public welfare, character, and environment of the City and its inhabitants. The City also recognizes that facilitating the development of wireless service technology can be an economic development asset to the City and of significant benefit to the City and its residents. In order to ensure that the placement, construction, or modification of wireless telecommunications facilities is consistent with the City's land use policies, the City is adopting a single, comprehensive, wireless telecommunications facilities application and permit process. The intent of this section is to minimize potentially negative impacts of wireless telecommunications facilities, establish a fair and efficient process for review and approval of applications, assure an integrated, comprehensive review of environmental impacts of such facilities, and protect the health, safety and welfare of the residents of the City of La Vista.

7.11.02 Definitions.

For purposes of this section, and where not inconsistent with the context of a particular subsection, the defined terms, phrases, words, abbreviations, and their derivations shall have the meaning given here. When not inconsistent with the context, words in the present tense include the future tense, words used in the plural number include words in the singular number and words in the singular number include the plural number. The word "shall" is always mandatory, and not merely directory.

- 7.11.02.01 "Accessory Facility or Structure" means an accessory facility or structure serving or being used in conjunction with wireless telecommunications facilities and located on the same property or lot as the wireless telecommunications facilities, including but not limited to, utility or transmission equipment storage sheds or cabinets.
- 7.11.02.02 "Antenna" means communications equipment that transmits or receives electromagnetic radio frequency signals used in providing wireless services.
- 7.11.02.03 "Applicant" means any person submitting an application for a permit pursuant to this Section 7.11.
- 7.11.02.04 "Co-location" means the use of an existing tower or structure to support antennas for the provision of wireless services. A replacement tower that is constructed on the same site as an existing tower will be considered a co-location as long as the new tower is no taller than the old tower and that the old tower is removed in a reasonable short time frame after the new tower is constructed.
- 7.11.02.05 "Commercial Impracticability" or "Commercially Impracticable" means the inability to perform an act on terms that are reasonable

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in commerce; the cause or occurrence of which could not have been reasonably anticipated or foreseen and that jeopardizes the financial efficacy of the project. The inability to achieve a satisfactory financial return on investment or profit, standing alone, shall not deem a situation to be "commercially impracticable" and shall not render an act or the terms of an agreement "commercially impracticable".

7.11.02.06 "Completed Application" means an application that contains all information and/or data necessary to enable an informed decision to be made with respect to an application.

7.11.02.07 "Distributed Antenna System or DAS" means a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area or structure, and generally serves multiple carriers. For the purposes of this Article, a distributed antenna system is considered a small wireless facility.

7.11.02.08 "Eligible Facilities Request" has the meaning provided in FCC 14-153.

7.11.02.09 "Eligible Facilities Permit" means the official zoning permit approved and issued by the Community Development Director pursuant to section 7.11.07 below in response to an application constituting an Eligible Facilities Request that does not propose a Substantial Change.

7.11.02.10 "FAA" means the Federal Aviation Administration, or its duly designated and authorized successor agency.

7.11.02.11 "FCC" means the Federal Communications Commission, or its duly designated and authorized successor agency.

7.11.02.12 "Height" means, when referring to a tower or structure, the distance measured from the pre-existing grade level to the highest point on the tower or structure, including antennas or lightning protection devices.

7.11.02.13 "Macro Tower" means a guyed or self-supported pole or monopole greater than the height parameters prescribed that supports or is capable of supporting antennas.

7.11.02.14 "Modification" or "Modify" means, the addition, removal or change of any of the physical and visually discernible components or aspects of a wireless telecommunications facility, such as antennas, cabling, equipment shelters, landscaping, fencing, utility feeds, changing the color or materials of any visually discernible components, vehicular access, parking and/or an upgrade or change out of equipment for better or more modern equipment. Adding a new wireless carrier or service provider to a telecommunications tower or telecommunications Site as a co-location is a modification. A Modification shall not include the replacement of any components of a wireless facility where the replacement is identical to the component being replaced or for any matters that involve the normal repair and maintenance of a wireless facility without adding, removing or changing anything.

7.11.02.15 "NIER" means Non-Ionizing Electromagnetic Radiation.

7.11.02.16 "Person" means any individual, corporation, estate, trust, partnership, joint stock company, association of two (2) or more persons having a joint common interest, or any other entity.

7.11.02.17 "Personal Wireless Facility" See definition for "Wireless Telecommunications Facilities."

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7.11.02.18 "Personal Wireless Services" or "PWS" or "Personal Telecommunications Service" or "PCS" shall have the same meaning as defined and used in the 1996 Telecommunications Act.

7.11.02.19 "Pole" means a service pole, municipally-owned utility pole, small wireless facility support pole, or other utility pole.

7.11.02.20 "Repairs and Maintenance" means the replacement of any components of a wireless telecommunications facility where the replacement is identical to the component being replaced or for any matters that involve the normal repair and maintenance of such a facility without the addition, removal or change of any of the physical or visually discernible components or aspects of the facility that will add to the visible appearance of the facility as originally permitted.

7.11.02.21 "Small Wireless Facility" means any wireless facility that meets each of the following conditions: (1) the facilities (a) are mounted on structures fifty feet or less in height including the antennas or (b) are mounted on structures no more than ten percent taller than other adjacent structures; (2) each antenna associated with the deployment is no more than three cubic feet in volume; (3) all other equipment associated with the structure, whether ground-mounted or pole-mounted, is no more than twenty-eight cubic feet in volume; (4) the facilities do not require antenna structure registration under 47 C.F.R. part 17, as such regulation existed on January 1, 2019; (5) the facilities are not located on tribal lands, as defined in 36 C.F.R. 800.16(x), as such regulation existed on January 1, 2019; and (6) the facilities do not result in human exposure to radio frequency radiation in excess of the applicable safety standards specified in 47 C.F.R. 1.1307(b), as such regulation existed on January 1, 2019.

7.11.02.22 Small wireless facility(s) are governed and regulated by the La Vista Municipal Code Chapter 120 and La Vista Ordinance No. 1393.
"Small Wireless Facility Support Poles" means a pole installed by a network provider for the primary purpose of supporting a small wireless facility.

7.11.02.23 "Specialized Mobile Radio" or "SMR" means an analogue or digital trunked two-way radio system, operated by a service in the VHF, 220, UHF, 700,800 or 900 MHz bands.

7.11.02.24 "State" means the State of Nebraska.

7.11.02.25 "Stealth" or "Stealth Technology" means to minimize adverse aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such wireless Telecommunications facilities, which shall mean using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances.

7.11.02.26 "Substantial Change" has the meaning provided in FCC Rule 14-153.

7.11.02.27 "Telecommunications" means the transmission and/or reception of audio, video, data, and other information by wire, radio frequency, light, and other electronic or electromagnetic systems.

7.11.02.28 "Telecommunication Site" See definition for Wireless Telecommunications Facilities.

7.11.02.29 "Telecommunications Structure" means a structure used in the provision of services described in the definition of 'Wireless Telecommunications Facilities.'

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7.11.02.30 "Temporary" means, in relation to all aspects and components of this section, something intended to, or that does not exist for more than ninety (90) days.

7.11.02.31 "Tower" means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers, and that is not a utility pole, an alternative antenna telecommunications structure, or City-owned infrastructure, pole, or other property, or located within, on, over, under, or across City right-of-way.

7.11.02.32 "Utility Pole" means an upright pole designed and used to support electric cables, telephone cables, telecommunications cables, cable service cables, which are used to provide lighting, traffic control, signage, or a similar function.

7.11.02.33 "Wireless Telecommunications Facilities" means and includes a "Telecommunications Site" and "Personal Wireless Facility". It means a structure, facility or location designed, or intended to be used as, or used to support antennas or other transmitting or receiving devices. This includes without limit, towers of all types and kinds and structures, including, but not limited to buildings, church steeples, silos, water towers, signs or other structures that can be used as a support structure for antennas or the functional equivalent of such. It further includes all related facilities and equipment such as cabling, equipment shelters and other structures associated with the site. It is a structure and facility intended for transmitting and/or receiving radio, television, cellular, SMR, paging, 911, Personal Communications Services (PCS), commercial satellite services, microwave services and any commercial wireless telecommunication service not licensed by the FCC.

7.11.03 Overall Policy and Desired Goals for Eligible Facilities and Conditional Use Permits for Wireless Telecommunications Facilities.

In order to ensure that the placement, construction, and modification of wireless telecommunications facilities does not negatively impact the health and safety of the public, environmental features, the nature and character of the community and neighborhood, and other aspects of the quality of life specifically listed elsewhere in this section, the City hereby adopts an overall policy with respect to an Eligible Facilities Permit or Conditional Use Permit for wireless telecommunications facilities for the express purpose of achieving the following goals:

7.11.03.01 Requiring an Eligible Facilities Permit or Conditional Use Permit for any new, co-location or modification of a wireless telecommunications facility.

7.11.03.02 Implementing an application process for person(s) seeking an Eligible Facilities Permit or Conditional Use Permit for wireless telecommunications facilities.

7.11.03.03 Establishing a policy for examining an application for and issuing an Eligible Facilities Permit or Conditional Use Permit for wireless telecommunications facilities that is both fair and consistent.

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7.11.03.05 Promoting and encouraging, wherever possible, the sharing and/or co-location of wireless telecommunications facilities among service providers.

7.11.03.06 Promoting and encouraging, wherever possible, the placement, height and quantity of wireless telecommunications facilities in such a manner, including but not limited to the use of stealth technology,

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to minimize adverse health, safety, aesthetic or visual impacts on the persons, land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such wireless telecommunications facilities, which shall include without limitation using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances.

7.11.03.07 That in granting an Eligible Facilities Permit or Conditional Use Permit for wireless telecommunications facilities, the City has found that the facility shall be the most appropriate site insofar as it is the least visually intrusive among those available in the City.

7.11.04 Exceptions from application requirements for Wireless Telecommunications Facilities.

Exceptions from Conditional Use Permit requirement. Except as otherwise provided by this ordinance no person shall be permitted to site, place, build, construct, modify or prepare any site for the placement or use of, wireless telecommunications facilities as of the effective date of this ordinance without having first applied for and obtained a Conditional Use Permit for wireless telecommunications facilities. Such requirements shall not apply if the proposed wireless telecommunications facilities are classified by the Community Development Director, or his or her designee, as:

- 1) An Eligible Facilities request that does not propose a Substantial Change in which case the application and permitting requirements of Section 7.11.07 shall apply; or
- 2) A request for proposed installations or collocations of Small Wireless Facility(s) and/or Small Wireless Facility Support Poles as defined in Section 7.11.02. Small Wireless Facility(s) are, however, governed and regulated by the La Vista Municipal Code Chapter 120 and La Vista Ordinance No. 1393; or
- 3) One of the non-commercial exclusions delineated in 7.11.05; or
- 4) Repair and maintenance as defined in Section 7.11.02.

7.11.05 Non-Commercial Exclusions.

The following shall be exempt from Section 7.11:

7.11.05.01 The City's fire, police, public works or other public service facilities owned and operated by the local government and/or public entities in partnership with the local government.

7.11.05.02 Over-the-Air Reception Devices including the reception antennas for direct broadcast satellites (DBS), multichannel multipoint distribution (wireless cable) providers (MMDS), television broadcast stations (TVBS) and other customer-end antennas that receive and transmit fixed wireless signals that are primarily used for reception.

7.11.05.03 Facilities exclusively for private, non-commercial radio and television reception and private citizen's bands, licensed amateur radio and other similar non-commercial telecommunications.

7.11.05.04 Facilities used exclusively for providing unlicensed spread spectrum technology i.e. Bluetooth or a 'Hot Spot', where the facility does not require a new tower, where the service is not to be used for commercial purposes, where there is no fee or charge for the use of the service and where the service is intended to be useable for less than a distance of 200 feet.

7.11.06 Conditional Use Permit Application and Other Requirements

7.11.06.01 All applicants for a Conditional Use Permit for Wireless Telecommunications Facilities shall comply with the requirements set forth in this ordinance. Applications for a Conditional Use Permit for Wireless Telecommunications Facilities must be made pursuant to Article 6 and this Article 7 of the Zoning Ordinance. Upon recommendation of the Planning Commission, the City Council is authorized to review, analyze, evaluate, and make decisions with respect to granting or not granting or revoking Conditional Use

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Permits for Wireless Telecommunications Facilities. The City may at its discretion delegate or designate officials or employees of the City, or other persons, to review, analyze, evaluate, and make recommendations to the Planning Commission or the City Council concerning matters involving Conditional Use Permits for Wireless Telecommunications Facilities.

7.11.06.02 All applications for a Conditional Use Permit for Wireless Telecommunications Facilities shall be filed with the Community Development Director's office pursuant to this section of the Zoning Ordinance.

7.11.06.03 The City may reject applications that are incomplete or otherwise do not meet the requirements stated herein or other applicable laws or regulations.

7.11.06.04 No wireless telecommunications facilities shall be installed, constructed or modified until the application is reviewed and approved by the City, and the Conditional Use Permit for Wireless Telecommunications Facilities has been issued.

7.11.06.05 Any and all representations made by the applicant to the City during the application process, whether written or verbal, shall be deemed a part of the application and may be relied upon in good faith by the City.

7.11.06.06 An application for a Conditional Use Permit for Wireless Telecommunications Facilities shall be signed on behalf of the Applicant by the person preparing the same and with knowledge of the contents and representations made therein and attesting to the truth and completeness of the information.

7.11.06.07 The Applicant must provide documentation to verify it has the right to proceed as proposed on the site. This would require an executed copy of a lease or other documentation satisfactory to the City providing the Applicant a legally binding right to use the Site for the proposed purpose. If the Applicant owns the site, evidence of ownership is required.

7.11.06.08 The Applicant shall include a statement in writing:

1. That the applicant's proposed Wireless Telecommunications Facilities shall be maintained in a safe manner, and in compliance with all conditions of the Conditional Use Permit for Wireless Telecommunications Facilities, without exception, unless specifically granted relief by the City in writing, as well as all applicable codes, ordinances, and other applicable City, State and Federal laws, rules, and regulations;
2. That the construction of the wireless telecommunications facilities is legally permissible, including, but not limited to the fact that the applicant is authorized to do business in the State.

7.11.06.09 Where professional certifications are required in this Ordinance, such certification shall bear the signature and seal of a registered professional engineer licensed in the State.

7.11.06.10 In addition to all other required information as stated in this Section 7.11 or in Article 6 of this ordinance, all applications for the construction or installation of new wireless telecommunications facilities or modification of an existing facility shall contain the information hereinafter set forth.

1. A completed City of La Vista Planning and Zoning Application Form;
2. A descriptive statement of the objective(s) for the new facility or modification including and expanding on a need such as coverage and/or capacity requirements;

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3. Documentation that demonstrates and proves the need for the wireless telecommunications facility to provide service primarily and essentially within the City. Such documentation shall include propagation studies of the proposed site and all adjoining planned, proposed, in-service or existing sites that demonstrate a significant gap in coverage and/or if a capacity need, including an analysis of current and projected usage;
4. The location of nearest residential structure;
5. The location, size and height of all existing and proposed structures on the property which is the subject of the application;
6. The azimuth, size and center-line height location of all proposed and existing antenna(s) on the supporting structure;
7. The number, type and model of the antenna(s) proposed with a copy of the specification sheet;
8. The make, model, type and manufacturer of the tower and design plan stating the tower's capacity to accommodate multiple users
9. A site plan describing the proposed tower and antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above pre-existing grade, materials, color and lighting;
10. The frequency, modulation and class of service of radio or other transmitting equipment;
11. The actual intended transmission power stated as the maximum effective radiated power (ERP) in watts;
12. Signed documentation such as the "Checklist to Determine Whether a Facility is Categorically Excluded" to verify that the Wireless Telecommunication Facility with the proposed installation will be in full compliance with the current FCC RF Emissions guidelines (NIER). If not categorically excluded, a complete RF Emissions study is required to provide verification;
13. A signed statement that the proposed installation will not cause physical or RF interference with other telecommunications devices;
14. A copy of the FCC license applicable for the intended use of the wireless telecommunications facilities;
15. A copy of the geotechnical sub-surface soils investigation, evaluation report and foundation recommendation for a proposed or existing tower site and if existing tower or water tank site, a copy of the installed foundation design.

7.11.06.11 The applicant will provide a written copy of an analysis, completed by a qualified individual or organization, to determine if the proposed new tower or existing structure intended to support wireless facilities is in compliance with Federal Aviation Administration Regulation Part 77 and if it requires lighting. This requirement shall also be for any existing structure or building where the application increases the height of the structure or building. If this analysis determines that an FAA determination is required, then all filings with the FAA, all responses from the FAA and any related correspondence shall be provided with the application.

7.11.06.12 Additional requirements for an application for a New Tower

1. In the case of a new tower, the applicant shall be required to submit a written report demonstrating its meaningful efforts to secure shared use of existing tower(s) or the use of alternative buildings or other structures within the City. Copies of written requests and responses for shared use shall be provided to the City in the application, along with any letters of rejection stating the reason for rejection.

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2. In order to better inform the public, in the case of a new Telecommunication tower, the applicant shall, prior to the public hearing on the application, hold a "balloon test". The applicant shall arrange to fly, or raise upon a temporary mast, a minimum of a three (3) foot in diameter brightly colored balloon at the maximum height of the proposed new tower. The dates, (including a second date, in case of poor visibility on the initial date) times and location of this balloon test shall be advertised by the applicant seven (7) and fourteen (14) days in advance of the first test date in a newspaper with a general circulation in the City. The applicant shall inform the City, in writing, of the dates and times of the test, at least fourteen (14) days in advance. The balloon shall be flown for at least four consecutive hours sometime between 7:00 am and 4:00 pm on the dates chosen. The primary date shall be on a weekend, but in case of poor weather on the initial date, the secondary date may be on a weekday. A report with pictures from various locations of the balloon shall be provided with the application.
3. The applicant shall examine the feasibility of designing the proposed tower to accommodate future demand for at least four (4) additional commercial applications, for example, future co-locations. The tower shall be structurally designed to accommodate at least four (4) additional antenna arrays equal to those of the applicant and located as close to the applicant's antenna as possible without causing interference. This requirement may be waived, provided that the applicant, in writing, demonstrates that the provisions of future shared usage of the tower is not technologically feasible, is commercially impracticable or creates an unnecessary and unreasonable burden, based upon:
 - a) The foreseeable number of FCC licenses available for the area;
 - b) The kind of wireless telecommunications facilities site and structure proposed;
 - c) The number of existing and potential licenses without wireless telecommunications facilities spaces/sites;
 - d) Available space on existing and approved towers.

7.11.06.13 Upon completing construction and before the issuance of the Certificate of Compliance, to ensure the tower was constructed as permitted, the Applicant is to provide signed documentation of the Tower condition per the requirements of ANS/TIA/EIA-222 (adopted by reference in the building code) Annex for Tower Maintenance, Condition Assessment, and Inspection Procedures. The inspection report must be performed every three (3) years for a guyed tower and five (5) years for monopoles and self-supporting towers.

7.11.06.14 The owner of a proposed new tower, and his/her successors in interest, shall negotiate in good faith for the shared use of the proposed tower by other Wireless service providers in the future, and shall:

1. Respond within 60 days to a request for information from a potential shared-use applicant;
2. Negotiate in good faith concerning future requests for shared use of the new tower by other Telecommunications providers;
3. Allow shared use of the new tower if another Telecommunications provider agrees in writing to pay reasonable charges. The charges may include, but are not limited to, a pro rata share of the cost of site selection, planning, project administration, land costs, site design, construction and maintenance financing, return on equity, less depreciation, and all of the costs of adapting the tower or

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equipment to accommodate a shared user without causing electromagnetic interference.

4. Failure to abide by the conditions outlined above may be grounds for revocation of the Conditional Use Permit.

7.11.06.15 The Applicant shall provide certification with documentation (structural analysis) including calculations that the Telecommunication Facility tower and foundation and attachments, rooftop support structure, water tank structure, and any other supporting structure as proposed to be utilized are designed and will be constructed to meet all local, City, State and Federal structural requirements for loads, including wind and ice loads.

7.11.06.16 If the application is for a co-location or modification of an existing Tower, the Applicant is to provide signed documentation of the Tower condition per the requirements of ANS/TIA/EIA-222 (adopted by reference in the building code) Annex for Tower Maintenance, Condition Assessment and Inspection Procedures. The inspection report must be performed every three (3) years for a guyed tower and five (5) years for monopoles and self-supporting towers.

7.11.06.17 All proposed wireless telecommunications facilities shall contain a demonstration that the Facility will be sited so as to minimize visual intrusion as much as possible, given the facts and circumstances involved and will thereby have the least adverse visual effect on the environment and its character and on the residences in the area of the wireless telecommunications facility.

7.11.06.18 If the application is for a new tower, an antenna attachment to an existing structure, or modification adding to a visual impact, the applicant shall furnish a Visual Impact Assessment, which shall include:

1. If a new tower or increasing the height of an existing structure is proposed, a computer generated "Zone of Visibility Map" at a minimum of one mile radius from the proposed structure, with and without foliage shall be provided to illustrate locations from which the proposed installation may be seen.
2. Pictorial representations of "before and after" (photo simulations) views from key viewpoints both inside and outside of the City as may be appropriate, including but not limited to State highways and other major roads; parks; other public lands; and from any other location where the site is visible to a large number of visitors, travelers or residents. Guidance will be provided, concerning the appropriate key sites at the pre-application meeting. Provide a map showing the locations of where the pictures were taken and distance from the proposed structure.
3. A written description of the visual impact of the proposed facility including; and as applicable the tower base, guy wires, fencing and accessory buildings from abutting and adjacent properties and streets as relates to the need or appropriateness of screening.

7.11.06.19 The Applicant shall demonstrate and provide in writing and/or by drawing how it shall effectively screen from view the base and all related equipment and structures of the proposed wireless telecommunications facility.

7.11.06.20 The wireless telecommunications facility and any and all accessory or associated facilities shall maximize the use of building materials, colors and textures designed to blend with the structure to which it may be affixed and/or to harmonize with the natural surroundings, this shall include the utilization of stealth or concealment technology as may be required by the City.

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7.11.06.21 All utilities at a wireless telecommunications facilities site shall be installed underground whenever possible and in compliance with all laws, ordinances, rules and regulations of the City, including specifically, but not limited to, the National Electrical Safety Code and the National Electrical Code where appropriate.

7.11.06.22 At a Telecommunications Site, an access road, turn-around space and parking shall be provided to assure adequate emergency and service access. Maximum use of existing roads, whether public or private, shall be made to the extent practicable. Road construction shall at all times minimize ground disturbance and the cutting of vegetation. Road grades shall closely follow natural contours to assure minimal visual disturbance and reduce soil erosion.

7.11.06.23 All wireless telecommunications facilities shall be constructed, operated, maintained, repaired, provided for removal of, modified or restored in strict compliance with all current applicable technical, safety and safety-related codes adopted by the City, State, or United States, including but not limited to the most recent editions of the ANSI Code, National Electrical Safety Code and the National Electrical Code, as well as accepted and responsible workmanlike industry practices and recommended practices of the National Association of Tower Erectors. The codes referred to are codes that include, but are not limited to, construction, building, electrical, fire, safety, health, and land use codes. In the event of a conflict between or among any of the preceding the more stringent shall apply.

7.11.06.24 A holder of an Eligible Facilities Permit or Conditional Use Permit for a Wireless Communications Facility granted under this ordinance shall obtain, at its own expense, all permits and licenses required by applicable law, rule, regulation or code, and must maintain the same, in full force and effect, for as long as required by the City or other governmental entity or agency having jurisdiction over the applicant.

7.11.06.25 There shall be a pre-application meeting. The purpose of the pre-application meeting will be to address issues that will help to expedite the review and permitting process. A pre-application meeting shall also include a site visit if there has not been a prior site visit for the requested site.

7.11.06.26 An applicant shall submit to the City the number of completed applications determined to be needed at the pre-application meeting. Written notification of the application shall be provided to the legislative body of all adjacent municipalities as applicable and/or requested.

7.11.06.27 The holder of an Eligible Facilities Permit or Conditional Use Permit for Wireless Telecommunications Facilities shall notify the City of any intended modification of a Wireless Telecommunication Facility and shall apply to the City to modify, relocate or rebuild a Wireless Telecommunications Facility.

7.11.07 Permit application and other requirements for Eligible Facilities Requests that do not propose Substantial Changes.

7.11.07.01. Compliance with application requirements. All applicants for an Eligible Facilities Permit shall comply with the requirements set forth in this Section 7.11.07.

7.11.07.02. Eligible Facilities Permit required. No Wireless Telecommunications Facilities that require an Eligible Facilities Permit shall be installed, constructed, or modified until the Eligible Facilities Permit has been approved by the Community Development Director, and all applicable building permits have been obtained in accordance with Section 9.04.

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- 7.11.07.03. Representations by applicant. Any and all representations made by the applicant to the City or its consultants or experts during the application process, whether written or verbal, shall be deemed a part of the application and may be relied upon in good faith by the City.
- 7.11.07.04. Application requirements for Eligible Facilities Permits. An Eligible Facilities Permit application shall include the following information:
 1. Name and address, and phone number of the applicant to include the legal name of the applicant.
 2. The name, address, and phone number of the property owner. If the site is a tower and the tower owner is not the applicant, provide name and address of the tower owner.
 3. The address and legal description of the property.
 4. A signed statement demonstrating that the modification qualifies as an Eligible Facilities request that does not propose a Substantial Change.
 5. A lease or other satisfactory documentation demonstrating that applicant has the legally binding right to proceed as proposed on the site. If the applicant owns the site, a statement is not required.
 6. A lease or other satisfactory documentation demonstrating that construction of the proposed Wireless Telecommunications Facility shall be legally permissible upon the City's approval of the corresponding eligible facilities permit and upon the issuance of all applicable building permits to be obtained in accordance with Section 9.04. Such statement shall include, but not limited to, confirmation of the fact that the applicant is authorized to do business in the State.
 7. Satisfactory documentation demonstrating that the application complies with federal guidelines regarding interference and ANSI standards as adopted by the FCC including but not limited to NIER standards.
 8. Satisfactory documentation demonstrating that the proposed installation or work will not cause physical or RF interference with telecommunications or other facilities or devices.
 9. A site plan that complies with Section 5.15.05.02, which also includes:
 - a) The location, size and height of all existing and proposed structures on the property which is the subject of the application; and
 - b) The type, locations and dimensions of all proposed and existing landscaping, screening, and fencing.
 10. A description of the proposed antenna(s), and all related fixtures, structures, appurtenances, and apparatus, including height above pre-existing grade, materials, color, and lighting. This shall include:
 - a) The azimuth, size and center-line height location of all proposed and existing antenna(s) on the supporting structure; and
 - b) The number, type and model of the antenna(s) and equipment proposed with a copy of the specification sheet; and
 - c) The make, model, type and manufacturer of the tower; and
 - d) The frequency, modulation, and class of service of radio or other transmitting equipment; and

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- e) The actual intended transmission power stated as the maximum effective radiated power (ERP) in watts.
- 11. A structural analysis report that includes calculations that the Wireless Telecommunication Facility tower and foundation and attachments, rooftop support structure, water tank structure, and any other supporting structure as proposed to be utilized are designed and will be constructed to meet all City, State and Federal structural requirements for loads, including wind and ice loads. Such structural analysis shall bear the signature and seal of a registered professional structural engineer licensed in the State.

7.11.07.05. Utility installation. All utilities at a Wireless Telecommunications Facilities site shall be installed underground whenever possible and in compliance with all laws, ordinances, rules and regulations of the City, including specifically, but not limited to, the National Electrical Code where appropriate.

7.11.07.06. Compliance with technical, safety, and safety-related codes. All Wireless Telecommunications Facilities shall be constructed, operated, maintained, repaired, provided for removal of, modified, or restored in strict compliance with all current applicable technical, safety, and safety-related codes adopted by the City, State, or United States, including but not limited to the most recent editions of the ANSI Code and the National Electrical Code, as well as accepted and responsible workmanlike industry practices and recommended practices of the National Association of Tower Erectors. The codes include, but are not limited to, construction, building, electrical, fire, safety, health, and land use codes. In the event of a conflict between or among any of the preceding codes, the more stringent shall apply.

7.11.07.07. Responsibility for permits and licenses. A holder of an Eligible Facilities Permit granted under this Article shall obtain, at its own expense, all permits and licenses required by applicable laws, rules, or regulations, and must maintain the same, in full force and effect, for as long as required by the City or other governmental entity or agency having jurisdiction over the applicant.

7.11.08 Location of Wireless Telecommunications Facilities

7.11.08.01 Applicants for wireless telecommunications facilities shall locate, site and erect said wireless telecommunications facilities in accordance with the following priorities, one (1) being the highest priority and six (6) being the lowest priority.

1. On existing towers or other structures on city owned properties, including the right-of-way.
2. On existing towers or other structures on other property in the City.
3. A new tower on City-owned properties.
4. A new tower on properties in areas zoned for Heavy Industrial use.
5. A new tower on properties in areas zoned for Light Industrial use.
6. A new tower on properties in areas zoned for Transitional Agricultural use.

7.11.08.02 If the proposed site is not proposed for the highest priority listed above, then a detailed explanation must be provided as to why a site of a higher priority was not selected. The person seeking such an exception must satisfactorily demonstrate the reason or reasons why such a permit should be granted for the proposed site, and the hardship that would be incurred by the applicant if the permit were not granted for the proposed site.

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7.11.08.03 An applicant may not by-pass sites of higher priority by stating the site proposed is the only site leased or selected. An application shall address co-location as an option. If such option is not proposed, the applicant must explain to the reasonable satisfaction of the City why co-location is commercially or otherwise impracticable. Agreements between providers limiting or prohibiting co-location shall not be a valid basis for any claim of commercial impracticability or hardship.

7.11.08.04 Notwithstanding the above, the City may approve any site located within an area in the above list of priorities, provided that the City finds that the proposed site is in the best interest of the health, safety and welfare of the City and its inhabitants and will not have a deleterious effect on the nature and character of the community and neighborhood.

7.11.08.05 The Applicant shall submit a written report demonstrating the applicant's review of the above locations in order of priority, demonstrating the technological reason for the site selection. If appropriate, based on selecting a site of lower priority, a detailed written explanation as to why sites of a higher priority were not selected shall be included with the application.

7.11.08.06 Notwithstanding that a potential site may be situated in an area of highest priority or highest available priority, the City may disapprove an application for any of the following reasons.

1. Conflict with safety and safety-related codes and requirements;
2. Conflict with the nature or character of a neighborhood or district;
3. The use or construction of wireless telecommunications facilities which is contrary to an already stated purpose of a specific zoning or land use designation;
4. The placement and location of wireless telecommunications facilities which would create an unacceptable risk, or the reasonable probability of such, to residents, the public, employees and agents of the City, or employees of the service provider or other service providers;
5. Conflicts with the provisions of this ordinance.

7.11.09 Shared Use of Wireless Telecommunications Facilities and Other Structures

7.11.09.01 The City, as opposed to the construction of a new tower, shall prefer locating on existing towers or other structures without increasing the height. The applicant shall submit a comprehensive report inventorying existing towers and other suitable structures within two (2) miles of the location of any proposed new tower, unless the applicant can show that some other distance is more reasonable and demonstrate conclusively why an existing tower or other suitable structure cannot be used.

7.11.09.02 An Applicant intending to locate on an existing tower or other suitable structure shall be required to document the intent of the existing owner to permit its use by the applicant.

7.11.09.03 Such shared use shall consist only of the minimum antenna array technologically required to provide service primarily and essentially within the City, to the extent practicable, unless good cause is shown.

7.11.10 Height of Telecommunications Tower(s)

7.11.10.01 The Applicant shall submit documentation justifying the total height of any tower, facility and/or antenna requested and the basis therefore. Documentation in the form of propagation studies must include all backup data used to perform at requested height and a minimum of ten (10') feet lower height to allow verification of this height need. Such documentation will be analyzed in the context of the justification of the height needed to provide service primarily

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and essentially within the City, to the extent practicable, unless good cause is shown.

7.11.10.02 No tower constructed after the effective date of this section, including allowing for all attachments, shall exceed that height which shall permit operation without required artificial lighting of any kind in accordance with City, State, and/or any Federal statute, law, local law, city ordinance, code, rule or regulation. The height limitations in this section shall supersede the height limitations set forth in Section 4.15.

7.11.11 Visibility of Wireless Telecommunications Facilities.

7.11.11.01 Wireless telecommunications facilities shall not be artificially lighted or marked, except as required by law.

7.11.11.02 Towers shall be galvanized and/or painted with a rust-preventive paint of an appropriate color to harmonize with the surroundings and shall be maintained in accordance with the requirements of this ordinance.

7.11.11.03 If lighting is required, applicant shall provide a plan for sufficient lighting of as unobtrusive and inoffensive an effect as is permissible under State and Federal regulations.

7.11.12 Security of Wireless Telecommunications Facilities.

7.11.12.01 All wireless telecommunications facilities and antennas shall be located, fenced or otherwise secured in a manner that prevents unauthorized access. Specifically:

1. All antennas, towers and other supporting structures, including guy anchor points and wires, shall be made inaccessible to individuals and constructed or shielded in such a manner that they cannot be climbed or collided with; and
2. Transmitters and telecommunications control points shall be installed in such a manner that they are readily accessible only to persons authorized to operate or service them.

7.11.13 Signage

7.11.13.01 Wireless telecommunications facilities shall contain a sign no larger than four (4) square feet in order to provide adequate notification to persons in the immediate area of the presence of RF radiation or to control exposure to RF radiation within a given area. A sign of the same size is also to be installed to contain the name(s) of the owner(s) and operator(s) of the antenna(s) as well as emergency phone number(s). The sign shall be on the equipment shelter or cabinet of the applicant and be visible from the access point of the site and must identify the equipment owner of the shelter or cabinet. On tower sites, an FCC registration site as applicable is also to be present. The signs shall not be lighted, unless applicable law, rule or regulation requires lighting. No other signage, including advertising, shall be permitted.

7.11.14 Lot Size and Setbacks

7.11.14.01 All proposed towers and any other proposed wireless telecommunications facility structures shall be set back from abutting parcels, recorded rights-of-way and road and street lines by the greater of the following distances: A distance equal to the height of the proposed tower or wireless telecommunications Facility structure plus ten percent (10%) of the height of the tower or structure, or the existing setback requirement of the underlying zoning district, whichever is greater. Any accessory structure shall be located so as to comply with the applicable minimum setback requirements for the property on which it is situated.

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7.11.15 Retention of Expert Assistance and Reimbursement by Applicant

7.11.15.01 The City may hire any consultant and/or expert necessary to assist the City in reviewing and evaluating the application, including the construction and modification of the site, once permitted, and any site inspections.

7.11.16 Application Fee

At the time that a person submits an application for a Conditional Use Permit for a new tower, such person shall pay a non-refundable fee as established in the Master Fee Schedule.

7.11.17 Performance Security

The applicant and the owner of record of any proposed wireless telecommunications facilities property site shall, at its cost and expense, be jointly required to execute and file with the City a bond, or other form of security acceptable to the City as to type of security and the form and manner of execution, in an amount of at least \$75,000.00 for a tower facility and \$25,000 for a co-location on an existing tower or other structure and with such sureties as are deemed sufficient by the City to assure the faithful performance of the terms and conditions of this ordinance and conditions of any Eligible Facilities Permit or Conditional Use Permit issued pursuant to this ordinance. The full amount of the bond or security shall remain in full force and effect throughout the term of the Conditional Use Permit and/or until any necessary site restoration is completed to restore the site to a condition comparable to that, which existed prior to the issuance of the original Eligible Facilities Permit or Conditional Use Permit.

7.11.18 Reservation of Authority to Inspect Wireless Telecommunications Facilities

In order to verify that the holder of a Conditional Use Permit for wireless telecommunications facilities and any and all lessees, renters, and/or licensees of wireless telecommunications facilities, place and construct such facilities, including towers and antennas, in accordance with all applicable technical, safety, fire, building, and zoning codes, laws, ordinances and regulations and other applicable requirements, the City may inspect all facets of said permit holder's, renter's, lessee's or licensee's placement, construction, modification and maintenance of such facilities, including, but not limited to, towers, antennas and buildings or other structures constructed or located on the permitted site.

7.11.19 Liability Insurance

7.11.19.01 A holder of an Eligible Facilities Permit or Conditional Use Permit for wireless telecommunications facilities shall secure and at all times maintain public liability insurance for personal injuries, death and property damage, and umbrella insurance coverage, for the duration of the Eligible Facilities Permit or Conditional Use Permit in amounts as set forth below

1. Commercial General Liability covering personal injuries, death and property damage: \$1,000,000 per occurrence/\$2,000,000 aggregate;
2. Automobile Coverage: \$1,000,000 per each accident;
3. Workers Compensation and Disability: Statutory amounts

7.11.19.02 For a wireless telecommunications facility on City property, the Commercial General Liability insurance policy shall specifically include the City and its officers, Councils, employees, committee members, attorneys, agents and consultants as additional insureds.

7.11.19.03 The insurance policies shall be issued by an agent or representative of an insurance company licensed to do business in the State and with a Best's rating of at least A.

7.11.19.04 The insurance policies shall contain an endorsement obligating the insurance company to furnish the City with at least ten (10) days prior written notice in advance of the cancellation of the insurance for non-payment or 60 days for all other reasons.

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7.11.19.05 Renewal or replacement policies or certificates shall be delivered to the City at least fifteen (15) days before the expiration of the insurance that such policies are to renew or replace.

7.11.19.06 Before construction of a permitted wireless telecommunications facilities is initiated, but in no case later than fifteen (15) days after the granting of the Eligible Facilities Permit or Conditional Use Permit, the holder of the Eligible Facilities Permit or Conditional Use Permit shall deliver to the City a copy of each of the policies or certificates representing the insurance in the required amounts.

7.11.20 Indemnification

7.11.20.01 Any application for wireless telecommunication facilities that is proposed for City property, pursuant to this ordinance, shall contain a provision with respect to indemnification. Such provision shall require the applicant, to the extent permitted by the law, to at all times defend, indemnify, protect, save, hold harmless, and exempt the City, and its officers, Councils, employees, committee members, attorneys, agents, and consultants from any and all penalties, damages, costs, or charges arising out of any and all claims, suits, demands, causes of action, or award of damages, whether compensatory or punitive, or expenses arising therefrom, either at law or in equity, which might arise out of, or are caused by, the placement, construction, erection, modification, location, products performance, use, operation, maintenance, repair, installation, replacement, removal, or restoration of said Facility, excepting, however, any portion of such claims, suits, demands, causes of action or award of damages as may be attributable to the negligent or intentional acts or omissions of the City, or its servants or agents. With respect to the penalties, damages or charges referenced herein, reasonable attorneys' fees, consultants' fees, and expert witness fees are included in those costs that are recoverable by the City.

7.11.20.02 Notwithstanding the requirements noted in Section 7.11.20.01, an indemnification provision will not be required in those instances where the City itself applies for and secures an Eligible Facilities Permit or Conditional Use Permit for wireless telecommunications facilities.

7.11.21 Default and/or Revocation.

If a Wireless Telecommunications Facility is repaired, rebuilt, placed, moved, re-located, modified or maintained in a way that is inconsistent or not in compliance with the provisions of this ordinance or of the Eligible Facilities Permit or Conditional Use Permit, then the City shall notify the holder of the Eligible Facilities Permit or Conditional Use Permit in writing of such violation. A permit holder in violation may be considered in default and subject to fines as in Section 25 and if a violation is not corrected to the satisfaction of the City in a reasonable period of time the Eligible Facilities Permit or Conditional Use Permit is subject to revocation.

7.11.22 Removal of Wireless Telecommunications Facilities.

7.11.22.01 Under the following circumstances, the City may determine that the health, safety, and welfare interests of the City warrant and require the removal of wireless telecommunications facilities.

1. Wireless Telecommunications Facilities or Small Wireless Facilities with a permit have been abandoned (i.e. not used as wireless telecommunications facilities) for a period exceeding ninety consecutive (90) days or a total of one hundred-eighty (180) days in any three hundred-sixty five (365) day period, except for periods caused by force majeure or Acts of God, in which case, repair or removal shall commence within 90 days;

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2. Permitted Wireless Telecommunications Facilities or Small Wireless Facilities fall into such a state of disrepair that it creates a health or safety hazard;
3. Wireless Telecommunications Facilities or Small Wireless Facilities have been located, constructed, or modified without first obtaining, or in a manner not authorized by, the required Eligible Facilities Permit, Conditional Use Permit, or any other necessary authorization;
4. The Eligible Facilities Permit or Conditional Use Permit may be revoked by City Council as authorized within the conditions set forth within the approved Eligible Facilities Permit or Conditional Use Permit.

7.11.22.02 If the City makes such a determination as noted in Section 7.11.22.01, then the City shall notify the holder of the Eligible Facilities Permit or Conditional Use Permit for the facilities within forty-eight (48) hours that said facilities are to be removed, the City may approve an interim temporary use agreement/permit, such as to enable the sale of the wireless facilities.

7.11.22.03 The holder of the Eligible Facilities Permit or Conditional Use Permit, or its successors or assigns, shall dismantle and remove such wireless telecommunications facilities or wireless facilities, and all associated structures and facilities, from the site and restore the site to as close to its original condition as is possible, such restoration being limited only by physical or Commercial Impracticability, within ninety (90) days of receipt of written notice from the City. However, if the owner of the property upon which the facilities are located wishes to retain any access roadway to the facilities, the owner may do so with the approval of the City.

7.11.22.04 If wireless telecommunications facilities or wireless facilities are not removed or substantial progress has not been made to remove the facilities within ninety (90) days after the permit holder has received notice, then the City may order officials or representatives of the City to remove the wireless telecommunications facilities or wireless facilities at the sole expense of the owner or Eligible Facilities Permit or Conditional Use Permit holder.

7.11.22.05 If, the City removes, or causes to be removed, wireless telecommunications facilities or wireless facilities, and the owner of the facilities does not claim and remove it from the site to a lawful location within ten (10) days, then the City may take steps to declare the wireless telecommunications facilities or wireless facilities abandoned and sell them and their components.

7.11.22.06 Notwithstanding anything in this Section to the contrary, the City may approve a temporary use permit/agreement for the wireless telecommunications facilities or wireless facilities, for no more than ninety (90) days, during which time a suitable plan for removal, conversion, or re-location of the affected facilities shall be developed by the holder of the Eligible Facilities Permit or Conditional Use Permit, subject to the approval of the City, and an agreement to such plan shall be executed by the holder of the Eligible Facilities Permit or Conditional Use Permit and the City. If such a plan is not developed, approved and executed within the ninety (90) day time period, then the City may take possession of and dispose of the affected facilities in the manner provided in this Section.

7.11.23 Relief

Any applicant desiring relief, waiver or exemption from any aspect or requirement of this ordinance may request such, provided that the relief or exemption is contained in the submitted application for either an Eligible Facilities Permit or Conditional Use Permit, or in the case of an existing or previously granted Eligible Facilities Permit or Conditional Use Permit a request for modification of its tower

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and/or facilities. Such relief may be temporary or permanent, partial or complete. However, the burden of proving the need for the requested relief, waiver or exemption is solely on the applicant to prove. The applicant shall bear all costs of the City in considering the request and the relief, waiver or exemption. No such relief or exemption shall be approved unless the applicant demonstrates by clear and convincing evidence that, if granted the relief, waiver or exemption will have no significant affect on the health, safety and welfare of the City, its residents and other service providers.

7.11.24 Periodic Regulatory Review by the City

7.11.24.01 The City may at any time conduct a review and examination of this entire ordinance.

7.11.24.02 If after such a periodic review and examination of this ordinance, the City determines that one or more provisions of this ordinance should be amended, repealed, revised, clarified, or deleted, then the City may take whatever measures are necessary in accordance with applicable law in order to accomplish the same. It is noted that where warranted, and in the best interests of the City, the City may repeal this entire ordinance at any time.

7.11.24.03 Notwithstanding the provisions of Sections 7.11.24.01 and 7.11.24.02, the City may at any time and in any manner (to the extent permitted by Federal, State, or local law), amend, add, repeal, and/or delete one or more provisions of this ordinance.

7.11.25 Adherence to State and/or Federal Rules and Regulations

7.11.25.01 To the extent that the holder of an Eligible Facilities Permit or Conditional Use Permit pursuant to this Section 7.11 has not received relief, or is otherwise exempt, from appropriate State and/or Federal agency rules or regulations, then the holder of such an Eligible Facilities Permit or Conditional Use Permit shall adhere to, and comply with, all applicable rules, regulations, standards, and provisions of any State or Federal agency, including, but not limited to, the FAA and the FCC. Specifically included in this requirement are any rules and regulations regarding height, lighting, security, electrical and RF emission standards.

7.11.25.02 To the extent that applicable rules, regulations, standards, and provisions of any State or Federal agency, including but not limited to, the FAA and the FCC, and specifically including any rules and regulations regarding height, lighting, and security are changed and/or are modified during the duration of an Eligible Facilities Permit or Conditional Use Permit pursuant to this Section 7.11, then the holder of such an Eligible Facilities Permit or Conditional Use Permit shall conform the permitted facilities to the applicable changed and/or modified rule, regulation, standard, or provision within a maximum of twenty-four (24) months of the effective date of the applicable changed and/or modified rule, regulation, standard, or provision, or sooner as may be required by the issuing entity.

SECTION 2. Repeal of Section 7.11 as Previously Enacted. Section 7.11 of Ordinance No. 848 as previously enacted is hereby repealed.

SECTION 3. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of La Vista hereby declare that it would have passed this ordinance and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION 4. Effective Date. This ordinance shall be in full force and effect from and after passage, approval and publication as provided by law.

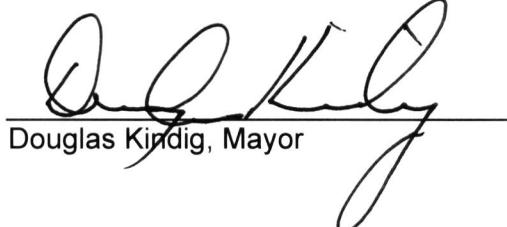
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SECTION 5. This ordinance shall be published in pamphlet form and take effect as provided by law.

PASSED AND APPROVED THIS 18th DAY OF MAY, 2021.

CITY OF LA VISTA



Douglas Kindig, Mayor

ATTEST:



Patricia Anderson
Deputy City Clerk