



CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
LA VISTA, NE 68128
P: (402) 331-4343

PLANNING COMMISSION AGENDA
NOVEMBER 19, 2015 – 7:00 P.M.

- 1. *Call to Order***
- 2. *Approval of Meeting Minutes – October 15, 2015***
- 3. *Old Business***
 - A. Amendments to Section 7.11 of the Zoning Ordinance – Wireless Communication Towers**
 - i. Staff Report – Chris Solberg
 - ii. Recommendation
- 4. *Comments from the Floor***
- 5. *Comments from the Planning Commission***
- 6. *Comments from Staff***
 - A. Comprehensive Plan Update**
- 7. *Adjournment***

The public is welcome and encouraged to attend all meetings. If special accommodations are required please contact City Hall prior to the meeting at (402) 331-4343. A copy of the Open Meeting Act is posted in the Council Chamber. Citizens may address the Planning Commission about items not on the agenda under “comments from the floor”. Comments should be limited to five minutes. We ask for your cooperation in order to provide for an organized meeting.



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PLANNING COMMISSION MINUTES
OCTOBER 15, 2015-7:00 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, October 15th, in the Harold “Andy” Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman John Gahan called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, John Gahan, Tom Miller, Jason Dale, Kathleen Alexander, Harold Sargus, Kevin Wetuski and Jackie Hill. Members absent were: Mike Circo. Also in attendance were Chris Solberg, City Planner; Court Barber, Intern; and John Kottmann, City Engineer.

Legal notice of the public meeting and hearing were posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public.

1. Call to Order

The meeting was called to order by Chairman Gahan at 7:00 p.m. Copies of the agenda and staff reports were made available to the public. Gahan mentioned that due to the absence of a regular member, the alternate will be a voting member for the meeting.

2. Approval of Meeting Minutes – September 17, 2015

Sargus moved, seconded by Alexander to approve the September 17th minutes with corrections. **Ayes: Krzywicki, Sargus, Gahan, Wetuski, Miller, Dale, Alexander, Malmquist, and Hill. Nays: None. Abstain: None. Absent: Circo. Motion Carried. (9-0)**

3. Old Business

A. Public Hearing for Amendment to Section 7.11 of the Zoning Ordinance-Wireless Communication Towers

- i. **Staff Report:** Solberg states that based off of concerns from the last planning commission meeting, staff asked Robert Naumann, representative for CMS to attend tonight’s meeting to go over the ordinance and answer questions. He mentioned that Naumann will be the one working with this set of regulations upon implementation and is best suited to answer any questions. Solberg also said that two different intent statements are included at the end of this section as there was interest about using the old intent statement as opposed to the new one that the Commission has concerns over. .

- ii. **Public Hearing:** Continued from September 17th meeting.

Robert Naumann, representative for CMS, came up to speak and answer questions. He mentioned that there were 3 questions presented to him from Solberg and said that he would answer those and anything else that may come

up. The first question that he answered was in regards to 7.11.01, Purpose and Legislative Intent. He said that sometimes their model ordinance is used as a stand-alone ordinance and wanted to make sure all sections are covered. He said the intent statement could seem redundant with the primary purpose and intent statement of the zoning ordinance itself. He said that it can be left out, kept in, or modified depending on what the commission wants to do. The second question was in regards to insurance, section 7.11.18.01, and the potential need for workman's compensation insurance. He said that their model ordinance is kept at a minimum and to keep in mind that the wireless company is the applicant and they will have their own insurance. He said that it is up to the city if they want to put a required amount, but to keep it so that companies do not constantly have to modify their insurance amounts to do work. The third question was in regards to 7.11.09 and whether or not there is a height limitation, or if there should be a height limitation. This is handled in a variety of ways. First of all, there is a restriction, but it is not apparent. He states that according to FAA, anything over 200 hundred feet has to be lit. The only way that a tower could be over 200 feet is if the contractor asks for a relief and the commission approves the relief. If this cannot be justified, then the commission is encouraged to deny the relief. He mentioned that there are communities that he works with that have a tower height limit.

Sargus asked about 7.11.01 and the redundancy. He inquired as to where that is at.

Naumann said that he pulled of the city's purpose and intent in the ordinance and said that it was very similar. It basically states that we are looking out for the general welfare of the community.

Sargus asked why the model language says "May pose a significant risk..."

Naumann said that each case is different. He used the example of a rooftop mounted antennae on a residential building that is exposed to the general public could pose an RF risk to anyone that may have to do work on the roof. They don't have add or enforce any restrictions to the carrier on RF exposure, but they need to prove that they are following FCC rules.

Naumann went over 7.11.07 and asked about priority #6, in regards to placing a new tower on properties in areas zoned for Transitional Agricultural use and how that land can sometimes become residential land. He wanted to know if the commission wanted to insert language to indicate that this is not only for current zoning, but future zoning as well. He also mentioned adding residential as #7 as the last area to be utilized to put in a tower.

Miller asked if there is a rule of thumb as far as distance between towers for residential.

Naumann said that it's a moving target. He said that as the demand for more data increases, the closer in proximity the towers will need to be. He said that it will need to be made perfectly clear that residential placement needs to be a last resort.

Hill asked if the FCC had any data on RF Exposure.

Naumann said that the FCC and many of the carriers will say that that can't be regulated. He said that they will tell them that they are not regulating it, but making sure that they are in compliance. He said that the challenge with the FCC is that they have a lot of regulations and assume that they will be followed.

Hill mentioned that there is not a lot of oversight from the FCC.

Naumann said there is not a lot of oversight, unless there's a complaint or the consultant verifies that they are in compliance.

Hill asked about 7.11.06.08 in regards to the balloon only being flown for 4 hours.

Naumann said that it would be cost inhibitive to have it flown any longer, but if they want to have it adjusted they can.

Gahan asked if a conditional use permit would be needed for a company to put up a new tower.

Solberg said yes, that it is in the ordinance to have to apply for a CUP. They would need to go through the consultant first when applying for a CUP and getting an approval from the commission.

Naumann suggested having the party interested in building the tower speak to him first and do a site visit with them prior to applying for the CUP. He wants them to be completely prepared before the application process starts.

Hill asked if Naumann was asking if that is part of the pre-application meeting and who all was involved on the meeting.

Naumann said that they would invite whomever, but Solberg would most definitely be included. Naumann will be a part of this meeting as well as another consultant from CMS. He will also contact other experts in whatever field he may have a question for.

Naumann also suggested changing the fees to reflect modifications and co-locates for better clarification.

Hill asked about 7.11.16 in regards to Performance Security and the \$75,000 fee for a tower facility. She feels that the fees are a little low considering the costs for constructing a new tower.

Naumann said that the fees are based on if the tower is abandoned and needs to be demolished.

Hill brought up 7.11.18.04 in regards to the city requiring a 30 day written notice in advance to the company cancelling its insurance. She said that the state of Nebraska statute is 10 days of non-pay, so we will never get 30 days.

Naumann said that these models are nationwide and can be adjusted to fit our state statute if needed.

Krzywicki asked if the insurance provider can add a 30 day non-pay clause to continue coverage for those 30 days.

Naumann said that this can be modified if need be.

Public Hearing Closed: Miller moved, seconded by Krzywicki to close the public hearing. **Ayes:** *Krzywicki, Sargus, Gahan, Wetuski, Miller, Dale, Alexander, Malmquist, and Hill.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Circo.* **Motion Carried. (9-0)**

Sargus mentioned that he feels adding areas that could be rezoned to residential to 7.11.07 is a very good idea.

Solberg said that it can be added, but the likelihood is variant in context to La Vista. There is only one area of transitional agricultural that will become residential based on the future land use map. He said that it can be added for protection.

Krzywicki pointed out a mistake in the section where seven is spelled out, but six is in parentheses.

Sargus mentioned that there are two intent statements and wanted clarification if they had to choose between one of the 2, or if it could be omitted.

Solberg said that there has to be an intent statement, but they had the option of using the model statement, or the one that already exists.

Krzywicki said that he prefers intent statement "A". He also mentioned replacing "and" with "or" in the intent statement in regards to the sentence about the environment (second sentence of the first paragraph).

Sargus asked Naumann if the model language is ever changed when other states look at this ordinance.

Naumann said yes. He mentioned that they try to put the city more in charge of the ordinance, so they change it when needed. The language was written by their legal team and there has never been an issue.

Naumann said that most people's issues are with the visual aspect of the tower, as opposed to the health risks from the tower.

Solberg stated that they can add in residential to 7.11.01 if the commission votes to add it in.

Naumann suggested adding in residential and commercial to that section.

Solberg mentioned that if the commission wants to add a 7 and 8 to 7.11.01, then the zoning ordinance would have to be changed as well.

Recommendation: Sargus moved, seconded by Malmquist to recommend tabling this item until the next meeting, allowing staff time to make suggested changes to the documents.
Ayes: Krzywicki, Sargus, Gahan, Wetuski, Miller, Dale, Alexander, Malmquist, and Hill.
Nays: None. **Abstain:** None. **Absent:** Circo. **Motion Carried. (9-0)**

4. New Business

A. Public Hearing for Conditional Use Permit – CLR Development

The developer has decided to withdraw his application at this time.

B. Public Hearing for Amendments to Section 5.15 of the Zoning Ordinance – Planned Unit Developments

- i. **Staff Report:** Solberg states that some amendments have been made, but that there are other sections that do not coincide with the changes to this ordinance. This item will need to be tabled.

Recommendation: Krzywicki, seconded by Dale to table the item. **Ayes:** Krzywicki, Sargus, Gahan, Wetuski, Miller, Dale, Alexander, Malmquist, and Hill. **Nays:** None. **Abstain:** None. **Absent:** Circo. **Motion Carried. (9-0)**

5. Comments from the Floor

None.

6. Comments from Planning Commission

None.

7. Comments from Staff

A. Comprehensive Plan Update

Solberg talked about the Choices Workshops that were held for the Comprehensive Plan. They are vetting all of the input gathered and are going through the process of helping LSD with the changes to the document and will hopefully move forward to having more public meetings in the future. In doing so, this will hopefully get us closer to creating the final document.

8. Adjournment

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date

Memorandum



To: Planning Commission

From: Christopher Solberg, City Planner

Date: 11/13/2015

Re: Text amendments to Section 7.11 – Wireless Communication Towers

Based on comments heard at the October 15, 2015 Planning Commission meeting, staff has made two minor edits to the proposed Section 7.11. A typographical error was corrected under 7.11.07.01 and the cancellation of insurance notification period is now 10 days instead of 30 under 7.11.18.04. These changes are shown in red within the provided document.

After reviewing the issue, the Community Development Committee believes wireless towers should not be added as an allowed conditional use within residential districts and should be left out of the list of possible zones under Section 7.11.07.01.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval to City Council.

Section 7.11 Wireless Communication Towers

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 impact 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.

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|------------|--|
| 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 | "Applicant" means any wireless service provider submitting an application for a conditional use permit for wireless telecommunications facilities. |
| 7.11.02.03 | "Antenna" means a system of electrical conductors that transmit or receive electromagnetic waves or radio frequency or other wireless signals. |
| 7.11.02.04 | "Co-location" means the use of an existing tower or structure to support antennae 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 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. |
| 7.11.02.08 | "FAA" means the Federal Aviation Administration, or its duly designated and authorized successor agency. |

7.11.02.09	“FCC” means the Federal Communications Commission, or its duly designated and authorized successor agency.
7.11.02.10	“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 lightening protection devices.
7.11.02.11	“Modification” or “Modify” means, the addition, removal or change of any of the physical and visually discernible components or aspects of a wireless 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.
7.11.02.12	“NIER” means Non-Ionizing Electromagnetic Radiation.
7.11.02.13	“Personal Wireless Facility” See definition for ‘Wireless Telecommunications Facilities.’
7.11.02.14	“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.
7.11.02.15	"Repairs and Maintenance" means 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 the addition, removal or change of any of the physical or visually discernible components or aspects of a wireless facility that will add to the visible appearance of the facility as originally permitted.
7.11.02.16	“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.
7.11.02.17	“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.
7.11.02.18	“Telecommunication Site” See definition for Wireless Telecommunications Facilities.
7.11.02.19	“Telecommunications Structure” means a structure used in the provision of services described in the definition of ‘Wireless Telecommunications Facilities.’
7.11.02.20	“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.
7.11.02.21	“Tower” means any structure designed primarily to support an antenna for receiving and/or transmitting a wireless signal.
7.11.02.22	“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 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 a conditional use permit for wireless telecommunications facilities for the express purpose of achieving the following goals:
- 7.11.03.01 Requiring a 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 a conditional use permit for wireless telecommunications facilities.
 - 7.11.03.03 Establishing a policy for examining an application for and issuing a conditional use permit for wireless telecommunications facilities that is both fair and consistent.
 - 7.11.03.04 Promoting and encouraging, wherever possible, the sharing and/or co-location of wireless telecommunications facilities among service providers.
 - 7.11.03.05 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, 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.
 - 7.11.03.06 That in granting a conditional use permit, 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 a Conditional Use Permit for Wireless Telecommunications Facilities.
- 7.11.04.01 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 obtained a conditional use permit for wireless telecommunications facilities. Notwithstanding anything to the contrary in this section, no conditional use permit shall be required for those non-commercial exclusions noted in Section 7.11.05.
 - 7.11.04.02 All legally permitted wireless telecommunications facilities, constructed as permitted, existing on or before the effective date of this section shall be allowed to continue as they presently exist, provided however, that any visible modification of an existing Wireless telecommunications Facility will require the complete facility and any new installation to comply with this ordinance.
 - 7.11.04.03 Repair and Maintenance of a Wireless Facility does not require an application for a conditional use permit.

7.11.05 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 Unless noted elsewhere in this section, all tower Development permits are governed by the regulations in Article 6: conditional use permits.
- 7.11.06.02 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 has been issued.
- 7.11.06.03 Any and all representations made by the applicant to the City on the record 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.
- 7.11.06.04 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, without exception, unless specifically granted relief by the City in writing, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all 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.
- 7.11.06.05 In addition to all other required information as stated in Section 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;
 - 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 antennae 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.

7.11.06.06 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.

7.11.06.07 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.

7.11.06.08 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.

- 7.11.06.09 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:
1. The foreseeable number of FCC licenses available for the area;
 2. The kind of wireless telecommunications facilities site and structure proposed;
 3. The number of existing and potential licenses without wireless telecommunications facilities spaces/sites;
 4. Available space on existing and approved towers.
- 7.11.06.10 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 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.
- 7.11.06.11 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.
- 7.11.06.12 If the proposal is for a co-location or modification on an existing tower, the applicant is to provide signed documentation of the tower condition such as an ANSI report as per Annex E, tower Maintenance and Inspection Procedures, ANSI/TIA/EIA-222F or most recent version. The inspection report must be performed every three (3) years for a guyed tower and five (5) years for monopoles and self-supporting towers.
- 7.11.06.13 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.
- 7.11.06.14 If the proposal 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.

- 7.11.06.15 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.
- 7.11.06.16 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.
- 7.11.06.17 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.
- 7.11.06.18 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.
- 7.11.06.19 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.
- 7.11.06.20 A holder of a conditional use permit 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.
- 7.11.06.21 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.
- 7.11.06.22 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.

- 7.11.06.23 The holder of a conditional use permit 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 Location of Wireless Telecommunications Facilities

- 7.11.07.01 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 ~~seven-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
- 7.11.07.02 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.
- 7.11.07.03 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.
- 7.11.07.04 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.
- 7.11.07.05 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.
- 7.11.07.06 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.

7.11.08 Shared Use of Wireless Telecommunications Facilities and Other Structures

- 7.11.08.01 The City, as opposed to the construction of a new tower, shall prefer locating on existing towers or others 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.

7.11.08.02 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.

7.11.08.03 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.

7.11.09 Height of Telecommunications Tower(s)

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

7.11.09.02 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.

7.11.10 Visibility of Wireless Telecommunications Facilities.

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

7.11.10.02 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.

7.11.10.03 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.

7.11.11 Security of Wireless Telecommunications Facilities.

7.11.11.01 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.

7.11.12 Signage

7.11.12.01 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.

7.11.13 Lot Size and Setbacks

- 7.11.13.01 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.

7.11.14 Retention of Expert Assistance and Reimbursement by applicant

- 7.11.14.01 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.

7.11.15 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.

7.11.16 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 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 conditional use permit.

7.11.17 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.

7.11.18 Liability Insurance

- 7.11.18.01 A holder of a 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 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

- 7.11.18.02 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.
- 7.11.18.03 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.
- 7.11.18.04 The insurance policies shall contain an endorsement obligating the insurance company to furnish the City with at least ~~thirty-ten~~ (30) days prior written notice in advance of the cancellation of the insurance.
- 7.11.18.05 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.
- 7.11.18.06 Before construction of a permitted wireless telecommunications facilities is initiated, but in no case later than fifteen (15) days after the granting of the conditional use permit, the holder of the conditional use permit shall deliver to the City a copy of each of the policies or certificates representing the insurance in the required amounts.

7.11.19 Indemnification

- 7.11.19.01 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.
- 7.11.19.02 Notwithstanding the requirements noted in Section 7.11.19.01, an indemnification provision will not be required in those instances where the City itself applies for and secures a conditional use permit for wireless telecommunications facilities.

7.11.20 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 conditional use permit, then the City shall notify the holder of the 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 conditional use permit is subject to revocation.

7.11.21 Removal of Wireless Telecommunications Facilities.

- 7.11.21.01 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 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;

2. Permitted wireless telecommunications facilities fall into such a state of disrepair that it creates a health or safety hazard;
3. Wireless telecommunications facilities have been located, constructed, or modified without first obtaining, or in a manner not authorized by, the required conditional use permit, or any other necessary authorization and the conditional use permit may be revoked.

- 7.11.21.02 If the City makes such a determination as noted in Section 7.11.21.01, then the City shall notify the holder of the conditional use permit for the wireless telecommunications facilities within forty-eight (48) hours that said wireless telecommunications facilities are to be removed, the City may approve an interim temporary use agreement/permit, such as to enable the sale of the wireless telecommunications facilities.
- 7.11.21.03 The holder of the conditional use permit, or its successors or assigns, shall dismantle and remove such wireless telecommunications 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 wireless telecommunications facilities are located wishes to retain any access roadway to the wireless telecommunications facilities, the owner may do so with the approval of the City.
- 7.11.21.04 If wireless telecommunications facilities are not removed or substantial progress has not been made to remove the wireless telecommunications 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 at the sole expense of the owner or conditional use permit holder.
- 7.11.21.05 If, the City removes, or causes to be removed, wireless telecommunications facilities, and the owner of the wireless telecommunications 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 abandoned, and sell them and their components.
- 7.11.21.06 Notwithstanding anything in this Section to the contrary, the City may approve a temporary use permit/agreement for the wireless telecommunications facilities, for no more ninety (90) days, during which time a suitable plan for removal, conversion, or re-location of the affected wireless telecommunications facilities shall be developed by the holder of the conditional use permit, subject to the approval of the City, and an agreement to such plan shall be executed by the holder of the 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 wireless telecommunications facilities in the manner provided in this Section.

7.11.22 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 a conditional use permit, or in the case of an existing or previously granted conditional use permit a request for modification of its tower 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.

7.11.23 Periodic Regulatory Review by the City

- 7.11.23.01 The City may at any time conduct a review and examination of this entire ordinance.
- 7.11.23.02 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.
- 7.11.23.03 Notwithstanding the provisions of Sections 7.11.23.01 and 7.11.23.02, 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.

7.11.24 Adherence to State and/or Federal Rules and Regulations

- 7.11.24.01 To the extent that the holder of a conditional use permit for wireless telecommunications facilities has not received relief, or is otherwise exempt, from appropriate State and/or Federal agency rules or regulations, then the holder of such a 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.
- 7.11.24.02 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 a conditional use permit for wireless telecommunications facilities, then the holder of such a conditional use permit shall conform the permitted wireless telecommunications 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.