

ARTICLE 3.20 – WIRELESS COMMUNICATION FACILITIES

SECTION 3.20.001 – PURPOSE

The purpose of these regulations is to ensure that wireless communication facilities (WCF) are located and installed in a manner that:

- A. Encourages the collocation of WCF;
- B. Minimizes the number of towers that are built throughout the City;
- C. Ensures that new towers are only sited when alternative locations, such as existing buildings, utility structures, water towers and similar structures are not feasible;
- D. Minimizes the impacts to residential areas which are in close proximity to a WCF;
- E. Preserves the opportunity for continued and growing service from wireless communication industries.

SECTION 3.20.002 – General Provisions

No WCF may be constructed, modified, installed or otherwise located within the City unless the review authority finds that it satisfies all requirements of this Code.

SECTION 3.20.003 – FACILITIES EXEMPT FROM STANDARDS

All of the following are exempt from the regulation of this Article.

- A. Emergency or routine repairs, removal, reconstruction, replacement or routine maintenance of previously approved facilities where the physical dimensions of any element of the facility is not substantially changed;
- B. The collocation of additional WCF antennas on an existing WCF support tower shall be considered an outright permitted use if the existing WCF was specifically approved, as part of a prior land use approval by the City;

SECTION 3.20.004 – APPLICATION REQUIREMENTS

In addition to the submittal requirements of Articles 8.2 and 8.5, the following items shall be provided as part of the application for a WCF:

- A. A vicinity map identifying all land uses, structures, and zoning designations within 500 feet of the site boundaries.
- B. One or more photographs of a similar WCF, identifying each of the major components that will be included in the proposed WCF.
- C. A collocation feasibility study that adequately indicates collocation efforts were made and states the reasons collocation can or cannot occur. The feasibility study shall evaluate the collocation on existing buildings, utility structures, WCF towers, and other support structures for reasons of structural support capabilities, safety, available space, receiving or transmitting interference, or failing to meet the service coverage area needs.

- D. A statement demonstrating that the WCF must be located where it is proposed in order to service the provider's service area. There shall be an explanation of why a WCF and the proposed site is technically necessary. The statement shall also demonstrate that alternative sites were considered, where such sites are located and why they were not selected.
- E. Documentation detailing the general capacity of the proposed WCF in terms of the number and type of antennas it is designed to accommodate.
- F. A signed agreement stating that the applicant and any future owners of the WCF will allow collocation with other users, provided all safety, structural, and technological requirements are met.
- G. A copy of the lease agreement for the proposed site showing that the agreement does not preclude future collocation on the proposed WCF.

SECTION 3.20.005 – STANDARDS FOR WCF SITES

- A. Tower Sharing: Where technically feasible, new facilities must collocate on existing towers or other structures to avoid the construction of new towers. Requests for a new tower must be accompanied by evidence that application was made to locate on existing towers or other structures, with no success; or that location on an existing tower or other structure is not feasible. A third-party review of feasibility determination may be required.
- B. Separation between WCF towers. No WCF tower may be constructed within 2,000 feet of any pre-existing WCF.
- C. Height limitation. The maximum tower height shall not exceed 150 feet, as measured from the ground elevation to the top of the tower or antennas.
- D. Setbacks: The following setbacks from adjacent property lines, dwellings, streets and zone boundaries:
 - 1. WCF towers shall be setback from all dwellings and public streets by a distance equal to or greater than the height of the tower and antennae.
 - 2. WCF towers shall be setback from a residential zone boundary by a distance equal to or greater than 500 feet.
 - 3. Should the use of "concealment technology" be implemented, or if the WCF is integrated into an existing or proposed structure, such as church steeple, electrical transmission tower, or other structure, the Planning Commission may reduce or waive the setback requirements.
- E. Color. The WCF shall be painted or coated with a dull, non-reflective surface, with a color that matches or blends with its surrounding or background, unless state or federal regulations require different colors.
- F. Design. Towers supported by guy wires are prohibited.
- G. Screening. The base of a WCF tower, all accessory equipment and ancillary structures at grade shall be fully screened from the street and any abutting sites as follows:

1. The Site shall be screened by a fence or wall or hedge at least six feet (6') in height. The screening material (e.g. slats, vegetation, other) shall be totally sight-obscuring.
 2. Landscaping shall be provided in accordance with the requirements in Article 5.6 of this Code and shall be located outside the perimeter fence or wall.
- H. Lighting. No lighting shall be permitted on the tower, antennas, or ancillary structures except as required by the Federal Aviation Administration or the Oregon State Aeronautics Division. If required, the lighting shall be shielded or deflected from the ground and other properties, to the extent practicable.
- I. Collocation. WCF towers shall be designed to accommodate collocation of additional provider's antennas:
1. WCF towers at 75 feet or less in height shall be designed to accommodate collocation of at least one additional antenna either outright or through future modification.
 2. WCF towers over 75 feet in height shall be designed to accommodate collocation of at least two additional antennas either outright or through future modification.
- J. Signage. No advertising signs, striping, graphics or other attention getting devices are permitted anywhere on the WCF, with the exception of one (1) identification sign, not to exceed sixteen (16) square feet; and, incidental signage, such as warning and safety signs, not to exceed a total cumulative area of four (4) square feet.

SECTION 3.20.006 – REMOVAL OF FACILITIES

All tower, antennas, and ancillary structures shall be removed by the facility owner or property owner within one hundred-twenty (120) days of the date the facility ceases to be operational. All below grade areas shall be filled and the site graded level. The site shall be left in a clean condition, free of debris, in a manner that will allow for the future development of the property.