CHAPTER 8

WIRELESS COMMUNICATION FACILITIES

SECTION:

10-8-1: WIRELESS COMMUNICATION FACILITIES; REGULATIONS:

A. Purpose And Definitions:

1. Purpose: Wireless communication facilities include antennas (attached and freestanding) with or without equipment buildings constructed for transmitting signals for the operation of personal communication systems. These types of uses are necessary for the day-to-day function of everyday living and commerce. Although necessary, these uses can have negative visual impacts to the community. This section is intended to provide standards and a process for permitting wireless communication facilities to assess and minimize negative visual impacts.

2. Definitions:

WIRELESS COMMUNICATION ANTENNA ARRAY:	One or more rods, panels, discs, or similar devices used for the transmission or reception of radio frequency (RF) signals through electromagnetic energy, which may include omni-directional antenna (whip), directional antenna (panel), and parabolic antenna (dish).
WIRELESS COMMUNICATION FREESTANDING FACILITY:	A wireless communication transmission and/or reception device(s) that is affixed to a structure erected to support the transmission and/or reception device equipment, equipment structures, and connecting appurtenances. Support structure types include, but are not limited to,

metal poles, lattice towers, wood poles, and guy towers.

B. General Requirements:

1. A wireless communication facility shall constitute a special use and shall be considered under the conditional use section of the Commercial and Industrial Zoning Districts. Conditions that may be appropriate for wireless communication facilities may include but are not limited to:

a. Modification of the required lot size or setbacks in the zoning district to accommodate the use;

b. Control the location and number of access points to the property;

c. Limit the coverage or height of equipment/building structures, because of obstructions to views or incompatibility with surrounding uses;

d. Reduce or expand requirements for screening or landscaping to maintain the property in character with the surrounding area; and

e. Establish regulations to protect property or existing improvements from detrimental effects of the proposed use.

2. Parabolic antennas, that are a component of a wireless communication facility, shall not exceed a diameter of six feet (6').

3. Freestanding support structures for wireless communications facilities shall be monopole structures unless the City Council approves a different structure, upon good cause shown.

4. Communication antenna arrays may be located on an existing support structure or building. Location of any antenna array on the existing facility shall be permitted without a conditional use permit or a site plan review contingent that there are no substantial changes to the existing support structure. The antenna array shall not increase the height of said freestanding facility or facility located on an existing building more than fifteen feet (15'). Any antenna array that increases the height of the freestanding facility more than fifteen feet (15') will require a conditional use permit.

5. Minor modifications of existing wireless communication facilities are permitted, provided that; there are no significant changes in the visual appearance of the facility. Minor modifications include, but are not limited to, the addition of transmission and/or reception device(s) to wireless communication facilities that meet the provisions of this section.

6. If any antenna or tower is not operated for a continuous period of six (6) months, it shall be considered abandoned. The owner of such antenna or tower shall remove it within sixty (60) days after notice and an opportunity to be heard. If the antenna or tower is not removed within the sixty (60) days the City may, at the expense of the communication facility's owner(s), remove the antenna or tower and file a lien against the owner of the facility for expenses incurred in removal and any attorney fees associated with the due process or judicial process incurred by the City.

C. Appearance Standards:

1. Wireless communication facilities, whether constructed as a permitted use or as a conditional use, shall be designed to be compatible with, and blend with the natural and built environment. This design includes, but is not limited to:

a. Building structure and design.

b. The use of exterior material.

c. Landscaping and fencing.

2. All equipment and associated cabling shall be enclosed within a structure or shall be concealed, camouflaged, or placed under ground.

D. Site Development Standards:

1. Landscaping And Screening: The site shall be screened with landscaping according to the zone in which it is located. Within one hundred feet (100') of an existing residential use or a Residential zoned lot, the perimeter of the site shall be landscaped with shrubs and trees that will provide a visual screening fence.

The height of the fence shall be a minimum of six feet (6') in height and be maintained by the property owner.

2. Setback Requirements: Support tower structures shall be set back from all property lines as required by the International Building Code or one foot (1') for every ten feet (10') of total tower height, whichever produces the greater setback, as long as they are constructed to the Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision E standard entitled "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" Current Standard.

3. Perimeter Fencing: At a minimum the entire communications facility shall be fenced with a six foot (6') high chain link fence at its perimeter. If the site is adjacent to a residential use or zone refer to subsection D1 of this section.

4. Electromagnetic Field/Radio-Frequency Radiation Standards: Installation of a wireless communication antenna array shall conform to standards as required by the Federal Communication Commission's (FCC) regulations.

5. Sharing Of Support Towers And Collocation Of Facilities: It is the policy of the City of Priest River to minimize the number of wireless communication support towers and to encourage the collocation of antenna arrays of more than one wireless communication service provider on a single support tower. (Ord. 597, 8-6-2018)