

Chapter 12.17

Cellular and Low Power Towers

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12.17.1 Purpose and General Provisions

The purpose of this Chapter is to provide standards and regulations for the height, location and general design of low power communication towers in Bluffdale City. The requirements of this Chapter apply to both commercial and private low power radio systems such as cellular or Personal Communication Systems (PCS), and paging systems. All facilities approved under this Chapter shall comply with these regulations and all other ordinances of Bluffdale City and any pertinent state or federal regulations.

Each facility shall be considered as a separate use and an annual business license shall be required for each such facility.

The staff will review each application for approval to ensure that the proposed facility is compatible with the height and mass of existing buildings and utility structures and that co-location of antennas or other structures is possible without significantly altering the existing facility. The facility shall blend with existing vegetation, topography and buildings. The location of a facility may not create a detrimental impact to adjoining property owners.

12.17.2 Specific Definitions

The following list of definitions is provided to add clarification to the terms used in this Chapter. If further clarification of these terms is required, it will be given by the Board of Adjustment.

1. Antenna - A transmitting or receiving device used in telecommunications that radiates or captures radio signals.
2. Guyed Wire Tower - An open steel frame supported by guyed wires that extend 80% of the height of the structure away from the structure.
3. Lattice Tower - A self supporting, multiple sided, open steel frame structure used to support telecommunications equipment.
4. Low Power Radio Services Facility - An unmanned structure that consists of equipment used primarily for the transmission, reception or transfer of voice or data through radio wave or wireless transmissions. Such sites typically require the construction of transmission support structures to which antenna equipment is attached.
5. Monopole - A single cylindrical steel or wood pole that acts as the support structure for antennas.
6. Roof Mounted Antenna - An antenna or series of antennas mounted on an existing roof, mechanical room or penthouse of a building.
7. Wall Mounted Antenna - An antenna or series of antennas mounted against the vertical wall of a building or structure.
8. Whip Antenna - An antenna that is cylindrical in shape that can be directional or omnidirectional and vary in size depending upon the frequency and gain for which they are designed.

12.17.3 Approval Process

All applications for approval of a low power radio tower or cellular or PCS facility will be reviewed by the staff. Staff will review the size, height, color, accessory facilities, and general nature of the proposed tower.

1. Staff may recommend conditions on any tower to address the items detailed above and any other appropriate conditions.

If the proposed tower is a permitted use in the zone, the application may be approved administratively by staff. The staff may require the applicant for installation of any tower to obtain approval by the City Council if deemed necessary. All applications that require a Conditional Use Permit for approval of a low power radio tower or cellular or PCS facility, if approved, shall be in accordance with Section 12.13 herein. Review of the proposed tower shall be completed as

follows:

2. Staff shall prepare a concise report indicating if all requirements of this Chapter have been satisfied along with a recommendation for approval, approval with conditions, or denial of the application.

Any interested party, including the applicant, may appeal the action of the Planning Commission to the City Council provided that such appeal is submitted to the Board within ten (10) days of the Commission decision. If the decision has not been appealed within ten (10) days of the decision, the action shall be final.

12.17.4 Types of Structures

Low power radio tower or cellular or PCS facilities are characterized by the type or location of the antenna structure. The five general types of such antenna structures include wall mounted, roof mounted, monopoles less than two feet in diameter, monopoles greater than two feet in diameter, and lattice towers. Standards for installation and construction of each type of structure are listed below:

3. Wall Mounted Antenna - An antenna or series of antennas mounted against the vertical wall of a building or structure. Structures include, but are not limited to, buildings, smoke stacks, water tanks, and grain elevators. Wall mounted antennas are a permitted use in the industrial zones of Bluffdale City and on City owned property, and a conditional use in the agriculture and commercial zones of the City (see Chart 1). Any wall mounted antenna shall comply with the following standards:
 - a. Wall mounted antennas shall not extend above the wall line of the structure more than four (4) feet, nor shall it protrude more than four (4) feet from the wall.
 - b. Wall mounted antennas and associated equipment shall be painted to match the color of the predominant background against which they are most commonly seen. All support structures and antennas should be architecturally compatible with the building or structure. Whip antennas are not allowed on a wall mounted antenna structure.
 - c. If any associated equipment is located on the ground, it shall be enclosed by a sight obscuring fence and landscaped to match the surrounding landscaping or to the satisfaction of the Planning Commission.
 - d. The owner of any structure on which a wall mounted antenna is located must, in person or in writing, agree to all conditions of approval including the removal of a vacated antenna.
2. Roof Mounted Antenna - An antenna or series of antennas mounted on the roof, mechanical room, or penthouse of a building or structure. Roof mounted antennas are a permitted use on City owned property and a conditional use in the industrial and commercial zones of Bluffdale City (see Chart 1). Any roof mounted antenna shall comply with the following standards:
 - a. Roof mounted antennas may only be erected on buildings or structures with a flat roof and shall be screened, constructed and/or colored to match the structure on which they are located.
 - b. Antennas must be setback from the edge of the structure no less than one (1) foot for every one (1) foot of vertical antenna height to a maximum height of ten (10) feet. In no case shall a roof mounted antenna be located closer than five (5) feet from the edge of the structure on which it is erected.
 - c. If any associated equipment is located on the ground, it shall be enclosed by a sight obscuring fence and landscaped to match the surrounding landscaping or to the satisfaction of the Planning Commission.
 - d. The owner of any structure on which a roof mounted antenna is located must, in person or in writing, agree to all conditions of approval including the removal of a vacated antenna.
3. Monopole Structures Less Than Two (2) Feet in Width - A single cylindrical steel or wooden pole that acts as the support structure for an antenna or series of antennas. Monopole structures less than two (2) feet in width are a permitted use in the industrial zones of Bluffdale City and on City owned property, and a conditional use in the commercial and agriculture zones of the City (see Chart 1). These types of structures are intended to be placed on light poles, light standards, flagpoles and other existing or planned vertical structures. The following requirements must be satisfied prior to construction of a monopole less than two (2) feet in width:
 - a. The total antenna structure mounted on a monopole shall not exceed two (2) feet in width or diameter nor

- exceed ten (10) feet in height. The entire monopole itself shall not exceed sixty (60) feet in height.
- b. No monopole antenna shall be placed in or within two hundred (200) feet of a residential zone.
4. Monopole Structures Greater Than Two (2) Feet in Width - A single cylindrical steel or wooden pole that acts as the support structure for an antenna or series of antennas. Monopole structures Greater than two (2) feet in width are a permitted use in the industrial zones of Bluffdale City and on City owned property, and a conditional use in the commercial and agriculture zones of the City (see Chart 1). The following requirements must be satisfied prior to construction of a monopole greater than two (2) feet in width:
- a. The actual antennas and antenna support structure on a monopole shall not exceed thirteen (13) feet in width and eight (8) feet in height.
 - b. No monopole shall be erected within two hundred (200) feet of a residential zone or within a one half mile radius to another monopole tower unless grid documentation is supplied by an independent consultant stating that co-location will create an unreasonable hardship.
 - c. All monopoles shall be less than sixty (60) feet in height unless the tower is designed for co-location of antenna structures. In the case of co-location, the height of the tower may be increased by twenty (20) feet for each potential co-location not to exceed three (3) potential co-locations or one hundred (100) feet in total monopole height.
 - d. Co-location of more than one antenna structure is a permitted use on all approved monopoles and is approved administratively by the staff.
 - e. The applicant must supply the City with a letter indicating that if technology renders the tower obsolete or the tower is vacated the applicant will remove the tower and all associated equipment within ninety (90) days of the vacation of the tower.
 - f. Monopole towers may not be constructed in the required setback, landscape buffer area, or required parking area of any zone.
 - g. All associated equipment located on the ground, shall be enclosed by a sight obscuring fence and landscaped similar to surrounding landscaping or to the satisfaction of the Planning Commission.
 - h. The owner of any property on which a monopole tower mounted antenna is located must, in person or in writing, agree to all conditions of approval including the removal of a vacated antenna.

12.17.5 Location and Criteria for Conditional Use

Bluffdale City strongly supports the placement of facilities on existing structures and co-location of two or more towers. The staff, Planning Commission, and City Council may use the following criteria for determining necessary conditions to ensure:

1. The proposed facility is compatible with the height and mass of existing buildings and utility structures.
2. That co-location of antennas or other structures is possible without significantly altering the existing facility.
3. That the facility blends with existing vegetation, topography and buildings including color and screening.
4. That location of a facility will not create a detrimental impact to adjoining property owners.
5. That sufficient guarantees for removal of a vacated facility are in place.

The chart below indicates where low power radio communication towers, facilities, and antennas may be located in Bluffdale City and what type of approval is required.

Type of Facility	Residential Zones	Commercial Zones	Industrial Zones	Agricultural Zones	City Owned Property
Lattice Tower	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Monopole Tower	Not Permitted	Conditional Use	Permitted Use	Conditional Use	Permitted Use
Roof Mounted Facility	Not Permitted	Conditional Use	Conditional Use	Not Permitted	Permitted Use
Wall Mounted Facility	Not Permitted	Conditional Use	Permitted Use	Conditional Use	Permitted Use
Mounted on Existing Structure	Not Permitted	Conditional Use	Conditional Use	Conditional Use	Conditional Use