

ORDINANCE NO. 2013-051

AN ORDINANCE relating to wireless communication facilities; amending Title 15 of the Yakima Municipal Code to add new Chapter 15.29 regulating wireless communication facilities, and repealing Section 15.04.180 of the Yakima Municipal Code.

WHEREAS, the City Council has previously adopted ordinances zoning and regulating land uses within the City of Yakima, all as codified at Title 15 of the Yakima Municipal Code ("YMC"), including YMC 15.04.180 pertaining to placement of communications towers; and

WHEREAS, on April 2, 2013, the City Council adopted Ordinance No. 2013-014 imposing a moratorium from April 2, 2013 through October 1, 2013 on the acceptance, processing and issuance of land use and building permits for new telecommunication and wireless service facilities. On May 21, 2013, the City Council approved Resolution No. 2013-066 adopting Findings of Fact and Conclusions of Law supporting the adoption of the moratorium. Following a public hearing duly scheduled and held on September 3, 2013, the City Council adopted Ordinance No. 2013-040, supported by findings of fact, extending the moratorium through midnight December 31, 2013; and

WHEREAS, the Planning Commission of the City of Yakima has scheduled and conducted study sessions and public hearings regarding wireless communication facilities on August 7, 2013; August 14, 2013; September 4, 2013; September 25, 2013; October 9, 2013, October 23, 2013 and October 28, 2013; and

WHEREAS, the Planning Commission, having received and considered all evidence and testimony presented at such sessions and hearing, together with the record herein, adopted findings of fact, conclusions and recommendation dated October 28, 2013, wherein the Planning Commission recommended adoption of a comprehensive code regarding wireless communication facilities as new Chapter 15.29 YMC; and

WHEREAS, the City Council has scheduled and held a public hearing on November 5, 2013 to receive the recommendation of the Planning Commission and public comment; and

WHEREAS, the City Council, having received and considered the recommendation of the Planning Commission, the record herein, and all evidence and testimony produced at the public hearing, finds and determines that the findings, conclusions and recommendation of the Planning Commission should be accepted and that Title 15 YMC should be amended to add new Chapter 15.29 YMC as attached hereto as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, the City Council finds that the purposes of the moratorium adopted pursuant to Ordinance No. 2013-014 and extended pursuant to Ordinance No. 2013-040 have been met and that the moratorium adopted pursuant to such ordinance should

terminate upon the date Chapter 15.29 YMC adopted herein becomes effective, that current YMC 15.04.180 should be repealed; and

WHEREAS, the City Council finds and determines that adoption of Chapter 15.29 YMC as set forth in Exhibit "A" attached hereto is in the best interests of residents of the City of Yakima and will promote the general safety and welfare; now, therefore

BE IT ORDAINED BY THE CITY OF YAKIMA:

Section 1. The findings and conclusions of the City of Yakima Planning Commission as referenced in the recitals above are affirmed and adopted by the City Council as its own findings and conclusions.

Section 2. Title 15 YMC is hereby amended to add new Chapter 15.29 YMC entitled "Wireless Communications Facilities" is hereby amended to read as set forth in Exhibit "A" attached hereto and incorporated herein.

Section 3. The moratorium implemented pursuant to Ordinance No. 2013-014 and extended pursuant to Ordinance No. 2013-040 shall terminate on the date Chapter 15.29 YMC adopted pursuant to this Ordinance becomes effective as set forth in Section 4 below.

Section 4. YMC 15.04.180 is hereby repealed effective on the date Chapter 15.29 YMC adopted pursuant to Section 2 above becomes effective.

Section 5. This ordinance shall be in full force and effect 30 days after its passage, approval, and publication as provided by law and by the City Charter.

PASSED BY THE CITY COUNCIL, signed and approved this 5th day of November, 2013.

ATTEST:



City Clerk

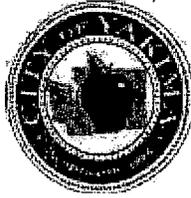


Micah Cawley, Mayor



Publication Date: November 8, 2013

Effective Date: December 8, 2013



**BUSINESS OF THE CITY COUNCIL
YAKIMA, WASHINGTON
AGENDA STATEMENT**

Item No. 10
For Meeting of: 11/5/2013

ITEM TITLE: Public hearing to consider the Yakima Planning Commission's recommendation regarding an amendment to the Yakima Municipal Code Title 15 and adopting an ordinance pertaining to a new Chapter 15.29 YMC establishing a comprehensive code for the regulation of communication towers.

SUBMITTED BY: Steve Osguthorpe, AICP, Community Development Director
Mark Kunkler, Senior Assistant City Attorney, Legal Department

SUMMARY EXPLANATION:

On April 2, 2013, the City Council imposed a moratorium on new telecommunication and wireless communication facilities in the City of Yakima, which was subsequently extended through December 31, 2013. The Yakima Planning Commission has conducted several study sessions and public hearings, and has received valuable information and assistance from the community and the wireless communication industry. As a result, the Planning Commission on October 28, 2013 adopted findings, conclusions and a recommendation that the City Council adopt a new Chapter in the YMC establishing a comprehensive code for wireless communication facilities within the City of Yakima.

The attached ordinance adopts a set of regulations that incorporates new application requirements for wireless facilities, establishes an approval process that includes administrative approvals of certain installations and a conditional use permit and variance procedures for other installations. The new code, while drawing on existing codes in other jurisdictions, has been tailored to address the needs of the Yakima community and the needs of the wireless communication industry. Some of the more salient provisions of the code include:

1. Definition of permit types, including modification permits, administrative permits, conditional use permits and variances. Types of permits required depends upon location, height and whether the application is to build a new tower or co-locate on an existing tower.
2. Co-location provisions and standards.
3. Development, design and locational standards for new towers, including acceptable methods of screening, camouflage and stealth designs.
4. Procedural standards for review including, where appropriate, balloon tests and visual impact assessments that allow the public to better visualize how the structure will be seen from

multiple vantage points.

5. A prioritization of preferred locations for new installations, ranging from co-location on existing structures and towers, to more protected locations such as residential zones and historic districts.

6. Height limits based upon location with opportunity for height variances subject to compliance with all variance criteria.

Council will note that there is one section titled, "Utility Pole Installation" that is shown as "reserved". That section is a placeholder for future, yet-to-be-developed standards for micro cells on utility poles. As we attempted to develop language for this with the current proposal, both staff and the Planning Commission realized that there were too many questions and issues that required further analysis and that it would be better to develop language for that section later and not delay the rest of the document.

In summary, the document reflects the input of staff, Planning Commission, industry representatives and concerned residents from the Barge/Chestnut neighborhood. Each provided valuable and helpful information in developing the document. Staff believes the proposed standards strike an appropriate balance between protection of neighborhoods, the requirements of the industry, and the need to respond to current and expected demands for wireless service in the City of Yakima.

Resolution:	Ordinance: X
Other (Specify):	
Contract:	Contract Term:
Start Date:	End Date:
Item Budgeted:	Amount:
Funding Source/Fiscal Impact:	
Strategic Priority:	Improve the Built Environment
Insurance Required? No	
Mail to:	
Phone:	
APPROVED FOR SUBMITTAL:	 City Manager

RECOMMENDATION:

Staff recommends approval and adoption of the Ordinance.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Ordinance - Cell Tower Text Amendments	10/29/2013	Ordinance
<input type="checkbox"/> Exhibit "A" - YMC 15.29 Wireless Communication Facilities	10/29/2013	Ordinance

- [YPC Findings of Fact - Cell Tower Text Amendments](#) 10/29/2013 Backup Material
- [Council Record - Cell Towers - TXT#002-13](#) 10/28/2013 Backup Material

Chapter 15.29 WIRELESS COMMUNICATIONS FACILITIES

Sections:

- 15.29.010 Purpose.
- 15.29.020 Definitions.
- 15.29.030 Exemptions.
- 15.29.040 Permits Required.
- 15.29.050 Application Submittal / Fees.
- 15.29.060 Development Standards.
- 15.29.070 Design Criteria.
- 15.29.080 Site Selection Standards.
- 15.29.090 Safety and Industry Standards.
- 15.29.100 Wireless Conditional Use Permit Criteria.
- 15.29.110 Wireless Height Variance.
- 15.29.120 Application Review Process.
- 15.29.130 Balloon Tests – Visual Impact Assessments.
- 15.29.140 Third Party Review.
- 15.29.150 Non-use / Abandonment.
- 15.29.160 Transfer of Ownership.
- 15.29.170 Vacation of Permits.
- 15.29.180 Violation – Penalty.
- 15.29.190 Relief, Waiver, Exemption.
- 15.29.200 Severability.

15.29.010 Purpose.

The purpose of this chapter is to establish general guidelines for the siting of wireless telecommunication facilities, including towers, antennae and support structures.

A. **Goals.** The goals of this chapter are to:

1. Enhance the ability of personal wireless service providers to provide such services throughout the city quickly, effectively, and efficiently;
2. Encourage personal wireless service providers to locate towers and antenna in nonresidential areas;
3. Encourage personal wireless service providers to co-locate on new and existing tower sites;

4. Encourage personal wireless service providers to locate towers and antennas, to the extent possible, in areas where the adverse impact on city residents is minimal;
5. Encourage personal wireless service providers to configure towers and antennas in a way that minimizes any significant adverse visual impact; and
6. Provide for the wireless communications needs of governmental entities.

Accordingly, the city council finds that the promulgation of this chapter is warranted and necessary:

1. To manage the location of towers and antennas in the city;
2. To protect residential areas and land uses from potential adverse impacts of towers;
3. To minimize adverse visual impacts of towers through careful design, siting, landscape, screening, and innovative camouflaging techniques;
4. To accommodate an increased need for towers to serve the wireless communications needs of city residents;
5. To promote and encourage co-location on existing and new towers as an option rather than construction of additional single-use towers, and to reduce the number of such structures needed in the future;
6. To consider the public health and safety of towers to the extent permitted by the Telecommunications Act of 1996; and
7. To avoid potential damage to adjacent properties through sound engineering practices and the proper siting of antenna support structures.

B. New Uses. All new telecommunication towers, antennas and support structures shall comply with this chapter after the effective date of the ordinance codified in this chapter.

C. Existing Uses. All telecommunication towers and antennas existing on the effective date of the ordinance codified in this chapter that are not in compliance with this ordinance shall be allowed to continue as they presently exist, but will be considered nonconforming uses. Routine maintenance shall be permitted on existing towers and antennas. However, new construction other than routine maintenance on existing towers, antennas, buildings or other facilities shall comply with the requirements of this chapter.

D. Facilitation of Wireless Service. These standards were designed to comply with the Telecommunications Act of 1996. The provisions of this chapter are not intended to and shall not be interpreted to prohibit or to have the effect of prohibiting personal wireless services. This chapter shall

not be applied in such a manner as to unreasonably discriminate between providers of functionally equivalent personal wireless services.

- E. **Conflict with Other Standards.** To the extent that any provision of this chapter is inconsistent or conflicts with any other city ordinance this chapter shall control. Otherwise, this chapter shall be construed consistently with the other provisions and regulations of the city.

15.29.020 Definitions.

For the purpose of this chapter, the following terms shall have the meaning ascribed to them below. Additional definitions pertaining to the Yakima Urban Area Zoning Ordinance can be found in Chapter 15.02 YMC.

“Abandonment” means to cease operation for a period of sixty or more consecutive days.

“Administrator” means the director of the city’s department of community development and his or her designees.

“Antenna” means any exterior apparatus designed for telephonic, radio, data, internet, or television communications through the sending and/or receiving of electromagnetic waves, and includes equipment attached to a tower, structure or building for the purpose of providing wireless services, including unlicensed wireless telecommunications services, wireless telecommunications services utilizing frequencies authorized by the Federal Communications Commission for “cellular,” “enhanced specialized mobile radio” and “personal communications services,” telecommunications services, and its attendant base station.

“Antenna height” means the vertical distance measured from the base of the antenna support structure at natural grade to the highest point of the structure even if said highest point is an antenna. Measurement of tower height shall include antenna, base pad, and other appurtenances and shall be measured from the natural grade of the parcel at the lowest elevation point of the support structure’s perimeter. “Antenna support structure” means any pole, telescoping mast, tower, tripod, or other structure which supports a device used in the transmitting or receiving of radio frequency signals.

“Applicant” means any provider or any person, partnership, company, or government agency that files an application for any permit necessary to install, maintain, or remove a personal wireless service facility within the city.

“Balloon test” means a test for a reasonable period of time to fly, or raise upon a temporary mast, a brightly colored balloon, that is representative in size of the initial antenna array including all standoffs, at the maximum height of the proposed tower.

“Base station” is defined as a facility or support structure consisting of radio transceivers, antennas, coaxial cable, a regular and backup power supply, and other associated electronics, including a structure that currently supports or houses an antenna, transceiver, or other associated equipment that constitutes

part of a base station, and encompasses such equipment in any technological configuration, including distributed antenna systems and small cells.

“Camouflage” 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 impracticable under the facts and circumstances. The term includes, without limitation: (a) the use of structures, design, colors, landscaping and location to disguise, hide, blend, or integrate with an existing structure that is not a monopole or tower; (b) placement of a wireless facility or component thereof within an existing or new structure; (c) “stealth structures” in which the antenna or other wireless facility component is disguised or concealed within a structure designed to appear as another structure (such as a church steeple or flagpole) or another natural form (such as a tree, rock or other natural feature); and (d) placement of a wireless facility or component thereof upon a site where the topography and existing trees, landscaping, evergreen trees, design, and colors of the facility so that such facility is significantly screened from view or designed to resemble or blend with surrounding natural features.

“Cell site” or “site” means a tract or parcel of land that contains wireless service facilities including any antenna, support structure, accessory buildings, and parking, and may include other uses associated with, and ancillary to, personal wireless services.

“City” means the city of Yakima.

“City property” means all real property owned by the city whether in fee ownership or other interest.

“Co-location” means the mounting or installation of an antenna or antennas on an existing tower or wireless facility for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

“Conditional use permit” or “CUP” means a process and approval as described in this chapter and in YMC Title 15, Yakima Urban Area Zoning Ordinance.

“COW” means “cell on wheels” or other temporary wireless communications facility.

“Design” means the appearance of wireless service facilities, including such features as their materials, colors, and shape.

“EIA” means the Electronics Industry Association.

“Equipment enclosure” means a structure, shelter, cabinet, or vault used to house and to protect the electronic equipment necessary for processing wireless communication signals. Associated equipment may include air conditioning, backup power supplies and emergency generators.

“Excess capacity” means the volume or capacity in any existing or future duct, conduit, manhole, handhold or other utility facility within the right-of-way that is or will be available for use for additional telecommunications facilities.

“Facilities” means all of the plant, equipment, fixtures, appurtenances, antennas, and other facilities necessary to furnish and deliver telecommunications services and cable television services, including but not limited to poles with cross-arms, poles without cross-arms, wires, lines, conduits, cables, communications and signal lines and equipment, braces, guys, anchors, vaults, and all attachments, appurtenances, and appliances necessary or incidental to the distribution and use of telecommunications services and cable television services.

“FCC” or “Federal Communications Commission” means the federal administrative agency, or lawful successor, authorized to regulate and oversee telecommunications carriers, services and providers on a national level.

“Governing authority” means the city council of the city of Yakima.

“Governmental entity” means the state of Washington, Yakima County, the city, municipally owned utilities, and special purpose districts including the school, fire and library districts.

“Hearing examiner” means the duly appointed hearing examiner of the city.

“Major modification” means a co-location or other modification that constitutes a substantial change to an existing wireless facility or base station as set forth in 15.29.060(A)(2).

“Minor modification” means a co-location or other modification that does not constitute a substantial change to an existing wireless facility or base station as set forth in 15.29.060(A)(1).

“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 repair and maintenance as defined by this chapter.

“Mount” means the structure or surface upon which personal wireless service facilities are mounted. There are three types of mounts:

1. Building Mounted. A personal wireless service facility mount fixed to the roof or side of a building.

2. Ground Mounted. A personal wireless service facility mount fixed to the ground, such as a tower.
3. Structure Mounted. A personal wireless service facility fixed to a structure other than a building, such as light standards, utility poles, and bridges.

“Natural grade” means the topographic condition and level of ground in place for the past five years or more, or the approved finished grade of land platted through the subdivision process.

“Occupy” means to construct, install, maintain, own, or operate telecommunications facilities located within city rights-of-way. The mere passage of electronic signals over, under, or through rights-of-way via telecommunications facilities owned by another telecommunications provider does not constitute occupying the rights-of-way.

“Overhead facilities” means utility facilities and telecommunications facilities located above the surface of the ground, including the underground supports and foundations for such facilities.

“Person” means corporations, companies, associations, joint stock companies, firms, partnerships, limited liability companies, other entities and individuals.

“Personal wireless service,” “wireless service facilities,” “wireless facilities” and “facilities” used in this title shall be defined in the same manner as in Title 47, USC, Section 332(c)(7)(C), as they may be amended now or in the future, and includes facilities for the transmission and reception of radio or microwave signals used for communication, cellular phone, personal communications services, enhanced specialized mobile radio, and any other wireless services licensed by the FCC and unlicensed wireless services.

“Protected areas” are: (a) the area commonly known as the Barge-Chestnut Neighborhood situated within the area bounded on the west by 36th Avenue, on the north by Summitview Avenue, on the east by 16th Avenue, and on the south by Tieton Drive; (b) established federal, state or local historic districts or historic district overlay zones; (c) proposed federal, state or local historic districts or historic district overlay zones filed for record with the federal, state or local agency with jurisdiction (hereafter “pending” historic district or overlay zones); (d) sites, buildings, structures or objects listed in the National Register of Historic Places; (e) state and local wildlife refuges, and permanently protected archeological sites; and (f) designated areas subject to preservation or protection through recorded conservation easement.

“Provider” means every corporation, company, association, joint stock company, firm, partnership, limited liability company, other entity and/or individual that provides personal wireless service over wireless service facilities.

“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.

“Rights-of-way” means land acquired or dedicated for public roads and streets, as further defined in 15.02.020, but does not include (a) structures, including poles and conduits, located within the right-of-way; or (b) federally granted railroad rights-of-way acquired under 43 USC, Section 912, and related provisions of federal law, that are not open for motor vehicle use.

“Right-of-way use permit” means the authorization by which the city grants permission to a service provider to enter and use the right-of-way at a specific location for the purpose of installing, maintaining, repairing, or removing identified facilities.

“Screening” means an opaque fence and/or evergreen landscaping that fully conceals the property it encloses.

“Service provider” means every corporation, company, association, joint stock association, firm, partnership, person, city, or town owning, operating or managing any facilities used to provide and providing telecommunications or cable television services for hire, sale, or resale to the general public. Service provider includes the legal successor to any such corporation, company, association, joint stock association, firm, partnership, person, city or town.

“State” means the state of Washington.

“Surplus space” means that portion of the usable space on a utility pole which has the necessary clearance from other pole users, as required by the orders and regulations of the Washington Utilities and Transportation Commission, to allow its use by a telecommunications carrier for a pole attachment.

“Secondary use” means a use subordinate to the principle use of the property, such as commercial, residential, utilities, etc.

“Security barrier” means a wall, fence, or berm that has the purpose of sealing a personal wireless service facility from unauthorized entry or trespass.

“Telecommunications carrier” includes every person that directly or indirectly owns, controls, operates or manages plant, equipment or property within the city, used or to be used for the purpose of providing telecommunications services to locations outside the city.

“Telecommunications service” means transmission of information, except cable television service, by wire, radio, optical cable, electromagnetic, or other similar means, for hire, sale, or resale to the general public. For the purposes of definition, “information” means knowledge or intelligence represented by any form of writing, signs, signals, pictures, sounds, or any other symbols. Telecommunications service excludes the over-the air transmission of broadcast television or broadcast radio signals, and facilities necessary for governmental purposes. The city shall act on an application within a reasonable period of

time, taking into account the nature and scope of the application. Any decision to deny an application shall be in writing, supported by substantial evidence contained in a written record. The city shall approve, approve with condition, or deny the application in accordance with the time frames set forth in specific sections of this chapter, YMC Title 16, Administration of Development Permit Regulations, and in accordance with other applicable ordinances.

“Telecommunications service provider” includes every person that directly or indirectly owns, controls, operates or manages plant, equipment or property within the city, used or to be used for the purpose of offering telecommunications services, except cable television service, to residents, businesses or other locations within the city.

“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. The term encompasses personal wireless service facilities including radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers or personal communications services towers, alternative tower structures, and the like. “Tower” also includes any structure built for the sole or primary purpose of supporting FCC-licensed antennas and their associated facilities.

“Underground facilities” means utility and telecommunications facilities located under the surface of the ground, excluding the underground foundations or supports for overhead facilities.

“Usable space” means the total distance between the top of a utility pole and the lowest possible attachment point that provides the minimum allowable vertical clearance as specified in the orders and regulations of the Washington Utilities and Transportation Commission.

“Utility facilities” means the plant, equipment and property including, but not limited to, the poles, pipes, mains, conduits, ducts, cables, wires, plant and equipment located under, on or above the surface of the ground within rights-of-way and used or to be used for the purpose of providing utility or telecommunications services.

“Utility pole” means any pole used primarily for the support and provision of lighting and/or transmission of power, telecommunications services, telephone, cable television, and other similar utilities and related fixtures, whether located within or outside the public right-of-way. Utility poles are subject to rights of ownership, applicable franchise provisions, applicable regulation by the Washington Utilities and Transportation Commission (WUTC), and statutes governing location and relocation.

“Unlicensed wireless services” means commercial mobile services that operate on public frequencies and do not need an FCC license.

“Visual Impact Assessment” means visual impact assessment with photo-simulation of the proposed facility.

15.29.030 Exemptions.

The following are exempt from the provisions of this chapter and shall be permitted in all zones:

- A. Industrial processing equipment and scientific or medical equipment using frequencies regulated by the FCC.
- B. Antennas and related equipment no more than ten feet in height that are being stored, shipped, or displayed for sale.
- C. Radar systems for military and civilian communication and navigation.
- D. Wireless radio utilized for temporary emergency communications in the event of a disaster.
- E. Licensed amateur (ham) radio stations.
- F. Satellite dish antennas less than two meters in diameter, including direct-to-home or site satellite services, when used as a secondary use of the property.
- G. Routine maintenance, replacement or repair of a personal wireless service facility and related equipment that does not constitute a modification, provided that compliance with the standards of this chapter is maintained. Structural work or changes in height, type or dimensions of antennas, towers, or buildings are subject to the provisions of 15.29.060(A).
- H. Subject to compliance with all other applicable standards of this chapter, a building permit application need not be filed for emergency repair or maintenance of a personal wireless service facility until thirty days after the completion of such emergency activity.
- I. A COW or other temporary personal wireless telecommunications facility shall be permitted for a maximum of ninety days in any three hundred sixty-five day period or during an emergency declared by the city.
- J. Telecommunications facilities of the City located upon City property and City utility poles and fixtures.

15.29.040 Permits Required.

The following table summarizes the permits required for the various types of personal wireless service facilities that meet the standards of this chapter:

Table 29-1 Permit Table*		
Type of Use	Permit Type	Approval Type
Co-location/minor modification (No Substantial Change)	Modification	Administrative (if minor modification)
Co-location/major modification (Substantial Change in Height)	Same as New Towers (depending on location)	Same as New Towers (depending on location)
New antenna (existing non-cellular structures, industrial and commercial zoning districts)	Standard Wireless	Administrative
New Tower (Public or City-owned Property)	Standard Wireless	Administrative / Lease
New Tower (commercial or industrial zoning district, more than 300 feet from residential or protected area)	Standard Wireless	Administrative
New Tower (in or within 300 feet of residential zoning district,)	Standard Wireless - if camouflaged by stealth Wireless CUP** - if not camouflaged by stealth	Administrative or Hearing Examiner
New Tower (in or within 300 feet of protected area)	Wireless CUP	Hearing Examiner
Any tower, antennae or modification not meeting standards of this Chapter	Wireless Variance	Hearing Examiner
<p>* Applicable permits include building permits and other permits required for installation. ** Wireless Conditional Use Permit</p>		

15.29.050 Application Submittal / Fees.

A. **Standard Wireless Application.** A complete application shall consist of the following:

1. A complete application form as provided by the Community Development Department.
2. The name, address, signature and contact information of the applicant:
 - a. If the applicant is not the landowner, applicant shall provide written authorization signed by the landowner authorizing the applicant to submit for permits on the landowner's behalf. The written authorization signed by the landowner shall contain a statement and acknowledgement by the landowner that the landowner shall be deemed a co-applicant by virtue of such authorization.
 - b. If any applicant or co-applicant is a corporation, trust, association, or other organized group or legal entity, it shall provide the date of such creation, and, if a foreign corporation, a copy of the certificate of authority filed with the state of Washington, Secretary of State's Office.
3. Evidence that the applicant is an FCC-licensed telecommunications provider or that it has agreements with an FCC-licensed telecommunications provider for use or lease of the support structure.
4. Legal description of the parcel.
5. Site plan, drawn to scale, clearly indicating the location, type and height of the current or proposed wireless facility, accessory buildings, fencing, trees, landscaping, topographic contours of the site at two-foot intervals, location of utility easements, on-site land uses and zoning, adjacent land uses and zoning, adjacent roadways, proposed means of access, setbacks from property lines, and all other items required in this chapter.
6. Elevation drawings of the *proposed* wireless facility, drawn to scale and showing dimensions of the height and width of the facility.
7. Proposed colors and materials of all components of the proposed wireless facility and of any fencing materials associated with the wireless facility.
8. State Environmental Policy Act (SEPA) checklist, if required.
9. A signed statement that the proposed installation will not cause physical or RF interference with other telecommunications devices.
10. A copy of the FCC license for the intended use of the wireless telecommunications facilities.

11. Method of proposed illumination, including a lighting plan showing the location of all proposed outdoor lighting fixtures, including direction and intensity of light, and including manufacture's "cut-sheets" of all outdoor luminaries.
12. The location of existing or proposed structures, trees, and other significant site features intended to camouflage the facility.
13. A letter signed by the applicant stating the wireless facility will comply with all FAA regulations and EIA Standards and all other applicable federal, state and local laws and regulations.
14. 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 (Non-ionizing Electromagnetic Radiation – NIER). If not categorically excluded, a complete RF Emissions study is required to provide verification.
14. Applicable fees.
15. Other information for each permit and structure type as specified in subsection B below.

B. Application by Permit Type, Structure Type and Location. In addition to the information required for a standard permit in subsection A, the following information shall be provided for each specified permit type or structure type:

1. New Towers and Base Stations.

- a. A current map and aerial showing the location of the proposed tower and/or base station, a map showing the locations and service areas of other personal wireless service facilities operated by the applicant in the city.
- b. The approximate distance between the proposed tower and the nearest residential unit, residentially zoned properties, and protected areas.
- c. A statement by the applicant that the design of the tower will accommodate co-location of additional antennas for future users.
- d. An affidavit stating that (1) the applicant and landowner agree they will allow co-location of additional personal wireless service facilities by other providers on the applicant's structure or within the same site location, subject to good faith negotiation of compensation according to market rates, and (2) the applicant and/or landlord agree to remove the facility within 90 days after abandonment.

- e. An affidavit signed by the applicant, landowner (co-applicant), and the antenna support structure owners, if different, indicating that:
 - i. They, together with their heirs, successors and assigns, agree to be jointly and severally responsible to dismantle and remove the WCF/antenna support structure and restore the site to its approximate original pre-structure condition within the applicable time limits set forth in YMC 15.29.150 following receipt of a letter from the city indicting that the facility is deemed abandoned or in violation of this chapter; and
 - ii. In the event a permit is issued pursuant to this chapter, they authorize the city to record such affidavit or a memorandum thereof with the Yakima County Auditor against title to the property for which the permit was issued.
- f. A landscape and irrigation plan showing all methods to landscape, irrigate, and screen the base of new facilities.
- g. An explanation of proposed methods of camouflaging (including stealth if applicable) and how the proposed camouflaging reflects conditions of the surrounding site and area.

2. Facilities in Residential Zoning Districts and Protected Areas.

- a. A statement describing the applicant's effort to first locate the proposed communications facilities on a government facility, a private institutional structure (such as a hospital or school), or other appropriate existing structures outside the residential zone or protected area and within a half-mile radius of the proposed site, and explaining why, based upon valid considerations including physical, technological, leasing, or other valid constraints, no more appropriate location is available.
- b. A description of any existing buildings taller than 35 feet within a half-mile of the proposed tower or antenna which from a location standpoint could provide part of a network to provide transmission of signals.
- c. A statement describing the applicant's effort to first contact the owners of structures in excess of thirty-five feet within a one-quarter mile radius of the site proposed and which from a location standpoint could meet the coverage/capacity objectives of the facility in the applicant's network. The statement shall, if applicable, confirm whether the applicant asked for permission to install the antenna on those structures and whether he or she was denied permission of use for reasons other than the ability or refusal of the applicant to pay a market rate for use of the alternative structures.

3. Modification Permit.

- a. Elevation drawings of the existing wireless facility, drawn to scale and showing dimensions of the height and width of the facility. (This drawing is required in addition to elevation drawing of proposed facility described under subsection A above);
- b. A landscape and irrigation plan showing all methods to landscape and screen the base of the modified telecommunication facility;
- c. A computation and description of proposed modification establishing whether or not such modification constitutes a substantial change in the physical dimensions of the existing facility (if the application is for modification of an existing facility); and
- d. Written authorization signed by the owner of said facility authorizing its modification. (Required if the applicant is not the owner of the existing wireless facility.)

4. Wireless CUP (Conditional Use Permit).

- a. An explanation of proposed methods of camouflaging and how the proposed camouflaging reflects conditions of the surrounding site and area.
- b. A statement from the applicant describing how he/she believes the proposal addresses the criteria for a wireless conditional use permit prescribed in Section 15.29.100.
- c. A list of owners of property within 300 feet of the site and their associated mailing addresses.

5. Wireless Variance.

- a. A statement from the applicant describing how he/she believes the proposal addresses the criteria for a wireless height variance prescribed in Section 15.29.110.
- a. A statement describing the requested variance and why it is needed.
- b. A list of owners of property within 300 feet of the site and their associated mailing addresses.

C. **Applicant to Provide Notice.** For wireless conditional uses or variances, the city may require applicant to post notice at a location or locations deemed appropriate by the city, and will provide notice to the governing body of any affected historic district association or organization. Applicant shall provide an affidavit that all required notices have been posted and published as required.

Additionally, and without limitation, the city may use any other means deemed advisable to provide advance notice to the public.

D. **Fees.** The application for a permit listed above shall be accompanied by a filing fee in the amount set forth in Table 29-2 below.

Table 29-2	
Application Fees*	
Permit Type	Fee
Modification (if minor)	\$300.00
Modification (if major)	\$500.00
Standard Wireless	\$500.00
Wireless Variance	\$1,500.00
Wireless Conditional Use Permit	\$3,500.00
* Separate fee required for each permit type associated with application. For an application requiring a wireless variance and a wireless conditional use permit, both the variance fee and the conditional use permit fee are required.	

15.29.060 Development Standards.

A. Modifications to an existing wireless facility or base station.

1. **Minor Modification.** Any modification of or co-location on an existing wireless facility that does not substantially change the physical dimensions of such tower or base station (as defined in subsection 2 below), even if it exceeds the underlying standards of the zoning district, shall be deemed a “minor modification” and shall be administratively approved under a modification permit.

2. **Major Modification.** Any modification of or co-location on an existing wireless facility that substantially changes the physical dimensions of an existing wireless tower or base station shall be deemed a “major modification”. A substantial change occurs if:
 - a. The mounting of the proposed antenna on the tower would increase the existing height of the tower by more than 10%, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; or

- b. The mounting of the proposed antenna would involve the installation of more than the standard number of new equipment cabinets for the technology involved, not to exceed four, or more than one new equipment shelter; or
- c. The mounting of the proposed antenna would involve adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable; or
- d. The mounting of the proposed antenna would involve excavation outside the current tower site, defined as the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site.

3. Major Modification – Required Permits. A major modification shall be process under the same permit types as new towers located in the same zone and area. (See Table 29-1 – Permit Table.)

B. Co-Location Capable – New Structures. To reduce the number of antenna support structures needed in the city in the future, the following standards apply to new towers or base stations:

- 1. Requirement and Waiver. New proposed support structures shall be designed to accommodate at least two (2) 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 if such design is not feasible for aesthetic reasons, or necessary to preserve camouflaging or stealth structures in residential or protected areas, or provided that the applicant, in writing, demonstrates that the provisions of future shared usage of the tower is not technologically feasible or creates an unnecessary and unreasonable burden, based upon:
 - a. The kind of wireless telecommunications facilities site and structure proposed; or
 - b. The number of existing and potential licenses without wireless telecommunications facilities spaces/sites; or
 - c. Available space on existing and approved towers or other appropriate structures.
- 2. Owner Certification. The owner of a proposed tower, and his/her successors in interest, shall either:
 - a. Provide a written statement affirming that a Master License Agreement with another wireless provider or providers exists stating mutually acceptable terms and conditions for co-location for wireless facilities on the tower and site; or

- b. Provide a written statement affirming that the owner and owner's successors will negotiate in good faith for the co-location and shared use of the proposed tower by other wireless service providers in the future, and shall allow shared use of the 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.

C. Co-location Encouraged – Existing Structures. To minimize adverse visual impacts associated with the proliferation of towers, co-location of personal wireless service facilities on existing towers and structures is encouraged as follows:

1. Co-location is permitted by right under a modification permit, unless the modification constitutes a substantial change to the tower and/or base station pursuant to Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012. Changes to tower height that constitutes a “substantial change” as defined by Section 15.29.060(A)(2) are subject to all provisions applicable to new towers and base stations described in this chapter.
2. The city may deny an application to construct new facilities if the applicant has not shown by substantial evidence that it has made a diligent effort to mount the facilities on a suitable existing structure or tower within one-half mile of the proposed facility.
3. All wireless service providers or lessees or agents thereof shall cooperate in good faith to accommodate co-location with competitors.

D. Required Parking. Adequate parking shall be required for maintenance workers.

E. Balloon Test. A balloon test is required for any application requiring a wireless conditional use permit or variance. Additionally, the administrator may require a balloon test for any new wireless facility for which the administrator finds that such test will enable the city to better determine appropriate means of camouflage or other conditions.

F. Facilities in or within 300 feet of Residential Zone or Protected Area. The following standards apply to wireless facilities within residential zoning districts, and within 300 feet of residential zoning districts.

1. Due Diligence Requirements. Applications to place antennas and towers in residential zoning districts or within 300 feet of residential zoned districts shall demonstrate that the requirements of Section 15.29.050(B)(2) have been met.

2. **NEPA Requirements.** Antennas and tower facilities proposed to be located in or within 300 feet of an established or pending federal, state or local historic district or historic district overlay, are facilities that may affect districts, sites, buildings, structures or objects, significant in American history, architecture, archeology, engineering or culture, that are listed, or are eligible for listing, in the National Register of Historic Places. (See 16 U.S.C 470w-5; 36 CFR part 60 and 800.) Applicant shall comply with applicable provisions of the National Environmental Policy Act (NEPA), including but not limited to the Environment Assessment provisions of 47 C.F.R. 1.1307, *et seq.* and comply with any mitigations imposed therein.

3. **Certificate of Appropriateness Required.** New wireless facilities, and any modification to existing wireless facilities that constitutes a “substantial change” pursuant to 15.29.060(A)(2), proposed to be located in a local historic district, historic district overlay, or other protected historic site, listed in the City of Yakima registry of historic places, require a certificate of appropriateness from the Yakima Historic Preservation Commission in accordance with the procedures set forth in Chapter 11.62 YMC prior to the issuance of any permit for the construction, installation or major modification of wireless facilities in such areas.

G. **Building Permits Required.** Issuance of wireless facility permits under this chapter shall authorize issuance of any necessary and appropriate building permits to accomplish such modification, subject to compliance with applicable permit requirements and fees. Applicant shall submit complete applications for all other construction permits necessary to accomplish the construction.

H. **Financial Security Required.** The applicant shall provide a financial guarantee in the form of a bond or other financial instrument acceptable to the city in an amount sufficient to reimburse all costs associated with facility removal should it be necessary.

I. **Utility Pole Installations.** Reserved.

15.29.070 Design Criteria

All facilities shall comply with the following standards:

1. **Setback.** A tower’s setback shall be measured from the base of the tower to the property line of the parcel on which it is located. Except as otherwise set forth below, setbacks for facilities shall comply with the setback requirements of Chapter 15.05 YMC and Table 5-1.

a. **Right-of-Way Setback Exception.** The setback requirement is not applicable if the antenna and antenna support structure are located in the city right-of-way, provided the antenna is attached to an existing city tower or facility.

- b. Protected Areas. In protected areas or where a proposed tower is on property abutting a protected area, towers shall be set back from all property lines a distance equal to one hundred ten (110%) percent of tower height as measured from ground level.
- c. Residential Zoned Districts. In residential zoned districts or where a proposed tower is on property abutting a residential zoned district, towers shall be set back a minimum of one-half the tower height.
- d. Minor Modifications. Any expansion of a base station or extension of height of an existing wireless facility that constitutes a minor modification shall be considered in compliance with the setback requirements previously approved for the existing wireless facility.
- e. Existing Wireless Facility on Established Lot – Exception. The setback requirement is not applicable if the antenna and antenna support structure were constructed, or application for such construction vested, on a parcel created pursuant to RCW 59.17.040(8) prior to the effective date of this code. Wireless facilities constructed on and after the effective date of this code on parcels created pursuant to RCW 59.17.040(8) are subject to the setback requirements.

2. Tower and Antenna Height. The maximum height of a wireless facility is as follows:

- a. In or within 300 feet of a residential zoning district or protected area, no wireless facility shall exceed the height allowed by the underlying height limitation for the zoning district in which the facility is located, except that if the facility is camouflaged by stealth pursuant to Section 15.29.070(8), the maximum height is sixty (60) feet.
- b. In CBD and B-1 zoning districts – the maximum height is sixty (60) feet.
- c. In all other zones – the maximum height is one hundred ten (110) feet.
- d. In any zoning district, the applicant shall have the burden of demonstrating that the tower is the minimum height required to meet the proven communications need.
- e. Structures that exceed the above height limits may be permitted by variance pursuant to the cellular height variance provisions of Section 15.29.110.

3. Color. Towers shall have a dark color such as forest green, charcoal or dark brown, depending on the surroundings or background that minimizes their visibility, unless a different color is required by the FAA. Colors shall be maintained and repainted as necessary to maintain original color, to repair fading through weathering, and to prevent flaking.

4. Lights, Signals and Signs. No signals, lights, or signs shall be permitted on towers unless required or allowed by the FCC or the FAA. Should lighting be required, in cases where there are residents located within a distance that is three hundred percent of the height of the tower, then dual mode lighting shall be requested from the FAA.
5. Fencing & Security. The antenna support structure shall be secured against unauthorized entry. A well-constructed wall or wooden fence not less than six feet in height from the finished grade shall be provided around each personal wireless service facility. Access to the tower shall be through a locked gate. The use of chain link, plastic, vinyl, or wire fencing is prohibited unless it is fully screened from public view by dense vegetative screen at least eight feet in depth along all visible portions of the fence.
6. Anti-climbing Device. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.
7. Camouflage Requirements. All new towers and base stations, and major modifications to towers and base stations, must be camouflaged as defined by this chapter. Appropriate camouflaging is determined on a site-specific basis, taking into account existing structures and natural features both on and surrounding the site. When considering surrounding features that the facility is designed to reflect, non-conforming structures shall not be considered; nor shall structures such as utility poles, signs, smoke stacks, mechanical equipment, utility substations, other wireless-based structures or similar features that contribute to visual clutter of an area be used to determine an acceptable camouflage technique. In all zones, towers shall be camouflaged using the least visually and physically intrusive facility that is not technologically impracticable under the facts and circumstances, Camouflaging for new towers and base stations shall include the following:
 - a. Landscaping. Landscaping is an element of camouflage. Landscaping, as described herein, shall be required to buffer personal wireless service facilities to soften the appearance of the cell site. The city may permit any combination of existing vegetation, topography, walls, decorative fences or other on-site features instead of landscaping, if they achieve the same degree of screening as the required landscaping. If the antenna is mounted flush on an existing building, and other equipment is housed inside an existing structure, landscaping shall not be required.
 - b. Buffers. The visual impacts of a personal wireless service facility shall be mitigated through landscaping or other screening materials at the base of the tower and ancillary structures. Further, existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for or as a supplement to landscaping requirements. The following landscaping and buffering shall be required around the perimeter of the tower and accessory structures:

- i. A row of evergreen trees a minimum of six feet tall at planting a maximum of six feet apart shall be planted around the perimeter of the fence.
 - ii. A continuous hedge at least thirty-six inches high at planting capable of growing to at least forty-eight inches in height within eighteen months shall be planted in front of the tree line referenced above.
 - iii. To the extent feasible, the tower or mount shall be placed amongst and adjacent to the drip line of three or more evergreen trees at least seventy-five percent of the height of the facility.
 - iv. An automatic irrigation system providing irrigation as needed according to plant type, season and maturity of plantings.
- c. Continued Maintenance. Applicant shall have a continuing obligation to maintain the landscaping improvements. In the event that landscaping is not maintained at the required level, the city after giving thirty days' advance written notice may maintain or establish the landscaping and bill both the owner and lessee for such costs until such costs are paid in full, or may seek enforcement through any available remedy.
- d. Trees – Recording of Conditions. To ensure that trees associated with camouflaging and screening is preserved, the following note shall be recorded on the property title:
- All trees within 50 feet of the telecommunications facility located on this property, which serve to screen the telecommunications facility, shall be retained for the life of the telecommunications facility. Screening trees may only be removed if deemed diseased or dangerous by a certified arborist. Before any trees can be removed a report from the certified arborist shall be submitted to the City for review and approval. Unless approved by the City, only that portion of the tree required to remove the hazard can be removed. The City may require the trees to be replaced by the telecommunication provider.
8. Stealth Requirements. Any facility in or within 300 feet of residential zoning district or protected area must be concealed within a stealth structure unless otherwise approved through a Wireless Conditional Use Permit. Stealth structures shall be designed as follows:
- a. The stealth camouflage structure or facility must be compatible with surrounding development by being either similar in height to surrounding structures, or a sufficient distance from surrounding structures to create a significant visual separation;
 - b. Stealth designs reflect features that are indigenous to the area. For example, towers designed to look like trees must be tree types that naturally or commonly occur in the surrounding neighborhood or district. Towers designed to look like buildings or structures must be of a design that reflects local architecture or structure types;

- c. Stealth designs look reasonably similar to the items they intend to mimic. For example, towers designed to look like flag poles have the common dimensions of flag poles, both in height and girth. Towers designed to look like steeples on churches are of a height and scale proportional to the building design. (Other churches in the area can provide examples of acceptable proportions between the size of the steeple and the size of the church buildings);
- d. After completion of construction, the antennas, towers and related facilities will be maintained within the stealth structure so as to be concealed from view or be viewed as the camouflaging stealth structure; and
- e. The administrator may impose other conditions or mitigations reasonably related to such structures as warranted by special conditions of the subject property and the type of camouflaging structure, including but not limited to additional or supplemental setback requirements, maintenance requirements, and other measures intended to accomplish the purposes of this chapter and section.

9. Antenna Criteria. Antenna on or above a structure shall be subject to the following:

- a. The antenna shall be architecturally compatible with the building and wall on which it is mounted, and shall be designed and located so as to minimize any adverse aesthetic impact.
- b. The antenna shall be mounted on a wall of an existing building in a configuration as flush to the wall as technically possible and shall not project above the wall on which it is mounted unless it must be for technical reasons. In no event shall an antenna project more than sixteen feet above the roofline, including parapets.
- c. The antenna shall be constructed, painted, or fully screened to match as closely as possible the color and texture of the building and wall on which it is mounted.
- d. The antenna may be attached to an existing mechanical equipment enclosure which projects above the roof of the building, but may not project any higher than the enclosure.
- e. On buildings thirty feet or less in height, the antenna may be mounted on the roof if the following additional criteria are satisfied:
 - i. The city finds that it is not technically possible or aesthetically desirable to mount the antenna on a wall.
 - ii. Roof-mounted antenna and related base stations are screened from view by materials that are consistent and compatible with the design, color, and materials of the building.
 - iii. No portion of the antenna may exceed sixteen feet above the height of the existing building.

- iv. If the antenna is placed on the roof or above the top of a building, it shall provide a minimum setback equal to the height of the panel antenna from the rooftop edge.
 - v. Antenna, antenna arrays, and support structures shall not extend more than sixteen feet above the highest point of the structure on which they are mounted. The antenna, antenna array, and their support structure shall be mounted so as to blend with the structure to which the antenna is attached. The antenna and its support structure shall be designed to comply with applicable building code standards. The antenna, antenna array, and their support structure shall be a color that matches the field or trim color of the structure on which they are mounted.
10. Guy Wires Restricted. No guy or other support wires shall be used in connection with such antenna, antenna array, or its support structure except when used to anchor the antenna, antenna array, or support structure to an existing building to which such antenna, antenna array, or support structure is attached.
11. Equipment Structures. The standards for equipment structures (base stations) are as follows:
- a. Ground Structure.
 - i. The maximum floor area is five hundred square feet and the maximum height is twelve feet, unless the applicant demonstrates that a larger area and/or increased height is necessary to accommodate the proposed facility and possible co-location.
 - ii. Ground level buildings shall be screened from view by landscape plantings, fencing, or other appropriate means, as specified herein or in other city ordinances.
 - iii. In instances where equipment buildings are located in residential zones, equipment buildings shall comply with setback requirements and shall be designed so as to conform in appearance with nearby residential structures, including building form, materials and color.
 - b. Roof-Mounted Structure.
 - i. Equipment buildings mounted on a roof shall be designed to match and be integrated into the exterior design and materials of the building. Equipment for roof-mounted antenna may also be located within the building on which the antenna is mounted.
 - ii. Equipment buildings, antenna, and related equipment shall occupy no more than twenty-five percent of the total roof area of the building the facility is mounted on, which may vary if co-location and adequate camouflage is used.

15.29.080 Site Selection Standards.

- A. **Protected Areas.** Protected areas are: (a) the area commonly known as the Barge-Chestnut Neighborhood situated within the area bounded on the west by 36th Avenue, on the north by West Summitview Avenue, on the east by 16th Avenue, and on the south by Tieton Drive; (b) established federal, state or local historic districts or historic district overlay zones; (c) proposed federal, state or local historic districts or historic district overlay zones filed for record with the federal, state or local agency with jurisdiction (hereafter “pending” historic district or overlay zones); (d) sites, buildings, structures or objects listed in the National Register of Historic Places; (e) state and local wildlife refuges, and permanently protected archeological sites; and (f) designated areas subject to preservation or protection through recorded conservation easement.
- B. **Discouraged Areas in B-2 and SCC Zoning Districts.** New antenna and antenna support structures should be avoided in the following locations within the B-2 Local Business and SCC Small Convenience Center zones when possible:
1. Within 300 feet of residential areas
 2. Within 300 feet of protected areas.

An applicant that wishes to locate in these areas shall demonstrate that a diligent effort has been made to locate the proposed communications facilities on a site, private institutional structure, or other appropriate existing structures more than 300 feet from residential zoned districts or more than 300 feet from a protected area, and that due to valid considerations including physical constraints, and technological feasibility, no more appropriate location is available. Such antennas, towers and related facilities may approved by the administrator, subject to the administrator’s approval of camouflage or disguise by stealth. Such proposed structures are also subject to the balloon test and/or photo-simulation requirements of Section 15.29.130 in order to assist the administrator in determining appropriate camouflage and/or stealth requirements.

- C. **Priority of locations.** The order of priorities for locating new personal wireless service facilities shall be as follows:
1. Co-location. (See Sections 15.29.060(B) and 15.29.060(C))
 2. Industrial zoning districts.
 3. Public property. (See Section 15.29.080(E)).

4. Existing structures – Industrial and commercial zoning districts. (e.g., buildings, towers, and water towers)
5. Local Business District (B-2) and Small Convenience Center (SCC) zoning districts.
6. Residential zoned districts.
7. Protected areas.

D. Site selection criteria.

1. Any applicant proposing to construct an antenna support structure, or mount an antenna on an existing structure, shall evaluate different sites within a one-quarter mile radius to determine which site will provide the best screening and camouflaging while providing adequate service to satisfy its function in the applicant's system. If the applicant proposes a site that does not provide the best opportunities for screening and camouflaging then the applicant must demonstrate why the facility cannot be located at the site where it can be best screened and camouflaged and why the antenna must be located at the proposed site.
2. Wireless facility installations, including any low power mobile radio service facilities, shall be located and designed to minimize any significant adverse impact on residential property values. Facilities shall be placed in locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of camouflage.

E. Siting priority on public property.

1. Order of Preference. Where public property is sought to be utilized by an applicant, priority for the use of government-owned land for wireless antennas and towers will be given to the following entities in descending order:
 - a. City of Yakima, except that any facilities proposed for location within the Airport Safety Overlay (ASO) are further subject to the limitations and requirements of Chapter 15.30 YMC;
 - b. Public safety agencies, including law enforcement, fire and ambulance services, which are not part of the city of Yakima and private entities with a public safety agreement with the city of Yakima;
 - c. Other governmental entities, for uses that are not related to public safety; and
 - d. Entities providing licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), data, internet, paging, and similar services that are marketed to the general public.

2. Subject to City Discretion. The placement of wireless service facilities on city-owned property is subject to the discretion of the city, approval of lease terms that are acceptable to the city, and must comply with the following requirements:

- a. The facilities will not interfere with the purpose for which the city-owned property is intended;
- b. The facilities will have no significant adverse impact on surrounding private property, or any significant adverse impact is mitigated by screening, camouflage or other condition required by city;
- c. The applicant shall obtain adequate liability insurance naming the city as loss payee and commit to a lease agreement that includes equitable compensation for the use of public land and other necessary provisions and safeguards. The city shall establish fees after considering comparable rates in other cities, potential expenses, risks to the city, and other appropriate factors;
- d. The applicant will submit a letter of credit, performance bond, or other security acceptable to the city to cover the costs of removing the facilities;
- e. The lease shall provide that the applicant must agree that in the case of a declared emergency or documented threat to public health, safety or welfare and following reasonable notice the city may require the applicant to remove the facilities at the applicant's expense. Telecommunication facilities serving essential government services and other government agencies shall have priority over other users.
- f. The applicant must reimburse the city for any related costs that the city incurs because of the presence of the applicant's facilities;
- g. The applicant must obtain all necessary land use approvals; and
- h. The applicant must cooperate with the city's objective to encourage co-locations and thus limit the number of cell sites requested.

F. **Special Requirements for Parks.** The use of city-owned parks for personal wireless service facilities brings with it special concerns due to the unique nature of these sites. The placement of personal wireless service facilities in a park will be allowed only when the following additional requirements are met:

- a. The city parks commission has reviewed and made a recommendation regarding proposed personal wireless service facilities to be located in the park and this recommendation has been forwarded to the city council for consideration and approval;
- b. In no case shall personal wireless service facilities be allowed in designated critical areas (except aquifer recharge areas) unless they are co-located on existing facilities; and

- c. Before personal wireless service facilities may be located in public parks, visual impacts and disruption of normal public use shall be mitigated;

15.29.090 Safety and Industry Standards.

- A. **Federal Requirements.** All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If those standards and regulations are changed, then wireless service providers governed by this chapter shall bring their towers and antennas into compliance with the revised standards and regulations within six months of their effective date or the timelines provided by the revised standards and regulations, whichever time period is longer. Failure to bring towers and antennas into compliance with the revised standards and regulations shall constitute grounds for revocation of permit.
- B. **Building Codes – Safety Standards.** To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable city building codes and the applicable standards for towers that are published by the Electronic Industries Association (“EIA”), as amended from time to time. If, upon inspection, the city concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty days to bring the tower into compliance with such standards. If the owner fails to bring its tower into compliance within thirty days, the city may remove the tower at the owner’s expense.
- C. **Data Transmission Standards.** Towers shall be constructed to applicable Electronic Industry Association (EIA) Standards, which may be amended from time to time. Further, any improvements or additions to existing towers shall require submission of site plans stamped by a professional engineer that demonstrates compliance with the EIA Standards and all other good industry practices. The plans shall be submitted and reviewed at the time building permits are requested. No personal wireless service provider or lessee shall fail to assure that its antenna complies at all times with the current applicable Federal Communications Commission (FCC) Radio Frequency (RF) Emission standards.
- D. **Inspection Report Filing.** Within 60 days of any required safety inspection performed in accordance with EIA and FCC standards, the facility operator shall file a copy of the report with the city. Each year after the facility becomes operational the facility operator shall file with the city a copy of maintenance reports for the prior twelve months.

15.29.100 Wireless Conditional Use Permit Criteria.

- A. Uses Requiring Cellular Conditional Use Permit.** Any wireless facility listed in Table 1 as a Wireless Conditional Use Permit (Wireless CUP) requires submittal of a Wireless CUP application as described in Section 15.29.050. Wireless CUP's require a public hearing before the hearing examiner and final approval by the hearing examiner.
- B. Criteria for Granting Cellular Conditional Use Permit.** Before any conditional use may be granted, the hearing examiner must find that:
1. The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the proposed use or in the district in which the subject property is located;
 2. The proposed use shall meet or exceed the performance standards that are required in the zoning district the proposed use will occupy;
 3. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;
 4. The proposed use shall be in keeping with the goals and policies of the comprehensive land use policy plan; and
 5. All reasonable and practicable measures have been taken to minimize the possible adverse impacts, which the proposed use may have on the area in which it is located.
- C. Authority to Impose Conditions.** The hearing examiner may impose any conditions necessary to address identified impacts associated with the proposed wireless facility and ensure that the facility is compatible with surrounding development. The hearing examiner may:
1. Increase requirements in the standards, criteria or policies established by this title;
 2. Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion, landslides or traffic;
 3. Require structural features or equipment essential to serve the same purpose set forth above;
 4. Impose conditions similar to those set forth in subsections 2 and 3 of this section as deemed necessary to establish parity with uses permitted in the same zone in their freedom from nuisance generating features in matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards, and similar matters; provided, the hearing examiner may not, in connection with action on a conditional use permit, reduce the requirements specified by this title as pertaining to any

use or otherwise reduce the requirements of this title in matters for which a variance is the remedy provided;

5. Assure that the degree of compatibility with the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses, within the general area in which the use is proposed to be located;
6. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, dust, fumes, vibration, odors, and hazard or public need; and
7. Require the posting of construction and maintenance financial security sufficient to secure to the city one hundred fifty percent of the estimated cost of construction and/or installation and fifteen percent maintenance of required improvements.

D. Required Condition of Approval. The decision shall include a condition that building permits not be issued until financial security is provided pursuant to Section 15.29.060(H) of this chapter. This requirement applies whether specifically stated in the decision or not.

E. Conditional use permits – Effect of hearing examiner decision. The decision of the hearing examiner on a conditional use permit shall be final and conclusive with right of appeal to the city council in accordance with YMC 16.08.030.

15.29.110 Wireless Height Variance.

A. Applicability. A cellular height variance is required for any major modification to an existing tower, antennae, or base station or construction of a new tower, antennae, or base station that requires a height in excess of height limits defined in Section 15.29.070(2).

B. Criteria for Granting Wireless Height Variance. The hearing examiner shall have the authority to grant a variance from the maximum height allowed for a tower, antenna or base station when, in his/her opinion, the conditions as set forth herein have been found to exist. A wireless height variance is subject to:

1. Compliance with Standard Wireless Permit standards of Section 15.29.120(D);
2. Standard variance procedures in Chapter 15.21 YMC (not including review criteria); and
3. All of the following criteria must be met:
 - a. The additional height is necessary to provide adequate service to the residents of the city and no other alternative is available;

- b. A significant portion of the tower and related facilities are screened by existing evergreen trees or existing structures;
- c. Strict application of current height limits would deprive a tower or antenna operator from achieving the minimum height required to meet the proven communications need;
- d. The structure for which the variance is requested is in harmony with the general purpose and intent of this chapter;
- e. There is evidence that additional height is required to provide adequate service to the residents of the city and that no other alternative is available;
- f. There are special circumstances applicable to the subject property such as shape, topography, location, or surroundings that prevent the operator from achieving the minimum height required to meet the proven communications need;
- g. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity;
- h. Any visual impacts will be mitigated to the greatest extent possible using camouflage, stealth or screening as defined by this chapter;
- i. The location of the tower and antenna has been chosen so as to minimize the visibility of the facility from residentially zoned land and to minimize the obstruction of scenic views from public properties; and
- j. The variance is the minimum necessary to grant relief to the applicant.

C. **Decision.** Based upon the information provided by the applicant, the results of the balloon test and visual impact analysis, and findings of compliance or non-compliance with the criteria set forth herein, the examiner may:

1. Approve an application for a variance, which may include additional requirements above those specified in this title or require modification of the proposal to comply with specified requirements or local conditions; or
2. Deny a variance if the proposal does not meet or cannot be conditioned or modified to meet subsection (c) of this section.

D. **Burden of Proof.** The applicant has the burden of proving that the proposed ~~cellular~~ wireless height variance meets all of the criteria in Section 15.29.110(B).

15.29.120 Application Review Process.

- A. **Pre-application Meeting.** To expedite review of applications, a pre-application meeting with the Administrator is strongly encouraged. The pre-application meeting will help the applicant determine what permits may be required for his or her proposed wireless facility, what additional information or studies may help in the review of the application, and what stealth and/or camouflaging techniques might be appropriate for the site. The administrator may help to identify protected areas and may also suggest vantage points from which a visual impact assessment should be based.
- B. **Review for Completeness.** The administrator shall review each application for completeness as specified in Section 15.29.050. After review of the application, the administrator shall issue a determination of completeness or incompleteness in accordance with Chapter 16.05 YMC. In addition to information required for a complete application, the Administrator may request additional information from the applicant to review the proposal and determine compliance with the provisions of this chapter. Except for the timelines specified in Section 15.29.120(C) for applications to modify an existing wireless facility or base station, such administrative review, processing and issuance of administrative permits shall comply with the city's timelines and procedures governing review and issuance of administrative permits in Section 16.04 YMC..
- C. **Modification Permit Review.** Applications for modifications to existing wireless facilities or base stations shall be reviewed as follows:
1. **Determination of major or minor modification.** Within 45 days of receipt of a complete application for modification, the administrator shall review and issue a written determination as to whether the requested modification is deemed a major or minor modification under the provisions of Section 15.29.060(A). The administrator may request additional information from the applicant or any other entity to assist in this determination.
 2. **Finding of No Substantial Change – Minor modification.** If the modification is deemed by the administrator to be a minor modification under the provisions of Section 15.29.060(A), he shall issue a modification permit, which may include conditions necessary to achieve compliance with the provisions of this section. Issuance of the modification permit shall occur within 45 days after receipt and approval of a complete application for a modification permit.
 3. **Finding of Substantial Change – Major modification.** If the administrator determines that such application constitutes a substantial change to the physical dimensions of an existing wireless tower or base station, he shall issue a written determination that the change is a major modification and direct the applicant to submit the appropriate application(s) as specified in Section Table 29-1 and Section 15.29.050.

D. Standard Wireless Permit Review. Standard wireless applications apply to all new wireless facilities and base stations and to major modification of all existing wireless facilities and base stations. Standard wireless applications shall be reviewed as follows:

1. Administrative Decision. All standard cellular applications shall be subject to administrative review and decision unless they require an associated wireless conditional use permit or variance as specified in Table 29-1.
2. Camouflaging / Stealth Review. The Administrator shall review the proposed method of camouflaging or stealth against conditions on or surrounding the site as follows:
 - a. The Administrator shall consider how proposed design of the tower, placement on the site, topography of and surrounding the site, color, structures on and surrounding the site, and natural features on and surrounding the site help to blend the wireless facility into its setting.
 - b. The Administrator may require a visual impact assessment as described in Section 15.29.130 based upon lines of site or vantage points identified by the Administrator.
 - c. The Administrator shall determine if the proposed camouflaging or stealth reasonably integrates the wireless facility into its setting. The Administrator may impose conditions to ensure that the facility achieves this objective.
3. Compliance with Standards. The Administrator shall review the proposal against all other standards of this chapter including, but not limited to, height, setbacks, color, design, lighting, landscaping, screening, and co-location capacity. If any items are found to be not in compliance, the Administrator shall notify the applicant and direct him or her to either submit within two weeks, or other period of time deemed reasonable by the administrator considering the scope and complexity of the required revision, revised plans to address the compliance issue, or direct the Administrator to render a decision on the application as submitted.
4. Written Decision. The Administrator shall issue a written decision on the application within the time frame specified in Section 16.07 YMC, identifying any items not in compliance with this chapter, and including any conditions necessary to achieve compliance. The decision shall include a condition that building permits not be issued until financial security is provided pursuant to Section 151.29.060(G) of this chapter.
5. Appeals. The determination or decision of the administrator on any application under this chapter shall constitute an administrative decision subject to appeal pursuant to Chapter 16.08 YMC.

E. Wireless Conditional Use Permit Review. Wireless conditional use permit applications shall be reviewed as follows:

1. Submittal of application. An application for a conditional use permit under this chapter shall be submitted to the administrator, who shall review such application for completeness and compliance with filing requirements under this chapter and applicable codes of the city, in accordance with the provisions and procedures of YMC 1.43.090 and Title 16 YMC.
2. Balloon Tests and Visual Impact Assessment. The administrator shall instruct the applicant on the requirements for both a balloon test and visual impact assessment. The administrator may provide input on both the timing of the balloon test and the desired vantage points from which the visual impact assessment will be based. Both the balloon test and visual impact assessment shall be completed prior to the scheduled public hearing.
3. Additional Reports and Third-party Review. The administrator shall have authority to request additional information and reports from the applicant necessary to facilitate analysis of the proposal, including but not limited to third party review in accordance with YMC 15.29.100 and reports, surveys and tests as provided in this chapter, when the administrator, in his or her sole discretion, deems such additional information necessary or appropriate to fully assess the impact of the proposal and any reasonable alternatives, to address mitigation measures identified in SEPA, NEPA or other environmental reviews, to address issues of site screening or other measures to mitigate impacts upon the surrounding neighborhood, or to address any other impact to the life, health, safety of persons, or quiet enjoyment of property, identified by the administrator as likely, with reasonable probability, to result from the proposed project.
4. Scheduling for Hearing. Upon the administrator's determination that the application is complete and in compliance with filing requirements of this chapter, and that required balloon tests, visual impact assessments and other required reports have been finalized, the administrator in coordination with the hearing examiner shall be responsible for assigning a date for and assuring due notice of public hearing for each application, which date and notice shall be in accordance with the provisions of Title 16 YMC.
5. Hearing Examiner – Procedures – Factors. When considering an application for a conditional use permit, the hearing examiner shall consider the applicable standards, criteria and policies established by this title as they pertain to the proposed use and may impose specific conditions precedent to establishing this use.

F. Wireless Height Variance Review. A wireless height variance shall be processed as follows:

1. Procedures & Applicable Criteria. A wireless height variance shall be reviewed under the procedures described in Chapter 15.21, except that the hearing examiner shall apply the criteria for review and approval defined in this chapter.

2. Balloon Tests and Visual Impact Assessment. The administrator shall instruct the applicant on the requirements for both a balloon test and visual impact assessment. The administrator may provide input on both the timing of the balloon test and the desired vantage points from which the visual impact assessment will be based. Both the balloon test and visual impact assessment shall be completed prior to the scheduled public hearing.
3. Third Party Review. Applications for variance may also require third party review as described in Section 15.29.140.
4. Hearing Examiner Decision. The hearing examiner shall determine whether the proposed variance complies with the criteria for a variance in Section 15.29.110, and that the proposed wireless facility complies with all other standards of this chapter. If the examiner finds that the proposal does not comply with the criteria for a variance he shall deny the variance and associated wireless facility. If the examiner finds that the proposal complies with the criteria for a variance and with all other development standards of this chapter, he shall approve the variance and the associated wireless facility. The Examiner may impose any conditions necessary to ensure compliance with all standards.

15.29.130 Balloon Tests – Visual Impact Assessments.

- A. **Balloon Test.** Where a balloon test is required, 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 brightly colored balloon, that is representative in size of the initial antenna array including all standoffs, at the maximum height of the proposed 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 seventy-two (72) consecutive hours on the dates chosen. At least twenty-four (24) hours of this time shall be on a weekend. No trees shall be removed to conduct the balloon test. A report with pictures from various locations of the balloon shall be provided with the application. Photos of the balloon test from three (3) locations located approximately three hundred feet from the base of the proposed tower and spaced evenly in a circumference around the proposed tower, and three (3) locations located approximately one-quarter mile from the base of the proposed tower shall be submitted within two weeks after the commencement of the balloon test.
- B. **Visual Impact Assessment.** A Visual Impact Assessment with photo-simulation of the proposed facility is required for all applications that require a conditional use permit or variance, and may be required by the administrator for any other application deemed necessary by the administrator to assess visual impacts associated with such application. As part of such application, the applicant shall furnish a visual impact assessment, which shall include:

1. Zone of Visibility Map. If a new tower or substantial modification 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. Photo Simulations. Pictorial representations of “before and after” (photo simulations) views from key viewpoints within the Zone of Visibility. Guidance will be provided, concerning the appropriate key sites at the pre-application meeting, as required. Provide a map showing the locations of where the pictures were taken and distance from the proposed structure.
3. Description of Visual Impact. 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 camouflaging.

15.29.140 Third Party Review.

Personal wireless service providers use various methodologies and analyses, including geographically-based computer software, to determine the specific technical parameters of their services and low power mobile radio service facilities, such as expected coverage area, antenna configuration, topographic constraints that affect signal paths, etc. In certain instances, a third party expert may need to review the technical data submitted by a provider. The city may require a technical review as part of a permitting process for a variance or conditional use permit. The costs of the technical review shall be borne by the provider.

The selection of the third party expert may be by mutual agreement between the provider and the city, or, at the discretion of the city, with a provision for the provider and interested parties to comment on the proposed expert and review its qualifications. The expert review is intended to address interference and public safety issues and be a site-specific review of technical aspects of the facilities or a review of the providers' methodology and equipment used and not a subjective review of the site that was selected by a provider. Based on the results of the expert review, the city may require changes to the provider's application. The expert review shall address the following:

1. The accuracy and completeness of submissions;
2. The applicability of analysis techniques and methodologies;
3. The validity of conclusions reached; and
4. Any specific technical issues designated by the city.

15.29.150 Non-use/abandonment.

A. Notice of Abandonment. No less than thirty days prior to the date that a personal wireless service provider plans to abandon or discontinue operation of a facility, the provider must notify the city of Yakima by certified U.S. mail of the proposed date of abandonment or discontinuation of operation. In the event that a licensed carrier fails to give notice, the facility shall be considered abandoned upon the city's discovery of discontinuation of operation. Upon such abandonment, the provider shall have sixty days or additional period of time determined in the reasonable discretion of the city within which to:

1. Reactivate the use of the facility or transfer the facility to another provider who makes actual use of the facility; or
2. In the event that abandonment as defined in this chapter occurs due to relocation of an antenna at a lower point on the antenna support structure, reduction in the effective radiated power of the antenna or reduction in the number of transmissions from the antennas, the operator of the tower shall have six months from the date of effective abandonment to co-locate another service on the tower. If another service provider is not added to the tower, then the operator shall promptly dismantle and remove the portion of the tower that exceeds the minimum height required to function satisfactorily. Notwithstanding the foregoing, changes which are made to personal wireless facilities which do not diminish their essential role in providing a total system shall not constitute abandonment. However, in the event that there is a physical reduction in height of substantially all of the provider's towers in the city or surrounding area then all of the towers within the city shall similarly be reduced in height.
3. Dismantle and remove facility. If the tower, antenna, foundation, and facility are not removed within the sixty-day time period or additional period of time allowed by the city, the city may remove such tower, antenna, foundation, and related facility at the provider's expense. If there are two or more providers co-locating on a facility, except as provided for in the paragraph above, this provision shall not become effective until all providers cease using the facility.

B. Expiration of Approval. At the earlier of sixty days from the date of abandonment without reactivating or upon completion of dismantling and removal, city approval for the facility shall automatically expire.

15.29.160 Transfer of Ownership.

A conditional use permit runs with the land; compliance with the conditions of any such permit is the responsibility of the current owner of the property, whether that is the applicant or a successor. No permit for which a financial security is required shall be considered valid during any time in which the required financial security is not posted.

15.29.170 Vacation of Permits.

A. Any permit issued pursuant to this chapter may be vacated upon approval by the current landowner; provided, that:

1. The use authorized by the permit does not exist and is not actively being pursued; or
2. The use has been terminated and no violation of terms and conditions of the permit exist.

B. Requests to vacate a permit shall be made in writing to the zoning code administrator who shall determine if the above conditions are present prior to authorizing the vacation. Vacation of any permit shall be documented by the filing of a notice of land use permit vacation on a form provided by the community development department with the city.

15.29.180 Violation – Penalty.

Compliance with the requirements of this code shall be mandatory. Any violation of the provisions of this chapter shall be a misdemeanor subject to the penalties and remedies established in YMC 6.02.050. Additionally, any violation of the provisions of this chapter, and any installation and/or operation of any structure in violation of the provisions of this chapter, shall be deemed a public nuisance and violation subject to penalties and remedies available under state law and city codes. The enforcement actions authorized under this code shall be supplemental to those general penalties and remedies of Chapter 6.02 YMC and the public nuisance penalties and remedies available under state law and city codes.

15.29.190 Relief, Waiver, Exemption.

Any applicant desiring relief, waiver or exemption from any aspect or requirement of this chapter may request such, pursuant to and in compliance with the applicable provision on general variances as contained in Chapter 15.21 YMC, provided that the relief or exemption is contained in the submitted application for permit or, in the case of an existing or previously granted permit, a request for modification of its tower and/or facilities. Such relief may be temporary or permanent, partial or complete. 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.

15.29.200 Severability.

a. If any word, phrase, sentence, part, section, subsection, or other portion of this chapter or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection, or other portion, or the proscribed application thereof, shall be severable, and the remaining provisions of this chapter, and all applications thereof, not having been declared void, unconstitutional, or invalid, shall remain in full force and effect.

b. Any permit issued under this chapter shall be comprehensive and not severable. If part of a permit is deemed or ruled to be invalid or unenforceable in any material respect, by a competent authority, or is overturned by a competent authority, the permit shall be void in total, upon determination by the City.