

Midway City is proposing an amendment to Section 16.22 Wireless Communications of the Midway City Municipal Code. The proposed amendment would outline criteria for minimizing the visual impact of wireless communication facilities through their design and locating.



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: July 13, 2021

NAME OF APPLICANT: Midway City

AGENDA ITEM: Code Text Amendment of Title 16.22: Wireless Telecommunications

ITEM: 6

Midway City is proposing an amendment to Section 16.22 Wireless Telecommunications of the Midway City Municipal Code. The proposed amendment would outline criteria for minimizing the visual impact of wireless telecommunication facilities through their design and locating.

BACKGROUND:

Staff is proposing a code text amendment to Section 16.22: Wireless Telecommunications, that will regulate the design of, installation, maintenance, operations and use of wireless telecommunication facilities and related improvements within the City. Midway City wants to promote the vision, goals and objectives as described in the General Plan. This includes the look and feel of the entire community through thoughtful planning of infrastructure. The design and construction of wireless telecommunication facilities can greatly impact the aesthetic and feel of the community, so design standards should be carefully considered.

The proposed language would require all wireless telecommunication towers to be designed using stealth design, it would also preclude guyed or lattice towers from being installed. The proposed changes should ensure that new towers are as visually unobtrusive as possible and will be designed as man-made trees, clock towers, bell steeples, light poles and similar alternative design- mounting structures that camouflage or conceal the presence of antennas or towers.

Section 16.22.2, definition A, Alternative Tower Structure, would be renamed as Stealth Tower Design. The relabeled definition would correspond with the amended terminology used in 16.22.4: General Requirements. Definition J, in section 16.22.2, would be amended to remove “alternative tower structures” and insert “stealth tower design”.

These adjustments are outline below, staffs proposed adjustments are *italicized* in red.

16.22.2 - Definitions

- A. *Stealth Tower Design*. Man-made trees, clock towers, bell steeples, light poles and similar alternative design- mounting structures that camouflage or conceal the presence of antennas or towers.
- J. Tower. Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, *stealth tower design*, and the like. The term also includes the structure and any support thereto.

Section 16.22.4 would also be adjusted to clarify that all new wireless telecommunication towers are required to implement stealth tower design. It would also clarify that towers must be self-supporting and that guyed or lattice towers are not allowed.

16.22.4 - General Requirements

- D. Aesthetics towers and antennas shall meet the following requirements:
 - 1. *All wireless telecommunication towers shall be constructed using stealth tower design.*
 - 2. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.
 - 3. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure, so as to make the antenna and related equipment as visually unobtrusive as possible.
 - 4. *All towers shall be self-supporting. Guyed and lattice towers are not allowed.*

POSSIBLE FINDINGS:

- Federal and State requirements require the City to adopt a code if the City wishes to regulate wireless telecommunication facilities
- The General Plan promotes careful consideration of improvements along Main Street and in the entire community
- The City can establish reasonable design standards
- Telecommunication facilities benefit residents, tourists and businesses in Midway

ALTERNATIVE ACTIONS:

1. Recommendation of Approval. This action can be taken if the Planning Commission finds that the proposed language is an acceptable amendment to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings

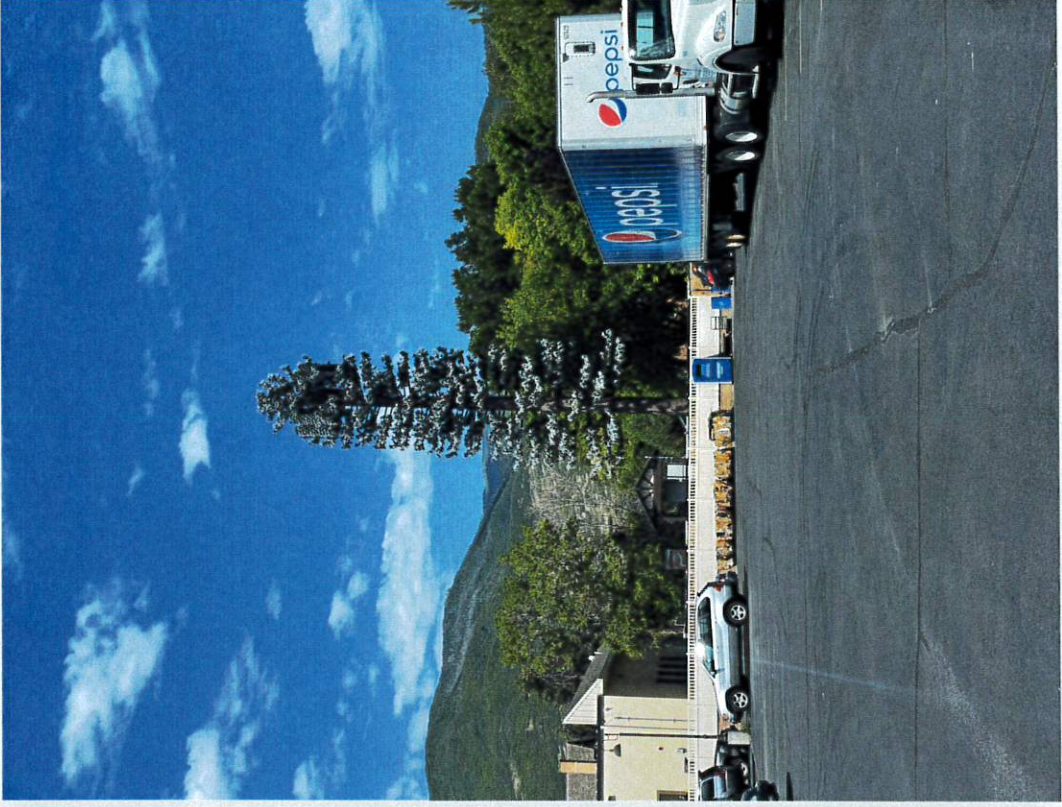
2. Continuance. This action can be taken if the Planning Commission would like to continue exploring potential options for the amendment.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Recommendation of Denial. This action can be taken if the Planning Commission finds that the proposed amendment is not an acceptable revision to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

STEALTH FACILITY IN RIDLEY'S GAS STATION BUILDING



STEALTH FACILITY IN CENTENNIAL PARK



STEALTH FACILITY ALONG US 40 IN
SUMMIT COUNTY

