

## Chapter 30

# REGULATION OF WIRELESS TELECOMMUNICATION

### 6-30-100 Site Justification Study Requirements.

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1. A Site Justification Study shall be completed for each site. The Study shall include:
  - a. Rationale. The site justification study shall include a description of the elevations, vegetation, and rock formations at the proposed site and in the area a description of the telecommunications facilities proposed to be placed on the site with technical reasons for a tower, its location and its design efforts made to minimize impacts on the farming activities found on the land propagation information for the proposed site demonstration that the telecommunications facility complies with the Morgan County General Plan, as well as the required setback, and landscaping requirements of the zoning district in which the proposal is being made. The Planning Commission may waive or reduce the burden on applicant if the Planning Commission concludes that the goals of this ordinance are better served thereby.
  - b. Co-location. The Study shall also examine the potential for co-location at existing site(s) or the proposed site. If co-location is not possible at an existing site or if the proposed new site is not available for co-location, then the applicant shall include a written explanation of why co-location is not possible.
  - c. Equipment Enclosures. The Study must include a detailed written explanation and analysis, not limited to fiscal reasons alone, of the potential for the equipment enclosures to be either:
    - i. Located in any existing building or
    - ii. Designed whereby the incorporation of stealth design technology or other visual screening is utilized that readily conceals the appearance of the equipment enclosures.
  - d. Visual Analysis. On all new sites, the applicant shall submit a detailed twenty-four by thirty-six (24x36) inch surveyed map, not more than one (1) inch equals one hundred (100) feet, which includes:
    - i. The topography of the area (in 2 ft. elevations) in which tower and/or telecommunication facilities can be located while continuing to communicate with sister tower(s).
    - ii. Delineation of where telecommunication facilities can be placed so as to minimize:
      1. the placement of structures from being placed on slopes of thirty percent or greater; and,
      2. The intrusion of equipment enclosures from being silhouetted against the sky as seen from a public road or other public location.
    3. Graphical illustration of the coverage of the proposed telecommunication facility.
2. Once the applicant and Staff locate a site, the applicant shall provide an illustration which can include photo simulation(s), field mock up(s) or other techniques, which illustrate all possible visual impacts of the proposed telecommunication facility. The analysis should consider views from public areas (streets, parks, etc.) and from private residences. The applicant(s) should identify all reasonable mitigation measures consistent with the technical aspects and requirements of the proposed telecommunications facility to insure that hill cuts for roads are minimized and that the telecommunication facility can be hidden as best as possible to preserve the rural character of the County. All costs associated with this requirement are to be borne by the applicant.