

**PAGE CITY COUNCIL
REGULAR MEETING MINUTES
DECEMBER 16, 2015**

A Regular Meeting of the Page City Council was held at 6:30 p.m. on December 16, 2015, in the Council Chambers at City Hall in Page, Arizona. Mayor Bill Diak presided. Vice Mayor John Kocjan, Councilors Mike Bryan, Scott Sadler, Levi Tappan, and Dennis Warner were present. Councilor Tennis was excused. There was a moment of meditation. Lieutenant Tim Lange led the Pledge of Allegiance.

Mayor Diak called the meeting to order.

Staff members present: City Manager, J. Crystal Dyches; City Attorney, Joe Estes; IT Director, Mike Bergner; PUE General Manager, Bryan Hill; Community Development Director, Kim Johnson; Police Chief, Frank Balkcom; Police Lieutenant, Tim Lange; and City Clerk, Kim Larson.

PRIORITY LIST

Discussion and possible action by the City Council pertaining to the City Council Strategic Priorities

There was no discussion by the City Council

Discussion and possible action by the City Council pertaining to the City Councilors individual priorities

There was no discussion by the City Council

MINUTES

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Motion made by Vice Mayor Kocjan to approve the minutes. The motion was duly seconded and passed upon a vote.

CONSENT AGENDA

MINUTES

Page Parks and Recreation Advisory Board – March 16, 2015

Page Parks and Recreation Advisory Board – April 6, 2015

Page Parks and Recreation Advisory Board – May 4, 2015

Page Parks and Recreation Advisory Board – June 1, 2015

Page Parks and Recreation Advisory Board – July 20, 2015

Page Parks and Recreation Advisory Board – August 31, 2015

Page Planning and Zoning Commission – October 6, 2015

INFORMATION

Renewal of five (5) Airport Leases

City of Page Monthly Cash Allocation Variance Report

Motion made by Vice Mayor Kocjan to approve the consent agenda. The motion was duly seconded and passed upon a vote.

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PUBLIC HEARINGS

None

HEAR FROM THE CITIZENS

Steve Blevins, 237 Aero Avenue, stated concerns pertaining to the change with Allied Waste regarding the weight of garbage a resident was allowed to dump. He stated that the weight limit went from 1,000 pounds per month to 2,000 pounds per quarter.

UNFINISHED BUSINESS

None scheduled

NEW BUSINESS

Discussion and possible action by the City Council pertaining to a Memorandum of Understanding (MOU) between Coconino County and the Page Police Department for Victim Witness Services

A Memorandum of Understanding ("MOU") between Victim Witness Services ("VWS") for Coconino County and Page Police Department ("PPD") was presented to the City Council for approval. The MOU formalizes the commitment between the parties to work together to provide trauma-informed services to victims of crime and/or crisis in the greater Page area and to improve the overall response to crime and crisis in Page. The parties share the goal of preventing crime and crisis in the community, and responding appropriately to community members who have been victimized.

Page Police Department Lieutenant Tim Lange and Mira Ferell-Womochil, Executive Director of Northern Arizona Center Against Sexual Assault (NACASA), presented the MOU.

Ms. Ferell-Womochil stated that additional funding was received to expand their services, and that an advocate would be hired to work with victims of crime in the City of Page. She then went into further detail about the services that would be provided.

Lieutenant Lange stated that the advocate would have an office at the Page Police Department.

There was discussion.

Motion made by Councilor Sadler to accept the Mutual Aid Agreement between the Coconino County Victim Witness Services and the Page Police Department. The motion was duly seconded and passed upon a vote.

Discussion and possible action by the City Council pertaining to entering into an Antenna Site Lease Agreement with South Central Communications (SCC)-Resolution 1152-15

South Central Communications requested a lease agreement in the amount of \$150.00 per month, to construct and install telecommunications equipment to provide a

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transmission site at the Page Public Library for Wireless Internet-Resolution 1152-15.

The request included approximately 1½ square feet of interior space for a power supply box and approximately one hundred twenty eight (128) square feet of space on the walls protruding above the roofline for the placement of telecommunications facilities, including antennas, transmission and utility wires, cables, fiber, conduit, pipes, radios, and electronic equipment. There will be no roof penetrations.

Joe Estes introduced the agenda item. He stated that South Central Communications approached the City with a request to install antennas, receivers and transmitters on the roof of the Page Library for the interim fix for the broadband issues. He stated that the line of sight from Phinger Point, Utah into the City of Page was how the location for the antennas was selected. He added that the agreement states the City will maintain control of approval prior to any work or alterations to the building, and then reviewed the terms of the lease agreement.

Motion made by Vice Mayor Kocjan to introduce Resolution 1152-15 by title only. The motion was duly seconded and passed upon a vote.

The City Clerk introduced Resolution 1152-15 by title only.

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, PERTAINING TO THE LEASE OF ROOFTOP SPACE ON THE CITY LIBRARY FOR ANTENNAS TO PROVIDE A WIRELESS INTERNET TRANSMISSION SITE; AND AUTHORIZING THE MAYOR TO EXECUTE SAID LEASE.

Councilor Bryan requested that the representative from South Central Communications address the safety concerns.

Craig Baird, Central Office Technician for South Central Communications, stated that he was tasked with engineering the microwave network. He handed out information pertaining to radiofrequency (RF) exposure, attached hereto and by this reference made a part of herein. Mr. Baird reviewed the handout and explained that RF exposure limits are determined by a Federal Communication Commission (FCC) document called the Office of Engineering and Technology (OET) Bulletin 65.

Mr. Baird stated that SCC's proposal included mounting multiple antennas to the rooftop of the Page Public Library. The antennas belong to a class called aperture antennas, commonly referred to as dishes. Mr. Baird provided some calculations that are used by the FCC to determine power density. He referred to page 67 of the handout attached and talked about Limits for Maximum Permissible Exposure (MPE): Limits for Occupational/Controlled Exposure, and Limits for General Population/Uncontrolled Exposure.

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Mr. Baird stated that the frequency of the 3 foot diameter antenna and power density in the near field region from the front of the antenna to about 13 ½ feet would be no more than .295, and the limit is 1.00. Mr. Baird then reviewed the calculations referenced on page 2 and 3 of the handout, stating that the MPE is well below the limit of 1.00.

There was discussion.

Mr. Baird explained that the roof of the Page Public Library was a barrier and that the high frequencies they operate at, 6 gigahertz (GHz), are highly directional and at these high frequencies the energy does not penetrate obstacles well. The antennas being installed are dish style, which are highly directional, not like Omni directional antennas that radiate 360 degrees. Mr. Baird then stated that the analysis provided was based on the largest antenna, the 3 foot antenna.

Mayor Diak asked if special precautions were needed if a service contractor were called to work on the roof and were in close proximity to the antennas.

Mr. Baird stated that no special precautions were required at the frequencies at which they are operating. He referred to the OET Bulletin 65 where it talks about the frequencies from 0 up to 300 megahertz (MHz) and the dangerous frequencies, where there are regulations to put up a placard relating to RF exposure.

Steve Blevins, 237 Aero Avenue, asked Mr. Baird if the math was done as a cluster, as the FCC requires counting all of the RF from all of the transmitters and receivers there.

Mr. Baird stated that he did the math specifically on a 3 foot antenna. Pursuant to OET Bulletin 65, the FCC requirement for an antenna structure, (a tower that has multiple antennas pointed in a single direction, for example a cellular tower may have multiple clusters of antennas), has to be calculated cumulatively. The numbers presented are for a 3 foot antenna that will be by itself. There will be some other antennas placed in different places, and on one wall there will be multiple antennas side-by-side. Those antennas will operate at a much lower power level than the 3 foot antenna (dish), even if cumulatively added together. The Parabolic dishes are highly directional.

There was discussion.

Mr. Baird gave a description of where the antennas (dishes) would be placed on the rooftop.

Motion made by Councilor Warner to adopt Resolution 1152-15.

Steve Blevins, 237 Aero Avenue, stated concerns pertaining to the antennas being placed on an architecturally beautiful library, the lease amount, and that the utilities for the antennas would be paid for by the City of Page. He then asked if a structural survey

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was done for the wind load-bearing factor that the antennas would cause. Mr. Blevins also stated that the City was in violation of City Zoning Code 5.9.1 - Wireless Telecommunication Facilities, and City Code 3.5.5 - Lease of City Property, and entered a written objection to the lease agreement, attached hereto and by this reference made a part of herein.

City Attorney Joe Estes addressed Mr. Blevins' Zoning Code concerns, and in regards to the lease requirements, stated that leases under a nominal value of \$2,000.00 are not subject to objection pursuant to the City Code.

Discussion continued.

Vice Mayor Kocjan seconded the motion.

There was further discussion.

Councilor Sadler asked about the color of the antennas.

Mr. Baird stated that the antennas could be painted.

Vernon Joe, City of Page, stated that City Council may want to table the item before voting.

Mayor Diak stated that the meeting had been properly noticed and did not feel it was necessary to table the item.

The motion passed upon a vote.

Discussion and possible action by the City Council pertaining to a lease with Navajo Heritage Foundation, Inc. Lease Agreement

The lease agreement for the Navajo Village expires on December 31, 2015. During the February 11, 2015 Council Meeting, City Council directed staff to prepare a new lease agreement through the end of 2015. The new lease agreement continues the requirement that the use of the property shall promote Navajo culture, educational experiences, and promote tourism for the City, and addresses Council's concerns regarding the hours of operation, promotion efforts and to insure the property is open to the public and provides a benefit to the City. The new lease agreement requires the Navajo Heritage Foundation to coordinate the promotion and use of the property with the City of Page Tourism Board and City Tourism Department. The new lease agreement also provides for the ability to review Navajo Heritage Foundation's books and records as desired by Council.

Mayor Diak stated that Olin Cumings, spokesperson for the Navajo Heritage Foundation, was not able to attend the Council Meeting and asked to have this item tabled.

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Councilor Tappan made a motion to table the agenda item. The motion was duly seconded.

There was discussion.

The motion passed upon a vote.

Discussion and possible action by the City Council pertaining to rezoning parcel no. 800-12-026W, 420 North Navajo Drive, from RM, Multi-Family Residential District to CBD, Central Business District-Ordinance 627-15-1st reading

Stonefeather Enterprises, LLC requested to have their property located at 420 North Navajo Drive rezoned. The property is occupied by the Page Eye Center, and is currently zoned RM, Multi-Family Residential District. The request is to rezone the property to Central Business District (CBD). Medical offices are allowed only as a Conditional Use in the RM district, and as a Permitted Use in the CBD.

A Conditional Use Permit was issued for the current medical clinic use of the property in 2014. Conditional Uses are subject to annual review and are required to pay an annual "renewal" fee. The applicant is asking that the property be zoned to the CBD, which is the same district as the adjacent property to the east, which is also occupied by a medical office use. The Land Use Plan designates this property as DB, Downtown Business, and the property is occupied by a Downtown Business land use. There is an adjacent corner lot to the west, owned by the applicant that is zoned Multi Family Residential which will continue to serve as a buffer between the Central Business District and the adjacent lower density R1-7 zone.

The subject property is compliant with the terms of its Conditional Use Permit and all other zoning requirements.

At the December 1, 2015 Planning and Zoning Commission Meeting, a Public Hearing was held on the on the proposed rezoning, and there were no comments by the public. The Commission voted to recommend rezoning parcel #800-12-026W, Page Eye Center (Stonefeather Enterprises, LLC) 420 N. Navajo from RM Multi-family residential to CBD Central Business District (4-0).

Motion made by Vice Mayor Kocjan to introduce Ordinance 627-15 by title only for its first reading. The motion was duly seconded and passed upon a vote.

The City Clerk introduced Ordinance 627-15 by title only.

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, PROVIDING FOR THE REZONING OF PARCEL NO. 800-12-026W CONSISTING OF APPROXIMATELY 20,473 SQUARE FEET OF LOT AREA, GENERALLY LOCATED SOUTH OF NORTH NAVAJO DRIVE

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AND EAST OF 4TH AVENUE, FROM A ZONING DESIGNATION OF RM, MULTI-FAMILY RESIDENTIAL TO THE ZONING DESIGNATION OF CBD, CENTRAL BUSINESS DISTRICT.

Kim Johnson, Community Development Director, presented the agenda item.

There was discussion.

Motion made by Vice Mayor Kocjan to pass Ordinance 627-15 to its second reading. The motion was duly seconded and passed upon a vote.

Discussion and possible action by the City Council pertaining to a request to have the Arizona State Legislature and Governor discontinue diversion of Highway User Revenue Funds (HURF) - Resolution 1151-15

The League of Cities and Towns has requested that the cities and towns in Arizona pass a resolution supporting the restoration of HURF allocations to all cities and towns and the State Highway Fund.

Motion made by Mayor Diak to introduce Resolution 1151-15 by title only. The motion was duly seconded and passed upon a vote.

The City Clerk introduced Resolution 1151-15 by title only.

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, FOR THE RESTORATION OF HIGHWAY USER REVENUE FUNDS (HURF).

Motion made by Vice Mayor Kocjan to adopt Resolution 1151-15. The motion was duly seconded and passed upon a vote.

BID AWARDS

None scheduled

BUSINESS FROM THE MAYOR

None scheduled

BUSINESS FROM THE MANAGER

None scheduled

Mayor Diak moved the following agenda items to this portion of the agenda.

BOARDS & COMMISSIONS

Discussion by the City Council pertaining to reports by Board Liaisons

Councilor Bryan, Community Development Advisory Board, stated that the Board has been working on the following: A one-year and five-year marketing plan, priorities to

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create an action plan, and a Special Event Application. The Tourism Statistics Report was reviewed, and in a 2014/2015 comparison of Lodging Tax, September was up 26.3% and July was up 41.4%, the largest one month gain in the current fiscal year.

Discussion and possible action by the City Council pertaining to the appointments to the Planning & Zoning Commission

There are two vacancies on the Planning and Zoning Commission. Applications have been received from John R. Mayes, Steve Blevins, Shelley Johnstone, and Lyle Dimbatt.

Motion made by Councilor Sadler to appoint Shelley Johnstone to the Planning and Zoning Commission with a term ending June 2018. The motion was duly seconded and passed upon a vote.

Motion made by Councilor Warner to appoint John Mayes to the Planning and Zoning Commission with a term ending June 2018. The motion was duly seconded and passed upon a vote.

BUSINESS FROM THE CITY ATTORNEY EXECUTIVE SESSION

Pursuant to ARS § 38-431.03 (A) (1) Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that such discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with such notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether such discussion or consideration should occur at a public meeting.

Page City Attorney, Joseph D. Estes

Motion made by Councilor Sadler to enter into Executive Session. The motion was duly seconded and passed upon a vote

BUSINESS FROM THE COUNCIL EXECUTIVE SESSION

Pursuant to ARS § 38-431.03 (A) (3) the City Council may go into executive session with the City Attorney for legal advice regarding proposed amendment to the Page Zoning Code, Section 7.5 – Lighting

Motion made by Councilor Kocjan to enter into Executive Session. The motion was duly seconded and passed upon a vote with Mayor Diak, Vice Mayor Kocjan, Councilors Sadler, Bryan, and Warner voting in favor and Councilor Tappan voting against.

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City Council entered Executive Session on both Executive Sessions at 7:51 p.m.
Mayor Diak reconvened the Regular City Council Meeting at 8:13 p.m.

Discussion and possible action by the City Council pertaining to proposed amendment to the Page Zoning Code, Section 7.5 - Lighting

The consensus of the City Council was to direct staff to present the item to the Planning and Zoning Commission, for them to go through the Public Hearing process, and to bring it back to City Council.

DEPARTMENTS

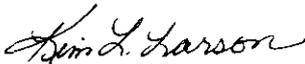
None scheduled

CLAIMS

None scheduled

ADJOURN

The meeting was adjourned at 8:14 p.m.



Kim L. Larson
City Clerk

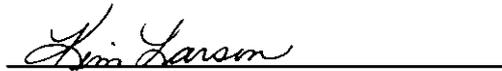


William R. Diak
Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Regular Meeting, held on the 16th day of December, 2015. I further certify that the meeting was duly called and that a quorum was present.

Dated this 13th day of January, 2016

A handwritten signature in cursive script, reading "Kim Larson", is written above a solid horizontal line.

Kim Larson, City Clerk

Projected RF exposure levels from a 6 GHz microwave transmitter coupled with a 3 foot dish antenna

Some items to consider:

- RF Exposure limits are determined by the FCC in OET Bulletin 65, entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". OET Bulletin 65 can be found at <http://bit.ly/1O92Uyr>.
- South Central Communications' proposal involves mounting multiple antennas to the roof of the Page City Library. These antennas belong to a class called aperture antennas, although they are commonly referred to as dishes. The calculations described herein come from OET Bulletin 65, pages 26-30, which pertain to aperture antennas.
- The calculations below refer specifically to the 3-foot antenna and radio we plan to use on the library, as this will be, by far, the most powerful transmitter at the site.
- RF Exposure limits for microwave frequencies are determined by a number known as "power density". Power density is measured in milliwatts per cm².
- On page 67, OET Bulletin 65 defines the maximum permissible exposure (MPE) to a human being as a power density of 5 milliwatts per cm² for occupational exposure or 1 mw/cm² for general population exposure.

Accurately determining power density requires the identification of three distinct regions called the "Near Field Region", "Transitional Region", and "Far Field Region". These are expressed as physical distances from the antenna within its main lobe, where virtually all of the RF energy is located. The formulas specified by OET Bulletin 65 to derive the RF exposure levels differ between each of these regions. These three regions are defined as follows:

- **Near Field Region:** This is the region nearest the antenna. This region is calculated using the following formula:

$$R_{nf} = \frac{D^2}{4\lambda}$$

where: R_{nf} = extent of near-field
 D = maximum dimension of antenna (diameter if circular)
 λ = wavelength

In our case, we have a 3 foot diameter antenna. This must be converted to centimeters because RF exposure limits are in milliwatts per cm². 3 feet is approximately 91 cm. The wavelength of a 6 GHz microwave signal is 5 cm. By plugging these values into the formula above, we find that the near field region is between 0 and 414 cm (13.5 feet) from the face of the antenna.

The power density within this region is determined using the following formula:

$$S_{nf} = \frac{16\eta P}{\pi D^2}$$

where: S_{nf} = maximum near-field power density
 η = aperture efficiency, typically 0.5-0.75
 P = power fed to the antenna
 D = antenna diameter

The aperture of our 3 foot antenna is .6, and our transmit power fed to the antenna is 800 milliwatts. Plugging in these values tells us that the maximum near-field power density is .295 mw/cm². Remember that this is for the near field, which extends from the antenna to 13.5 feet directly in front of it.

With the MPE to the general public being 1 mw/cm², you can see that .295 is well below the MPE.

- **Transition Region:** This region begins at the end of the near field region, and extends out to the beginning of the far field region. Since we know where the transitional region starts (in our case, at 13.5 feet), we simply need to find where it ends using the formula:

$$R_{ff} = \frac{0.6 D^2}{\lambda}$$

where: R_{ff} = distance to beginning of far-field
 D = antenna diameter
 λ = wavelength

By plugging in the diameter and wavelength numbers (given previously), we find that the transitional field ends at 994 cm, or 32.6 feet from the front of the antenna.

Power density within this region is calculated as follows:

$$S_t = \frac{S_{nf} R_{nf}}{R}$$

where: S_t = power density in the transition region
 S_{nf} = maximum power density for near-field calculated above
 R_{nf} = extent of near-field calculated above
 R = distance to point of interest

So, by plugging in our near field maximum power density as well as our near field distance, along with varying values for distance from the front of the antenna, we get the following power density values:

- 427 cm (14 ft): .286
- 610 cm (20 ft): .200

- 762 cm (25 ft): .160
- 914 cm (30 ft): .134
- 994 cm (32 ft): .123

Once again, all values are well below the MPE of 1 mw/cm², and as we can see, the values are decreasing as distance from the antenna increases.

- **Far Field Region:** This region begins at the end of the transitional region, in our case, at 32.6 feet. Power density in this region is determined by the following equation:

$$S_{ff} = \frac{PG}{4\pi R^2}$$

where: **S_{ff}** = power density (on axis)
P = power fed to the antenna
G = power gain of the antenna in the direction of interest relative to an isotropic radiator
R = distance to the point of interest

This formula requires the transmit power of our radio, which is 800 milliwatts, as well as the gain of our 3 foot antenna. Gain is usually measured in dBm, which is a logarithmic term. The formulas in OET Bulletin 65 require numeric, instead of logarithmic gain. In our case, we have a 33 dBm antenna, which translates to 1995 in numeric gain. By plugging in varying distance values, we get the following:

- 1006 cm (33 ft): .126
- 1524 cm (50 ft): .055
- 2286 cm (75 ft): .024
- 2896 cm (95 ft): .015

Again, the pattern of power density decreasing continues as distance from the antenna increases.

As you can see the power densities emanating from the antenna are all well below the FCC's established maximum permissible exposure levels. Keep in mind that these values are based on the assumption that the subject is standing directly in front of the transmitting antenna. Exposure outside the primary lobe of the antenna will be significantly less than even the values presented above. Additionally, microwave signals at the frequencies we are using attenuate significantly when penetrating obstacles. In the case of the library, the roof itself will either reflect or attenuate virtually all the microwave energy that comes into contact with it. For all practical purposes, there will be virtually no RF radiation entering the building itself.

Table 1. LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)**(A) Limits for Occupational/Controlled Exposure**

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz

*Plane-wave equivalent power density

NOTE 1: *Occupational/controlled* limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: *General population/uncontrolled* exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure.

Rec'd 12-16-15 @ 7:20

I would like to enter my objection to the lease agreement with South Central Communications at 479 S. Lake Powell Blvd, Page AZ 86040.

It is not in the best interest of the city. The danger from a large array of RF antennas and a dangerous microwave dish that emits radiation does not belong on our public library. This kind of infrastructure belongs in the established communication areas in the city. There is no value in allowing South Central Communications to move forward with this, and it is not consistent with the Page City general plan. It essentially takes what is now a beautiful building and turns it in to an eyesore. Not something we wish to have in a town that relies on tourism. Also the chance of causing damage to the building due to the wind load with the antenna array it very possible.

Steve Blevins,
Page City Resident

A handwritten signature in cursive script that reads "Steve Blevins". The signature is written in black ink and is positioned below the typed name and title.

- G. The sales office/model home shall be permitted for no longer than 2 years without the approval of a Conditional Use Permit.

5.9 WIRELESS TELECOMMUNICATION FACILITIES

5.9.1 Purpose

To provide a uniform and comprehensive set of standards for the placement, construction and modification of wireless communication facilities (WCF). To protect and promote public health, safety, general welfare and the visual quality of the City of Page while at the same time not unduly restricting the development of needed communication facilities and important amateur radio installations and encouraging managed development of communication infrastructure. It is also the stated intent of this section to provide a public forum to insure a balance between public concerns and private interest in establishing communication and related facilities. The regulations in this section are established to:

- A. Provide guidelines for siting and design of wireless communication facilities;
- B. Minimize adverse visual impacts of towers and wireless communication facilities through careful design, siting, landscaping and camouflaging techniques;
- C. Enhance the ability to provide wireless services to City residents, businesses and visitors;
- D. Simplify and shorten the process for obtaining necessary permits, while protecting the interests of City residents;
- E. Promote and encourage co-location of towers and attached wireless communication facilities as a primary option;
- F. Ensure that wireless communication facilities are compatible with adjacent land uses;
- G. Avoid potential damage to property caused by towers and communications facilities by ensuring that structures are correctly designed and are removed when no longer used or are structurally unsafe.

5.9.2 Amendments

For the purpose of protecting the public health safety and general welfare, the Planning and Zoning Commission may from time to time propose amendments to these regulation which shall be approved or disapproved by the City Council at a public meeting following public notice. Realizing that

communication technologies are evolving and changing quickly, future innovations may reduce the impacts of individual facilities and render portions of these regulations obsolete. Therefore, periodic review and revision of these regulations will be necessary.

5.9.3 Applicability

A commercial wireless communication facility shall be a permitted use in every zoning district except residential districts and planned development districts. No person shall build, construct or erect a wireless communication facility upon any parcel of land in a residential or planned development district until a review process has determined the site is properly camouflaged and integrated with and/or screened by a non-antenna support structure (street light, utility pole, building feature, landscape feature, etc.)

All antenna support structures and wireless communication facilities, any portion of which are located within the City of Page, are subject to this section. Except as provided in this section, any use being made of an existing antenna support structure or attached wireless communication facility shall be deemed a nonconforming structure and allowed to continue, even if in conflict with the terms of this section.

5.9.4 Conditional Use Permit Required

No person shall build, construct or erect a wireless communications facility upon any parcel of land in any zoning district without obtaining a Conditional Use Permit. The Zoning Administrator, by administrative review, may approve (without obtaining a conditional use permit) the proposed construction or development of a camouflaged facility or a co-located facility provided that a building permit is obtained and the proposal meets the minimum requirements of this ordinance.

5.9.5 Exceptions

- A. The provisions of this section do not apply to radio or television reception antennas, receive only antennas, citizen band antennas, marine band antennas and satellite or microwave parabolic antennas (Residential - One (1) meter or less in diameter)(Industrial / Commercial - two (2) meters or less in diameter) not used by commercial carriers. The height of the antenna shall not exceed the roof line of the primary structure on the parcel and shall be placed on the rear or side of the parcel;
- B. The provisions of this section do not apply to FCC licensed Amateur Stations as part of the Amateur Service with a single antenna support structure. Amateurs station antennas shall not be subject to the requirements of this section except as follows.