

CHAPTER 7-23
WIRELESS COMMUNICATION FACILITIES

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- 7-23-101. DEFINITIONS.

The following definitions are specific to this Chapter:

(1) Applicant: Any individual person, group of persons, business entity, or government unit applying for a permit to locate communications towers within City boundaries. An applicant does not need to own an interest in the property where the facilities are proposed to be located, but permission from the owners of any property where the facility is located must be obtained prior to the application.

(2) Airport Communication: Communication between aircraft and airport ground facilities.

(3) Communication Antenna: Any transmitting and receiving device designed to radiate and capture communications signals consisting of electromagnetic or microwave radiation, as authorized by the Federal Communications Commission, to provide low

power radio communication service. "Communication Antenna" does not include non-commercial or transmission antennas.

(4) Communication Facility: Any communication antenna, communication tower, accessory building, or any other structure or equipment installed for the primary purpose of providing low power radio communication service.

(5) Communication Tower: A tower that supports or contains communications antennas (transmitting or receiving) or related communications equipment. "Communication Tower" also includes equipment and facilities permanently associated with the tower, whether or not such equipment or facilities are used directly to provide communication service.

(6) Guyed Tower: A communications tower requiring guy wires or other stabilizers for support.

(7) Interference: Disruption of communication by static, jamming, or blocking of frequencies.

(8) Lattice Tower: A self-supporting multiple sided communications tower characterized by an open frame.

(9) Monopole Tower: A self-supporting communications tower consisting of a single pole without guy wires or other stabilizers.

(a) Monopole Tower with Antenna and Antenna Support Structure Less than Two (2) Feet Wide: A monopole tower on which antennas and antenna support structures not exceeding two (2) feet in width are placed. The height of the antennas and antenna support structures together may not exceed ten (10) feet.

(b) Monopole Tower with Antenna and Support Structure Greater than Two (2) Feet Wide: A monopole tower on which antennas and antenna support structures exceeding two (2) feet in width are placed. The antennas and antenna support structure together may not exceed thirteen (13) feet in width or eight (8) feet in height.

(10) Non-commercial Antenna:

(a) A transmitting or receiving device designed to radiate or capture communication signals consisting of electromagnetic or microwave radiation, for private, non-commercial recreational use. "Non-commercial Antenna" includes, but is not limited to, radio and television antennas, satellite antennas, amateur radio antennas, and antennas used for individual delivery of low power radio communication service.

(b) Antennas associated with commercial or manufacturing structures for the purpose of transmitting or receiving signals are Non-commercial Antennas, if the use of the antenna is incidental to the primary use of the structure. This includes, but is not limited to, antennas for individual delivery of low power radio communication service incidental to the primary use of the structure.

(11) Stealth: A communications antenna, facility and/or structure that is completely disguised as another object or otherwise concealed from view thereby concealing the

intended use and appearance of the facility and where the dimensions of the facility reasonably approximate the dimensions of the object they are being disguised as and the location of the stealth facility is in concert with its surroundings. Examples of stealth facilities include, but are not limited to, trees, synthetic rocks, flag poles, light pole standards, or architectural elements such as dormers, steeples, and chimneys. Final determination regarding stealth poles shall be made by the Community and Economic Development Staff based on these standards.

- (a) Non-Stealth All antenna and associated equipment not camouflaged in a manner to be completely disguised as another object or otherwise be concealed from view by concealing the intended use and appearance of the facility.

(12) Transmission Antenna: A device that primarily transmits signals by electromagnetic or microwave radiation over a large area. A Transmission Antenna may also receive signals as part of its operation, but the primary use is for large area transmission. "Transmission Antenna" includes but is not limited to commercial radio and television broadcast antennas and does not include communication facilities.

(13) Roof Mounted Antenna: An antenna or series of individual antennas mounted on a flat roof of a building.

(14) Wall Mounted Antenna: An antenna or series of individual antennas mounted against a vertical wall of a building.

(15) Whip Antenna: An antenna that is cylindrical in shape. Whip antennas may be directional or omni-directional and vary in size depending on the frequency or gain for which they are designed.

(Ord. No. 96-72 Enacted 11/07/1996; Ord. No. 01-15 Amended 04/03/2001, Effective 04/09/2001)

7-23-102. OTHER TYPES OF ANTENNAS OR EQUIPMENT.

Antennas, communications facilities, or communications equipment not defined or regulated by this chapter are conditional uses in all zones within the City.

(Ord. No. 96-72 Enacted 11/07/1996)

7-23-103. APPLICABILITY OF BUILDING AND SAFETY CODES.

All antennas, facilities, and equipment installed pursuant to this chapter shall comply with applicable standards and codes, including, but not limited to, the National Electric Code. Installation of any antenna, facility, or equipment not in compliance with applicable codes is a violation of this Title.

(Ord. No. 96-72 Enacted 11/07/1996)

7-23-200P PART 2—COMMUNICATION FACILITIES

7-23-201. POLICY STATEMENT.

This part addresses planning issues brought on by the rapid growth, continuing development, and increasing demand of communication services. This chapter distinguishes communication services from other broadcast-type technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, safety, and facility siting. The West Valley City Council determines that enacting this chapter is necessary to accomplish the following goals:

(1) To promote the health, safety, welfare, and enjoyment of the City's residents by accommodating the need for communication service.

(2) To direct the location of communication towers within the boundaries of the City to provide adequate service to City residents, while minimizing potential adverse affects caused by the towers.

(3) To mitigate the potential adverse affects of communications towers by minimizing the number of towers, promoting careful placement and siting, and requiring landscaping, screening, and camouflage techniques.

(4) To promote the long-term viability and adequacy of communication service in the area by requiring development plans showing the anticipated number of towers required to provide service for the near future.

(5) To promote lower costs and increased efficiency by encouraging competition between providers of communication service.

(6) To promote the efficient delivery of communication service in the Salt Lake Valley by informing neighboring jurisdictions of new applications for communications towers when appropriate.

(Ord. No. 96-72 Enacted 11/07/1996; Ord. No. 01-15 Amended 04/03/2001, Effective 04/09/2001)

7-23-202. APPLICABILITY.

This part applies to both commercial and private low power radio communication services, including those known as "cellular," "PCS" (personal communication system), paging services, and other similar communication services.

(Ord. No. 96-72 Enacted 11/07/1996)

7-23-203. SITE LOCATION MASTER PLAN.

(1) (a) Each person or company desiring to locate communications facilities within the City shall submit a Site Location Master Plan to the Planning Commission. The Master Plan shall be submitted and accepted by the Planning Commission prior to any application for a permit for communication facilities. An applicant may submit a valley-wide plan, provided the required information is provided for the area within the City's boundaries.

(b) Applications to locate communications facilities may be considered by the Planning Commission prior to submission of a Master Plan, on condition that the plan be submitted within sixty (60) days following the date of application. If the Master Plan is not submitted within sixty (60) days, any approvals granted shall be automatically revoked. The Planning Commission may grant

one (1) extension to the sixty (60) day period, provided the extension does not exceed sixty (60) days.

(2) Each Master Plan shall identify existing locations of facilities and approximate proposed locations of new facilities. The existing facilities identified in the plan shall be updated at least annually, and no permit for a new facility shall be allowed unless the plan has been updated at least once during the twelve (12) months preceding the permit application date. The applicant shall provide the City with the current name and address of the facility owner and an emergency telephone number for each facility.

(3) The Master Plan shall include a reasonable estimate of the number and general location of facilities necessary to provide service within City boundaries and the surrounding area for the ten (10) years following the date the plan is originally submitted. These estimates shall be based on projected population growth and anticipated development. The estimates required by this subsection do not need to be updated on an annual basis, but should be updated at least every five (5) years.

(Ord. No. 01-15 Amended 04/03/2001, Effective 04/09/2001)

7-23-204. GENERAL PROVISIONS
APPLICABLE TO
COMMUNICATIONS
FACILITIES.

(1) Building Permit Required. No communications facility shall be constructed unless a building permit is obtained from the City. No building permit shall be issued unless the fee established in the Consolidated Fee Schedule is paid in full.

(2) Compliance with Other Laws. All communications facilities shall be built and operated so as to be in compliance with all applicable City ordinances and regulations and all applicable state and federal laws and regulations.

(3) Engineering Review. Each application for a permit to construct a communications facility shall be certified by a licensed professional engineer that the design of the facility meets all applicable standards for the facility, including, but not limited to: electrical safety, material and design integrity, seismic safety, etc. For communications towers, the professional engineer shall also certify that the tower meets acceptable design criteria or standards to withstand wind and other weather damage. In all cases, the certification shall indicate whether or not the facility will interfere with any other communications service.

(4) Interference with Other Communications.

(a) No permit to construct a communications facility shall be approved if the operation of the facility will interfere with emergency or airport communications.

(b) Communications facilities shall be located and shall operate in such a manner as to minimize or eliminate interference with communications other than emergency or airport. Such communications include commercial, private, and governmental communications.

(5) Accessory Buildings. Accessory buildings or facilities must comply with

required setback, height, and landscaping requirements of the zoning district in which they are located. All power lines on the lot to the building and the communications facility shall be underground.

(6) Fencing Required. Free-standing communications facilities shall be surrounded by a fence that is at least six feet high, and constructed out of a material appropriate to the location of the facility, as approved by the Community and Economic Development Department. Antennas that are roof or wall mounted shall be secured from access in a manner appropriate to the location.

(7) Removal of Climbing Pegs. Climbing pegs shall be removed from the lower twenty (20) feet of all communications towers.

(8) Aircraft and Airport Safety. All communications facilities shall comply with applicable laws, regulations, and approvals regarding aircraft and airport operations.

(9) Public Rights-of-Way. No communication facility shall overhang, encroach upon, or block a public right-of-way or public sidewalk.

(10) FCC License Required. No application for a building permit to construct or install a facility, and no application for a conditional use permit to construct or install a facility, shall be processed by the City unless the applicant provides proof of each proposed carrier's current license from the Federal Communications Commission to operate as a telecommunications carrier.

(Ord. No. 99-17 Amended 05/21/1999; Ord. No. 01-15 Amended 04/03/2001, Effective 04/09/2001)

7-23-205. PROVISIONS APPLICABLE TO WALL MOUNTED ANTENNAS.

(1) Wall mounted antennas shall not extend above the wall line of the building or extend more than four (4) feet horizontally from the face of the building.

(2) Antenna equipment and the supporting structure shall be painted to match the color of the building or structure or the building background against which they are most commonly seen. Antennas and the supporting structures should be architecturally compatible with the building. Whip antennas are not allowed on a wall mounted antenna structure.

(3) Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms, with no portion of the antenna extending above the roof line of such structures, shall be considered a wall mounted antenna. Wall mounted antennas shall be located not lower than thirty (30) feet from the ground level of the wall on which the antenna is located.

(4) (a) The total area for wall mounted antennas and supporting structures combined shall not exceed a total of one hundred (100) square feet on each exterior wall of the building. The total area shall be the sum of the areas of all antennas and support structures located on that wall.

(b) The antenna area shall be determined as the area of each individual antenna face and the visible portion of the supporting structure as viewed looking directly at the wall.

(5) A maximum of three (3) carriers may locate antennas on one (1) building wall. For each additional carrier, a separate conditional use permit must be obtained. A maximum of four (4) walls may be used to locate wall mounted antennas.

(6) No permit to install a wall mounted antenna shall issue unless the owner of the building grants written permission to install the antenna.

(7) Wall mounted antennas may not be installed on a building wall or walls facing a public street, or on a wall or walls constituting the building's front or main entrance.

(Ord. No. 96-72 Enacted 11/07/1996)

7-23-206. PROVISIONS APPLICABLE TO ROOF MOUNTED ANTENNAS.

(1) Roof mounted antennas shall be allowed on top of existing penthouses or mechanical equipment rooms, provided the antennas and antenna support structures are enclosed by a structure that creates a visual screen. The screening structure, antennas, and antenna mounting structures shall not extend more than eight (8) feet above the existing roofline of the penthouse or mechanical equipment room.

(2) (a) Antennas not mounted on a penthouse or mechanical equipment room shall be mounted at least five (5) feet from the exterior wall of a building. All roof mounted antennas and associated equipment shall be screened or enclosed so as to appear to be part of, and compatible with, the structure on which they are mounted. This screening requirement may be waived by the Planning Commission if the screening would be more visually intrusive than the antennas and support structure without the screening. The Planning Commission shall make the final decision as to whether or not screening will be required.

(b) For antennas mounted between five (5) and ten (10) feet from the exterior wall, the maximum height of a roof mounted antenna is equal to the distance the antenna is set back from the exterior wall up to a maximum height of ten (10) feet above the roofline of the building to which the antenna is attached.

(c) Antennas shall be mounted at least five (5) feet behind any parapet wall. For antennas mounted between (5) five and ten (10) feet behind a parapet wall, the maximum height of the antenna is equal to the distance the antenna is set back from the wall up to a maximum of ten (10) feet as measured from the top of the parapet wall.

(d) Roof mounted antennas installed more than ten (10) feet from an exterior or parapet wall shall not extend more than fifteen (15) feet above the roofline of the building itself unless approved as a conditional use.

(3) Roof mounted antennas are permitted only on a flat roof and shall be screened, constructed, and/or colored to match the structure to which they are attached.

(4) (a) Roof mounted antennas shall not be located on a building that exceeds the maximum height limit of the zoning district.

(b) Roof mounted antennas may be located even if the height of the antenna extends beyond the maximum height limit of the zoning district. The

installation of antennas shall not cause a building to exceed a maximum height limit.

(5) (a) The total area for roof mounted antennas and support structures combined shall not exceed two hundred (200) square feet. The total area shall be the sum of the areas of all antennas and support structures located on the roof.

(b) The antenna area shall be determined as the area of each individual antenna face and the visible portion of the supporting structure as viewed looking directly at the antenna at its widest point.

(6) A total of eight (8) carriers may utilize a single building's roof, including penthouses or mechanical rooms. For each additional carrier, a separate conditional use permit must be obtained.

(7) No permit to install a roof-mounted antenna shall issue unless the owner of the building grants written permission to install the antenna.

(Ord. No. 96-72 Enacted 11/07/1996; Ord. No. 01-15 Amended 04/03/2001, Effective 04/09/01)

7-23-207. PROVISIONS APPLICABLE TO
MONOPOLE TOWERS.

(1) The maximum visible width of antennas and antenna mounting structures on a monopole shall be measured by looking directly at the monopole at same elevation as the antennas and antenna mounting structure.

(2) (a) All antennas shall be flush mounted on the tower. No part of the antenna shall be further than twelve (12) inches from the tower.

(b) No monopole tower with antenna and antenna support structure less than two (2) feet wide shall be located within two hundred (200) feet of a residential zone.

(c) No monopole tower shall be located within a 1/2 mile radius to another tower unless the tower is stealth.

(3) Monopole towers shall only be located in the rear yard of a lot unless the tower is stealth as approved by the Community and Economic Development Department; and the Planning Commission determines that the on-site location is appropriate. Monopole towers shall not be located in any required landscaped area, required buffer zone, or required parking area. Monopole towers shall comply with the setbacks required for the zoning district in which they are located.

(4) (a) The maximum allowable height for a monopole tower is sixty (60) feet.

(b) Telecommunication antennas may be located on existing approved structures higher than sixty (60) feet. This may include but not be limited to lighting structures and/or utility poles in athletic fields, parks, parking lots, public rights-of-way, etc.

(5) The maximum width or diameter of a telecommunications tower shall be twenty-four (24) inches. No exposed wiring or cables shall be mounted on the outside of the tower.

(Ord. No. 96-72 Added 11/07/1996; Ord. No. 99-45 Amended 07/26/1999; Ord. No. 01-15 Amended 04/03/2001, Effective 04/09/2001)

7-23-208. LATTICE TOWERS PROHIBITED.

Lattice towers used to support communications service are not permitted in any zone. This Section applies only to lattice towers solely used to support communications service, and does not prohibit co-location of service communication antennas on existing lattice towers used for other types of broadcast communications.

(Ord. No. 96-72 Enacted 11/07/1996; Ord. No. 01-15 Amended 04/03/2001, Effective 04/09/01)

7-23-209. GUYED TOWERS PROHIBITED.

Guyed towers used to support communication service are not permitted in any zone. This section applies only to guyed towers solely used to support low power radio communication service, and does not prohibit co-location of low power radio service communication antennas on existing guyed towers used for other types of broadcast communication.

(Ord. No. 01-15 Amended 04/03/2001, Effective 04/09/01)

7-23-210. PERMITTED AND CONDITIONAL
USES--PREFERRED SITES FOR
COMMUNICATION FACILITIES.

(1) The following table lists the zones in which communications facilities are permitted and conditional uses:

Commercial, Manufacturing, and Agricultural Zones (Non-Stealth)

(P=Permitted; C=Conditional; X=Not Permitted)

Zone	Wall Mount	Roof Mount	Monopole (<2'wide)	Co-Located Tower
A	P	P	C	C
A-1	P	P	C	C
C-1	C	C	X	X
C-2	C	C	C	C
C-3	C	C	C	C
B/RP	C	C	C	C
M	P	P	P	P

100% Stealth Applications - including equipment, antennas and support structures

(P=Permitted)

Zone	Wall Mount	Roof Mount	Monopole	Co-Location
All Residential Zones	P (Stealth on Community Uses Only)			
A & A-1	P	P	P	P
C-1	P	P	P	P
C-2	P	P	P	P
C-3	P	P	P	P
B/RP	P	P	P	P
M	P	P	P	P

(2) Preferred Sites for Communications Facilities. Communications facilities shall be located as permitted uses under the following circumstances only. Each location must be explored as an option for location before exploring subsequent locations. Each applicant shall make a good faith effort to locate facilities on permitted sites in the following order of property:

- (a) On existing buildings, structures, and antenna support structures, including co-location on existing antenna support structures, provided that such structures are located in a zone that allows the communications facility

being proposed.

- (b) Stealth facilities in any zone allowing communication facilities. (See table)
- (c) Stealth facilities in a residential zone on community uses only. (See table)

(3) Each applicant shall attempt to locate facilities on sites in the order of priority set forth in this Section. If the applicant desires to locate a communications facility on a site other than the highest priority site, the applicant shall demonstrate to the Planning Commission or to the Community and Economic Development Department why it could not locate the facility on a site with a higher priority than the site chosen by the applicant. To do so, the applicant shall provide the following information:

- (a) Higher Priority Sites: The identity and location of any higher priority sites located within the desired service area.
- (b) Reason for Rejection of Higher Priority Sites: The reason(s) why the higher priority sites are not technologically, legally, or economically feasible. The applicant must make a good faith effort to locate facilities on a higher priority site. The City may request information from outside sources to justify or rebut the applicant's reasons for rejecting a higher priority site.
- (c) Justification for the Proposed Site: Why the proposed site is essential to meet the service demands of the geographic service area.

(4) All other proposed locations shall be conditional uses.

(5) All communications facilities shall be sited to ensure that significant landscapes are protected including gateway areas, redevelopment areas and other high image areas.

(Ord. No. 99-17 Amended 05/21/1999; Ord. No. 01-15 Amended 04/03/2001, Effective 04/09/2001; Ord. No. 03-48 Amended 07/01/2003)

7-23-211. LOCATION ON RESIDENTIAL LOTS
PROHIBITED.

No communication tower may be located on a lot upon which a residential structure is located, notwithstanding the zoning designation for the lot unless the proposed communication facility location is a community use and the facility is stealth as defined in 7-23-102 and is approved by the Community and Economic Development Department.

(Ord. No. 96-72 Enacted 11/07/1996; Ord. No. 01-15 Amended 04/03/2001, Effective 04/09/2001)

7-23-212. HEARING PROCEDURE.

- (1) All public hearings on applications for a permit to locate a communication facility shall be recorded.
- (2) The Planning Commission shall comply with the notice provisions of Section 7-7-104.
- (3) The Planning Commission shall state all decisions in writing. Decisions denying conditional use permits or special use permits shall specifically state the reasons for the denial.

(4) Prior conditional use permits granted for the installation of facilities in the past, whether pursuant to this chapter or not, shall have no precedential value on future applications.

(5) If an applicant claims that it is unable to locate in a particular area or build an antenna in a particular configuration, the Planning Commission may, at the expense of the applicant, require a study provided by a professional approved by the Planning Commission, regarding the applicant's claim.

(Ord. No. 96-72 Enacted 11/07/1996; Ord. No. 03-48 Amended 07/01/2003)

7-23-213. CONDITIONAL USE
 REQUIREMENTS.

(1) In addition to the conditional use standards outlined in Chapter 7 of this Title, "Conditional Uses," the following standards shall apply to applications for conditional use permits to locate communication facilities:

- (a) Compatibility of the proposed structure with the height and mass of existing buildings and utility structures in the surrounding area.
- (b) Whether co-location of the antenna on other existing structures in the same vicinity, such as other towers, buildings, water towers, utility poles, athletic field lights, parking lot lights, etc., has been sought by the applicant, but installation of a new tower without co-location is necessary to provide service.
- (c) The location and design of the antenna and tower in relation to existing vegetation, topography, and buildings to obtain the best visual screening.
- (d) Whether the facility creates quantifiable detrimental impacts to adjoining properties. "Quantifiable Detrimental Impacts" means specific problems attributable to the location of the facility that affect adjoining properties, including, but not limited to, reduced visibility for commercial signs, restricted access, interference with utility service, etc.
- (e) The impact of the proposed tower on future development in the area, according to the City's Master Plan.
- (f) Whether the proposed facility is located in a Preferred Site.

(2) In considering a conditional use application for a communication tower, the Planning Commission shall not consider evidence that the electromagnetic or microwave radiation used by communication services detrimentally affects public health or the environment. The Planning Commission may, however, consider other valid health and safety concerns raised by the location and operation of the communication tower, such as structural integrity, electrical safety, etc.

(3) No conditional use application shall be considered unless the application fee is paid and the following information is provided by the applicant:

- (a) The applicant's (and property owner's) name, address, and telephone number, as well as an emergency telephone number.
- (b) A written statement from the owner of the property where the facility is proposed to be located, stating that the owner has reviewed the plans for the

proposed facility, understands the type of facility that is being installed and the obligations the owner is undertaking, and granting permission for the applicant to install and maintain the facility.

- (c) The Site Location Master Plan.
- (d) A site-specific plan showing in reasonable detail the location of the proposed facility, including required fencing and landscaping, along with design plans for the proposed facility.
- (e) The engineering review required by Section 7-23-204(3).
- (f) Certification from the Federal Communications Commission and the Federal Aviation Administration, if necessary, that the proposed facility meets all applicable laws and regulations.
- (g) A permit from the Army Corps of Engineers if the facility will affect wetlands.
- (h) Statements, when appropriate, from the owners of underground utility facilities, such as water, electrical, or natural gas delivery, that the installation of the facility will not directly interfere with the operation of the utility.
- (i) Notice to neighboring jurisdictions.

(4) The Planning Commission may require landscaping or other screening to mitigate the visual impact of a proposed communication facility.

(5) Applications for conditional uses shall be submitted on a form provided by the Community and Economic Development Department and shall address each required standard separately.

(Ord. No. 96-72 Enacted 11/07/1996; Ord. No. 01-15 Amended 04/03/2001, Effective 04/09/2001)

7-23-214. NOTICE TO NEIGHBORING JURISDICTIONS.

In order to promote efficient delivery of communication service, and to avoid duplication or overlap of service, applicants shall inform the planning and zoning directors of neighboring jurisdictions when a proposed communication facility is intended to provide service in the neighboring jurisdiction's boundaries. For the purposes of this chapter, "neighboring jurisdictions" means municipal or county units whose boundaries are contiguous to the City, including Salt Lake County, Salt Lake City, the City of South Salt Lake, and the City of Taylorsville, and any other governmental units that may be created in the future that adjoin West Valley City.

(Ord. No. 96-72 Enacted 11/07/1996; Ord. No. 01-15 Renumbered 04/03/2001, Effective 04/09/2001)

7-23-215. ABANDONED FACILITIES.

(1) Any communication facility that is abandoned, not maintained, or not used for more than six (6) months shall be deemed to be abandoned, and the Director of Community and Economic Development shall notify the owner of the facility that it must

be repaired and/or used within thirty (30) days after the notice was sent, or the facility must be removed.

(2) If the communication facility is not repaired, used, and/or removed within thirty (30) days after notice was sent, the Director of Community and Economic Development may order the removal of the facility, at the owner's expense. Any conditional use permits issued for the facility will be automatically revoked.

(3) West Valley City reserves the right to undertake, with or without notice to the owner, any actions necessary to correct, remove, or repair communication facilities that are deemed to be an immediate danger to public safety. The owner shall bear the expense of emergency actions taken pursuant to this section.

(4) All facilities and related equipment shall be removed, including accessory buildings, power lines, etc. The facility site shall be restored with appropriate landscaping or paving, as the case may be.

(Ord. No. 01-15 Renumbered 04/03/2001, Effective 04/09/2001; Ord. No. 01-15 Amended 04/03/2001)