

WAGONER COUNTY REVISED TOWER SITE REQUIREMENTS

THE WAGONER COUNTY BOARD OF ADJUSTMENT HAS, AS OF MAY 20, 2008, ADOPTED THE FOLLOWING REQUIREMENTS FOR ALL PROPOSED TOWER SITES, INCLUDING BUT NOT LIMITED TO TELEVISION, RADIO, CELLULAR, WIRELESS, ETC.:

EACH APPLICATION SHALL INCLUDE:

- 1. WRITTEN PERMISSION FROM PROPERTY OWNER OF PROPOSED TOWER LOCATION**
- 2. A SITE PLAN:**
 - SITE PLAN DRAWN TO SCALE THAT SHOWS PROPERTY BOUNDARIES**
 - SHOULD SHOW ANY TOWER GUY WIRE ANCHORS AND OTHER APPARATUS**
 - EXISTING AND PROPOSED STRUCTURES ON SITE**
 - SCALED ELEVATION VIEW**
 - ACCESS ROADS AT LOCATION & SURFACE MATERIAL**
 - PARKING AREA**
 - FENCING**
 - LOCATION & CONTENT OF ANY WARNING SIGNS**
 - EXTERIOR LIGHTING SPECS**
 - LANDSCAPING PLANS**
 - ELEVATION CONTOURS**
 - EXISTING LAND USES SURROUNDING THE SITE**
 - PROPOSED TRANSMISSION BLDGS AND/OR OTHER ACCESSORY USES WITH DETAILS INCLUDING ELEVATIONS AND PROPOSED USE**
- 3. A WRITTEN REPORT INCLUDING:**
 - TOWER HEIGHT AND DESIGN**
 - CROSS SECTION OF STRUCTURE, ENGINEERING SPECS DETAILING CONSTRUCTION OF TOWER, BASE AND GUY WIRE ANCHORING**
 - DESCRIBE PROPOSED PAINTING & LIGHTING SCHEMES**
 - DESCRIBE TOWER'S CAPACITY, UNCLUDING NUMBER AND TYPE OF ANTENNAS THAT IT CAN ACCOMMODATE**
 - ALL TOWER STRUCTURAL INFORMATION TO BE CERTIFIED BY A LICENSED PE**
 - INFORMATION DISCUSSING UNAVAILABILITY OF OTHER SITES FOR ONE OR MORE OF THE FOLLOWING REASONS:**
 - A. REFUSAL BY CURRENT TOWER OWNER**
 - B. TOPOGRAPHIC LIMITATIONS**
 - C. ADJACENT IMPEDIMENTS BLOCKING TRANSMISSION**
 - D. SITE LIMITATIONS TO TOWER CONSTRUCTION**
 - E. TECHNICAL LIMITATIONS OF THE SYSTEM**
 - F. EQUIPMENT EXCEEDS STRUCTURAL CAPACITY OF FACILITY OR TOWER**
 - G. NO SPACE ON EXISTING FACILITY OR TOWER**
 - H. OTHER LIMITING FACTORS RENDERING EXISTING FACILITIES OR TOWERS UNUSABLE**
 - PLEASE INCLUDE AN UPDATED APPRAISAL REPORT FOR SITES REQUESTED IN RESIDENTIAL AREA AND AN UPDATE OF APACITY ON EXISTING TOWER**
- 4. INVENTORY OF EXISTING SITES**
 - EACH APPLICANT FOR AN ANTENNA OR TOWER SHALL PROVIDE THE WAGONER BOA WITH AN INVENTORY OF ITS EXISTING TOWERS THAT ARE EITHER WITHIN THE JURISDICTION OF THE GOVERNING AUTHORITY OR WITHIN ¼ MILE OF THE BORDER, THEREOF, INCLUDING SPECIFIC INFORMATION ABOUT THE LOCATION, HEIGHT AND DESIGN OF EACH TOWER. THE BOA MAY USE THIS INFORMATION WITH OTHER APPLICANTS APPLYING FOR ADMINISTRATIVE APPROVALS OR SPECIAL USE PERMITS UNDER THIS ORDINANCE OR OTHER ORGANIZATIONS SEEKING TO LOCATE ANTENNAS WITHIN THE JURISDICTION OR THE GOVERNING AUTHORITY, PROVIDED HOWEVER, THAT THE BOA IS NOT, BY SHARING SUCH INFORMATION, IN ANY WAY REPRESENTING OR WARRANTING THAT SUCH SITES ARE AVAILABLE OR SUITABLE.**

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A PHOTOSIMULATION OF THE PROPOSED FACILITY AS WELL AS PHOTOS TAKEN FROM THE PROPOSED SITE TO THE EAST, WEST, NORTH AND SOUTH SHOULD BE INCLUDED.

A SIGNED STATEMENT FROM THE APPLICANT INDICATING THEIR INTENTION TO SHARE SPACE ON THE TOWER WITH OTHER PROVIDERS.

5. SETBACK REQUIREMENTS FOR ALL TOWER SITES

- A. EACH TOWER SITE WILL HAVE A SETBACK OF 1 ½ TIMES TOWER HEIGHT FROM ANY AND ALL STRUCTURES, FENCING, ADJACENT PROPERTIES, ANY COUNTY ROAD, STATE HIGHWAY, ETC.,**
- B. APPLICANT MUST PRESENT A SIGNED STATEMENT THAT IF, FOR ANY REASON, A TOWER BECOMES UNUSED OR ABANDONED IT WILL BE TAKEN DOWN AND COMPLETELY REMOVED FROM SITE WITHIN 365 DAYS.**

6. GENERAL COMMENTS

EACH CASE WILL BE REVIEWED INDIVIDUALLY UPON PRESENTATION TO THE BOARD OF ADJUSTMENT. THERE COULD, THEREFORE, BE CERTAIN CIRCUMSTANCES THAT WOULD REQUIRE ADDITIONAL CONSTRAINTS AS WELL AS FEWER CONSTRAINTS.