



# Wireless Communication Code Amendments

Title 20.33, Wireless Communication Facilities and Antenna Support Structures; Title 20.03 Definitions; and Title 20.54 Special Use\*

Planning Commission  
June 15, 2022



# Background



- ❖ Public Hearing – Summer 2021
- ❖ Stakeholder Committee – Winter 2021-22
- ❖ Work Sessions – Winter 2022-Current

# Priority Areas

Pierce County ➤ More lenient

Permitted Outright (P)	Antennas and towers on public property which has been identified by the appropriate jurisdiction as a desirable location for wireless facilities.
	Antennas or dishes that are located a minimum of 100 feet from an existing residential dwelling unit.
	Antennas or dishes on property that is improved with uses that are classified in the commercial or industrial use category.
	Towers in Urban Districts and Centers when they are at least 200 feet from a MSF zoned property.
Administrative Use Permit (A)	Antennas and towers utilizing a camouflaged or a concealed design to eliminate aesthetic impacts.
	Towers that are screened from abutting property lines by vegetation including, but not limited to, existing Douglas Fir trees.
	Towers in Urban Centers and Districts and Rural Centers that do not exceed the height limitation of the underlying zone.
	Antennas and towers on non-residential sites including, but not limited to, parks, libraries, or churches.
	Antennas on multi-family residential sites.
	Monopole towers not exceeding 150 feet in height and meeting the criteria for a camouflaged or concealed design in PCC 18J.15.270 <b>GE</b> .
	Any tower that is proposed on a site that contains multiple tower(s) such as cellular tower farms.
Conditional Use Permit (C)	Any facility that is unable to meet the Priority of Locations criteria outlined in this subsection.



# Priority Areas

## Potential Draft Language

20.33.040 Prohibited and Preferred locations.

(B) Preferred Locations. For all WCFs, it is the County's preference that WCFs shall be located in the following, based on the preferred order of:

1. Industrial
2. Commercial
3. Open Space
4. Residential

An applicant not able to meet the County's priority of preference shall provide as much detail as reasonably possible for evaluation by County staff, demonstrating the reasons the applicant must locate a WCF in a lower-priority zone.



# Priority Areas - Zones

## Potential Draft Language

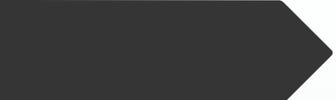
1. Industrial  
Light Industrial (LI), Rural Resource Industrial (RRI), Planned Industrial Park (PI)
2. Commercial  
Neighborhood Convenient (NC), Rural Commercial Center (RCC), Arterial Commercial (AC), Major Educational Institution (MEI), **Highway Commercial (HC)**
3. Open Space  
McAllister Geologically Sensitive Area (MGSA), Long-Term Agriculture (LTA), Nisqually Agricultural (NA), Military Reservation (MR), **Long-term Forestry (LTF), Public Park Trails and Preserves (PP)**
4. Residential  
R 1/20, R 1/10, RRR 1/5, RR 1/5, UR 1/5, RL 1/2, RL 1/1, R3 6/1, Summit Lake Overlay (SL)

**Blue = Reconsider zoning allowances**



# Allowed Zones - Options

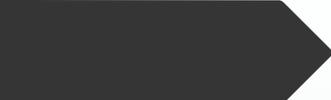
- ❖ Long-term Forestry (LTF) – Forest lands of long-term commercial significance
  - Likely error in table
  - Language in current wireless code allowing WCFs with reduced spacing requirements under certain circumstances
  - Wireless provider reps requested this zone
  - Community reps prefer this be a lower priority or prohibited zone
- ❖ Highway Commercial (HC) – Provides services for traveling public
  - Wireless provider reps requested this zone
  - Community reps did not object
- ❖ Public Parks, Trails, and Preserves (PP) – Publicly owned conservation and recreation lands
  - Wireless provider reps requested this zone
  - Community reps prefer this be a lower priority or prohibited zone
  - Any County owned land would still require an agreement



# Setbacks

## Current Code

- ❖ WCFs shall be set back from property lines a minimum of one hundred ten percent (**110%**) of the **structure's height**.
- ❖ May allow the setbacks required to extend into neighboring property if it would result in a substantially better design, provided the property owner agrees.



# Setbacks

## Current draft

In Residential Zones - WCFs

- ❖ Must not be closer than the greater of **the minimum building setback or 100 % of the tower height** from the adjoining lot line.

Setbacks from all Residential properties – Lattice and Guy Towers

- ❖ Shall be setback from all adjacent residential use properties a distance no less than **two feet for every foot of tower height** or no less than one foot for every one foot of tower height if the tower is of a camouflaged design.



# Setbacks

## **Current draft**

### Non-Residential Zones

- ❖ WCFs

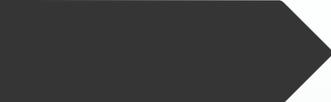
  - Setbacks of the underlying zone

  - Examples

  - State Highway, 20'; Local street, 10'; Side yard, 5'-15'

- ❖ Lattice and Guy Towers

  - No less than one foot for every foot of tower height



# Setbacks

## **Current draft**

Reduction in setbacks allowed

- ❖ Visual or noise abatement techniques
- ❖ Using breakpoint design technology
- ❖ Mature vegetation affords visual mitigation



# Radio Frequency Testing

## **King County Code**

- ❖ Last updated in 1993
- ❖ Outdated and unenforceable



[Wireless Communication Project Webpage](#)

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