



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
July 6, 2022



Background

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



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



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 one of the following zones:

Light Industrial (LI), Rural Resource Industrial (RRI), Planned Industrial Park (PI), Neighborhood Convenient (NC), Rural Commercial Center (RCC), Arterial Commercial (AC), Highway Commercial (HC), or Long-Term Forestry (LTF).

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

Pierce County

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 <u>GE</u> .
	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.

Draft Thurston Language

Permitted	WCFs that do not qualify as a substantial change, as defined in TCC 20.03.040.
Administrative Special Use Permit (A)	New or modified WCFs collocating on an existing structure.
	Towers located in Light Industrial (LI), Rural Resource Industrial (RRI), Planned Industrial Park (PI), Neighborhood Convenience (NC), Rural Commercial Center (RCC), Arterial Commercial (AC), Highway Commercial (HC), or Long-Term Forestry (LTF).
Hearing Examiner Special Use Permit (X)	WCFs on a new structure.
	Towers not located in a preferred zone.



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



[Wireless Communication Project Webpage](#)

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