

## 2013 Council Study Issue

## CDD 13-05 Accommodate Wireless Telecommunication Facilities in New Tall Buildings

**Lead Department** Community Development

**History**                    **1 year ago** None            **2 years ago** None

### 1. What are the key elements of the issue? What precipitated it?

Wireless telecommunication carriers need to place antennas above obstructions, such as buildings and trees. As a result, they look for sites with either a tall element on site, such as a building, or look to add a pole or tower. This study originated because of visually obtrusive antenna screening techniques used on existing buildings and recent changes in Federal law that limits a city's authority in future wireless co-locations. It is not possible for the City to determine where wireless carrier facilities should be located in the community, but designing new, taller buildings to support the future possibility of antenna facilities could promote good design.

This study would consider methods to have provisions for wireless telecommunications facilities to be included in new project designs for new taller buildings (greater than two-stories). Guidance on how to best incorporate the antenna design into the building architecture would be included to ensure antennas could be added without having to make future alterations to the building.

### 2. How does this relate to the General Plan or existing City Policy?

#### **GOAL LT-2 Attractive Community**

Preserve and enhance an attractive community, with a positive image and a sense of place, that consists of distinctive neighborhoods, pockets of interest, and human scale development.

**Policy LT-4.1** Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.

**Policy LT-4.2** Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.

**Policy LT-4.4** Preserve and enhance the high quality character of residential neighborhoods.

#### **Zoning Code:**

**19.54.040.(b):** All facilities shall be designed to minimize the visual impact to the greatest extent feasible, considering technological requirements, by means of placement, screening, and camouflage, to be compatible with existing architectural elements and building materials, and other site characteristics. The applicant shall use the smallest and least visible antennas possible to accomplish the owner/operator's coverage objectives.

### 3. Origin of issue

**Board or Commission** Planning Commission

### 4. Staff effort required to conduct study    Moderate

#### **Briefly explain the level of staff effort required**

There are potentially several aspects to this study, such as telecommunication carriers needs, building owners expectations and limitations, all of which should be considered. Staff will research other city requirements and conduct public outreach.

5. **Multiple Year Project?** No **Planned Completion Year** 2013

6. **Expected participation involved in the study issue process?**

**Does Council need to approve a work plan?** No  
**Does this issue require review by a Board/Commission?** Yes  
**If so, which?** Planning Commission  
**Is a Council Study Session anticipated?** No

7. **Briefly explain if a budget modification will be required to study this issue**

**Amount of budget modification required**

**Explanation**

8. **Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts**

**Are there costs of implementation?** No

**Explanation**

9. **Staff Recommendation**

**Staff Recommendation** Drop

**If 'Support', 'Drop' or 'Defer', explain**

Although this study could help provide viable options for telecommunication carriers in locating wireless facilities, it is possible to address the issue by including it in City-wide Design Guidelines. Including these types of policies in the zoning code is difficult to administer because specific design criteria varies from site to site, and the zoning code is less flexible. The change can be handled administratively, although staff would likely present the information to the Planning Commission before modifying the standards.

It would be better to work with each site separately and consider whether the location and design of the new building would be feasible for a wireless carrier.

**Reviewed by**



**Department Director**

10/10/12  
**Date**

**Approved by**



**City Manager**

**Date**