

# **Proposed Amendments to Carnation Municipal Code (CMC) Chapter 15.98 – Wireless Communications Facilities (WCF)**

**City of Carnation City Council Meeting  
February 4, 2025, at 6:00 pm**



# Introductions

- Wayne E. Carlson, FAICP (AHBL, Consulting Planner)
- Anisa Thaci, AICP Candidate (AHBL, Consulting Planner)
- Beth Offeman (City of Carnation, Community Economic Development Manager)
- Rhonda Ender (City of Carnation, City Manager)

# Background

- Federal Telecommunications Act of 1996: *Forbids local telecommunications franchise ordinances that prohibit (or have the effect of prohibiting) the provision of telecommunications services* (MRSC definition).
- The City's current Wireless Communication Facilities Code (Chapter 15.98 CMC) was adopted in 1997. The Federal Telecommunications Act of 1996 was amended in 2008 to address evolving technology. These amendments are intended to address the evolving technology (e.g., 5G and small cell facilities) that are addressed in the amended statute.

***Per RCW 35.99.010, "Telecommunications service" means the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means for hire, sale, or resale to the general public. "Information" means knowledge or intelligence represented by any form of writing, signs, signals, pictures, sounds, or any other symbols. This excludes broadcast television or broadcast radio signals.***

# Background

The City's WCF code (Chapter 15.98 CMC) addresses the following topics:

- Purpose
- Definitions
- Applicability
- Siting Criteria
- Design and Development Standards
- Application Submittal Requirements

# Background

- Telecommunication services often involve access to public rights-of-way or other City infrastructure (poles, towers, etc.).
  - The Act includes regulations allowing local governments to “manage the public rights-of-way” and “require fair and reasonable compensation” for use of the public rights-of-way.



# Small Cell Wireless Facilities – Introduction

- Definition (proposed addition to CMC 15.98.020, Definitions):
  - **Small Cell Facility:** *“A personal wireless services facility that meets both of the following qualifications:*
    - *Each antenna is located inside an antenna enclosure of no more than three cubic feet in volume. If the antenna has exposed elements, the antenna and all of its exposed elements could fit within an enclosure of no more than three cubic feet;*
    - *Primary equipment enclosures are no larger than seventeen cubic feet in volume. The following associated equipment may be located outside the primary equipment enclosure, and if so, are not included in the calculation of equipment volume: electric meter, concealment, telecomm demarcation box, ground-based enclosures, battery back-up power systems, grounding equipment, power transfer switch, and cut-off switch.”*



# Small Cell Wireless Facilities – Introduction



- Provide 4G and 5G wireless communication services to a community for the purpose of enhancing data downloads.
- Helps to increase the capacity of existing macro cell facilities.
- The Federal Communications Commission (FCC) expanded requirements in 2018 to increase deployment of small cell wireless facilities. The City of Carnation needs to set standards for small cell facilities to ensure preparedness for future proposed development within the City related to this use.
- Typically require numerous antennas that are dispersed to enhance connectivity.
- Attached to existing structures (poles, towers, buildings, other public infrastructure, etc.).

# Existing Code and New Additions: WCF

	Existing Requirements per CMC 15.98	New Additions
Required Permits	Building Permit and Conditional Use Permit (CUP)	No changes proposed.
Permitted Zones	<p><u>Attached WCF</u>: permitted in all zones on non-residential structures.</p> <p><u>WCF with support structure</u>: permitted in the R-A zone* and on City Owned Property or Structure.  <i>*The R-A zone no longer exists within the City.</i></p>	<ul style="list-style-type: none"> <li>Not permitted within any residential zones.</li> <li><u>Attached WCF</u>: permitted on non-residential structures within commercial zones and permitted on City Owned Property or Structure.</li> <li><u>WCF with support structure</u>: permitted on City Owned Property or Structure.</li> </ul>
Maximum Height	<p><u>Attached WCF</u>: 15 feet above the existing structure</p> <p><u>WCF with support structure</u>: 150 feet</p>	No changes proposed.
Setbacks	<p>Front Yard: 25 feet</p> <p>Side Yard: 20 feet</p> <p>Rear Yard: 25 feet</p>	<ul style="list-style-type: none"> <li><u>Attached WCF</u>: Front Yard: 25 feet Side Yard: 20 feet Rear Yard: 25 feet</li> <li><u>WCF with Support Structure</u>: 1 foot per each foot of tower height.</li> </ul>



# New Additions: Small Cell Facilities

Small Cell Facilities	
Required Permits	Building Permit
Permitted Zones	<ul style="list-style-type: none"><li>• Same as Attached WCF: Not permitted within any residential zones.</li><li>• Permitted on non-residential structures within commercial zones and permitted on City Owned Property or Structure.</li></ul>
Maximum Height	Same as Attached WCF: 15 feet above the existing structure
Setbacks	Same as Attached WCF: Front Yard: 25 feet Side Yard: 20 feet Rear Yard: 25 feet

# Preferred Concealment Technique

**Freestanding Monopole**



[https://ehresmannengineering.com/files/1414/4562/5105/union\\_hill\\_1\\_002.jpg](https://ehresmannengineering.com/files/1414/4562/5105/union_hill_1_002.jpg)

Preferred Concealment Technique requirements:

- Screening shall include one or a combination:
  - Fencing, walls, landscaping, structures, or topography which will block the view of equipment and structures as practicable from any street and from the yards and main floor living areas of residential properties within approximately 500 feet.

# Preferred Concealment Technique

Attached WCF



[Gallery – "A new era of concealment!"](#)

Preferred Concealment Technique (*new additions shown in underlined text*)

***Applicable to all WCF and small cell facilities:***

- Be screened or camouflaged to the greatest practical extent possible to achieve a less obtrusive form through the use of compatible materials, location, color, landscaping (Type F Landscape Screen), reflective concealment, and/or other tactics.

***Applicable to small cell facilities:***

- Symmetrical design.
- Shall not project above the façade wall on which they are mounted.
- Shall be subject to the requirements of the structures which they are mounted on (example: antennas on existing signs shall be subject to the sign regulations of CMC 15.68).

# Next Steps

**City Council  
Public Hearing:  
January 21, 2025**

**Planning and  
Parks Board  
Public Hearing:  
January 28, 2025**

**City Council  
Meeting:  
February 4, 2025**

**Proposed  
Adoption Date:  
February 18,  
2025**

# Planning and Parks Board Recommendation

January 28, 2025: Recommended City Council approval with consideration of allowing for small cell facilities on multifamily structures in residential zones.