

# City of Camas

Wireless Communication Facilities
February, 2017

# Background

City Council through Ordinance 16-015 expressed a desire to:

- Review City of Camas zoning and use codes related to Wireless Communication Facilities for consistency with the vision, goals, and policies established through the "Camas 2035" Comprehensive Plan; and
- Explore best available information on wireless technology, stealth technology, and alternatives to the placement of additional Wireless Communication Facilities through the City of Camas;

### Work Plan

#### Ordinance 16-015 established a Work Plan:



October 3, 2016 -City Council held a public hearing on Ordinance 16-015 establishing a moratorium on new Wireless Communication Facilities;



November 15, 2016 – Planning Commission public hearing to hear from citizens on regarding allowing the permitting of Wireless Communication Facilities within the City of Camas;



February 22, 2017 – Planning Commission workshop to discuss a list of options, based upon the testimony received through the November 15, 2016 public hearing and through research conducted. Recommendation from the Planning Commission on the direction is anticipated;

### Camas 2035 Comprehensive Plan

(Vision/Goals/Policies)

- **Vision:** Vital, Stable and Livable Neighborhoods. "...Quality public facilities, services and utilities contribute to a high quality of life".[pg. 3]
- Franchise Utility Goal [pg. 5-12]
  - F-1: To Ensure that energy and communication facilities and their services are available to support development when they are needed.
- Franchise Utilities Policies [pg. 5-12]
  - F-1: Minimize the effects on adjacent properties, the environment, and the visual quality of the community of siting, developing, operating, and maintaining these facilities.
  - F-2: Coordinate to provide reliable service through partnering and agreements with utility companies.
  - F-3: Promote the conservation of energy resources through the adoption of appropriate energy codes and efficient land use patterns and transportation systems.

# New/Emerging Technologies



- Demand for smart phones and other devises reliant on wireless communications (Internet of Things) continues to increase.
- Capacity to meet demand has resulted in new infrastructure development options such as:
  - Distributed antenna systems ("DAS")/Small Cell networks located in right-of-way;
  - Development of new technologies such as 5G.
- The 2017 Washington State Legislature may consider legislation that could mandate how the City of Camas regulates small cell and 5G technologies.

# Advantages of DAS and Small Cell Technologies [FCC 14-153]

- Physically much smaller;
- Can be placed on utility poles, building walls and rooftops, and other small structures either privately owned or in the public rights-of-way;
- Can be used in densely populated areas where traditional towers are not feasible or where localized wireless traffic demands would require an unrealistic number of macrocells;
- Utilize small equipment and transmit at lower signal power levels, they can be deployed in indoor environments to improve interior wireless services;
- Can address coverage needs in areas with stringent siting regulations, such as historic districts.
- Smaller and less visible. Easier to deployed with stealth measures such as concealment enclosures that blend with the structures on which they are installed;
- Comparatively cost-effective way of addressing increased demand for wireless broadband services in urban areas.

### Public Testimony

### November 15, 2016 Planning Commission (Summary)

- Establish clear and objective standards for effectively evaluating a significant gap in service and in evaluating visual and site impacts of new cell towers;
- Limit cell towers in residential zones to those necessary to address a significant gap in service under federal law;
- Require the significant gap analysis demonstration that no alternative sites are available within commercial or industrial zoned properties;
- Require least obtrusive designs (height, site location and architectural and landscape) and least obtrusive technologies in siting cell towers and other telecom. facilities.

### Conclusions

- Changes have occurred in cell technologies and in the infrastructure options available to provide wireless coverage;
- Camas 2035 Plan desires to "Minimize the effects on adjacent properties, the environment, and the visual quality of the community of siting, developing, operating, and maintaining these facilities".
- Public desires greater clarity in standards, further limitations on cell towers in residential areas and greater design considerations than currently provided under Camas Municipal Code, CMC 18.35.
- 2017 Washington State Legislation could impact the effectiveness of additional regulations tied to DAS or small cell technologies

# **Options**

Staff is looking to the Planning Commission and City Council for direction. The following three (3) options are provided for discussion and consideration. Staff recommends Option 2.

- 1. NO ACTION. Conclude the moratorium and rely on the existing code.
- 2. NEW CODE. Direct Staff to prepare a draft Ordinance for consideration in a public hearing to: a) Address concerns of the community as summarized in this presentation; b) Address and promote DAS, Small Cell and 5G technologies; and c) be reviewed for consistency with FCC and other legal requirements.
- 3. HOLD OFF. Direct Staff to hold off on preparation of a Draft Ordinance until the 2017 Washington Legislative Session is concluded or until no legislation on small cell or DAS is pending and to incorporate any changes into a draft Ordinance. This option would likely require an extension to the moratorium that is set to expire August 7, 2017.

## **Next Steps**

- March 6, 2017 City Council workshop.
- May 16, 2017 Planning Commission hearing to consider draft amendments to the Camas Municipal Code.
- June 19, 2017 City Council hearing
- July 3, 2017 -Ordinance Adoption.