

BMC 20.13.050 B. and .160 D. are proposed to be amended as follows. Staff's proposed changes are shown in legislative format with additions underlined and omissions ~~struck out~~. *Note: The Planning Commission made no changes to staff's recommendations.*

20.13 – Wireless Communication Facilities

20.13.050 - Priority Of Location And Prohibited Locations

In reviewing applications for new personal wireless communication facilities, preference shall be given to locations in the following order:

- A.** Attachment on existing structures shall be preferred to the construction of new support structures. In all cases, sites that are in areas identified in the neighborhood plan as having a special condition of "view", "historic" or "design review" will have a lower priority than other sites in the same zone. Attachment to non-residential structures will have a higher priority than attachment to residential structures. In all cases, antennas should not have a negative impact on views from public recreational areas such as parks or trails. Locations for attached antennas are prioritized as follows:
1. **Exiting towers:** Collocation on an existing tower where a legal wireless communication facility is currently located.
 2. **Industrial zones:** Public zones on structures used for utility functions. On structures in industrial zones if the facility will not have a negative impact on water views. Public zones (particularly Utility or Governmental Services zones) or sites containing similar government services if the facility will not have a negative impact on water views or views from recreational areas and the use does not adversely affect other public uses on the site.
 3. **Commercial zones, institutional zones and other public zones:** Neighborhood and waterfront commercial zones are a lower priority than other commercial zones.
 4. **Residential Multi-Multiple, mixed zones** allowing offices or commercial uses.
 5. **Residential zones:** Non-residential structures will have priority over residential structures.
- B.** A new support structure should only be considered when the applicant demonstrates that it is necessary to provide acceptable service and there are no suitable and available locations on existing structures. Support structures are prohibited within (1) the Shoreline Management Act jurisdictional area, (2) sites in any general use type, other than Industrial, designated with a "historic" special condition in the neighborhood plan, (3) sites in any general use type, other than sites owned by the City of Bellingham, designated with a "view" special condition in the neighborhood plan and (4) sites in the Fairhaven Design Review District as identified in the Fairhaven Neighborhood and Urban Village Plan. Sites that contain residential structures will have a lower priority than other sites in the same zone. In all cases, towers should not be visible from public recreational areas such as parks and trails. Locations for support structures are prioritized as follows:
1. Heavy Industrial zones located east of Interstate 5.
 2. Clustering on existing tower sites when additional impacts will be negligible.
 3. Industrial zones. In Industrial zones if the WCF will not have a negative impact on waterfront views and the area is not developed primarily for commercial uses. Generally these areas will be located east of Interstate 5.
 4. Planned Commercial and Institutional zones. Public zones on sites already used for utility structures when the tower will not be visible from public recreational facilities.
 5. Other commercial zones.

- 6. Residential and other public zones. Sites that are not used for residential purposes are preferred.

20.13.060 - Development Standards

The following minimum development standards shall apply to all wireless communications facilities in addition to any development standards or project review process which applies in the underlying district in which a wireless communication facility is located. In the event of a conflict between the standards of this section and the general development standards of the Land Use Development Ordinance or project review process or of the wireless development standards of this ordinance for a particular land use designation, the more stringent standards shall govern.

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- D. **Historical Registry/District.** Wireless communications facilities locating on any site or existing building that is registered as a local landmark through BMC Chapter 17.80 or is located in the Fairhaven Design Review District, or any other design review district regulated by the City of Bellingham, shall be subject to the applicable design standards and shall obtain necessary approvals prior to the issuance of building permits.

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20.13.160 - General Criteria For Issuance Of Permits

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- D. When antennas are proposed to be located within the Fairhaven Design Review District, as identified in the Fairhaven Neighborhood and Urban Village Plan, they shall generally be considered to be "construction of a structure" or "exterior alteration of a building" and shall be subject to approval of a design review ~~contract permit~~ in the Core and Influence sub-areas Historic District and Historic Influence Area of the district unless the Director determines the installation is not externally visible or is sufficiently incorporated in an authorized feature in such a way as to exempt it from the design review process.

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