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# **LDC24-007 CMRS Land Development Code Text Amendment**

**Public Hearing  
September 09, 2025**

**Presenter: Ernie Rose, Senior Planner**



# The Different Types of Wireless Communication



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- Satellite Communication.
- Infrared Communication. ...
- Broadcast Radio. ...
- Microwave Communication. ...
- Wi-Fi. ...
- Mobile Communication Systems. ...
- Bluetooth Technology.



Types of Wireless Communication

# Background & Request

County-initiated application to amend the Land Development Code

The proposed amendment:



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- Re-titles the CMRS regulations to WCF; establishes specific rules for WCF.
- Incorporates potential technological advances across all types of wireless communications
- Comply with the Federal Communications Commission (FCC) regulations.
- Delineates the criteria for “eligible facilities.”
- Promotes the collaborative use of both new and existing WCF Locations
- Requires applicants to demonstrate that other sites are not feasible for new tower structures.
- Outlines a structured administrative process for replacing, modifying, repairing, and upgrading equipment

*Staff is requesting a decision by the BoCC on the proposed amendment to the LDC.*



# Background



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## Current Code Regulations

Sec 3-3.8 Commercial Mobile Radio Service

Sec. 5-3.8 Commercial Mobile Radio Service (CMRS)  
Procedures

## Proposed Code Regulations

Sec 3-3.8 Wireless Communication  
Facilities (WCF) (formerly known as CMRS)  
3-3.8 G. Includes WCF-Related Definitions

Sec 5-3.8 Wireless Communication  
Facilities (WCF) Procedures

Sec 6-1 WIRELESS COMMUNICATION  
FACILITY (WCF)

6-1.1 Abandonment

6-1.2 Revocation of Permit



# Permitted Land Use Table



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## Updated Categories:

- Wireless Communication Facilities
- Attached structure, roof or building
- Alternative Tower Structure
- Small Cell Facilities in ROW
- Tower
- Temporary

TABLE 3-2.1 PERMITTED USE TABLE																								
P = Permitted, A = Accessory, SR = Use by Special Review, SE = Use by Special Exception, T= Temporary Use/Temporary Use Permit Required, Blank = Not Permitted																								
	Agriculture and Residential <sup>[1]</sup>												Non-Residential <sup>[1]</sup>								PUD Districts <sup>[2]</sup>	Overlay	Use Specific Standard	
	A-E	A-1	RR-A	RR-B	RR-C	R-1-A	R-1-B	R-1-C	R-1-D	R-2-A	R-2-B	R-M	B-1	B-3	B-4	B-5	I-1	I-2	F <sup>[3]</sup>	O	PUD	SBC-O	Code Section	
Telecommunications and Towers																								
Broadcast Tower Facility and Other Commercial antennas and radio towers	SE																			SE	Per Approved General, Specific, Preliminary or Final Development Plan			
Wireless Communication Facilities (WCF)																								
Attached (Structure, Roof, or Building-Mounted)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	3-3.8.A
Alternative Tower Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	3-3.8.A
Small Cell Facilities in the ROW	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	3-3.8.A
Tower	P	P	P										P	P	P	P	P	P	P		P	P	3-3.8.A	
Temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	3-3.8.A	
Over-height Towers	SE	SE	SE										SE	SE	SE	SE	SE	SE			Per Approved General, Specific, Preliminary or Final Development Plan	SE	3-3.8.A	
Telephone exchanges and similar buildings housing tele-communication equipment																		P	P					
Small Wind Energy Conversion System	P	P	P	P	P	P	P					SE											3-3.8.B	



# Background

## Study Sessions

January 21, 2025 – BoCC Study Session

March 4, 2005 – PC Study Session

## Referrals And Public Comment

Planning staff sent copies of the draft regulations to multiple wireless antenna carriers and consultants who process applications, and posted the draft antenna regulations on the County's website for public comment from March 31, 2025, to April 30, 2025

## Public Hearing

July 15, 2025 - The Planning Commission asked questions about Verizon's requested amendments during the public hearing. A representative from Clarion Associates and the staff addressed these questions.



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# Recommendation



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Considering the findings and other information provided herein, the Staff and the Planning Commission recommend approval of Case No. LDC24-007, CMRS Land Development Code Text Amendment, subject to the following stipulation:

1. Staff, with the approval of the County Attorney, may correct typographical errors and make such revisions to the Code amendment as are necessary to incorporate the approved amendment into the Land Development Code for publication.





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# Discussion & Questions





# Modifications:



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- Updated the list of preferred antenna types and removed the words “small cell” before “WCF in the right of way” in 3-3-.9.D.1.d.
- 3-3.9.E – Design Standards – removed b. Signage and c. Accessory uses, as these were already redundant in the ground equipment standards.
- 3-3.9.E – Definitions – Changed definition of “Substantial Change” to state that it must meet federal law and deleted all specifics of FCC 6409, in case federal law changes, so we don’t have to amend the code.
- 5-3.8.B.1.e – Appeals – changed “citizen” to “party” and “resident” group and require appeals to be filed 14 days from the issuance of the decision.
- 5-3.8.B.2.b – Review Criteria for approval of an Eligible Facilities request – deleted the last criteria and left it with the need to be an eligible facility and does not result in a substantial change.
- 6-1.2 – Revocation of Permit – accepted the change from Verizon to state that we will not revoke a permit until after we have provided them notice to remedy and given them at least 90 days to resolve.

