

The Elements of a Successful Wireless Facilities Siting Process in Olympia

Minimizing the adverse community impacts of new wireless facilities while adequately meeting the growing demand for wireless services as of 4-3-2014

*This **DRAFT** list is intended to kick-start a conversation with the community, the industry, and other stakeholders about what a successful WCF siting process might look like today, given all of the changes that have occurred in our community and in the industry since 2006. It reflects the values that informed the drafting of the City's current WCF ordinance and recent neighborhood discussions on this issue.*

A successful wireless facility siting process would...

1. **Be proactive** – Anticipate future WCF needs, identify preferred sites, and set siting standards that would meet those needs **before** new or enhanced facilities were proposed.
2. **Be clear, predictable, efficient, and fair** – Roles and expectations are clearly set forth, policies consistently applied, and decisions made in a timely, cost-effective way. The process would include opportunities for residents to meet with carriers to identify sites acceptable to the community that also meet industry needs. The process would minimize the chance of lengthy and costly delays and litigation.
3. **Maximize local control over WCF siting** – Within the context of federal and state laws and regulations, the City would retain as much authority as possible over the siting process.
4. **Minimize adverse community impacts** – Minimizes adverse visual, aesthetic, public safety, property value, and potential public health and environmental impacts by requiring co-location, and the use of stealth design and other technologies that camouflage and or/reduce the size and number of WCFs.
5. **Provide for early community notification** - Regardless of whether or not some kind of permit is required, communities would be immediately notified when new or modified WCFs were contemplated within City limits. This is especially important in neighborhood zones.
6. **Provide benefits to neighborhoods that host WCF facilities.** Uses some of the revenue generated by leases for current, new, or expanded facilities sited on City property to provide benefits to the neighborhoods/sub-areas that are hosting these facilities.
7. **Consider the impacts of full build-out** - Given the current working definition of “substantive change” recently issued by the FCC the City may not, for example, be able to say “no” to a carrier interested in raising an existing or new 100 foot tower to 120 feet. When considering the application for new facilities, the City would clearly define what full build-out means for these facilities and incorporate the outside limitations of the permit into the permit itself.
8. **Apply the precautionary principle to reduce potential health effects.** Within the scientific community, there is debate over what impacts WCFs may have on human health, especially on children. However, federal law prohibits local communities from considering human health effects when evaluating proposed sites for new WCFs. Within the context of these legal constraints, the community, the industry, and the City would work together to identify sites for new WCFs that minimize the potential risk to human health by applying the precautionary principle. This principle states that “when an activity raises threats of harm to the environment or human health, precautionary measures should be taken even if some cause and effect relationships are not fully established scientifically.”

We want and need to hear from you to reach agreement on what's most important to us as a community as we update our WCF siting process. Please send your ideas, comments, suggestions to Peter Guttchen, CNA's WCF Subcommittee Chair at pguttchen@gmail.com. The ideas generated by this discussion will be used to help develop recommendations on what changes, if any, should be made to the City's current WCF ordinance and siting process.