

City of Sammamish

Wireless Facility Design Standards:

The requirements set forth in these standards shall apply to the location and design of all WCFs governed by these standards as specified below; provided, however, that the City may approve alternative designs subject to a Wireless Use Permit or Conditional Use Permit if it determines that the goals of these standards are better served thereby. To that end, WCFs shall be designed and located to minimize the impact on the surrounding neighborhood and to maintain the character and appearance of the City, consistent with other provisions of this Code.

1. Camouflage/Concealment: All WCFs and any transmission equipment shall, to the extent possible, use camouflage design techniques including, but not limited to the use of materials, colors, textures, screening, undergrounding, landscaping, or other design options that will blend the WCF into the surrounding natural setting and built environment. Design, materials and colors of WCFs shall be compatible with the surrounding environment. Designs shall be compatible with structures and/or vegetation on the same parcel and adjacent parcels.
 - (a) Camouflage design may be of heightened importance where findings of particular sensitivity are made (e.g., proximity to historic or aesthetically significant structures, views, and/or community features). In such instances where WCFs are located in areas of high visibility, the WCF shall (where possible) be designed (e.g., placed depressed, or located behind earth berms) to minimize their profile.
 - (b) The camouflage design may include the use of alternative tower structures should the Community Development Director determine that such design meets the intent of this Code and the community is better served thereby.
 - (c) All WCFs, such as antennas, equipment rooms, equipment enclosures, and tower structures shall be constructed out of non-reflective materials (visible exterior surfaces only), unless otherwise required by the Federal Aviation Administration ("FAA").
2. Hazardous Materials: No hazardous materials shall be permitted in association with WCFs,

except those necessary for the operations of the WCF and only in accordance with all applicable laws governing such materials.

3. Lighting: WCFs shall not be artificially lighted, unless required by the FAA or other applicable governmental authority, or the WCF is mounted on a light pole or other similar structure primarily used for lighting purposes. If lighting is required, the City may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views. Lighting shall be shielded or directed to the greatest extent possible so as to minimize the amount of glare and light falling onto nearby properties, particularly residences.
4. Landscaping and Fencing Requirements:
 - (a) Macro Cell Facilities or Small Wireless Facilities sited outside of rights-of-way shall be sited in a manner that does not reduce the landscaped areas for the other principal uses on the parcel, below Code standards. This requirement shall not apply to building mounted WCF.
 - (b) Macro Cell Facilities or Small Wireless Facilities sited outside of rights-of-way shall be landscaped with a buffer of plant materials that effectively screen the view of the WCF from adjacent residential property. The standard buffer shall consist of the front, side, and rear landscaped setback on the perimeter of the site.
 - (c) In locations where the visual impact of the Macro Cell Facilities or Small Wireless Facilities sited outside of rights-of-way would be minimal, the landscaping requirement may be reduced or waived altogether by the Director or assigned designee.
 - (d) Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. In some cases, such as WCFs sited on large, wooded lots, natural growth around the site perimeter may be sufficient to buffer.
5. Additional Design Requirements: Additional design requirements shall be applicable to the

various types of WCFs as specified below:

- (a) Base Stations: If antennas or equipment are installed on a structure other than a tower, such as a base station, they shall be of a neutral, non-reflective color that is identical to, or closely compatible with, the color of the supporting structure, or uses other camouflage/concealment design techniques so as to make the antenna and related facilities as visually unobtrusive as possible, including for example, without limitation, painting the antennas and equipment to match the structure.
- (b) Alternative Tower Structures and Small Wireless Facilities: Alternative tower structures shall be designed and constructed to look like a building, facility, or structure typically found in the area, such as a utility or light pole, and shall:
 - (1) With respect to its pole-mounted components, be located on or within an existing or replacement utility pole serving another utility or providing another function, such as lighting; or
 - (2) Be colored and designed consistent with other existing natural or man-made features in the right-of-way near the location where the alternative tower structure or pole will be located; or
 - (3) With respect to its pole components, be located on or within a new pole where other utility distribution lines are aerial, if there are no reasonable alternatives, and the applicant is authorized to construct the new pole; or
 - (4) To the extent technically feasible, be consistent with the size and shape of the pole-mounted equipment installed by communications companies on utility poles near the alternative tower structure;
 - (5) Be sized to minimize the negative aesthetic impacts to the right-of-way;
 - (6) Be designed such that antenna installations on traffic signal standards are placed in a manner so that the size, appearance, and function of the signal will not be considerably altered;
 - (7) Require that any ground-mounted equipment shall be located in a manner necessary to address both public safety and aesthetic concerns in the reasonable discretion of the Director; and

(8) Not alter vehicular circulation or parking within the right-of-way or impede vehicular, bicycle, or pedestrian access or visibility along the right-of-way. The alternative tower structure or pole must comply with the Americans With Disabilities Act and every other local, State, and Federal law and regulations. No alternative tower structure or pole may be located or maintained in a manner that causes unreasonable interference. Unreasonable interference means any use of the right-of-way that disrupts or interferes with its use by the City, the general public, or other person authorized to use or be present upon the right-of-way, when there exists an alternative that would result in less disruption or interference. Unreasonable interference includes any use of the right-of-way that disrupts vehicular or pedestrian traffic, any interference with public utilities, and any other activity that will present a hazard to public health, safety, or welfare.

(c) Towers:

- (1) Towers shall either maintain a galvanized steel finish, or, subject to any applicable FAA standards, be painted a neutral color so as to reduce visual obtrusiveness as determined by the City;
- (2) Tower structures should use existing land forms, vegetation, and structures to aid in screening the facility from view or blending in with the surrounding built and natural environment;
- (3) All towers, excluding alternative tower structures in the right-of-way, shall be enclosed by security fencing or wall at least six feet (6') in height and shall also be equipped with an appropriate anti-climbing device.

(d) Related Accessory Equipment: Accessory equipment for all WCFs shall meet the following requirements:

- (1) All buildings, shelter, cabinets, and other accessory components shall be grouped as closely as technically possible;
- (2) The total footprint coverage area of the WCF's accessory equipment shall

not exceed three hundred fifty (350) square feet;

- (3) No related accessory equipment or accessory structure shall exceed twelve feet (12') in height;
- (4) Accessory equipment, including but not limited to remote radio units, shall be located out of sight whenever technically feasible by locating behind parapet walls, behind antenna arrays, or within equipment enclosures. Where such locations are not available or feasible, the accessory equipment shall be alternatively camouflaged or concealed.