TO: DSG Staff  
FROM: Richard Hart, Development Services Director  
DATE: April 17, 2006  
RE: WCF’s Allowed in B Zone Following Same Standards as PBZ Zone

MICC 19.04.050 (B) (16) governing uses and conditions for the Business – B Zone indicates that Wireless Communications Facilities are a permitted use subject to the conditions set out in MICC 19.06.040. However, MICC 19.06.040 Wireless Communications does not have a reference to any specific standards or conditions applicable to the “B” Zone. That code section does have specific conditions and specifications for other commercial zones such as the Town Center (TC), Commercial/Office (CO), and Planned Business Zone (PBZ).

In order to provide necessary conditions and standards, the Code Official will interpret the land use code to require the same standards for the “B” Zone as those listed in the “PBZ” Zone, since those zones are similar in nature, similar in their placement within nearby residential areas, with similar impacts. Thus, any WCF will be able to locate in a “B” Zone, and such WCF will then have to follow the specific conditions and standards listed in MICC 19.06.040 (A) (1) (c).