



Land Use and Development Code Amendments

Wireless Communication Facilities and References to the Comprehensive Plan

City Council Study Session –
September 23, 2025

City Staff Representative: Grey Shipman, Planner I

Wireless Communication Facilities (WCF's)

Amendments to Land Use & Development
Code: Article 10 - Supplemental Standards



New State Law: HB25-1056 – Local Government Permitting Wireless Telecommunications Facilities

- Effective January 1, 2026.
- Municipalities cannot require permits or siting applications for Eligible Facilities Requests (EFRs). EFRs are defined by state and federal law as small modifications to existing Wireless Communication Facilities (WCFs).
- Municipalities, however, may continue to require ancillary permits for work related to Health and Safety (e.g., work in the ROW, trenching, etc.).
- Under HB 25-1056, the review timeframes for all WCF applications are similar to existing federal timeframes. However, the consequences for failing to meet the timelines has changed. If the City fails to approve or deny a WCF application within the required timeframe, the project is **deemed approved**.

Proposed Changes to Article 10 - Supplemental Standards

Changes in Response to HB25-1056

- Update Article 10 to remove the “Site Improvement Permit” as a requirement for EFRs.

Other Changes to Article 10

- Update review timelines for WCFs to comply with the most restrictive timeframes between state and federal regulations.
- Consolidate the review procedures for WCFs into a single section.
- Fix typos and otherwise improve readability, including modifying text, tables, and graphics for compliance with document accessibility requirements.

Changes to Article 10 - Supplemental Standards

The City Council has the following options to consider:

- ❑ Direct staff to proceed with the code amendments as presented;
- ❑ Direct staff to proceed with the code amendments with modifications; or
- ❑ Direct staff not to proceed with the code amendments.

References to the Comprehensive Plan in the Land Use & Development Code

Amendments to the Land Use & Development Code:
Article 4 — Zoning Districts and Uses
Article 11 — Definitions & Terms



City staff are currently working
with consultants to create a
new comprehensive plan.

Comprehensive Plan vs Land Use & Development Code

Comprehensive Plan

- An overarching **policy** document that is intended to provide guidance and a vision for the City's future.
- Provides **recommendations** for how the City should develop.
- Conformance with the Comprehensive Plan is a review criterion for many land use applications (e.g., annexation, zoning, subdivisions).

Land Use and Development Code

- Land use **laws and regulations** that apply to development.
- Includes **rules** and **review procedures** for land use applications that City Staff, Planning Commission, and City Council are required to follow.
- Enforceable minimum requirements for development within the City (e.g., parking, landscaping, building design).

Proposed Changes to Article 4 - Zoning District & Uses

- With a new Comprehensive Plan, it is possible that the relationship between Zoning Districts and the Comprehensive Plan changes.
- Edit Table 4-1: Zoning Districts & Intent
 - Remove column named “Relationship to Comprehensive Plan”

Table 4-1: Zoning Districts & Intent

District & Intent	Relationship to Comprehensive Plan
A/R—Agriculture/Residential. The A/R district is intended for little or no development. These districts allow agriculture and associated uses, and include rural density residential living with detached houses on very large lots. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a "pre-development" district to either preserve open and rural lands, or hold areas until more coordinated, compact, and efficient growth and development can occur.	Limited application as a pre-development area.

Proposed Changes to Article 11 - Definitions & Terms

- The term “City Core” is defined as “[t]he area defined, described and mapped as the City Core Planning Area in the **Comprehensive Plan**, as amended from time to time.”
- Propose to eliminate the “City Core” definition because the term “City Core” does not appear in the Land Use and Development Code.

Changes to Article 4 - Zoning Districts & Uses and Article 11 - Definitions & Terms

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