

City Council Agenda Item Memo

From: Ryan Miller, City Planner

City Council Meeting: May 28, 2024 / June 11, 2024

Subject: Ordinance 24-019: Telecommunications Tower - 1461 6th Street

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

Brookings Municipal Utilities has applied for a Conditional Use Permit to construct a telecommunications tower within the City of Brookings. The Development Review Team recommends approval. The Planning Commission voted 9-0 to recommend approval.

Background:

Brookings Municipal Utilities has been working to relocate wireless and two-way radio communication facilities currently located on the soon to be decommissioned and demolished 6th Street water tower. BMU has received FAA approval for a location on the northern portion of Lots 11 and 12 in Block 1 of Hillcrest Addition, also known as 1461 6th Street. A telecommunication tower shall be considered through a conditional use permit per Section 94-396(4).

Item Details:

The proposed tower will be located on the northern 1/3 of Lots 11 and 12 in Block 1 of Hillcrest Addition. BMU will be subdividing this portion through a replat process, which will create two new parcels, one retaining the 6th Street frontage and the new northern lot fronting Jackrabbit Avenue. The Board of Adjustment granted variances at the May 6, 2024 meeting to approve the splitting of the lots as well as setbacks and height for the tower.

The proposed 171-foot tower will be located in a Business B-2 District which has 25-foot front yard, 20-foot rear yard, 7-foot side yard setback for the tower and 5-foot side yard setback for equipment facilities. Additionally, the tower must be setback at least 100-feet from a residential district boundary line. The nearest residential district boundary is 81-feet. The maximum height allowed in a Business District is 100-feet. Variances were granted by the Board of Adjustment for the 171-foot height and 81-foot setback from the nearest residential boundary. The FAA has approved the height of the structure and will not require illumination or specific colors.

The structure will be a monopole tower with the ability to support up to three wireless provider facilities as well as 20-foot radio antennas at the top of the tower. BMU is proposing a fence around the northern and eastern side of the tower and buildings.

Landscaping to include Arborvitaes is proposed between the eastern fence and Jackrabbit Avenue. An existing retaining wall and building façade along the south and west will provide additional security and screening. Parking is proposed along the north side of the fence where access panels will be located.

Legal Consideration:

None

Strategic Plan Consideration:

Safe, Inclusive and Connected Community/Service and Innovation Excellence – the telecommunications tower will support greater service capacity for cellular devices and local two-way radio services.

Financial Consideration:

None

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Discuss / take no action / table

The Development Review Team recommends approval.

The Planning Commission voted 9-0 to recommend approval.

Supporting Documentation:

Ordinance

Hearing Notice – City Council

Hearing Notice – Planning Commission

Planning Commission Minutes

Location Map

Application

Location Aerial

Site Plan

Elevation Drawing

Tower Rendering