

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** May 6, 2024

**Subject:** Brookings Municipal Utilities Conditional Use Permit – Telecommunications Tower – 1461 6<sup>th</sup> Street

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Brookings Municipal Utilities has applied for a Conditional Use Permit to construct a telecommunications tower within the City of Brookings.

## **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 6<sup>th</sup> 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 6<sup>th</sup> Street. A telecommunication tower shall be considered through a conditional use permit per Sec. 94-396(4).

## **Item Details:**

Development standards for a telecommunication tower include:

- a. Location and setback: A telecommunication tower shall meet the setback requirements for the district in which it is located. The tower shall also be constructed on a lot so that it is as far way as possible from existing off-site buildings, and in no event nearer to any residential building than a distance of 100 percent of the height of the tower. A tower shall not be closer to a residential boundary line than 100 percent of its height. Where telecommunication towers are required to meet FAA paint and/or lighting regulations, the distance between them shall not be less than one-half mile. All equipment facilities shall meet the setback requirements for the district in which they are located.
- b. Height: In all business districts, except the RB-4, B-2A and B-5 districts, the maximum height is 100 feet.
- c. Screening and landscaping: telecommunication tower sites and equipment facilities shall be screened when there exists a clear view from adjacent residential uses. A fence, wall, berm, shrubbery or tree plantings shall be installed to a sufficient height along the perimeter or in appropriate areas in order to reduce the visual impact of the tower base and buildings.
- d. Illumination: towers shall not be artificially illuminated unless required by the FAA or other governing authority. Security and safety lighting for equipment facilities is permitted.

- e. Design: towers shall be of neutral color unless otherwise required by the FAA. Antenna(s) installed on support structures shall be of a neutral color that is the same as or compatible with the support structure. Buildings and other structures shall be made of exterior materials and colors that will blend the facilities to the natural setting and built environment. In residential districts, aesthetics is a high priority. Therefore, only a monopole design shall be permitted unless otherwise approved during the administrative review or conditional use process. In addition, incorporating stealth design into the tower and equipment facilities whenever possible will be an important factor in the review of any conditional use permit application.

The proposed 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. A variance application was submitted for the tower based on the inability to meet this setback. The nearest residential district boundary is 81-feet and the required setback if approved for the proposed height would be 172-feet. An additional variance request for the overall height has been submitted by BMU. 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.

**Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval.

**Supporting Documentation:**

Hearing Notice – Planning Commission

Location Map

Application

Location Aerial

Site Plan

Elevation Drawing

Tower Rendering