Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: May 6, 2024

Subject: Brookings Municipal Utilities Variance – Setback – 1461 6th Street

Person(s) Responsible: Ryan Miller, City Planner

Summary:
Brookings Municipal Utilities has made a request for a variance on Lots 11 and 12 in Block 1 of Hillcrest Addition, also known as 1461 6th Street. The request is for a reduced setback for a telecommunications tower. The required setback is 172-feet to a residential district boundary. The proposed setback is 81-feet to a residential district boundary.

Item Details:
Brookings Municipal Utilities is proposing to construct a new telecommunications tower on the northern half of the parcel which will replace wireless and radio facilities that will soon be moved from an existing location atop the 6th Street water tower.

Wireless communication facilities are regulated under Sec. 94-396 which state that a conditional use permit is required. A separate Conditional Use Permit application has been submitted for the proposed tower. Sec. 94-396(5)(a)(2) states that a telecommunications tower shall not be closer to a residential boundary line than 100 percent of the tower's height. The proposed height of the tower is 172-feet. The proposed setback to the nearest residential boundary line is 81-feet. The proposed height and design have received FAA approval.

BMU has been working on the relocation of the wireless and radio facilities over the past couple of years in preparation of the removal of infrastructure from the existing water tower. Relocation options for the infrastructure is limited by the needs of the multiple wireless providers who will lease space on the tower and have spacing and coverage requirements in order to properly serve the community.

Options and Recommendation:
The Board of Adjustment has the following options:

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

Staff recommends approval of the request.

Supporting Documentation:
Hearing Notice
Location Map
Application
Location Aerial
Site Plan
Elevation Drawing
Tower Rendering