

STAFF REPORT

August 9, 2001

No. 01UR027 - Use On Review to allow a communication tower in the General Agriculture Zoning District **ITEM 51**

GENERAL INFORMATION:

PETITIONER	M & K Consulting for Western Wireless Corp
REQUEST	No. 01UR027 - Use On Review to allow a communication tower in the General Agriculture Zoning District
LEGAL DESCRIPTION	W1/2 NE1/4, Section 29, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 80 Acres
LOCATION	Between St. Martins Drive and Hidden Valley Road west of S.D. Highway 79
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Use On Review to allow a communication tower in the General Agriculture Zoning District be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Building Permit, a detailed geotechnical study shall be submitted for review and approval;

Building Inspection Division Recommendations:

2. A Building Permit shall be obtained prior to any construction;
3. Prior to issuance of a Building Permit, three sets of Architectural/Engineer stamped plans shall be provided for review and approval;
4. A Certificate of Completion shall be obtained prior to any use of the tower;

Urban Planning Division Recommendations:

5. The tower shall be designed to allow for the co-location of a minimum of two additional antennas (for a total of three antennae) except where the additional antennas would interfere or impact the applicant's proposed antenna(s);

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6. The tower shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority;
7. The tower shall remain unpainted allowing the galvanized steel color to show or the tower shall be painted white unless alternative colors are required by the Federal Aviation Administration or other federal or state authority;
8. No commercial advertising signage shall be allowed on the tower;
9. That all requirements of the Off-Street Parking Ordinance shall be continually met; and,
10. The Use on Review shall expire if the use is not undertaken and completed within two years of the date of approval by the City Council or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: This request was continued at the July 26, 2001 Planning Commission meeting to allow the applicant to meet with adjacent property owners and address concerns regarding transmission frequencies. The applicant has notified staff that they have met with GCC Dacotah Cement and requested information regarding detonation frequencies utilized by GCC Dacotah Cement. In addition, the applicant has made tentative plans to meet with Pete Lien and Sons representatives on Monday August 6, 2001. The applicant has applied for this Use On Review to allow the construction of a new communications tower on the subject property. The site plan submitted indicates that the proposed pole and a 10 foot by 20 foot equipment shed will be located approximately 225.5 feet north of St. Martins Road and approximately 58 feet south of the existing observatory building. The monopole and equipment shed will be surrounded by an eight foot chain link fence and will be accessed from Hidden Valley Road. The property is currently zoned General Agriculture District and cellular communications towers are permitted as a Use On Review in the General Agriculture Zoning District.

STAFF REVIEW: A site plan was submitted with this request; however the plan did not include a parking or circulation plan or identify access to the tower. Staff has indicated that the applicant must provide a more detailed site plan identifying all existing improvements and proposed improvements. Staff has reviewed the request and has indicated to the applicant that major issues such as off-street parking, access, aesthetic issues and the ability to co-locate additional antennae have not been addressed. Further review of the major issues associated with this request will be completed when a more comprehensive site plan has been submitted. The applicant submitted a detailed site plan for review as requested. Staff review has found the plan to be in general compliance with the Rapid City Municipal Code. The applicant's site plan identifies that paved access with an emergency vehicle turnaround, as well as paved parking, will be constructed.

Aesthetic Issues: A major issue associated with new transmission towers is the visual impact the structures will have on the surrounding area and the City in general. Staff is making three recommendations that they believe will help to minimize the adverse impacts caused by this tower. First, Staff is recommending that the tower either be left unpainted or painted white. Based on past experience with other towers, Staff has found that these two color choices are the least noticed by the general public. Second, Staff is recommending

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that no lighting of the tower be allowed. Exceptions to the color and lighting limitations will be allowed if the Federal Aviation Administration or another federal or state authority requires something different. Thirdly, Staff is recommending that no commercial advertising be allowed on the tower.

Co-location: In order to reduce visual clutter and increase the efficiency of **transmission** towers, the City has required that new towers be constructed with the ability to co-locate other future antennae. Staff has discussed this matter with Western Wireless representatives who have indicated that this tower will be constructed to accommodate additional antennae.

As of this writing, documentation of completion of the certified mailing has been submitted by the petitioner. The required Use On Review sign has been posted on the property.