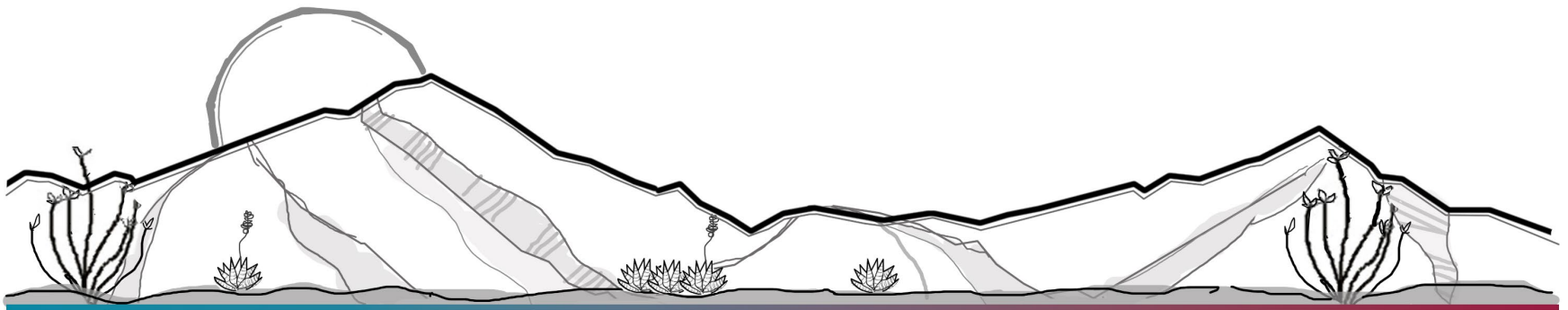


SU 22-20 (Arabian)

**Special Use Authorization for Wireless Communication in
a Rural Zoning District**

**Planning & Zoning Commission
October 12, 2022**



DEVELOPMENT SERVICES

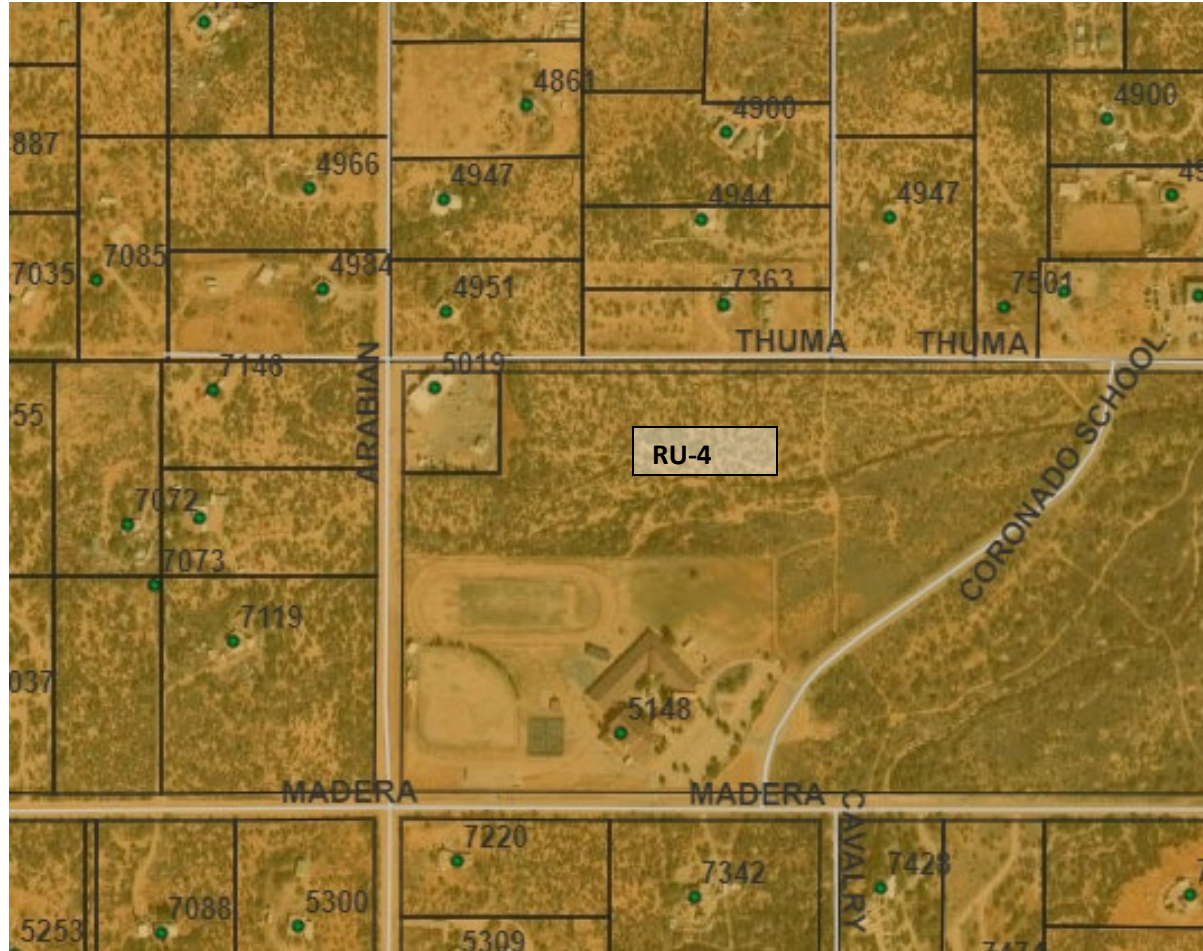
- **Site Size:** 2 Acres
- **APN:** 107-75-020
- **Zoning:** RU-4 (Rural, 4-acres minimum parcel), Essential Government Services
- **Growth Area:** Category D
- **Plan Designation:** Rural Residential
- **Area Plan:** None
- **Existing Uses:** Fry Fire Station, existing 141' communication tower(to be removed)
- **Proposed Uses:** Same, with replacement Tower



DEVELOPMENT SERVICES



Zoning



DEVELOPMENT SERVICES

There are 10 factors used to evaluate all special use proposals. As submitted, the application:

Complies: 7 factors

- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- Development Along Major Streets
- Traffic Circulation
- Adequate Services and Infrastructure
- Public Input (none received)
- Offsite Impacts

Complies with waiver: 1 factors

- Significant Site Development Standards

Not applicable: 1 factor

- Hazardous Materials
- Water Conservation



Factors in Favor of Request

1. The project complies with eight of the criteria used to evaluate special use requests; and
2. The proposed use would maintain and expand the range and quality of internet and wireless data coverage within the immediate area; and
3. Structurally, the tower, as proposed, could accommodate additional equipment for other wireless providers in the future. In addition, this will replace an existing tower on the site.

None Against



Applicant Presentation/Discussion



Staff Recommendation

Docket SU-22-20, Staff recommends **Conditional Approval**

If the Commission wishes to grant approval, staff recommends the following conditions:

1. The maximum height of the Wireless Communication Facility shall be limited to 130';
2. No signage, other than emergency signage, will be allowed for this wireless communication facility;
3. The facility owner shall notify the County Zoning Inspector of any proposed frequency changes;
4. The facility owner shall be responsible for maintenance in a manner consistent with the original approval of the facility, and equipment cabinets shall display a legible contact number for reporting maintenance problems to the facility owner;



Sample Motion

Mr. Chairman, I move to approve Docket SU 22-, Arabian on parcel 107-75-020, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

