



# **STEALTH WIRELESS TELECOMMUNICATION FACILITIES**

**CITY COUNCIL BRIEFING // MARCH 22, 2022**

# PROJECT REQUEST

A Zoning Text Amendment request to allow Stealth Wireless Telecommunication Facilities between **35 and 75** feet tall in the **PL Public Lands Zoning District** by **Conditional Use**.

- On December 8, 2021, the Planning Commission forwarded a **negative recommendation** to the City Council.
- Planning staff also recommended denial





# STEALTH TOWERS

**Definition:** An antenna completely disguised as another object, or otherwise concealed from view, to hide the intended use and appearance of the facility.

**A stealth tower must:**

1. Conform with the dimensions of the intended disguise
2. Be in concert with its surroundings

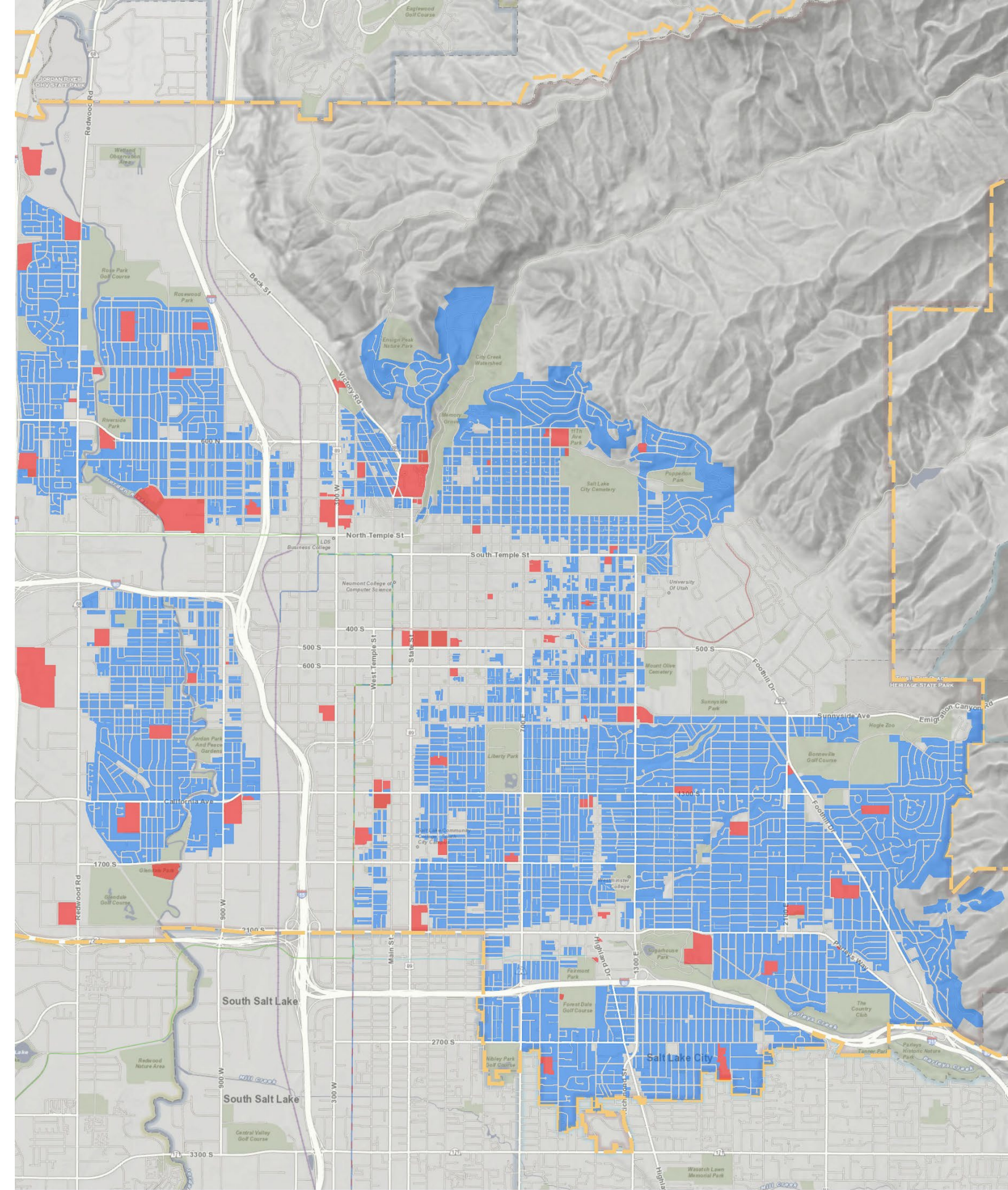
\*Stealth Towers are **currently permitted in all districts** if they meet the standards for a given district (i.e., setback and height).





# PL PUBLIC LANDS ZONING DISTRICT

- Individual lots or small clusters
- Integrated with other districts
- Uses generally limited to public facilities
  - Schools, Libraries, Fire Stations





# HEIGHT COMPARISON



\*This monopine example is for illustrative purposes only. Under this request, other types of stealth towers (like those illustrated in this presentation) could be permitted.

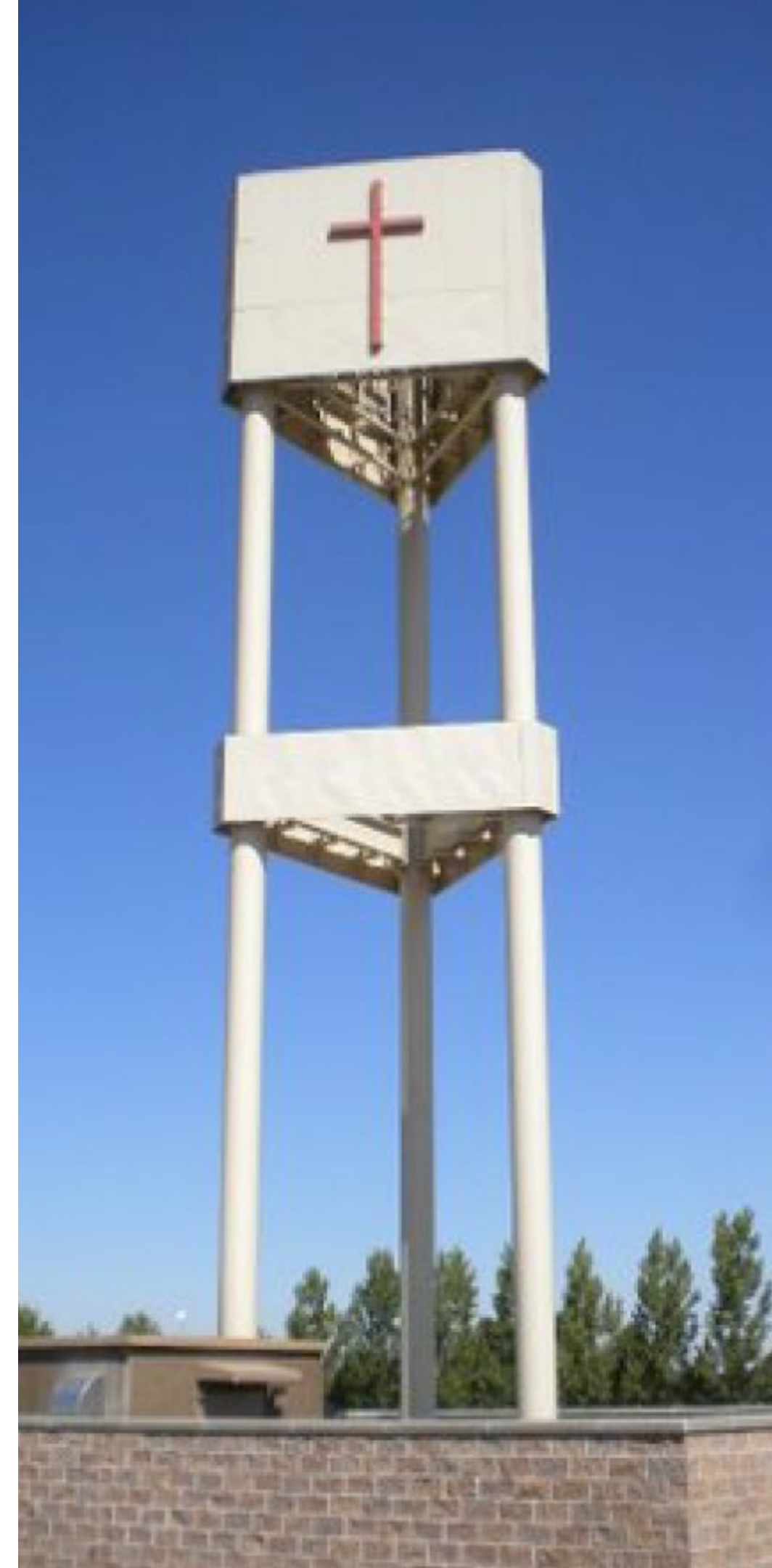
# RECOMMENDATIONS

- On December 8, 2021, the Planning Commission forwarded a **negative recommendation** to the City Council.
- Planning staff also recommended denial



# STAFF RATIONALE FOR DENIAL

- Unpredictable Outcomes
- Out of scale with surrounding development
- Challenges with Conditional Uses
  - Community expectation of denial
- Confusing proposal language
- Proposal is not comprehensive



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# QUESTIONS AND COMMENTS