

**S U T T E R** *John Sutter* **C R E E K**
  
 J E W E L   O F   T H E   M O T H E R   L O D E

DATE: November 12, 2024  
 TO: Design Review Committee  
 FROM: Erin Ventura, Contract Planner  
 RE: 130 Lincoln Ave - Design Clearance for a monopine telecommunication structure within the Historic District (APN: 018-052-012)  
 Zoning: C-2 Commercial  
 Design Standard District: Historic District  
 Applicant: Vertical Bridge

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**RECOMMENDATION:**

Review Design Clearance application for a new 70’ monopine wireless facility, antennas, and associated equipment.

**BACKGROUND:**

The applicant, Vertical Bridge, is proposing to construct a new 70’ monopine wireless facility, (10) 8’ antennas, (6) RRU’s, (1) 2’ microwave, (1) GPS antenna, and associated electrical equipment plus (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge, utility backboard and multi-meter utility service all within a leased 4-‘ x 40’ pad within the C-2 zoning district.

	<b><u>Requirements for Design Clearance:</u></b>	<b><u>Proposed:</u></b>	<b><u>Design Criteria met:</u></b>	<b><u>Recommendations, if any to meet Design Clearance:</u></b>
<b>Zoning</b>	C-2	C-2	Yes	
<b>District:</b>	Historic District			
<b>Lot Size:</b>	--	.55	N/A	
<b>Set Back requirements:</b>				
<b>Front</b>	5	54’ 1”	Yes	
<b>Side</b>	5	5’/134’ 9”	Yes	
<b>Rear</b>	10	39’ 4”	Yes	
<b>Lot coverage</b>	85%	--	Yes	
<b>Are there existing historic features?</b>	No			
<b>Structure Type</b>	Telecommunications	Telecommunications	Yes	
<b>Max Building height</b>	70ft SCMC 18.10.050	70ft + 10 ft lighting rod	No	The overall height of the entire structure cannot exceed 70ft.

The proposed equipment will be fenced in by the 6 ft chain link fence. 130 Lincoln is on a hilltop near the Fire Station visible from several nearby neighborhoods.

## **DISCUSSION:**

The Suter Creek Municipal Code has specific design criteria for Telecommunication and Electrical Generating Towers (18.49). They are allowed within the Commercial and Industrial zones. 18.49.040 specifies the following design criteria:

- A. Sites should be selected according to the following order of preference:
  - 1. In locations where topography, vegetation and other natural features provide the greatest amount of screening;
  - 2. On existing structures that lend themselves to tower-mounted equipment (such as water towers, church steeples, light poles, head frames, and the like); and
  - 3. Within industrial areas in which existing structures provide a visual buffer from adjacent areas.
- B. Preference should be given to co-location with other similar facilities;
- C. Equipment and supporting structures should be painted a single, neutral, non-glossy color, preferably earth-tones;
- D. Electrical and equipment wiring should be placed underground; and
- E. Monopole towers should be given preference over lattice towers.

### **Design Standards**

The City's Design Standards do not have specific standards for telecommunication facilities. Staff recommends that the Committee review the proposed project based on the Design Criteria listed above.

Based on a review of the project following the above design criteria, staff recommends that the Committee approve a Design Clearance with the following conditions:

- 1. The overall height cannot exceed 70'
- 2. The equipment on the ground must be neutral, non-glossy color.
- 3. In locations where topography, vegetation and other natural features provide the greatest amount of screening;
- 4. Within industrial areas in which existing structures provide a visual buffer from adjacent areas

### **Attachments:**

- 1. Application
- 2. Project Narrative
- 3. Site Plan
- 4. Photosimulation