Ivins City Staff Report
Planning Commission Meeting 04/01/14

Agenda Item: Public Hearing on proposed General Plan Amendment to change the Land Use Plan from Commercial Community to Commercial with Light Manufacturing located at approximately 400 West Highway 91. Monarch Investment Company, owner, and Pete Simmons, applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on Land Use Amendments

BACKGROUND: This property is the site of the existing mono-pole cell tower located at approximately 400 West Highway 91. The current land use designation and zoning does not allow for its expansion. If approved, they intend to amend the existing Conditional Use Permit to expand the walled area from 35'x35' to 50'x 60' and add some additional equipment (see attached plans). This expansion would then allow them to update antennas. The existing zoning regulations does not allow this mono-pole to be increased in height nor could an additional mono-pole be added to this site.

The original CUP for this cell tower requires that additional antennas be co-located on this pole and that if there is space for additional antennas, this pole must be used before another mono-pole could be placed elsewhere in Ivins.

The Planning Commission and City Council need to determine if allowing the expansion of this site would be less impactful than having another cell tower site located elsewhere in the City. If the answer is yes, then this should be given serious consideration.

FINDINGS AND ANALYSIS:

- Application is complete
- TRC does not make recommendations on Land Use Amendments

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Proposed Site Elevation Plan

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager