Ivins City
55 N. Main Street
Ivins, UT 84738
(435) 628-0606
www.ivins.com
An Equal Opportunity Employer

Mayor Chris Hart
City Council Members:
Ron Densley
George E. Elwell, Jr.
Cheyne McDonald
Lesley Mendenhall
Steven Roberts

City Manager:
Dale Coulam

March 21, 2014

TO WHOM IT MAY CONCERN:

Interested citizens are invited to attend the meeting or present their views in writing at the following scheduled Public Hearing:

Meeting Schedule:	Tuesday, April 1, 2014
Time:	5:30 p.m.
Location:	Council Chambers, 55 N. Main, Ivins, UT
Purpose:	**"Public Hearing on Proposed Zone Change from C-1 (Community Commercial) to CLM (Commercial with Light Manufacturing)"**

The purpose of the Public Hearing is to hear public comment on the Proposed Zone Change from C-1 (Community Commercial) to CLM (Commercial with Light Manufacturing)" located approximately 400 West Highway 91. Monarch Investment Company, owner, and Pete Simmons, applicant.

For additional information contact Kevin Rudd at Ivins City (435) 634-9753.

Planning Commission
Ivins City

(SEE ATTACHMENT)

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Dear Property Owner,

This letter is written in explanation of the notice of the proposed Land Use Amendment and Zone District Amendment. These changes are proposed by the owners of the existing cell tower located at approximately 400 West Highway 91. If approved this would allow for the expansion of the walled area of the existing equipment compound and the addition of equipment (see attached proposed site plan). If approved, this change would not allow an increase to the height of the existing mono-pole tower or to add an additional mono-pole tower.
If approved the equipment compound would increase from its current size of 35' x 35' to 50' x 59'. This would also allow for the upgrade of antennas on the existing mono-pole.

Please contact me if you have any questions. You are welcome to attend the public hearings and participate. This notice is for the Planning Commission Public Hearing. You will receive a future notice for the City Council Public Hearing.

Sincerely, Kevin Rudd

Kevin Rudd – Ivins City Building & Zoning Administrator