Ivins City Staff Report
Planning Commission Meeting 3/3/26

Agenda Item: Discuss and consider recommendation on a Zoning Text Amendment to Section 16.12.102 and the Table of Uses for RC Proposing a new use for Wireless Communications Equipment.

Submitted by: Rob Dalley, Building & Zoning Administrator

Recommended Action: Building Staff has reviewed and recommends approval.

BACKGROUND: Black Desert Resort, LLC has applied to amend our zoning ordinance so Verizon can place its cell phone equipment on the roof of the Resort behind existing structures and comply with the current height restrictions and not be visible from adjacent properties. This would require a change to the Table of Uses in the RC zone as well. This proposal language is not Black Desert specific, as the City may want to allow the use elsewhere.

FINDINGS AND ANALYSIS:

- The proposed amendments appear to be in compliance with City Ordinances.

SUPPORT MATERIALS:

- Draft Ordinance Language

Respectfully Submitted: Jon Allen For:

Rob Dalley-Building & Zoning Administrator