IVINS CITY
PLANNING COMMISSION
MINUTES
March 3, 2026
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:30 p.m. All present included Commissioner Brandon Weight, Commissioner Dave Robinson, Commissioner Perry Brown, and Commissioner Doug Clifford.

Staff Attending: Chuck Gillette-City Manager, Bryan Pack-City Attorney, Rob Dalley-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.
Audience Attending: Koko Head, James Barden, and Daniel Thurgood-via Zoom.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Dave Robinson

C. Invocation--Commissioner Dave Robinson

D. Disclosures-None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a Zoning Text Amendment to Section 16.33.102 and the Table of Uses for Resort Commercial Proposing a New use for Wireless Telecommunications Equipment.

Commissioner Brandon Weight stated that Black Desert Resort has asked to amend our zoning ordinance in an effort to allow Verizon Wireless to place cell phone equipment on the roof of the resort. This could be brought into all Resort Commercial zones in general as a citywide ordinance change. **Rob Dalley** stated that there is one correction on Commercial Light Manufacturing we don't have a Class VI. That should be a class IV. Koko Head is here and a representative from Verizon is on Zoom for any questions. It will be screens so the only people that may see it would be golfers. We were requested by Black Desert Resort to bring this forward. Koko Head stated that it would be helpful to understand the historical perspective on why we are asking to add this use to apply to different areas. A little over a year ago we had a cell tower on Rock Mountain for the first PGA tournament to help provide service we needed in this area. As we have developed the property, that temporary tower came down. We spoke with Verizon to put it in an alternate

location in the Ivins area, which is the roof of the resort. We did walks with them to be sure it fit in the screened area so it doesn't affect a height restriction. Verizon approached the City and realized after speaking with Sharon Allen that there was no authorized use for a cell site in Resort Commercial zoning. We determined if we provided a new use for cell equipment versus a cell site to have a tower, then we would have a use that allowed us to put it on the roof of the resort. Before Christmas, Verizon's technicians noted all the locations for power and where dishes would have to be aimed so it wasn't visible from the Reserve. He has had discussions with presidents of the HOAs, and everyone wants better cell service. He has one bar here and he is with Verizon so they want to be able to bump up the signal in Ivins City. That is the purpose of allowing the equipment to be in Resort Commercial. At TRC we decided to bump it to a Class V Conditional Use Permit, so that both Planning Commission and City Council could review that application and see size, location etc. This language proposed requires a Class V before it goes into any Resort Commercial area. It is not a tower, but rather equipment-dishes that face where they have to face. They would be on the west side of the parapet, not visible from Snow Canyon Parkway or The Reserve. Daniel Thurgood from Verizon Wireless is on Zoom and stated he is available to answer any questions about the installation would look like and what equipment they are proposing. **Commissioner Dave Robinson** inquired if this is for 5G currently and will it expand that throughout the Ivins area? We don't need a tower to do that? Daniel Thurgood stated that is correct. This site equipment will include antennas to receive 4G and 5G. **Commissioner Perry Brown** inquired how wide an area does it cover? Daniel Thurgood stated that the goal is to reach out as far as possible from that Black Desert Resort rooftop. The topography changes west from the resort. Right now we have four directions we intend to aim the antennas to try to provide as much coverage as possible. After the installation we will see if there are areas that may still need improvement. With the height of the building and what the rooftop can see we feel pretty good about this installation. **Commissioner Doug Clifford** inquired how tall is the equipment? Daniel Thurgood stated that none of the equipment will extend higher than the existing walls that cover the AC and venting equipment. The antennas can range from 2-8 feet in height. We will be limited to about 6 feet and be screened behind the parapet walls. We will have to change out the material in some sections to allow for the antennas to transmit through, but the finish surface will be an exact match. From the ground, you will never know there is equipment on the roof. **Commissioner Brandon Weight** opened the Public Hearing. **Bryan Pack** stated that no one on Zoom. Hearing no comments, **Commission Brandon Weight** closed the Public Hearing.

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B. Discussion and possible recommendation on a Zoning Text Amendment to Section 16.33.102 and the Table of Uses for RC Proposing a New use for Wireless Telecommunications Equipment.

Commissioner Dave Robinson stated that this is great. Seven or eight years ago there was a lot of concern about all these 5G towers going up all over town to get coverage and we talked about using private/public areas to put these antennas up, like schools and businesses. To him, this is exactly what we should be doing. **Commissioner Perry Brown** stated that he knows from personal experience that we can really use the enhanced wifi signal. This will help. **Commissioner Brandon Weight** inquired if we have the right to inspect? **Rob Dalley** stated they will apply for a permit. We will then inspect that permit. **Bryan Pack** stated this will come back with their specific design in the Conditional Use Permit as well as its location. **Rob Dalley** stated they will have an aerial site plan and elevations. **Commissioner Doug Clifford** inquired how this will change existing broadcasting? Daniel Thurgood stated right now essentially the City is being serviced by an old single cell site and as it grows, your cell site has overloaded. We want to do this carefully to get started on expanding that. That existing site won't come down but this will fill in other areas of growth. **Commissioner Doug Clifford** stated that when you look at planning it is similar to planning streets and roads. There are plans of taking this concept and expanding on it? The University would be a great place to put equipment on top. **Rob Dalley** stated this is a step in the right direction for that to happen. **Commissioner Doug Clifford** stated yes and lead to this same type of modular towers. **Rob Dalley** stated this is less aggressive or intrusive. There are 80 foot towers down I-15. Daniel Thurgood stated yes 80 to 100 feet. **Commissioner Dave Robinson** stated we are helping to make that happen. This is the law that will allow that. **Chuck Gillette** wondered if they need to open that up? **Commissioner Dave Robinson** stated he would like to expand that. **Bryan Pack** stated that if we do that it says the roof of a resort. **Chuck Gillette** stated based on what you just said, he wonders if we should add commercial buildings as well, and also put it in the C-1 Zone. **Bryan Pack** inquired if we are requiring this use to be on a roof? **Commissioner Dave Robinson** stated yes. We want to have it hidden by parapet walls bus still need the height to make that happen. **Bryan Pack** stated he recommends changing the sentence to say "equipment located on the roof of a building not to exceed approved height restriction in the district where the building is located, but is required to meet the design and locational requirements as established for such use as provided by this title." It refers to 16.12.122 and does provide some additional standards in these particular settings. That language would allow this and then change the designation on the different zoning areas for Commercial, C-1 and Resort Mixed-Use to allow it in all zones, based on this restriction. Then we would make each zone a Class V.

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MOTION: Commissioner Dave Robinson moved to approve possible recommendation on a Zoning Text Amendment to Section 16.33.102 and the Table of Uses for RC Proposing a New use for Wireless Telecommunications Equipment, as amended. Roll Call Unanimous.
SECOND: Commissioner Perry Brown

VOTE: The motion carried unanimously.

Commissioner Brandon Weight	AYE
Commissioner Dave Robinson	AYE
Commissioner Perry Brown	AYE
Commissioner Doug Clifford	AYE

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discussion regarding lot averaging.

Rob Dalley stated that this is discussion only, but he doesn't think we need this now. He instead would like to bring up a Mixed-Use Overlay. We have some projects coming that this would apply to. He would like to move that to the March 17th meeting. Some of our code needs to be cleaned up and is outdated. It could come up later. **Commissioner Doug Clifford** stated lot averaging hasn't been a problem. **Rob Dalley** stated he would like to bring forward the Mixed-Use Overlay. We will be missing two Commissioners so we may bring it forward on the 31st. **Chuck Gillette** stated the Mayor's note stated that we may not need to look at lot averaging since we did the PUD-R zone. **Commissioner Doug Clifford** stated that is right, because lot averaging was the basis of the PUD-R zone.

B. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for February 17, 2026.

Bryan Pack stated on Page 5 line 15 states "recommend moving to suspend."

MOTION: Commissioner Perry Brown moved to approve the Ivins City Planning Commission Meeting Minutes for February 17, 2026, as amended. Unanimous.
SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

Commissioner Brandon Weight	AYE
Commissioner Dave Robinson	AYE

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Commissioner Perry Brown	AYE
Commissioner Doug Clifford	AYE

5) REPORTS

A. Planning Commission Members

Sharon Allen stated that the Utah Land Use Institute meeting is on March 20th. We cover the entrance fee if any Commissioners want to attend. Send Sharon Allen an email to sign up. Pam Gardiol, Chuck Gillette, Bryan Pack, Sharon Barton, Sharon Gillespie, Rob Dalley and Sharon Allen are all attending.

B. Chair

C. Building and Zoning Administrator, Rob Dalley

D. City Attorney, Bryan Pack

E. Items to be placed on future agendas.

Rob Dalley stated we will present the Mixed Use Overlay, the WUI Wildland Urban Interface Code and the map Council approves, a sewer easement abandonment and a two-lot zone amendment.

6) ADJOURNMENT

MOTION: Commissioner Doug Clifford moved to approve ADJOURNMENT
SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

Commissioner Brandon Weight	AYE
Commissioner Dave Robinson	AYE
Commissioner Perry Brown	AYE
Commissioner Doug Clifford	AYE

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