Ivins City Staff Report
City Council Meeting 3/19/26

Agenda Item: Discuss and consider Planning Commission's 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.
- Planning Commission held a Public Hearing on 3/3/26 and recommends approval.

SUPPORT MATERIALS:

- Draft Ordinance Language

Respectfully Submitted: Rob Dalley

Rob Dalley-Building & Zoning Administrator