

City Council agenda report for 7/27/16; Consider an appeal of the Planning Commission approval of a Conditional Use Permit request for placement of a Cell Tower on parcel #SC-6-2-22-3130 near the south end of Lava Flow Drive and Malaga Avenue. Jared White, applicant.

On 6/14/16 the PC approved placement of a 100' cell monopole (tower) and associated support equipment on the Nick Frei property (parcel # noted above). Resident(s) in the Sunbrook subdivision located to the south of the subject site have filed an appeal of that decision with the City Council, objecting specifically to the location of the proposed cell tower.

Request from Applicant: To place a 100 ft tall Verizon wireless cell tower and related equipment near the south end of Lava Flow Drive and Malaga Avenue in a Residential-Agricultural (RA) Zone.

Background: The applicant seeks approval to place a 100' monopole cell tower on the north side of the Santa Clara River in Nick Frei's farm field which is zoned Residential-Agriculture (RA). Since the request falls under a Conditional Use Permit, notices have been sent to property owners within 300' of the proposed tower. There are no residents within close proximity and the patio homes in the Wailea Falls subdivision or on the south side of the Santa Clara River (in St George) seem to be the closest residents. The applicant proposes to provide a galvanized steel monopole but has provided photo simulations showing both a galvanized (gray color) pole and a brown pole. The galvanized gray pole is likely to be no more noticeable than another color, but the applicant appears open to suggestion from the PC.

PC Action: The PC considered this request on June 14, 2016 and heard from some concerned residents (both Santa Clara & St George residents) regarding the proposed location of the cell tower. The applicant reviewed the various steps he had taken to decide on the proposed location at the south end of Nick Frei's farm field. Due to the difficulty in crossing four separate properties along Lava Flow Drive to the Hans Hafen property, the applicant changed the original site to the Nick Frei property where only the one property owner had to be dealt with. Residents in the Sunbrook development on the south side of the Santa Clara River objected to the site saying it interferes with their view of the red hills. After considerable discussion the PC approved the CUP request with the monopole being a galvanized gray color.