



STAFF REPORT

MEETING DATE: February 8, 2024

ITEM TITLE, PRESENTER: Consideration and Approval of a Conditional Use Permit for 4110 South Highway 191, APC Towers LLC, Romano & Associates

RECOMMENDATION: Make a motion approving the Conditional Use using the Findings and Conditions after finding substantial evidence described in the Conditional Use Permit Document created by Staff.

Make a motion denying the Conditional Use based on findings of fact described / Make a motion denying the Conditional Use Permit due to the following reasons: (statement of findings for substantial evidence)

SUMMARY

The county has received a request from Romano & Associates, LLC for the installation of a 155-foot tall guyed tower with antennas and radio transmitting equipment as well as associated ground equipment shelters and emergency generators in the Community Commercial (Cd-C) zone, which would include the conditional uses of an Agricultural (A-1) Zone.

The Zoning Ordinance allows for the following use as a Conditional Use as associated with the A-1 Zone: radio and television transmitting stations or towers. Towers are not defined in the ordinance for a specific purpose.

Staff has developed a separate document with the conditional uses recommended in your packet. See the attached "Conditional Use Permit for Telecommunications Tower at Utah State Route 95 for review.