CITY OF LOGAN, UTAH
ORDINANCE NO. 13-42

AN ORDINANCE AMENDING TITLE 17 THE LAND DEVELOPMENT CODE OF
LOGAN CITY, UTAH

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN,
STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain code entitled “Land Development Code, City of Logan, Utah”
Chapter §17.37.090: “Exterior Lighting” is hereby amended as attached hereto as Exhibit
A, respectively:

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, 18
THIS DAY OF ___________, 2013.

AYES: _______________  _______________  _______________

NAYS: _______________  _______________  _______________

ABSENT: _______________  _______________  _______________

Holly Daines, Chair

Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for
approval or disapproval on the 18 day of ___________, 2013.

Holly Daines, Chairman

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 18 day of
___________, 2013.

Randy Watts, Mayor
§17.37.090 Exterior Lighting

Standards.
1. Height and Location.
   a. Lighting height and location shall be designed to illuminate the site only. Light cut-offs are required to prevent spillover of direct light.
   b. Luminaire fixtures and supporting structures shall be placed on the same property as intended to light.
   c. Parking area and exterior freestanding luminaires shall be no taller than eighteen (18) feet, including the pole and base. When projects are adjacent to residential zones, freestanding luminaires on the perimeter closest to the residential zone shall be no taller than 18' feet.
   d. Freestanding luminaires on private property in residential zones shall be no taller than twelve (12) feet.
   e. Luminaires for public street lights and athletic fields are exempt from height regulations.
   f. Soffit and canopy lighting shall be recessed or flush mounted to the bottom surface of the structure.
   g. Pedestrian street lights or lampposts are required within the Town Center, Mixed Use, and along Main Street within any other district, and may be required in other zones subject to design review approval.
   h. Pedestrian street lights or lampposts shall be mounted between 8’ to 16’ above grade to provide continuous illumination of all street sidewalks, and shall reflect the architectural design and characteristics of the surrounding area.
   i. Exterior building lights affixed to buildings on street-front elevations shall be mounted between 6’ and 14’ above adjacent grade.
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: May 23, 2013
FROM: Russ Holley, Community Development
SUBJECT: Exterior Lighting Code Amendment

Summary of Planning Commission Proceedings

Project Name: Exterior Lighting Code Amendment
Project Address: Citywide
Recommendation of Planning Commission: Approval

On May 23, 2013, the Planning Commission, by unanimous vote, recommended that the Municipal Council approve a request to amend the Land Development Code to allow 32' tall exterior light poles in commercial areas with 18' tall light poles on the perimeter adjacent to residential zones and to allow 18' tall exterior light poles in residential zones and limit building exterior light fixtures to 18' in height.

Planning Commissioners, unanimous vote (5,0):
Recommend approval: David Adams, Angela Fonnesbeck, Konrad Lee, Russ Price, Heather Hall.

Attachments:
Staff Report
Ordinance 13-42
PC Meeting Minutes (To be distributed at City Council meeting)
Project #13-015
Exterior Lighting Code Amendment
Text Amendment

REPORT SUMMARY...
Project Name: Exterior Lighting Code Amendment
Proponent/Owner: Community Development Department
Project Address: Citywide
Request: Code Amendment
Type of Action: Legislative
Date of Hearing: May 23, 2012
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION
Staff recommends that the Planning Commission recommend approval to the Municipal Council for the following amendment to the Land Development Code (LDC): Section 17.37.090.

REQUEST
The proposed text amendments to the Land Development Code are attached in their entirety and are summarized as follows:

- Amend LDC 17.37.090.C.1 to allow 32' tall light poles on the interior of a commercial project and no taller than 18' on the perimeter of the property adjacent to residential.
- Amend LDC 17.37.090.C.1 to allow 18' tall poles in residential areas.
- Amend LDC 17.37.090.C.1 to require buildings to install exterior light fixtures on facades at heights less than 18'.

GENERAL PLAN
The General Plan doesn’t specifically address lighting details and height, but 8.1.3 mentions lighting when discussing the establishment of great places. Lighting is identified and deemed important to skillfully consider as it plays an important role in the overall visual composition of the city.

STAFF RECOMMENDATION AND SUMMARY
The proposed amendment that increases the height of freestanding light poles from 18' to 32' will result in fewer overall numbers of poles on projects while providing adjacent residential zones with a step-down transition height requirement. With many commercial properties containing pole heights of 40', including the Cache Valley Mall, Home Depot and Shopco, the proposed maximum height of 32' will keep light fixtures at a relative lower height. With fewer amounts of poles needed, relative lower heights, concealed source fixture requirements and unchanged light levels of 0.5-4.0 foot candles, the negative impacts of exterior lighting including sky glow, reflective glare, and excessive illumination will be minimized.

PUBLIC COMMENTS
As of the time the staff report was prepared, no public comments had been received.

AGENCY AND CITY DEPARTMENT COMMENTS
As of the time the staff report was prepared, no comments had been received.
RECOMMENDED FINDINGS FOR APPROVAL
The Planning Commission bases its decisions on the following findings:

1. Utah state law authorizes local planning commissions to recommend ordinance changes to the legislative body (Municipal Council) that are consistent with the role of the Planning Commission.
2. The Code Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendment allows for better discretion and practicality for commercial land uses.
4. The proposed Code Amendment does not oppose the overall goals and objectives of the General Plan, because the required pole height transition will ensure compatibility and reduce the negative impacts of unnecessary glare and excessive brightness on adjoining properties.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and becomes the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.
The Logan City Planning Commission will hold a public hearing to receive input on the following:

**PC 13-014 142 W Commercial Zone Change**  Jed Willets/John Whiting, authorized agent/owner request a zone change from Neighborhood Residential Core (NRC) to Town Center (TC) at 142 West 200 North; TIN 06-021-0021.

**PC 13-015 LDC Exterior Lighting Amendment**  Logan City requests to amend the Land Development Code regulations regarding exterior lighting, in particular, allow pole heights in the Commercial zone to increase from 18' to 32' maximum.  **Ord 13-42**

**PC 13-016 LDC Infill & Flag Lots Amendment**  Logan City requests an amendment to the Land Development Code Section 17.37 to include new infill and flag lot development standards.

The Municipal Council is tentatively scheduled to hold a workshop on these items on **Tuesday, June 4, 2013**, and a public hearing on **Tuesday, June 18, 2013**. Both meetings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 pm. Contact the Department of Community Development at 716-9022 for more information or [www.loganutah.org](http://www.loganutah.org)
LEGAL NOTICE
Logan Planning Commission
May 23, 2013

The following public hearings will be held in the Logan City Municipal Council Chambers at 290 North 100 West at 5:30 p.m. All comments must be submitted to Community Development to be included in the public record before 5:00 p.m. on May 22, 2013. Contact 716-9021 or www.loganutah.org for further info.

Public Hearing:

PC 13-012 Horlacher Subdivision Subdivision Permit Thomas Horlacher, authorized owner/agent, requests a 4-lot subdivision with access right-of-way to the back flag lots on 45 North. The duplex on 51 North front lot will be maintained, resulting in 3 new home lots and 1 existing duplex lot at 45 & 51 North 500 West in the Neighborhood Residential Center Street (NRCS) zone; TIN 06-009-0006;0015.

PC 13-013 Steve's Carpet Barn Design Review Permit Joseph Beck/S.R. Eliason 10th & Main LLC, authorized agent/owner request construction of a new 7,900 SF retail/warehouse project on an existing undeveloped lot at 975 North Main in the Commercial (COM) zone; TIN 05-047-0015.

PC 13-014 142 W Commercial Zone Change Jed Willets/John Whiting, authorized agent/owner request a zone change from Neighborhood Residential Core (NRC) to Town Center (TC) at 142 West 200 North; TIN 06-021-0021.

PC 13-015 LDC Exterior Lighting Amendment Logan City requests to amend the Land Development Code regulations regarding exterior lighting, in particular; allow pole heights in the Commercial zone to increase from 18' to 32' maximum.

PC 13-016 LDC Infill & Flag Lots Amendment Logan City requests an amendment to the Land Development Code Section 17.37 to include new infill and flag lot development standards.

Publication Date: Thursday, May 9, 2013
Civil
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss

On this 24th day of June, A.D. 2013 personally appeared before me Monica Christensen who being first being duly sworn, deposes and says that she is the Assistant to the Finance Director of the Cache Valley Publishing Co., publishers of The Herald Journal, a daily newspaper published in Logan City, Cache County Utah, and that the Legal Notice, a copy of which is hereto attached was published in said newspaper for 1 issue(s) and that said notice also published on utahlegals.com on the same days(s) as publication in said newspaper

Commencing on the following days:
06/23/2013

, Assistant to the Finance Director

Subscribed and sworn to before me on this 24th day of June, A.D. 2013

, Notary Public
Commissioned in the State of Utah

My Commission expires August 1, 2015

LEGAL NOTICE
LOGAN MUNICIPAL COUNCIL

SUMMARY OF AN ORDINANCE passed by the Logan Municipal Council, Logan, Utah is as follows:

ORD.13-42. An ordinance was adopted and approved June 18, 2013 amending Title 17 of the Land Development Code Chapter 17.37.090: Exterior Lighting.

This ordinance is effective immediately upon publication. Full text of the ordinance may be reviewed at the Office of the Logan City Recorder, City Hall, 290 North 100 West, Logan, Utah during regular business hours.

Teresa Harris,
City Recorder
Publication Date: June 23, 2013