CITY OF LOGAN, UTAH
ORDINANCE NO. 13-59

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" Chapters §17.13.040, 17.17.030, 17.21.040 & 17.45: “Wireless Telecommunication Facilities” are 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, this day of August, 2013.

AYES: [Signatures]
NAYS: [Signatures]
ABSENT: [Signatures]

Tom Jensen, Vice Chairman

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 20 day of August, 2013.

Tom Jensen, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 20 day of August, 2013.

Randy Watts, Mayor
EXHIBIT A
### Telecommunication Facilities

Refer to §17.07.100

**NOTE:** Logan City to separate by type

<table>
<thead>
<tr>
<th>Utilities, basic service delivery and laterals</th>
<th>Refer to §17.07.110</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-structural, physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint.</td>
<td>All utility services that need to be located within or near the area where the service is provided. Physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint.</td>
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</tbody>
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<table>
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<tr>
<th>Utilities, distribution network §17.07.110</th>
<th>Neighborhood Zones</th>
</tr>
</thead>
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</table>

| Utilities, structures, physical facilities | Regional, intracity, intercity, or interstate distribution lines; above ground power of 120 kilovolts or more; power distribution by a non-franchised power company; physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint. | Municipal water well, reservoir, or storage tank | C C C C C C C C N C C |

### Entertainment Event, Major §17.08.010

Activities and structures that draw large numbers of people to specific events or shows. Activities are generally of a spectator nature.

| Commercial Uses |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| N               | N               | N               | N               | N               | N               | N               | N               | N               | N               |

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**City of Logan • Department of Community Development**

290 North 100 West • Logan, Utah 84321 • 435-716-9000

http://comdev.loganutah.org
### Category

<table>
<thead>
<tr>
<th>Description (Excerpt)</th>
<th>FC</th>
<th>COM</th>
<th>MU</th>
<th>UC</th>
<th>GW</th>
<th>CS</th>
<th>IP</th>
<th>AP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hospital</strong></td>
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<td></td>
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<tr>
<td>Refer to §17.07.050</td>
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</tr>
<tr>
<td>Uses providing medical or surgical care to patients and offering overnight care</td>
<td>N</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>N</td>
<td>N</td>
</tr>
</tbody>
</table>

| **Parks and Open Areas** |    |     |    |    |    |    |    |    |
| Refer to §17.07.060     |    |     |    |    |    |    |    |    |
| Uses of land focusing on natural area, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares | P  | P   | P  | P  | P  | P  | P  | P  |

| **Religious Institutions** |    |     |    |    |    |    |    |    |
| Refer to §17.07.070       |    |     |    |    |    |    |    |    |
| Uses providing meeting areas for religious activities | C  | C   | C  | C  | C  | C  | N  | N  |

| **Safety Service**       |    |     |    |    |    |    |    |    |
| Refer to §17.07.080      |    |     |    |    |    |    |    |    |
| Uses that provide public safety and emergency response services | C  | P   | P  | P  | P  | P  | P  | P  |

| **Schools**              |    |     |    |    |    |    |    |    |
| Refer to §17.07.090      |    |     |    |    |    |    |    |    |
| Public schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education | State law supersedes local zoning regulations. |

| **Private schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education** | C  | C   | C  | C  | C  | N  | N  | N  |

### Utility Uses

| **Telecommunication Facilities** |    |     |    |    |    |    |    |    |
| Refer to §17.07.100             |    |     |    |    |    |    |    |    |
| All Public and Commercial wireless Radio, Television and Telecommunication Towers and Facilities; Commercial and private wireless telecommunication facilities such as "cellular" or PCS (personal communications system) communications and paging facilities or others as regulated by Chapter 17.45 | PC | PC  | PC | PC | PC | PC | PC | PC |

| Radio-television, or microwave towers | C  | C   | C  | C  | C  | C  | C  | C  |

| Amateur radio towers, not more than 50' in height above the average elevation of the subject property, | C  | C   | C  | C  | C  | C  | C  | C  |

| All other telecommunication facilities not regulated by §17.40.100 | C  | C   | C  | C  | C  | C  | C  | C  |

| **Utilities, basic service delivery and laterals** |    |     |    |    |    |    |    |    |
| Refer to §17.07.110                   |    |     |    |    |    |    |    |    |
| Infrastructure services that need to be located on or near the area where the service is provided; physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint | P  | P   | P  | P  | P  | P  | P  | P  |

| **Utilities, distribution network** |    |     |    |    |    |    |    |    |
| Refer to §17.07.110                     |    |     |    |    |    |    |    |    |
| Neighborhood or area distribution network, above ground power lines of less than 120 kilovolts | N  | N   | N  | N  | N  | N  | N  | N  |

| **Utilities, structures, physical facilities** |    |     |    |    |    |    |    |    |
| Refer to §17.07.110                  |    |     |    |    |    |    |    |    |
| Regional, intra-city, intercity, or interstate distribution lines; above ground power of 120 kilovolts or more; power distribution by a non-franchised power company; physical facilities or structures that are more than thirty-six inches in height | C  | P   | C  | C  | P  | P  | P  | P  |
# Public Zone Uses

<table>
<thead>
<tr>
<th>Category</th>
<th>Description (Excerpt)</th>
<th>Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Day Care</td>
<td>Uses providing care, protection, and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day. For more than 24 hour care, a conditional use permit is required for both categories in some districts.</td>
<td>N    N</td>
</tr>
<tr>
<td>Family Group Care</td>
<td>Refer to §17.07.030</td>
<td>N    N</td>
</tr>
<tr>
<td>Commercial Day Care</td>
<td>Refer to §17.07.040</td>
<td>N    N</td>
</tr>
<tr>
<td>Hospital</td>
<td>Refer to §17.07.050</td>
<td>N    N</td>
</tr>
<tr>
<td>Parks and Open Areas</td>
<td>Refer to §17.07.060</td>
<td>P    P</td>
</tr>
<tr>
<td>Religious Institutions</td>
<td>Refer to §17.07.070</td>
<td>N    N</td>
</tr>
<tr>
<td>Safety Service</td>
<td>Refer to §17.07.080</td>
<td>P    N</td>
</tr>
<tr>
<td>Schools</td>
<td>Refer to §17.07.090</td>
<td>State law supersedes local zoning regulations</td>
</tr>
<tr>
<td></td>
<td>Private schools at the primary, elementary, middle, junior high, or high school level that provide state-mandated basic education</td>
<td>N    N</td>
</tr>
</tbody>
</table>

## Utility Uses

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telecommunication Facilities</td>
<td>All Public and Commercial Wireless, Radio, Television and Telecommunication Towers and Facilities; commercial and private wireless telecommunications facilities; such as cellular or PCS (personal communications system) communications and paging facilities or others as regulated by Chapter 17.45.</td>
<td>P C</td>
</tr>
<tr>
<td></td>
<td>Radio, television, or microwave towers</td>
<td>C     N</td>
</tr>
<tr>
<td></td>
<td>Amateur radio towers of 50’ or less in height above the average elevation of the subject property.</td>
<td>N C</td>
</tr>
<tr>
<td></td>
<td>All other telecommunications facilities as defined by §17.07.100 and not regulated by Chapter 17.45.</td>
<td>C     N</td>
</tr>
<tr>
<td>Utilities, basic service delivery</td>
<td>Infrastructure services that need to be located in or near the area where the service is provided; physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint</td>
<td>P     P</td>
</tr>
<tr>
<td>Utilities, distribution network</td>
<td>Neighborhood or area distribution network, above ground power lines of less than 120 kilovolts</td>
<td>N     N</td>
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<tr>
<td></td>
<td>Regional, intra-area, inter-area distribution lines; above ground power of 120 kilovolts or more; power distribution by nonfranchised power company; physical facilities or structures that are more than thirty-six inches in height above ground surface or more than a four square feet footprint.</td>
<td>C     C</td>
</tr>
<tr>
<td></td>
<td>Municipal water well, reservoir, or storage tank</td>
<td>C     C</td>
</tr>
</tbody>
</table>

## Commercial Uses

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<tr>
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<th>Description</th>
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<tr>
<td>Entertainment Event, Major</td>
<td>Activities or structures that draw large numbers of people to specific events or shows. Activities are generally of a spectator nature.</td>
<td>N     C</td>
</tr>
<tr>
<td>§17.08.010</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>Activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services</td>
<td>N²   C</td>
</tr>
</tbody>
</table>

² Public offices allowed only.
Chapter 17.45: Wireless Telecommunications Facilities

§17.45.010. Purpose
The purpose of this chapter is to protect Logan's aesthetic resources and community character by establishing development regulations for wireless telecommunication facilities (hereafter "facilities") to assure their compatibility with adjoining uses. Because the location and design of wireless telecommunications facilities may negatively impact have the potential to have long-term negative effects on surrounding properties and neighborhoods.

The intent of the purpose of these following regulations is to reduce those effects by locating wireless telecommunications facilities where they are least visible from public streets and public areas, and to the greatest extent possible, provide screen theming from adjacent adjoining properties. Property owners. Antennas mounted on existing structures are preferred over new monopoles because they are more easily hidden or are generally less conspicuous when not completely hidden.

§17.45.020. Applicability
This chapter applies to both commercial and private wireless telecommunication facilities, such as including, but not limited to, "cellular" or PCS (personal communications system) communications and paging facilities or others as defined in §17.62. This chapter does not apply to public safety, emergency services, amateur radio, or home satellite and, or cable television equipment communications facilities, although they may be regulated by other city ordinances and policies.

§17.45.030. Permits Required
A. A conditional use permit and a design review permit is required for all new or expanding wireless telecommunications facilities. The conditional use and design review permits shall be reviewed and issued in accordance with the approval processes outlined in this Code. City's standard design review permit approval process described in Chapter 17.50. The City shall process all applications within a reasonable time and shall not unreasonably discriminate among providers of functionally equivalent services.

B. For co-locating, equipment updating and remodeling of existing permitted facilities. A design review permit may not be required if the Director of Community Development finds that the proposed changes will not result in a significant character change in the appearance of a structure from what currently exists.

§17.45.040. Applications
In addition to the standard application requirements for the conditional use and design review permits, standard items to be included with the design review application, the applicant shall submit the following:

A. Certification of compliance with FCC Parts 24 and 27 regarding RF (radio frequency) hazards and safety, and other FCC provisions as applicable; and,

B. A visual analysis of the proposed telecommunications facilities, to include photo simulations, field mock up, computer enhanced graphics or other techniques, which depict the negative visual effects of the proposed facility on surrounding properties and all public areas (streets, parks, etc.) within 300'. The analysis shall include the following as required by the Department of Community Development:

1. Show views of the facility from public areas (streets, parks, etc.); and
2. Show views from private residences; and
3. Show the appearance of the facility from at least three locations within a three block radius. One view shall be from a point on the nearest public right-of-way from which the facility is most visible. Other views shall be from locations where the facility would be most visible.

The Design-Review Committee Planning Commission or the Department of Community Development Director may request for additional visual simulations if it is determined that they are necessary to better understand the proposed facility’s effects on the surrounding neighborhood. All costs associated with this requirement are to be borne by the applicant.

§17.45.050. Design Requirements

In order to approve the proposed telecommunications facility, a design review and conditional-use permit, the Design-Review Committee Planning Commission shall find that the proposed facility employs stealth design. Because of the unique circumstances associated with each site, a facility that is considered to be stealth in one location may not be considered to be stealth in another location. In making the decision, the Design Review Committee Planning Commission shall consider any special circumstances applicable to the proposed site and the methods of stealth design criteria listed below; and any special circumstances that may apply to the proposed site. Because of differing circumstances specific to each site, a facility that is considered to be stealth in one location may not be considered to be stealth in a different location.

A. "Stealth-design" is required for all facilities regulated by this chapter. To the extent that it is reasonably feasible, the applicant shall employ stealth design so as to mitigate and/or camouflage negative visual effects. Stealth design ensures that facilities will be compatible with the natural or built setting and that the facilities will be concealed or camouflaged. Methods of stealth designs include:

B. Blending the facility with the architecture of the existing structure upon which the facility will be mounted;

C. Blending the facility with existing vegetation and/or site features;

D. Using color schemes, materials and textures that make the facility less noticeable; and

E. Using church steeples, clock towers, bell towers, false penthouses, vegetation or other similar "mimic" structures to conceal antennas, associated structures and equipment. Such "mimic" structures shall have a contextual relationship to the adjacent area.

1. Blending the facility with the architecture of the existing structure upon which the facility will be mounted;

2. Blending the facility with and/or take advantage of existing vegetation and/or site features;

3. Using color schemes, materials and textures that make the facility less noticeable; and

4. Using materials and textures to make the facility less noticeable;

5. Using church steeples, clock towers, bell towers, false penthouses or other similar "mimic" structures to conceal antennas and associated structures and equipment. Such "mimic" structures shall have a contextual relationship to the adjacent area.

F. Applicants shall demonstrate that they have made reasonable efforts to co-locate on existing towers or poles in the vicinity prior to the consideration of a proposal for a new tower or pole.
§17.45.060. Location on Existing Towers and Poles
Co-locating Location on existing towers is both permitted and encouraged in order to
discourage the proliferation of wireless telecommunications facilities.
A. Standards Location on Existing Towers and Poles
1. The width of antennas and antenna-mounting structures placed on the top of an
   existing tower or pole shall not exceed the width of the pole at its highest point.
2. Antennas and their supporting structure mounted to the sides or top of an existing
tower or pole shall be as slim in profile as possible. In no case shall the antennas
and supporting structures extend more than one foot beyond the side of the tower
or pole.
3. The height of the antenna and its supporting structures may not exceed five (5)
   feet above the height of the tower or pole.
4. The height of the existing tower or pole may be increased for a co-location
   provided the tower or pole is below the maximum height allowed per §17.45.090
B. Co-location on Existing Monopoles
1. The maximum height of a monopole with antennas and antenna support
   structures may be increased for co-location of a second antenna on an existing
   monopole if the new height of the monopole and antenna will not exceed twenty
   (20) feet above the maximum height for structures for the zone in which it is
   placed.
2. Antennas and supporting structures mounted to the sides of a monopole shall be
   as slim in profile as possible. In no case shall the antennas and supporting
   structures extend more than one (1) foot beyond the pole in any direction.
3. In addition to the above standards, facilities shall comply with §17.45.050.

§17.45.070. Roof-Mounted Antennas and Facilities
A. Roof-mounted antennas, placed on a flat roof, may extend up to ten (10) feet above
the roof line of the existing structure or up to ten (10) feet above existing equipment
structures or penthouses, provided that the antenna is set back from the edge(s) of the
roof a minimum distance equal to or greater than double the height of the antenna as
measured from the roof line to the top of the antenna. The Design Review Committee
may reduce the required setback if practical difficulties are demonstrated by the
proponent and upon a finding by the Design Review Committee that a reduced
setback would preserve the character of the neighborhood.
B. Roof-mounted facilities, placed on a pitched roof, may extend a maximum of five (5)
feet above the roofline of the existing structure only upon a finding by the Design
Review Committee that Planning Commission the proposed facility preserves the
character of the neighborhood by meeting the highest standard of stealth design.
C. In addition to the above standards, roof-mounted facilities shall comply with
§17.45.050.

§17.45.080. Wall Mounted Antennas and Facilities
A. Wall mounted antennas shall not extend above the roofline of the building.
B. Wall mounted facilities shall not extend more than two feet horizontally from the
   face of the building.
C. The total area for all wall mounted facilities on any one facade of a building shall not
   exceed five percent (5%) of that facade’s area.
D. In addition to the above standards, wall mounted facilities shall comply with
   Section §17.45.050.
§17.45.090. Monopoles and Towers with Antennas

A. Design,

1. The maximum height of a monopole or tower with antennas and antenna support structures shall be 70' in the Industrial and Commercial Service zones, 60' in the Commercial zone and 40' in all other zoning districts, shall be limited to ten (10) feet above the maximum height for structures stated in §17.18.010, for the zone in which it is placed or ten (10) feet above the highest building within three hundred (300) feet of the monopole, whichever is higher.

2. The height of a monopole shall be measured from the average finished grade of the site within a fifty-foot (50') radius to the top of the structure.

3. The width of antennas and antenna mounting structures placed on the top of a monopole shall not exceed the width of the monopole at its highest point.

4. Antennas and their supporting structure mounted to the sides or top of the tower or pole shall be as slim in profile as possible. In no case shall the antennas and supporting structures extend more than one (1) foot beyond the side of the tower or pole.

5. In addition to the above standards, monopoles shall comply with §Section 17.45.050.

B. Siting,

1. Monopoles are permitted only in the Commercial Service (CS) and Industrial Park (IP) zones.

2. Monopoles and towers shall be set back from property lines adjacent to all public and private streets (right-of-way line) rights-of-way at least two (2) feet for every one (1) foot of pole and antenna height. The Design Review Committee may reduce the required setback in the design review process if practical difficulties are demonstrated by the proponent and an finding by the Design Review Committee that a reduced setback would adequately preserve the character of the neighborhood.

3. Monopoles shall be set back a minimum of two (2) feet for every one (1) foot of pole height from all the nearest property lines of any property in an adjacent to or within a residential zone.

4. Any associated mechanical or electrical equipment shall be completely screened from view from public rights-of-way and adjacent properties, with a solid screen fence or wall and landscaping.

5. Antennas mounted to the sides of a monopole may only be allowed in the case of a co-location in accordance with §Section 17.45.060.

§17.45.100. Historic District

Prior to considering the conditional use and design review permit applications for any proposed telecommunication facility within the Historic District, the application shall be reviewed by the Historic Preservation Committee for a Certificate of Appropriateness.

§17.45.110. Legally Existing Nonconformities

Legally existing nonconforming wireless telecommunications facilities, equipment, and antennas are governed by Chapter 17.59.

§17.45.120. Abandonment

A. The applicant, or the applicant's successor(s) and/or assign(s), shall be responsible for the removal of unused wireless telecommunications facilities within ninety (90) days of abandonment of use. If such facility is not removed by the property owner,
§17.45.130. Prohibited Facilities
No telecommunication antennas or facilities other than those specifically allowed in this chapter shall be permitted within the City except as otherwise required by applicable state or federal law.

The City may employ all legal measures to remove the facility. See §Section 17.60.280-380.

B. In the event of co-location on a monopole, if a secondary facility is abandoned, the owner of the primary facility shall have thirty (30) days, from the date the owner of the secondary facility files with the FCC the required “Notice to Abandon” its facility, to reduce the height of the monopole to its previous or originally approved height. The City shall receive a copy of the “Notice to Abandon” filed with the FCC.
Figure 17.45.180: Monopole with internal antenna array
MEMORANDUM TO MUNICIPAL COUNCIL

DATE: July 12, 2013
FROM: Russ Holley, Community Development
SUBJECT: Wireless Telecommunication Code Amendment

Summary of Planning Commission Proceedings

Project Name: Wireless telecommunication Code Amendment
Project Address: Citywide
Recommendation of Planning Commission: Approval

On July 11, 2013, the Planning Commission, by unanimous vote, recommended that the Municipal Council approve a request to amend the Land Development Code concerning wireless and telecommunication facilities.

Planning Commissioners, unanimous vote (4,0):
Recommend approval: Angela Fonnesbeck, Konrad Lee, Russ Price, Amanda Davis.

Attachments:
Staff Report
Ordinance 13-59
PC Meeting Minutes (To be distributed at City Council meeting)
REPORT SUMMARY...

Project Name: Wireless Code Amendment
Proponent/Owner: Community Development Department
Project Address: Citywide
Request: Code Amendment
Type of Action: Legislative
Date of Hearing: July 11, 2013
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 17.13, 17.17, 17.21, 17.45, 17.50.

REQUEST

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

- Amend LDC Table 17.13.040 to avoid repetition, all wireless, radio, television and telecommunication facilities are consolidated into one use category. They remain conditionally permitted in all residential zoning districts.
- Amend LDC Table 17.17.030 to avoid repetition, all wireless, radio, television and telecommunication facilities are consolidated into one use category. They change from being permitted to being conditionally permitted in all commercial zoning districts.
- Amend LDC Table 17.21.040 to avoid repetition, all wireless, radio, television and telecommunication facilities are consolidated into one use category. They change from being permitted and not permitted to being conditionally permitted in all public zoning districts.
- Amend LDC 17.45.010-020 to remove unnecessary language and add emergency services to the applicability list.
- Amend LDC 17.45.030 to require a conditional use permit for new facilities and streamline co-locating that does not result in a significant change.
- Amend LDC 17.45.040 to better detail application requirements.
- Amend LDC 17.45.050 to require less intrusive design requirements including better blending or camouflaging equipment.
- Amend LDC 17.45.060-090 to outline design requirements and establish maximum heights for towers and poles in certain zoning districts.
- Amend LDC 17.45.140-180 to illustrate examples of stealth design techniques to make facilities less visually intrusive.
- Amend LDC 17.50.040 to include wireless facilities into types of development that require a design review permit.
GENERAL PLAN
The General Plan doesn’t specifically address wireless facilities, but Chapter 8 “Community Design” discusses future development and how that will impact people’s impressions of Logan, in particular how the built environment creates either positive or negative billboards. Because of their extreme visibility, if wireless facilities are not carefully managed they have the potential to become negative billboards in our community.

STAFF RECOMMENDATION AND SUMMARY
The proposed amendments will better consolidate wireless facilities and make them easier to manage and permit. Because wireless telecommunication facilities are protected by federal laws, communities can not entirely prohibit wireless facilities. These amendments create reasonable limitations and design requirements that do not contradict federal laws and result in a proactive approach that channels future facilities into areas away from large populations with less visual value. By allowing taller poles in the industrial and commercial service zones and lower poles in the town center and residential zones, it will result in visually less intrusive poles in areas of town that have unique community characteristics and where people typically live. The additional stealth requirements will result in more creative applications that blend with Logan’s unique characteristics better.

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 makes its decisions on the following findings:

1. Utah state law authorizes local Planning Commissions to recommend ordinance changes to the legislative body (Municipal Council).
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 future wireless development in a manner more appropriate for the character of Logan City.
4. The proposed Code Amendment allows for necessary wireless facility developments in accordance with federal laws.
5. The proposed Code Amendment does not oppose the overall goals and objectives of the General Plan, because limiting heights in residential areas and allowing them in areas with lower visual value will result fewer negative impacts to the City of Logan.
The Logan City Planning Commission will hold a public hearing to receive input on the following:

- **PC 13-016 LDC Infill & Flag Lots Amendment** (continued from May 23, 2013) Logan City requests an amendment to the Land Development Code Section 17.37 to include new infill and flag lot development standards.

- **PC 13-024 LDC Amendment - 17.60 Civil Fees** Code Amendment Logan City requests to amend the Land Development Code Section 17.60 to modify the administrative enforcement provisions regarding civil fees.

- **PC 13-028 Quad Training Code Amendment** Brandon Carlisle/Bryan Smith, authorized agent/owner, request an amendment to the Land Development Code Section 17.27.030 allowing health and fitness centers in the Industrial Park (IP) zone; TIN 07-176-0008.

- **PC 13-029 LDC Amendment - Wireless** Logan City requests to amend sections 17.13, 17.17, 17.21, 17.45 and 17.50 in the Land Development Code regarding telecommunication facilities.

- **PC 13-031 LDC Amendment - Historic District** Logan City requests to amend sections 17.46 and 17.27 in the Land Development Code to clarify the project review process for certificate of appropriateness and design review in the Historic District.

- **PC 13-031 LDC Amendment - Design Standards 17.18 & 17.50** (continued from June 27, 2013) Code Amendment Logan City requests to amend sections 17.18 and 17.50 of the Land Development Code to clarify design standards in commercial, industrial, mixed use and commercial service zones. The amendment also clarifies Planning Commission review authority in the design review process.

The Municipal Council is tentatively scheduled to hold a workshop on these items on **Tuesday, August 6, 2013**, and a public hearing on **Tuesday, August 20, 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 716-9021 for more information or www.loganutah.org

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- **published in H.J. 01/30/13**
LEGAL NOTICE
Municipal Council
August 6 & 20, 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 August 1, 2013. Contact 716-9021 or www.loganutah.org for further info.

Public Hearings:

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

PC 13-024 LDC Amendment – 17.60 Civil Fees Code Amendment Logan City requests to amend the Land Development Code Section 17.60 to modify the administrative enforcement provisions regarding civil fees.

PC 13-025 1200 E. Rezone Zone Change Logan City/Laree Johnson-Dick Sackett, authorized agent/owner request to rezone two (2) parcels along 1200 East 1250 North from Mixed Residential High (MRH) to a mixture of eight (8) acres of Mixed Residential High (MRH) and twelve (12) acres of Neighborhood Residential Eastside (NRE). This rezone request is a result of the 2012 city-wide zoning project. TIN 05-011-0004;0005.

PC 13-029 LDC Amendment - WirelessTelecommunications Code Amendment. Logan City requests to amend sections 17.13, 17.17, 17.21, 17.45 and 17.50 in the Land Development Code regarding telecommunication facilities.

PC 13-030 LDC Amendment – Historic District 17.27 & 17.46 Code Amendment. Logan City requests to amend sections 17.46 and 17.27 in the Land Development Code to clarify the project review process for Certificate of Appropriateness and design review in the Historic District.

PC 13-031 LDC Amendment – Design Standards 17.18 & 17.50 (continued from June 27, 2013) Code Amendment. Logan City requests to amend sections 17.18 and 17.50 of the Land Development Code to clarify design standards in commercial, industrial, mixed use and commercial service zones. The amendment also clarifies Planning Commission review authority in the design review process.

PC 13-035 LDC – Gateway Zone Code Amendment. Logan City is requesting to amend the Land Development Code Use Table 17.17.030. Change outdoor storage, warehouse, freight movement and waste-related use from not permitted to be allowed by conditional use.

PC 13-039 Hospital Remodel & Budge Clinic Addition Design Review, Conditional Use Code Amendment & Zone Change. IHC, authorized agent/owner, request an amendment to the Land Development Code Section 17.30 to add a Hospital Overlay at 500 East 1400 North in the Commercial (COM) zone. TIN 05-016-0028.

Publication Date: Tuesday, July 23, 2013
LEGAL NOTICE
LOGAN MUNICIPAL COUNCIL
SUMMARY OF AN ORDINANCE(S) The following ordinances were adopted and approved by the Logan Municipal Council, Logan, Utah on August 20, 2013.

ORD. 13-60 Repealing Ordinance 13-30; Section 17.37 of the Land Development Code to include new infill and flag lot development standards.
ORD. 13-61 Amending the Land Development Code Section 17.60 to modify the administrative enforcement provisions regarding civil fees.
ORD. 13-62 Amending Sections 17.46 and 17.27 of the Land Development Code to clarify the project review process for certificate of appropriateness and design review in the Historic District.
ORD. 13-63 Amending Sections 17.18 and 17.50 of the Land Development Code to clarify design standards in commercial, industrial, mixed use, and commercial service zones. The amendment also clarifies Planning Commission review authority in the design review process.
ORD. 13-64 Amending the Land Development Code Section 17.15 to add a Hospital Overlay.
ORD. 13-65 Amendment and zone change. Amending the Land Development Code Section 17.30 to add a Hospital Overlay.

These ordinances are effective immediately upon publication.

Full text of the ordinances 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: August 27, 2013

Amanda Waller,
Assistant to the Finance Director

8/27/2013

County of Cache, SS
STATE OF UTAH