

**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, _____
THIS DAY OF _____, 2013.

AYES:
NAYS:
ABSENT:

Holly Daines, Chair

ATTEST:

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 ____ day of _____, 2013.

Holly Daines, Chairman

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby _____ this ____ day of _____, 2013.

Randy Watts, Mayor

EXHIBIT A

§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 ~~32~~ 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. On all other elevations, light fixtures shall not be mounted above eighteen (18) feet.



MEMORANDUM TO MUNICIPAL COUNCIL

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

Summary of Planning Commission Proceedings

<i>Project Name:</i>	Exterior Lighting Code Amendment
<i>Project Address:</i>	Citywide
<i>Recommendation of Planning Commission:</i>	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...

<i>Project Name:</i>	Exterior Lighting Code Amendment
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	May 23, 2012
<i>Submitted By:</i>	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 become 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.