

**OKOBOJI PLANNING AND ZONING COMMISSION**  
**NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF A TEXT AMENDMENT TO THE CITY'S**  
**ZONING ORDINANCE RELATING TO SECTION 18.7.4 SUPPLEMENTAL STANDARDS SUBJECT TO A**  
**CONDITIONAL USE PERMIT – COMMUNICATION TOWERS PERMIT REQUIRED.**

The City of Okoboji Planning and Zoning Commission will conduct a public hearing to consider a text amendment to Section 18.7.4 SUPPLEMENTAL STANDARDS SUBJECT TO A CONDITIONAL USE PERMIT – COMMUNICATION TOWERS of the City of Okoboji's Zoning Ordinance to:

Amend/replace/add new language in Section 18.7.4 by striking out the current language ,”The minimum distance from the base of the tower to the nearest property line of the tower site shall not be less than one hundred (100%) of the tower height, except that no setback shall be less than the required setbacks in the zoning district where such tower is located”, and adding/replacing with, “All towers up to fifty feet (50’) in height shall maintain a setback distance equal to the total height of the tower. Communication towers more than fifty feet (50’) in height shall maintain a setback distance equal to the specified manufacturer’s designed fall radius. Documentation of said fall radius shall be submitted by the tower manufacturer or a licensed engineer in the State of Iowa with the required conditional use permit application. Any communication tower shall be located no closer than the great of the tower’s approved setback distance or a minimum of fifty feet (50’) from adjoining property lines, right of way lines, or any occupied buildings. Setback requirements shall be measured from the base of the tower to the nearest lot or property line of the tract of land or parcel upon which it is located. If no documentation for the manufacturer’s designed fall distance is provided, the minimum required setback distance shall be equal to the total height of the tower, including antennas. No setback shall be less than the required setbacks in the zoning district where such tower is located. Communication towers are exempt the standard height limitations within the specific zoning district but in no event shall a communication tower constructed, located, or placed within the City to exceed the height requirements of Section 18.7.4.G of this Zoning Ordinance”.

The City of Okoboji Planning and Zoning Commission will hold a public hearing on the 4<sup>th</sup> day of September, 2018 at the hour of 5:30 PM in the City Hall in Okoboji Iowa. The terms and conditions of this amended/replaced language will be discussed/revised/changed and determined by the City’s Planning and Zoning Commission and may be modified at the public hearing. Following said hearing the Planning and Zoning Commission may take action and make a recommendation to the City of Okoboji City Council.

Michael Meyers  
City Administrator / City Clerk