



## Legislation Text

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**TO:** Mayor Collins and Town Council Members

**FROM:** Kevin Burke, Town Manager  
Eva Cutro, Community Development Director  
George Burton, Planner

**DATE:** October 12, 2017

**DEPARTMENT:** Community Development

**AGENDA TITLE:**

**Discussion of Statement of Direction - Hillside Lighting Code**

**Town Value(s):**

- Primarily one-acre, residential community
- Limited government
- Creating a sense of community
- Partnerships with existing schools and resorts to enhance recreational opportunities
- Improving aesthetics/creating a brand
- Preserving natural open space

Explore potential lighting standards for Hillside properties

**Council Goals or Statutory Requirements:**

**Governance: Review and seek improvement to processes and procedures for our community.**

Broaden use of the Statement of Direction process when Council delegates a project.

**SUMMARY STATEMENT:**

Background

The Town Council issued a Statement of Direction (SOD) for the Hillside Code Update on June 22, 2017. Regarding the topic of lighting standards on hillside properties, the SOD identifies that the Planning Commission must only evaluate the hillside lighting standards to address Kelvin requirements, adding Lux as another light measurement, and extend the holiday lighting limitation to start on October 15<sup>th</sup>.

**DISCUSSION/FACTS**

During the course of the Commission review of the Hillside Code Update, the lighting section of the draft ordinance has been reorganized to be user friendly and expanded to update lighting options and standards. The lighting section of draft code addresses items such as lighting for outdoor living areas, allowing different types of fixtures at the main entry of the house, updating the lighting

standards for walkways and driveways, and addressing water feature lights (such as pools and fountains).

The proposed modifications would create new standards for outdoor living areas. The intent is to provide for enough light to eat and would limit the lighting to be used only when the area is occupied. Unroofed outdoor areas would be allowed to have 8.5' tall pole lights that are hooded and shielded to direct the light downward.

The modifications would also allow for five types of fixtures at the main entry of the house, including two new fixtures such as unshielded luminaries and chandeliers. Each fixture would be subject to different kelvin and lumen requires.

The requirements for walkway and driveway lights would also be updated. The primary change consists of adding a spacing requirement, in which path and driveway lights must have a minimum separation of 12'.

The modification would also codify underwater lighting requirements for pools and water features. The output would be limited to 0.25 lumens measured at the property line.

The SOD states that at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved. Staff will present the scope of the proposed/draft changes to hillside lighting.

**BUDGETARY IMPACT:**

None

**ATTACHMENT(S):**

Statement of Direction (SOD)  
Power Point Presentation