



## Legislation Text

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**File #:** 17-128, **Version:** 1

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**TO:** Mayor and Town Council

**FROM:** Eva Cutro, Community Development Director

**DATE:** April 13, 2017

**CONTACT:**

**AGENDA TITLE:**

Lighting Code Revisions to Article 10 Height and Area Regulations, Section 1023 Outdoor Lighting and Illumination; Article 22 Hillside Development Regulations, Section 2208 Outdoor Lighting; Article 25 Signs, Section 2506 Lighting; and Special Use Permit Guidelines, Section 2 Lighting as contained in Ordinance # 2016-04.

**PURPOSE:**

Staff has been tasked with exploring several Quality of Life Initiatives including lighting.

At the Council Retreat in March consensus was to:

“Preserve low light level conditions while realizing lighting is necessary for safety, security, and enjoyment of outdoor living”.

The current Hillside Section of the Town Code states,

“Require limited and efficient use of exterior lighting to maintain minimal night-time lighting levels and preservation of the dark sky”.

Over the past year there have been numerous discussions at both the Planning Commission and Town Council meetings regarding how to address the above goals, update the outdated sections of the Town Code, and resolve conflicting opinions on lighting. Staff has explored allowing additional types of lighting, using different lighting measurements, applying the rules of CPTED (Crime Prevention Through Environmental Design), and also applying Dark Skies regulations. Mayor and Council requested a pause in processing changes in order to establish what the Town is trying to accomplish before any further study is commenced.

**BACKGROUND:**

The Town Code sections pertaining to lighting have not been updated in over 20 years. In January 2016 Chairman Strom asked to have a discussion regarding possible modifications to the Town lighting code regulations, specifically the use of watts versus lumens. Since that time revisions to the lighting code were discussed in detail at nine Planning Commission work sessions and at a public hearing in September. The lighting code was then discussed at a Town Council work session on

November 3, 2016 and a public hearing on November 17, 2016.

Certain portions of the lighting code are outdated and do not reflect current standards. Other sections of the Code need “housekeeping” such as the addition of definitions, diagrams, and clarifications. Lastly, sections do not address current trends in lighting such as: pole lights, string lights, carriage lights, and tree lights.

Certain revisions are technical and easier to amend. Wattage can be changed to lumens, kelvin measurements can be added, and light measurements can be changed from foot-candles to Lux. Philosophical differences are much more difficult to resolve. These may include: whether lighting is measured at the source or the property line or both; if certain fixtures such as uplights or unshielded string lights should be permitted; and, how much lighting is necessary for security, safety, and enjoyment of outdoor living. The purpose of this study session is for Mayor and Council to discuss their objectives, or philosophical preferences, for a lighting code. An outline or framework for this philosophical position will be garnered with the intent of converting it into a Statement of Direction (SOD) to the Planning Commission. Once an SOD is adopted, the rewrite of the lighting provisions will be referred to the Planning Commission for drafting.

Staff will provide additional information in the power point and presentation on April 13<sup>th</sup> and looks forward to Council input and guidance.