

**BRIGHAM CITY PLANNING COMMISSION
BRIGHAM CITY COUNCIL CHAMBERS
Tuesday, 5/6/2025 6:00 p.m.**

PRESENT:	Cindy McConkie Jason Coppieters Kristina Lenderman Garl Waldron - <i>arrived at 6:09</i> Donny Constantineau Vince Crane Isaac Herbert	Commissioner- Vice Chair Commissioner Commissioner Commissioner Commissioner Commissioner Commissioner
EXCUSED:	Roger Manning Mandi Richens Kristen Bogue	Commissioner- Chair Commissioner Commissioner
ALSO PRESENT:	Mark Bradley Kristina Rasmussen Destry Larsen Dean Lester	City Planner Recorder Administrative Assistant Applicant

AGENDA

Pledge of Allegiance

Approval of Minutes

Public Hearing ¹ / Application #24-072 / Amend Brigham City Code Chapter 156 Zoning / Establish Outdoor Lighting Standards / Create New Section 156.361 Outdoor Lighting Standards, Amend Section 156.447 Site, Access and Lighting Plan Required, and Remove Section 156.460 Lighting / Dean Lester

Training

REGULAR MEETING

Regular session opened at 6:00 p.m. by Commissioner McConkie and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Commissioner Lenderman moved to approve the minutes for the April 1, 2025, meeting. Commissioner Coppieters seconded the motion and it passed unanimously.

**Public Hearing ¹ / Application #24-072 / Amend Brigham City Code Chapter 156
Zoning / Establish Outdoor Lighting Standards / Create New Section 156.361
Outdoor Lighting Standards, Amend Section 156.447 Site, Access and Lighting
Plan Required, and Remove Section 156.460 Lighting / Dean Lester**

The Planning Commission reviewed Application 24-072, a proposed amendment to the Brigham City Code (Title 15, Chapter 156) that introduces comprehensive outdoor lighting standards. The amendment is designed to preserve Brigham City's rural character and dark skies while balancing safety, sustainability, and quality of life.

Recognizing the increasing impact of urban growth on the city's once-pristine night skies, Dean Lester, a former Planning Commissioner and active member of the Friends of Bear River Bird Refuge, brought forward a comprehensive lighting proposal. His original draft ordinance spanned 16 pages, drawing on best practices from other municipalities, his previous experience working on similar standards at the county level, and extensive research into the effects of light pollution.

Rather than immediately forwarding the draft to the Planning Commission, the city formed a working group to thoroughly vet the proposal. This group included: The Mayor, City Planner, City Attorney, City Administrator, Community & Economic Development Director, and applicant Dean Lester. Together, they engaged in a series of meetings and collaborative revisions to ensure the ordinance would be both enforceable and practical. The City Attorney helped distill the original document down to its most essential and effective components.

The key components of the amendment include standards, exemptions and plan submittal. The following were discussed:

1. Shielded Fixtures

One of the central requirements is the use of fully shielded lighting fixtures. This means lights must be directed downward and contained within the boundaries of the property, preventing light from spilling into neighboring yards or into the sky. This standard minimizes glare and maintains a clearer night sky, all while still providing sufficient illumination for personal safety and security.

2. Lumen Limitations

To further manage brightness levels, the ordinance sets a maximum light output based on lumens—the measurement of visible light emitted by a source:

- Each unshielded fixture may emit no more than 1,000 lumens.
- The total allowable output is capped at 100,000 lumens per acre.

This two-tiered approach allows residents to have ample lighting, especially when using shielded or well-placed fixtures, while discouraging excessive brightness that can cause discomfort or disrupt wildlife.

3. Color Temperature Controls

The ordinance also includes a standard for color temperature, measured in Kelvin (K). All outdoor lighting must emit light at 5,000 Kelvin or below, which avoids the harsh, bluish-white tones commonly associated with high-intensity LED lights. The ordinance encourages the use of warmer, softer light—especially for residential and pedestrian areas—improving visual comfort and reducing eye strain at night.

Though the ideal range is closer to 3,000K for true dark-sky compliance, 5,000K was chosen as a practical compromise to ensure widespread compatibility with existing lighting technologies.

4. Adaptive Controls

In an effort to reduce energy use and nighttime over-lighting, the amendment encourages the implementation of adaptive lighting controls, such as timers and dimmers. These systems allow lights—particularly in commercial or municipal settings—to automatically dim during low-traffic hours (e.g., 11 p.m. to 5 a.m.), saving electricity and improving nighttime ambiance without compromising visibility or safety.

5. Thoughtful Exemptions

Recognizing the need for flexibility, the ordinance includes targeted exemptions, the following are some examples:

- Architectural and historic lighting
- Ornamental or decorative residential lighting
- Seasonal or holiday lighting (e.g., string or “jellyfish” lights)
- Public safety and emergency response lighting

These allowances ensure the ordinance does not interfere with cultural traditions, property aesthetics, or essential services, while still promoting best practices in lighting design.

6. Lighting Plan Requirements

For new construction or substantial renovations, the amendment introduces a requirement for a lighting plan to be submitted during the permitting process. This plan must outline:

- Fixture types and lumen output
- Shielding details
- Compliance with standards

Questions and Discussion by Planning Commission:

Table:1 Questions/Disccusion by planning commission at Meeting of May, 6 2025

Topic	Question/Comment	Asked By	Answer / Discussion Summary
Nuisance Enforcement	What defines a lighting nuisance under exemptions D.5 & D.6?	Commissioner Coppieters	Nuisance is defined by existing city code. Determined by the code enforcement officer and city attorney, based on complaints and inspection.
Lighting Plan Requirements	Are these calculations standard in current architectural/engineering plans?	Commissioner Coppieters	No. This would be new, but easy to implement. Calculations are based on lumens, which are listed on product packaging, no complex measuring tools required.
Applicability to Existing Lighting	Does the ordinance apply to existing homes or only new development?	Commissioner Constantineau	Applies to new construction and projects involving lighting upgrades. Existing homes are not affected unless they apply for changes requiring permits.
Lumen Standards in Residential Use	How many lumens is a standard outdoor light?	Commissioner Constantineau	Approx. 1,000 lumens = 60W LED equivalent. Unshielded lights are limited to this, but shielded lights may be brighter.
City vs. County Ordinance	Does this ordinance match what the county adopted?	Commissioner Crane	Largely yes, the city version is adapted from the county code. Some exemptions and language were adjusted to fit Brigham City's needs.
Adaptive Controls	Are adaptive controls timers or light-sensitive sensors?	Commissioner Lenderman	They are typically timers or manual dimmers, not ambient-light sensors. The focus is on reducing brightness during late-night hours (e.g., 11 p.m. to 5 a.m.).
Security & Crime Lighting	Will this ordinance prevent me from brightly lighting my backyard for safety?	Commissioner Constantineau	No. Lights are permitted as long as they don't exceed lumen caps and are shielded.
	What if I use multiple small lights—do they add up and cause noncompliance?	Commissioner Constantineau	The total lumen cap per acre is 100,000, so multiple small lights are allowed as long as the total output stays below that, and shielding is used appropriately.

Topic	Question/Comment	Asked By	Answer / Discussion Summary
Architectural exemption & Quality of light	Are lumen limits per fixture or per acre? How do they work?	Commissioner McConkie	Expressed her support and approval of the exemptions for historical/architectural buildings and the section on light quality.

Public Hearing:

Motion: Commissioner Coppieters moved to open the public hearing. Commissioner Lenderman seconded the motion, and it passed unanimously.

Dean Lester: Reiterated his support for the application to benefit the quality of life in the city.

Motion: Commissioner Constantineau moved to close the public hearing. Commissioner Coppieters seconded the motion, which passed unanimously.

Motion: Commissioner Coppieters moved that the Planning Commission recommend approval of application #24-072 subject to Staff recommendations, Findings of Fact, and stipulations as noted with the request to correct the numbering. Commissioner Crane seconded the motion and it passed 5-1.

Yay- Coppieters, Crane, Herbert, Lenderman, Waldron

Nay- Constantineau

Staff noted that the City Council often wants to understand dissenting votes, as this context will help them interpret the recommendation during their deliberations. Explanation of the opposing vote was given.

Commissioner Constantineau, while generally supportive of the intent behind the proposed ordinance, expressed reservations tied to personal experiences and public safety concerns, ultimately leading to an initial “no” vote. The concern centered on a perceived conflict between dark sky compliance and the ability to ensure adequate residential security lighting. The commissioner was worried that the ordinance might limit their ability to brightly light their backyard, particularly in the evening or early morning hours when visibility is most critical for deterring or detecting criminal activity.

Other commissioners and staff, including applicant Dean Lester and City Planner Mark Bradley, offered clarifications to address the concerns. After hearing these clarifications, Commissioner Constantineau expressed increased comfort with the ordinance and indicated that he might have voted differently had he better understood the allowances and flexibility built into the proposal.

Training: The City Planner conducted training on Utah Code Chapter 9a Municipal Land Use Development and Management Act. The training included the legal basis of development agreements in Utah state law, when and why they're used and some recent local examples.

Motion to adjourn

Motion: Commissioner Lenderman moved to adjourn the meeting. Commissioner Coppieters seconded the motion, which passed unanimously.

The meeting was adjourned at 6:57 p.m.

This certifies that the regular meeting minutes of May 6, 2025, is a true and accurate copy as approved by the Planning Commission on May 20, 2025.

Signed: Destry Larsen

Destry Larsen, Administrative Assistant