Military Recreation Facility Development Review Committee Meeting

April 14, 2026 at 2:00pm

Held via Zoom

BOARD MEMBERS:

Chair Nicole Cottle

Vice Chair Dustin Grabau

Ray Whitchurch

Eric Hales

Max Covey

Dallin Koecher

Doug Smith

AGENDA

1. Review and approval of meeting minutes from March 10, 2026, Military Recreation Facility Development Review Committee Meeting.
2. JMARA Site Plan Preview.
3. Standards and Guidelines Amendments.
4. Executive Director update and board member comments.
5. Adjourn. The next meeting is scheduled for May 12, 2026 at 2:00pm.

NOTICES: Individuals with disabilities may make requests for reasonable accommodation to attend or participate in the meeting. Please make requests at least 24 hours in advance. To make a request, please contact our staff at contact@midaut.org or 801-251-6342. Committee Members may participate in the meeting via teleconferencing or telephonic communication. Both video conference and telephone communication will be enabled so that Committee Members and all other meeting participants and attendees will be able to hear all discussions. General public attendees will be able to join this meeting in person or after registration on the Zoom platform which is posted on the Utah Public Notice Website, pmn.utah.gov. By motion of a Committee Member, the DRC may vote to hold a closed meeting for any of the purposes allowed by law, Utah Code §§ 52-4-204, 52-4-205, 52-4-2

Military Recreational Facility Development Review Committee Meeting

DRAFT Minutes
Tuesday, March 10, 2026 @ 2:00 PM
Zoom Teleconference

Listen to the audio recording here: Public Notice Website

Board Members Present: Chair Nicole Cottle, Vice Chair Dustin Grabau, Doug Smith, Eric Hales, Dallin Koecher, Ray Whitchurch, Max Covey

The complete official audio recording can be found at the link above. A summary of the discussions is presented as follows:

Welcome (0:00–1:26)

Agenda Item (1) Review and approval of meeting minutes from February 10, 2026, Military Recreation Facility Development Review Committee Meeting. (1:26–3:04)

Dallin Koecher: Motion to approve the February 10, 2026 meeting minutes.

Doug Smith: Second.

Dustin Grabau, Doug Smith, Eric Hales, and Dallin Koecher vote "aye" in favor of approving the February 10, 2026 minutes. None are opposed. The motion passes.

Agenda Item (2) Havens at Deer Crest condo plat–East West partners applicant: Steve Issowits. (3:04–11:30)

Presentation by Rob Donigan (3:04–7:30)

Rob Donigan presented the Havens at Deer Crest Townhomes Condominium Plat located near the Jordanelle Gondola along Deer Hollow Road.

The presentation included an overview of the previously approved master development plan, site plan, and subdivision plat associated with the project area. Rob explained that the condominium plat formally establishes the ownership structure for the development and identifies private ownership areas, common areas, and limited common areas.

The proposed development includes 32 townhome units, with the plat defining individual unit areas as well as shared spaces and building footprints such as driveways, patios, and decks. The condominium plat establishes airspace ownership for the units.

Staff confirmed that the proposed plat is consistent with the approved Master Development Plan and applicable development standards. All required documents had been submitted and reviewed, and staff recommended approval.

Committee Questions and Public Comment (7:30–10:36)

Doug Smith asked questions regarding the location of the development and roadway access near the bridge and gondola area.

Rob Donigan clarified that the roadway currently functions as a dead-end access from Deer Hollow Drive.

Eric Hales: Motion to approve the Havens at Deer Crest Townhomes Condominium Plat as presented.

Ray Whitchurch: Second.

Dustin Grabau, Doug Smith, Eric Hales, and Dallin Koecher vote “aye” in favor of approving the Havens at Deer Crest Townhomes Condominium Plat. None are opposed. The motion passes.

Agenda Item (3) Executive Director Update and board member comments. (11:30–14:26)

Update provided by **Executive Director Heather Kruse**.

Heather reported that several construction and permitting activities are currently underway throughout the project area.

Approximately 35 residential permits are currently active within the development area, and additional permits are under review. Activity is expected to increase as the spring construction season begins.

The Skier Services Building has topped out, and enclosure work is underway. The building is expected to be turned over later in the year for interior buildout.

Construction continues on the Waldorf Astoria and Four Seasons projects, which are progressing upward through additional floors. Infrastructure permits have also recently been issued for Cormont Buildings 2, 3, and 4, with site work anticipated in the coming months.

Committee Questions and Comments (13:12–14:26)

A question was asked regarding the Mountain Mover transportation pilot program.

Heather explained that the program launched December 19 as a pilot transportation service designed to provide mobility within the development area and collect operational data. The results will help inform potential coordination with High Valley Transit services in the future.

Agenda Item (4) Adjourn. The next meeting is scheduled for April 14, 2026, at 2:00 PM.

(14:26–14:52)

Ray Whitchurch: Move to adjourn.

Dustin Grabau: Motion succeeds

The meeting adjourned at approximately **2:15 PM**.

Meeting Attendees

1. **Nicole Cottle (Chair – Committee Member)**
2. **Dustin Grabau (Vice Chair – Committee Member)**
3. **Doug Smith (Committee Member)**
4. **Ray Whitchurch (Committee Member)**
5. **Eric Hales (Committee Member)**
6. **Dallin Koecher (Committee Member)**
7. **Max Covey (Committee Member)**
8. Morgan Nebeker
9. Ashley Burr
10. Rob Donigan
11. Heather Kruse
12. Richard Catten
13. Steve Issowitz
14. Michael Kosakowski
15. Bill Fiveash
16. Bob Daniel
17. Brent Hall
18. Caytie Frampton
19. Chrissy Barner
20. Derek Herndon
21. Grace Doerfler
22. Jeremy Blickenstaff
23. Karlo Rajnovic
24. Kurt Krieg
25. Michael Jensen
26. Selina Hadfield
27. Tanner Blackburn

JMARA | Recreation Site Plan

04.09.2026

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MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
April 14, 2026

STAFF REPORT

Agenda Item: #3
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Revisions to Development Standards and Guidelines – Section 2.02(M) – Amendment of Approved Final Subdivision Plat, 3.03 – Conditional Uses, 4.06 – Lighting Design Standards, 4.08(D) – Infrastructure Improvements Design Standards – Drainage, and 4.09(J) – Other Design Standards – Retaining Walls in Public Utility Easements.

Recommendation: Staff recommends the MIDA DRC recommend to the MIDA Board approval of the revisions to Section 2.02(M) – Amendment of Approved Final Subdivision Plat, 3.03 – Conditional Uses, 4.06 – Lighting Design Standards, 4.08(D) – Infrastructure Improvements Design Standards – Drainage, and 4.09(J) – Other Design Standards – Retaining Walls in Public Utility Easements.

Background/Description:
The most recent approved version of the Development Standards and Guidelines (Standards) for the MIDA Control Area was approved by the MIDA Board on August 14, 2025. As time passes, different circumstances arise, and conditions change, it is necessary on occasion to update the Standards. The proposed revisions that are the subject of this staff report include a few minor language changes/additions and a total replacement of Section 4.06 – Lighting Design Standards.

Analysis:
The proposed change to 2.02(M) Amendment of Approved Final Subdivision Plat includes additional language better defining allowable adjustments to residential building envelopes so that amended building envelopes may not either exceed the greater of the existing building envelope or the maximum building envelope square footage set forth in the recorded subdivision plat.

The proposed change to Section 3.03 – Conditional Uses adds “material deviations, as determined by MIDA staff, from the Lighting Standards set forth in Section 4.06 of these Standards” as a Conditional Use. This addition is in conjunction with the revision to the Lighting Standards.

The proposed changes to Section 4.06 – Lighting Design Standards include an entire replacement of this section providing better directions and guidelines to protect the night sky. This section also includes a MIDA Control Area Lighting Zone Map defining three zones: LZ0, LZ1, and LZ2 based on location and contemplated activities within the Control Area.

The proposed change to Section 4.08(D) – Infrastructure Improvements Design Standards – Drainage includes removing the reference to the "Mayflower Village Resort Technical Drainage Study", version 8 and replacing it with the Mayflower Village Resort Lot 13 Drainage Study and Deer Valley East North Outlet Drainage Study.

The proposed change to Section 4.09 – Other Design Standards adds a new paragraph (J) describing restrictions and requirements for retaining walls in public utility easements. This language is meant to be consistent and supportive of similar language added to Wasatch County's requirements requiring utility provider approval letters for walls projecting into public utility easements.

RECOMMENDED ACTION:

Staff recommends that the MIDA DRC recommend to the MIDA Board approval of the revisions to Section 2.02(M) – Amendment of Approved Final Subdivision Plat, 3.03 – Conditional Uses, 4.06 – Lighting Design Standards, 4.08(D) – Infrastructure Improvements Design Standards – Drainage, and 4.09(J) – Other Design Standards – Retaining Walls in Public Utility Easements.

Attachments:

MRF Standards Proposed April 2026 amendments and updates (040426)

PROPOSED CHANGES/UPDATES TO THE MRF PROJECT AREA STANDARDS AND GUIDELINES

PROPOSED CHANGE TO DRAINAGE STUDY REFERENCE

4.08 Infrastructure Improvements Design Standards

D. Drainage

All Surface Drainage, water quality, and drainage detention basins, shall comply with the following standards:

1. Drainage Plan Submittal Requirements: Unless provided otherwise, the criteria and methods presented in the following references should be used in planning and design of the drainage system:
   a. ~~"Mayflower Village Resort Technical Drainage Study", version 8 October 2022, prepared by Kimley Horn~~**Mayflower Village Resort Lot 13 Drainage Study** and **Deer Valley East North Outlet Drainage Study**..
   b. "Mayflower Village Resort Lot 13 Drainage Study", prepared by Horrocks, 2024.
   c. UDOT Multi-Parcel Drainage Agreement, dated April 26, 2024.
   d. Urban Drainage Design Manual", hydraulic engineering circular no. 22, November 1996, federal highway administration, FHWA-SA-96-078, http://www.fhwa.dot.gov/bridge/hydpub.htm.
   e. Current addition of the "Urban Storm Drainage Criteria Manual", Mile High Flood District (MHFD), http://www.mhfd.org/criteria-manual.
   f. "Design and Construction Of Urban Stormwater Management Systems", ASCE manuals and reports of engineering practice no. 77, 1992, https://www.asce.org/bookstore/book.cfm?book=2800.

   The drainage plan should provide for control of erosion at the source, noneroding conveyance facilities, and water quality/detention basins.

PROPOSED BUILDING ENVELOPE ADJUSTMENT CHANGE

2.02 Subdivision Plat

M. Amendment of Approved Final Subdivision Plat:

2. Notwithstanding the foregoing requirements of section 2.02(M)(1), the following amendments shall only require Administrative Approval and shall not be subject to the additional review and approval requirements of Section 2.02(B) or 2.02(F), but which shall be subject to engineering, planning, and legal review appropriate for the proposed amendment, as determined by the MIDA staff:

b. The adjustment of residential building envelopes, ~~and~~provided that the square footage of the building envelope does not exceed the greater of: a) the square footage of the original building envelope or, b) the maximum building square footage set forth in the plat notes for the applicable subdivision plat. Building envelopes may not be adjusted in any manner that would cause the building envelope to intrude into a public utility easement.

PROPOSED REGULATION FOR RETAINING WALLS WITHIN PUBLIC UTILITY EASEMENTS

4.09 Other Design Standards

J. Retaining Walls in Public Utility Easements: Retaining walls (in excess of 4 feet in height) are allowed to project into a public utility easement ("PUE") if the applicant provides letters from all applicable utility companies stating their approval for the retaining wall in the PUE. All utilities passing through or within the footprint of a retaining wall structure shall be enclosed in a protective casing that extends a minimum of five (5) feet from the wall structure to allow future utility maintenance without disturbing the retaining wall.

PROPOSED ADDITION TO THE LIST OF CONDITIONAL USES

3.03 Conditional Uses

A. Conditional Uses in the MIDA Control Area are:

1. Any use customarily incidental to the operation of a Permitted Use or a Conditional Use not otherwise designated a Permitted Use
2. Ossuaries, mausoleums and memorial gardens, located not less than ½ mile from a Dwelling
3. Radio, television, or wireless telecommunication towers that utilize stealth technologies to minimize their visual impact
4. Temporary Structures not otherwise designated a Permitted Use
5. Support and maintenance to support a Permitted Use or a Conditional Use not otherwise designated a Permitted Use
6. Off-premises signage, except for wayfinding
7. Helipads
8. Emergency heliport sites
9. Camping and campgrounds
10. Gasoline service stations and car wash facilities
11. Gravel pits and borrow sites in connection with approved Construction
12. Overhead electrical transmission lines.
13. Drive Through eating establishments located on the East side of Highway 40.
14. Material deviations, as determined by MIDA staff, from the Lighting Standards set forth Section 4.06 of these Standards.

PROPOSED LIGHTING DESIGN STANDARDS

4.06 Lighting Design Standards

A. Objective: The objective of these standards is to reduce light pollution, glare, and lower light levels that are generated from light sources within the MIDA Control Area. Consistent with the adopted MIDA Control Area Lighting Zone Map, these requirements are intended to protect the health and welfare of all residents within the MIDA Control Area, prevent inappropriate and poorly installed outdoor lighting, reduce lighting conflicts between property owners, prevent the increase of potentially harmful sky glow, and preserve the naturally dark sky for the benefit of residents, visitors, wildlife, and the environment.

1. Key considerations in applying these Standards include:

    a. Outdoor uses of Artificial Light At Night ("ALAN") often include inappropriate and bright sources of light that cause an unsafe reduction in human visual performance.
    b. Excessive, unnecessary, and misdirected ALAN contributes to Light Pollution and wastes energy resources that would, if corrected, generate tangible cost savings.
    c. Increased use of ALAN contributes to an escalation of Light Pollution, thus increasing the brightness of the night sky by 10% annually and rendering the current night sky orders of magnitude (often hundreds of times) brighter than the natural and original sky background.
    d. Light Pollution from ALAN is known to cause adverse effects on the health and well-being of birds, wildlife, nocturnal ecosystems, vegetation, and under certain circumstances, human health.

e. The Five Principles for Responsible Outdoor Lighting:

    (i) Useful: Use light only if it is needed.
    (ii) Targeted: Direct light so it falls only where it is needed.
    (iii) Low Level: Light should be no brighter than necessary.
    (iv) Controlled: Use light only when it is needed.
    (v) Color: Use warmer color lights where possible.

B. Terms and Definitions

The following are terms and definitions used in this section:

ANSI – American National Standards Institute.

ANSI/IES Lighting Standards: Applicable outdoor lighting standards and metrics include but are not limited to:

a. RP-2: outdoor retail spaces
b. RP-6: outdoor sports and recreational areas
c. RP-7: outdoor industrial areas
d. RP-8: roadway and parking facilities
e. RP-40: port terminals
f. RP-43: outdoor pedestrian areas

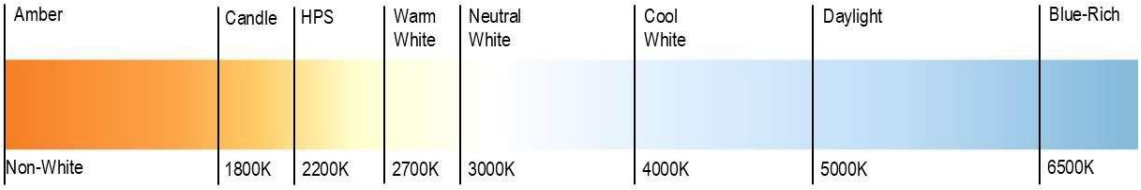
ALAN (artificial light at night): Light that is created from human technology, rather than a naturally occurring process. Also known as anthropogenic lighting.

Backlight: For an exterior Luminaire, Lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the Luminaire. For Luminaires with symmetric distribution, Backlight will be the same as front light.

BUG: A Luminaire classification system that classifies Backlight (B), Uplight (U), and Glare (G).

Candela (cd): The unit of measure for luminous intensity.

CCT (correlated color temperature): The measured color appearance of light emitted by a light source described using a nominal value stated in kelvins (K). Lower CCTs (1800 K to 2200 K) appear very warm or amber. Medium CCTs (2700 K to 3000 K) appear "warm white," similar to standard incandescent bulbs. High CCTs (4000 K and higher) appear "cool white" or "blue."



Curfew: A time defined by the authority when outdoor lighting is reduced or extinguished.

Footcandle: The unit of measure expressing the quantity of light received on a surface. One footcandle is the Illuminance produced by a candle on a surface one foot square from a distance of one foot.

Fully Shielded: A Luminaire designed or shielded in such a manner that no light is emitted, either directly or indirectly, at or above a horizontal plane running through the lowest light-emitting part of the Luminaire.

Glare: Lighting entering the eye directly from Luminaires or indirectly from reflective surfaces that causes visual discomfort or reduce visibility.

IDA: International Dark-Sky Association

IES (Illuminating Engineering Society): An ANSI-recognized Standards Development Organization.

Illuminance: Measured in LUX or Footcandles, the total Luminous Flux incident at a point on a surface.

LCS Zones: The zones described in the IES Luminaire Classification System.

LED: Light emitting diode.

Light Level: The maintained Luminance or Illuminance value.

Light Pollution: ALAN traveling into areas where it is not needed or wanted. This can be in the form of Light Trespass, Glare, or atmospheric Sky Glow.

Light Trespass: ALAN illuminating past property lines without permission. Unless specified otherwise, light trespass limits are measured at any location along a property line both horizontally at the ground plane facing upward and vertically at 1.5 meters (5ft) above grade with the meter aimed toward the light source in question.

Lighting Zones: A mapping system describing the luminous environment and related lighting conditions based on land uses and expected tasks. These range from natural and intrinsically dark zones to very bright zones. May be abbreviated as "LZ." The Lighting Zones are adopted from the Dark Sky International/Illuminating Engineering Society Model Lighting Ordinance dated June 15, 2011.

Lumen (lm): A unit of measure of the *Luminous Flux* of a light source.

Luminaire: A complete lighting unit, including the light source, housing, optics, electronics, and other necessary components for the purpose of providing outdoor illumination. The plural is Luminaires.

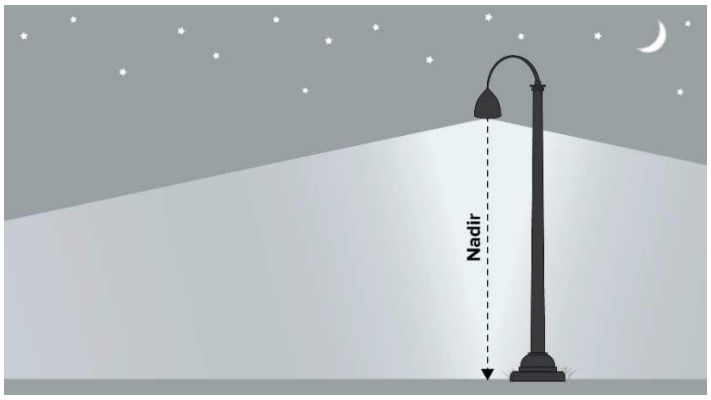
Luminance: The intensity of light emitted from a surface per unit area in a given direction.

Luminous Flux: A measure of the power of visible light produced by a light source, measured in lumens.

Lux (lx): The SI (International System of Units) metric system unit of measure for *Illuminance*.

Mounting Height: The height of the photometric center of a luminaire above grade level.

Nadir: A downward vertical vector directly beneath a luminaire, opposite to zenith.



Nighttime Hours: The time between 10:00 PM and sunrise, or 7:00 AM (whichever comes earlier).

Non-essential: Lighting that is not directly associated with the physical safety of motor vehicle and pedestrian threats, including but not limited to: landscape lighting, illuminated signage or advertising after business hours, façade lighting, vacant sports fields, and seasonal lighting.

Seasonal Lighting: Outdoor or site lighting that is portable, temporary, decorative, and used in connection with holidays and traditions. This includes but is not limited to string lighting, icicle lighting, and lighted inflatables, none of which are intended for general illumination.

Security Lighting: Illumination used specifically to protect people, property, and infrastructure from criminal threat.

Shielding: A Luminaire design, optical intervention, or physical accessory (such as a louver) preventing light emission from traveling into a particular area, angle, or region.

Sign Copy: The area of a sign occupied by letters, numbers, graphics, or other content intended to inform, direct, or otherwise transmit information.

Ski Mountain Operations: Regular maintenance and repair of Ski Facilities and the grooming of Ski Runs and Trails. Ski Mountain operations does not include public use of the Ski Facilities.

Sky Glow: The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Sky glow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

Uplight: For an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plane.

Vertical Illuminance: Illuminance measured or calculated in a plane perpendicular to the site boundary or property line.

C. Applicability

1. This ordinance applies to all sources of outdoor lighting installed or replaced within the MIDA Control Area. This includes, but is not limited to, permitted development and construction projects involving homes, dwellings, roadways, public right-of-way, signage, buildings, facilities, properties, landscape, parking lots, hardscape, non- habitable structures, and monuments.
2. Lighting plans and installations which have been submitted and approved via an approved Site Plan or Building Permit prior to the adoption of these Standards on (insert the adoption date of these lighting standards) and not meeting the requirements of these Standards shall be considered legal and repairable but non-conforming. All non-conforming Luminaires may continue to be used and maintained until one of the following occurs:
    a. When a new Site Plan is approved for the property, at which time all outdoor lighting on the property shall meet the requirements of these Standards before the new use commences.
    b. When a property is permitted for exterior remodeling work or permitted for tenant improvements which include changes or additions to the outdoor lighting or when exterior fixtures are replaced.

D. Exemptions From Lighting Standards

1. Lawful: Lighting requirements mandated by a legal jurisdiction with broader authority (e.g., federal or state) than MIDA, including but not limited to:
    a. Navigational lighting systems regulated by the Federal Aviation Administration.
    b. Any contradictory provision of the Utah State Construction Code, Utah Department of Transportation illumination requirements, or applicable health code.
    c. Lighting for worker safety as mandated by the Occupational Safety and Health Administration.
2. Safety: Luminaires installed for the benefit of public safety, including but not limited to:
    a. Security Lighting as determined by a government public safety agency with jurisdiction within the MIDA Control Area.
3. Permitted: Temporary lighting approved and permitted by MIDA for Special Events, festivals, and community benefit, provided the permitted lighting still meets light trespass requirements and does not add further disruption

to ecological migration or habitat.

4. Seasonal: Seasonal Lighting used from Thanksgiving Day to March 31th.
5. Traffic control signals and devices, including changeable copy message boards used for traffic control purposes.
6. Temporary emergency lighting in use by law enforcement or government agencies, or at their direction.
7. Temporary construction lighting, subject to the curfew set forth in Section 4.06(F)(5) of these Standards, except as otherwise explicitly permitted pursuant to the terms of the applicable construction permit.
8. The lighting of flags, including but not limited to Federal, State or military flags; provided, that the light is a narrow beam aimed and shielded to illuminate only the flag. Flag lighting should use appropriate illumination levels to light the flag, while at the same time fulfilling the purposes of this section. Flags on poles over 20 feet above ground level shall be illumined only from above. This may be achieved by utilizing a luminaire attached to the top of the flagpole. The luminaire shall comply with all provisions of these Standards and the total output from any luminaire mounted on top of a flagpole shall not exceed 800 lumens.
9. Ski Mountain Operations.

E. Prohibitions

1. ALAN must not interfere with the safe movement of motor vehicles. Any lighting that distracts or disables the vision of a motor vehicle operator (e.g., excessively bright or rapid blinking, flashing, and/or motion video) or contributes to traffic control confusion (e.g., sources resembling or imitating traffic or railroad signals) is prohibited.
2. Beacons and searchlights, except for emergency use by authorized first responders.
3. Night lighting of Ski Runs and Trails unless otherwise approved through a temporary Special Event permit or a Conditional Use permit.
4. Uplighting of any type including by not limited to lighting which is used to illuminate building or other structures, except as may be otherwise authorized in these Standards.

F. Outdoor Lighting Requirements

All outdoor lighting proposed within the project area shall follow a consistent, transparent, and technically sound design process to ensure full compliance with these Standards

1. Legal: All outdoor Luminaires and Luminaire installations shall comply with federal and state law; and these Standards; applicable energy and building codes; product safety labeling; ; and shall be subject to the appropriate permit and inspection requirements thereof.
2. Light Level: Lighting installed for an outdoor use shall follow the MIDA Control Area defined Lighting Zones. See Section L for the MIDA Control Area Lighting Zone Map and Section O for applicable Lighting Zone Tables.
    a. Dimmable modules are approved to meet light levels and still offer the ability to increase light levels in an emergency situation.
    b. Lights that are clustered must meet the required light level and trespass guidelines outlined within this section.
3. Distribution: Unless otherwise specified in this section, Luminaires shall be Fully Shielded) and full cut-off (see Section N – Full Cut-Off Examples).
    a. Exceptions:
        (i) Festoon string lighting where no individual lamp emits more than 50 lumens, and the lumen density of the string is no greater than 25 lumens per foot.
        (ii) Directional Luminaires used for façade illumination which are shielded and aimed to hit their target such that the light is contained by architectural elements, and ensure compliance with trespass limitations as outlined within these Standards.
4. Trespass: Unless otherwise specified in this section, Light Trespass shall meet the following:
    a. Luminaire light sources shall not be visible from federal or state designated wilderness, or habitat and Light Trespass shall measure no greater than 0.1 Lux.
    b. All outdoor light fixtures, including security lighting, and outdoor seasonal lights, shall be aimed and shielded so that illumination shall be confined to the property boundaries where the source is located.
    c. Light Trespass onto commercial property from commercial property is allowed in LZ1 and LZ2 zones, but shall not measure greater than 1 Lux.
5. Curfew: Non-essential outdoor lighting, including but not limited to landscape and decorative lighting elements, shall be extinguished during Nighttime Hours. Non-essential outdoor lighting that is intended to be illuminated during Nighttime Hours may be approved on a temporary basis as part of a Special Event permit or may be approved by the DRC as a Conditional Use.
6. Controls: Luminaires activated by motion detection shall automatically turn off or return to their dimmed state no more than 5 minutes after activity is no longer detected.

7. Spectrum: Unless otherwise specified in this ordinance, the maximum allowable correlated color temperature (CCT) for outdoor Luminaires is 3000 K.
    a. Exception: CCT exemptions are allowed if a public safety need is documented.
8. Residential Luminaire Criteria:
    a. Output: Luminaire total light output shall not exceed 1,000 lumens.
    b. Uplight: No more than 50 lumens are allowed between 90 and 180 degrees above Nadir (i.e., LCS zones UL and UH combined). The light source shall not be visible from the horizontal plane that passes through the lowest light-emitting part of the Luminaire.
    c. CCT: The light source CCT shall not exceed nominal 3000 K.
    d. Dimming: The Luminaire shall be dimmable to 10% or less of its full light output rating.
9. Commercial Luminaire Criteria:
    a. Uplight: The following are maximum percentages of total Luminaire Lumens, or maximum Lumen amounts, allowed between 90 and 180 degrees above Nadir, inclusive (i.e., LCS zones UL and UH combined):
        (i) Luminaires emitting 1,000 lumens or less: A maximum of 5 Lumens total is allowed.
        (ii) Luminaires emitting more than 1,000 lumens: No more than 0.5% of the total Luminaire Lumen output is allowed, up to a maximum of 50 Lumens.
    b. High angle light: For Luminaires whose lowest light emitting surface is more than 4 feet above the ground the following maximum percentages of total Luminaire Lumens are allowed between 80 degrees and 90 degrees from Nadir (i.e., LCS zones FVH and BVH combined):
        (i) Luminaires with a Type V or Type VS light distribution: No more than 5% of the total Luminaire Lumen output is allowed.
        (ii) Luminaires with all other distribution types: No more than 3% of the Luminaire's total Lumen output is allowed.
10. Height of Luminaires:
    a. Pole mounted: The maximum mounting height of Luminaires shall be fourteen (14) feet from finished grade, unless the DRC or MIDA Board requires a lower height as part of the project approval.
    b. Right-of-Way: Luminaires shall be mounted at the lowest practical height that ensures roadway, pedestrian, and bicycle safety while maintaining compliance with the requirements of these Standards. Heights shall be appropriate for the roadway classification, context, and designated Lighting Zone as shown on

the Project Area Lighting Zone Map (Section 4.06(L) of these Standards). All Luminaires shall be fully shielded and mounted so that the optical center of the fixture does not exceed the height required for uniform illumination and dark sky performance.

c. Parking Lot: The maximum mounting height of Luminaires shall be twenty (20) feet from finished grade, unless the DRC or MIDA Board requires a lower height as part of the project approval.
d. Non-pole mounted: Outdoor Luminaires installed on commercial and residential development sites shall be mounted at the lowest height necessary to meet functional, safety, and security needs while maintaining compliance with the requirements of these Standards. Heights shall correlate with the applicable Lighting Zone as shown on the Project Area Lighting Zone Map, with more restrictive limits applied in lower-intensity zones. All Luminaires shall be fully shielded and mounted so that the optical center of the fixture does not exceed the height required for uniform illumination and dark sky performance.

G. Parking Lot Lighting

All exterior lighting within parking areas shall comply with the requirements of this section 4.06 and be consistent with Lighting Zones of the MIDA Control Area Lighting Zone Map . All lighting must demonstrate full compliance with the applicable zone limitations on total Lumens, Uplight, Glare, and spectral output. Luminaires shall be full-cutoff (zero Uplight) and meet current IDA Luminaire recommendations, including applicable CCT limits, BUG ratings, and shielding criteria.

H. Sports Field Lighting

The following requirements are supplementary to the General Outdoor Lighting Requirements (Section E above and its subsections) and shall further regulate outdoor lighting for sports and Recreational Facilities. Lighting for Recreational Facilities shall also meet the following requirements:

1. Eighty-five percent (85%) of the Lumens generated by sports lighting Luminaires shall be confined to within 10 meters (33 feet) or a distance of one pole height, whichever is greater, of the playing field or the spectator track or bleacher area, whichever is greater.
2. Lighting installations for aerial sports are allowed a maximum of 8% of the total Lumen output to be emitted above 80 degrees from Nadir.
3. When the recommended sports field Light Level is higher than 100 Lux, installed lighting shall not exceed 10% more than the Light Level recommended by the applicable ANSI/IES lighting standard, or a state approved alternate.

4. The maximum CCT for outdoor sports lighting should be the lowest possible for the sport, class of play, and viewing audience as defined by the relevant ANSI/IES lighting standard, or any state approved alternative, but never exceeding 5700 K.
5. The maximum luminous intensity from any Luminaire lighting a sports field shall not exceed 10,000 Candelas (cd) as measured along a perimeter that is 46 meters (150 feet) from the edge of the field, at 1.5 meters (5 feet) above grade.

I. Sign Lighting

Signs may be unlighted, lighted externally, lighted internally or back-lit, but in any case must meet the requirements of this section and be consistent with the MIDA Control Area Lighting Zone Map . Internally illuminated signs shall use semi-opaque materials for sign copy such the the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign copy. Pure white materials are permitted for copy and logo portions of the sign, but are prohibited for any other portion of the sign. Sign backgrounds shall be made of completely opaque material. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighting for signs must have stationary and constant lighting. Electronic Message signs and Variable Message Signs are prohibited, except for traffic control message signs as described in Section D(5) above, and informational signs related to parking or Ski Facilities. Also refer to Section 4.07 Signage Design Standards.

1. Externally Illuminated Signs:
    a. Lighting for externally illuminated signs must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent streets, roads, or into the night sky.
    b. Lighting for externally illuminated signs must be mounted at the top of the sign (or within a reasonable distance of the top of a building-\mounted sign as determined by the size and location of the sign) and directed downward, including free-standing monument-style signs.

2. Standards for Internally-Illuminated Signs – Lighting is visible on both sides of the sign:
    a. Only sign copy areas and logos may be illuminated on an internally illuminated sign.
    b. Internally illuminated signs shall use semi-opaque materials for sign copy such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign copy. Non-

copy portions of the sign (e.g., background and graphics) shall be made of completely opaque materials.

3. Standards for Back-Lit Signs – Only one side of the Sign is lit:
    a. Back-lit signs shall be designed such that the light source is not visible.
    b. Back-lit signs shall be designed such that harsh, direct illumination does not emanate out of the sign. Rather, the back-lighting shall only allow indirect illumination to emanate from the sign. For example, signs that create a "halo" effect around the sign copy are allowed.

J. Landscape Lighting

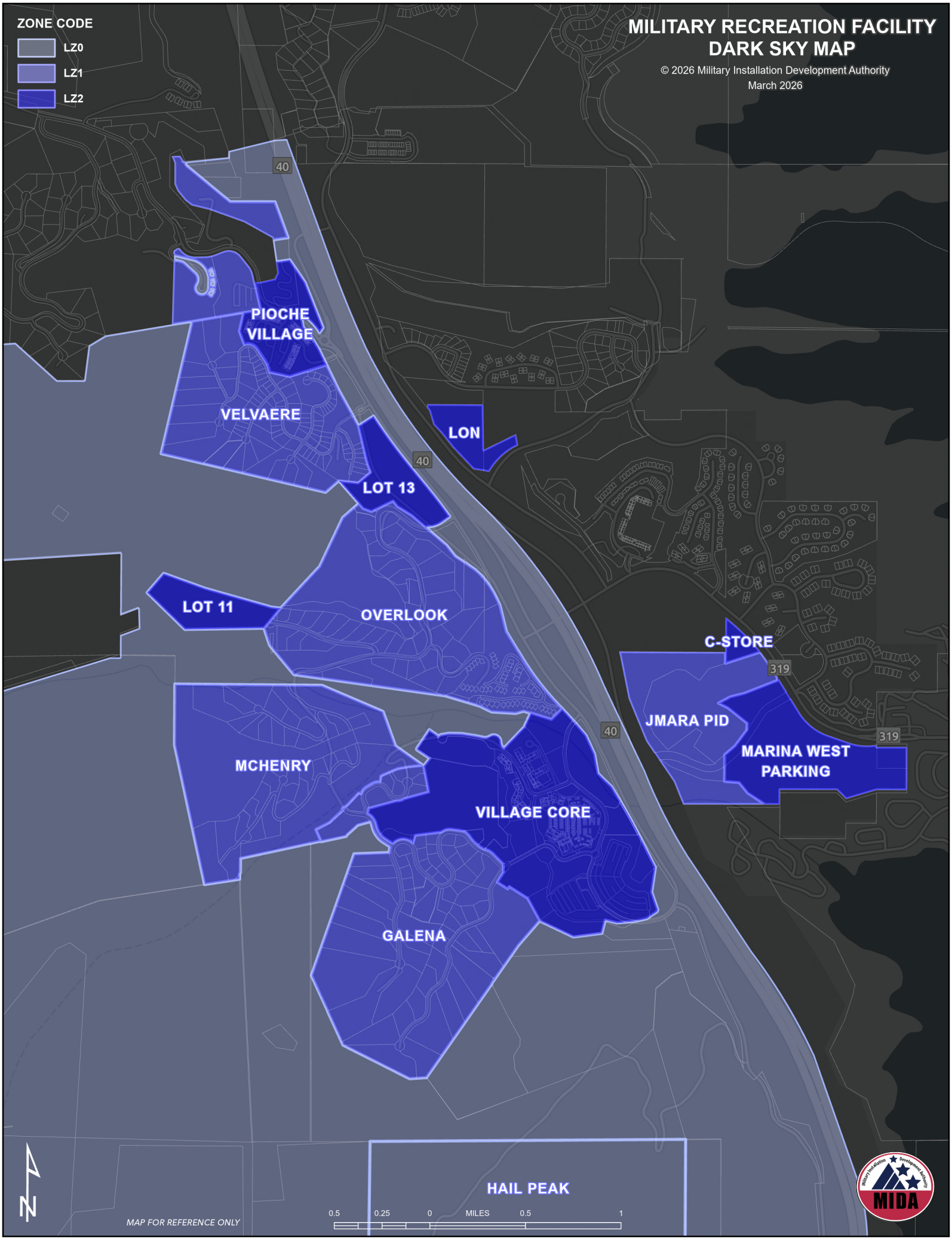
Landscape lighting, including decorative lighting in trees and vegetation, and festoon lighting, is permitted in plazas, walkways, and public areas for safety and to enhance the patron's nighttime experience as long the lighting is consistent with the MIDA Control Area Lighting Zone Map. Along pathways and sidewalks (where practical), foot lighting shall be utilized in lieu of light poles. Landscape Luminaires shall be concealed within the landscaping in a manner that allows the lighting to blend in and create a natural feel, whether in the day or night. All landscape lighting shall be full cut-off directing the light downward (see Section N – Full Cut-Off Fixture Examples).

K. Permitting

1. Submittal: Whenever a Site Plan, Infrastructure Permit, or building permit is submitted to MIDA for review under these Standards, an outdoor lighting plan must be submitted, or previously approved, that is applicable to the subject of the Site Plan review, Infrastructure Permit review or building permit review. A preliminary outdoor lighting plan may be submitted at Site Plan, and then finalized before the issuance of a Building Permit for a structure or an Infrastructure Permit for site infrastructure improvements, as may be applicable.
    a. Calculation Method: The outdoor lighting plan shall include:
        (i) Luminaire identification (model number) or equal equivalent, installation locations, mounting heights, targeted directions, buildings, and other physical objects within the site that could affect the lighting outcome.
        (ii) Site plan and Illuminance calculation plots demonstrating conformance with these Standards, including, but not limited to the sports lighting luminous-intensity Light Trespass limit.
2. Review: Review of the lighting plan shall be part of the standard review for,

as applicable, a Site Plan, Infrastructure Permit, and building permit as those reviews are described in Chapter 2 of these Standards. The reviewers shall have the authority to refer an application to the MIDA Control Area lighting standards compliance consulting engineer.

3. Appeals: Any appeals related to decisions regarding outdoor lighting shall be made as part of the review processes described in the Site Plan, Infrastructure Permit or building permit sections set forth in Chapter 2 of these Standards.
4. Any request by an applicant for a material deviation from the lighting standards set forth in this Section 4.06, as determined by MIDA Staff, shall be treated as a Conditional Use as set forth in Section 2.04 of these Standards and shall follow the process set forth in that Section.


ZONE CODE
LZ0
LZ1
LZ2
MILITARY RECREATION FACILITY
DARK SKY MAP
© 2026 Military Installation Development Authority
March 2026
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PIOCHE
VILLAGE
VELVAERE
LON
LOT 13
LOT 11
OVERLOOK
C-STORE
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JMARA PID
MARINA WEST
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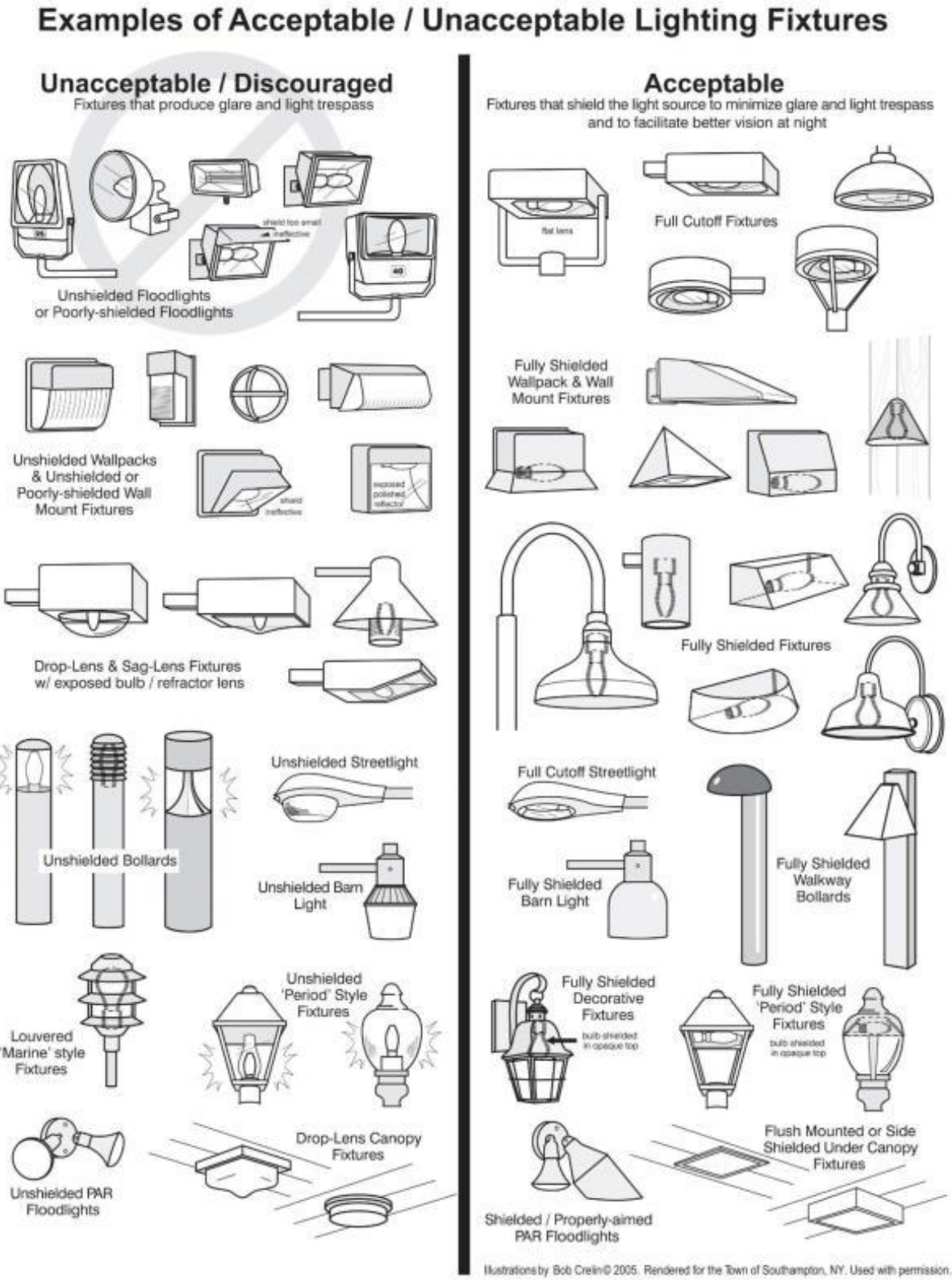
M. Lighting Zone (LZ) Guidelines

LZ0: No Ambient Lighting
Areas where the natural environment will be seriously and adversely affected by lighting. Impacts include disturbing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural environment. Human activity is subordinate in importance to nature. The vision of human residents and users is adapted to the darkness, and they expect to see little or no lighting. When not needed, lighting should be extinguished.
LZ1: Low Ambient Lighting
Areas where lighting might adversely affect flora and fauna or disturb the character of the area. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety and convenience but is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.
LZ2: Moderate Ambient Lighting
Areas of human activity where the vision of human residents and users is adapted to moderate light levels. Lighting may typically be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, lighting may be extinguished or reduced as activity levels decline.
LZ3: Moderately High Ambient Lighting
Areas of human activity where the vision of human residents and users is adapted to moderately high light levels. Lighting is generally desired for safety, security and/or convenience and it is often uniform and/or continuous. After curfew, lighting may be extinguished or reduced in most areas as activity levels decline.
LZ4: High Ambient Lighting
Areas of human activity where the vision of human residents and users is adapted to high light levels. Lighting is generally considered necessary for safety, security and/or convenience and it is mostly uniform and/or continuous. After curfew, lighting may be extinguished or reduced in some areas as activity levels decline.

N. Full Cut-off Fixture Examples



O. Lighting Zone Tables

Table A – Allowed Total Initial Luminaire Lumens Per Site for Non-residential Outdoor Lighting, Per Parking Space Method

May only be applied to properties up to 10 parking spaces (including handicapped accessible spaces).

LZ-0	LZ-1	LZ-2	LZ-3	LZ-4
350 lms/space	490 lms/space	630 lms/space	840 lms/space	1,050 lms/space

Table B – Allowed Total Initial Luminaire Lumens Per Site for Non-residential Outdoor Lighting, Hardscape Area Method

May be used for any project. When lighting intersections of site drives and public streets or road, a total of 600 square feet for each intersection may be added to the actual site hardscape area to provide for intersection lighting.

LZ-0	LZ-1	LZ-2	LZ-3	LZ-4
Base Allowance				
0.5 lumens per SF of Hardscape	1.25 lumens per SF of Hardscape	2.5 lumens per SF of Hardscape	5.0 lumens per SF of Hardscape	7.5 lumens per SF of Hardscape

Table B – Lumen Allowances, in Addition to Base Allowance

	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Additional allowances for sales and service facilities. No more than two additional allowances per site, Use it or Lose it.					
Outdoor Sales Lots. This allowance is lumens per square foot of uncovered sales lots used exclusively for the display of vehicles or other merchandise for sale, and may not include driveways, parking or other non sales areas. To use this allowance, luminaires must be within 2 mounting heights of sales lot area.	0	4 lumens per square foot	8 lumens per square foot	16 lumens per square foot	16 lumens per square foot
Outdoor Sales Frontage. This allowance is for lineal feet of sales frontage immediately adjacent to the principal viewing location(s) and unobstructed for its viewing length. A corner sales lot may include two adjacent sides provided that a different principal viewing location exists for each side. In order to use this allowance, luminaires must be located between the principal viewing location and the frontage outdoor sales area	0	0	1,000 per LF	1,500 per LF	2,000 per LF
Drive Up Windows. In order to use this allowance, luminaires must be within 20 feet horizontal distance of the center of the window.	0	2,000 lumens per drive-up window	4,000 lumens per drive-up window	8,000 lumens per drive-up window	8,000 lumens per drive-up window
Vehicle Service Station. This allowance is lumens per installed fuel pump.	0	4,000 lumens per pump (based on 5 fc horiz)	8,000 lumens per pump (based on 10 fc horiz)	16,000 lumens per pump (based on 20 fc horiz)	24,000 lumens per pump (based on 20 fc horiz)

Tables C – Maximum Allowable Backlight, Uplight and Glare (BUG) Ratings

May be used for any project. A luminaire may be used if it is rated for the lighting zone of the site or lower in number for all ratings B, U and G. Luminaires equipped with adjustable mounting devices permitting alteration of luminaire aiming in the field shall not be permitted.

Table C-1 – Maximum Allowable Backlight (BUG) Ratings

TABLE C-1	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
Allowed Backlight Rating*					
Greater than 2 mounting heights from property line	B1	B3	B4	B5	B5
1 to less than 2 mounting heights from property line and ideally oriented**	B1	B2	B3	B4	B4
0.5 to 1 mounting heights from property line and ideally oriented**	B0	B1	B2	B3	B3
Less than 0.5 mounting height to property line and properly oriented**	B0	B0	B0	B1	B2

* For property lines that abut public walkways, bikeways, plazas, and parking lots, the property line may be considered 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the center-line of the public roadway or public transit corridor for the purpose of determining compliance with this section. NOTE: This adjustment is relative to Table C-1 and C-3 only and shall not be used to increase the lighting area of the site.

** To be considered ‘ideally oriented’, the luminaire must be mounted with the backlight portion of the light output oriented perpendicular and towards the property line of concern.

Table C-2 – Maximum Allowable Uplight (BUG) Ratings

TABLE C-2	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
Allowed Uplight Rating	U0	U1	U2	U3	U4
Allowed % light emission above 90° for street or Area lighting	0%	0%	0%	0%	0%

Table C-3 – Maximum Allowable Glare (BUG) Ratings

TABLE C-3	Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
Allowed Glare Rating	G0	G1	G2	G3	G4
Any luminaire not ideally oriented*** with 1 to less than 2 mounting heights to any property line of concern	G0	G0	G1	G1	G2
Any luminaire not ideally oriented*** with 0.5 to 1 mounting heights to any property line of concern	G0	G0	G0	G1	G1
Any luminaire not ideally oriented*** with less than 0.5 mounting heights to any property line of concern	G0	G0	G0	G0	G1

*** Any luminaire that cannot be mounted with its backlight perpendicular to any property line within 2X the mounting heights of the luminaire location shall meet the reduced Allowed Glare Rating in Table C-3.

Table D – Performance Method Allowed Total Initial Site Lumens

May be used for any project.

Lighting Zone	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Allowed Lumens Per SF	0.5	1.25	2.5	5.0	7.5
Allowed Base Lumens Per Site	0	3,500	7,000	14,000	21,000

Table E – Performance Method Additional Initial Luminaire Lumen Allowances

All of the following are “use it or lose it” allowances. All area and distance measurements in plan view unless otherwise noted.

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Additional Lumens Allowances for All Buildings except service stations and outdoor sales facilities. A MAXIMUM OF THREE (3) ALLOWANCES ARE PERMITTED. THESE ALLOWANCES ARE “USE IT OR LOSE IT”.					
Building Entrances or Exits. This allowance is per door. In order to use this allowance, luminaires must be within 20 feet of the door.	400	1,000	2,000	4,000	6,000
Building Facades. This allowance is lumens per unit area of building façade that are illuminated. To use this allowance, luminaires must be aimed at the façade and capable of illuminating it without obstruction.	0	0	8/SF	16/SF	24/SF

Table E – Performance Method Additional Initial Luminaire Lumen Allowances (cont.)

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Sales or Non-sales Canopies. This allowance is lumens per unit area for the total area within the drip line of the canopy. In order to qualify for this allowance, luminaires must be located under the canopy.	0	3/SF	6/SF	12/SF	18/SF
Guard Stations. This allowance is lumens per unit area of guardhouse plus 2000 sf per vehicle lane. In order to use this allowance, luminaires must be within 2 mounting heights of a vehicle lane or the guardhouse.	0	6/SF	12/SF	24/SF	36/SF
Outdoor Dining. This allowance is lumens per unit area for the total il-luminated hardscape of outdoor dining. In order to use this allowance, luminaires must be within 2 mounting heights of the hardscape area of outdoor dining	0	1/SF	5/SF	10/SF	15/SF
Drive Up Windows. This allowance is lumens per window. In order to use this allowance, luminaires must be within 20 feet of the center of the window.	0	2,000 lumens per drive-up window	4,000 lumens per drive-up window	8,000 lumens per drive-up window	8,000 lumens per drive-up window
Additional Lumens Allowances for Service Stations only. Service stations may not use any other additional allowances.					
Vehicle Service Station Hardscape. This allowance is lumens per unit area for the total illuminated hardscape area less area of buildings, area under canopies, area off property, or areas obstructed by signs or structures. In order to use this allowance, luminaires must be illuminating the hardscape area and must not be within a building, below a canopy, beyond property lines, or obstructed by a sign or other structure.	0	4/SF	8/SF	16/SF	24/SF

Table E – Performance Method Additional Initial Luminaire Lumen Allowances (cont.)

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Vehicle Service Station Canopies. This allowance is lumens per unit area for the total area within the drip line of the canopy. In order to use this allowance, luminaires must be located under the canopy.	0	8/SF	16/SF	32/SF	32/SF
Additional Lumens Allowances for Outdoor Sales facilities only. Outdoor Sales facilities may not use any other additional allowances. **NOTICE:** lighting permitted by these allowances shall employ controls extinguishing this lighting after a curfew time to be determined by the Authority.					
Outdoor Sales Lots. This allowance is lumens per square foot of uncovered sales lots used exclusively for the display of vehicles or other merchandise for sale, and may not include driveways, parking or other non sales areas and shall not exceed 25% of the total hardscape area. To use this allowance, Luminaires must be within 2 mounting heights of the sales lot area.	0	4/SF	8/SF	12/SF	18/SF
Outdoor Sales Frontage. This allowance is for lineal feet of sales frontage immediately adjacent to the principal viewing location(s) and unobstructed for its viewing length. A corner sales lot may include two adjacent sides provided that a different principal viewing location exists for each side. In order to use this allowance, luminaires must be located between the principal viewing location and the frontage outdoor sales area.	0	0	1,000/ LF	1,500/ LF	2,000/ LF

Table F – Maximum Vertical Illuminance at any point in the plane of the property line

Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
0.05 FC or 0.5 LUX	0.1 FC or 1.0 LUX	0.3 FC or 3.0 LUX	0.8 FC or 8.0 LUX	1.5 FC or 15.0 LUX

Table G – Residential Lighting Limits

Lighting Application	LZ 0	LZ 1	LZ 2	LZ 3	LZ 4
Row 1 Maximum Allowed Luminaire Lumens* for Unshielded Luminaires at one entry only	Not allowed	420 lumens	630 lumens	630 lumens	630 lumens
Row 2 Maximum Allowed Luminaire Lumens* for each Fully Shielded Luminaire	630 lumens	1,260 lumens	1,260 lumens	1,260 lumens	1,260 lumens
Row 3 Maximum Allowed Luminaire Lumens* for each Unshielded Luminaire excluding main entry	Not allowed	315 lumens	315 lumens	315 lumens	315 lumens
Row 4 Maximum Allowed Luminaire Lumens* for each Landscape Lighting	Not allowed	Not allowed	1,050 lumens	2,100 lumens	2,100 lumens
Row 5 Maximum Allowed Luminaire Lumens* for each Shielded Directional Flood Lighting	Not allowed	Not allowed	1,260 lumens	2,100 lumens	2,100 lumens
Row 6 Maximum Allowed Luminaire Lumens* for each Low Voltage Landscape Lighting	Not allowed	Not allowed	525 lumens	525 lumens	525 lumens

* Luminaire lumens equals Initial Lamp Lumens for a lamp, multiplied by the number of lamps in the luminaire.

~~**4.06 Lighting Design Standards**~~

~~**A. Objective:** The objective of this Section is to encourage lighting practices throughout the MIDA Control Area that are desirable to achieve an overall objective of continuity, to avoid objectionable glare, and to maintain the night sky~~

by implementing Dark-Sky methods consistent with the version of the International Dark-Sky Association's Model Lighting Ordinance ("IDA") which is current at the time the proposed lighting is reviewed and approved by MIDA. The lighting standards shall be consistent with the lighting standards approved as part of the Materials and Design Standards Handbook.

B. Lighting Selection and Use Process: Consistent with the IDA, outdoor lighting shall generally be the minimum necessary to provide for safety and functionality. Gathering spaces should be better lit to provide for night crowds; exterior lighting shall be dark-sky compliant and provide full cutoff and downward lighting, including wall mounts on buildings or structures. Wall washes may be permitted as an accent lighting feature for buildings and structures permitting they are compliant with the IDA. Lighting fixtures should be consistent with the architecture of the building and the Mountain Resort Look.

C. Height of Luminaries: The maximum height of luminaries shall be fourteen (14) feet from the finished grade to the tallest point of the luminaire, unless the DRC or MIDA Board requires a lower height as part of its approvals. Depending on the location, the light should be low intensity, shielded from uses on adjoining lots, and directed away from adjacent properties in a manner consistent with the design standards set forth by the IDA. Lighting luminaries shall provide a 90-degree maximum cut-off for areas outside of the roadway right-of-way, and lighting luminaries shall be directed downward (see Figure A – Full Cut-Off Exhibit).

D. Parking Luminaries: All parking luminaries, except those required for security, shall be extinguished one hour after the end of business hours. The exception for security lighting applies to a maximum of 25% of the total luminaries used, unless the DRC or MIDA Board approves a higher percentage as part of the Site Plan Approval or unless required by reasonable insurance providers. Surface Parking lot lights are permitted to be a maximum of twenty feet (20') tall from the finished grade to the tallest point of the light fixture. Parking area luminaries shall provide a maximum of a 90-degree cut-off for luminaries within the parking area, and full cut-off for areas outside of the parking area, and parking luminaries shall be directed downward (see Figure A – Full Cut-Off Exhibit).

~~FIGURE A – FULL CUT-OFF EXHIBIT~~

E. Street Lighting, Security Cameras, Wifi Boosters, Banners, Clocks and Flags: Street lighting illumination levels must be of sufficient intensity and uniformity to provide security and traffic safety. The uniformity shall be 4:1 (average: minimum) with a minimum average illumination level of 0.2fc. Lighting should be designed and placed in a manner consistent with the design standards set forth by the IDA. Streetlights should not be more than fourteen feet (14') in height. Street lighting luminaries shall provide full cut-off with no light emitted above 90 degrees for areas outside of the roadway right-of-way, and lighting luminaries shall be directed downward (see Figure A – Full Cut-Off Exhibit). At a minimum, Street lighting shall be provided at intersections. Bollards and other low-level lighting will be provided for pedestrian pathways. Bollards shall not exceed forty-two inches (42") in height (except that in areas where snow accumulation may occur, bollards may be up to sixty inches (60-inches in height) and shall have a light cutoff of no more than eighty (80) degrees. While banners, clocks, flags and other elements are strongly encouraged around buildings, they should not be dominated by commercial messages, and any associated lighting shall be consistent with IDA standards (i.e., use of downlighting and cut-offs). Security cameras may be installed where reasonably necessary for safety and security. Wifi boosters may be attached to streetlights, street furniture, or where reasonably required to enable and enhance wireless coverage. The MIDA Board will review proposed street furniture, lighting and commercial messages on a case by case basis during the Site Plan Application.

F. Signs: Signs may be unlighted, lighted externally, lighted internally or back-lit. All sign lighting must be designed, directed and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighting signs must have stationary and constant lighting. Electronic Message Signs, Variable Message Signs, and Cabinet Signs are prohibited.

1. Standards for Externally Illuminated Signs:
    a. Lighting for externally illuminated signs must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent streets, roads, or into the night sky.
    b. Lighting for externally illuminated signs must be mounted at the top of the sign (or within two-feet of the top of a building-mounted sign) and directed downward, except for free-standing monument-style signs which may be illuminated by ground-mounted lighting.

2. Standards for Internally Illuminated Signs – Lighting is Visible on Both Sides of the Sign:
    a. Only sign copy areas and logos may be illuminated on an internally-illuminated sign.

b. Internally illuminated signs shall use semi-opaque materials for sign copy such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign copy. Non-copy portions of the sign (e.g., background and graphics) shall be made of completely opaque material.

3. Standards for Back-Lit Signs – Only One Side of the Sign is Lit:
   a. Back-lit signs shall be designed such that the light source is not visible.
   b. Back-lit signs shall be designed such that harsh, direct illumination does not emanate out of the sign. Rather, the back-lighting shall only allow indirect illumination to emanate from the sign. For example, signs that create a "halo" effect around the sign copy are allowed.
   c. Back-lit signs shall use low wattage light sources.

G. Landscape Lighting Standards: Landscape lighting, including decorative lighting in trees and vegetation, is permitted in plazas, walkways and public areas for safety and to enhance the patron's nighttime experience. Consideration should be given to the design standards set forth by the IDA. Festoon lighting, shop lighting and special event lighting shall also be reasonably permitted with consideration for dark sky compliance. Along pathways and sidewalks (where practicable), foot lighting shall be utilized in lieu of light poles, thereby placing the lighting source close to the ground and reducing the potential for light/glare intrusion. Landscape lighting sources shall be concealed within the landscaping in a manner that allows the lighting to blend in and create a natural feel, whether in the day time or night time. All landscape lighting and pathway lighting standards shall include 90-degree cut-offs directing the lighting downward (see Figure A – Full Cut-Off Exhibit).

H. Amphitheater Lighting: Outdoor amphitheaters may use illumination to light the performance area of the amphitheater and for the safety of the public. The following standards shall apply to all amphitheater lighting:

1. Lighting to illuminate the performance area must either be directed spotlighting or full cut-off lighting. If directed spotlighting, the light source must be located and designed such that the light source is not visible beyond the property boundaries.
2. Lighting used to illuminate the seating areas, pathways, and other areas of the amphitheater are permitted.

I. Exemptions: The following lighting is exempt from the lighting standards discussed herein:

1. Lighting in swimming pool areas and other water features governed by the Utah State Construction Code.
2. Exit signs, egress lighting, emergency lighting and other illumination required by the Utah State Construction Code.
3. Lighting for stairwells, service areas and ramp areas as required by the Utah State Construction Code.

4. ~~Seasonal decorations and landscape lighting are used to enhance and define public spaces throughout the MIDA Control Area (as further described in the approved Materials and Design Guidelines Handbook).~~
5. ~~Traffic control signals and devices, including changeable copy message boards used for traffic control purposes.~~
6. ~~Temporary emergency lighting in use by law enforcement or government agencies, or at their direction.~~
7. ~~Temporary construction lighting.~~
8. ~~The lighting of flags, including but not limited to Federal, State or military flags; provided, that the light is a narrow beam aimed and shielded to illuminate only the flag. Flag lighting should use appropriate illumination levels to light the flag, while at the same time fulfilling the purposes of this section.~~
9. ~~Ski Mountain operations.~~