TOQUERVILLE CITY
SPECIAL PLANNING COMMISSION MEETING AGENDA
July 21, 2026, at 6:30 p.m.
212 N. Toquer Blvd, Toquerville Utah

This meeting will also be broadcast via YouTube live on the Toquerville City YouTube channel at https://www.youtube.com/channel/@toquervillecity

A. CALL TO ORDER:
1. Call to Order – Chair Haymore
2. Pledge of Allegiance – Commissioner Harrison
3. Statement of Belief/Opening Prayer – Commissioner Welker
4. Disclosures and Declaration of Conflicts from Commission Members

B. APPROVAL OF AGENDA:
1. Approval of agenda order

C. BUSINESS:

1. Design Review of Exterior Lighting for IME Automations located at 1801 N. Anderson Junction Rd., submitted by Derek Hall.
   A. Applicant/Staff Report
   B. Discussion and Possible Approval

D. ADJOURN:
In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office 435.635.1094, at least 48 hours in advance. This Agenda will be posted on the State website at http://pmn.utah.gov, posted on the Toquerville City website at www.toquerville.utah.gov, and at the City Office Building at 212 N Toquer Blvd. Posted July 20, 2026, by Toquerville City Recorder, Emily Teaters.

Toquerville City Special Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 07.21.2026 **Department:** Planning & Zoning

Item Title:
Design Review of Exterior Lighting for IME Automations located at 1801 N. Anderson Junction Rd., submitted by Derek Hall.

Presented By: Emily Teaters

Attachments:

- Lighting Fixtures
- Photometric Plan
- Exterior Lighting Code
- Applicant Comments

Options:

Approve/Deny/Table

Possible Motion (Approval):

I move to approve the exterior lighting for IME Automations including the requested 20 foot parking lot light poles and 3000 Kelvin light fixtures, based on the approval criteria contained in 10-24-4(14) of the Toquerville City Code.

Background:

IME Automations is nearing completion of construction on its commercial building at 1801 N. Anderson Junction Road. As part of the final inspections, staff reviewed the proposed exterior lighting for compliance with Chapter 24 of the Toquerville City Code.

The proposed exterior lighting includes two elements that do not meet the standards of the Exterior Lighting Ordinance:

- Parking lot light poles with a height of 20 feet, where the ordinance limits poles to 17 feet.
- Exterior lighting fixtures with a color temperature of 3000 Kelvin (K) instead of the required 2700K.

Section 10-24-4(B)(14) authorizes the Planning Commission to review non-residential lighting proposals that deviate from the standard requirements of the Exterior Lighting Ordinance. The Planning Commission may approve, approve with conditions, or deny the request if the applicant can demonstrate that:

- The proposed lighting is appropriate for the location and surrounding neighborhood;
- The proposed lighting will not unreasonably diminish the health, safety, or welfare of surrounding properties; and
- The proposed lighting will not unreasonably conflict with the intent of the Exterior Lighting Ordinance.

The following elements of the proposed lighting do comply with the requirements of the Exterior Lighting Ordinance:

- 10-24-4(C)(1)(a) requires parking lot lighting to utilize full cutoff fixtures. The proposed parking lot luminaires comply with this requirement.
- 10-24-4(D)(2) limits aboveground parking lot lighting to an average illumination of 1.5 foot-candles. The submitted photometric analysis indicates an average illumination of 1.1 foot-candles, which complies with the ordinance.
- 10-24-4(D)(7)(c) permits fully shielded building-mounted fixtures to illuminate walkways and parking areas adjacent to buildings. The proposed building-mounted fixtures comply with this requirement.

The following items would require Planning Commission approval under Section 10-24-4(14):

- 10-24-4(C)(1)(d) limits parking lot light poles to a maximum height of 17 feet. The applicant is requesting approval to install 20 foot light poles but has indicated that the poles can be modified to comply with the 17 foot maximum if the Planning Commission does not approve the requested height.
- 10-24-4(A)(5) requires new construction to utilize exterior lighting with a color temperature of 2700K. The applicant is requesting approval to install 3000K exterior lighting fixtures.

Other Applicable Requirements

In addition to the requested deviations, the proposed exterior lighting remains subject to all other applicable requirements of Chapter 24. The applicant has indicated that the parking lot lighting will remain illuminated after business hours for security purposes and will be reduced to 20% output between 11:00 p.m. and 6:00 a.m. This exceeds the ordinance requirement for lighting that remains on after curfew hours for security purposes.

All exterior lighting must also continue to comply with the general performance standards of Chapter 24, including minimizing glare, light trespass, energy waste, and sky glow.

It should also be noted that Chapter 24 requires public LED streetlights to have a correlated color temperature of 3000K or warmer. The proposed 3000K exterior lighting fixtures would therefore be consistent with the color temperature required for public streetlights.

WPDSN

WPDSN DUO Selectable LED Wall Pack

120-277Vac	EM Unit Available	Power & CCT Selectable	Sensor & Photocell Available

PRODUCT FEATURES

- Heavy Duty Die Cast Aluminum Housing, With Glass Striped Lens
- Ingress Protection Rating of IP65
- Color Select Technology (3000K/4000K/5000K)
- Power Select Technology (80W/60W/40W)
- Calculated L70 Lifetime >136,000 Hrs @25°C/77°F Ambient Temperature
- On/Off Photocell Pre-installed
- Microwave Sensor Available (Order Separately)
- Emergency Backup Available (Order Separately)
- Input: 120-277VAC, 50/60Hz
- Operating Temperature: -40°F (-40°C) to 122°F (50°C)
- CRI>80, Power Factor >0.95, THD <20%
- 10 Year Limited Warranty Provided

APPLICATION

Building Exterior Illumination, Perimeters, Pathways, Loading Docks, Security Lighting

PRODUCT SPECIFICATIONS

Part Number	Input	Nominal Wattage(W)	3000K			4000K			5000K		
			Wattage (W)	Efficacy (LM/W)	Light Output(LM)	Wattage (W)	Efficacy (LM/W)	Light Output(LM)	Wattage (W)	Efficacy (LM/W)	Light Output(LM)
WPDSN-80W-T1-G5	120-277V	40	40.5	140.1	5,674	40.5	158.3	6,412	40.5	154.1	6,241
		60	62.7	139.8	8,762	62.7	158.0	9,901	62.7	153.8	9,638
		80	79.5	139.4	11,079	79.5	157.5	12,519	79.5	153.3	12,187

ALED5T26Y/PCT

High output LED pole top area light with IES type V circular distribution. Wide and uniform 360 degree pattern ideal for large outdoor areas such as parking lots, corporate parks, and retail settings.

Color: Bronze

Weight: 21.8 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.22A
208V	0.13A
240V	0.11A
277V	0.10A
Input Watts	26.4W

LED Info

Watts	26W
Color Temp	3000K (Warm)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	3,395 lm
Efficacy	128.6 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:
This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.

LED Characteristics

LEDs:
High-output, long-life LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to Shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:
100,000-Hour LED lifespan based on IESlm-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 100W Metal Halide

Construction

Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:
Suitable for use in up to 104°F (40°C)

Effective Projected Area (EPA):
EPA = 1.2

Thermal Management:
Superior thermal management with external air-flow fins

Housing:
Precision die-cast aluminum, Type V distribution

Support Arms:
Extruded aluminum

Lens:
Clear tempered glass lens

Reflector:
Specular vacuum-metallized polycarbonate, Type V distribution

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Optical

BUG Rating:
B2 U0 G1

Technical Specifications (continued)

Other

Patents:
The designs of the ALED5T52 are protected by patents pending in US, Canada, China, Taiwan and Mexico

5-Year, No-Compromise Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Electrical

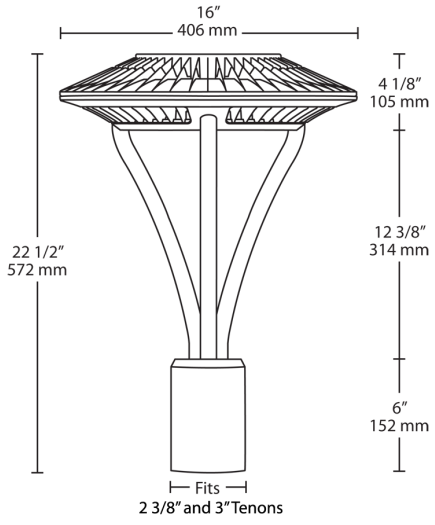
Drivers:
Constant Current, Class 2 with 6kV surge protection, 120-277VAC, 50/60 Hz, 120V: 0.22A, 208V: 0.13A, 240V: 0.11A, 277V: 0.10A

THD:
5.67% at 120V, 6.72% at 277V

Power Factor:
99.6% at 120V, 96.4% at 277V

Photocell:
120-277V Twistlock photocell included. Photocell is compatible with 120V - 277V.

Dimensions



Features

- IES type V (circular) distribution
- 100,000-hour LED lifespan
- Compatible with standard 2 3/8" and 3" tenons
- "Air-Flow" fins for maximum heat dissipation
- 5-Year, No-Compromise Warranty

ALED5T26Y/PCT

RAB

Ordering Matrix

Family	Distribution	Wattage	Color Temp	Finish	Driver Option	Options	Other Options
ALED	5T	26	Y			/PCT	
	5T = Type V	**26 =** 26W **52 =** 52W **78 =** 78W	**Blank =** 5000K Cool **N =** 4000K Neutral **Y =** 3000K Warm	**Blank =** Bronze **W =** White **K =** Black **RG =** Gray	**Blank =** 120-277V **/480/D10 =** 480V w/Dimmable **/480 =** 480V **/BL =** Bi-Level **/D10 =** Dimmable	**Blank =** No Option **/LC =** Lightcloud **/PCT =** 120-277V Twistlock Photocell **/PCT4 =** 480V Twistlock Photocell	**Blank =** Standard **USA =** BAA Compliant

RAB®

FIELD ADJ.

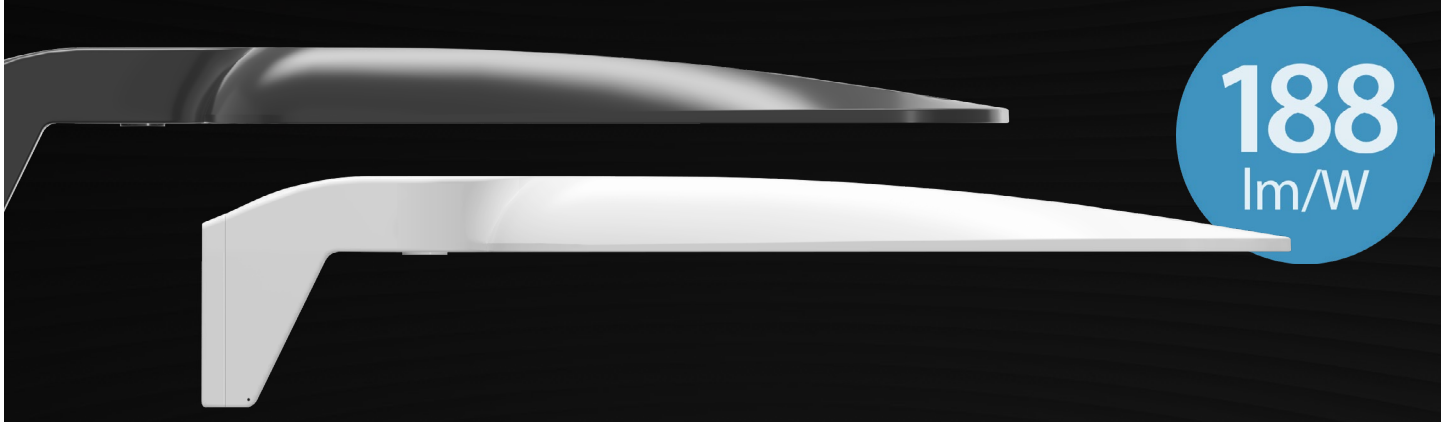
contractorplus

A great, new, low-profile design with all the fixings!

Upgrade your area lighting with A34.

Super-low profile, super-high efficacy.

The A34 area light is built to impress! Its sleek, contemporary, low-profile design delivers on looks while its incredible efficacy outperforms the competition.



100,000 HRS
LED Lifespan

480V

IP65
IP RATING

5
5-YEAR
LIMITED
WARRANTY

RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty

All the basics are covered.

Available in 4 lumen packages and 3 distributions (Types III, IV, and V) the A34 offers field-selectable wattage and CCT. Select from a universal pole mount, slipfitter, or wall mount to light various site applications with the same, great-looking fixture.


UNIVERSAL POLE MOUNT


WALL MOUNT


SLIPFITTER


Extra Large (340/270/220W)
Large (250/200/150W)


Medium (150/125/100W)

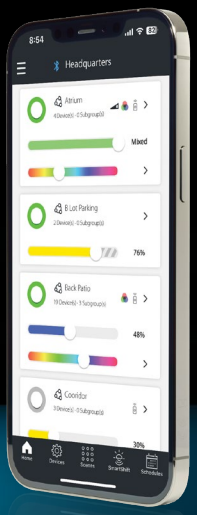

Small (100/80/50W)

The element of control.

All A34 models come standard with an on/off photocell and are available with an optional passive infrared or microwave motion sensor. For more fine-tuned control, both sensors are also offered with Lightcloud Blue compatibility and can quickly integrate with our powerful lighting control system.

ON/OFF PHOTOCELL

MOTION SENSOR



Ordering Matrix

Product Family	Distribution Type	Size/Wattage	Mounting	Color Temperature	Finish	Voltage Rating	Option
A34							
	T3 Type III T4 Type IV T5 Type V	S Small (100/80/50W) M Medium (150/125/100W) L Large (250/200/150W) XL Extra Large (340/270/220W)	BLANK Universal Pole Mount SF Slipfitter WM Wall Mount	BLANK 3000/4000/5000K Adjustable	BLANK Bronze W White	BLANK 120-277V, 0-10V Dimming /480 * 480V, 0-10V Dimming	BLANK No Option /PIR Passive Infrared Sensor /MVS Microwave Motion Sensor /LCBS Lightcloud Blue Enabled w/ PIR Sensor /LCBS/MVS Lightcloud Blue Enabled w/MVS Sensor

** 480V available on M, L & XL models only*

VISUAL STATISTICS (fc)

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN
PARKING	+	1.1	4.3	0.0	N/A
EXTENTS	+	0.1	0.9	0	N/A

DISCLAIMER

THE PHOTOMETRIC CALCULATION WAS PERFORMED DURING THE DESIGN DEVELOPMENT PROCESS AND THE REFLECTANCE VALUES USED ARE DESIGNER AVERAGES AND ARE CALCULATED USING THE LUMINARIES SELECTED DURING THAT PROCESS. A MORE ACCURATE PHOTOMETRIC CALCULATION CAN BE PERFORMED ONCE THE FIXTURE HAS BEEN SELECTED AND LOCATED DURING CONSTRUCTION.

1 ES102 PHOTOMETRIC PLAN
1" = 20'-0"

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

IME Automation
1755 N ANDERSON JUNCTION ROAD TOQUERVILLE, UT 84774
IME HOLDINGS
100% CD - 3/18/2025

PROFESSIONAL ENGINEER
JAMES BRIAN KORHORN, JR
#13060801-2202
3/18/2025
STATE OF UTAH

△	DATE	REVISION

PROJECT NUMBER 240818

PHOTOMETRIC PLAN

ES102

VBFA
230 N. 1680 E.
Building V
St. George, Utah 84107
O: (435)674-5800
www.vbfa.com
VBFA Project #: 240818

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CHAPTER 24

EXTERIOR LIGHTING

SECTION:

10-24-1: TITLE AND PURPOSE:

This chapter shall be known as the TOQUERVILLE EXTERIOR LIGHTING ORDINANCE. The purpose of these regulations is to protect and promote the public health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting. This chapter establishes standards for exterior lighting in order to accomplish the following:

A. Provide safe roadways for motorists, cyclists and pedestrians, and ensure that sufficient lighting can be provided where needed to promote safety and security;

B. Minimize the effects of direct glare and excessive lighting;

C. Protect the nighttime use and enjoyment of property and curtail the degradation of the nighttime visual environment, and thereby help preserve the quality of life in the city;

D. Prevent light trespass in all areas of the city;

E. Promote energy efficient and cost effective lighting in all areas of the city and comply with adopted state energy codes;

F. Allow for flexibility in the style of lighting fixtures;

G. Define practical and effective measures by which the obtrusive aspects of outdoor light usage can be minimized, and provide lighting practices that direct appropriate amounts of light where and when it is needed;

H. Provide nonfinancial assistance to property owners and occupants in bringing nonconforming lighting into conformance with this chapter; and

I. Work with other jurisdictions within Washington County to meet the purposes of this chapter. (Ord. 2017.02, 4-13-2017; amd. Ord. 2020.06, 2-13-2020)

10-24-2: APPLICABILITY:

A. All exterior lighting, installed after the effective date hereof, shall conform to the standards established by this chapter. All conforming characteristics and components must be permanent.

B. All existing exterior lighting, installed before the effective date hereof, shall be brought into conformance with this chapter, except subsection B1 of this section, within the following time periods:

1. All existing exterior lighting located on a subject property that is part of an application for design review approval, a conditional use permit, subdivision approval, building permit or any other kind of land use approval is required to be brought into conformance with this chapter before issuance of a certificate of occupancy, final inspection or final plat recordation, when applicable. For other permits, the applicant shall have a maximum of thirty (30) days from date of permit issuance to bring the lighting into conformance.

2. All other existing exterior lighting on property used for commercial, institutional, or any other public and semipublic use that is not in conformance with this chapter shall be brought into conformance with this chapter within eighteen (18) months from the date of adoption of this chapter.

3. The city shall perform an audit of all public outdoor lighting in the city, as recommended. These audits will identify all lighting that does not conform to the standards of this chapter. The results of these audits will be made available to the public.

C. Interpretation:

1. Greater Restrictions Prevail: In their interpretation and application the provisions of this chapter shall be considered as minimum requirements. Where the provisions of this chapter impose greater restrictions than any statute, other regulation, ordinance or covenant, the provisions of this chapter shall prevail. Where the provisions of any statute, other regulation, ordinance or covenant impose greater restrictions than the provision of this chapter, the provisions of such statute, other regulation, ordinance or covenant shall prevail.

2. Definitions: Whenever any word or phrase used in this chapter is not defined herein, but is defined in related sections of the Utah code or in this code, such definition is incorporated herein and shall apply as though set forth herein in full, unless the context clearly indicates a contrary intention. Unless a contrary intention clearly appears, words used in the present tense include the future, the singular includes the plural, the term "shall" is always mandatory and the term "may" is permissive.

3. Severability Of Parts: The various sections, subsections, sentences, phrases and clauses of this chapter are hereby declared to be severable. If any such part of this chapter is declared to be invalid by a court of competent jurisdiction or is amended or deleted by the city council, all remaining parts shall remain valid and in force. (Ord. 2017.02, 4-13-2017; amd. Ord. 2020.06, 2-13-2020)

10-24-3: DEFINITIONS:

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this section its most reasonable application:

AREA LIGHT:	A luminaire equipped with a lamp that produces over one thousand eight hundred (1800) lumens. Area lights include, but are not limited to, streetlights, parking lot lights and yard lights.
AVERAGE HORIZONTAL FOOT-CANDLE:	The average level of luminance for a given situation (with snow cover if that is to be expected in the given situation) measured at ground level with the light meter placed parallel to the ground.
BUILDING OFFICIAL:	The planning and zoning administrator for Toquerville City, or any other person appointed by the Toquerville City mayor, with the concurrence of the Toquerville City council.
DIRECTIONAL FLOODLIGHT:	A fully shielded fixture that is angled no higher than thirty degrees (30º) from vertical and which targets a specific area to be lit.
EIGHTY FIVE DEGREE CUTOFF TYPE OF LUMINAIRES:	Luminaires that do not allow light to escape above an eighty five degree (85º) angle measured from a vertical line from the center of the lamp extended to the ground.
EXTERIOR LIGHTING:	Temporary or permanent outdoor lighting that is installed, located or used in such a manner to cause light rays to shine outdoors. Luminaires that are indoors that are intended to light something outside are considered exterior lighting for the purpose of this chapter.
FLOODLIGHT:	A light fixture that produces up to one thousand eight hundred (1800) lumens and is designed to flood a well-defined area with light.
FOOT-CANDLE (fc):	The American unit used to measure the total amount of light cast on a surface (luminance). One foot-candle is equivalent to the luminance produced by a source of one candle at a distance of one foot (1'). For example, the full moon produces 0.01 fc (fc is measured with a light meter). One foot-candle is approximately equal to ten (10) lux, the metric unit also used to measure luminance.
FULL CUTOFF LUMINAIRES:	Luminaires designed and installed where no light is emitted at or above a horizontal plane running through the lowest point on the luminaires.
FULLY SHIELDED:	The luminaire incorporates a solid barrier (the shield), which permits no light to escape through the barrier on the top and sides of the fixture.
GLARE:	Stray light striking the eye that may result in: a. Nuisance or annoyance glare, such as light shining into a window; b. Discomfort glare, such as bright light causing squinting of the eyes; c. Disabling glare, such as bright light reducing the ability of the eyes to see into shadows; or d. Reduction of visual performance.
HOLIDAY LIGHTING:	Exterior lighting consisting of strings of individual lamps, where the output per lamp is not greater than fifteen (15) lumens.
IESNA:	Illuminating Engineering Society Of North America (IES or IESNA). The professional society of lighting engineers.

IESNA RECOMMENDED PRACTICES:	The current publications of the IESNA setting forth luminance levels.
ILLUMINANCE:	The amount of light falling on any point of a surface measured in foot-candles or lux. Footcandles are measured as lumens per square foot, and lux is measured as lumens per square meter.
LED:	Light emitting diode solid state lighting source.
LAMP:	The generic term for an artificial light source, to be distinguished from the whole assembly (see definition of Luminaire). Commonly referred to as "bulb".
LIGHT:	The form of radiant energy acting on the retina of the eye to make sight possible.
LIGHT POLLUTION:	Any adverse effect of artificial night light, including, but not limited to, discomfort to the eye or diminished vision due to glare, light trespass, or any manmade light that diminishes the ability to view the night sky.
LIGHT TRESPASS:	Light falling on the property of another or the public right of way when it is not required to do
LIGHTING:	Any or all parts of a luminaire that function to produce light.
LIGHTING ADMINISTRATOR:	A city official designated by the city council to administer, interpret and enforce this chapter, and make recommendations thereunder.
LUMEN:	The unit used to quantify the amount of light energy produced by a lamp at the lamp. Lumen output of most lamps is listed on the packaging.
LUMINAIRE:	A complete lighting unit, consisting of a lamp or lamps, together with the parts designed to distribute the light, to position and protect the lamps and to connect the lamps to the power. When used, includes ballasts and photocells. Commonly referred to as "fixture".
LUMINANCE:	At a point and in a given direction, the luminous intensity in the given direction produced by an element of the surface surrounding the point divided by the area of the projection of the element on a plane perpendicular to the given direction. Units: Candelas per unit area. The luminance is the perceived brightness that we see the visual effect of the luminance, reflected, emitted or transmitted from a surface.
MAINTAINED ILLUMINANCE:	The condition that occurs after two hundred (200) hours of lamp use prior to a point where luminaire cleaning is necessary. Measurements are taken at ground level with sensor parallel to the ground for horizontal luminance and measured at five feet (5') above ground with sensor perpendicular to the ground for vertical luminance.
OPAQUE:	The effect of a part or parts of a luminaire that provides a barrier above and in some cases around the lamp, that does not allow any light to pass through.
PARTIALLY SHIELDED:	The luminaire incorporates a translucent barrier, the "partial shield" around the lamp that allows some light to pass through the barrier of the fixture's walls while concealing the lamp from the viewer.
PLANNING AND ZONING ADMINISTRATOR:	The Toquerville City planning and zoning administrator.
RECESSED:	When a light is built into a structure or portion of a structure such that the light is fully cut off and no part of the light extends or protrudes beyond the underside of a structure or portion of a structure.
SHIELDED:	When the light emitted from the fixture is projected below a horizontal plane running through the lowest point of the fixture where light is emitted. The bulb is not visible with a shielded light fixture, and no light is emitted from the sides of the fixture. Also considered a full cutoff fixture.
SKY GLOW:	The overhead glow from light emitted sideways and upward. Sky glow is caused by the reflection and scattering of light by dust, water vapor and other particles suspended in the atmosphere.
TEMPORARY LIGHTING:	Lighting that is intended to be used for a special event for seven (7) days or less, and temporary construction lighting.
TRANSLUCENT:	The effect of a part or parts of a luminaire that provides a barrier around the lamp that allows some light to pass through the barrier in a diffused manner, such that the lamp cannot be clearly distinguished.
UNSHIELDED:	The luminaires only incorporate clear glass, which permits all light to escape.
UPLIGHTING:	Fully shielded lighting that is directed in such a manner as to shine light rays above the horizontal plane.

WALL WASH:	The reflectivity of artificial lighting from the exterior surface of a building or structure. (Ord. 2017.02, 4-13-2017; amd. Ord. 2020.06, 2-13-2020)

10-24-4: STANDARDS AND REQUIREMENTS:

A. General Standards:

1. Exterior Lighting: All exterior lighting shall be designed, located and lamped to prevent or minimize:

a. Over lighting;

b. Energy waste;

c. Glare;

d. Light trespass;

e. Sky glow.

2. Light Curfews: Between the hours of eleven o'clock (11:00) p.m. and six o'clock (6:00) a.m., lights must be dimmed by at least thirty percent (30%) or extinguished. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

a. Commercial and industrial lighting shall be turned off within thirty (30) minutes of close of business, except that lighting within forty feet (40') of a building, outside display areas, or other areas requiring security lighting shall not exceed two (2) initial lumens per square foot.

b. Lighting for signage, except monument signs, shall be turned off thirty (30) minutes after the close of business.

c. Sport court and sports playing field lighting shall be turned off between the hours of eleven o'clock (11:00) p.m. and six o'clock (6:00) a.m., except to conclude a specific sporting event that is underway.

d. Residential lighting above eight hundred (800) lumens shall be turned off between the hours of eleven o'clock (11:00) p.m. and six o'clock (6:00) a.m.

e. Exceptions: Lighting reductions are not required for any of the following:

(1) With the exception of landscape lighting, lighting for residential properties including multiple residential properties not having common areas.

(2) When the outdoor lighting consists of only one luminaire.

(3) Code required lighting for steps, stairs, walkways, and building entrances.

(4) When in the opinion of the authority, lighting levels must be maintained.

(5) Motion activated lighting.

(6) Lighting governed by special use permit in which times of operation are specifically identified.

(7) Businesses that operate on a twenty four (24)-hour basis.

3. Canopy Lights: Canopy lights, such as service station lighting or covered entries, shall be fully recessed or fully shielded to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.

4. Area Lights: All area lights shall be a minimum eighty-five degree (85°) full cutoff type luminaire.

5. Color: Warm lighting colors are strongly recommended. The blue-white colors of metal halide and mercury vapor lamps are generally prohibited. Twenty seven hundred (2700) Kelvin color temperature is mandatory for new construction.

6. Luminaires: Public or private utility companies shall not install any luminaires that lights the public right of way without first receiving approval for any such application by the Planning and Zoning Administrator and/or City Designee.

7. Hillsides, Ridgelines, And Special Cases: In certain cases (such as, but not limited to, properties on or near ridgelines or hillsides), additional shielding may be required to mitigate glare or light trespass. The need for additional shielding will be considered as part of the building permit review process.

a. All monopole, antenna, tower or support facility lighting not required by the federal aviation administration (FAA) or the federal communications commission (FCC) is prohibited.

b. When lighting is required by the FAA or the FCC, such lighting shall not exceed the minimum requirements of those agencies. Collision markers should have a dual mode for day and night to minimize impact to the night sky and migrating birds.

c. All other lighting used on the property not regulated by the FAA or FCC shall conform to this Chapter.

B. Use of Luminaires: No unshielded or clear glass luminaires shall be allowed; all exterior lighting shall be full cutoff

luminaires with the light source downcast and fully shielded, with the following exceptions:

1. Luminaires: Luminaires that have a maximum output of one thousand (1,000) lumens per fixture (equal to one sixty (60)-watt incandescent lamp) regardless of number of lamps, may be partially shielded, provided the luminaire has an opaque top or is under a solid overhang.

2. Floodlights: Floodlights with external shielding shall be angled; provided that no light is directed above a thirty degree (30°) angle measured from the vertical line from the center of the light extended to the ground, and only if the luminaires do not cause glare or light to shine on adjacent property or public rights of way. Residential floodlights must be turned off between the hours of eleven o'clock (11:00) p.m. and six o'clock (6:00) a.m.

3. Residential Holiday Lighting: Temporary lighting and seasonal lighting provided that individual lamps are less than ten (10) watts and seventy (70) lumens. Flashing holiday lights on residential properties are discouraged. Holiday lights shall be turned off between the hours of eleven o'clock (11:00) p.m. and six o'clock (6:00) a.m.

4. Commercial Holiday Lighting: Flashing holiday lights are prohibited. Commercial holiday lights shall be turned off between the hours of eleven o'clock (11:00)p.m. and six o'clock (6:00) a.m.

5. Sensor Activated Luminaires: Sensor activated luminaires, provided:

a. It is located in such a manner as to prevent glare and light trespass onto properties of others or into a public right of way;

b. The luminaire is set to only go on when activated and to go off within five (5) minutes after activation has ceased;

c. The luminaire shall not be triggered by activity off the subject property.

6. Emergency Lighting: All temporary emergency lighting needed by the fire and police departments, or other emergency services.

7. Lighting Of Flags: Provided the flag is a United States of America or state of Utah official flag and the maximum lumen output is one thousand three hundred (1300) lumens. Flags may be taken down at sunset to avoid the need for lighting. The external beam shall minimize light trespass and/or glare.

8. Landscape Lighting: The primary function of landscape lighting is to provide illumination for pathways, steps, and entrances to buildings.

a. Pathway Lighting: The intent of pathway lights is to provide pools of light to help direct pedestrians along the path, not to fully illuminate the path. Steps and path intersections should be illuminated for safety. The maximum footcandle permitted on the ground is one horizontal foot-candle or less. Two (2) types of lights may be selected: three and one-half foot (3'6') bollards with louvers or ten foot (10) pole mounted down directed luminaires. Lights must be shielded.

b. Highlighting, Backlighting: Only low voltage systems, meaning systems that have a maximum output of one thousand (1,000) lumens per fixture (equal to one sixty (60)-watt incandescent lamp), are permitted. Lights must be partially shielded and light must not be directed off the property being lighted. A maximum foot-candle permitted at ten feet (10) is 0.6 horizontal foot-candles from the light source. Uplighting is prohibited except where demonstrated to be nonpolluting at a power density of twenty (20) watts per ten (10) square feet of landscape area. The lighting of vegetation and other landscape features shall comply with the regulations this Chapter.

9. Trails: Trails lighting shall be low level bollards (below eye level where possible), shielded, and designed to meet all requirements established in this Chapter and in accordance with the "Standard Specifications For Design And Construction". Bollards shall not be necessary where a trail is within one hundred feet (100) of a streetlight. Other low level lighting alternatives may be considered during the development process on a case by case basis.

10. Uplighting: Uplighting for landscaping and/or structures shall be fully captured for approval All uplighting shall be turned off between the hours of eleven o'clock (11:00) p.m. and six o'clock (6:00) a.m.

11. Lighting Of Towers: Lighting of radio, communication and navigation towers, provided the owner or occupant demonstrates that the federal aviation administration (FAA) regulations can only be met through the use of lighting that does not comply with this Chapter.

12. Neon Lights: See Subsection 10-22-5(C)(3) of this Title.

13. Playing Field Luminaires: Luminaires used for sports playing fields and sport courts shall be exempt from the height restriction, provided all other provisions of this Chapter are met and the light is used only while the field or court is in use. In no case shall the lights be used between the hours of eleven o'clock (11.00) p.m. and six o'clock (6:00) a.m. without prior approval.

14. Nonresidential Luminaires: Nonresidential luminaires may deviate from the requirements of these exterior lighting regulations only upon submitting for Planning Commission approval a design review application, detailing the specific reasons for the proposed deviation. Such application may be granted only if the applicant demonstrates each of the following:

a. The proposed deviation is appropriate to the location of the lighting and the surrounding neighborhood;

b. The proposed deviation will not unreasonably diminish either the health, safety or welfare of the surrounding

neighborhood uses; and

c. The proposed deviation will not unreasonably conflict with the general intent of these exterior lighting regulations.

The Planning Commission may approve, deny or approve with conditions any such application submitted under this Subsection.

C. Placement And Height of Luminaires:

1. Parking Lots:

a. Full Cutoff Fixtures: All lighting shall be full cutoff fixtures as defined by the Illuminating Engineering Society of North America (IESNA).

b. Appropriate Location: Entrances, exits, and barriers should be emphasized.

c. Integrate With Landscaping: All parking lot lighting should be integrated into landscape areas wherever possible.

d. Height: Height of parking area light poles should be in proportion to the building mass and height and no more than seventeen feet (17') high.

e. Maximum: A maximum of two (2) initial lumens per square foot of parking lot surface is permitted.

f. Spot or Flood Lighting Prohibited: Spot or flood lighting of parking lots from a building or other structure is not permitted.

g. Compliance Required: Parking lot lighting shall comply with all other requirements of this Chapter.

2. Private Property in Residential Zones: Freestanding luminaires on private property in residential zones shall be mounted at a height no greater than twelve feet (12') from ground level to the top of the luminaires.

3. Arterial Roads: Streetlights used on arterial roads may exceed twenty feet (20') in height, with the recommendation by the city council, and only with a finding that exceeding twenty feet (20') is necessary to protect the safety of the residents of the city.

4. Illumination Of Rights of Way. Lighting of public and private rights of way shall be fully shielded. In addition, lighting shall comply with source color temperature of this Section.

a. Exception: Traffic signal indications.

b. Definitions: Right of way types:

COLLECTOR ROADS:	Roadways serving traffic between major and local streets. These are streets used mainly for traffic movement within residential, commercial and industrial areas.
EXPRESSWAY:	A divided major roadway for through traffic, with partial control of access and generally with interchanges at major crossroads.
LOCAL ROADS:	Local streets are used primarily for direct access to residential, commercial, industrial, or other abutting property.
MAJOR ROADS:	The part of the roadway system that serves as the principal network for the through traffic flow. The routes connect areas of principal traffic generation and important rural roadways leaving the city.

c. Illumination Levels of Rights Of Way: The maximum average illumination level along the entire right of way being illuminated and over the right of way area only, shall be:

(1) Expressway. 1.4foot-candles.

(2) Major roads: 1.5 foot-candles.

(3) Collector roads: 1.0 foot-candle.

(4) Local roads: 0.4 foot-candle.

(5) Existing luminaires on local roads may be retrofitted with full cutoff luminaires with the design not to exceed 0.4 foot-candle average. The maximum maintained average illumination in the intersection area shall be two (2) times the average of the maintained foot-candles of the two (2) types of roads at the intersections.

(6) Intersections of collector and local roads shall be 1.6 foot-candles maximum and at intersections of local and local roads shall be 1.4 foot-candles maximum.

5. Playing Fields: Luminaires used for playing fields shall be exempt from the height restriction, provided all other provisions of this Chapter are met and the light is used only while the field is in use.

D. Luminance And Type of Lamp:

1. Luminance levels for parking lots, sidewalks and other walkways affected by side mounted building lights, and freestanding sidewalk lights (not streetlights) shall not exceed luminance levels listed in the most current "IESNA Recommended Practices ", as amended from time to time. The city recognizes that not every such area will require lighting.

2. Aboveground parking lot lighting shall not exceed an overall average illumination of 1.5 foot-candles. Interior parking structure lighting shall not exceed the minimum security illumination levels listed in the most current "ESNA Recommended Practices", as amended from time to time.

3. The use of lighting for exterior wall washing is limited for residences, condominiums and apartments; the use of recessed eave lighting to achieve wall washing is preferred, and wall washing should strive for uniform illumination distribution. The maximum average illumination limits for wall washing are:

a. Dark colored exterior surfaces: 1.0 foot-candle.

b. Light colored exterior surfaces: 0.5 foot-candle.

Luminance measurements of indirect light creating wall wash shall be measured with a luminance meter four feet (4') from ground level with the meter held horizontally and touching the wall surface.

4. Streetlights shall be LED, unless otherwise determined that another type is more efficient and approved by the City Council. LED street lighting shall be fully shielded, and emit no light upward. Light housing shall be constructed to expel excess heat from the fixture. The correlated color temperature on all fixtures shall be three thousand Kelvin (3000 K) or warmer (lower number). LED lighting fixtures shall be installed with an adaptive control system capable of dimming and/or motion sensor control that is compatible with the current city control system. If a light type other than LED is permitted, then the replacement fixture shall have the equivalent output as the other light type.

5. LED streetlights shall be implemented in accordance with an engineering study, specifically a photometric plan that shall have been conducted and approved prior to installation of LED luminaires. Said photometric plan shall recommend appropriate perceived levels of illumination based upon the correlated color temperature of the proposed luminaires and the specific location and purpose of the luminaire, e.g., residential cul-de-sac, highway intersection, etc., as referenced in "IESNA Recommended Practices"

6. Exempt Lighting: The following lighting shall be exempt from the provisions of this Chapter:

a. Traffic control signals and devices.

b. Temporary emergency lighting in use by law enforcement or government agencies or their direction.

c. Temporary lighting, used for a period not to exceed thirty (30) days in any one year period for festivals, celebrations, or other public activities.

d. Security lighting controlled by a motion sensor switch that remains on for no longer than ten (10) minutes after activation, but shall in all cases be shielded and directed to the areas where such lighting is required.

e. Temporary construction lighting used for a period not to exceed thirty (30) days in any one-year period.

7. Prohibited Lighting: The following lighting shall be prohibited:

a. Unshielded Lighting: Unshielded lighting for any purpose is prohibited.

b. Flashing, Blinking, Intermittent Lights: Flashing, blinking, intermittent lights or other lights that move or give the impression of movement is prohibited. Holiday lighting is permitted.

c. Building Mounted Lights Under Most Conditions: Spotlights may not be affixed to buildings for the purpose of lighting parking lots or sales display lot areas. Fully shielded fixtures may be attached to buildings to light walkways and parking lot spaces adjacent to buildings.

d. Laser Lighting: A ll laser lighting is prohibited.

e. Searchlights: All searchlights are prohibited.

f. Neon: All neon lighting must be shielded.

g. Linear Fluorescent Lamps: Generally not allowed. (Ord. 2017.02, 4-13-2017; amd. Ord. 2020.06, 2-13-2020; Ord. 2025.02, 2-19-2025)

10-24-5: PROCEDURE FOR APPROVAL:

A. All applications for design review, conditional use permits, planned unit developments, subdivision approvals, applicable sign permits or building permits shall include lighting plans showing location, type, height, lumen output and luminance levels in order to verify that lighting conforms to the provisions of this chapter. The lighting administrator may waive the requirement for luminance level information only, if the lighting administrator finds that the luminance levels conform to this chapter. For all other exterior lights which must conform to the requirements of this chapter, an application shall be made to the lighting administrator, showing location, type, height, lumen output and luminance levels.

B. The lighting administrator shall review any new exterior lighting or any existing exterior lighting on subject property that

is part of an application for design review, conditional use permit, planned unit development, subdivision approval, applicable sign permits or building permits, or any other land use approval, to determine whether the exterior lighting complies with the standards of this chapter.

C. The lighting administrator shall convey in writing a recommendation whether the exterior lighting complies with the standards of this chapter to the building official, the planning commission, or to the appropriate approving body as the case may be, before any review or hearing on a building permit, design review, conditional use permit, planned unit development, subdivision or applicable sign permit.

D. For all other exterior lighting which must conform to the requirements of this chapter, the lighting administrator shall issue a decision whether the exterior lighting complies with the standards of this chapter. All such decisions may be appealed to the appeal authority within thirty (30) days of the decision. (Ord. 2017.02, 4-13-2017; amd. Ord. 2018.07, 12-13-2018; Ord. 2020.06, 2-13-2020)

10-24-6: VIOLATIONS; ENFORCEMENT:

If the Lighting Administrator finds that any provision of this chapter is being violated, the Lighting Administrator shall give notice by hand delivery or by certified mail, return receipt requested, of such violation to the owner and/or to the occupant of such premises, demanding that the violation be abated within thirty (30) days of the date of hand delivery or of the date of mailing of the notice. The planning department staff shall be available to assist in working with the violator to correct said violation. If the violation is not abated within the thirty (30) day period, the lighting administrator may institute actions and proceedings, either legal or equitable, to enjoin, restrain or abate any violations of this chapter. Such actions or proceedings shall be in addition to the enforcement and penalties provisions of Chapter 5 of this title. (Ord. 2017.02, 4-13-2017; amd. Ord. 2020.06, 2-13-2020)

Good afternoon Emily,

The back story, for the planning commissioner's knowledge, is that there was a misunderstanding between our electrician, the approved plans, and the city code. It was assumed by the electrician that the architect designed according to the city code, but the reality is that he did not. Moving forward with approved plans, our electrician ordered lights that do not meet city code for kelvin or in other words, lighting color. The lights ordered are adjustable from 3,000 to 5,000 kelvin. City code has a maximum of 2,700 kelvin. The biggest problem is the restocking fee and the higher replacement cost for lights that adjust as low as 2,700 kelvins. That cost is estimated at $3,500.

The proposed deviation is appropriate to the location of the lighting and the surrounding neighborhood given our location at the I-15 junction and near Sapp Bros. along with future commercial developments.

The proposed deviation will not unreasonably diminish the health, safety, or welfare of surrounding neighborhood uses as we are surrounded by other commercially zoned properties. Our building sits between the neighboring home and our parking lot, blocking the direct line of sight from our lights.

The proposed deviation will not unreasonably conflict with the general intent of these exterior lighting regulations. I appreciate the city's intent to maintain a dark sky community. I don't personally believe the difference of 300 kelvin will be noticed by individuals unaware of this particular situation. It is my understanding that the lights will also have a dimmer on them for after hours lighting down to 20%.

Derek Hall