

STAFF REPORT

TO: Hailey City Council
FROM: Beth Robrahn, Planning Director *BR*
RE: Subdivision Ordinance Amendment – Comp Plan Criteria
HEARING: June 14, 2010

Note: Staff analysis is in lighter type.

Notice

Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies and area media on May 26, 2010.

Proposal

Amendments to Section 4 of the Subdivision Ordinance are proposed by the City. These amendments would eliminate conformance with the Comprehensive Plan as evaluation criteria for subdivision applications. Refer the attached page for the actual proposed language.

Procedural History

In the process of updating the Comprehensive Plan there has been research and discussion of how the Comprehensive Plan fits into the overall planning process. The Comprehensive Plan should guide the development and amendment of standards which are adopted by ordinance into the Municipal Code. Then those adopted standards are used to evaluate applications. Additional evaluation of the Comprehensive Plan should not be necessary at the application stage if the standards of evaluation have already been determined to be consistent with the Comprehensive Plan. Compliance with the Comprehensive Plan is only necessary as an evaluation criterion for Text Amendments, Rezones and Annexation.

The Planning and Zoning Commission held a public hearing on the proposed amendments on May 17 and recommended the proposed amendments only apply to Lot Line Adjustments and Short Plats. The Commission thought the nature of large land subdivisions warranted review of the Comprehensive Plan to ensure compliance.

The City Attorney was not in attendance when the Commission made its recommendation and will suggest to the Council that the compliance with the Comprehensive Plan should not be a standard for any subdivision.

Department Comments

None

Standards of Evaluation

Section 13.4.2 of the Subdivision Ordinance sets forth the standard of evaluation after receiving a recommendation by the Commission.

1. Will generally conform to the Comprehensive Plan.

The Council should consider how the proposed amendments relate to the various policies and implementation items of the Comprehensive Plan, particularly the following:

5.8 Due Process and Public Input

Goal: To develop clear land use and development procedures that protect the public welfare for all development.

3. Policy: Develop and maintain land use regulatory procedures that are efficient, consistent and predictable, but that provide flexibility to deal with unique situations.

2. Will not create excessive additional requirements at public cost for public facilities and services.

The proposed amendment will not require essential public facilities and services.

3. Will be in accordance with the welfare of the general public.

The proposed amendment will assist in more effective and clear implementation of the Comprehensive Plan.

Summary

The Council is required to hold a public hearing and determine whether the amendments meet the standards of evaluation.

If the proposed amendment is approved, the Council shall pass an ordinance making the amendment part of Hailey Subdivision Ordinance #821. The draft ordinance is attached.

Motion Options

Approval:

Motion to approve the proposed amendments to Section 4, finding that the amendments will generally conform to the Comprehensive Plan, will not create excessive additional requirements at public cost for public facilities and services and will be in accordance with the welfare of the general public and adopt Ordinance _____ and authorize the mayor to conduct the first reading by title only.

Denial:

Motion to deny the proposed amendments to Section 4, finding that _____
[the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the proposed amendments to Section 4 to _____
[the Commission should specify a date].

Table

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY'S SUBDIVISION ORDINANCE, ORDINANCE NO. 821, BY AMENDING SECTION 4.0, TO DELETE ANY STANDARD OF EVALUATION OR CRITERIA FOR REVIEW RELATING TO THE HAILEY COMPREHENSIVE PLAN; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Idaho Supreme Court in *Urrutia v. Blaine County*, 134 Idaho 355 (2000), has held that a comprehensive plan is intended as a general guide involving zoning decisions such as revising or adopting a zoning ordinance and that the comprehensive plan cannot be used to deny an application based completely on non-compliance with a comprehensive plan; and

WHEREAS, the Hailey City Council intends to amend Hailey's Zoning Ordinance to be consistent with the Idaho Supreme Court's decision in *Urrutia v. Blaine County*.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Section 4.0 of the Hailey Subdivision Ordinance No. 821 is amended by the deletion of the stricken language, as follows:

4.0 General Standards.

The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Ordinance, the Zoning Ordinance and any other applicable Ordinance or policy of the City of Hailey; ~~and. Land subdivisions of five or more residential parcels or three or more non-residential parcels~~ shall be in accordance with general provisions of the Comprehensive Plan.

Section 2. Severability Clause. If any section, paragraph, sentence or provision hereof or the application thereof to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

Section 3. Repealer Clause. All Ordinances or parts thereof in conflict herewith are hereby repealed and rescinded.

Section 4. Effective Date. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL and approved by the
Mayor this _____ day of _____, 2010.

Richard L. Davis, Mayor
City of Hailey

ATTEST:

Mary Cone, City Clerk

STAFF REPORT

TO: Hailey City Council
FROM: Mariel Platt, Planner 
RE: Zoning Ordinance Amendment – Article 8B, Outdoor Lighting
HEARING: June 14, 2010

Note: Staff analysis is in lighter type

Notice

Notice for the public hearing was published in the Idaho Mountain Express and mailed to public agencies and area media on May 26, 2010.

Proposal

Attached are amendments to Article 8B of the Zoning Code proposed by the City. These amendments would encourage LED and induction lighting for their superior energy efficiency; specify that LED and induction lighting shall be measured using footcandles, not lumens; clarify that the maximum lumens outputs are recommended guidelines, not standards. It would further clarify what the guidelines are, clarify that the maximum lumens outputs for streetlights at specific locations, allow exemptions for playing field lighting, provide consistency of standards throughout Section 8B, and remove language that is no longer applicable or accurate.

Procedural History

The current ordinance has not been updated since its inception in 2002. As a result, there are dates and references to procedures and expired agreements with Idaho Power that need to be removed or amended to reflect accurate and current documents and procedures. In addition, since 2002, energy efficiency of certain types of lighting has progressed and staff suggests that this type of lighting should be encouraged and standards should be created to achieve equivalencies to the standards for traditional lighting types listed in the ordinance.

Other proposed amendments address 1) lighting for playing fields as an exemption and 2) maximum lumens outputs for lights at various mounting heights.

After discussion with Dr. Pauley, a dark sky expert, Paul Stoops, a lighting engineer, and independent research, staff recommends that downcast and fully shielded lights for playing fields are not as crucial for protecting the night sky as other types of lighting that tend to be used more frequently. The proposed language specifies that lights are only to be used during playing field events and that the recommended illuminance levels established by the IESNA Recommended Practices shall not be exceeded. Wood River High School's playing field lights are not downcast or fully shielded, nor are the current rodeo's lights. There is only one manufacturer of downcast and fully shielded playing field lights in the US. As a result, they are currently much more expensive. Other cities' outdoor lighting ordinances researched have also listed playing field

lights as an exemption to their outdoor lighting standards.

The maximum lumens outputs for lights at various mounting heights are referenced as both a standard and a guideline in the current ordinance. Staff suggests clarifying that the maximum lumens outputs be specified as a guideline to allow certain lighting applications greater flexibility. Flexibility would be granted when the need is demonstrated by the applicant that based on design constraints, safety is not adequately provided without exceeding the guideline. Through research staff identified the downcast and fully shielded standard as being the most important standard for mitigating light pollution and light trespass, not the maximum lumens output for various mounting heights. Therefore, the purpose of the Outdoor Lighting Ordinance will still be upheld if this maximum lumens output is referenced as a recommended guideline and not as a standard.

In addition, Idaho Power, who maintains the City's streetlights has asked for clarification on the section of the ordinance that addresses streetlights. Staff suggests amending this section of the ordinance to provide clearer standards, without making any substantive changes.

The Planning and Zoning Commission held a public hearing on the proposed amendments on May 17, 2010. The Commission recommended approval of the amendments.

Department Comments

No comments were received.

Standards of Evaluation

14.6 When evaluating any proposed amendment under this Article, the Hearing Examiner or Commission and Council shall make findings of fact on the following criteria:

a. The proposed amendment is in accordance with the Comprehensive Plan;

The Council should consider how the proposed amendments relate to the various policies and implementation items of the Comprehensive Plan, particularly the following:

5.8 Due Process and Public Input

Goal: To develop clear land use and development procedures that protect the public welfare for all development.

3. Policy: Develop and maintain land use regulatory procedures that are efficient, consistent and predictable, but that provide flexibility to deal with unique situations.

a) Essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services;

The proposed amendment is not expected to create excessive additional requirements at public cost for public facilities and services.

b) The proposed uses are compatible with the surrounding area; and
Not applicable.

- c) **The proposed amendment will promote the public health, safety and general welfare.**

The proposed amendment will promote the public health, safety and general welfare.

Summary

The Council is required to hold a public hearing and determine whether the proposed amendments are in accordance with the applicable standards of evaluation. The Council shall determine whether the proposed amendment be approved or denied, or that a modified amendment be approved.

If the proposed change is approved, the Council shall pass an ordinance making said amendment part of Hailey Zoning Ordinance #532. The draft ordinance is attached.

Motion Language

Approval:

Motion to approve the proposed amendments to Article 8B, finding that the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, that the proposed uses are compatible with the surrounding area, and that the proposed amendment will promote the public health, safety and general welfare and adopt Ordinance ____ and authorize the mayor to conduct the first reading by title only.

Denial:

Motion to deny the proposed amendments to Article 8B, finding that _____
[the Council should cite which standards are not met and provided the reason why each identified standard is not met].

Continuation:

Motion to continue the public hearing upon the proposed amendment to Section Article 8B to _____
[the Council should specify a date].

Table:

Motion to table the public hearing upon the proposed amendment to Article 8B.

HAILEY ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY'S ZONING ORDINANCE, ORDINANCE NO. 532, BY AMENDING ARTICLE 8B, OUTDOOR LIGHTING, SECTION 8B.2.2., TO UPDATE THE EXISTING LANGUAGE AND DATES USED; BY AMENDING SECTION 8B.3, TO ADD DEFINITIONS; BY AMENDING SECTION 8B.4.1, TO CLARIFY GENERAL STANDARDS; BY AMENDING SECTIONS 8B.4.2 AND 8B.4.3, TO CLARIFY EXEMPTIONS ALLOWED FOR LUMINAIRES USED FOR PLAYING FIELDS; BY AMENDING SECTION 8B.4.4, TO ALLOW THE USE OF LED AND INDUCTION LIGHTING AND TO CLARIFY THE MAXIMUM LUMENS ALLOWED FOR STREETLIGHTS LOCATED IN DIFFERENT AREAS; BY AMENDING SECTION 8B.4.5, TO CLARIFY THE MAXIMUM LUMENS RECOMMENDED FOR VARIOUS MOUNTING HEIGHTS; BY AMENDING SECTION 8B.5, TO ESTABLISH LANGUAGE THAT MATCHES THE CURRENT PROCEDURE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has found that the following amendment to the Hailey Zoning Ordinance will generally conform to the Hailey Comprehensive Plan;

WHEREAS, the amendments will not create excessive additional requirements at public cost for public facilities and services;

WHEREAS, the proposed uses are compatible with the surrounding area; and

WHEREAS, the amendment will be in accordance with the safety and welfare of the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. Section 8B.2.2., Existing Lighting, of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

8B.2.2 Existing Lighting.

All existing Exterior Lighting installed before the effective date of this Article shall be brought into conformance with this Article, except Section 8B.4.3, within the following time periods:

- a. 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, or a building permit is required to be brought into conformance with this Article 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.

- b. All other existing Exterior Lighting on property used for commercial purposes that is not in conformance with this Article shall be brought into conformance with this Article ~~within thirty-six (36) months from the date of adoption of this Article, by June 19, 2005.~~
- c. All existing Exterior Lighting on property used for residential, institutional, public and semi-public uses, not affected by Section 8B.2.2 (1) above, that does not comply with this Article is required to be brought into conformance with this Article ~~within twelve (12) months from the date of adoption of the Ordinance, by June 19, 2003.~~
- d. All existing Exterior Lighting subject to the Idaho Power Master Lighting Plan, referenced by Hailey Ordinance No. 753, shall be brought into conformance with this Article as specified by the Idaho Power Master Plan ~~one year from the date of adoption of this Article, by June 19, 2003.~~

Section 2. Section 8B.3., Definitions, of the Hailey Zoning Ordinance No. 532, is hereby amended by the addition of the following:

LED (Light Emitting Diode) Lighting. A semiconductor light source available across the visible, ultraviolet and infrared wavelengths, capable of producing a greater number of Lumens per watt and having a longer life span compared to traditional Lamp types.

Induction Lighting. A light source that transmits energy via an electro-magnetic field, without the metal electrical contacts used to conduct electricity from the fixture to the light-emitting gas inside the Lamp, which increases the energy efficiency and life span compared to traditional Lamp types.

Idaho Power Master Lighting Plan. An exterior luminaire plan, established by Hailey Zoning Ordinance No. _____, for existing luminaires owned and maintained by Idaho Power.

Section 3. Section 8B.4.1., General Standards, of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

8B.4.1 General Standards.

- a. All Exterior Lighting shall be designed, located and Lamped in order to prevent:
 - 1. Overlighting;
 - 2. Energy waste;
 - 3. Glare;
 - 4. Light Trespass;
 - 5. Skyglow.
- b. All non-essential exterior commercial and residential Lighting ~~is encouraged to~~ should be turned off after business hours and/or when not in use. ~~Lights should be on a timer are encouraged.~~ Sensor activated Lights are encouraged to replace existing Lighting that is desired for security purposes. Security lighting should be sensor activated.
- c. ~~Canopy lights, such as service station Lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes Glare on public rights of way or adjacent properties.~~
- d. ~~Area Lightss. All Area Lightss are encouraged to be eighty five (85) degree full Cut Off type Luminaires.~~

- e. ~~c.~~ Idaho Power shall not install any Luminaires after the effective date of this Article that Lights the public right of way without first receiving approval for any such application by the Lighting Administrator.
- d. All Exterior Lighting shall be Full Cut-Off Luminaires with the Light source downcast and fully shielded, unless exceptions are specified in Section 8B.4.2, Type of Luminaires.

Section 4. Section 8B.4.2., Type of Luminaires, of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

8B.4.2 Type of Luminaires.

All Exterior Lighting shall use Full Cut-Off Luminaires with the Light source downcast and fully shielded, with the following exceptions:

- a. All Luminaires, excluding LED or Induction Lighting, that have a maximum output of four hundred (400) Lumens per fixture, regardless of number of Lamps (equal to one forty [40] watt incandescent Light), may be left unshielded provided the Luminaire has an opaque top or is under an opaque structure. (see Figure 5)
- b. All Luminaires, excluding LED or Induction Lighting, that have a maximum output of one thousand (1,000) Lumens per fixture, regardless of number of Lamps (equal to one sixty [60] watt incandescent Light) may be Partially Shielded provided the Lamp is not visible, and the Luminaire has an opaque top or is under an opaque structure. (See Figure 3)
- c. Floodlights with external shielding shall be angled provided that no Light is directed above a twenty-five (25) degree angle measured from the vertical line from the center of the Light extended to the ground, and only if the Luminaire does not cause Glare or Light to shine on adjacent property or public rights-of-way (see Figure 6). Photocells with timers that allow a floodlight to go on at dusk and off by 11:00 p.m. are encouraged Floodlights should use photocells with timers and should go on at dusk and off by 11:00p.m.
- d. Residential Holiday Lighting from November 1st to February 1st. Flashing Holiday Lights on residential properties are discouraged. Holiday Lights are encouraged should ~~to~~ be turned off by 11:00 p.m.
- e. Commercial Holiday Lighting from November 1st to March 15th. Flashing holiday Lights are prohibited. Holiday Lights are encouraged to should be turned off after the close of business.
- f. Sensor activated Luminaires, provided:
 - 1. It is located in such a manner as to prevent Glare and Lighting onto properties of others or into a public right-of-way;
 - 2. The Luminaire is set to only go on when activated and to go off within five minutes after activation has ceased;
 - 3. The Luminaire shall not be triggered by activity off the property.
- g. Vehicular Lights and all temporary emergency Lighting needed by the Fire and Police Departments, or other emergency services.

- h. Uplighting for flags provided the flag is of a government and the maximum Lumen output is one thousand three hundred (1,300) Lumens. ~~Flags are encouraged to~~ should be taken down at sunset to avoid the need for Lighting.
- i. 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 Article VIII B, and that the provisions of Article VIII A.7.4 (d) are otherwise met.
- j. Airport Lighting. Lighting at Friedman Memorial Airport, 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 Article.
- k. Neon Lights. Neon Lights permitted pursuant to the sign ordinance, Section 8.2, et seq.
- l. Luminaires used for playing fields, ~~shall be exempt from the height restriction provided all other provisions of this Article are met and~~ provided the Light is used only while the field is in use and Illuminance levels listed in the most current IESNA Recommended Practices are not exceeded. The City of Hailey recognizes that not every playing field will require lighting to the extent listed in the most current IESNA Recommended Practices.

Section 5. Section 8B.4.3., Placement and Height of Luminaires, of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

8B.4.3 Placement and Height of Luminaires.

- a. Parking area Luminaires shall be no taller than seventeen (17) feet from the ground to their tallest point. Parking Area Lightss ~~are encouraged to~~ should be greater in number, lower in height and lower in Light level, as opposed to fewer in number, higher in height and higher in Light level.
- b. Freestanding Luminaires on private property in residential zones shall be mounted at a height equal to or less than the sum of $H=(D/3)+3$, where D is the distance in feet to the nearest property boundary, but shall not be higher than fifteen (15') from ground level to the top of the Luminaire, whichever is less. Example:

<u>Pole Height</u>	<u>Distance to Property Line</u>
15 feet	36 feet (36/3 =12+3=15)
12 feet	27 feet (27/3 =9+3=12)
9 feet	18 feet (18/3=6+3=9)
- c. Streetlights used on arterial roads may exceed twenty (20) feet in height, with the recommendation by the ~~City Council~~ City Engineer, and only with a finding that exceeding 20 feet is necessary to protect the safety of the residents of Hailey.
- d. Luminaires used for playing fields, shall be exempt from the height restriction provided ~~all other provisions of this Article are met and~~ the Light is used only while the field is in use. and Illuminance levels listed in the most current IESNA Recommended Practices shall not be exceeded. The City of Hailey recognizes that not every playing field will require Lighting to the extent listed by the most current IESNA Recommended Practices.

Section 6. Section 8B.4.4., Illuminance and Type of Lamp, of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

8B.4.4 Illuminance and Type of Lamp.

- a. LED, Induction, or some other form of energy efficient Lighting should be used whenever possible.
- b. Illuminance levels for parking lots, sidewalks, and other walkways affected by side-mounted building Lights, and freestanding sidewalk Lights (not streetlights) shall not exceed Illuminance levels listed in the most current IESNA Recommended Practices. The City of Hailey recognizes that not every such area will require Lighting or Lighting to the extent recommended by the most current IESNA Recommended Practices.
- c. Parking lot Lighting shall not exceed an overall average illumination of 04.5 Footcandles.
- d. Streetlights shall be high-pressure sodium, low-pressure sodium or metal halide, ~~unless otherwise determined that another type is or a more energy efficient type.~~ Streetlights in the following zoning districts along residential streets shall be limited to seventy (70) watt high-pressure sodium (hps) Light with a Lumen output of sixty-four hundred (6400): General Residential, Limited Business, Limited Residential, New Business, and Transitional. Street Lights ~~along non residential streets~~ in or at intersections that are partially or wholly within the following the following zoning districts shall be limited to one hundred (100) watts hps, with a Lumen output of ninety-five hundred (9500): Business, Service Commercial Industrial, Technological Industrial, Airport, and Light Industrial. Lights at traffic signal controlled major intersections on state highways shall be limited to two hundred fifty (250) watts hps, with a Lumen output of twenty-seven thousand, five hundred (27,500). If a Light type other than high-pressure sodium, is used, then the equivalent output shall be the limit for the other Light type (see Table 1). LED and Induction Lights do not have an equivalent Lumens output compared to traditional Light types found in Table 1; therefore, the number of Footcandles shall not exceed those compared to the initial Lumens of existing compliant streetlights with the same placement and within the same zoning district.
- e. All existing and/or new Exterior Lighting shall not cause Light trespass and shall protect adjacent properties from Glare and excessive Lighting.

Section 7. Section 8B.4.5., Tables and Information Sheets, of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

8B.4.5 Tables and Information Sheets.

The attached figures and information sheets shall be incorporated into Article VIII B as guidelines for the public and the City ~~for use in enforcing this Article.~~ The City does not endorse or discriminate against any manufacturer or company that may be shown, portrayed or mentioned by the examples. Additional information is provided at the Hailey Planning Department.

Table 2 lists the maximum Lumen levels guidelines at various heights above ground level. ~~It provides specific examples listing the common types of Lighting sources, Lumen levels, and permitted mounting heights.~~ The maximum Lumens levels should only be exceeded if there are design constraints or other site specific factors that would jeopardize safety. A detailed explanation for Lumen amounts in excess of the guidelines shall be provided by the owner/occupant or developer.

Table 2

MOUNTING HEIGHT/LAMP OUTPUT RECOMMENDATIONS

MOUNTING HEIGHT (FEET)	MAX LUMENS
6	1,000
8	600 to 1,600
10	1,000 to 2,000
12	1,600 to 2,400
16	2,400 to 6,000
20	4,000 to 8,000
24	6,000 to 9,000
28	8,000 to 12,000
32	9,000 to 24,000
36	12,000 to 28,000
40 or more	16,000 to 32,000

Table 3

MOUNTING HEIGHT RECOMMENDATIONS PER LAMP TYPE

Low Pressure Sodium

Wattage	180W	135W	90W	55W	35W	18W
Mounting Heights	>40'	30' 32'	28'	24'	16' 20'	10'
Initial Lumens	33000	22500	13500	8000	4800	1800
Mean Lumens	33000	22500	13500	8000	4800	1800
Lamp Wattage	180	135	90	55	35	18
Circuit Wattage	220	180	125	80	60	30
Initial Lum/watt	150	125	108	100	80	60
Mean Lum/watt	150	125	108	100	80	60
Annual KWH use	902	738	513	328	216	123

High Pressure Sodium

Wattage	400W	250W	200W	150W	100W	70W	50W	35W
Mounting Heights	>50'	32 36'	30'	28'	24'	20'	16'	12'
Initial Lumens	50000	28500	22000	16000	9500	6300	4000	2250
Mean Lumens	45000	25700	19800	14400	8550	5470	3600	2025
Lamp Wattage	400	250	200	150	100	70	50	35
Circuit Wattage	465	294	246	193	130	88	66	46
Initial Lum/watt	108	97	89	83	73	72	61	49
Mean Lum/watt	97	87	80	75	66	64	55	44
Annual KWH use	1907	1205	1009	791	533	361	271	189

Metal Halide

Ordinance ____
Zoning Text Amendment – Article 8B
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Wattage	1000W	400W	250W	175W	150W	100W	70W	50W	32W
Mounting Heights	>60'	>36'	>30'	>28'	>24'	>20'	>16'	>12'	>10'
Initial Lumens	110000	36000	20500	16600	13000	9000	5500	3500	2500
Mean Lumens	88000	28800	17000	10350	8700	6400	4000	2500	1900
Lamp Wattage	1000	400	250	175	150	100	70	50	32
Circuit Wattage	1070	456	295	215	184	115	88	62	43
Initial Lum/watt	103	79	69	77	71	78	63	56	58
Mean Lum/watt	82	63	58	48	47	56	45	40	44
Annual KWH use	4387	1870	1210	882	754	472	361	254	176

Section 8. Section 8B.5., Procedure, of the Hailey Zoning Ordinance No. 532, is hereby amended by the deletion of the stricken language and the addition of the underlined language as follows:

8B.5 Procedure.

- 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 Illuminance levels in order to verify that Lighting conforms to the provisions of this Article. ~~The Lighting Administrator may waive the requirement for Illuminance level information only, if the Lighting Administrator finds that the Illuminance levels conform to this Article. For all other exterior lights which must conform to the requirements of this Article VIII B, an application shall be made to the Lighting Administrator, showing location, type, height, Lumen output and Illuminance 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 permit, to determine whether the Exterior Lighting complies with the standards of this Article VIII B.
- c. The Lighting Administrator shall convey in writing a recommendation whether the Exterior Lighting complies with the standards of this Article VIII B to the Building Official, the Hailey Hearing Examiner Design Review Committee, the Hailey Planning & Zoning Commission, or the Hailey Mayor and City Council, as the case may be, ~~before any concurrently with the review~~ or hearing on a building permit, design review, conditional use permit, planned unit development, subdivision application, or applicable sign permit.
- d. For all other Exterior Lighting which must conform to the requirements of Article VIII B, the Lighting Administrator shall issue a decision whether the Exterior Lighting complies with the standards of this Article VIII B. All such decisions may be appealed to the Hailey Planning & Zoning Commission within thirty (30) days of the decision.

Section 9. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 10. All City of Hailey ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 11. This ordinance shall be in full force and effect from and after the required three (3) readings, approval, and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE
MAYOR THIS ____ DAY OF _____, 2010.

Richard L. Davis, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

Publish: Idaho Mountain Express _____, 10

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DIVISION OF THE PHYSICAL SCIENCES

DEPARTMENT OF CHEMISTRY
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