



Staff Report for Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and or action on a request for Design Review approval of an update to the outdoor lighting plan at Wolf Lodge Condominiums located at 3615 Wolf Lodge Drive in Eden.

Agenda Date: Tuesday, June 23, 2015

Applicant: Kyler Lewis, Peak 2 Peak Management, Joanne Klump, Wolf Lodge HOA

File Number: DR 2015-04

Property Information

Approximate Address: 3615 Wolf Lodge Drive in Eden

Project Area: 15.33 acre

Zoning: Forest Residential (FR-3)

Existing Land Use: Multi-family

Proposed Land Use: Multi-family

Parcel ID: 22-094-0049 and 22-090-0037

Township, Range, Section: T7N R1E Section 22

Adjacent Land Use

North: Open Space and Residential

East: Open Space

South: Multi-family

West: Residential

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 17 (Forest Residential FR-3 Zone)
- Weber County Land Use Code Title 108 Standards Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Standards Chapter 16 (Ogden Valley Lighting)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval of an amendment to the lighting plan for the Wolf Lodge Condominiums located at 3615 Wolf Lodge Drive in Eden. The 14.41 acre multi-family development (1983) is located in the Forest Residential (FR-3) Zone. The development consists of:

- 12 multi-family buildings each with 12 dwelling units,
- one recreation center building,
- one manager and reception building,
- a swimming pool and spa,
- tennis courts,
- golf putting course, and
- children's playground

The Wolf Lodge Home Owners Association and property management (Peak 2 Peak Management) want to replace many of the outdoor lighting fixtures. A similar style of carriage lantern fixture has been chosen to replace the existing coach lamps. The new lanterns will have a black matte finish with a cream colored glass. Four sizes of fixtures have been chosen for the dwellings, walkways, and association buildings.

- 8 will be mounted on posts along the walkways in the common area. They are 20 inches high and have three interior bulbs.
- 18 will be used around the Clubhouse and Lobby, which are 19 inches high and also have three bulbs.
- 96 will be used on the front sides of the dwelling buildings. They are 12.5 inches high and have only one bulb.
- 194 will be used on the decks and back sides of the dwelling buildings. They are 10.5 inches high and have only one bulb.

It has been requested that LED light bulbs would be used instead of the standard 100 watt incandescent bulbs for energy efficiency. Some questions regarding the standards for LED bulbs arose in reviewing the code standards. Title 108 chapter 16 section 5 provides shielding and filtration requirements depending on the choice of bulb to be used. However, since the adoption of this chapter (2003) many new lighting sources are much more common such as CFL and LED bulbs. As the LED bulbs are not listed, it appears that they would fall under the "other source" category, which requires approval from the Planning Commission.

Sec. 108-16-5. - General requirements.

- (a) *Shielding.* All exterior illumination devices, except those exempt from this chapter, and those regulated by subsection (c) of this section, shall be fully or partially shielded as required in subsection (c) of this section.
- (1) The term "fully shielded" shall mean that those fixtures shall be shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
 - (2) The term "partially shielded" shall mean that those fixtures shall be shielded in such a manner that the bottom edge of the shield is below the plane centerline of the light source (lamp), minimizing light above the horizontal.
- (b) *Filtration.*
- (1) Those outdoor light fixtures requiring a filter in subsection (c) of this section shall be equipped with a filter whose transmission is less than five percent total emergent flux at wavelengths less than 3,900 angstroms. Total emergent flux is defined as that between 3,000 and 7,000 angstrom units.
 - (2) It is recommended that existing mercury vapor fixtures shall be equipped with a filter whose transmission is less than ten percent total emergent flux at wavelengths less than 4,400 angstroms.
 - (3) Low pressure sodium lamps are the preferred lamp for minimizing adverse effects on astronomical observations.
- (c) *Requirements for shielding and filtering.* The requirements for the shielding and filtering light emissions from outdoor light fixtures shall be as set forth in the following table:

Requirements for Shielding and Filtering

<u>Fixture Lamp Type</u>	<u>Shielded</u>	<u>Filtered</u>
Low pressure sodium (1)	Partially	None
High pressure sodium	Fully	None
Metal halide (6)	Fully	Yes
Fluorescent	Fully	Yes (2)
Quartz (3)	Fully	None

Incandescent greater than 100 W	Fully	None
Incandescent less than 100 W	None	None
Mercury vapor	Fully (7)	Yes (7)
Gas filled tubes (neon, argon, krypton)	None	None
Natural gas/fossil fuels	None	None
Other source	As approved by the planning commission	

Footnotes—

- (1) This is the preferred light source to minimize undesirable light into the night sky affecting astronomical observations.
- (2) Warm white and natural lamps are preferred to minimize detrimental effects.
- (3) For the purposes of the chapter, quartz lamps shall not be considered an incandescent light source.
- (4) Most glass, acrylic or translucent enclosures satisfy these filter requirements.
- (5) Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within do not require shielding.
- (6) Metal halide display lighting shall not be used for security lighting after 11:00 p.m. (or after closing hours if before 11:00 p.m.) unless fully shielded. Metal halide lamps shall be in enclosed luminaries.
- (7) Recommended for existing fixture. The installation of mercury vapor fixtures is prohibited effective 90 days after the effective date of adoption of the ordinance from which this chapter is derived.

As no standards are in place in the Land Use Code for LED bulbs or other sources, the Planning Division staff has provided the following information regarding light that may help in determining what the intent of the standards currently are. The chart below compares bulb types with their associated wattage based upon the Lumens produced (or amount of candle feet produced).

LIGHT BULB BRIGHTNESS CHART					from CERTs Right Light Guide	
Incandescent	Lumen	Halogen	CFLs	LEDs		
40W	~450	29W	9-13W	4-5W		
60W	~800	43W	13-16W	6-8W		
75W	~1100	53W	17-23W	9-11W		
100W	~1600	72W	23-30W	11-15W		
If in doubt about your old bulb, most household applications use around 800-1100 lumens.					← Least efficient Most efficient →	
Get guide, ask questions, and recycle CFLs at http://Lighting.MnCERTs.org					Graphic by Clean Energy Resource Teams	

The typical 100 Watt incandescent bulb produces approximately 1600 Lumens. It is suggested that if LED bulbs or other sources are used that they be compared based on Lumens produced with incandescent bulbs of greater than 100 Watts. This follows other typical Dark Sky standards which the Ogden Valley Lighting code was based upon.

Based on this information and the Wolf Lodge application, if 100 Watt incandescent bulbs (>1600 Lumens) are to be used, then the bulb is to be fully shielded beyond the top and bottom of the light source. Based on the fixtures proposed this may be difficult to do as the colored glass alone does not fully shield the light source. If bulbs of a wattage less than 100 Watts (<1600 Lumens) are used, then no shielding is required.

The application proposes that only two LED bulbs of 8 watts (900 Lumens) would be used in the three bulb fixtures, leaving one socket empty. This would reduce the amount of light from the fixture. This, however, accounts for only 26 of the 316

fixtures to be replaced. It is recommended that a fully shielded source be required for the remaining 290 single bulb fixtures if LED's are to be used. If not, one unshielded 75 Watt incandescent bulb could be used.

Summary of Planning Commission Considerations

- Is the proposed design consistent with the applicable Weber County Land Use Code?
- Are the proposed conditions reasonable to the Planning Commission based on the interpretation of the requirements of the code?

Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located; all of the applicable requirements of the Land Use Code have been met.

Conditions of Approval

- All light fixtures are to produce only up to 1600 Lumens if unshielded. If larger LED bulbs are used then they are to be fully shielded. (per 108-16-5-a-1)
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Department
- Requirements of the Weber Fire District
- Requirements of the Weber County Health Department

Staff Recommendation

Approval of the amended lighting plan for the Wolf Lodge Condominiums is recommended based upon compliance with the Weber County Land Use Code, the requirements of applicable review agencies, and the conditions of approval listed in this staff report.

Exhibits

- A. Application and narrative describing the lighting to be used
- B. Renderings of the proposed light fixtures
- C. Site Plan
- D. Photos of lights being replaced
- E. Example photos of proposed light fixtures

Maps

Map 1



Map 2



Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed

Fees (Office Use)

Receipt Number (Office Use)

File Number (Office Use)

Property Owner Contact Information

Name of Property Owner(s)

Wolf Lodge HOA

Mailing Address of Property Owner(s)

3605 N Huntsman Path
Eden, UT 84310

Phone

801-745-2009

Fax

Email Address

kyler@peak2peakmanagement.com

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

Kyler Lewis

Mailing Address of Authorized Person

3605 N Huntsman Path
Eden, Utah 84310

Phone

801-695-1776

Fax

801-752-1078

Email Address

kyler@peak2peakmanagement.com

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Property Information

Project Name

Wolf Lodge Light Fixture Replace

Current Zoning

Approximate Address

3615 N Wolf Lodge Dr

Land Serial Number(s)

Proposed Use

Updating light fixtures at Wolf Lodge Condos

Project Narrative

See Exhibit

Exhibit
A-1

Property Owner Affidavit

I (We), Wolf Lodge HOA, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____

(Notary)

Authorized Representative Affidavit

I (We), Wolf Lodge HOA, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Ryder Lewis, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

HOA President
(Property Owner)

Dated this 14th day of May, 20 14, personally appeared before me Joanne Kiont, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Kary C. Serrano
(Notary)



Exhibit
A-2

Project Name: Wolf Lodge Light Fixture Replacement
Owner: Wolf Lodge HOA
Address: 3615 N Wolf Lodge Drive
Eden, Utah 84310

Authorized Representative: Kyler Lewis
(801)-695-1776
kyler@peak2peakmanagement.com

Tax ID #: 87-0428954

Statement of intended use: We would like to replace all existing old and outdated light fixtures around the property. The current fixtures are approximately 35 years old. We would also like to be in accordance with the Weber County Lighting Ordinance. The sole purpose of this application and proposal is to replace our current fixtures and to comply with all required lighting ordinances.

Note:

We have met with Janet Muir, of the Dark Skies Committee, and discussed the features of our new lights. It is her opinion that we are in accordance with the Dark Skies regulations, as long as we use the correct wattage and lumens of bulbs in our fixtures. Janet gave us permission to use her as a reference, if needed. Her contact number is 917-385-6555.

The next three pages consist of the fixtures and basic specs of the fixtures we are using.
The following pages portray a map of the property and pictures that are relevant to our install of the new fixtures.

SL90077 – These fixtures will be used on the all the buildings and are commercial quantity.
SL90067 – There are eight of these fixtures on posts (mainly around the pool area)
SL91067 – These fixtures are to be used on our clubhouse and lobby (referred to as unique buildings)

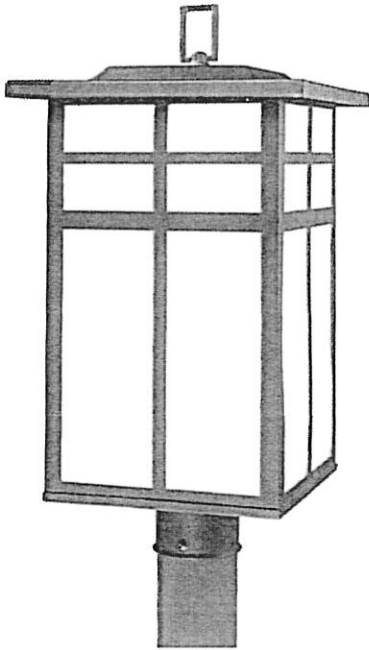
15w Led bulbs \approx 60w incandescent bulbs

Approximately 900 lumens

Pictures at
night/new
fixtures

Exhibit
A-3

Common Area
(8) SL90067

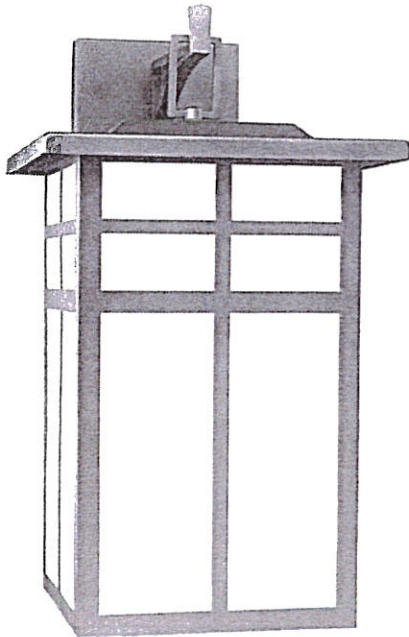


Three-light outdoor post lantern in Matte Black finish with cream colored glass.

Additional information

SKU	SL90067
Family Name	Mission
Full Finish	Black
Location	Outdoor
Illumination Source	Incandescent
Fixture Type	Posts & Lanterns
Height	20"
Width	11"
Number of Lights	3 x 60W
Wattage 1	60W
Wet / Damp	WET

Lobby/Clubhouse
(18) SL91067



Three-light outdoor wall fixture in Matte Black finish with cream colored glass.

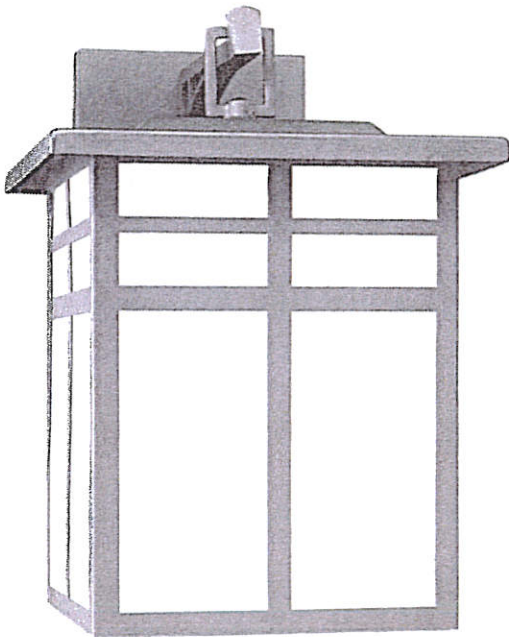
Additional information

SKU	SL91067
Family Name	Mission
Full Finish	Black
Location	Outdoor
Illumination Source	Incandescent
Fixture Type	Wall
Height	19"
Width	11"
Depth	13 1/2"
HCO	5"
Number of Lights	3 x 60W
Wattage 1	60W
Wet / Damp	WET

Exhibit
B-2

Front Entry
(96)

SL90077



One-light outdoor wall fixture in Matte Black finish with cream colored glass.

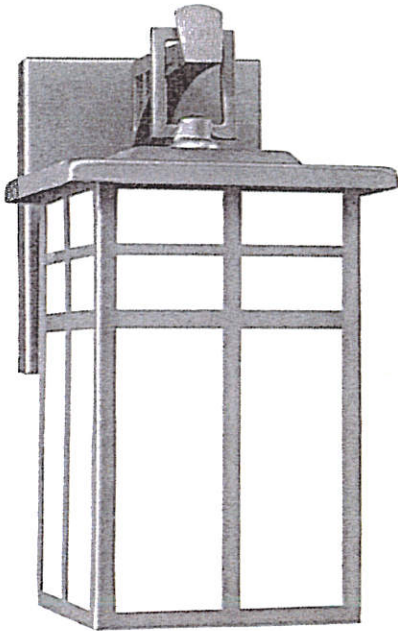
Additional information

SKU	SL90077
Family Name	Mission
Full Finish	Black
Location	Outdoor
Illumination Source	Incandescent
Fixture Type	Wall
Height	12 1/2"
Width	9"
Depth	11"
HCO	3 1/2"
Number of Lights	1 x 100W
Wattage 1	100W
Wet / Damp	WET

Exhibit
B-3

Back Deck

(194) SL91047



One-light outdoor wall fixture in Matte Black finish with cream colored glass.

Additional information

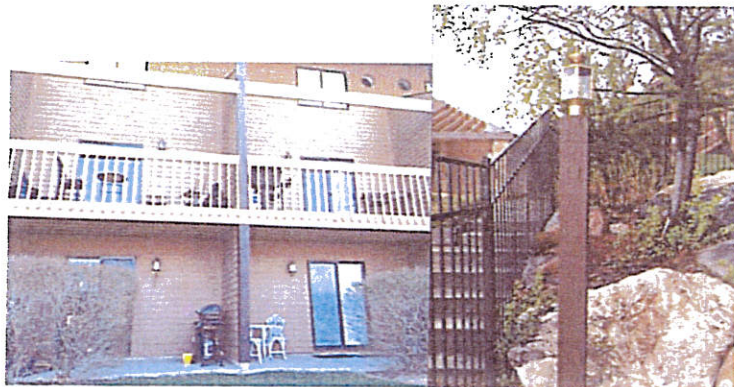
SKU	SL91047
Family Name	Mission
Full Finish	Black
Location	Outdoor
Illumination Source	Incandescent
Fixture Type	Wall
Height	10 1/2"
Width	5 1/2"
Depth	7 1/2"
HCO	3 1/2"
Number of Lights	1 x 100W
Wattage 1	100W
Wet / Damp	WET

Exhibit
B-4

An aerial photograph of the Wolf Lodge Condo complex. The image shows a cluster of buildings, some with swimming pools, and surrounding roads. Annotations include: 'Wolf Lodge Condo, North West Creek Drive, Everett, WA' at the top right; 'There are 14 buildings on the property. Twelve of the buildings are nearly identical and have light fixtures in the same exact places; five of the twelve buildings have six fewer fixtures on the backs. The other two buildings are unique and have lights in entryways on fronts and backs.' in a central text box; 'Back of Bldg' with an arrow pointing to a building's rear; 'Front of Bldg' with an arrow pointing to a building's front; 'Unique Buildings' with arrows pointing to two distinct structures; 'Wolf Lodge Dr' with a red location pin; and 'U.S. 158' at the bottom left.

hibit
C

More Photos:



The Last three photos are from the two unique buildings on the property and have already been installed. Installation was halted when we learned of need for approval of application and ordinances.

Exhibit
D



Exhibit
E-1

