



## OGDEN VALLEY PLANNING COMMISSION

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### REGULAR PLANNING AGENDA

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**February 4, 2020**

**5:00 p.m.**

- *Pledge of Allegiance*
  - *Roll Call:*
1. Approval of the January 7, 2020 and January 28, 2020 meeting minutes
  2. ZTA2020-01: Discussion regarding a proposal to amend the Weber County Code, Sections 108-16 and 110-2 to clarify Ogden Valley outdoor lighting and illuminated sign allowances.
  4. Public Comment for Items not on the Agenda
  5. Remarks from Planning Commissioners
  6. Planning Director Report
  7. Remarks from Legal Counsel
  8. Adjourn

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1<sup>st</sup> Floor, 2380 Washington Blvd., Ogden, Utah.*

***Please enter the building through the front door on Washington Blvd. if arriving to the meeting after 5:00 p.m.***

*A Pre-Meeting will be held at 4:30 p.m. in Commission Chambers Break Out Room. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting.*

*No decisions are made in the pre-meeting, but it is an open, public meeting.*

***In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791***

## Meeting Procedures

### Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

### Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

### Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

### Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

### Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

### Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

**Testifying at Public Meetings and Public Hearings Address the Decision Makers:**  
**When testifying please step to the podium and state your name and address.**

- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All testimony must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when testimony is pertinent, well organized, and directed specifically to the matter at hand.

### Speak to the Point:

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances. Don't repeat testimony that has already been given. If you agree with previous testimony, then state that you agree with that testimony.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

### Handouts:

- ❖ Written statements should be accurate and either typed or neatly hand written with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

### Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful. It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

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<sup>1</sup> This is a subdivision located at a approximately (address). It lies within the (Zone), covers (acres), consists of (# Lots), and consists of approximately 1,100 feet of public road improvements. Do you have questions about the outline...if so, I would be happy to answer them? If not, I will turn the time over to Mr. (applicant).

<sup>1</sup> Possibly include personal introduction/information and resume, introduction of other professional contributors, property ownership time or lease situation, visuals (photos, renderings), anticipated impacts and offered mitigation or rationale behind impacts being acceptable, and statement of code compliance.

Minutes of the Ogden Valley Planning Commission Work Session Meeting for January 7, 2020 in the Weber County Commission Chambers, commencing at 5:00 p.m.

**Present:** John Lewis, Chair; Bob Wood, John Howell, Chris Hogge, Jeffry Burton, Steve Waldrip

**Absent/Excused:** Shanna Francis

**Staff Present:** Rick Grover, Planning Director; Steve Burton, Principal Planner; Courtlan Erickson, Legal Counsel; Angela Martin, Lead Office Specialist

- **Pledge of Allegiance**
- **Roll Call:**

**1. Training: New Weber County Project Tracking Software**

Steve Burton showed the Planning Commissioners the new Tracking Program. He explained how to use it. The Planning Commissioner had concerns about keeping Project private or open for the public. Steve told them that we are still working out some of the issues, since this is a new Program. The Planning Commission will have another training maybe at the next meeting.

**2. Approval of Minutes:**

There were no minutes ready to be approved.

**3. Elections: Chair and Vice Chair for 2020**

Commissioner Wood made a motion to keep Commissioner Lewis as the Chair and Commissioner Howell seconded the motion. Commissioners Howell, Hogge, Burton and Waldrip voted aye. Commissioner Hogge made a motion to keep Commissioner Wood as Vice Chair Commissioner Burton Second the motion. Commissioners Howell, Hogge, Burton, Waldrip and Chair Lewis voted aye. (Motion carried)

**4. Meeting Schedule: Approval of the 2020 Meeting Schedule**

Commissioner Waldrip made a motion to approve the 2020 Meeting Schedule Commissioner Wood seconded the motion. Commissioners Waldrip, Wood, Howell, Hogge, Burton and Chair Lewis voted aye. (Motion carried)

**5. Approval of the 2020 Planning Commission Rules of Order**

There was a discussion with Planning Commission and Staff and it was decided to discuss it at the next meeting.

**6. Public Comment for items not on the Agenda**

Commissioner Howell asked what the status was on the Snow Basin Plans. Mr. Grover said that project is on hold for now. Commissioner Burton asked if we had a copy of the Water Study that was done by the State. Staff indicated is on our Web Site and we are working with the State to have it presented to the Ogden Valley

**7. Remarks from the Planning Commissioners, There was none**

**8. Planning Director Report, There was none**

**9. Remarks from Legal Counsel, There was none**

**10. Meeting Adjourned: The meeting adjourned at 6:00 pm**

Respectfully Submitted,

*Angela Martin*

Angela Martin, Lead Office Specialist  
Weber County Planning Commission

Minutes of the Ogden Valley Planning Commission Meeting for January 28, 2020 in the Weber County Commission Chambers, commencing at 5:00 p.m.

**Present:** John Lewis, Chair; Bob Wood, John Howell, Chris Hogge, Shanna Francis

**Absent/Excused:** Jeffry R. Burton and Steve Waldrip

**Staff Present:** Rick Grover, Planning Director; Courtlan Erickson, Legal Counsel; Angela Martin, Lead Office Specialist, Kary Serrano, Retired

- **Pledge of Allegiance**

- **Roll Call:**

1. **Minutes: Approval of the May 28, 2019, July 2, 2019, and July 30, 2019 meeting minutes**

Chair Lewis moved to approve the May 28, 2019, July 2, 2019 and the July 30, 2019 meeting minutes. Commissioner Wood, Howell, Hogge and Francis all voted aye. (Motion carried 5-0)

2. **Training: Open and Public Meetings Act – Courtlan Erickson**

3. **Approval of the 2020 Planning Commission Rules of Order:**

Here is the language that we would propose to be added as a new paragraph to the end of section D.3 of the Rules of Order (Approval of Minutes from Prior Meetings):

As an alternative procedure, the Commission may approve minutes through email communication, when requested by staff or by any member of the Commission. When such a request is made, the secretary shall send the draft minutes to all Commission members. After all members who were present at the meeting have responded, and after a majority of those members have given their approval, the Chair may declare the minutes approved. Otherwise, the minutes shall be placed on the next meeting agenda for approval. If minutes get approved through email communication, the approval shall be stated on the record at the next meeting.

Courtlan Erickson gave a presentation on the Rules of Order with the proposed changes. There was a discussion by the Planning Commissioners and staff and it was noted that there was a lot of information and well received.

Commissioner Wood made a motion to approve the Rules of Order with the updated information to approve minutes through email communication as presented. Commissioners Howell, Hogge, Francis, Wood and Chair Lewis all voted aye.

(Motion carried 5-0)

4. **Public Comment for Items not on the Agenda**

Brian Dixon said he was looking for property in the Ogden Valley. Mr. Grover explained to him to come into the Planning Office and Staff would help him with whatever questions he has.

5. **Remarks from Planning Commissioners**

Commissioner Francis asked if the Planning Commissioners could just call and give staff the corrections. Staff replied yes that would be fine.

6. **Planning Director Report,** Mr. Grover thanked the Ogden Valley News for all their help in getting articles in the paper in a timely matter.

7. **Remarks from Legal Counsel,** There was none

**Meeting Adjourned: The meeting adjourned at 6:45 pm**

Respectfully Submitted,

*Angela Martin*

Angela Martin, Lead Office Specialist

Weber County Planning Commission

## Required Documents for Building Permit Applications

Note: Engineering Plan Sheets and Structural Design Calculations shall bear the Seal of a Utah State Licensed Engineer. Per state statute, the seal shall be signed, and dated by the engineer including the month day and year.

Note: Additional documentation may be requested throughout the application and review process.

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## Single Family Dwellings, Duplexes and Townhouses

- Engineered Plans including:
  - Code Analysis - General Notes Plan Sheet Elevations - all views, with height dimensions.
  - Floor Plans for all levels - including basements (unfinished and finished) habitable attics and bonus space.
  - Building Sections
  - Engineering Code Analysis - General Notes Plan Sheet Footing / Foundation Plan
  - Floor Framing Plans for all levels. Roof Framing Plan
  - Electrical Plans
  - Engineering Structural Detail Plan Sheets
  - Building area break down in square feet. - List each area type separately. Include square ft. area for each level (main, upper including bonus space), basement (including area under suspended slabs), garages, covered porches, decks and patios and uncovered decks.
- Structural Design Calculations
- Site Plan - including existing and proposed contours and distances to property lines.

### Checkbox:

Is this project located in the Ogden Valley?

Yes or No check boxes

If yes, the Outdoor Lighting Plan requirement becomes active as outlined below.

If no, then no outdoor lighting plan is required.

- Outdoor Lighting Plan. The lighting plan shall demonstrate compliance with Section 108-16 of the Weber County Land Use Code. Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions. Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer specification sheets (catalog cuts) for each proposed lighting fixture.
  - On a case by case basis, the land use authority may require that photometric schematics and attestation be submitted from a qualified professional that demonstrates compliance with Section 108-16 of the Weber County Land Use Code.

[Example Residential Site Plan](#)

[Example Residential Elevations](#)

[Quick Guide to Dark Sky Lighting Pamphlet](#)

- Energy Conservation Compliance Method or REScheck
- Storm Water Prevention Plan (SWPPP)
- Geologic Hazards Reconnaissance and Study (Required if you are building in a Geologic Hazards area IE any site in red on the Geologic Hazard Map)

## Multi Family Dwellings

- Engineered Plans including:
  - Code Analysis - General Notes Plan Sheet Elevations - all views, with height dimensions.
  - Floor Plans for all levels - including basements (unfinished and finished) habitable attics and bonus space.
  - Egress Plans Accessibility Plans
  - Fire and Smoke Protection Features Plans Fire and Smoke Protection Systems Plans Building Sections
  - Wall Sections
  - Engineering Code Analysis - General Notes Plan Sheet Footing / Foundation Plan
  - Roof Framing Plan Electrical Plans
  - Engineering Structural Detail Plan Sheets
  - Building area break down in square feet. - List each area type separately. Include square ft. area for each level (main, upper including bonus space), basement (including area under suspended slabs), garages, covered porches, decks and patios and uncovered decks.
- Structural Design Calculations
- Site Plan - including existing and proposed contours and distances to property lines.

### Checkbox:

Is this project located in the Ogden Valley?

Yes or No check boxes

If yes, the Outdoor Lighting Plan requirement becomes active as outlined below.

If no, then a new checkbox asking the following:

Does the project include 8 or more dwelling units?

If yes, then the Outdoor Lighting Plan requirement becomes active.

If no, then no Outdoor Lighting Plan is required.

- Outdoor Lighting Plan (plans for projects in the Ogden Valley shall demonstrate compliance with Section 108-16 of the Weber County Land Use Code). Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions. Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer specification sheets (catalog cuts) for each proposed lighting fixture.

For all multifamily dwellings of four or more dwelling units:

- All artificial light sources in open-air parking lots shall be accounted for in the form of a table on the lighting site plan. This table shall indicate the total lumen output for each light source, the full parking lot area (sq. ft.), and show the calculated ratio of lumens per

square foot of parking area. Per LUC 108-16, projects in the Ogden Valley shall demonstrate a maximum ratio of two lumens per square foot of parking area.

- Photometric schematics and attestation are required from a qualified professional that demonstrates compliance with Section 108-16 of the Weber County Land Use Code.

[Example Residential Site Plan](#)

[Example Residential Elevations](#)

[Quick Guide to Dark Sky Lighting Pamphlet](#)

- Energy Conservation Compliance Method or REScheck
- Project Valuation, including materials and labor Storm Water Prevention Plan (SWPPP)
- Geologic Hazards Reconnaissance and Study (Required if you are building in a Geologic Hazards area IE any site in red on the Geologic Hazard Map)



## Residential Additions

- Engineered Plans including:
  - Code Analysis - General Notes Plan Sheet Elevations - all views, with height dimensions.
  - Floor Plans for all levels - including basements (unfinished and finished) habitable attics and bonus space.
  - Building Sections
  - Engineering Code Analysis - General Notes Plan Sheet Footing / Foundation Plan
  - Floor Framing Plans for all levels. Roof Framing Plan
  - Electrical Plans
  - Engineering Structural Detail Plan Sheets
  - Building area break down in square feet. - List each area type separately. Include square ft. area for each level (main, upper including bonus space), basement (including area under suspended slabs), garages, covered porches, decks and patios and uncovered decks.
- Structural Design Calculations
- Site Plan - including existing and proposed contours and distances to property lines.

### Checkbox:

Is this project located in the Ogden Valley?

Yes or No check boxes

If yes, a new yes/no checkbox question becomes active asking the following:

Is any outdoor lighting being proposed as part of this project?

If yes, then the Outdoor Lighting Plan requirements become active as outlined below.

If no, then a new checkbox question becomes active asking the following:

Does the total square footage of the proposed expansion equal 25% or more of the existing residential structure's square footage?

If yes, then an Outdoor Lighting Plan is required as outlined below.

If no, the applicant will need to check an acknowledgment box that indicates that they are certifying that either no outdoor lighting is being installed as part of the improvements, or the proposed expansion does not exceed 25% of the existing structure's total square footage.

- Outdoor Lighting Plan. The lighting plan shall demonstrate compliance with Section 108-16 of the Weber County Land Use Code. Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions. Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer specification sheets (catalog cuts) for each proposed lighting fixture.
  - On a case by case basis, the land use authority may require that photometric schematics and attestation be submitted from a qualified professional that demonstrates compliance with Section 108-16 of the Weber County Land Use Code.

Per LUC 108-16-7 (4), building expansions that equate to 25% or more of the existing residential structure's square footage require the replacement of all nonconforming outdoor lighting on the premises.

[Example Residential Site Plan](#)

[Example Residential Elevations](#)

[Quick Guide to Dark Sky Lighting Pamphlet](#)

- Energy Conservation Compliance Method or REScheck
- Project Valuation, including materials and labor Storm Water Prevention Plan (SWPPP)
- Geologic Hazards Reconnaissance and Study (Required if you are building in a Geologic Hazards area IE any site in red on the Geologic Hazard Map)

## Residential Remodeling

- Existing Floor Plans, label all rooms Demo Plans
- New Floor Plans, label all rooms
- Elevations showing ceiling heights, door and window sizes and windowsill heights from the finished floor Structural changes shall require engineering
- Provide square footage of the remodel area Project Valuation, including materials and labor

### Checkbox:

Is this project located in the Ogden Valley?

#### Yes or No check boxes

If yes, a new yes/no checkbox question becomes active asking the following:

Is any outdoor lighting being proposed as part of this project?

If yes, then the Outdoor Lighting Plan requirements become active as outlined below.

If no, then a new checkbox question becomes active asking the following:

Does the proposed residential remodel include any exterior modifications to the existing structure?

If yes, new yes/no checkboxes asking the following:

Does the total area of the proposed exterior modifications equal 25% or more of the existing residential structure's exterior area?

If yes, then an Outdoor Lighting Plan is required as outlined below.

If no, the applicant will need to check an acknowledgment box that indicates that they are certifying that either no outdoor lighting is being installed as part of the improvements, or any proposed exterior modifications do not exceed 25% of the existing structure's total exterior area.

- Outdoor Lighting Plan. The lighting plan shall demonstrate compliance with Section 108-16 of the Weber County Land Use Code. Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions. Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer specification sheets (catalog cuts) for each proposed lighting fixture.
  - On a case by case basis, the land use authority may require that photometric schematics and attestation be submitted from a qualified professional that demonstrates compliance with Section 108-16 of the Weber County Land Use Code.

Per LUC 108-16-7 (3), building exterior modifications that equate to 25% or more of the existing structure's exterior area require the replacement of all nonconforming outdoor lighting on the premises.

Example Residential Site Plan

Example Residential Elevations

Quick Guide to Dark Sky Lighting Pamphlet

**Residential Accessory Structures** Including Detached Garages, Carports, Barns, Sheds, Pool Houses, Pergolas, Snow Canopies, and Greenhouses.

- Engineered Plans including:
  - Code Analysis - General Notes Plan Sheet Elevations - all views, with height dimensions.
  - Floor Plans for all levels - including basements (unfinished and finished) habitable attics and bonus space.
  - Building Sections
  - Engineering Code Analysis - General Notes Plan Sheet Footing / Foundation Plan
  - Floor Framing Plans for all levels. Roof Framing Plan
  - Electrical Plans
  - Engineering Structural Detail Plan Sheets
  - Building area break down in square feet. - List each area type separately. Include square ft. area for each level (main, upper including bonus space), basement (including area under suspended slabs), garages, covered porches, decks and patios and uncovered decks.
- Structural Design Calculations
- Site Plan - including existing and proposed contours and distances to property lines.

Checkbox:

Is this project located in the Ogden Valley?

Yes or No check boxes

If yes, a new yes/no checkbox question becomes active asking the following:

Is any outdoor lighting being proposed as part of this project?

If yes, then the Outdoor Lighting Plan requirements become active as outlined below.

If no, then a new checkbox question becomes active asking the following:

Does the proposed accessory structure require improvements that modifies 20,000 square feet or 25% or more of the site area?

If yes, then an Outdoor Lighting Plan is required as outlined below.

If no, the applicant will need to check an acknowledgment box that indicates that they are certifying that either no outdoor lighting is being installed as part of the improvements, or the proposed improvements do not exceed 20,000 square feet or 25% of the site area.

- Outdoor Lighting Plan. The lighting plan shall demonstrate compliance with Section 108-16 of the Weber County Land Use Code. Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions. Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer specification sheets (catalog cuts) for each proposed lighting fixture.
  - On a case by case basis, the land use authority may require that photometric schematics and attestation be submitted from a qualified professional that demonstrates compliance with Section 108-16 of the Weber County Land Use Code.

Per LUC 108-16-7 (5), site improvements that equate to more than 20,000 square feet or 25% of the site area require the replacement of all nonconforming outdoor lighting on the premises.

[Example Residential Site Plan](#)

[Example Residential Elevations](#)

[Quick Guide to Dark Sky Lighting Pamphlet](#)

- [Storm Water Prevention Plan \(SWPPP\)](#)

## Commercial Building Projects (All Occupancies)

- Architectural and Engineered Plans including: Code Analysis - General Notes Plan Sheet
  - Elevations - all views, with height dimensions. Floor Plans for all levels.
  - Egress Plans Accessibility Plans
  - Window and door schedules Finish schedules
  - Reflected Ceiling lighting plans
  - Fire and Smoke Protection Features Plans Fire and Smoke Protection Systems Plans
  - Building Sections
  - Wall Sections
  - Engineering Code Analysis - General Notes Plan Sheet Footing / Foundation Plan
  - Floor Framing Plans for all levels Roof Framing Plan
  - Wall Sections
  - Engineering Structural Detail Plan Sheets Engineered Plumbing plans
  - Engineered Mechanical/ HVAC Plans Engineered Fuel Gas plans and specifications
  - Engineered Electrical plans
  - Equipment Schedules
  - Schedule of required special inspections Project Valuation, including materials and labor
  - Building area break down in square feet. - List each area type separately. Include square ft. area for each level (main, upper including bonus space), basement (including area under suspended slabs), garages, covered porches, decks and patios and uncovered decks.
- Engineering Structural Design Calculations
- Site Plan - including existing and proposed contours, setbacks, parking, including ADA requirements.
- **Outdoor Lighting Plan** – Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions (**developments in the Ogden Valley Planning Area must demonstrate compliance with Section 108-16 of the Weber County Land Use Code**). Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer catalog cuts for each proposed lighting fixture.
  - All artificial light sources in open-air parking lots shall be accounted for in the form of a table on the lighting site plan. This table shall indicate the total lumen output for each light source, the full parking lot area (sq. ft.), and calculation of the lumen ratio per square foot of the parking area (projects in the Ogden Valley shall show a maximum ratio of 2 lumens per square foot of parking lot area).
  - Photometric schematics and attestation are required from a qualified professional demonstrating compliance with Section 108-16 of the Weber County Land Use Code.

[Example Residential Site Plan](#)

[Example Residential Elevations](#)

[Quick Guide to Dark Sky Lighting Pamphlet](#)

- Energy Conservation Compliance Method or COMcheck
- Storm Water Prevention Plan (SWPPP)
- Geologic Hazards Reconnaissance and Study (Required if you are building in a Geologic Hazards area IE any site in red on the Geologic Hazard Map)

## Industrial (All Occupancies)

- Architectural and Engineered Plans including:
  - Code Analysis - General Notes Plan Sheet
  - Elevations - all views, with height dimensions.
  - Floor Plans for all levels.
  - Egress Plans
  - Accessibility Plans
  - Window and door schedules
  - Finish schedules
  - Reflected Ceiling lighting plans
  - Fire and Smoke Protection Features Plans
  - Fire and Smoke Protection Systems Plans
  - Building Sections
  - Wall Sections
  - Engineering Code Analysis - General Notes Plan Sheet
  - Footing / Foundation Plan
  - Floor Framing Plans for all levels
  - Roof Framing Plan
  - Wall Sections
  - Engineering Structural Detail Plan Sheets
  - Engineered Plumbing plans
  - Engineered Mechanical/ HVAC Plans
  - Engineered Fuel Gas plans and specifications
  - Engineered Electrical plans
  - Equipment Schedules
  - Schedule of required special inspections
  - Building area break down in square feet. - List each area type separately. Include square ft. area for each level (main, upper including bonus space), basement (including area under suspended slabs), garages, covered porches, decks and patios and uncovered decks.
- Engineering Structural Design Calculations
- Site Plan - including existing and proposed contours, setbacks, parking, including ADA requirements.
- Energy Conservation Compliance Method or COMcheck
- **Outdoor Lighting Plan** – Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions (**developments in the Ogden Valley Planning Area must demonstrate compliance with Section 108-16 of the Weber County Land Use Code**). Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer catalog cuts for each proposed lighting fixture.
  - All artificial light sources in open-air parking lots shall be accounted for in the form of a table on the lighting site plan. This table shall indicate the total lumen output for each



light source, the full parking lot area (sq. ft.), and calculation of the lumen ratio per square foot of the parking area.

- Photometric schematics and attestation are required from a qualified professional demonstrating compliance with Section 108-16 of the Weber County Land Use Code.

[Example Residential Site Plan](#)

[Example Residential Elevations](#)

[Quick Guide to Dark Sky Lighting Pamphlet](#)

- Project Valuation, including materials and labor
- Storm Water Prevention Plan (SWPPP)
- Geologic Hazards Reconnaissance and Study (Required if you are building in a Geologic Hazards area IE any site in red on the Geologic Hazard Map)

### **Photovoltaic Solar Energy Systems (Residential)**

- Site Plan - system layout
- One line system electrical diagram and calculations
- Equipment specifications and installation instructions for Modules, Panels, Racking, Mounting, Power Converters, Enclosures, Wiring and Cables.
- Required Labeling Plan
- For roof-mounted systems, a letter from a Structural Engineer verifying that the existing structures roof system is adequate to support the additional loads imposed by the roof mounted Solar PV System.
- Ground Mount systems require engineered mounting systems. Mounting systems shall meet the local site- specific design criteria for Wind, Seismic and Snow Load.
- Project Valuation, including materials and labor

## Photovoltaic Solar Energy Systems (Commercial)

- Commercial systems shall be designed by a professional engineer.
- Site Plan - system layout
- One line system electrical diagram and calculations
- Equipment specifications and installation instructions for Modules, Panels, Racking, Mounting, Power Converters, Enclosures, Wiring and Cables.
- Required Labeling Plan
- For roof-mounted systems, a letter from a Structural Engineer verifying that the existing structures roof system is adequate to support the additional loads imposed by the roof mounted Solar PV System.
- Ground Mount systems require engineered mounting systems. Mounting systems shall meet the local site- specific design criteria for Wind, Seismic and Snow Load.

### Checkbox:

Is this project located in the Ogden Valley?

Yes or No check boxes

If yes, a new yes/no checkbox question becomes active asking the following:

Is any outdoor lighting being proposed as part of this project?

If yes, then the Outdoor Lighting Plan requirements become active as outlined below.

If no, the applicant will need to check an acknowledgment box that indicates that they are certifying that no outdoor lighting is being installed as part of the improvements.

- Outdoor Lighting Plan (**for projects in the Ogden Valley Planning Area only**)\*. The lighting plan shall demonstrate compliance with Section 108-16 of the Weber County Land Use Code. Plans shall be submitted in the form of a site plan accompanied by any supplemental documentation required to communicate overall lighting intentions. Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer catalog cuts for each proposed lighting fixture.
  - On a case by case basis, the land use authority may require that photometric schematics and attestation be submitted from a qualified professional.

\*If no outdoor lighting is proposed as part of the project, then a signed letter may be submitted indicating that no outdoor lighting will be installed as part of the project.

[Example Residential Site Plan](#)

[Example Residential Elevations](#)

[Quick Guide to Dark Sky Lighting Pamphlet](#)

- Project Valuation, including materials and labor

## Swimming Pools and Spas (Residential)

- Site plan showing the proposed location of the pool or spa, including existing and proposed contours, distances from property lines and structures on the parcel.
- Engineered pool or spa plans
- Structural calculations for engineered design.
- Electrical and bonding plan.
- Equipment schedule
- Pool or Spa safety barrier requirements.

### Checkbox:

Is this project located in the Ogden Valley?

Yes or No check boxes

If yes, a new yes/no checkbox question becomes active asking the following:  
Is any outdoor lighting being proposed as part of this project (not including below-water pool lighting)?

If yes, then the Outdoor Lighting Plan requirements become active as outlined below.  
If no, the applicant will need to check an acknowledgment box that indicates that they are certifying that no outdoor lighting is being installed as part of the improvements.

- **Outdoor Lighting Plan**

Aboveground outdoor lighting proposed as part of the permit improvements shall be accompanied by a lighting plan that demonstrates compliance with Section 108-16 of the Weber County Land Use Code. Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions. Submitted plans shall include the following elements:

- Location and height above the ground of all artificial light sources on the premises
- Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer specification sheets (catalog cuts) for each proposed lighting fixture.

Underwater lighting is exempt from the outdoor lighting requirements that are not intended to illuminate features above water.

[Example Residential Site Plan](#)

[Example Residential Elevations](#)

[Quick Guide to Dark Sky Lighting Pamphlet](#)

- Project Valuation, including materials and labor

### Swimming Pools and Spas (Commercial)

- Code Analysis - General Notes plan sheet
- Site plan showing the proposed location of the pool or spa, including existing and proposed contours, distances from property lines and structures on the parcel.
- Engineered pool or spa plans
- Structural calculations for engineered design.
- Electrical and bonding plan.
- Equipment schedule
- Pool or Spa safety barrier requirements.

#### Checkbox:

Is any outdoor lighting being proposed as part of this project (not including below-water pool lighting)?

If yes, then the Outdoor Lighting Plan requirements become active as outlined below.

If no, the applicant will need to check an acknowledgment box that indicates that they are certifying that no outdoor lighting is being installed as part of the improvements.

- Outdoor Lighting Plan. Aboveground outdoor lighting proposed as part of the permit improvements shall be accompanied by a lighting plan. Projects in the Ogden Valley shall demonstrate compliance with Section 108-16 of the Weber County Land Use Code. Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions. Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer specification sheets (catalog cuts) for each proposed lighting fixture.

Underwater lighting is exempt from the outdoor lighting requirements (listed in Section 108-16 of the Weber County Land Use Code) that are not intended to illuminate features above water.

[Example Residential Site Plan](#)

[Example Residential Elevations](#)

[Quick Guide to Dark Sky Lighting Pamphlet](#)

- Project Valuation, including materials and labor

**Fuel Gas Installations or conversions (Residential)**

- Fuel gas diagram showing the proposed work, including: Meter location, system pressure, inlet size, all fuel gas piping lengths, types and sizes. Appliance demand at each outlet location in BTU's and system total demand in BTU's.
- Project Valuation, including materials and labor

## Basement Finish (Residential)

- Floor plan for the area to be finished. Need to label all rooms.
- Exterior elevations showing the basement floor elevation along with window and door opening sizes and sill heights in relation to finished grade.
- Need to show basement ceiling height and windowsill heights from the finished basement floor.
- Structural changes shall require engineering.
- Need to indicate if the dwelling is connected to sewer service or an onsite wastewater system (septic system)
- Need to provide square footage for the area being finished.

### Checkbox:

Is this project located in the Ogden Valley?

Yes or No check boxes

If yes, a new yes/no checkbox question becomes active asking the following:

Is any outdoor lighting being proposed as part of this project?

If yes, then the Outdoor Lighting Plan requirements become active as outlined below.

If no, then a new checkbox question becomes active asking the following:

Do the proposed improvements include any exterior modifications to the existing structure?

If yes, new yes/no checkboxes asking the following:

Does the total area of the proposed exterior modifications equal 25% or more of the existing residential structure's exterior area?

If yes, then an Outdoor Lighting Plan is required as outlined below.

If no, the applicant will need to check an acknowledgment box that indicates that they are certifying that either no outdoor lighting is being installed as part of the improvements, or any proposed exterior modifications do not exceed 25% of the existing structure's total exterior area.

- Outdoor Lighting Plan. The lighting plan shall demonstrate compliance with Section 108-16 of the Weber County Land Use Code. Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions. Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer specification sheets (catalog cuts) for each proposed lighting fixture.
  - On a case by case basis, the land use authority may require that photometric schematics and attestation be submitted from a qualified professional that demonstrates compliance with Section 108-16 of the Weber County Land Use Code.

Per LUC 108-16-7 (3), building exterior modifications that equate to 25% or more of the existing structure's exterior area require the replacement of all nonconforming outdoor lighting on the premises.

[Example Residential Site Plan](#)  
[Example Residential Elevations](#)  
[Quick Guide to Dark Sky Lighting Pamphlet](#)

- **Project Valuation, including materials and labor**



## Deck Addition (Residential)

- Engineered deck-framing plans including:
  - Elevations
  - Footings/Piers
  - Deck framing plans including: beams, post, deck joist, deck walking surface and ledger sizes and types
  - Post, beam, joist and ledger connection details.
  - Weather barrier and flashing details
  - Roof framing plans if a covered deck, including beams, post, rafters or engineered trusses, sheathing and connection details
  - Guard railings type and specifications.
  - Stair and landing framing plans when applicable.
- Site Plan, including existing and proposed contours and distances to property lines.

### Checkbox:

Is the project located in Ogden Valley?

If yes, then then the following question will need to pop up.

If no, then no Outdoor Lighting Plan is required.

Is any outdoor lighting being proposed as part of this project?

If yes, then the Outdoor Lighting Plan requirements become active as outlined below.

If no, the applicant will need to check an acknowledgment box that indicates that they are certifying that no outdoor lighting is being installed as part of the improvements.

- Outdoor Lighting Plan. The lighting plan shall demonstrate compliance with Section 108-16 of the Weber County Land Use Code. Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions. Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer catalog cuts for each proposed lighting fixture.
  - On a case by case basis, the land use authority may require that photometric schematics and attestation be submitted from a qualified professional that demonstrates compliance with Section 108-16 of the Weber County Land Use Code.

[Example Residential Site Plan](#)

[Example Residential Elevations](#)

[Quick Guide to Dark Sky Lighting Pamphlet](#)

- Project Valuation, including materials and labor

## Electrical Permit (Residential)

- Electrical diagram showing the scope of work. Manufacturer’s specifications for equipment and gear.

### Checkbox:

Is the project located in Ogden Valley?

If yes, then then the following question will need to pop up.

If no, then no Outdoor Lighting Plan is required.

Is any outdoor lighting being proposed as part of this project?

If yes, then the Outdoor Lighting Plan requirements become active as outlined below.

If no, the applicant will need to check an acknowledgment box that indicates that they are certifying that no outdoor lighting is being installed as part of the improvements.

- Outdoor Lighting Plan. The lighting plan shall demonstrate compliance with Section 108-16 of the Weber County Land Use Code. Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions. Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer catalog cuts for each proposed lighting fixture.

On a case by case basis, the land use authority may require that photometric schematics and attestation be submitted from a qualified professional that demonstrates compliance with Section 108-16 of the Weber County Land Use Code.

Example Residential Site Plan

Example Residential Elevations

Quick Guide to Dark Sky Lighting Pamphlet

- Project valuation including materials and labor.

## Electrical Permit (Commercial)

- Electrical diagram showing the scope of work.
- Manufacturer's specifications for equipment and gear.

### Checkbox:

Is the project located in Ogden Valley?

If yes, then the following question will need to pop up.

If no, then no Outdoor Lighting Plan is required.

Is any outdoor lighting being proposed as part of this project?

If yes, then the Outdoor Lighting Plan requirements become active as outlined below.

If no, the applicant will need to check an acknowledgment box that indicates that they are certifying that no outdoor lighting is being installed as part of the improvements.

- **Outdoor Lighting Plan.** The lighting plan shall demonstrate compliance with Section 108-16 of the Weber County Land Use Code. Plans shall be submitted in the form of a site plan, building elevations, and accompanied by any supplemental documentation required to communicate overall lighting intentions. Submitted plans shall include the following elements:
  - Location and height above the ground of all artificial light sources on the premises
  - Description of each artificial light source device, and its supporting structure. This is most easily communicated through the submittal of the manufacturer catalog cuts for each proposed lighting fixture.

On a case by case basis, the land use authority may require that photometric schematics and attestation be submitted from a qualified professional that demonstrates compliance with Section 108-16 of the Weber County Land Use Code.

[Example Residential Site Plan](#)

[Example Residential Elevations](#)

[Quick Guide to Dark Sky Lighting Pamphlet](#)

- Project valuation including materials and labor.

**Re-roof (Residential)**

- Written description stating the scope of work. Including roof type and pitch.
- Manufacturer's specifications and installation instructions for underlayment and roof coverings.
- Project valuation including materials and labor.

CHAPTER 2. - OGDEN VALLEY SIGNS

Sec. 110-2-1. - Purpose and intent.

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Sec. 110-2-2. - Applicability.

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Sec. 110-2-3. - Master signage plan.

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Sec. 110-2-4. - Nonconforming signs.

...

Sec. 110-2-5. - Allowable signs by zoning district.

...

Sec. 110-2-6. - Optional and alternative signs.

...

Sec. 110-2-7. - Window signs.

Signs displayed in windows of buildings or storefronts are allowed in all zoning districts. A land use permit for a sign is not required for their display, provided they comply with the following:

- (1) *Size limit of window sign.* The cumulative sign area for window signage shall occupy no more than 25 percent of the area of the window in which the signage is displayed. Signage necessary to fulfill a governmental regulation or requirement is exempt.
- (2) *Illumination of window sign.* Despite the provisions of Title 108, Chapter 16, one window sign, measuring no greater than four square feet in area, may be illuminated in a manner visible from outside the building, provided it shall only be illuminated during business hours and only to an illumination level reasonably necessary to communicate the message to the nearest street right-of-way.
- (3) *Prohibited features of window sign.* No window sign or any other sign within a building or structure shall move, flash, blink, rotate, or be animated in any way that is visible from outside the property's boundaries.
- (4) *Example of window signs:*

Commented [PS1]: Remains unchanged.



(Ord. of 1956, § 32B-8; Ord. No. 2009-30; Ord. No. [2017-31](#), Exh. A, 10-31-2017)

Sec. 110-2-8. - Prohibited signs and sign devices.

All signs not specifically listed as allowed are prohibited, including:

- (1) *Moving signs.* Animated, flashing, blinking, fluttering, undulating, swinging, changing, rotating or otherwise moving signs, pennants, tethered "party or weather-type" balloons, holograms, light beams, lasers or other like decorations.
- (2) *Moving appurtenances.* Moving mechanical or electrical appurtenances attached to a sign or otherwise intended to attract attention to a sign.
- (3) *Rotating beacon lights.*
- (4) *Inflatable advertising devices or signs.* (Does not refer to passenger-type hot air balloons being used for passenger flight.)
- (5) *Flags.* Flags not exempted in section 110-2-2.
- (6) *Banners.* Banners, unless specifically provided otherwise in this chapter.
- (7) *Changeable copy signs.* Electronic changeable copy signs, except as permitted in section 110-2-9(b)(13). Manual changeable copy signs except as permitted in section 110-2-10.
- (8) *Off-site signs.* All off-site, off-premises and directional signs which advertise businesses, establishments, activities, facilities, goods, products, or services not made, produced, sold or present on the premises or site where the sign is installed and maintained are prohibited, except

as exempted in section 110-2-9, Other signs. Notwithstanding the foregoing, where access to a parcel is via an adjacent parcel, signs may be located on such adjacent parcel.

- (9) *Signs on motor vehicles, except for student driver signs.* Vehicle signs may be allowed on vehicles, but they may not be illuminated or parked on a long-term basis to be used as a sign for the purpose of advertising a product or directing people to a business activity as listed in section 110-2-9, Other signs.
- (10) *Luminous tube signs.* External gas-filled luminous tubes, such as neon, argon or fluorescent, signs or valances, unless inside a building or in a window and not to exceed four square feet in area, except as listed in section 110-2-12, Sign materials and display standards, and may not flash or blink.
- (11) *Other temporary signs.* Any other device in the form of a sign, which is of a temporary nature, or mobile, and not permanently affixed to a building or an upright support affixed firmly to the ground, except as permitted in section 110-2-11, Temporary sign usage.
- (12) *Roof signs.* Signs mounted on a roof or atop a parapet wall.
- (13) *Billboards.*
- (14) *Pole signs.* Except one pole sign per public, private, and charter school, consisting of not more than a six-foot tall by ten-foot wide changeable reader board sign, located not less than ten feet and not more than 15 feet above the sidewalk, may be permitted.
- (15) *Public property signs.* It shall be unlawful for any person to fasten or attach, paint or place any sign, handbill, poster, advertisement or notice of any kind or sort, whether political or otherwise or to cause the same to be done in or upon the curbstone, lamp post, telephone pole, electric light or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or street. It shall be unlawful to paste, place, paint or attach any sign defined in this chapter on any building, street or property of the county. No sign shall be erected on or project over public property, except as permitted in section 110-2-9, other signs, and section 110-2-11, temporary sign usage.

Commented [PS2]: Remains unchanged.

(Ord. of 1956, § 32B-9; Ord. No. 2009-30; Ord. No. 2013-17, 6-18-2013; [Ord. No. 2016-4](#), Exh. G2, 5-24-2016; [Ord. No. 2017-24](#), Exh. B, 6-27-2017; Ord. No. [2017-31](#), Exh. A, 10-31-2017)

Sec. 110-2-9. - Other allowed signs.

...

Sec. 110-2-10. - Special purpose signs.

- (a) *Manual changeable copy signs.* One reader board or changeable copy sign per business is permitted to be displayed, at one square foot of sign area per linear foot of building frontage, and may be either ground or wall sign by the following types of businesses:
  - (1) Theaters. Motion picture theaters and playhouses.
  - (2) Auditoriums and performing arts facilities.
  - (3) Convention facilities. Businesses with convention facilities.
  - (4) Gasoline stations. Businesses which sell motor fuels at retail cost, dispensed from pumps on premises.
  - (5) Grocery stores.
  - (6) Public, private or charter schools.

- (b) *Destination and Recreation Resort Zone manual changeable copy sign.* One reader board or changeable copy sign, not exceeding 16 square feet, is permitted and may be displayed within a resort village area when the village area consists of six or more commercial buildings.
- (c) *Movie poster signs.* Motion picture theaters, facilities for performing arts, and retail stores whose primary business is the sale and/or rental of pre-recorded video tape and/or discs to the general public shall be permitted to display a maximum of two poster signs. Movie posters shall be displayed in a display case which shall be permanently affixed to the wall of the building or storefront. Movie posters shall not be affixed directly to a wall as a temporary sign. Movie poster display cases may be lighted as long as they comply with the sign illumination standards found in Section 110-2-12 of this chapter, and Movie poster display cases shall not exceed 12 square feet in area. The area of any movie poster sign conforming to this section shall not count toward the total signage allowed by section 110-2-5, Allowable signs by zoning district.

(Ord. of 1956, § 32B-11; Ord. No. 2009-30)

Sec. 110-2-11. - Temporary sign usage.

...

Sec. 110-2-12. - Sign materials and display standards.

- (a) *Sign materials.* All materials used to construct signs, supports or fasteners shall conform to the following standards:
  - (1) Signs may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass (including plexi-glass), metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina.
  - (2) Support structures may be constructed of painted, stained, sandblasted or carved wood, brick, stone, textured concrete or similar material. Glass, metal, or metallic leaf, which is painted, anodized, or otherwise treated to prevent reflective glare may also be used. Copper, brass, wrought iron, and other metals may remain untreated and allowed to develop a natural patina. Support structures shall use natural, muted earth-tone colors including browns, black, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an accent.
- (b) *Display standards.* The display of all signs regulated by this Land Use Code shall conform to the standards of this section.
  - (1) *No obstruction permitted.* No sign shall obstruct a clear view to and from traffic along any street right-of-way, entrance or exit.
  - (2) *No projection within right-of-way.* No signs, except traffic signs and similar regulatory notices shall be allowed to project or be located within a public right-of-way.
  - (3) *Illumination.* An illuminated sign, as defined in section 101-1-7, shall comply with the requirements of chapter 108-16 and the following provisions, examples of which are graphically depicted in section 110-2-15.
    - a. Unless otherwise specified in this subsection, all exterior lighting of a sign shall be downward directed from the top of the sign, and oriented so as to illuminate only the sign area, as defined in section 101-1-7, excluding the supports and except the following:-
      - 1. Directional or circulation signs that are not visible from any point outside of the property boundary are not subject to the illumination requirements of this subsection or the outdoor lighting requirements of chapter 108-16. An applicant wishing to install such an exempt illuminated directional or circulation sign shall have the burden of proof to



communicate the proposed sign height, location, and visibility from any point outside of the property boundaries through the submission of an outdoor lighting plan to the land use authority. Directional or circulation signs claiming exemption from the illumination requirements of this chapter or chapter 108-16 shall not allow their illumination to extend past the horizontal plain of the upper sign boundary into the night sky;

- b. No direct artificial light, as defined in section 101-1-7, shall be projected from the sign area or beyond the sign area, including by means of diffusion or refraction through a translucent or transparent surface. However, direct artificial light, excluding diffused or refracted light, for a sign area that does not have a frame or separate background, as in the case of a logo or individual lettering mounted to a wall without a defined sign perimeter, may illuminate or reflect onto a background surface, such as a wall, beyond the exterior perimeter of the sign area, provided that:
    - 1. It shall not exceed six inches beyond the sign area;
    - 2. It shall be shielded so as not to project light onto any other surface.
  - c. Exterior lighting of a sign shall not exceed a ratio of 75 lumens per square foot of sign area. This ratio shall be calculated by combining the total lumen output of each artificial light source divided by the square footage of the sign area. See section 110-2-15 for a graphic depiction.
  - d. The land use authority may require the applicant to submit photometric schematics and attestation from a qualified professional that the submittal complies with this chapter.
- (4) *Wall signs mounted on parapets.* A wall sign mounted on a parapet wall shall be mounted six inches or more below the top of the parapet wall.
- (5) *No imitation of traffic signs.* Signs shall not resemble, imitate or approximate the shape, size, form or color of traffic signs, signals or devices. Signs shall not obstruct or interfere with the effectiveness of traffic signs, signals or devices, not be lighted in a way that can cause glare or impair driver visibility upon roads.
- (6) *No prevention of ingress/egress.* Signs shall not be erected, relocated or maintained in such a way that prevents free ingress or egress from any door, window or fire escape, and no sign shall be attached to a standpipe or fire escape.
- (7) *No mounting on natural features.* No signs shall be painted or mounted on trees. No land-form or naturally occurring land feature (rocks, cliff faces, etc.) shall be defaced for purposes of displaying a sign.
- (8) *Clearance.* The clearance of a projecting, canopy or wall sign shall be measured from the lowest edge of the overhang eight feet to the driving or walking surface below.
- (9) *Sign setbacks.*
- a. *Monument and/or ground signs.* Any monument sign or ground sign shall be set back a minimum of ten feet from any property line. Signs fronting on state highways shall be set back ten feet from the right-of-way.
  - b. *Projections into public right-of-way.* Projections into the public right-of-way are not allowed, except for signs set by public agencies for safety purposes, such as the state department of transportation.
  - c. *Clear view triangle.* Signs shall not be placed within the clear view triangle as defined in title 108, chapter 7 of the Weber County Land Use Code.
- (10) *Landscaping.* The ground area around the base of all ground/monument signs shall be landscaped in accordance with the requirements of applicable chapters of the Weber County Land Use Code. The planning commission may exempt some monument/ground signs from this standard where it is demonstrated, by the owner/developer, that the landscaping would unduly

interfere with pedestrian or vehicular traffic, interfere with traffic visibility or for other reasons be impractical.

- (11) *No street frontage*. When a freestanding building, complex or storefront does not face a public street or approved private road, and is accessed via a pedestrian area or common parking and driveway area, the linear footage of building or storefront facing the pedestrian area or common parking area shall substitute for purposes of determining allowable signage.
- (12) *Sign area*. The area of a sign shall be measured as provided in the definition of "sign area" as provided in section 101-1-7.

(Ord. of 1956, § 32B-13; Ord. No. 2009-30; [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 110-2-13. - Dangerous or defective signs.

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Sec. 110-2-14. - Construction standards.

...

**Sec. 110-2-15. - Examples of sign illumination.**

**Commented [PS3]:** Remains unchanged.



- Unacceptable color temperature. ✗
- Fully shielded artificial light source.  
No visible direct artificial light. ✔
- Light buffers no more than six inches  
around perimeter of sign area. ✔



- Acceptable color temperature. ✔
- Direct artificial light source projected  
by means of diffusion through  
translucent surface. ✗
- Light buffers no more than six inches  
around perimeter of sign area. ✔



- Lumen per Square Foot Ratio**
- |                        |                |   |
|------------------------|----------------|---|
| 1650 Lumen Bulb        | 50 Lumens per  |   |
| 33 Square Feet of Sign | Square Foot of |   |
| Area                   | Sign Area      | = |
- Total combined lumens less than or  
equal to 50 lumens per square foot. ✔
  - Acceptable color temperature. ✔
  - Light only illuminates sign area. ✔
  - No visible direct artificial light. ✔

( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

## CHAPTER 16. - OGDEN VALLEY OUTDOOR LIGHTING<sup>171</sup>

### Footnotes:

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**Editor's note**— [Ord. No. 2017-24](#), Exh. B, adopted June 27, 2017, effectively repealed the former tit. 108, ch. 16, §§ 108-16-1—108-16-10, and enacted a new ch. 16 as set out herein. The former ch. 16 pertained to Ogden Valley lighting and derived from §§ 39-1—39-10 of an ordinance adopted in 1956; Ord. No. 2000-3; Ord. No. 2003-18.

### Sec. 108-16-1. - Purpose and intent.

The purpose and intent of this chapter is to promote the community character of the Ogden Valley, as provided for in the Ogden Valley general plan, by providing regulations and encouragement for the preservation of a dark sky. This chapter is also intended to promote the health, safety, and general welfare of Ogden Valley residents and visitors by:

- (1) Reducing, eliminating, or preventing light trespass;
- (2) Reducing, eliminating, or preventing unnecessary or inappropriate outdoor lighting;
- (3) Reducing, eliminating, or preventing the effects of outdoor lighting on wildlife;
- (4) Preventing unsightly and unsafe glare;
- (5) Promoting energy conservation;
- (6) Maintaining nighttime safety, utility, and security;
- (7) Encouraging a minimal light footprint of land uses in order to reduce light pollution; and
- (8) Promoting and supporting astrotourism and recreation, including the pursuit or retention of accreditation of local parks by the International Dark-Sky Association.

( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

### Sec. 108-16-2. - Applicability.

- (a) *New outdoor lighting.* Except as provided in subsection (c) below, all outdoor lighting installed after August 1, 2017, shall conform to the requirements established by this chapter.
- (b) *Existing outdoor lighting.* Except as provided in subsection (c) below, all existing outdoor lighting that does not meet the requirements of this chapter and is not exempted by this chapter shall be considered a nonconforming use and as such shall be phased out as outlined in section 108-16-7 of this chapter.
- (c) *Lighting for residential use.* Except as may be provided in section 108-16-7, the lighting standards of this chapter are not mandatory for a single-family, two-family, or three-family dwelling in existence or approved on or before August 1, 2017. The county shall employ educational methods and incentives to encourage voluntary compliance for these residential uses.
- (d) *Conflict.* Should this chapter be found to be in conflict with other sections of this code, the more restrictive shall apply.

( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 108-16-3. - General standards.

- (a) *Light shielding and direction.* Unless specifically exempted in section 108-16-5, all outdoor lighting shall be fully shielded and downward directed in compliance with the following, examples of which are graphically depicted in section 108-16-10:
- (1) No artificial light source shall project direct artificial light into the nighttime sky.
  - (2) No artificial light source shall be placed at a location, angle, or height that creates a light trespass, as defined in section 101-1-7 and graphically depicted in section 108-16-11.
  - (3) The shielding shall be made of completely opaque material such that light escapes only through the bottom. Shielding that is translucent, transparent, has perforations or slits of any kind, or allows light to escape through it in any other manner is not permitted.
  - (4) Shielding may be attained by light fixture design, building design, or other site design features such as fencing, walls, landscaping, or other screening, provided it is in strict compliance with subsections (a)(1) through (3) of this section.
  - (5) To ensure light does not trespass on neighboring property, light fixtures that comply with the shielding provisions of this section may also require additional or extended shielding elements to further mitigate its angle of light travel to ensure light does not trespass on neighboring property. This concept is graphically depicted in section 108-16-11:
- (b) *Light color.* Unless otherwise specified in this chapter, the color of any outdoor lighting-artificial light source shall be equal to or less than 3000K, in accordance with the standard Kelvin temperature chart, as graphically depicted in section 108-16-12.

( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 108-16-4. - Specific standards.

In addition to the general standards of section 108-16-3. The following are specific standards that apply to all commercial, industrial, manufacturing, public and quasi-public, institutional, ~~multifamily~~, recreation, ~~and resort uses~~, and multiple-family dwellings as defined in section 101-1-7:

- (1) *Light curfew.* Unless exempt in section 108-16-5, and except for residential uses, all outdoor lighting shall be turned off by 10:00 p.m., or, if applicable, within one hour after the close of business, whichever is later, except the following:
  - a. Lighting to illuminate the entrance of the building;
  - b. Safety lighting of parking lots and pedestrian areas;
  - c. Lighting necessary for after-hours business.
- (2) *Flashing or flickering light.* No flickering or flashing lights shall be permitted.
- (3) *Canopy lighting.* All direct artificial light sources shall be sufficiently recessed so as not to project direct light greater than five feet from the outside perimeter of the canopy, and shall not produce more than a ratio of eight lumens per square foot of canopy area. This ratio shall be calculated by combining the total lumen output of each artificial light source and dividing by the square footage of the canopy. See section 108-16-13 for a graphic depiction.
- (4) *Parking lot lighting.* All artificial light sources in open-air parking lots shall not exceed a ratio of two lumens per square foot of parking lot area. This ratio shall be calculated by combining the total lumen output of each artificial light source divided by the square footage of the parking lot area. See section 108-16-14 for a graphic depiction.
- (5) *Recreation facility lighting.* Recreation facility lighting, as defined in section 101-1-7, shall comply with the following:

- a. The lighting for the recreation activity area shall only be directed onto the area where the recreation activities are occurring. It shall not be allowed to illuminate surfaces that are not essential to the function of the recreation activity.
  - b. The lighting shall not exceed a ratio of 10 lumens per square foot of recreation activity area. This ratio shall be calculated by combining the total lumen output of each artificial light source divided by the square footage of the recreation activity area. See section 108-16-15 for a graphic depiction.
  - c. The recreation activity area shall be lit only when it is in use.
  - d. The light color standard of 108-16-3 does not apply to lighting for the recreation activity area.
- (6) *Sign lighting.* Sign lighting shall comply with the requirements of 110-2-12.

( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 108-16-5. - Exemptions.

The following artificial light sources are exempt from the requirements of this chapter:

- (1) *Agricultural lighting.* Lighting for agricultural uses;
- (2) *Federal and state flag lighting.* The outdoor lighting of a United States or State of Utah official flag, provided it is in compliance with the following:
  - a. The light shall be downward directed from the top of the flag pole;
  - b. The light shall be as narrow a beam as possible and aimed and shielded to illuminate, to the best effort practicable, only the area which the flag occupies in all wind conditions; and
  - c. The light level shall be minimized to create the least amount of impact on the dark sky, while still offering noticeable illumination of the flag;
- (3) *Federal and state facilities lighting.* Federal and state facilities are exempt from the requirements of this chapter. However, they are encouraged to cooperate and to coordinate with the county during the construction of their facilities to be in compliance with this chapter;
- (4) *Fossil fuel lighting.* Fossil fuel light, produced directly by the combustion of natural gas or other utility-type fossil fuels;
- (5) *Holiday or festive lighting.* Holiday or festive outdoor lighting for residential uses, provided it is in compliance with the following:
  - a. That the lighting shall not create a hazard or glare nuisance; and
  - b. That the lighting shall be temporary in nature and not permanently installed. It shall be removed within a reasonable time after the end of the holiday or festive event, but at least once per year;
- (6) *Low output light source.* An artificial light source having an output equal to or less than 105 lumens, provided that the cumulative lumen output of all low output light sources shall not exceed a ratio of one and one-half lumens per square foot of cumulative area intended to be illuminated. This ratio shall be calculated by combining the total lumen output of each low output light source divided by the square footage of the area intended to be illuminated. The low output light sources shall be distributed across the area intended to be illuminated and not organized in a focused location. Low output light sources are exempt from the requirements of this chapter so long as they comply with the definition and use outlined in this section, except:
  - a. A low output light source may not be integrated into an existing outdoor light fixture that is either 1) rated to produce a lighting output that exceeds 105 lumens, or 2) does not conform to the shielding requirements of section 108-16-3(a);

- (7) *Mobile lighting.* Lighting affixed to a vehicle, provided the lighting is not intended for the stationary illumination of an area;
- (8) *Motion sensor controlled light source.* An artificial light source that has a light output equal to or less than 900 lumens and is controlled by a motion sensor, provided it is in compliance with the following:
  - a. That the motion sensor is set to turn the artificial light source off no later than ten minutes after the last detection of motion; and
  - b. That the artificial light source is sufficiently shielded in a manner that prevents light trespass and glare on adjacent properties or roadways;
- (9) *Safety or security lighting.* For the sole purpose of mitigating legitimate and verifiable safety or security hazards, the land use authority may exempt an artificial light source if it is shown to be necessary. The land use authority may apply reasonable conditions to ensure optimal compliance with the purpose and intent of this chapter. Evidence demonstrating that it is necessary shall be one or both of the following:
  - a. Submitted proof of lighting requirements from a property insurance company that demonstrates that compliance with this chapter will render the property uninsurable. The minimum amount of lighting required by the property insurance company shall be considered the maximum for the purposes of this chapter; or
  - b. Submitted reasonable research findings, from a qualified professional, as defined by section 101-1-7, that offer a compelling argument for the need for the exemption. However, if the land use authority is aware of other research findings that refute what is submitted, then the land use authority must determine which research findings are more persuasive under the circumstances. If the land use authority grants the exemption, then the minimum amount of lighting necessary to ensure appropriate safety or security, as recommended by the qualified professional, shall be considered the maximum for the purposes of this chapter;
- (10) *Occasional event lighting.* Outdoor lighting intended for an occasional event, such as a wedding, party, social gathering, or other similar event that occurs on an occasional basis, provided it is in compliance with the following:
  - a. Occasional event lighting shall be turned off by 10:30 p.m. and any remaining lighting shall comply with this chapter; and
  - b. Occasional events shall not occur more than twice per month;
- (11) *Underwater lighting.* Underwater lighting in a swimming pool or other water feature provided it is not intended to illuminate features above water;
- (12) *Temporary public agency lighting.* Temporary outdoor lighting in use by law enforcement or a government agency or at their direction;
- (13) *Tower lighting.* Tower lighting required by the FAA or the FCC, provided that it shall not exceed the minimum requirements of those agencies. Collision markers shall have a dual mode for day and night to minimize impact to the night sky and migrating birds; and
- (14) *Traffic control devices.* Traffic control devices and signals.

( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 108-16-6. - **Procedures for compliance.**

- (a) *Applications.* Any application for a permit or approval required by this Land Use Code shall contain evidence that the proposed work complies with this chapter.
- (b) *Contents of application or submittal.*

**Commented [PS1]:** Although no amendments are proposed for this section of the code, new submittal checklists have been developed for various building permit types to ensure each permit type is requesting the appropriate amount of information within their plans to ensure compliance with this the requirements of the Ogden Valley Outdoor Lighting Code. See the enclosed checklists to see the requirements for each building permit type.

- (1) In addition to the specific application requirements elsewhere in this Land Use Code, the application submittal shall contain the following:
  - a. Plans indicating the location of all artificial light sources on the premises, including their height above the ground.
  - b. Description of each artificial light source device, and supporting structure. This description may include, but is not limited to, device specifications from the manufacturer, drawings, details, and cross sections, when available.
- (2) The required plans and descriptions set forth in subsection (b)(1) of this section shall be complete and shall be presented in a manner that clearly demonstrates compliance with this chapter. The land use authority may require the applicant to submit photometric schematics and attestation from a qualified professional that the submittal complies with this chapter.

( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 108-16-7. - Required replacement of nonconforming outdoor lighting.

After the effect of this chapter, which is August 1, 2017, all outdoor lighting that does not comply with the requirements of this chapter shall be considered nonconforming outdoor lighting. All nonconforming outdoor lighting shall be phased out in accordance with the following schedule:

- (1) *Lighting conversion.* Except for outdoor lighting for a single-family, two-family, or three-family dwelling in existence or approved on or before August 1, 2017, any nonconforming outdoor artificial light source shall be terminated, replaced, or retrofitted to conform to the requirements of this chapter within ten years after the effect of this chapter. The county shall provide frequent public notice of the effect, but no less than one per year after the effect of this chapter. The county shall employ educational methods and incentives to encourage voluntary compliance prior to this ~~10~~five-year period and to assist the public in understanding and complying with this chapter;
- (2) *Lighting replacement.* The replacement of any nonconforming outdoor artificial light source shall comply with the requirements of this chapter;
- (3) *Building exterior modification.* When the replacement of a building's exterior materials exceeds 25 percent of the building's exterior area, excluding roof area, whether by a single modification project or by an accumulation of separate modification projects, all nonconforming outdoor lighting on the premises on or within 25 feet of the building shall be brought into compliance with the requirements of this chapter. This shall not include repainting or re-roofing.
- (4) *Building expansion.* When a building's expansion exceeds the threshold established in this subsection, whether by a single expansion project or by an accumulation of separate expansion projects, all nonconforming outdoor lighting on the premises on or within 25 feet of the building shall be brought into compliance with the requirements of this chapter. The established threshold of expansion shall be the smaller of the following:
  - a. Twenty-five percent of the total area of the building as it exists on August 1, 2017; or
  - b. Two thousand five hundred square feet; and
- (5) *Site improvements.* When a site improvement which requires a land use permit, conditional use permit, or design review approval, modifies an area that exceeds the threshold established in this subsection, whether by a single modification project or by an accumulation of separate modification projects, all nonconforming outdoor lighting on the premises shall be brought into compliance with the requirements of this chapter. The established threshold of modification shall be the smaller of the following:
  - a. Twenty-five percent of the site area; or
  - b. Twenty thousand square feet.



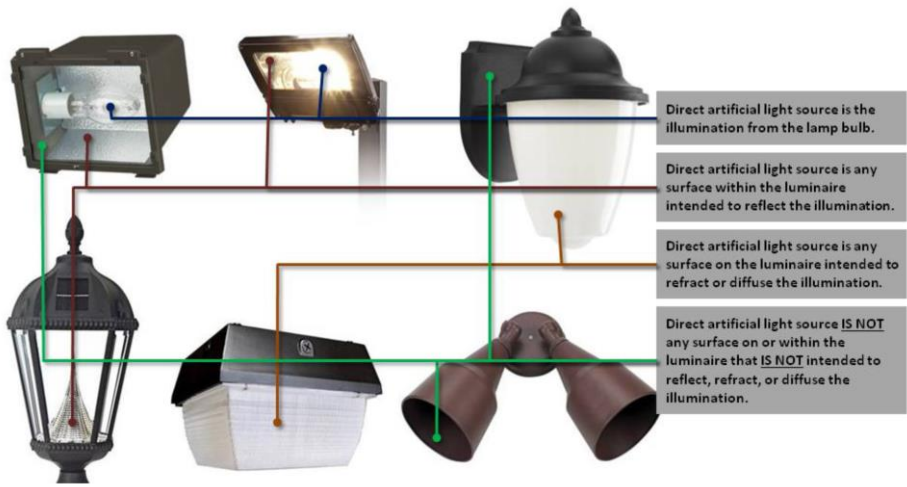
( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 108-16-8. - Violations, enforcement, and implementation.

- (a) *Violations.* The following constitute violations of this chapter:
- (1) The installation, maintenance, or operation of any outdoor artificial light source not in compliance with the provisions of this chapter.
  - (2) The alteration of any outdoor artificial light source after ~~outdoor lighting plan approval~~ ~~a certificate of occupancy has been issued~~ without the review and approval of the land use authority when such alteration does not conform to the provisions of this chapter.
  - (3) Failure to shield, correct, or remove lighting that is installed, operated, maintained or altered in a manner that does not comply with this chapter.
- (b) *Enforcement.* Violations of this chapter are subject to enforcement and penalties as outlined in section ~~1024-41-413~~. ~~If the violation constitutes a safety hazard, typical enforcement measures shall be employed. Unless the violation constitutes a safety hazard, enforcement of a violation of this chapter shall be addressed as follows:~~
- ~~(1) A courtesy letter shall be sent to the land owner that suggests that there may be noncompliant outdoor lighting on the premises. A second and third courtesy letter shall be sent at least 20 calendar days after the previous courtesy letter if a previous courtesy letter does not either cause the resolution of the violation or cause the landowner to initiate resolution with the county as provided in subsection (b)(3) of this section. Educational information about how to appropriately comply with this chapter shall also be sent and a method of contacting the county for discussion shall be provided in each courtesy letter. The third courtesy letter shall state that it is the last courtesy letter, and future contact will be in the form of a notice to comply.~~
  - ~~(2) No sooner than 30 days after the third courtesy letter is sent, if it did not either cause the resolution of the violation or cause the landowner to initiate resolution with the county as provided in subsection (b)(3) of this section, a notice to comply shall be sent to the land owner. The notice shall include, with specificity, the violation, and shall give the landowner 30 days to comply with this chapter or initiate resolution with the county as provided in subsection (b)(3) of this section. The notice shall also include educational information about how to appropriately comply with this chapter.~~
  - ~~(3) If a landowner initiates resolution of a violation of this chapter with the county, the county shall give the landowner no less than six months and no more than 12 months to comply with this chapter if the landowner clearly demonstrates that good faith efforts will resolve the violation within the six-month period given. If the landowner does not clearly demonstrate that good faith efforts will resolve the violation a notice to comply shall be sent to the landowner. The notice shall include, with specificity, the violation and shall give the landowner 30 days to comply with this chapter.~~
  - ~~(4) If, after steps (1) through (3) of this subsection have been satisfied, a landowner fails to initiate resolution of a violation of this chapter, or fails to comply within the period specified in subsection (b)(3) of this section, typical enforcement measures shall be employed. Additionally, the final approval of current or future plans, the issuance of a certificate of occupancy, or the acceptance of new applications authorized by this Land Use Code may be withheld until compliance with this chapter is demonstrated.~~
- (c) *Creation of dark sky committee.* The county will create a dark sky committee to include representatives as follows: one planning division employee, two Ogden Valley residents at large, two Ogden Valley Business Association members, and one individual from the Ogden Weber Chamber of Commerce. The committee's purpose shall be to advise the county on dark sky best practices, implementation strategies, incentive programs, public/private partnerships, and anything else as the county commission deems necessary.

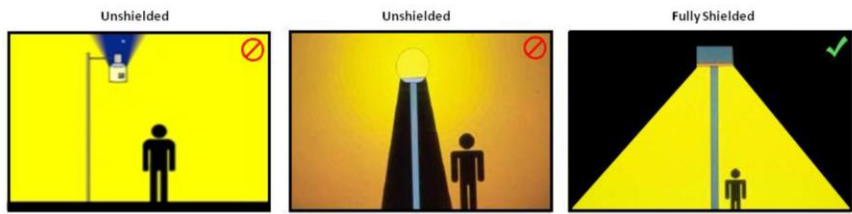
( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 108-16-9. - Examples of direct artificial light.



( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 108-16-10. - Examples of unshielded and shielded light sources.

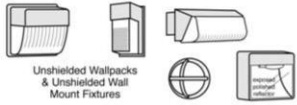


## Unshielded

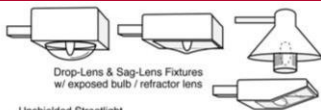
Fixtures that produce glare and light trespass



Unshielded Floodlights



Unshielded Wallpacks & Unshielded Wall Mount Fixtures



Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens

Unshielded Streetlight



Unshielded Security Light



Unshielded Period Style Fixtures



Unshielded PAR Floodlights



Drop-Lens Canopy Fixtures



## Fully Shielded

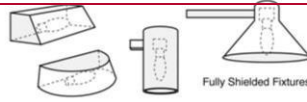
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures



Fully Shielded Fixtures

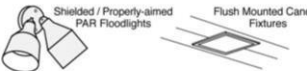


Full Cutoff Streetlight



Fully Shielded Security Light

Fully Shielded Period Style Fixtures



Shielded / Property-aimed PAR Floodlights

Flush Mounted Canopy Fixtures

**Commented [PS2]:** Updated to remove all instances of "Full Cutoff" and replace them with "Fully Shielded"

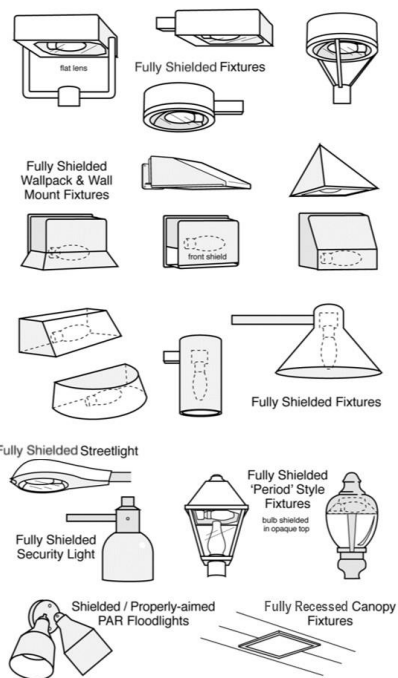
### Unshielded

Fixtures that produce glare and light trespass



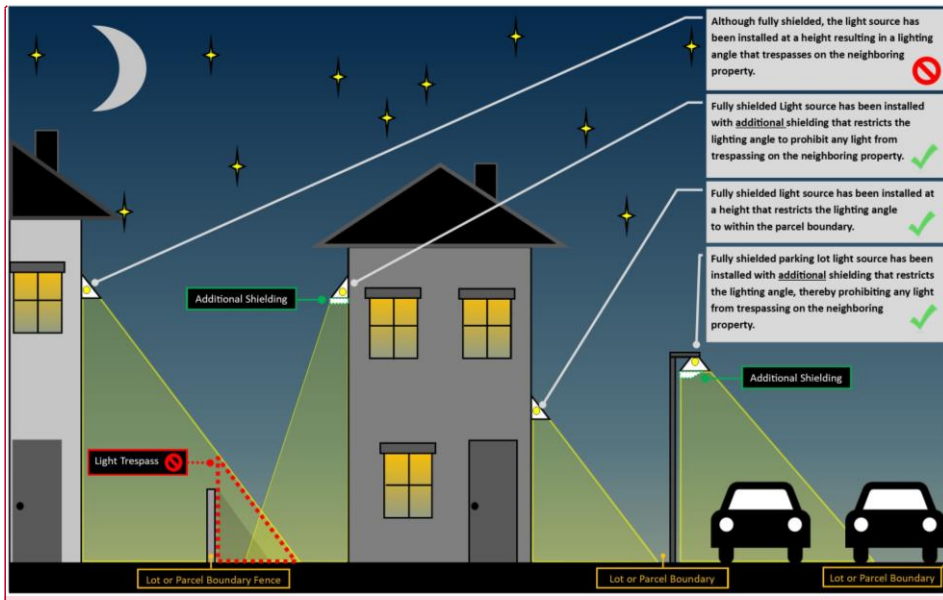
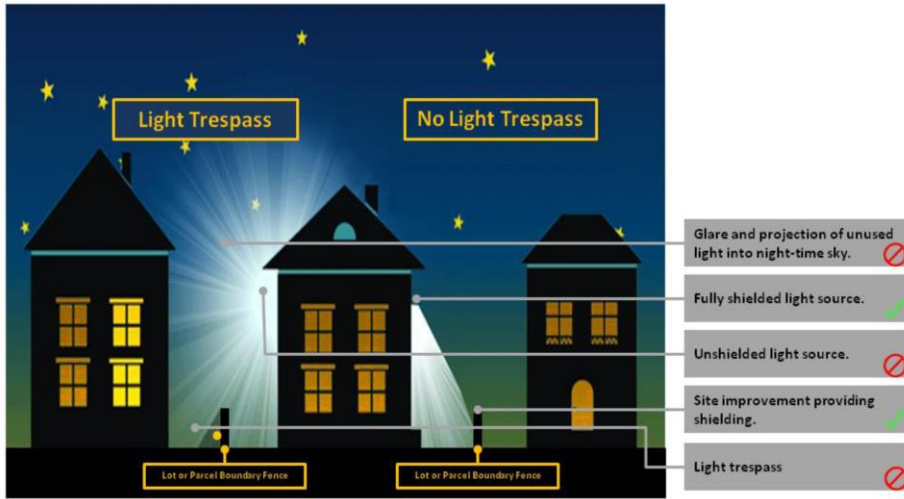
### Fully Shielded

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 108-16-11. -Example of light trespass.

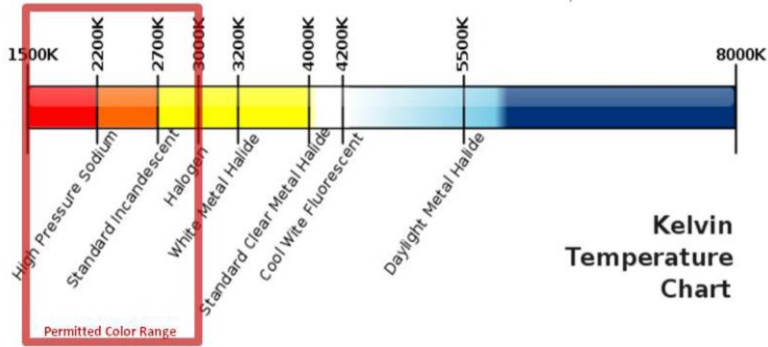


**Commented [PS3]:** New graphic added to show how a fully-shielded fixture may create light trespass based on its installed height or location. Even though the fixture may meet the shielding requirements, its install location may need to be adjusted to ensure its angle of lighting doesn't trespass on neighboring property.

( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 108-16-12. -Standard Kelvin temperature chart.

Created with a trial version of Synconfusion Essential DocIO.



( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 108-16-13. -Example of canopy lighting.

| Lumen per Square Foot Ratio     |  |
|---------------------------------|--|
| (14) 2800 Lumen Bulbs           | 7.78 Lumens per Square Foot of Canopy Area |
| 5040 Square Feet of Canopy Area |  |

- Total combined lumens less than or equal to 8 lumens per square foot. ✓
- Fully shielded, recessed light source. Only incidental reflection. ✓
- Direct light projected no greater than five feet from canopy perimeter. ✓

( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)


Sec. 108-16-14. -Example of parking lot lighting.

| Lumen per Square Foot Ratio             |   |
|---|---|
| (60) 8000 Lumen Bulbs                   | 1.92 Lumens per Square Foot of Parking Lot Area |
| 250,000 Square Feet of Parking Lot Area |   |

- Total combined lumens less than or equal to 2 lumens per square foot. ✓
- Parking lot lighting spill-over shielded by wall. ✓
- Direct artificial light source only visible when on parking lot area. ✓
- No spill-over onto non-parking lot area. ✓

( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

Sec. 108-16-15. -Example of recreation facility lighting.



| Lumen per Square Foot Ratio  |   |
|--|---|
| $\frac{(162) \text{ 6000 Lumen Bulbs}}{100,000 \text{ Square Feet of Field Area}}$ | $= 9.72 \text{ Lumens per Square Foot of Field Area}$ |
| Total combined lumens less than or equal to 10 lumens per square foot.             | ✓   |
| Fully shielded light source. Only incidental reflection.                           | ✓   |
| No spill-over onto non-recreation activity areas.                                  | ✓   |
| Direct artificial light source only visible when on recreation activity area.      | ✓   |

( [Ord. No. 2017-24](#), Exh. B, 6-27-2017)

**UNI-80503**  
Nikon 1



**Construction**

**Aluminum Casting**  
Less than 0.1% copper content - Marine Grade 6062 extruded & LMS Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

**Pre-paint**  
8 step degrease and phosphate process that includes anodizing and etching as well as a zinc and nickel phosphate process before product painting.

**Memory Retention - Silicon Gasket**  
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

**Thermal Management**  
LMS Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the gaskets, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

**Surge Suppression**  
Standard 10kV surge suppressor provided with all fixtures.

**BUG Rating**

IP1 - I0 - S0

**Finishing**

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

**Paint**

UV Stabilized 4.0Ml thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

**Hardware**

Provided Hardware is Marine grade 316 Stainless steel.

**Anti-Seize Screw Holes**

Tapped holes are infused with a special anti-seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

**Crystal Clear Low Iron Glass Lens**

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

**Optics & LED**

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

**Lumen - Maintenance Life**

LED R/10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

**Ceiling-recessed exterior downlights. Modern, clean and powerful downlighting family providing the best resilient under-canopy solutions in the marketplace.**

A compact recessed exterior downlight with a round or square front frame design. Options of stainless steel or powder coated aluminum front frame. The luminaires are designed for use in interior and exterior applications. This fixture is totally waterproof. This means that the fixture can be exposed to the elements from above as well as below.

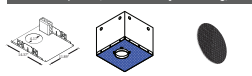
This luminaire is manufactured with integrated heat sink that provides exceptional cooling and heat dissipation ensuring long LED life.

This fixture can also be provided with a concrete pour box for casting into concrete slabs, please see options below.

Power is provided to the luminaire through a single PG9 watertight cable gland and 4ft of Outdoor Submersible #18/3 SDOV 600V power cable. Remote mounted transformer. Includes A80191 driver enclosure box.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options. Not suitable for saunas and steamrooms.

**Additional Options (Consult Factory For Pricing)**



RT Rough in Tray CPB Concrete Pour Box HCL Honeycomb Louvre



**Cylinder 3000K LED 7" Wall Light Textured Black 11250BKT30 (Textured Black)**



Project Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Type: \_\_\_\_\_  
Qty: \_\_\_\_\_  
Comments: \_\_\_\_\_

**Certifications/Qualifications**

Class 2 Yes  
Dark Sky Compliant Yes  
Location Rating Wet  
Title 24 Compliant Yes  
[www.kichler.com/warranty](http://www.kichler.com/warranty)

**Dimensions**

Base Backplate 5.00 X 5.00  
Height 6.50"  
Weight 2.60 LBS  
Height from center of Wall Spacing (Spac. Sheet) 3.25"  
Height 7.00"  
Width 5.00"

**Electrical**

Input Voltage Dual (120/140V)

**Mounting/Installation**

Interior/Exterior Exterior  
Mounting Style Wall Mount

**Photometrics**

Color Rendering Index 90  
Color Temperature Range 3000  
Delivered Efficacy 33 (Lumens/Watt)  
Delivered Lumens 350  
Kelvin Temperature 3000K

**Primary Lamping**

Expected Life Span 40000  
Lamp Included Integrated  
Light Source LED  
Max or Nominal Watt 11W  
# of Bulbs/LED Modules 1

**Product/Ordering Information**

SKU 11250BKT30  
Finish Black  
Style Contemporary  
UPC 78387453068

**Specifications**

Material ALUMINUM

**Additional Finishes**

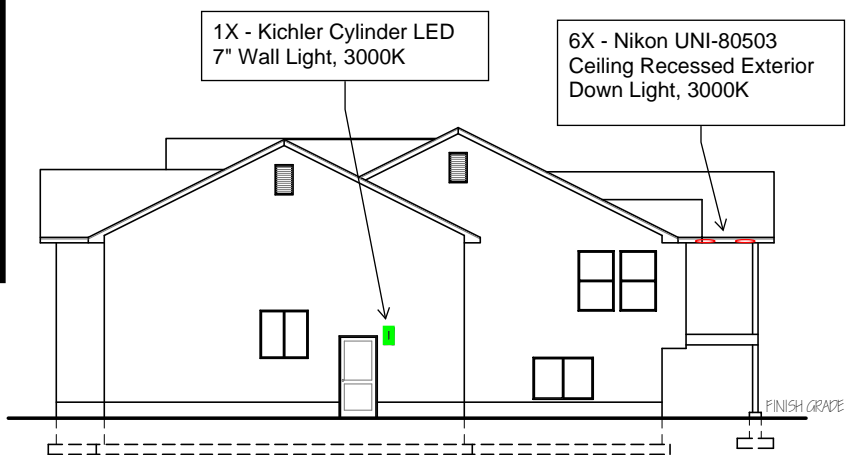
Textured Architectural Bronze  
Textured Black

Kichler 7711 East Pleasant Valley Road Cleveland, Ohio 44133-8050  
Toll free: 866.558.3766 or kichler.com

Note: Information provided is subject to change without notice. All colors are design or typical unless otherwise noted and under laboratory conditions. If standard finishes are not available, the nearest equivalent is presented as an approximate number and is for reference only.



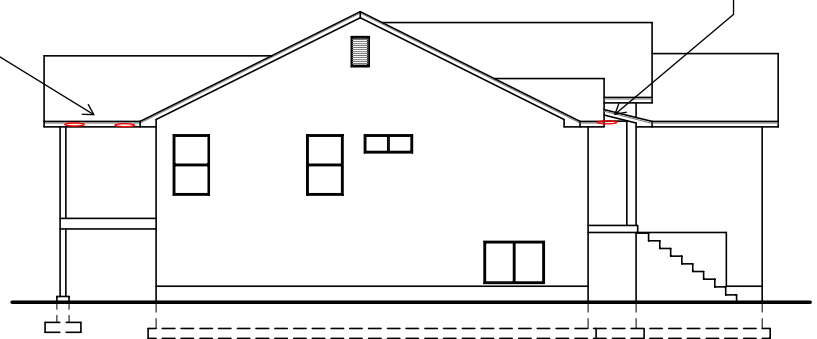
| Lighting Legend |     |         |            |            |
|-----------------|-----|---------|------------|------------|
| Symbol          | Qty | Mfg     | Model      | Comments   |
|                 | 9   | Nikon   | UNI-80503  | 3000K Bulb |
|                 | 6   | Kichler | 11250BKT30 | 3000K Bulb |



RIGHT ELEVATION  
SCALE 1/16"=1"

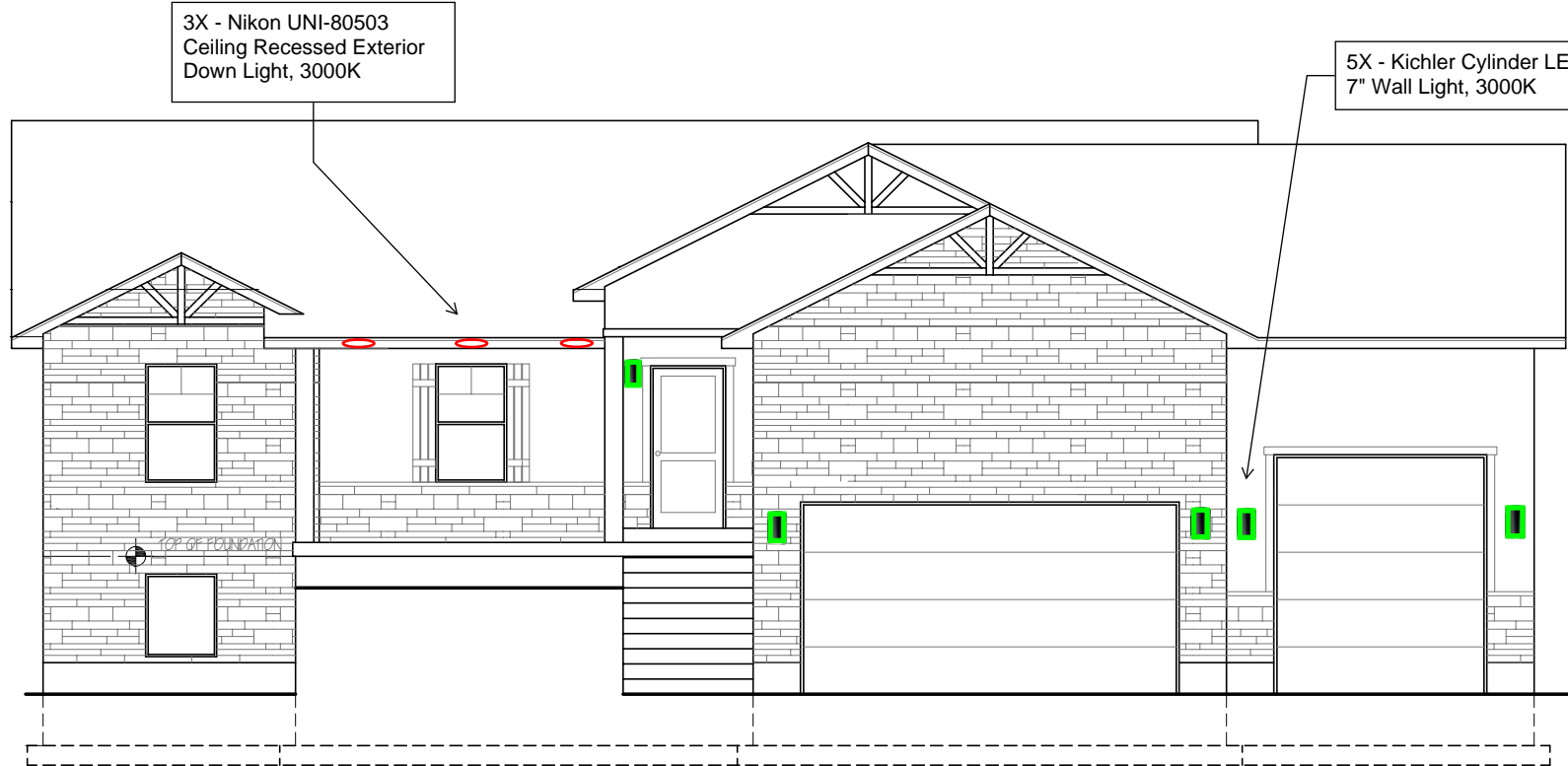
6X - Nikon UNI-80503 Ceiling Recessed Exterior Down Light, 3000K

3X - Nikon UNI-80503 Ceiling Recessed Exterior Down Light, 3000K

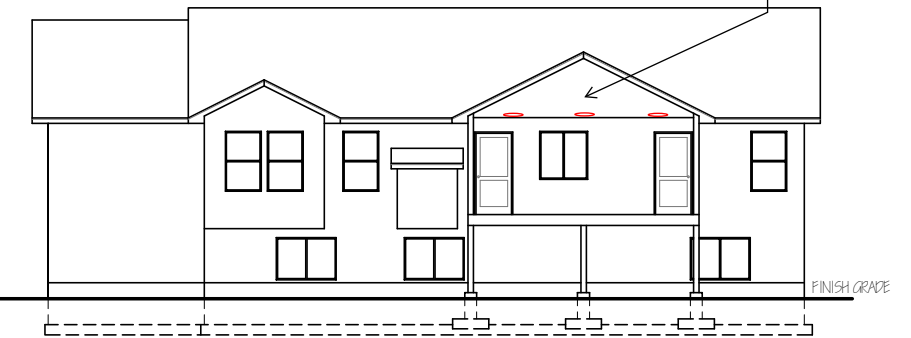


LEFT ELEVATION  
SCALE 1/16"=1"

6X - Nikon UNI-80503 Ceiling Recessed Exterior Down Light, 3000K

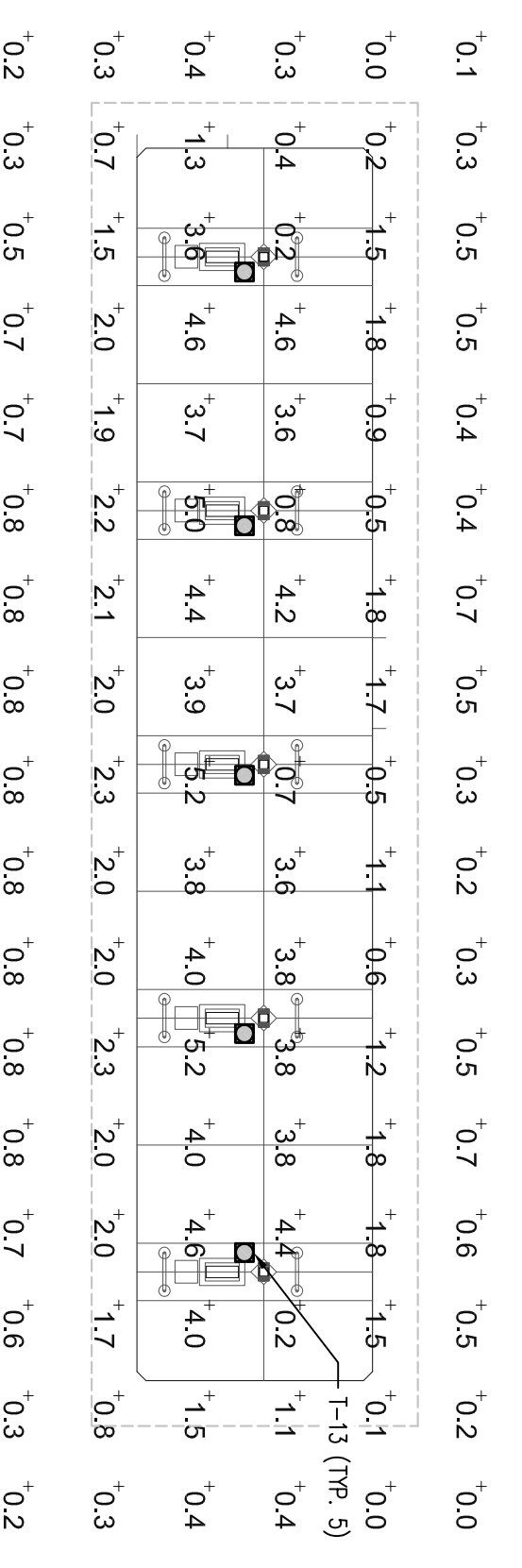


FRONT ELEVATION



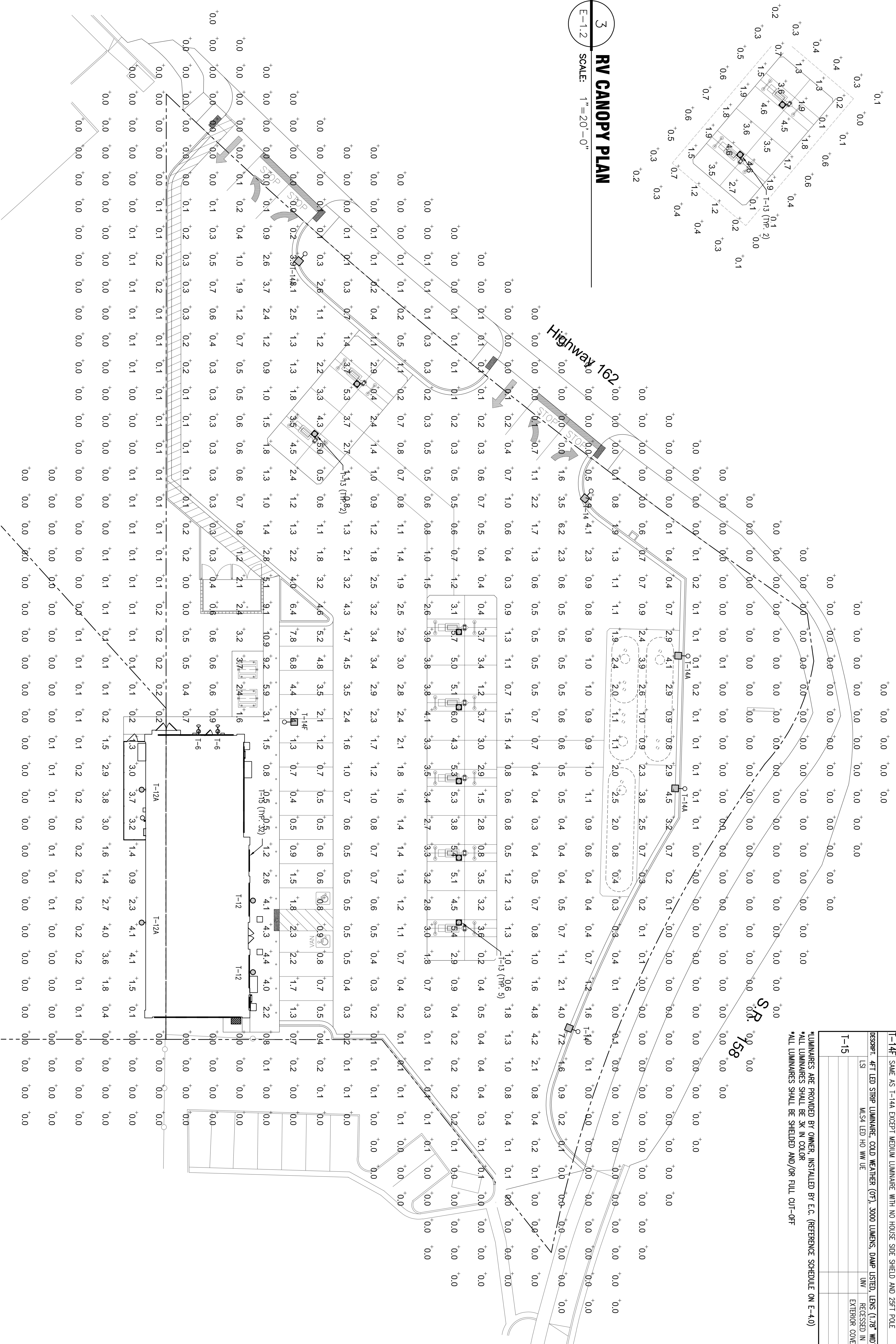
REAR ELEVATION  
SCALE 1/16"=1"





**2 GAS CANOPY PLAN**  
E-1.2 SCALE: 1"=20'-0"

**3 RV CANOPY PLAN**  
E-1.2 SCALE: 1"=20'-0"



**1 SITE PHOTOMETRIC PLAN**  
E-1.2 SCALE: 1"=20'-0"

| CALCULATION SUMMARY |                |              |                    |       |                    |     |
|---------------------|----------------|--------------|--------------------|-------|--------------------|-----|
| AREA NAME           | GRID / TYPE    | SPAC         | GROUP              | AVE   | MAX                | MIN |
| OVERALL SITE        | 0-0' / H-H     | 10.00        | <=>                | 0.7   | 10.9               | 0.0 |
| AREA CALCULATION    |                |              |                    |       |                    |     |
| AREA NAME           | SQUARE FOOTAGE | LUMINAIRES   | LUMENS             | FOY   | LUMENS/SQUARE FOOT |     |
| PARKING             | 36,877         | 1-14/14A/14F | 9,700/10,400/6,000 | 2/3/1 | 1.81               |     |
| GAS CANOPY          | 3335           | 1-13         | 4,541              | 5     | 6.42               |     |
| RV CANOPY           | 1,332          | 1-13         | 4,541              | 2     | 6.72               |     |

| MASTER LUMINAIRE SCHEDULE |                      |   |      |                               |          |                 |
|---------------------------|----------------------|---|------|-------------------------------|----------|-----------------|
| TYPE                      | MANUFACTURER         | CATALOG NUMBER  | HOUS | MOUNTING                      | LAMPS    | BALLAST (WATTS) |
| T-6                       | LED                  | ANGLE LED LUMINAIRE WITH 23° CROOKED ARM, 1420 LUMENS, 3K, FROSTED GLASS JAR                      | UNW  | WALL                          | INCLUDED | 14              |
| T-12                      | LED                  | DSMW LED 200-1000 30K TBM W/OUT DIBZO   | UNW  | HEIGHT SPECIFIED BY ARCHITECT | INCLUDED | 82              |
| T-13                      | RECESSED             | CUTOFF LUMINAIRE, 43W LED, FLAT LENS, 4,541 LUMENS, 3K  | UNW  | CANOPY                        | INCLUDED | 43              |
| T-14                      | POLE MOUNTED, CUTOFF | LUMINAIRE SINGLE HEAD, LED, 16,000 LUMENS, 18FT SQUARE POLE (4" I.D.), 3K, WITH HOUSE SIDE SHIELD | 208  | 16'-0" POLE                   | INCLUDED | 97              |
| T-15                      | LED                  | MSL4 LED HO W/ W/IE   | UNW  | RECESSED IN EXTERIOR CONE     | INCLUDED | 40              |

LUMINAIRES ARE PROVIDED BY OWNER, INSTALLED BY E.C. (REFERENCE SCHEDULE ON E-1.10)  
ALL LUMINAIRES SHALL BE 3K IN COLOR  
ALL LUMINAIRES SHALL BE SHIELDED AND/OR FULL CUT-OFF

G:\Maverik\Eden, UT - 18313\Elec\EDEN MODULAR E-1.2.dwg June 18 2018 5:05pm By: jll

PROJECT NUMBER  
**18313**

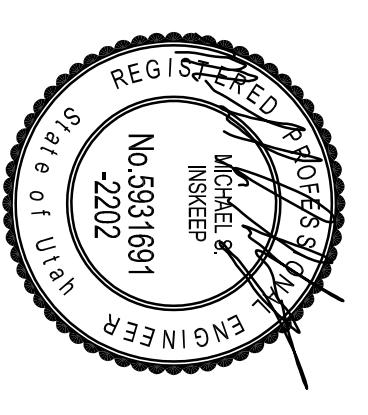
ISSUE DATE:  
June 18, 2018

REVISIONS:  
No. Date Description

**MAVERIK, INC.**  
STORE #250  
5100 EAST & 2500 NORTH  
EDEN, UT

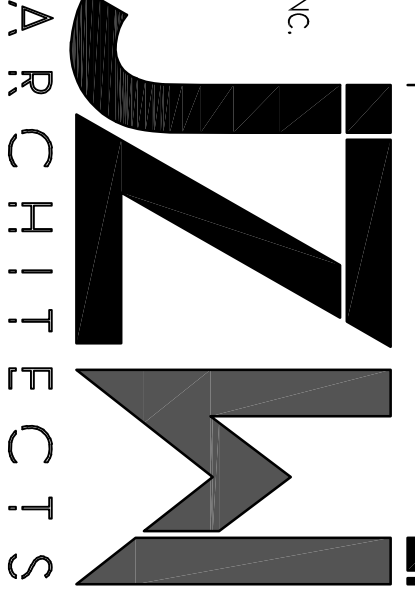
SHEET TITLE  
**PHOTOMETRIC PLAN**

**E1.2**



**Nielson Engineering, Inc.**  
Consulting Engineers  
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Pocahontas, Idaho 83201  
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**UNI-80503**  
Nikon 1



**Construction**

**Aluminum Casting**  
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

**Pre-paint**  
A 5 step degrease and phosphate process that includes descaling and etching as well as a zinc and nickel phosphate process before product painting.

**Memory Retentive - Silicon Casket**  
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

**Thermal management**  
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum lumens flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

**Surge Suppression**  
Standard 10kv surge suppressor provided with all fixtures.

**B/C Rating**  
B1 - U0 - G0

**Finishing**  
All Ligman products go through an extensive finishing process that includes testing to improve paint adherence.

**Paint**  
UV Stabilized 4.0MM thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.

**Anti Seize Screw Holes**  
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

**Crystal Clear Low Iron Glass Lens**  
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass fringe.

**Optics & LED**  
Precision optic design provides exceptional light control and precise distribution of light. LED CRI > 80

**Lumen - Maintenance Life**  
L80 @ 70 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

**Callig-recessed exterior downlights. Modern, clean and powerful downlighting family providing the best resilient under-canopy solutions in the marketplace.**

A compact recessed exterior downlight with a round or square front frame design. Options of stainless steel or powder coated aluminum front frame. The luminaires are designed for use in interior and exterior applications. This fixture is totally waterproof. This means that the fixture can be exposed to the elements from above as well as below.

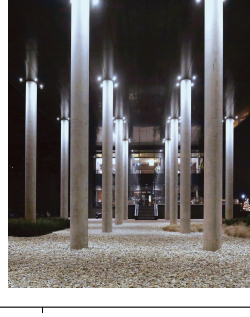
This luminaire is manufactured with integrated heat sinks that provides exceptional cooling and heat dissipation ensuring long LED life.

This fixture can also be provided with a concrete pour box for casting into concrete slabs, please see options below.

Power is provided to the luminaire through a single P69 watertight cable gland and 4ft of Outdoor Submersible #18/3 SOOW 600V power cable. Remote mounted transformer. Includes A80191 driver enclosure box.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options. Not suitable for saunas and steamrooms.

**Additional Options (Consult Factory For Pricing)**



**Cylinder 3000K LED 7" Wall Light Textured Black**  
11250BKT30 (Textured Black)



Project Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Type: \_\_\_\_\_  
Org: \_\_\_\_\_  
Comments: \_\_\_\_\_

**Certifications/Qualifications**

Class 2: Yes  
Dark Sky Compliant: Yes  
Location Rating: Wet  
Title 24 Compliant: Yes  
[www.kichler.com/west/and](http://www.kichler.com/west/and)

**Dimensions**

Body Backplate: 5.00 X 5.00  
Extension: 6.50"  
Weight: 2.80 LBS  
Height from center of Wall opening (Spec. Shown): 3.25"  
Height: 7.00"  
Width: 5.00"

**Electrical**

Input Voltage: Dual (120/140V)

**Mounting/Installation**

Interior/Exterior: Exterior  
Mounting Style: Wall Mount

**Photometrics**

Color Rendering Index: 90  
Color Temperature Range: 3000  
Delivered Efficiency (lumens/Watt): 33  
Delivered Lumens: 350  
Kelvin Temperature: 3000K

**Primary Lamping**

Expected Life Span: 45000  
Lamp Included: Integrated  
Light Source: LED  
Max or Nominal Watt: 15W  
# of Bulbs/LED Modules: 1

**Product/Ordering Information**

SKU: 11250BKT30  
Finish: Black  
Style: Contemporary  
UPC: 783927433066

**Specifications**

Material: ALUMINUM

**Additional Finishes**

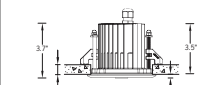
- Textured Architectural Bronze
- Textured Black

Kichler  
7711 East Pleasant Valley Road, Cleveland, Ohio 44131-8010  
Tel: 888.598.5766 | [www.kichler.com](http://www.kichler.com)

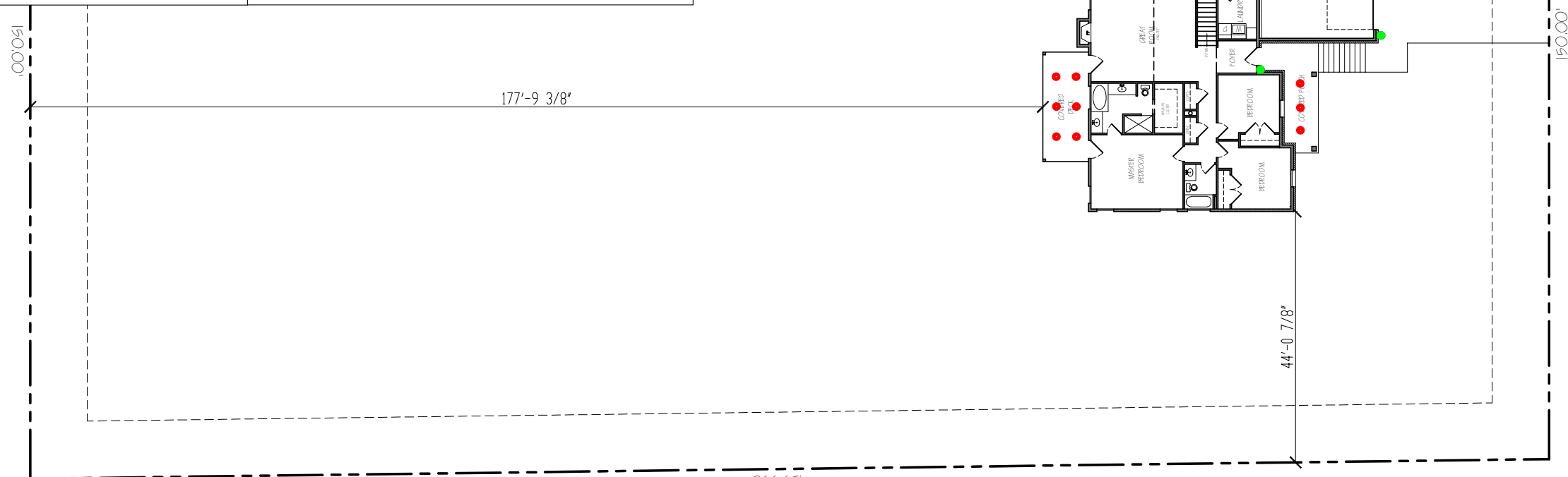
Notes:  
Information provided is subject to change without notice.  
All values are design or typical values unless noted under laboratory conditions.  
© Kichler Lighting. The incandescent equivalent as presented is an approximate number and is for reference only.



11w LED 753 Lumens  
IP65 • Suitable For Wet Locations  
IK08 • Impact Resistant (Vandal Resistant)  
Weight 1.1 lbs (A) 1.5 lbs (G)



**Nikon Product Family**



**LINE LEGEND**

|  |                |
|--|----------------|
|  | PROPERTY LINES |
|  | EASEMENTS      |

**Lighting Legend**

| Symbol | Qty | Mfg     | Model      | Comments   |
|--------|-----|---------|------------|------------|
| ●      | 9   | Nikon   | UNI-80503  | 3000K Bulb |
| ●      | 6   | Kichler | 11250BKT30 | 3000K Bulb |

SCALE: 1/24"=1'

**Example Residential Lighting Site Plan**