



AGENDA
Planning & Zoning Commission
Tuesday, August 4, 2020
6:00 PM

ON-LINE MEETING

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI - TOEG – townofeagle2019

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

- Virtual Meeting Procedure
- [Register in advance for this meeting here.](#)
- Public comments can be made when the Chair opens the public comment. Please prompt through Zoom to raise your hand and you will be called on when it is your turn.
- All public attendees will be muted during the meeting, unless the Chair or meeting facilitator invites them to speak live during the meeting.
- Meetings are recorded and will be published on the Town's web page.
- For technical difficulties, please email peyton.heitzman@townofeagle.org and we will do our best to assist you.

6:00 PM - REGULAR MEETING CALLED TO ORDER

APPROVAL OF MINUTES *Approval of the minutes from the July 21, 2020 meeting of the Planning and Zoning commission.*

1. Minutes dated July 21, 2020

PUBLIC COMMENT

Citizens are invited to comment on any item not on the Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person.

WORKSESSION

1. Comprehensive Plan, Chapter 5 staff revisions
2. Lighting Standards dated September 14, 2012

TOWN COUNCIL MEETING REVIEW

Staff update to the Planning & Zoning Commission on recent decisions made by the Town Council on various Land Use files.

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE

Staff update to the Planning & Zoning Commission on recent work and upcoming files.

1. Monthly Community Development Update

OPEN DISCUSSION

ADJOURN

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Jessica Lake
Planner I



MINUTES
Planning & Zoning Commission
Tuesday, July 21, 2020
6:00 PM

ON-LINE MEETING

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6:00 PM - REGULAR MEETING CALLED TO ORDER

Chair Matthew Hood called the meeting to order at 6:00pm.

COMMISSIONERS PRESENT

Lani Webb, Jesse Gregg, Matthew Hood, Kyle
Hoiland, Charlie Perkins, Bill Nutkins, Robert
Townsend

STAFF

Chad Phillips – Community Development Director
Jessica Lake - Planner I
Peyton Heitzman – Planner I

COMMISSIONERS ABSENT

Brent McFall

APPROVAL OF MINUTES *Approval of the minutes from the July 7, 2020 meeting of the Planning and Zoning commission.*

1. Minutes dated July 7, 2020

MOTION: COMMISSIONER CHARLIE PERKINS MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER BILL NUTKINS AND PASSED WITH A VOTE OF 6 (WEBB, GREGG, HOOD, HOILAND, PERKINS AND NUTKINS) IN FAVOR, 0 ABSTAINED AND 0 OPPOSED.

PUBLIC COMMENT

Citizens are invited to comment on any item not on the Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person.

Chair Hood opened public comment at 6:07 pm. There was no public comment.

PUBLIC HEARINGS

1. Project: Soleil Homes at Brush Creek Filing 2 Phase II
File # CT20-02
Applicant: John Purchase of Wynton Homes, LLC
Location 166 & 172 Soleil Circle
Staff Contact: Peyton Heitzman, Planner I
Request: Final Plat to subdivide lot 16 into lots 16-A and 16-B

Chair Hood opened file CT20-02 the Soleil Homes at Brush Creek Filing 2 Phase II at 6:10 pm.

STAFF PRESENTATION

Peyton Heitzman, Planner I, reviewed the staff report from the packet for the condo/townhome plat.

Q&A

Commissioner Perkins asked if Soleil Homes had established an HOA yet?

- Heitzman commented that John Purchase could answer that question.
- Purchase commented that the HOA has been operational for roughly five years as a condition of approval with the SIA.

Commissioner Perkins asked if the HOA had approved the subdivision duplex plat?

- Purchase answered that no they have not been involved in this process before.
- Philips answered that HOA's are typically involved in Design Review but not in platting/subdivisions.

Commissioner Hoiland asked if the applicant has any concerns regarding staff and attorney redline comments?

- Purchase said that so far they have no concerns regarding any of staff's comments.

Commissioner Hood asked John Purchase if he had any comments for this file?

- Purchase said no, they are happy with the comments received so far and the conditions of approval. They are looking to get this plat recorded quickly as they cannot sell the properties until the plat is recorded.

PUBLIC COMMENT

Chair Hood opened public comment at 6:17pm. There was no public comment.

DELIBERATION

Commissioner Hoiland says that he has no concerns regarding this subdivision plat.

MOTION: COMMISSIONER BILL NUTKINS MOTIONED TO APPROVE APPLICATION CT20-02 BASED ON STAFF'S FINDINGS AND WITH THE FOLLOWING CONDITIONS OF APPROVAL, MOTION WAS SECONDED BY COMMISSIONER KYLE HOILAND AND PASSED WITH A VOTE OF 6 (WEBB, GREGG, HOOD, PERKINS, NUTKINS, AND HOILAND) IN FAVOR AND 0 OPPOSED:

1. Prior to recording the Final Plat, the applicant shall complete all outstanding public improvements, as approved by staff, or provide a performance guarantee for any outstanding public/private improvements.
2. All redline changes from staff, Town Attorney, and third party-surveyor shall be incorporated into the Final Plat prior to recording.
3. The plat shall be recorded before January 16, 2021. Extensions may be approved administratively without notice if it is proven to the Town Planner that due diligence is being performed towards recordation of the plat.

TOWN COUNCIL MEETING REVIEW

Staff update to the Planning & Zoning Commission on recent decisions made by the Town Council on various Land Use files.

Chad Philips commented that the Special Use Application and Land Use Code Ordinance were approved at the last Town Council meeting.

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE

Staff update to the Planning & Zoning Commission on recent work and upcoming files.

Chair Hood asked if staff had a written a department update to share with the Commission. Philips commented that staff missed this month, but would provide a staff update at the next meeting.

OPEN DISCUSSION

Commissioner Perkins asked when the property at Ping Lane had come up for sale?

- Commissioners Gregg and Hood mentioned that it had been for sale for quite a long time now, about one year.

Commissioner Perkins asked if the Town had heard about any interest in that property?

- Philips responded that a representative of the land owners has been in touch with Town Staff regarding annexing the small portion of the property that is still part of the County and regarding a potential rezone.
- Commissioner Perkins commented that the property is a crucial part of our overall river park plan.

Commissioner Hoiland asked about the process decided on by Town Council for the two Commissioners whose terms are up or will be up soon.

- Philips said that things haven't been very consistent in the past and the Council has directed staff to have current Commissioners re-apply and solicit applications from the Community and have all applicants interview with Town Council.

2. Worksession: P&Z / staff worksession to discuss the policies/strategies in the Elevate Eagle draft.

Chair Hood opened the worksession at 6:31 pm.

STAFF PRESENTATION

Chad Philips, Community Development Director, reviewed the staff memo and summarized the work that staff has done recently on Chapter 5 of the Comprehensive Plan, Elevate Eagle.

Questions for the Commission to consider:

- Is the present Chapter 5 built to accommodate anticipated applications?
- Does Chapter 5 include sufficient detail that would lead to decisions that support the Community's goals in the new Comprehensive Plan?

Sub-area plans are in greater detail than the overarching community plan. Notice that no graphics are currently incorporated to reference sub-area plans. Current Sub-area plans that Eagle has adopted:

- West Eagle Sub Area Plan (2011)
- Eagle River Corridor Plan (2015)
- East Eagle Sub Area Plan (begin '20)
- Hwy 6 Corridor Sub Area Plan (begin '20)

If there is conflict between a sub area plan and the Comp Plan, the sub area plan would take precedence over the Comp Plan. The character areas within the Comprehensive Plan would provide guidelines for the areas that we do not have a sub area plan for.

Major topics typically covered in a Comprehensive Plan:

- Wildlife
- Environment

- Safety
- Connectivity
- Housing options
- Appropriate mix of uses
- Community character
- Sub (character) areas
- Green development
- Economic health
- Sustainability
- Infrastructure responsibilities
- Open space/recreation

Are all of these topics covered in the plan? Are they adequately covered? Does the way in which they are covered help the Commission to use them to make decisions on land use applications?

Hypothetical application types – can the current plan help decision makers make decisions on active applications?

- PUD amendment to add or increase commercial and light industrial
- PUD amendment to replace detached SFD's with multi-family units
- Rezoning request from CBD on Wall Street to RMF

Q&A

Chair Hood commented that he would like to see these plans referenced and summarized in the Comprehensive Plan, so that the Comp Plan can function more as a one stop shop for finding and referencing policies. (Example: A.1.2.b)

- Philips added that staff had noted that references for the areas discussed are not described and maps have not been included, but we have discussed with Logan Simpson the importance of making these areas clearly defined and easily understood.

Commissioner Gregg asked if the draft had been released to the public yet?

- Philips commented that the draft has not be released to the public yet. He added that this was something that he has brought this up with Logan Simpson and they responded that more work had been needed with staff before releasing the public draft.

Chair Hood commented that at the last joint meeting it seemed like a significant amount of work was still needed on the Future Land Use Map (FLUM). Philips agreed that more work was still needed on the FLUM and public vetting would be part of that.

Commissioner Hoiland asked what is a realistic schedule to have this available to the public for comment?

- Philips responded that the short answer is, how close is this document to what the public wants? Philips is also aware that members of the public will come forward once it is called an adoption draft and that likely will add some additional time into the schedule.

Hoiland asked if the Plan is meant to drive the decisions that we make in the Land Use Code? He mentioned that some of this information conflicts with the Land Use Code and are we going to run into problems because of that? The documents are supposed to work together, correct?

- Philips responded that Hoiland is correct and the documents are supposed to work together. The policies in this plan will help to inform the development code update. The plan should be used as a guide for adopting the regulations.

DISCUSSION

Commissioner Townsend joined the meeting at 6:52 pm.

Commissioner Townsend asked if the packet attachment was part of the Comp Plan or part of Town Code? He asked if our Comp Plan was intended to be a 20 year plan?

- Philips responded that Chapter 5 was taken from the Comprehensive Plan, which will be replacing our 2010 Community Plan and that this plan is intended to be 20 years.

Philips brought up the Special Character Areas from the 2010 Community Plan that staff has added into the draft Comprehensive Plan. Philips summarized the character areas and staff's approach to them and asked the Commission if they agreed with including all of these? Should we take any out? Are there aspects of these areas missing from the 2010 plan that we need to include in this plan to reflect the needs of the Community?

Commissioner Gregg suggested further clarifying the Town Center area so that it matches up better with some of the Overlay Districts in the Land Use Code.

- Philips agreed that it seems that the current draft is lacking information on how all of these different aspects tie together, we are asking for trouble if we don't clarify that in this document.
- Chair Hood added that it is never good to reference something without defining it.
- Philips also suggested adding the boundaries of our sub area plans into the Comprehensive Plan as well.

Commissioner Hoiland suggested that the biggest issue the community faces is housing. He would like to see that housing is specifically addressed to get applications approved that provide infill and alternative housing options. Chair Hood clarified that Commissioner Hoiland would like to see more flexibility in the regulations to allow for approving applications that are "good" for the community.

- Philips suggested that the "greater good" could mean something different to each Commissioner and Council member and it is important to try and quantify these suggestions.

Chair Hood commented that we should define the Character Areas that are important to us and then mold our goals for those areas into the Vision Statements. It seems that the approach of the plan was to make it more broad and shorter and it appears as though it's been taken too far. We have unique areas and they should be identified – example: CBD we want to see downtown vibrancy and mixes of uses, but we wouldn't want to see this out on Brush Creek Road. Chair Hood will send his redline comments to planning staff later in the week.

Chair Hood suggested striking the areas that are specific to the County. However, the Brush Creek Character Area should be included in the Comprehensive Plan.

Commissioner Perkins commented that we have a lot of opportunities popping up over the next few years with additional corridor and character area studies. We also have the future potential of the railroad being revitalized and maybe we should take this into account in our Comprehensive plan and the Hwy 6 Corridor Study.

- Philips responded that yes, we do have a lot of opportunity for the Town to grow and evolve and it will be interesting to see what is proposed for these areas and how we work to promote growth in the Town Centers that we have without adding any additional Town Center areas, as we seem to be Town Centered out at this point.

Housing – do we need additional policies/strategies in place under the Housing Vision?

- Chair Hood noted that even though we do not have many policies in this section, they do seem to be a bit duplicative. Making it more specific would be to roll #2 into 1.1.
- Lake commented on separating out the actions items from the policies and goals.
 - Add a Chapter 6 as a matrix for all the actions items.
 - Include action items for revising the LERP program to achieve more affordable housing projects and an action item for a housing study specific to Eagle to identify our specific needs as a Town.
- Philips commented that our action items need to be more clear from our policies/strategies.
- Policies/strategies need to be clear and usable when evaluating an application.

Character – staff added (21) items to Character Vision from the 2010 Plan in addition to all the Character areas; but are we still missing anything that would support the 4 goals?

- Chair Hood asked about a lighting plan that had been worked on but never adopted.
- Staff to look for our un-adopted dark sky lighting plan from a few years ago to determine if any of that information should be incorporated in the Comprehensive Plan.
- Commissioner Perkins commented that he would like to see a tasteful use of neon lighting in downtown Eagle, he believes that neon lighting is currently prohibited by the Code.
- Chair Hood asked about the building heights in downtown Eagle, and suggested looking into possibly increasing the height specifically in downtown.

Adventurous Lifestyle – includes local amenities but also amenities that attract tourists, currently includes (5) goals, staff added (3) items from the 2010 plan.

- Commissioner Gregg noted that maybe we should include the full buildout of the River Park in this section.
 - Include phase 2 of the River Park in the action items.
- Commissioner Townsend asked if we have maps of existing open space, town parks as well as other property identified that could be used for future open space or future town parks. This could be great to include in the Comp Plan, these could also be helpful for the action steps.
 - Philips commented that staff could look for these and see if we have any existing and if not talk to Logan Simpson and/or Eagle County's GIS department about creating maps for existing and future public land.

Environment – staff added (26) items into this section in addition to the stated goals. Staff will make revisions to add them under the policies that they support.

- Philips noted that #5 of the added policies is an action item – move this item to Chapter 6.
- Commissioner Gregg commented that the goals seem to be in line with the community, seems to be mostly suggestions instead of requirements.

Connections – staff added (22) items to this section, with (4) stated goals.

- Commissioner Townsend asked if this section would reference the Hwy 6 Corridor study. Suggested an action item as well to improve circulation along Hwy 6 and downtown.
 - Philips responded that it might be easier to reference the corridor study in the action items.
- Lake suggested this could be a good area to show visuals such as existing conditions maps.
- Chair Hood noted that this Vision is difficult for staff to implement as these items would be difficult to impose on smaller subdivision or development projects. Seems like these items fit better under just Town wide projects. How do you action item these goals to achieve them?
 - Philips responded that under the action matrix we could add in who is the champion, what are the difficulties.
 - Commissioner Townsend agrees that it would be helpful to have visuals in this section in order to help with budgeting and prioritization of Town Projects.
- Commissioner Perkins had a comment regarding Goal #3, regarding the pedestrian use of the railroad bridge and that this area should be identified by the Town as an area of concern. Maybe identifying key intersections for danger.

Other Items to Possibly Include – staff added (19) other items.

Are some of these too vague or are they useful. Several Commissioners noted that quite a few of these items appeared to not have much use, especially relating to evaluating active projects. Economic Development was discussed, it was felt that most of this work was more appropriate for the Chamber of Commerce and the Economic Vitality Committee. Commissioner Gregg looks at Economic Development as something that can go hand and hand with Land Use. Commissioner Nutkins feels that Economic Development is much more subject then land use and thinks it would be better left to the Economic Vitality

Committee. It might make sense to include economic development to help Town Council better evaluate projects.

Philips thanked the Commission for going through Chapter 5 with staff and for bringing him up to speed on what the Commission is looking to see in this document. Staff will revise Chapter 5 and bring it back to P&Z at the next meeting on August 4th.

ADJOURN – 8:17 PM

MOTION: COMMISSIONER JESSE GREGG MOTIONED TO ADJOURN. MOTION WAS SECONDED BY COMMISSIONER KYLE HOILAND AND PASSED WITH A VOTE OF 7 (TOWNSEND, WEBB, GREGG, HOOD, HOILAND, PERKINS AND NUTKINS) IN FAVOR AND 0 OPPOSED.

APPROVED:

DATE:

Matthew Hood, Chair

Jessica Lake, Community Development Planner I



To: Planning and Zoning Commission

From: Chad Phillips

Date: August 4, 2020

Re: Elevate Eagle, Chapter 5 Work Session follow up

At the July 21, 2020 Planning and Zoning Commission (P&Z) Comprehensive Plan work session, staff presented a draft of the Elevate Eagle Comp Plan draft Chapter 5 which contains the goals and strategies for plan implementation. Staff had modified the draft Chapter 5 to include policies from the 2010 (active) Town of Eagle Comprehensive Plan. Staff has scheduled this work session to review these policies. The goal at that meeting was for the P&Z to review the draft Chapter 5 and consider two main questions: **1) are the identified 2010 policies presented still relevant, and 2) are there any land use policies missing?**

The P&Z commission directed staff to remove any language identified as outdated and place the remaining 2010 policies under the appropriate Elevate Eagle goals. In addition, staff was to review the policies and highlight any that should be considered action items – to provide clarity. While action items will eventually be listed under the goals that they support, a new Chapter 6 will be created that will contain the list of action items as well as priorities, responsible parties, and implementation timeframes. P&Z confirmed that the list of typical land use topics was generally covered in the Elevate Eagle plan with the addition of certain 2010 policies. Such categories are:

- Wildlife
- Environment
- Safety
- Connectivity
- Housing options
- Appropriate mix of uses
- Community character
- Sub (character) areas
- Economic health
- Sustainability/Green development
- Infrastructure responsibilities
- Open space/Recreation

P&Z also reviewed policies for the *Character Areas* as detailed in the 2010 plan and directed staff to remove those that were now covered under a sub-area plan and those that extended beyond the urban growth area. Any relevant policies in those areas are to be proposed as part of the upcoming Eagle County Comprehensive Plan amendment.



Within the attached Chapter 5, the existing/unaltered draft language is in black font. Policies from the 2010 plan are shown in **blue font**. Policies from both the draft Elevate Eagle and 2010 plans that are more fitting as action items are shown in **green font**.

Not only will the P&Z be reviewing Chapter 5, but the Town Council will be as well – including comments expressed at the 7/21/20 and 8/4/20 P&Z work sessions. While the draft will be reviewed in its entirety later, the focus of these work sessions will simply be its usability while evaluating applications – or completeness of its policies. Town Council should be discussing the draft Chapter 5 later in August.

Please prepare for the 8/4 P&Z meeting with the draft chapter 5 marked up - including other policies that are needed to support the plan goals.

Thanks again for your attention and hard work – let's get this plan wrapped up!

CHAPTER 5 GOALS, STRATEGIES & ACTIONS

Goals, Strategies, and Actions

The goals and strategies in this section support and advance the Town's vision (see Chapter 3). It serves as the work plan and provides policy guidance along with timelines and responsibilities for implementation. Goals encompass the opportunities identified through public outreach, and articulate a desired ideal and a value to pursue. Supporting strategies are specific and provide examples of implementation of each goal.

Actions serve as a series of specific steps to be taken by the Town and community partners to achieve the community's vision and goals. Because implementation can take time, Town leaders and staff should reassess and prioritize these action items annually. Implementation measures may be adjusted over time based on availability of new or improved information; changing circumstances; and anticipated effectiveness, so long as they remain consistent with the intent of this Comprehensive Plan.

ELEVATING OUR INCLUSIVE CULTURE

Our Vision

The Eagle community is defined by our welcoming spirit, our appreciation of our neighbors, and support of one another.

Our Goals and Strategies

GOAL 1. PROMOTE A WIDE RANGE OF ATTAINABLE HOUSING OPPORTUNITIES FOR YOUNG ADULTS, FAMILIES, AGING RESIDENTS, WORKFORCE, AND OTHERS.

- 1.1 Foster a healthy mix of housing types and densities.
- 1.2 Support and contribute to the development of attainable housing options.
- 1.3 Identify additional senior housing opportunities.
- 1.4 Promote the preservation and/or creation of a wide range of housing units, including single family, duplex, multifamily and mixed-use arrangement units.
- 1.5 Allow and encourage accessory units within single family residential zones and in new development.
- 1.6 Distribute for sale and for rent affordable housing units throughout the Town's incorporated area.

GOAL 2. EXPAND EMPLOYMENT OPPORTUNITIES.

- 2.1 Provide opportunities to live and work within Eagle.
- 2.2 Promote commercial development that fits the desired character of the community.
- 2.3

1. Support and contribute to efforts to address the needs for affordable housing.

ELEVATE OUR UNIQUE CHARACTER

Our Vision

The Town of Eagle's eclectic neighborhoods, framed by Castle Peak, the Sawatch Range, and the Eagle River, provide the ideal setting to celebrate our western heritage and adventurous spirit.

Our Goals and Strategies

GOAL 1. ENHANCE BOTH THE VIBRANCY AND VIABILITY OF DOWNTOWN.

- 1.1 Encourage additional commercial and mixed use development.
- 1.2 Provide additional opportunities for public art.
- 1.3 Encourage public events that are unique, engaging, and reflective of the community.
- 1.4

GOAL 2. CELEBRATE THE TOWN'S UNIQUE SMALL-TOWN CHARACTER.

- 2.1 The rich cultural heritage of the Eagle area shall be preserved.
- 2.2 Preserve and enhance each of Eagle's unique character areas (i.e. Downtown, Chambers Avenue, Market Street, Eagle Ranch Commercial Core, Eagle River Corridor, and the US Highway 6 Corridor/Grand Avenue).
- 2.3 Ensure new development builds upon and adds value to Eagle's unique community character through adherence to high quality standards of design and construction.
- 2.4 As determined appropriate, work to increase residential and commercial densities in established neighborhood retail center areas.
- 2.5 Ensure residential infill and redevelopment outcomes blend appropriately with the character and scale of surrounding neighborhoods.
- 2.6 Utilize compact development, infill and conservation-oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas.
- 2.7 Apply dark night sky standards to all proposed outdoor lighting systems, and work to retrofit existing systems over time.
- 2.8 Require new development to provide amenities that promote social interaction such as sidewalks, parks, open space systems, and bicycle paths.
- 2.9 Utilize a variety of mechanisms to ensure that new development properly mitigates its impacts on services and infrastructure that will be created.
- 2.10

GOAL 3. CONNECT EAGLE'S UNIQUE NEIGHBORHOODS PHYSICALLY AND VISUALLY THROUGH A WALKABLE AND TRAIL-ORIENTED ENVIRONMENT WITH HIGH-QUALITY WAYFINDING.

- 1.1 Enhance pedestrian access and the quality of public gathering areas.
- 1.2 Enhance wayfinding to reflect the Town brand and to identify appropriate locations and designs for directional signage, as well as address vehicular, pedestrian, transit, and trail signage.
- 1.3 New development should be compact, pedestrian friendly and located within or adjacent to existing development to minimize infrastructure and service needs
- 1.4 Promote the development of compact neighborhoods in close proximity to public transit options and established neighborhood retail centers.
- 1.5 Require adequate pedestrian amenities/facilities including sidewalks, landscaped areas, gathering areas and nighttime lighting in mixed use developments.
- 1.6

GOAL 4. MAINTAIN AND IMPROVE THE APPEARANCE OF EAGLE BY ESTABLISHING AND REINFORCING THE TOWN'S IDENTITY AND SENSE OF PLACE.

- 4.1 New development should build upon and add value to Eagle's unique community character through adherence to high quality standards of design and construction.
- 4.2 Work to maintain and enhance the sense of community in the Eagle area.
- 4.3 Enhance gateways and streetscapes to reflect the Town's unique identity, providing a clear sense of arrival.
- 4.4 Ensure that infill and redevelopment areas contain sufficient land for community facilities, recreation and government services as appropriate.
- 4.5 Promote vertical mixed use, horizontal mixed use or a combination of mixed-use patterns in appropriate areas with the Town's Urban Growth Boundary. Ensure appropriate design standards are applied to areas of mixed-use.
- 4.6 New development should build upon and add value to Eagle's unique community character through adherence to high quality standards of design and construction.
- 4.7 Maintain and improve the appearance of community gateways and streetscapes to better establish and reinforce the Town's identity and sense of place.
- 4.8 Support transit-oriented development, and improvements that promote multi-modal transportation options within the Town's Urban Growth Boundary.
- 4.9 Promote compact development, allowing increased residential, retail and mixed-use densities in areas close to transit stops.
- 4.10 Support efforts to enhance or expand Town parks, trails and recreation amenities.
- 4.11 Require new development to provide adequate parks, trails and other recreational facilities.
- 4.12 Maintain and work to enhance the quality of valued viewsheds and view corridors in the Eagle Planning Area.
- 4.13 Protect lands of high conservation or recreation value as open space.

- 4.14 Promote the acquisition and/or conservation of private properties as open space.
- 4.15 Preclude buildings or land disturbances on steep slopes and ridgelines.
- 4.16 Support efforts including the implementation of a transfer of development rights (TDR) program to conserve the open and undeveloped character of the area, including gateway buffers.
- 4.17 Preserve high quality agricultural lands, public lands, wildlife resources, water resources, forest resources and viewsheds in the Eagle Planning Area.
- 4.18 Discourage pre-annexation agreements for Town water service for new development in areas outside the Urban Growth Boundary.
- 4.19

- 1. Work to amend regulatory barriers that prevent the intensification of development in identified areas already served by Town infrastructure.
- 2. Identify specific redevelopment and infill opportunities on vacant or under-utilized lots in otherwise built-up areas through future sub-area planning efforts.
- 3. Increase height allowances within the CBD to more easily accommodate three story buildings.

Policies for West and East Gateway Areas

- 1. Maintain an undeveloped community buffer between the Town of Eagle and the Wolcott area and Town of Gypsum by preserving the agricultural and rural character of the valley floor east and west of the Town. Support the continuance of irrigation, grazing, haying and other agricultural operations in these areas.
- 2. Design gateways to reflect the town's unique identity, providing a clear sense of arrival and departure. Gateways should be enhanced through the addition of landscaping, signage and public art.
- 3. Support the installation and maintenance of attractive, well-managed landscaping.
- 4. Limit new development to that provided by current zoning, with improvements positioned and designed in a manner that preserves the open rural character of the area.
- 5. Support lease agreements and other means that provide additional fishing access points to the Eagle River, where appropriate.
- 6. Maintain the function of the existing I-70 wildlife underpass located approximately halfway between the Town's eastern boundary and Red Canyon as a wildlife passage between lands north and south of the Interstate. (*note: located on the School District site*)
- 7. Work to improve the appearance of developed areas at the Town's western and eastern edges.
 - a. Encouraging screening or other enhancements to building facades and outdoor storage areas to improve visual quality.
 - b. Phasing out non-conforming and/or unsightly uses.
 - c. Maintaining vegetation that currently provides screening of less-attractive sites.
 - d. Restoring scarred hillsides, like those north and west of Hockett Gulch.
 - e. Assuring that new development includes architectural elements and treatments consistent and compatible with established design guidelines for the Town of Eagle.

8. Evaluate and update the Master Plan for the County's Fairgrounds property, incorporating design guidelines to improve the appearance of structures and facilities and landscaping.
9. Integrate pedestrian planning and streetscape enhancements on U.S. Highway 6 to create a gateway and sense of arrival into Town.

Planning Policies: Town Center Character Area

1. The character of the Town Center is defined by a small-town neighborhood feel and includes residential blocks as well as the Central Business District.
2. Buildings on Broadway Street shall be constructed immediately adjacent to one another with no front setbacks.
 - a. New development shall be encouraged to provide setbacks from existing buildings where able to include small park or community gathering spaces.
3. Establish a unique and intimate relationship between buildings and the street.
4. Residential areas shall continue to include large trees, which provide ample shade, creating a sense of enclosure.
5. Residential neighborhoods shall continue to provide an atmosphere typical of early western Colorado communities through encouraging smaller homes on small narrow lots.
6. Development in the Town Center shall encourage infill and adherence to historic design standards that are sensitive to the area's historical character. New development shall include landscaping in keeping with the mature area, extended sidewalks, pedestrian amenities and parking enhancements.
7. New development in the Town Center shall be similar in scale and architecture to those that currently exist. Historic patterns, materials and architecture shall influence the physical design of new development, additions and improvements.
8. Design standards shall emphasize the traditional western small-town feel that is characteristic of Eagle.
9. The development of new higher density and mixed-use areas should grow incrementally outward from the established Broadway main street area. Ensure that infill and redevelopment is compatible in design, context and scale with the existing development in the Town Center Character Area.
10. Preserve historic resources and consider establishing a historic district on applicable properties within the Town Center Character Area.
11. Maintain the existing grid street pattern and the small lot sizes established by the 1905 Eagle Town Plat to the extent possible.
12. Encourage infill and the redevelopment of rundown, outdated or underutilized parcels on U.S. Highway 6 and Broadway Street.
13. In commercial/retail areas, mixed-use with retail, restaurant and entertainment uses required on ground levels and office, lodging and residential uses above.
14. Create new and enhance existing gathering spaces for social interaction.
15. Integrate signage and other wayfinding elements to guide visitors to Eagle's Town Center.

Planning Policies: Interstate 70 Influence Character Area

1. The Interstate 70 Influence Character Area includes the land along Chambers Avenue, Eby Creek Road, Sawatch Road, Marmot Lane and Market Street, as well as properties located between the end of Chambers Avenue and the Town's eastern border.
2. The commercial areas in the vicinity of Eby Creek Road have been developed to cater to both local needs and I-70 traveler needs, promoting the highest and best land use and providing a substantial portion of the Town's revenue base.
3. Ensure additional highest and best use businesses to locate on undeveloped or underdeveloped properties in the vicinity of the interchange, particularly on Chambers Ave.
4. Portions of the I-70 Influence Character Area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto-oriented with limited pedestrian amenities. Workforce housing, where one or two employee units, are on a lot including at minimum a warehouse and office is considered an acceptable amount of residential in these districts.
5. Design policies have been developed by the Town for the Chambers Avenue, Commercial and Industrial Areas. These policies present requirements for architectural treatments, building materials, and building form and massing and landscaping for these areas.
6. Properties along Chambers Avenue are visible to travelers on Interstate 70, and strongly influence the appearance and character of the Town at its eastern border.
7. A design theme has been established on Market Street, this shall be maintained with any new development or re-development in this part of Town.
8. Within allowances established by the Town's level of service (LOS) standards, promote additional highway-oriented businesses (which may also serve local needs) in the vicinity of Eby Creek Road.
9. Encourage the development of vacant or underutilized lots at the western end of Chambers Avenue with more intensive uses that would benefit from their accessibility to the Interstate corridor.
10. Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road and Marmot Lane areas.
11. Promote sustainable businesses that contribute to the diversification of the local economy.
12. Periodically review and update existing design guidelines in the area to assure conformance with desired outcomes.
13. Develop a sub-area plan for the Chambers Avenue corridor.
14. Until a sub-area plan for the Chambers Avenue corridor is completed, minimize the inclusion of significant residential use in commercial and industrial areas located along Chambers Avenue, Marmot Lane, Sawatch Road and Market Street.
15. Require compatible edge treatments and/or landscaped buffers on the margins of developed areas to assure an appropriate visual and functional transition to adjacent properties.
16. Require perimeter landscaping, internal landscape islands and/or screening to minimize the visual impacts of large surface parking lots and outdoor equipment storage areas.
17. Work to attenuate noise impacts from I-70 through layout and building design, and through the strategic placement of landscape improvements.

Planning Policies: Brush Creek Character Area

1. Support and preserve the attributes and quality of the "country lane" experience along Brush Creek Road.

2. Encourage clustering to balance conservation and development objectives so that wildlife habitat, views and sensitive environmental areas are preserved.
3. Large developments should provide for neighborhood connections setback significantly from Brush Creek Road to allow for a continued “country lane” experience.
4. New land uses within the Urban Growth Boundary should be designed to be compatible with the intents and purposes of this Eagle Area Community Plan.
5. Implement rural design standards to maintain the historic agricultural character of homes and structures outside the Town’s urban growth boundary.
6. Enhance multi-modal and pedestrian connectivity within the Brush Creek Character Area.

ELEVATING OUR ADVENTUROUS LIFESTYLE

Our Vision

The Town of Eagle offers the opportunity to explore, live, and work in a community surrounded by our vast outdoor playground.

Our Goals and Strategies

GOAL 1. PROMOTE THE UNIQUE ACTIVITIES (E.G. FLY FISHING, RAFTING, MOUNTAIN BIKING, CAMPING, SKIING, SNOWBOARDING, SNOWSHOEING, ETC.).

- 1.1 Continue to utilize, and build on, the Eagle Outside brand to promote the Town as a year-round destination.
- 1.2 Provide opportunities for campsite development in or near Town.
- 1.3

GOAL 2. PROVIDE VISITORS THE OPPORTUNITY TO EXPERIENCE EAGLE LIKE A LOCAL WITH EXCEPTIONAL AMENITIES.

- 2.1 Provide unique, local hospitality opportunities in and near Downtown.
- 2.2

GOAL 3. CONTINUE TO MAINTAIN THE INCREDIBLE TRAIL AND PARK SYSTEM AND FIND NEW OPPORTUNITIES FOR EXPANSION AND CONNECTIONS TO KEEP UP WITH THE ADVENTUROUS RESIDENTS’ LIFESTYLE.

- 3.1 Ensure residents have access to recreation amenities.
- 3.2 Maintain a trail maintenance and expansion program.
- 3.3 Maintain and enhance existing parks.
- 3.4

GOAL 4. PROTECT OPEN SPACE LANDS OF HIGH CONSERVATION OR RECREATION VALUE IN AND SURROUNDING EAGLE.

- 4.1 Utilize relevant and available resources, including current resource maps and Town and County Open Space Plans, to identify open space to be preserved.
- 4.2 Maintain existing public land boundaries, unless the public benefits realized by a land trade or exchange clearly outweigh any negative impacts.
- 4.3

GOAL 5. WORK TO PRESERVE AND ACQUIRE ACCESS TO PUBLIC LANDS, OPEN SPACE, AND RIVER/STREAM CORRIDORS.

- 5.1 Maintain, improve, or add public land access points where appropriate.
 - 5.2 Secure public rights-of-way, for existing or new access to public lands.
 - 5.3 Maintain educational opportunities with regards to public lands.
 - 5.4 Require new development to provide trail connections to local and regional destinations or existing trail systems.
 - 5.5
- 1. Work to preserve and acquire appropriate access to public lands, open space and river/stream corridors.

ELEVATING OUR RELATIONSHIP WITH THE ENVIRONMENT

Our Vision

The Town of Eagle celebrates and preserves a unique connection with our environment by minimizing growth impacts to our water and wildlife resources.

Our Goals and Strategies

GOAL 1. PRESERVE OUR NATURAL OPEN SPACE AND WILDLIFE HABITATS.

- 1.1 Protect and preserve wildlife habitat, riparian vegetation and other sensitive lands
- 1.2 Promote development inside the Urban Growth Boundary (UGB).
- 1.3 Mitigate impacts to the natural environment and native species.
- 1.4 Avoid/correct improvements and land uses that are not compatible with natural systems or features of the natural landscape.
- 1.5 Protect and enhance critical wildlife habitat and movement corridors in the Eagle Planning Area.
- 1.6 Utilize the most current analysis tools and mapping to identify critical wildlife habitats and movement corridors.
- 1.7 Work with the Division of Wildlife to identify and create safe highway crossing areas for wildlife in the area.

- 1.8 Remove unnecessary fencing and encourage the use of wildlife friendly fencing according to CDOW standards.

1.9

GOAL 2. FIND A BALANCE BETWEEN RECREATION AND PRESERVATION ALONG RIPARIAN AREAS TO PROTECT HABITATS AND WATER QUALITY.

- 2.1 Preserve the quality of wetlands, streams and riparian corridors, and the vegetative communities that they support
- 2.2 Maintain and enhance the existing trail network along Brush Creek to define areas for human interaction.
- 2.3 Identify and enforce setbacks from streams, rivers, wetlands, and riparian vegetation based on site-specific analysis sufficient to protect surface and groundwater quality, wildlife habitat, regional ecosystem integrity, viewsheds, and dispersed recreational opportunities.
- 2.4 Preserve and protect the quality and integrity of riparian areas and river and stream corridors.
- 2.5 Support measures to maintain and/or improve water quality and water quantities in the area.
- 2.6 Promote water conservation in the Eagle area by:
 - a. Requiring the use of water saving household appliances.
 - b. Creating and implementing regulations related water efficient landscaping, to include incentives/requirements to install water efficient irrigation systems, reduce the use of water-consumptive ground covers and increase the use of native and/or drought tolerant plants.
 - c. Encouraging the use of water efficient irrigation methods on agricultural properties.

2.7

GOAL 3. SUPPORT AND DEMONSTRATE SUSTAINABILITY.

- 1.1 Identify and work to correct energy inefficiencies in public buildings and government services.
- 1.2 Increase town efforts and education on recycling and composting programs to reduce waste.
- 1.3 Work to maintain and enhance the tree canopy.
- 1.4 Promote energy efficient designs and building codes that encourage energy conscious lifestyles and reduce overall energy consumption.
- 1.5 Support and contribute to efforts to educate local residents regarding energy-efficient designs and practices.
- 1.6 Identify and create an up-to-date inventory of existing and potential future water sources.
- 1.7 Track planned and actual water demands within the comprehensive plan so that the overall trend of water use can be seen compared to any long-term water budget.
- 1.8 Develop a Water Efficiency Plan
- 1.9 Support and demonstrate the efficient use of natural resources.

- 1.10 Encourage all construction efforts to utilize green building practices.
- 1.11 Evaluate the feasibility of utilizing local renewable energy resources, including wind, solar, micro-hydro, biomass and geothermal.
- 1.12 Support measures to maintain and/or improve air quality.
- 1.13 Encourage site designs and alternative transit incentives that reduce the demand for automobile trips in the area.
- 1.14 Work to promote an understanding of local initiatives to reduce greenhouse gas production within the Eagle Planning Area.
- 1.15

GOAL 4. PLAN FOR SAFETY AND RESILIENCY BY MITIGATING POTENTIAL NATURAL HAZARDS.

- 4.1 Ensure the Town is prepared to address hazards.
- 4.2 Development should avoid natural hazards and impacts on environmentally sensitive areas.
- 4.3 Utilize the most current resource analysis tools to identify natural hazards and environmentally sensitive lands. Address avoidance and the mitigation of impacts through the development review process.
- 4.4 Require appropriate and timely revegetation of graded and excavated areas.
- 4.5 Avoid/correct land use patterns that create conflicts or unsafe conditions within the Planning Area.
- 4.6

- 1. Provide incentives including tax relief, flexibility in site development and Transfer of Development Rights programs to preserve environmentally sensitive lands.

ELEVATING OUR CONNECTIONS

Our Vision

The Town of Eagle strives to offer a variety of technology, communication, and transportation choices to connect our community, locally and globally.

Our Goals and Strategies

GOAL 1. EXPAND OUR PUBLIC TRANSPORTATION NETWORK AND OPTIONS.

- 1.1 Promote rideshare opportunities.
- 1.2 Plan for future public transportation enhancements.
- 1.3 Enhance the ease of active modes of transportation.

- 1.4 Consider the policies and prescriptions of local and regional access control plans, traffic management plans and public transportation plans in the development review process.
- 1.5 Work to develop local “feeder” public transit systems.
- 1.6 Support efforts to create an efficient and effective mass transit system that would connect communities in Eagle County.
- 1.7 Integrate mass transit facilities where practicable and encourage transit-oriented development in Town Center Neighborhood. Encourage creation of a multi-modal transit center in the Town Center.
- 1.8

GOAL 2. IMPROVE VEHICULAR TRAFFIC CIRCULATION.

- 2.1 Improve circulation on US Highway 6/Grand Avenue.
- 2.2 Collaborate with developers, the Eagle County Regional Transportation Authority, the State of Colorado, and the federal government to fund necessary transportation improvements.
- 2.3 Assure adequate access to and appropriate mobility options within all developed areas.
- 2.4 Design road, parking and delivery systems to anticipate future development and transportation needs. Promote a land use pattern that minimizes travel distances and encourages mobility by means other than the personal automobile.
- 2.5 Maintain desired levels of service (LOS) on all travel routes, and work to increase the efficiency of the existing street system.
- 2.6 Require development applicants to provide traffic studies and traffic impact analysis appropriate to the location, scale and nature of proposed improvements.
- 2.7 Locate high traffic generating land uses close to collector and arterial roadways and transit centers.
- 2.8 Promote alternative modes of transportation to reduce reliance on the personal automobile.
- 2.9 Encourage a compact development pattern and establish minimum transit oriented development densities for new developments in areas adjacent to regional public transit routes or proposed transit centers.
- 2.10 Ensure that streets effectively accommodate transit, bicycles, pedestrians and other transportation options as determined appropriate.
- 2.11 Avoid/correct land use patterns that create conflicts or unsafe conditions within the Planning Area.
- 2.12

GOAL 3. EXPAND THE NETWORK OF SAFE AND CONVENIENT PEDESTRIAN AND BICYCLE CIRCULATION.

- 1.1 Identify key intersections for enhancement.
- 1.2 Ensure multimodal connectivity between all residential areas and public destinations.
- 1.3 Encourage a compact development pattern.

- 1.4 Assure adequate access to and appropriate mobility options within all developed areas.
- 1.5 Inter-connect residential neighborhoods, neighborhood retail centers and other public destinations with a paved recreational path and/or sidewalk system. Connect local paths to regional paths at appropriate locations.
- 1.6 Maximize opportunities for pedestrian and bike access to public transit stops and stations.
- 1.7 Ensure multimodal connectivity between all residential areas and public destinations.
- 1.8 Require developers to pay their fair share for transportation improvements related to their project.
- 1.9 Encourage efficient multimodal connectivity between all destinations in the area.
- 1.10 Provide efficient pedestrian, bicycle and vehicular connections between established and new neighborhoods and public destinations.
- 1.11 Provide efficient pedestrian and bicycle connections between neighborhoods, businesses and other public destinations. Identify and implement pedestrian connectivity improvements in the following specific areas:
 - A. Between residential neighborhoods and commercial areas within the Town Center;
 - B. Between West Eagle and the Town Center;
 - C. Between the Town Center and businesses on Market Street;
 - D. Between businesses and off-site destinations in the Chambers Avenue, Sawatch Road and Nogal Road area;
 - E. Between the Eby Creek Subdivision and the Market Street area; and
 - F. Between the Town Center and the Eagle River

1.12

GOAL 4. ENHANCE TELECOMMUNICATION CAPABILITIES AND INFRASTRUCTURE.

- 4.1 Coordinate with surrounding municipalities to provide enhanced broadband infrastructure in Eagle County.
- 4.2 Educate residents, business owners, and future investors about ongoing/future telecommunication projects.
- 4.3

Link pedestrian, bicycle, and automobile circulation to and throughout the Town Center area. Consider roadway improvements to increase connectivity and capacities including a connection from the U.S. Forest Service parcel to U.S. Highway 6. Encourage a strong pedestrian orientation on Broadway Street and U.S. Highway 6. Work to improve pedestrian access from the downtown to the fairgrounds

ELEVATING OTHER THINGS... (GOALS/POLICIES FROM 2010 THAT MIGHT NOT FIT INTO EE CHAPTERS BUT WORTH CONSIDERATION)

Economic Development Goal #1: The Town of Eagle will enhance its vibrant, sustainable, and diverse economy. (modified from 2010)

- 1.1 Support an economic development strategy that is consistent with the land use policies in this plan.
- 1.2 Promote businesses and activities that benefit from Eagle's proximity to the I-70 corridor.
- 1.3 Expand retail diversity to reduce sales tax leakage.
- 1.4 Support opportunities to expand the number and diversity of businesses in Eagle.
- 1.5 Improve signage to draw visitors from Interstate 70 and US Highway 6 to the Town's retail centers.
- 1.6 Encourage a mix of uses, including residential, within the CL District.
- 1.7 Ensure that new growth "pays its own way" to the degree possible. Evaluate all new development proposals for the impacts they create on both infrastructure and services.
- 1.8 Consider the use of special improvement districts or similar instruments for funding infrastructure projects that primarily serve existing limited developed areas.
- 1.9

Historic Preservation Goal #1: The rich cultural heritage of the Eagle area is appropriately showcased and preserved.

- HP.4.1 Prevent the degradation and loss of significant cultural assets. (Modified)
- HP.4.2 When considering infill or redevelopment applications that contain historic structures, the preservation of such structures shall be encouraged. (added)
- HP.4.3 Encourage the use of historic features to influence the physical design of new development. (modified)

Public Service and Infrastructure Goal #1: Services and infrastructure in the Eagle Planning Area meet the demands and expectations of the community, and are provided in a manner that is equitable, timely, financially responsible and sustainable.

1. Position the Town and County to effectively meet the pace and demands of growth.
 2. Maintain Level of Service Standards in the Town per community expectations.
-
1. Consider relevant economic forecasts, road access plans, water and sewer service plans, travel management plans, vegetation management plans, recreation plans, watershed plans, wildlife management plans, viewshed studies and other relevant government and private agency studies and guiding documents in the evaluation of new development proposals.
 2. Provide incentives to retain agricultural land use, agricultural structures and related activities and events in the Eagle Planning Area.
 3. Seek solutions to limited existing infrastructure capacity.

September 14, 2012

Section 4.07.005 Lighting Standards

**Section
4.07.005**

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I. PURPOSE

The purpose of this Ordinance is to provide regulations for outdoor lighting that will:

- a. Permit the use of outdoor lighting that does not exceed the maximum levels specified in Illuminating Engineering Society's recommended practices for night-time safety, utility, security, productivity, enjoyment, and commerce.
- b. Minimize adverse offsite impacts of lighting such as light trespass, and obtrusive light in residential, commercial and industrial areas.
- c. Curtail light pollution, reduce sky glow and improve the nighttime environment for astronomy.
- d. Help protect the natural environment from the adverse effects of night lighting from gas or electric sources.
- e. Encourage the conservation of energy and resources to the greatest extent reasonably possible. The use of LED lighting technology is encouraged.

II. LIGHTING CATEGORIES

The following lighting categories established in the Lighting Ordinance have been assigned to the Land Use Zone Districts as established in Chapter 4.04 of the Town's Land Use Development Code. These lighting categories shall determine the limitations for lighting as specified in this Section. Please refer to the Town of Eagle Zoning Map for the location of these districts. The categories shall be as follows:

LCO: No ambient lighting

Areas where the natural environment will be seriously and adversely affected by lighting. Impacts include disturbing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural environment. Human activity is subordinate in importance to nature. The vision of human residents and users is adapted to the darkness, and they expect to see little or no artificial lighting. When not needed, lighting should be extinguished.

The LCO shall apply to the Resource Zone District and the Town owned open space along the boundary of the Town such as Eagle Ranch, and also within a 50 foot boundary of Brush Creek and the Eagle River. However, some limited lighting is allowed as provided for below at parking lots /trailheads that provide access to the open space and BLM land.

LC-1: Low ambient lighting

Areas where lighting might adversely affect flora and fauna or disturb the character of the area. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety and convenience but it is not necessarily uniform or continuous. After curfew*, all lighting should be extinguished.

The LC-1 shall apply to the Rural Residential, Residential Low Density, Residential Single Family, Residential Medium Density Zone Districts, and open space/BLM trailhead parking lots and facilities.

LC-2: Moderate ambient lighting

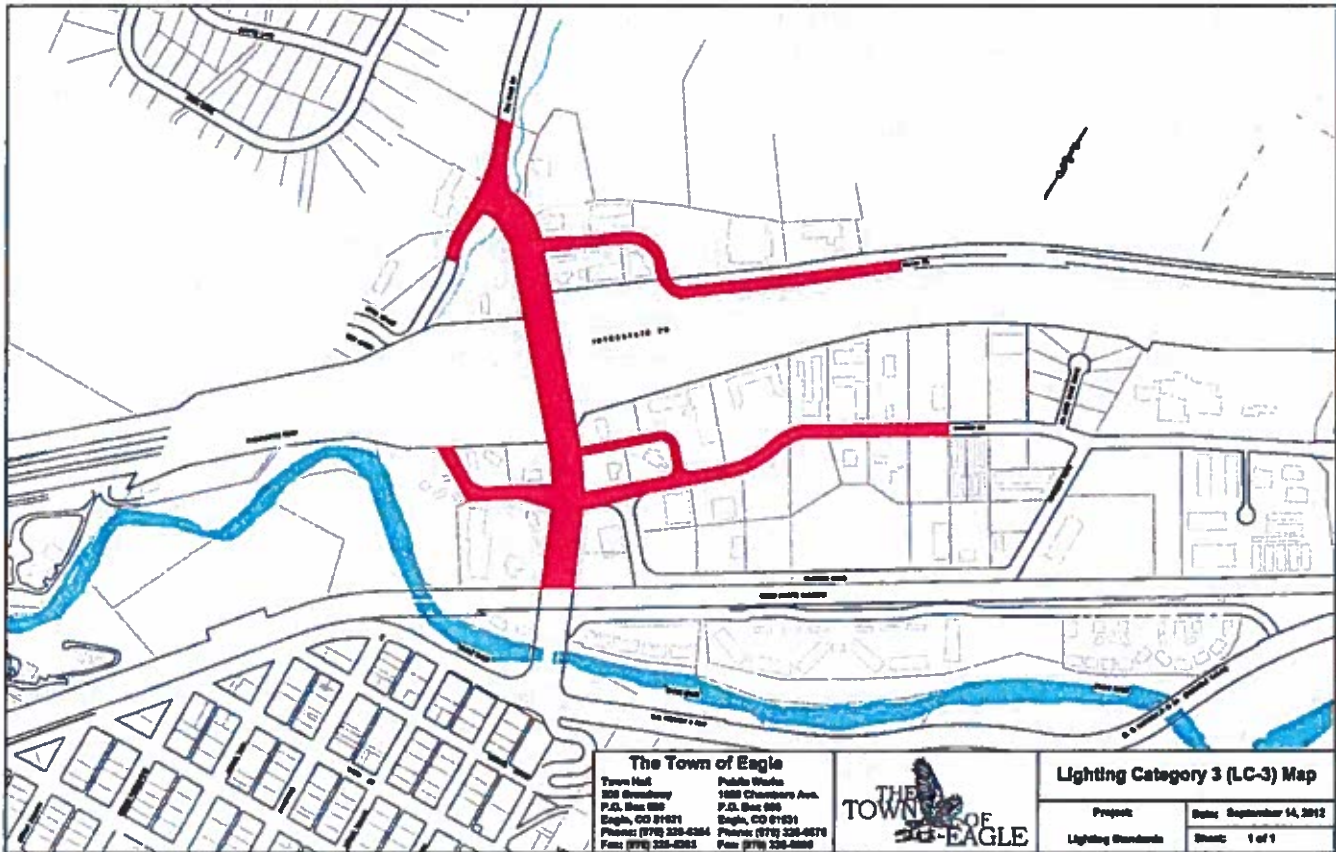
Areas of human activity where the vision of human residents and users is adapted to moderate light levels. Lighting may typically be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, lighting should be extinguished or reduced as activity levels decline.

The LC-2 shall generally apply to the Broadway, CBD, Residential Multi-Family, Residential High Density, Public Area (buildings only), Commercial Limited, Commercial General, Industrial Zoning Districts and Parcels A, and B of the Eagle Ranch Planned Unit Development (the commercial and mixed use portions of Eagle Ranch Village). Exceptions to this are shown on the map on the following page for land in the vicinity of the I-70 Interchange at Eby Creek Road where the LC - 3 Lighting Category shall govern.

LC-3: Moderately high ambient lighting

Areas of human activity where the vision of human residents and users is adapted to moderately high light levels. Lighting is generally desired for safety, security and/or convenience and it is often uniform and/or continuous. After curfew, lighting should be extinguished or reduced in most areas as activity levels decline.

LC-3 shall apply to the properties adjacent to the highlighted roads located in the Eagle Interchange Area shown on the map on of the following page.



LC-4: High ambient lighting

Areas of human activity where the vision of human residents and users is adapted to high light levels. Lighting is generally considered necessary for safety, security and/or convenience and it is mostly uniform and/or continuous. After curfew, lighting should be extinguished or reduced in some areas as activity levels decline.

LC4 is permissible only through Special Permit approved by the Town Board at locations in the vicinity of the Interchange. However, this level of lighting is not considered appropriate for the Town of Eagle.

*Curfew: 11 PM to Dawn. Exception of lighting of residential driveway, sidewalks, and front door for family members and guests expected after curfew.

III. General Requirements

A. Conformance with All Applicable Codes

All outdoor lighting shall be installed in conformance with these standards, applicable Electrical and Energy Codes, and applicable sections of the International Building Code as adopted by the Town of Eagle.

B. Applicability

Except as described below, all outdoor lighting installed after the date of this Ordinance shall comply with these standards. This includes, but is not limited to, new lighting, replacement lighting, or any other lighting whether attached to structures, poles, the earth, or any other location, including lighting installed by any third party.

Lighting within the public right-of-way or easement for the principal purpose of illuminating Town of Eagle roads or private roads shall be governed by Section XI of this Chapter. However, any lighting within the public right of way or easement when the purpose of the luminaire is to illuminate areas outside of the public right of way or easement is governed by this Section and is subject to a Special Permit.

Exemptions:

- a. Lighting for public monuments and statuary.
- b. Lighting solely for signs (lighting for signs is regulated by the Sign Ordinance and cross referenced in Section V111 of this chapter).
- c. Repairs to existing luminaires not exceeding 25% of total installed luminaires on the property.
- d. Temporary lighting for theatrical, television, performance areas and construction sites.
- e. Underwater lighting in swimming pools and other water features.
- f. Temporary lighting and seasonal lighting provided that individual lamps are less than 10 watts and 70 lumens.
- g. Lighting that is only used under emergency conditions.
- h. Low voltage landscape lighting (less than 900 lumens) in Lighting Categories 2, 3 and 4 controlled by an automatic device that is set to turn the lights off at one hour after the site is closed for business on commercial/industrial property or public property when closed to the public or on residential properties after 11.00 PM.
- i. Lighting specified or identified in a Special Permit.
- j. Lighting required by federal or state, laws or regulations
- k. Low voltage solar accent lights (less than 900 lumens)

C. Lighting Control Requirements

1. Automatic Switching Requirements

Controls shall be provided that automatically extinguish all outdoor lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a program-mable lighting controller, building automation system or lighting energy management system, all with battery or similar backup power or device.

Exceptions to III. (C.) 1.

Automatic lighting controls are not required for the following:

- a. Lighting under canopies.
- b. Lighting for tunnels, parking garages, garage entrances, and similar conditions.
- c. All outdoor lighting in LC- 1
- d. Residential single family and duplex development

2. Automatic Lighting Reduction Requirements

All parking lot lighting shall be reduced one hour after closing. Maximum allowable light permitted one hour after closing is to be within a range of .2 to .5 foot candles. If there are multiple tenants using the building or parking lot, a reduction in parking lot lighting is not required until the last business closes.

Exceptions to III. (C.) 2.

Lighting reductions are not required for any of the following:

- a. Landscape lighting,
- b. Pedestrian lighting.
- b. Code required lighting for steps, stairs, walkways, and building entrances.
- c. When in the opinion of the Town Planner, lighting levels must be maintained.
- d. Motion activated lighting.
- e. Lighting governed by Special Permit in which times of operation are specifically identified.
- f. Businesses that operate on a 24 hour basis.
- g. Residential

All commercial sign and storefront lighting shall be reduced by at least 75% after 11:00 PM unless the business is open.

IV. COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND RESIDENTIAL MULTI-FAMILY LIGHTING

For all commercial, industrial and institutional properties, and for multiple family residential properties of ten dwelling units or more and having common outdoor areas, all outdoor lighting shall comply either with Part A (Prescriptive Method) or Part B (Performance Method) of this section.

PART A. PRESCRIPTIVE METHOD

An outdoor lighting installation complies with this section if it meets the requirements of subsections 1 and 2, below.

1. Total Site Lumen Limit

The total installed initial luminaire lumens of all outdoor lighting shall not exceed the total site lumen limit. The total site lumen limit shall be determined using either the Parking Space Method (Table A) or the Hardscape Area Method (Table B). Only one method shall be used per permit application, and for sites with existing lighting, existing lighting shall be included in the calculation of total installed lumens.

The total installed initial luminaire lumens are calculated as the sum of the initial luminaire lumens for all luminaires.

TABLE A

Table A. Allowed total initial luminaire lumens per site for non-residential outdoor lighting, per parking space method. May only be applied to properties with no more than 10 parking spaces (including handicapped accessible spaces).

LC-0	LC-1	LC-2	LC-3	LC-4
350 lumens per space	490 lumens per space	630 lumens per space	840 lumens per space	1,050 lumens per space

TABLE B

Table B. Allowed total initial lumens per site for non-residential outdoor lighting, hardscape area method. May be used for any project including parking lots. When lighting intersections of site drives and public streets or road, a total of 600 square feet for each intersection may be added to the actual site hardscape area to provide for intersection lighting.

Table B. Allowed lumens per square foot of hardscape

	LC-0	LC-1	LC-2	LC-3	LC-4
Base allowance of lumens per SF of hardscape	0.5	1.25	2.5	5.0	7.5
Additional allowances for sales and service facilities. No more than two additional allowances per site					
Outdoor Sales Lots. This allowance is lumens per square foot of un-covered sales lots used exclusively for the display of vehicles or other merchandise for sale, and may not include driveways, parking or other non sales areas. To use this allowance, luminaires must be within 2 mounting heights of sales lot area.	0	4 lumens per square foot	8 lumens per square foot	16 lumens per square foot	16 lumens per square foot
Outdoor Sales Frontage. This allowance is for lineal feet of sales frontage immediately adjacent to the principal viewing location(s) and unobstructed for its viewing length. A corner sales lot may include two adjacent sides provided that a different principal viewing location exists for each side. In order to use this allowance, luminaires must be located between the principal viewing location and the frontage outdoor sales area	0	0	1,000 per linear foot	1,500 per linear foot	2,000 per linear foot
Drive Up Windows. In order to use this allowance, luminaires must be within 20 feet horizontal distance of the center of the window.	0	2,000 lumens per drive-up window	4,000 lumens per drive-up window	8,000 lumens per drive-up window	8,000 lumens per drive-up window
Vehicle Service Station. This allowance is lumens per installed fuel pump.	0	4,000 lumens per pump	8,000 lumens per pump	16,000 lumens per pump	24,000 lumens per pump

2. Maximum Foot Candles

If the prescriptive method is used, the applicant does not need to provide a photometric analysis of the site. With the prescriptive method, the applicant provides threatened luminance value of each luminaire (light fixture)

demonstrating compliance with the above standards. However, the Town reserves the right to ensure that the footcandles (light levels) measured 3 feet above the pavement are in compliance with the following standards:

Commercial, Industrial and Institutional Parking Lots:

Average: No more than 2 foot candles
Min to Max Ratio: 15:1
Minimum: .1 foot candles measured at 10 foot distance inside perimeter of parking lot

Commercial, Industrial or Institutional Storefronts:

Average: No more than 5 foot candles

Gas Station/Hotel Canopy:

Maximum: 20 foot-candles

Walkways:

Maximum: 1 foot candle

3. Limits to Off Site Impacts (Prescriptive Method)

All luminaires shall be rated and installed according to Table C below. However, for all residential properties there shall be no light trespass allowed onto adjacent residential property. This provision does not apply to mixed use lots where there are both commercial and residential uses on one property. Some light trespass will be allowed from commercial lots onto adjacent residential lots so long as at 10 feet within the residential site boundary vertical light levels do not exceed .05 foot candles.

Table C. Maximum allowable backlight, up light, and glare (BUG) ratings

May be used for any project. A luminaire may be used if it is rated for the lighting zone of the site or for a lighting zone lower in number for all ratings B, U and G. Luminaires equipped with adjustable mounting devices permitting alteration of luminaire aiming in the field shall not be permitted. (No swivel mounted luminaires are permitted).

TABLE C-1 Allowed Backlight Rating*	LC-0	LC-1	LC-2	LC-3	LC-4
At locations greater than 2 luminaire mounting heights from property line	B1	B3	B4	B5	B5
At locations 1 to less than 2 luminaire mounting heights from property line and ideally oriented**	B1	B2	B3	B4	B4
At locations 0.5 to 1 luminaire mounting heights from property line and ideally oriented**	B0	B1	B2	B3	B3
At locations less than 0.5 luminaire mounting height to property line and properly	B0	B0	B0	B1	B2

oriented*

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

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

Please note that additional protection is provided to all residential property.

For maximum zonal lumens for Backlight, Uplight and Glare Ratings please refer to Tables A-1, A-2 and A-3 provided below.

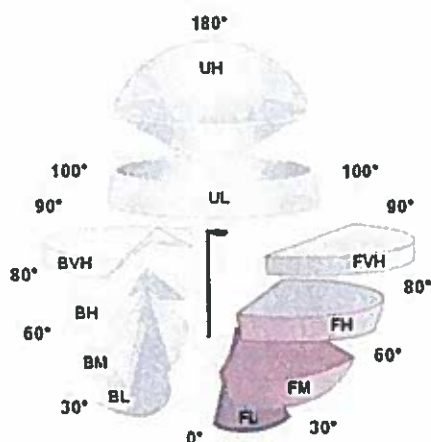


Figure 1: the revised outdoor luminaire distribution measuring system from TM-15-07 (revised)

After reviewing hundreds of candidate luminaires, the MLO task force established the three composite (BUG) ratings based on TM-15-07 (revised):

Backlight, which creates light trespass onto adjacent sites. The B rating takes into account the amount of light in the BL, BM, BH and BVH zones, which are direction of the luminaire OPPOSITE from the area intended to be lighted.

Uplight, which causes artificial sky glow. Lower uplight (zone UL) causes the most sky glow and negatively affects professional and academic astronomy. Upper uplight (UH) is mostly energy waste. The U rating accounts the amount of light into the upper hemisphere with greater concern for the lower uplight angles in UL.

Glare, which can be annoying or visually disabling. The G rating takes into account the amount of frontlight in the FH and FVH zones as well as BH and BVH zones.

Table A-1: Backlight Ratings (maximum zonal lumens)							
Backlight Rating							
Secondary Solid Angle	B0	B1	B2	B3	B4	B5	
Backlight/Trespass	BH	110	500	1000	2500	5000	>5000
	BM	220	1000	2500	5000	8500	>8500
	BL	110	500	1000	2500	500	>5000

Table A-2: Uplight Ratings (maximum zonal lumens)							
Uplight Rating							
Secondary Solid Angle		U0	U1	U2	U3	U4	U5
Uplight/ Skyglow	UH	0	10	100	500	1000	>1000
	UL	0	10	100	500	1000	>1000
	FVH	10	75	150	>150	-	-
	BVH	10	75	150	>150	-	-

Table A-3: Glare Ratings (maximum zonal lumens)							
Glare Rating for Asymmetrical Luminaire Types (Type I, II, III, IV)							
Secondary Solid Angle		G0	G1	G2	G3	G4	G5
Glare/ Offensive Light	FVH	10	250	375	500	750	>750
	BVH	10	250	375	500	750	>750
	FH	660	1800	5000	7500	12000	>12000
	BH	110	500	1000	2500	5000	>5000
Glare Rating for Asymmetrical Luminaire Types (Type V, Type V Square)							
Secondary Solid Angle		G0	G1	G2	G3	G4	G5
Glare/ Offensive Light	FVH	10	250	375	500	750	>750
	BVH	10	250	375	500	750	>750
	FH	660	1800	5000	7500	12000	>12000
	BH	110	1800	5000	7500	12000	>12000

TABLE C-2	LC-0	LC-1	LC-2	LC-3	LC-4
Allowed up light rating	U0	U1	U2	U3	U4
Allowed up light rating for street or area lighting	U0	U0	U0	U0	U0

TABLE C-3	LC-0	LC-1	LC-2	LC-3	LC-4
Allowed glare rating	G0	G1	G2	G3	G4
Any luminaire not ideally oriented*** located BETWEEN 1 to less than 2 mounting heights to any property line of concern	G0	G0	G1	G1	G2
Any luminaire not ideally oriented*** located between 0.5 to 1 mounting heights to any property line of concern	G0	G0	G0	G1	G1
Any luminaire not ideally oriented*** located with less than 0.5 mounting heights to any property line of concern	G0	G0	G0	G0	G1

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

3. Light Shielding for Parking Lot Illumination

All parking lot lighting shall have no light emitted above 90 degrees (Fully shielded luminaire).

Exception:

a) Ornamental parking lighting shall be permitted by special permit only, and shall meet the requirements of Table C-1 for Backlight, Table C-2 for up light, and Table C-3 for Glare, without the need for external field-added modifications.

PART B. PERFORMANCE METHOD

1. Total Site Lumen Limit

The total installed initial luminaire lumens of all lighting systems on the site shall not exceed the allowed total initial site lumens. The allowed total initial site lumens shall be determined using Tables D and E.

The total installed initial luminaire lumens of all are calculated as the sum of the initial luminaire lumens for all luminaires.

Table D. Performance Method allowed total initial site lumens

May be used on any commercial, institutional or industrial application.

	LC-0	LC-1	LC-2	LC-3	LC-4
Allowed lumens per SF of hardscape (excluding building footprint)	0.5	1.25	2.5	5.0	7.5
Allowed base lumens per site	0	3,500	7,000	14,000	21,000

Table E. Performance Method additional initial luminaire lumen allowances
All area and distance measurements in plan view unless otherwise noted.

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

Table E. Performance Method additional initial lumen allowances (cont.)

	LC-0	LC-1	LC-2	LC-3	LC-4
Light Application	(Lumens allowed per square foot)				
Sales or Non-sales Canopies. This allowance is lumens per unit area for the total area within the drip line of the canopy. In order to qualify for this allowance, luminaires must be located under the canopy.	0	3	6	12	18
Guard Stations. This allowance is lumens per unit area of guardhouse plus 2000 sf per vehicle lane. In order to use this allowance, luminaires must be within 2 mounting heights of a vehicle lane or the guardhouse.	0	6	12	24	36
Outdoor Dining. This allowance is lumens per unit area for the total illuminated hardscape of outdoor dining. In order to use this allowance, luminaires must be within 2 mounting heights of the hardscape area of outdoor dining	0	1	5	10	15
Drive Up Windows and ATM/Bank Walk-ups. This allowance is lumens per banking area. In order to use this allowance, luminaires must be within 20 feet of the center of the window.	0	2,000 per area	4,000 per area	8,000 per area	8,000 per area
Additional lumens allowances for service stations only. Service stations may not use any other additional allowances.					
Vehicle Service Station Hardscape. This allowance is lumens per unit area for the total illuminated hardscape area less area of buildings, area under canopies, area off property, or areas obstructed by signs or structures. In order to use this allowance, luminaires must be illuminating the hardscape area and must not be within a building, below a canopy, beyond property lines, or obstructed by a sign or other structure.	0	4	8	16	24
Vehicle Service Station Canopies. This allowance is lumens per unit area for the total area within the drip line of the canopy. In order to use this allowance, luminaires must be located under the canopy.	0	8	16	32	32
Additional lumens allowances for outdoor sales facilities only. Outdoor sales facilities may not use any other additional allowances. NOTE: lighting permitted by these allowances shall employ controls extinguishing this lighting after a curfew time to be determined by the Town.					
Outdoor Sales Lots. This allowance is lumens per square foot of uncovered sales lots used exclusively for the display of vehicles or other merchandise for sale, and may not include driveways, parking or other non sales areas and shall not exceed 25% of the total hardscape area. To use this allowance, Luminaires must be within 2 mounting heights of the sales lot area.	0	4	8	12	16

* For sites with existing lighting, existing lighting shall be included in the calculation of total installed lumens.

2. Foot Candle Standards

In addition to the Lumen Standards provided in Tables D and E, please see the following foot-candle standards provided below. A Photometric Analysis is required to demonstrate compliance with these foot candle standards.

Commercial, Industrial and Institutional Parking Lots:

Average:	No more than 2 foot candles
Min to Max Ratio:	15:1
Minimum:	.1 foot candles measured at 10 foot distance inside perimeter of parking lot

Commercial, Industrial or Institutional Storefronts:

Average:	No more than 5 foot candles
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Gas Station/Hotel Canopy:

Maximum:	20 foot-candles
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Walkways:

Maximum:	1 foot candle
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3. Maximum Light Pole Height (excluding street lights*)

ZONE DISTRICTS:

Residential Multi Family, Residential Medium Density, Residential 1, Residential Low Density, Residential Medium Density, Rural Residential and Resource Zone Districts**:

15 feet

Public Area, Commercial limited, Commercial General and Industrial Zone Districts:

25 feet

Poles higher than 25 feet are permitted through a Special Use Permit

- Please refer to Section IX for Roadway Lighting Standards

** Please refer to Town of Eagle Zoning Map

4. Limits to Off Site Impacts (Performance Method)

All luminaires shall be rated and installed using either Option A or Option B as provided below. Only one option may be used per permit application.

Option A: All luminaires shall be rated and installed according to Tables C1 through C3 as shown on pages 8 -11.

Option B: The entire outdoor lighting design shall be analyzed using industry standard lighting software (recommend AGI 32 or equivalent) including inter-reflections in the following manner:

- 1) Input data shall describe the lighting system including luminaire locations, mounting heights, aiming directions, and employing photometric data tested in accordance with IES guidelines. Buildings or other physical objects on the site within three object heights of the property line must be included in the calculations.
- 2) Analysis shall utilize an enclosure comprised of calculation planes with zero reflectance values around the perimeter of the site. The top of the enclosure shall be no less than 33 feet (10 meters) above the tallest luminaire. Calculations shall include total lumens upon the inside surfaces of the box top and vertical sides and maximum vertical illuminance (foot-candles and/or lux) on the sides of the enclosure.

The design complies if:

- a) The total lumens on the inside surfaces of the virtual enclosure are less than 15% of the total site lumen limit; and
- b) The maximum vertical illuminance on any vertical surface is less than the allowed maximum illuminance per Table F.

Table F. Maximum vertical illuminance at any point in the plane of the property line

LC-0	LC-1	LC-2	LC-3	LC-4
0.05 FC or 0.5 lux	0.1 FC or 1.0 lux	0.3 FC or 3.0 lux	0.8 FC or 8.0 lux	1.5 FC or 15 lux

V. RESIDENTIAL LIGHTING

A. General Requirements

For residential properties including multiple family residential properties not having common areas and less than 10 residential units, all outdoor luminaires shall be fully shielded and shall not exceed the allowed lumen output in Table G, Row 1.

Exceptions:

1. Any other partly shielded luminaires not exceeding the allowed lumen output in Table G - Row 3.
2. Low voltage landscape lighting aimed away from adjacent properties and not exceeding the allowed lumen output in Table G-Row 4.
3. Shielded directional flood lighting aimed so that direct glare is not visible from adjacent properties and not exceeding the allowed lumen output in Table G Row 5.
4. Open flame gas lamps.
5. Lighting installed with a vacancy sensor, where the sensor extinguishes the lights no more than 15 minutes after the area is vacated.
6. Lighting exempt per Section III (B.).
7. Porch or doorway lights at or less than 45 watt incandescent or 15 watt compact florescent shall not be required to be fully shielded

B. Requirements for Residential Landscape Lighting

1. Shall comply with Table G.
2. Shall not be aimed onto adjacent properties.

Table G. Residential lighting limits for Lighting Categories

Type of Luminaire	LC-0	LC-1	LC-2	LC-3	LC4
Row 1 Maximum allowed luminaire lumens* for each fully shielded luminaire	630	1,260	1,260	1,260	1,260
Row 2 Maximum allowed luminaire lumens* for each landscape lighting	Not allowed	525	1,050	2,100	2,100
Row 3 Maximum allowed luminaire lumens* for each unshielded directional flood lighting	Not allowed	Not allowed	1,260	2,100	2,100
Row 4 Maximum allowed luminaire lumens* for each low voltage landscape lighting	Not allowed	525	525	525	525
Row 5 Maximum allowed luminaire lumens for each shielded directional flood lighting	Not Allowed	325	1260	2100	2100

C. Maximum permitted residential lighting

Total lumens for single family homes on lots larger than .3 acres is 5,500 lumens.

Total lumens for single family lots less than .3 acres is 3,000 lumens.

Bollards (not to exceed 30 inches high) for residential walkway and driveway lighting with maximum lumens per bollard not to exceed 1,800 are not subject to the above maximum lumen allowance.

* Luminaire lumens equal initial lamp lumens for a lamp, multiplied by the number of lamps in the luminaire

VI. LIGHTING BY SPECIAL PERMIT ONLY

A. High Intensity and Special Purpose Lighting

The following lighting systems are prohibited from being installed or used except by special permit:

1. Temporary lighting in which any single luminaire exceeds 20,000 initial luminaire lumens or the total lighting load exceeds 160,000 lumens.
2. Aerial Lasers
3. Searchlights

4. Other very intense lighting defined as having a light source exceeding 200,000 initial luminaire lumens or an intensity in any direction of more than 2,000,000 candelas.

B. Complex and Non-Conforming Uses

Upon Special Permit issued by the Town, lighting not complying with the technical requirements of this ordinance but consistent with its intent may be installed for complex sites or uses including, but not limited to, the following applications:

1. Sports facilities, including but not limited to unconditioned rinks, open courts, fields, and stadiums.
2. Construction lighting.
3. Lighting for industrial sites having special requirements
4. Parking structures.
5. Ornamental and architectural lighting of bridges, public monuments, statuary and public buildings.
6. Theme and amusement parks.
7. Correctional facilities.

To obtain such a permit, applicants shall demonstrate that the proposed lighting installation:

- a. Has sustained every reasonable effort to mitigate the effects of light on the environment and surrounding properties, supported by a signed statement describing the mitigation measures. Such statement shall be accompanied by the calculations required for the Performance Method.
- b. Employs lighting controls to reduce lighting at a Project Specific Curfew ("Curfew") time to be established in the Permit.
- c. Complies with the Performance Method after Curfew.

The Town shall review each such application through procedures identified for a Special Use Permit listed in Chapter 4.03 of the Land Use and Development Code. A permit may be granted if, upon review, the Town believes that the proposed lighting will not create unwarranted glare, sky glow, or light trespass.

VII. EXISTING LIGHTING

Lighting installed prior to the effective date of this ordinance shall comply with the following.

A. Existing lighting is grandfathered as of the date of this Ordinance.

B. New Uses or Structures, or Change of Use:

Whenever there is an application for a Development Permit pursuant to Chapter 4.06 of the Land Use and Development Code or there is a change in use of a property, all outdoor lighting on the property shall be brought into compliance with this Ordinance before the new or changed use commences.

C. Additions or Alterations:

Any commercial or multi-family residential property subject to a new building permit with a valuation of work representing more than 25% of the existing valuation of the building shall require that the lighting for the entire property to comply with the provisions of this Lighting Chapter. For single family and duplex buildings, any permit with a valuation of greater than \$10,000 per unit shall require that the lighting for the entire property comply with the provisions of this Lighting Chapter.

D Resumption of Use after Abandonment:

If a commercial property with non-conforming lighting is abandoned for a period of twelve months or more, then all outdoor lighting shall be brought into compliance with this Ordinance before any further use of the property occurs. In the case of a multi-tenant building, a vacancy of one tenant for 12 or more months does not constitute an abandonment. In a multi-tenant property with a common parking lot, the entire property would have to be abandoned for a period of 12 month for this provision to be triggered.

VIII. SIGN LIGHTING

Lighting of signage shall meet the standards included in this table

4.07.005 Sign Lighting			
Sign Lighting	Acceptable Lam Types & Maximum Allowable Wattages	Controls	Maximum Mounting Height
Residential	Sign Lighting is prohibited in all Residential zone districts except for Multi-Family		
Public Area	LED - 1500 Lumens Compact Fluorescent - (2) 42 W max. Linear Fluorescent - (2) 32 W max. Incandescent - 100 W max.	Sign Lights on from dusk to dawn	See notes below
Commercial Limited	LED - 2800 Lumens Compact Fluorescent - (2) 42 W max. Linear Fluorescent - (2) 32 W max. H.I. D. - 70 W max. Incandescent - 150 W max.	Sign lights on until one hour after closing	
Commercial General	LED - 2800 Lumens Compact Fluorescent - (2) 42 W max. Linear Fluorescent - (2) 32 W max. H.I. D. - 70 W max. Incandescent - 150 W max.		
Central Business District*	LED - 2800 Lumens Compact Fluorescent - (2) 42 W max. Linear Fluorescent - (2) 32 W max. Incandescent - 100 W max.		
Industrial	LED - 2800 Lumens Compact Fluorescent - (2) 42 W max. Linear Fluorescent - (2) 32 W max. Incandescent - 150 W max.		
*Cabinet signs are prohibited except for on properties adjacent to Eby Creek Road or Market Drive. LED Lumen Output shall be limited to a visible light transmittance of 20 lumens per square foot.			
General Notes: The word "sign" refers to any object attached to or apart from a structure intended to convey advertising, image, or identification. Note that the National Electric Code (Section 305-3) allows for temporary lighting installations for up to 90 days. In all sign lighting, the source will be fully shielded from pedestrians and motorist within public right-of-way			
External Lighted Signs: Down lighting of signs is preferred Up lighting must be shielded and/or completely on the sign.			
Internally Lighted Signs: Cabinet signs, or signs with interior lighting, are to have fluorescent lamps and will not exceed 130 watts. The use of sources other than fluorescent for cabinet signs is subject to the approval of the Town of Eagle.			

IX. Roadway Lighting

Street lights constructed within Town Right of Way shall meet the standards listed in the table below.

4.07.005 Roadway Lighting			
Roadway Lighting	Acceptable Lam Types & Maximum Allowable Wattages	Controls	Maximum Mounting Height
Residential*	LED - 1500 Lumens Compact Fluorescent - (2) 42 W max. H.I.D. - 100 watts max.	Lights on dusk to dawn	20 feet
Residential Multi-Family*	LED - 1500 Lumens Compact Fluorescent - (2) 42 W max. H.I.D. - 100 watts max.		20 feet
Residential Medium Density*	LED - 1500 Lumens Compact Fluorescent - (2) 42 W max. H.I.D. - 100 watts max.		20 feet
Public Area	LED - 12,800 Lumens Compact Fluorescent - (2) 42 W max. H.I.D. - 175 watts max.		25 feet
Commercial Limited	LED - 12,800 Lumens Compact Fluorescent - (2) 42 W max. H.I.D. - 175 watts max.		30 feet; prefer 25 feet
Commercial General	LED - 12,800 Lumens Compact Fluorescent - (2) 42 W max. H.I.D. - 175 watts max.		30 feet; prefer 25 feet
Central Business District*	LED - 12,800 Lumens Compact Fluorescent - (2) 42 W max. H.I.D. - 175 watts max.		30 feet; prefer 25 feet
Industrial	LED - 12,800 Lumens Compact Fluorescent - (2) 42 W max. H.I.D. - 175 watts max.		30 feet; prefer 25 feet
*House-side shields should be used in all residential areas (to prevent roadway lighting from trespassing onto residential property).			
**Mounting height may be extended to 40 feet for special cases such as large commercial developments only upon the Town of Eagle's approval.			

Pedestrian/bike path and roadway intersection lighting

Intersections of bike path/pedestrian paths with roadways should be adequately illuminated as approved by the Town Engineer based on traffic volumes of roadway/path system and alignment.

X. Submittal Requirements

A lighting Plan shall accompany all applications for Development Permits, Building Permits and Preliminary and Final Subdivision Plans. This shall be on a separate Lighting Plan drawing. The lighting plan and lighting specifications shall show:

1. Type of lighting equipment
2. Luminaire and Lumen Output per luminaire
3. Fixture location
4. Mounting heights
5. BUG Rating per luminaire
6. Manufacture catalog or specifications
7. Scaled Drawings
8. Photometric plan showing foot-candle illumination for all commercial, industrial and institutions applications. This is only a requirement for those applications using the Performance Method

XI. PROHIBITIONS

1. All mercury vapor sources. Existing fixtures shall be modified within one year of the date of this Ordinance to accommodate more current technologies such as metal halide, or fluorescent lamp sources.
2. Any search light or laser light used for the purpose of advertising or as a beacon
3. Blinking, tracing or flashing lights (except for traffic control lighting)
4. Exterior neon sources require a Special Permit.

XII. VARIANCES

Requests can be made to the Planning and Zoning Commission to vary from the standards contained in this Chapter. The Planning Commission shall consider the application based on the following standards:

1. The requested variance is in compliance with the Town Policy regarding the preservation of dark night skies.
2. The proposed lighting will not significantly affect adjacent properties.
3. The overall lighting plan is a reasonable attempt to comply with the Town standards and the overall plan is a well-conceived and attractive application of lighting to the built environment.

Review process shall be the same as for granting a Design Variance in accordance with Chapter 4.07.060 of the Land Use and Development Code. The above referenced standards shall be met in addition to the required findings listed in Chapter 4.07.060.

XIII. RESIDENTIAL PORCH LIGHTING

Please see the following lighting shielding requirements for residential porch and outside door lighting applications.

4.07.005 Lamp Shielding and Special Application Charts			
Refer to this chart for shielding instructions for all exterior lighting application.			
Lamp Wattage	Incandescent	Fluorescent	HID
Less than 35	None	None	N/A
36-75	None	None	Low
76-100	Low	Low	Medium
101-150	Medium	Medium	Medium
151-250			Medium
251-500			Full
501-1000			Full
1001+			Full
Legend:			
None	No shielding (IESNA non-cutoff)		
Low	Low Shielding (IESNA Semi-cutoff)		
Medium	Medium Shielding (IESNA full-cutoff)		
Full	Full Shielding (lamp shielded from view outside of property)		
Full	Prohibited (see "Exemptions")		
	1. Requires a semi-cutoff fixture that emits sunlight above horizontal but least than a non-cutoff fixture." 2. Requires a full cutoff fixture that allows no emission of light above horizontal. 3. Requires a fixture containing internal and/or external shields and louvers to provide brightness from lamps, reflectors, refractors and lenses from causing flare at normal viewing angles.		

XIII. DEFINITIONS

Absolute Photometry	Photometric measurements (usually of a solid-state luminaire) that directly measures the footprint of the luminaire. Reference Standard IES LM-79
Architectural Lighting	Lighting designed to reveal architectural beauty, shape and/or form and for which lighting for any other purpose is incidental.
Authority	The adopting municipality, agency or other governing body.
Astronomic Time Switch	An automatic lighting control device that switches outdoor lighting relative to time of solar day with time of year correction.
Backlight	For an exterior luminaire, lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be the same as front light.
BUG	A luminaire classification system that classifies backlight (B), up light (U) and glare (G).
Canopy	A covered, unconditioned structure with at least one side open for pedestrian and/or vehicular access. (An unconditioned structure is one that may be open to the elements and has no heat or air conditioning.)
Common Outdoor Areas	One or more of the following: a parking lot; a parking structure or covered vehicular entrance; a common entrance or public space shared by all occupants of the domiciles.
Curfew	A time defined by the authority when outdoor lighting is reduced or extinguished.
Emergency conditions	Generally, lighting that is only energized during an emergency; lighting fed from a backup power source; or lighting for illuminating the path of egress solely during a fire or other emergency situation; or, lighting for security purposes used solely during an alarm.
Foot-candle (FC)	The unit of measure expressing the quantity of light received on a surface. One foot-candle is the illuminance produced by a candle on a surface one foot square from a distance of one foot.
Forward Light	For an exterior luminaire, lumens emitted in the quarter sphere below horizontal and in the direction of the intended orientation of the luminaire.
Fully Shielded Luminaire	A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.
Glare	Lighting entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.
Hardscape	Permanent hardscape improvements to the site including parking lots, drives, entrances, curbs, ramps, stairs, steps, medians, walkways and non-vegetated landscaping that is 10 feet or less in width. Materials may include concrete, asphalt, stone, gravel, etc.
Hardscape Area	The area measured in square feet of all hardscape. It is used to calculate the Total Site Lumen Limit in both the Prescriptive Method and Performance Methods. Refer to Hardscape definition.
Hardscape Perimeter	The perimeter measured in linear feet is used to calculate the Total Site

	Lumen Limit in the Performance Method. Refer to Hardscape definition.
IDA	International Dark-Sky Association.
IESNA	Illuminating Engineering Society of North America.
Impervious Material	Sealed to severely restrict water entry and movement.
Industry-Standard Lighting Software	Lighting software that calculates point-by-point illuminance that includes reflected light using either ray-tracing or radiosity methods.
Lamp	A generic term for a source of optical radiation (i.e. "light"), often called a "bulb" or "tube". Examples include incandescent, fluorescent, high-intensity discharge (HID) lamps, and low pressure sodium (LPS) lamps, as well as light-emitting diode (LED) modules and arrays.
Landscape Lighting	Lighting of trees, shrubs, or other plant material as well as ponds and other landscape features.
LED	Light-Emitting Diode.
Light Pollution	Any adverse effect of artificial light including, but not limited to, glare, light trespass, sky-glow, energy waste, compromised safety and security, and impacts on the nocturnal environment.
Light Trespass	Light that falls beyond the property it is intended to illuminate.
Lighting	"Electric" or "man-made" or "artificial" lighting. See "lighting equipment".
Lighting Equipment	Equipment specifically intended to provide gas or electric illumination, including but not limited to, lamp(s), luminaire(s), ballast(s), poles, posts, lens(s), and related structures, electrical wiring, and other necessary or auxiliary components.
Lighting Zone	An overlay zoning system establishing legal limits for lighting for particular parcels, areas, or districts in a community.
Low-Voltage Landscape Lighting	Landscape lighting powered at less than 15 volts and limited to luminaires having a rated initial luminaire lumen output of 525 lumens or less.
Lumen	The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from "watt," a measure of power consumption).
Luminaire	The complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.
Luminaire Lumens	For luminaires with relative photometry per IES, it is calculated as the sum of the initial lamp lumens for all lamps within an individual luminaire, multiplied by the luminaire efficiency. If the efficiency is not known for a residential luminaire, assume 70%. For luminaires with absolute photometry per IES LM-79, it is the total luminaire lumens. The lumen rating of a luminaire assumes the lamp or luminaire is new and has not depreciated in light output.
Lux	The SI unit of illuminance. One lux is one lumen per square meter. 1 lux is a unit of incident illuminance approximately equal to 1/10 foot-candle.
Mounting Height	The height of the photometric center of a luminaire above grade level.
New Lighting	Lighting for areas not previously illuminated; newly installed lighting of any type except for replacement lighting or lighting repairs.
Object	A permanent structure located on a site. Objects may include statues or artwork, garages or canopies, outbuildings, etc.
Object Height	The highest point of an entity, but shall not include antennas or similar structures.

Ornamental lighting	Lighting that does not impact the function and safety of an area but is purely decorative, or used to illuminate architecture and/or landscaping, and installed for aesthetic effect.
Ornamental Street Lighting	A luminaire intended for illuminating streets that serves a decorative function in addition to providing optics that effectively deliver street lighting. It has a historical period appearance or decorative appearance, and has the following design characteristics: • designed to mount on a pole using an arm, pendant, or vertical tenon; • opaque or translucent top and/or sides; • an optical aperture that is either open or enclosed with a flat, sag or drop lens; • mounted in a fixed position; and • With its photometric output measured using Type C photometry per IESNA LM-75-01.
Outdoor Lighting	Lighting equipment installed within the property line and outside the building envelopes, whether attached to poles, building structures, the earth, or any other location; and any associated lighting control equipment.
Partly Shielded Luminaire	A luminaire with opaque top and translucent or perforated sides, designed to emit most light downward.
Pedestrian Hardscape	Stone, brick, concrete, asphalt or other similar-finished surfaces intended primarily for walking, such as sidewalks and pathways.
Photoelectric Switch	A control device employing a photocell or photodiode to detect daylight and automatically switch lights off when sufficient daylight is available.
Property line	The edges of the legally-defined extent of privately owned property.
Relative Photometry	Photometric measurements made of the lamp plus luminaire, and adjusted to allow for light loss due to reflection or absorption within the luminaire. Reference standard: IES LM-63.
Repair(s)	The reconstruction or renewal of any part of an existing luminaire for the purpose of its ongoing operation, other than relamping or replacement of components including capacitor, ballast or photocell. Note that retrofitting a luminaire with new lamp and/or ballast technology is not considered a repair and for the purposes of this ordinance the luminaire shall be treated as if new. "Repair" does not include normal relamping or replacement of components including capacitor, ballast or photocell.
Replacement Lighting	Lighting installed specifically to replace existing lighting that is sufficiently broken to be beyond repair.
Sales area	Uncovered area used for sales of retail goods and materials, including but not limited to automobiles, boats, tractors and other farm equipment, building supplies, and gardening and nursery products.
Seasonal Lighting	Temporary lighting installed and operated in connection with holidays or traditions.
Shielded Directional Luminaire	A luminaire that includes an adjustable mounting device allowing aiming in any direction and contains a shield, louver, or baffle to reduce direct view of the lamp.
Sign	Advertising, directional or other outdoor promotional display of art, words and/or pictures.
Sky Glow	The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or

	sideways and reduces one's ability to view the night sky.
Temporary lighting	Lighting installed and operated for periods not to exceed 60 days, completely removed and not operated again for at least 30 days.
Third Party	A party contracted to provide lighting, such as a utility company.
Time Switch	An automatic lighting control device that switches lights according to time of day.
Translucent	Allowing light to pass through, diffusing it so that objects beyond cannot be seen clearly (not transparent or clear).
Unshielded Luminaire	A luminaire capable of emitting light in any direction including downwards.
Up light	For an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plane.
Vertical Illuminance	Illuminance measured or calculated in a plane perpendicular to the site boundary or property line.

XI. (Optional) Street Lighting Ordinance

Note to the adopting authority: the intent of this section is that it only applies to streets and not to roadways or highways.

A. Preamble

The purpose of this Ordinance is to control the light pollution of street lighting, including all collectors, local streets, alleys, sidewalks and bikeways, as defined by ANSI/IES RP-8 Standard Practice for Roadway and Street Lighting and in a manner consistent with the Model Lighting Ordinance.

B. Definitions

Roadway or Highway lighting is defined as lighting provided for freeways, expressways, limited access roadways, and roads on which pedestrians, cyclists, and parked vehicles are generally not present. The primary purpose of roadway or highway lighting is to help the motorist remain on the roadway and help with the detection of obstacles within and beyond the range of the vehicle's headlights.

Street lighting is defined as lighting provided for major, collector, and local roads where pedestrians and cyclists are generally present. The primary purpose of street lighting is to help the motorist identify obstacles, provide adequate visibility of pedestrians and cyclists, and assist in visual search tasks, both on and adjacent to the roadway.

Ornamental Street Lighting is defined as a luminaire intended for illuminating streets that serves a decorative function in addition to providing optics that effectively deliver street lighting. It has a historical period appearance or decorative appearance, and has the following design characteristics:

1. designed to mount on a pole using an arm, pendant, or vertical tenon;
2. opaque or translucent top and/or sides;
3. an optical aperture that is either open or enclosed with a flat, sag or drop lens;
4. mounted in a fixed position; and
5. with its photometric output measured using Type C photometry per IESNA LM-75-01.

C. Scope

All street lighting not governed by regulations of federal, state or other superseding jurisdiction.

EXCEPTION: lighting systems mounted less than 10.5 feet above street level and having less than 1,000 initial lumens each.

D. Master Lighting Plan

The Authority shall develop a Master Lighting Plan based on the American Association of State Highway and Transportation Officials (AASHTO) Roadway Lighting Design Guide GL-6, October 2005, Chapter 2. Such plan shall include, but not be limited to, the Adoption of Lighting Zones and:

1. Goals of street lighting in the jurisdiction by Lighting Category
2. Assessment of the safety and security issues in the jurisdiction by Lighting Category
3. Environmentally judicious use of resources by Lighting Category
4. Energy use and efficiency by Lighting Zone
5. Curfews to reduce or extinguish lighting when no longer needed by Lighting Category

E. Warranting

The Authority shall establish a warranting process to determine whether lighting is required. Such warranting process shall not assume the need for any lighting nor for continuous lighting unless conditions warrant the need. Lighting shall only be installed where warranted.

F. Light Shielding and Distribution

All street lighting shall have no light emitted above 90 degrees.

Exception: Ornamental street lighting for specific districts or projects shall be permitted by special permit only, and shall meet the requirements of Table H below without the need for external field-added modifications.

Table H. Uplight control requirements for ornamental street lights (by special permit only)

Lighting Zone	Maximum Uplight Rating
LC-0	U-0
LC-1	U-1
LC-2	U-2
LC-3	U-3
LC-4	U-4

Sign Code

Friday, November 4, 2016 5:19 PM

<https://www.planning.org/media/video/9114121/>

Section 10-50.100.090

Temporary Signs (former Code)

- A. Purpose
- B. General to All
- C. Specific to Commercial and Industrial Zones ...

Temporary Signs:	Temporary Signs:	Temporary Signs:
Approved Temporary Uses	New Occupancy or Use	A-frame or Upright Sign
City and Non-Profit Events	Grand Opening	Vertical Banner Sign
City Special Recreation Events	Promotional or Seasonal Sale	Wall Banner Sign
Temp. Directional Signs	Going-Out-of-Business	Window Sign
On-Premises Business Signs	A-Frame at Secondary Entrance	
Temp. Construction Signs		
Real Estate Signs		
Sign Values		

But these standards are not content neutral!!

Reed v. Gilbert: One Year Later

Sign Categories - Functional

- Advertising / Commercial
- Directional
- Governmental / Flags
- Identification / Nomenclatures
- Real Estate
- Temporary
- Political / Opinion / Election
- Time & Temperature
- Construction
- Menu Boards
- Logos



24:21 / 1:29:14

This webinar looks at the U. S. Supreme Court's June 2015 Reed v. Town of

Reed v. Gilbert: One Year Later

Applicability

- Added a Substitution Clause
- Provides that any non-commercial message may be substituted for a commercial message or any non-commercial message changed to a different non-commercial message on a sign without the need for a permit
- Exemptions
- Comprehensive review -- many removed

1:01:36 / 1:29:14



To: Planning & Zoning Commission

From: Chad Philips, Director, Community Development Department
Jessica Lake, Planner I, Community Development Department
Peyton Heitzman, Planner I, Community Development Department
Angie Kyle, Administrative Technician II, Community Development Department

Date: August 4, 2020

Agenda Item: Community Development Department Update

REQUEST: At the June 2, 2020 meeting of the Planning & Zoning Commission, the Commission directed staff to provide monthly updates.

QUESTIONS AND ANSWERS:

The Planning & Zoning Commission asked about a lighting plan or updated standards that had been completed but never adopted.

- Staff located the updated lighting standards dated 2012 and has included it in the packet under the Worksession items.

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE:

Comprehensive Plan / Land Use Code Update

- Staff has bi-monthly meetings with Logan Simpson to discuss updates and progress with Elevate Eagle and the Land Use Code Update.
- Chapter 5 of the Comprehensive Plan was reviewed at the July 21st meeting of the Planning & Zoning Commission. Staff has taken those comments and has presented a revised draft of Chapter 5 for P&Z's consideration.
- Chapter 5 of the Comprehensive Plan will be reviewed by Town Council on Tuesday, August 18th at 4:00 pm.
- Staff is working with Logan Simpson to break out the Action Items into the new Chapter 6.
- Logan Simpson has drafted the Administrative Chapter of the Land Use Code, staff has not received the draft yet.

Sub Area Planning

- Hwy 6 Corridor Study
 - RFP is live on the Town's website.
 - Bill Shrum has received 6 proposals as of July 30th.
- Red Development / Chambers East Sub Area Plan
 - The contract for this sub area plan should be finalized within the next week or two.

P&Z appointments

- Staff is working on advertisements.

Community Core Software

- Planning staff is working on migrating land use files to the Community Core software. This software is currently used for building permits.
 - This work will be ongoing for the foreseeable future.

A Planner of the Day schedule has been implemented to field zoning questions from the public. Staff received (16) questions in July; many of these questions require ongoing conversations.

APPLICATIONS IN PROGRESS:

Pre-Application Meetings:

- (3) pre-application meetings took place in July; and (1) is scheduled to date for August

Red Mountain Ranch

- Town Council approved a revised Petition for Annexation on July 28, 2020; the hearing date for Annexation, PUD and Final Plat has been set for September 22, 2020.
- Staff is working with the consultant, McCool Development Solutions, to Publicly Notice for the Annexation, PUD and Final Plat.

Annexations

- (2) petitions for annexation are currently in various stages of the process, hearing dates for these annexations have not been set yet.

Noticed Files

- (0) files were publicly noticed in July
- (1) application was received in July and will be noticed once substantial completeness is determined.

Administrative Files

- An encroachment permit was issued on July 21st for sidewalk seating for The Assembly restaurant in Eagle Ranch.
- (2) sign permit application were received and approved in July.

Zoning Reviews – Building Permit Applications

- Zoning review was completed by staff and Eagle Ranch DRB for Talon Flats.
 - Public Works, Fire, and Building are working with the Developer on review comments that must be addressed before a Building Permit can be issued.
- Zoning review is pending for Broadway Station.
 - Planning, Public Works, Fire and Building are working with the Developer on review comments that must be addressed before a Building Permit can be issued.
- Zoning review completed for 210 Freestone (Eagle Ranch Apartments) – next step will be TCO.

Code Enforcement

- Planning staff has (2) active Code Enforcement cases.
- Building staff has (2) active Code Enforcement Cases

Building Permits

- 1393 Chambers Avenue (Minor Development Permit approved by P&Z in 2019)
 - TCO
 - Tenant Improvement Permits have been applied for by Quiet Kat and Sherwin Williams
- (52+/-) active residential remodel projects
- (20+/-) active residential new builds
- (5+/-) active commercial remodel projects
- (2) commercial new builds (Talon Flats and Broadway Station – see additional notes above)

TOWN COUNCIL:

- Council approved Resolution 42 Series 2020 for the Final Plat for Lot 16, Soleil Homes at Brush Creek Filing 2, Phase II. – CT20-02 Soleil Duplex
- Council approved Resolution 41 Series 2020 accepting the Petition for Annexation of Red Mountain Ranch.
- Council approved a reimbursement agreement between the Town and William and Nancy Powell.
- Council approved Ordinance 14 Series 2020 Amending Title 5 Mobile Vending.