

Topic: Lighting
Resource Type: Regulations
State: Idaho
Jurisdiction Type: Municipal
Municipality: Town of Hailey
Year (adopted, written, etc.): 2002
Community Type - applicable to: Suburban; Rural
Title: Town of Hailey Outdoor Lighting Ordinance
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Abstract

In June of 2002, the town of Hailey adopted a local ordinance requiring the reduction of nighttime lighting, to “protect and reclaim the ability to view the night sky.” The law regulates light pollution by requiring outdoor lighting to shine downward only, and by regulating the illuminance or brightness level. Energy conservation and the ability to view the night sky are the primary environmental benefits. All residents and businesses must comply with the regulation within 1-3 years of its adoption. There has been little controversy, if any, over its implementation and many residents and businesses have already complied.

Resource

ORDINANCE NUMBER 812

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING HAILEY ZONING ORDINANCE #532, BY ADDING A NEW ARTICLE VIIIB, TO BE KNOWN AS THE "OUTDOOR LIGHTING ORDINANCE" ESTABLISHING STANDARDS AND RECOMMENDATIONS FOR EXTERIOR LIGHTING, PROVIDING FOR GENERAL PROVISIONS, APPLICABILITY, DEFINITIONS, STANDARDS, PROCEDURES, VIOLATIONS AND LEGAL ACTIONS; AMENDING ARTICLE VIA, DESIGN REVIEW, REQUIRING AN EXTERIOR LIGHTING PLAN; AMENDING ARTICLE VIII, FENCES AND SIGNS, TO REQUIRE EXTERNALLY LIGHTED SIGNS TO COMPLY WITH ARTICLE VIIIB; AMENDING ARTICLE VIIIA, WIRELESS FACILITIES, TO REQUIRE A LIGHTING PLAN AND TO REQUIRE FACILITY LIGHTING COMPLY WITH ARTICLE VIIIB; AMENDING ARTICLE IX TO REQUIRE ALL PARKING AREA LIGHTING TO COMPLY WITH ARTICLE VIIIB; AMENDING ARTICLE X, PLANNED UNIT DEVELOPMENT (P.U.D.) TO REQUIRE A LIGHTING PLAN ON ALL P.U.D. APPLICATIONS; AMENDING ARTICLE XI, CONDITIONAL USE PERMITS, TO REQUIRE AN EXTERIOR LIGHTING PLAN ON APPLICATIONS FOR CONDITIONAL USE PERMITS; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hailey City Council has found that the following amendments to the Hailey Zoning Ordinance will conform with the Hailey Comprehensive Plan; and

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

WHEREAS, the amendments will promote the safety and welfare of Hailey residents and the general public; and

WHEREAS, unnecessarily bright and improperly designed or installed luminaires cause glare, which can result in hazardous circulation conditions for all modes of transportation, cause light pollution which diminishes the ability to view the night sky and creates an unattractive townscape, and results in light trespass and wasted resources; and

WHEREAS, the City of Hailey desires to help residents, builders and developers comply with Hailey's Design Review Guidelines for exterior lighting by providing clearly articulated standards; and

WHEREAS, the people who live in and near Hailey value the natural environment, including the beauty, high quality, and visibility of the night sky, and desire to protect it as it adds to the rural character, quality of life and economic well being of the City; and

WHEREAS, these standards for exterior lighting will result in a safer and more pleasant environment.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO:SECTION 1 - ARTICLE VIIIB, OUTDOOR LIGHTING Hailey Zoning Ordinance # 532 is hereby amended by adding Article VIIIB, Outdoor Lighting, in its entirety.

8B.1 General Provisions

a. Title - Article VIIIB together with the amendments thereto, shall be known and may be cited as the Hailey Outdoor Lighting Ordinance.

b. Purposes - The general purpose of Article VIIIB is to protect and promote the public health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting. This Article establishes standards for exterior lighting in order to accomplish the following:

1. To provide safe roadways for motorists, cyclists and pedestrians;
2. To protect against direct glare and excessive lighting;
3. To ensure that sufficient lighting can be provided where needed to promote safety and security;

4. To prevent light trespass in all areas of the City;
5. To protect and reclaim the ability to view the night sky;
6. To allow for flexibility in the style of lighting fixtures;
7. To provide lighting guidelines;
8. To provide assistance to property owners and occupants in bringing non-conforming lighting into conformance with this Article; and
9. To work with other jurisdictions within Blaine County to meet the purposes of this Article.

8B.2 Applicability

8B.2.1 New Lighting.

All exterior lighting installed after the effective date of this Article shall conform to the standards established by this Article.

8B.2.2 Existing Lighting.

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

1. All existing exterior lighting located on a subject property that is part of an application for design review approval, a conditional use permit, subdivision approval, or a building permit is required to be brought into conformance with this Article before issuance of a Certificate of Occupancy, final inspection or final plat recordation, when applicable. For other permits, the applicant shall have a maximum of thirty (30) days from date of permit issuance to bring the lighting into conformance.
2. All other existing exterior lighting on property used for commercial purposes that is not in conformance with this Article shall be brought into conformance with this Article within thirty-six (36) months from the date of adoption of this Article, by June 19, 2005.
3. All existing exterior lighting on property used for residential, institutional, public and semi-public uses, not affected by Section 8B.2.2 (1) above, that does not comply with this Article is required to be brought into conformance with this Article within twelve (12) months from the date of adoption of the Ordinance, by June 19, 2003.
4. All existing exterior lighting subject to Hailey Ordinance No. 753, known as "Idaho Power Franchise Agreement", shall be brought into conformance with this Article within one year from the date of adoption of this Article, by June 19, 2003.

8B.3 Definitions.

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

Area light. A luminaire equipped with a lamp that produces over one thousand eight hundred (1,800) lumens. Area lights include, but are not limited to, streetlights, parking lot lights and yard lights. (See Table 1, for light output of various lamps).

Average horizontal footcandle. The average level of illuminance for a given situation (with snow cover if that is to be expected in the given situation) measured at ground level with the light meter placed parallel to the ground.

Building Official. The City of Hailey Building Official.

Eighty-five (85) degree cut-off type of luminaires. Luminaires that do not allow light to escape above an eighty-five (85) degree angle measured from a vertical line from the center of the lamp extended to the ground (see Figure 2)

Exterior lighting. Temporary or permanent lighting that is installed, located or used in such a manner to cause light rays to shine outdoors. Luminaires that are indoors that are intended to light something outside are considered exterior lighting for the purpose of this Article.

Flood light. A lamp that produces up to one thousand eight hundred (1,800) lumens and is designed to flood a well-defined area with light. (See Table 1 for light output of various lamps)

Footcandle (fc). The American unit used to measure the total amount of light cast on a surface (illuminance). One footcandle is equivalent to the illuminance produced by a source of one candle at a distance of one foot. For example, the full moon produces .01 s. s are measured with a light meter. One footcandle is approximately equal to ten (10) lux, the British unit used to measure illuminance.

Full cut-off luminaires. A luminaire designed and installed where no light is emitted at or above a horizontal plane running through the lowest point on the luminaire. (See Figure 1)

Fully shielded. The luminaire incorporates a solid barrier (the shield), which permits no light to escape through the barrier. (See Figure 4)

Glare. Stray, unshielded light striking the eye that may result in (a) nuisance or annoyance glare such as light shining into a window; (b) discomfort glare such as bright light causing squinting of the eyes; (c) disabling glare such as bright light reducing the ability of the eyes to see into shadows or (d) reduction of visual performance.

Holiday lighting. Strings of individual lamps, where the lamps are at least three inches apart and the output per lamp is not greater than fifteen (15) lumens.

Illuminance. The amount of light falling on any point of a surface measured in footcandles or lux. IESNA. Illuminating Engineering Society of North America (IES or IESNA). The professional society of lighting engineers.

IESNA Recommended Practices. The current publications of the IESNA setting forth illuminance levels.

Lamp. The generic term for an artificial light source, to be distinguished from the whole assembly (see Luminaire). Commonly referred to as "bulb".

Light. The form of radiant energy acting on the retina of the eye to make sight possible.

Light pollution. Any adverse effect of manmade light including, but not limited to, discomfort to the eye or diminished vision due to glare, light trespass, uplighting, the uncomfortable distraction to the eye, or any manmade light that diminishes the ability to view the night sky.

Light trespass. Light falling on the property of another or the public right-of-way when it is not required to do so.

Lighting. Any or all parts of a luminaire that function to produce light.

Lighting Administrator. A City official designated by the Planning & Zoning Administrator to administer, interpret, and enforce the Hailey Outdoor Lighting Ordinance, and make recommendations thereunder.

Lumen. The unit used to quantify the amount of light energy produced by a lamp at the lamp. Lumen output of most lamps is listed on the packaging. For example, a 60-watt incandescent lamp produces 950 lumens while a 55-watt low-pressure sodium lamp produces 8000 lumens.

Luminaire. A complete lighting unit, consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and to connect the lamps to the power. When used, includes ballasts and photocells. Commonly referred to as "fixture".

Maintained illuminance. The condition that occurs after 200 hours of lamp use prior to a point where luminaire cleaning is necessary. Measurements are taken at ground level with sensor parallel to the ground for horizontal illuminance and measured at 5 feet above ground with sensor perpendicular to the ground for vertical illuminance.

Non-essential lighting. Lighting that is not necessary for an intended purpose after the purpose has been served. Does not include any lighting used for safety and/or public circulation purposes.

Partially shielded. The luminaire incorporates a translucent barrier, the "partial shield" around the lamp that allows some light to pass through the barrier while concealing the lamp from the viewer. (See Figure 3)

Planning and Zoning Administrator. The City of Hailey Planning and Zoning Administrator.

Skyglow. The overhead glow from light emitted sideways and upwards. Skyglow is caused by the reflection and scattering of light by dust, water vapor and other particles suspended in the atmosphere. Skyglow reduces one's ability to view the night sky.

Temporary lighting. Lighting that is intended to be used for a special event for seven days or less.

Uplighting. Fully shielded lighting that is directed in such a manner as to shine light rays above the horizontal plane.

8B.4 Outdoor Lighting Standards

8B.4.1 General Standards

a. All exterior lighting shall be designed, located and lamped in order to prevent:

1. Overlighting;
2. Energy waste;
3. Glare;
4. Light Trespass;
5. Skyglow.

b. All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

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

d. Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.

e. Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.

8B.4.2 Type of Luminaires.

All exterior lighting shall use full cut-off luminaires with the light source downcast and fully shielded, with the following exceptions:

a. Luminaires that have a maximum output of four hundred (400) lumens per fixture, regardless of number of lamps (equal to one forty [40] watt incandescent light), may be left unshielded provided the luminaire has an opaque top or is under an opaque structure. (see Figure 5).

b. Luminaires that have a maximum output of one thousand (1,000) lumens per fixture, regardless of number of lamps (equal to one sixty [60] watt incandescent light) may be partially shielded provided the lamp is not visible, and the luminaire has an opaque top or is under an opaque structure. (See Figure 3)

c. Floodlights with external shielding shall be angled provided that no light is directed above a twenty-five (25) degree angle measured from the vertical line from the center of the light extended to the ground, and only if the luminaire does not cause glare or light to shine on adjacent property or public rights-of-way (see Figure 6). Photocells with timers that allow a floodlight to go on at dusk and off by 11:00 p.m. are encouraged.

d. Residential holiday lighting from November 1st to February 1st. Flashing holiday lights on residential properties are discouraged. Holiday lights are encouraged to be turned off by 11:00 p.m.

e. Commercial holiday lighting from November 1st to March 15th. Flashing holiday lights are prohibited. Holiday lights are encouraged to be turned off after the close of business.

f. Sensor activated luminaires, provided:

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

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

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

g. Vehicular lights and all temporary emergency lighting needed by the Fire and Police Departments, or other emergency services.

h. Uplighting for flags provided the flag is of a government and the maximum lumen output is one thousand three hundred (1,300) lumens. Flags are encouraged to be taken down at sunset to avoid the need for lighting.

i. Lighting of radio, communication and navigation towers; provided the owner or occupant demonstrates that the Federal Aviation Administration (FAA) regulations can only be met through the use of lighting that does not comply with Article VIII B, and that the provisions of Article VIII A.7.4 (d) are otherwise met.

j. Airport Lighting. Lighting at Friedman Memorial Airport, provided the owner or occupant demonstrates that the Federal Aviation Administration (FAA) regulations can only be met through the use of lighting that does not comply with this Article.

k. Neon Lights. Neon lights permitted pursuant to the sign ordinance,
Section 8.2, et seq.

l. Luminaires used for playing fields shall be exempt from the height restriction provided all other provisions of this Article are met and the light is used only while the field is in use.
8B.4.3 Placement and Height of Luminaires

a. Parking area luminaires shall be no taller than seventeen (17) feet from the ground to their tallest point. Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level.

b. Freestanding luminaires on private property in residential zones shall be mounted at a height equal to or less than the sum of $H=(D/3)+3$, where D is the distance in feet to the nearest property boundary, but shall not be higher than fifteen (15') from ground level to the top of the luminaire, whichever is less. Example:

Pole Height Distance to Property Line

15 feet 36 feet ($36/3 = 12+3=15$)

12 feet 27 feet ($27/3 = 9+3=12$)

9 feet 18 feet ($18/3 = 6+3=9$)

c. Streetlights used on arterial roads may exceed twenty (20) feet in height, with the recommendation by the City Council, and only with a finding that exceeding 20 feet is necessary to protect the safety of the residents of Hailey.

d. Luminaires used for playing fields shall be exempt from the height restriction provided all other provisions of this Article are met and the lights are used only while the field is in use.

8B.4.4 Illuminance and Type of Lamp

a. Illuminance levels for parking lots, sidewalks, and other walkways affected by side-mounted building lights, and freestanding sidewalk lights (not streetlights) shall not exceed illuminance levels listed in the most current IESNA Recommended Practices. The City of Hailey recognizes that not every such area will require lighting.

b. Parking lot lighting shall not exceed an overall average illumination of 1.5 footcandles.

c. Streetlights shall be high-pressure sodium, low-pressure sodium or metal halide, unless otherwise determined that another type is more efficient.

Streetlights along residential streets shall be limited to a seventy (70) watt high-pressure sodium (hps) light with a lumen output of sixty-four hundred (6400). Street lights along non-residential streets or at intersections shall be limited to one hundred (100) watts hps, with a lumen output of ninety-five hundred (9500), except that lights at major intersections on state highways shall be limited to two hundred fifty (250) watts hps. If a light type other than high-pressure sodium, is permitted, then the equivalent output shall be the limit for the other light type (see Table 1).

d. All existing and/or new exterior lighting shall not cause light trespass and shall protect adjacent properties from glare and excessive lighting.

8B.4.5 Tables and Information Sheets.

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

8B.5 Procedure.

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

b. The Lighting Administrator shall review any new exterior lighting or any existing exterior lighting on subject property that is part of an application for design review, conditional use permit, planned unit development, subdivision approval, applicable sign permits or building permit, to determine whether the exterior lighting complies with the standards of this

Article VIII B.

c. The Lighting Administrator shall convey in writing a recommendation whether the exterior lighting complies with the standards of this Article VIII B to the Building Official, the Hailey Design Review Committee, the Hailey Planning & Zoning Commission, or the Hailey Mayor and City Council, as the case may be, before any review or hearing on a building permit, design review, conditional use permit, planned unit development, subdivision application, or applicable sign permit.

d. For all other exterior lighting which must conform to the requirements of Article VIII B, the Lighting Administrator shall issue a decision whether the exterior lighting complies with the standards of this Article VIII B. All such decisions may be appealed to the Hailey Planning & Zoning Commission within thirty (30) days of the decision.

8B.6 Violations and Legal Actions.

8B.6.1 If the Lighting Administrator finds that any provision of this Article is being violated, the Lighting Administrator shall give notice by hand delivery or by certified mail, return receipt requested, of such violation to the owner and/or to the occupant of such premises, demanding that the violation be abated within thirty (30) days of the date of hand delivery or of the date of mailing of the notice. The Planning Department Staff shall be available to assist in working with the violator to correct said violation. If the violation is not abated within the thirty (30) day period, the Lighting Administrator may institute actions and proceedings, either legal or equitable, to enjoin, restrain or abate any violations of this Article.

SECTION 2

Article VI A, Design Review, Section 6A.6 (c) 6, Application, of Hailey Zoning Ordinance #532 is hereby amended by adding new language:

6A.6 The Application.

The following information is required thirty-nine (39) days before the project can be reviewed by the Planning and Zoning Commission. Applications for review by the Design Review Committee shall submit any or all of the following information, as requested by the Planning Staff.

a. The project name.

- b. The specific location of the project.
- c. Six (6) prints, prepared in a professional manner, showing at a minimum the following:
 - 1. Vicinity map, to scale, showing the project location in relationship to neighboring buildings and the surrounding area.
 - 2. Site plan, to scale, showing proposed parking, loading, and general circulation.
 - 3. Detailed elevations of all sides of the proposed building and other exterior elements.
 - 4. Sign plan.
 - 5. Landscape plan.
 - 6. Exterior Lighting plan, pursuant to Article VIII B, of this Ordinance.
 - 7. Floor plan.
 - 8. Utilities plan.
 - 9. Drainage plan. (These plans may be combined on the same sheets)
- d. Applicant name(s) and representative (if any).
- e. Other information as required by the Administrator or the Commission.
- f. Payment of fees (established by resolution).

SECTION 3

Article VIII, Fences and Signs, 8.2.10, Lighting, of Hailey Zoning Ordinance #532 is hereby amended by adding new language: Lighting: Allowed methods of illumination are divided into several types as described below; all other forms of sign lighting, with the exception of neon lighting as regulated by this Ordinance, are prohibited. All lighted signs shall comply with lighting standards as set forth in Article VIII B, of this Ordinance.

- a. Unlighted. A sign with neither an internal light nor an external source intended specifically for the purpose of lighting the sign.
- b. Internally Lighted. A sign with an internal light intended to illuminate translucent portions of the sign.
- c. Externally Lighted. A sign with an external light source intended specifically to illuminate the sign. External light fixtures which produce glare shall not be permitted.

SECTION 4

Article VIII A, Wireless Facilities, is hereby amended by adding the following underlined language:

a. Article VIII A, Section 8A.6.3.3 (b) 4, Site Plan, of Hailey Zoning Ordinance #532, is hereby amended by adding new language: Site Plan. A site plan drawn to scale of no less than one inch equals twenty (20) feet, specifying the following:

1. Location, type and height of the proposed PWSF or WCF, support structures, security barrier and other components with setbacks;
2. On-site structures, land uses and zoning;
3. Circulation. Adjacent roadways, ingress and egress from such roadways, parking and pedestrian circulation and access;
4. Fences, signs, exterior lighting pursuant to Article VIIB of this Ordinance, and storm drainage;
5. Property lines with dimensions, adjacent land uses, structures and zoning;
6. Existing watercourses, utility lines, easements, deed restrictions and other built or natural features restricting the use of the subject property;
7. A grading, fill and drainage plan for the site;
8. North arrow, scale and legend, and topographic map of property prior to any proposed improvements, grading or fill with contours at two-foot intervals;
9. Information demonstrating compliance with the standards of this Article; 10. The City, at its discretion, may waive any of the above site plan requirements for PWSFs or WCFs attached to existing structures.

b. Article VIII A, Section 8A.7.4 (d) 3, Facility Lighting and Signage Standards, of Hailey Zoning Ordinance #532, is hereby amended by adding new language:

c. Facility Lighting and Signage Standards.

1. Facility lighting shall be designed so as to meet but not exceed minimum requirements for security, safety and/or FAA regulations. Lighting of antennas or support structures shall be prohibited unless required by the FAA and no other alternatives are available. In all instances, the lighting shall be designed so as to avoid glare and minimize illumination on adjacent properties. No strobe or flashing lights shall be permitted unless no other lighting can meet FAA regulations and the applicant provides written confirmation from the FAA that the specific WCF under review cannot meet its regulations by the use of any other

alternative other than such lighting. Lighting shall also comply with any applicable City lighting standards.

2. Signs shall be limited to those needed to identify the telephonenumber(s) to contact in an emergency, public safety warnings, certifications or other required seals. These signs shall also comply with the requirements of the City's sign regulations.

3. All facility lighting shall comply with the standards as set forth in Article VIII B of this Ordinance.

SECTION 5

Article IX, Parking and Loading Spaces, Section 9.2.7, Lighting, of Hailey Zoning Ordinance #532, is hereby amended by adding new language:

Lighting. Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to direct the light away from the adjoining property, and shall be of a type and method of construction to shield the light source from direct view from any adjacent property or right-of-way. All parking area lighting shall comply with the standards as set forth in Article VIII B of this Ordinance.

SECTION 6

a. Article X, Planned Unit Development, Section 10.4.1, Application, is hereby amended by adding new language: The application form shall contain the following information and exhibits:

a. Name, address and telephone number of applicant.

b. Name, address and telephone number of registered surveyor and/or registered engineer assisting in the preparation of the Preliminary Development Plan.

c. Legal description of the property.

d. A vicinity map at a scale approved by the Administrator, showing property lines, streets, existing and proposed zoning and such other items as the Administrator may require showing the relationship of the PUD to the Comprehensive Plan.

e. A Preliminary Development Plan at an appropriate scale showing location and type of proposed land uses; layout dimensions and names of existing and proposed streets, rights-of-way, utility easements, community open space, layout and dimensions of lots and building setback lines; preliminary improvement drawings showing water, sewer, drainage, electricity, telephone and natural gas and such other characteristics as the Administrator deems necessary.

f. A drainage plan showing the location, size, and direction of all water courses and drainage flows, all drainage canals, and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements relating thereto, whether they are located within or outside of the proposed development.

g. A landscaping plan showing the location and size of existing mature trees, and established shrub masses, and showing the location, size and type of proposed landscaping of the project.

h. An exterior lighting plan as required by Article VIII B of this Ordinance.

i. A surveyed contour map of the existing topography of the property and a contour map of the proposed development with contour lines at a maximum interval of five (5) feet to show the existing and proposed configuration of the land together with the documentation upon which said contour maps were prepared.

j. A current title report together with a copy of the owner's recorded deed to said property. A copy of the applicant's option to purchase or unrecorded contract of sale for said property together with the written notarized consent of the owner(s) of record to said PUD shall be sufficient evidence of ownership to allow processing of said application. Withdrawal of consent of an owner of record shall be deemed withdrawal of the application.

k. Location of on-site parking spaces and access thereto, including the dimensions of the spaces and the width and length of access.

l. Proposed schedule for the development of the site.

m. Studies may be reasonably required prior to or during the review process by the Administrator, Commission or Council of the social, economic, fiscal or environmental effects of the proposed development.

n. Additional information as reasonably required at the discretion of the Commission, prior to or during the review process.

o. List of names and address of the owners of each parcel within three hundred (300) feet of the subject property.

p. A fee established in a separate resolution adopted by the City Council.

Article X, Planned Unit Developments, Section 10.4.4, Council Action, Sub-Section 10.4.4(b) of Hailey Zoning Ordinance #532 is hereby amended by adding new language:

9. All exterior lighting shall comply with the standards set forth in Article VIII B of this Ordinance.

SECTION 7

Article XI, Conditional Use Permits, Section 11.2, Application, Sub-Section 11.2.2 (h), of Hailey Zoning Ordinance #532, is hereby amended by adding new language:

Application.

11.2.1 An application for a conditional use permit shall be made to the Planning and Zoning Commission by at least one (1) holder of any interest in the real property for which such conditional use is proposed.

11.2.2 The application shall include at least the following information:

- a. Name, address, and phone number of the applicant.
- b. Proof of interest in the subject property.
- c. Legal description of the subject property, including street address.
- d. Description of existing use.
- e. Zoning district of subject property.
- f. Description of proposed conditional use.
- g. A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading areas, traffic access and traffic circulation, open spaces, easements, existing and proposed grade, energy efficiency considerations, landscaping, exterior lighting plan as required by Article VIII B of this Ordinance, refuse and service areas, utilities, signs, property lines, north arrow, and rendering of building exteriors, where applicable.
- h. A narrative statement evaluating the effects on adjoining property, the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property.
- i. A narrative statement identifying surrounding land uses and discussing the general compatibility of the proposed use with adjacent and other properties in the district.
- j. A narrative discussion of the relationship of the proposed use to the Comprehensive Plan.
- k. A list of the names and addresses of all property owners and residents within three hundred (300) feet of the external boundaries of the land being considered.
- l. Any other information as requested by the Administrator to determine if the proposed conditional use meets the intent and requirements of this Ordinance.

m. A fee established in a separate resolution approved by the City Council.

SECTION 8 - REPEALER CLAUSE

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

SECTION 9- EFFECTIVE DATE

9.1 This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO and approved by the Mayor this 10th day of June, 2002.

Al Lindley, Mayor

Attest:

Heather Dawson, City Clerk