

October 19,2016

Chairman, Planning commission, Cottonwood Heights

Director, Planning and Business development, Cottonwood Heights

Dear Sirs,

Subject; External Lighting at the Weekley Homes Development - an example of what is SAID versus what is DONE.

The January 7, 2015 Planning Commission Minutes approving the Weekley Home development in the Canyon Centre stated (said) a series of conditions including "External Lighting Design". Item 33 was one of the conditions of approval and it states; "All lighting next to residential uses shall be full cutoff." A complete list of the External Lighting Design conditions is Attachment A of this document.

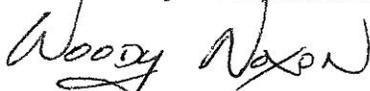
The buildings being built on lots #6-8, already have installed external lighting that does not comply with the conditions stated in the January 7, 2015 approval document. Attachment B is an image of the external lighting installed on the building on Lots #6 - #8.

This situation was brought to the attention of the CH Planning Department on Friday, October 14, 2016. Mike Johnson, CH Planning, said he would send an email to Weekley Homes and have the situation resolved.

The purpose of this letter is to make you aware of the non-compliance and gain your support to insist the developers in the Canyon Centre must comply with all of the External Lighting Design conditions along with all of the other conditions stipulated in the conditions of approval dated January 7, 2015.

The currently installed external lighting has a negative impact to the residences adjacent to the Canyon Centre. We request that the current non-compliance be corrected and not set another precedent for the site.

Thanks for your attention and your support.



Woody Noxon

CH, 84121

MINUTES OF THE COTTONWOOD HEIGHTS CITY  
PLANNING COMMISSION MEETING

Wednesday, January 7, 2015

6:00 p.m.

Cottonwood Heights City Council Room  
1265 East Fort Union Boulevard, Suite 300  
Cottonwood Heights, Utah

ATTENDANCE

Members Present: Chair Gordon Walker, Vice Chair Paxton Guyman, Commissioner Perry Bolyard, Commissioner James Jones, Commissioner Dennis Peters, Commissioner Janet Janke, Commissioner Jeremy Lapin, Alternate Joseph Demma

Staff Present: Community and Economic Development Director Brian Berndt, Senior Planner Glen Goins, Associate Planner Mike Johnson, City Engineer Brad Gilson, City Attorney Shane Topham

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*Motion: Commissioner Lapin moved to approve Canyon Centre Capital's request for conditional use approval of the Canyon Centre Phase II site plan for a 10.85-acre mixed-use project on property located at 7359 South Wasatch Boulevard subject to the following:*

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Conditions:

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*Exterior Lighting Design*

29. All exterior luminaries shall meet all IESNA requirements for full cutoff, shall be aimed downward, and away from adjacent property lines except for sign lighting.
30. The maximum height from finished grade of any light fixture shall be 18 feet.
31. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
32. Landscape lighting is not proposed or approved with this application.
33. All lighting next to residential uses shall be full cutoff.
34. All signage shall be reverse pan channel (halo fit signs), designed to reduce the amount of light spillage to adjacent properties.
35. All building-mounted lighting shall be recessed or shielded so the light source is not directly visible from property lines.

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ATTACHMENT B

