EXHIBIT 3

Input to Planning Commission: We request the following changes to the lighting ordinance for the new Night Sky zone:

1. Require that all outdoor lighting shall be fully shielded.
2. Include a policy to address over-lighting (Maximum lighting per net acre)
3. Include a provision that indicates where, when and under what circumstances new outdoor public lighting will be permitted
4. Outdoor recreational lighting
    1. Curfew 10pm instead of 11pm
    2. Timers or auto-shutoff controls shall be installed to prevent lights being left on
    3. Illuminance levels must be adjustable (active play vs field maintenance)
5. Restrictions on signage - No sign shall have an illuminance level greater than 100 nits (100 candelas per square meter).
6. Amortization period of 10 years (all non-conforming lighting shall be brought into compliance within 10 years of this revision).
7. City owned street lighting shall adhere to the specifications details in Section 2.10 of Ivins City Standard Specifications (July 2021 – the website has not been updated)

Notes:

1. 16.23.105: (5) says all outdoor lighting above 2,000 lumens must be fully shielded. However there are several instances in the code that state outdoor lighting must be fully shielded.

    16.23.105: (4) All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the light source.
    16.23:105 (14) Streetlights must be full cutoff fixtures.
    16.23:105 (17) Parking Lots lights must be full cutoff.
    16.23:105 (18) Sports lighting shall be fully shielded.
    16.23:105 (19) Residential lighting. All exterior lighting shall be fully shielded.
    16.23:105 **(22) Prohibited lighting. Unshielded lighting for any purpose shall be prohibited.**

2. Suggestion: The amount of outdoor lighting on any property in the town, as determined by total lumens, is determined by the light zone in which the property is located. Maximum Lighting Allowed for the Low Lighting zone: The total amount of outdoor lighting, whether shielded or unshielded, shall not exceed twenty five thousand (25 000) lumens per net acre for commercial properties and five thousand (5000) lumens per acre for residential properties.

3. Allowable applications: Outdoor lighting is allowed only in the following applications:
    1. To illuminate the entrances to buildings (including garage entrances).
    2. To illuminate pathways and walkways.
    3. To illuminate parking areas and parking area access lanes.
    4. To illuminate outdoor gathering areas such as patios, pool and hot tub areas, outdoor dining areas, and recreation areas.
    5. For security purposes, provided all the following conditions are met:
        a. The lighting is activated by motion sensors and does not stay on for more than five minutes at a time.
        b. The lighting is placed and directed such that no direct illumination falls outside the property boundaries where the security lighting is placed.
    6. To illuminate signage.
    7. For architectural lighting, provided all of the following conditions are met:

a. All architectural lighting is mounted on and directed onto the front of a commercial building facing the street.

b. The architectural lighting is sufficiently shielded such that the light source is not visible beyond the property boundaries.

c. The architectural lighting is directed such that all light falls on the front of the building, and not on the adjacent ground or into the night sky.

d. The architectural lighting uses low lumen light sources.

e. The architectural lighting is not used to illuminate landscape, statues, or other similar features.

8. To illuminate outdoor water features, provided all of the following conditions are met:

a. The lighting is angled at or below the horizontal plane.

b. The lighting is placed underneath or behind the water such that the water diffuses the light from all points where the light is visible.

c. Each light source has a total light output of 1,000 lumens or less

IDSC Lighting Requirements	Ivins City Code
Fully Shielded for fixtures over 1000 lumens.	16.23.105 General Standards (5) Fully Shielded Fixtures: All outdoor lighting, emitting more than two thousand (2,000) initial lumens, shall be full cut-off fixtures fully shielded with fixtures installed and aimed in such a way so that no light is emitted above the horizontal. For *luminaires under 1800 lumens, the bulb must be frosted glass or installed behind a* translucent cover. Shielding may be accomplished by: full cut-off fixtures; design; shielding; visors; louvers; or other devices. (4) Light Trespass: All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the light source. Direct illumination shall not fall onto or across any public or *private street or road. No spill lighting is permitted.* (19) Residential Lighting: (a) All exterior luminaires on porches, garages, and entryways shall be fully shielded to prevent glare onto adjacent property or public right of ways and light pollution into the night sky. We require full cutoff on fixtures <1800 lumens. Not sure the difference of full cutoff vs fully shielded based on our definitions. I believe it meets IDA requirements.
Minimize blue light CCT < 3000K	16.23.105 General Standards (3) Color/Temperature: (a) For Non-Residential Properties, Private Streets And Parking Lot Lighting: The correlated color temperature (CCT) of outdoor lamps shall be three thousand (3,000) degrees Kelvin plus or minus two hundred (200) degrees and must be covered with an amber filter that reduces the CCT to approximately two thousand two hundred (2,200) degrees Kelvin. (b) For residential properties, the correlated color temperature (CCT) of outdoor lamps shall not exceed three thousand (3,000) degrees Kelvin, except that parking lot lights, bollards, entry lights, signage lighting, and any other freestanding outdoor lights (except low-voltage landscape lighting mounted no higher than eighteen inches (18") off the ground) are required to meet the color temperature requirements for all non-residential properties as described above.
Restriction on total amount of unshielded lighting	16.23.105 General Standards (22) Prohibited Lighting: The following lighting shall be prohibited: (a) Unshielded Lighting: Unshielded lighting for any purpose is prohibited.
Policy to address over-lighting	16.23.106: OUTDOOR SITE LIGHTING REQUIREMENTS: (4) All exterior lighting shall be reduced to the minimum levels necessary for safety and security purposes. 16.23.108: REVIEW PROCEDURES: (2) Multi-Family Residential And Commercial: Lighting plans are required. All building plans, commercial sign permit applications, conditional use permits, and subdivision applications shall include a detailed lighting plan that shows evidence that the proposed lighting fixtures and light sources comply with this chapter. (a) Lighting plans shall include the following: (iv) Total initial lumens for the developed area. (v) Initial lumens for any specialized lighting. (vi) Initial lumens per square foot of externally illuminated sign surface.

	(vii) Site specific computer calculations for all parking lots, sports fields, and similar large-scale lighted areas. IDA requirement: a policy to address over-lighting, such as lumens per net acre caps (irrespective of shielding state) or maximum illuminance specifications
Provision that indicates where, when and under what circumstances new outdoor public lighting will be permitted	16.23.105 General Standards (14) Roadway/Streetlights/Trails: All *streetlights shall be in accordance with Ivins City* Standard Specifications. 2.10 Lighting Design 2.10.2 Streetlight Locations - All lighting of public and private streets in the West Cliffs area shall be limited to bollard lighting. - All street lighting in the West Cliffs area shall be turned off or dimmed from the hours of 12 AM to 5 AM. - Bollard lighting shall only be required on both sides of a pedestrian crossing of a collector or arterial street in an area where night-time pedestrian crossings are frequently expected to exceed 10 pedestrians per hour based on adjacent land use projections. - Additional bollard lighting of shared-use trails shall be required on Center Street, Kwavasa Drive (600 West) from 200 North to Old Highway 91, Old Highway 91 west of Kwavasa Drive (600 West), and 400 South east of Kwavasa Drive (600 West). - A streetlight is required in any location where a pedestrian crossing is to be installed where the crossing vehicle traffic is expected to be moving at 40 miles per hour or more. - In the West Cliffs lighting area (see figure 2.10.1), bollard lighting of shared-use trails shall only be required on Center Street, Kwavasa Drive (600 West) from 200 North to Old Highway 91, Old Highway 91 west of Kwavasa Drive (600 West), and 400 South east of Kwavasa Drive (600 West) Our ordinance only deals with street lighting. Is this sufficient?
Provision that requires adaptive controls and curfews be employed in future public outdoor lighting	16.23.105 General Standards (10) Light Curfews: *(a) Commercial and industrial lighting shall be turned off within* thirty (30) minutes of close of business, except that lighting within forty feet (40') of a building, outside display areas, or other areas requiring security lighting shall not exceed two (2) initial lumens per square foot. (b) Lighting for signage, except monument signs, shall be turned off thirty (30) minutes after the close of business. (c) Sports lighting shall be turned off by eleven o'clock (11:00) P.M., except to conclude a specific sporting event that is underway. 2.10 Lighting Design 2.10.2 Streetlight Locations. - All street lighting in the West Cliffs area shall be turned off or dimmed from the hours of 12 AM to 5 AM.
Amortization period of 10 years	All lighting in West Cliffs area currently complies with the city ordinance; therefore we do not need this. 16.23.109: APPROVAL PROCEDURE:

	(1) Small Scale Applications: Lighting plans for developments of one (1) acre or less shall be approved by the Ivins City Zoning Administrator. (2) New Development: New development applications shall include a detailed lighting plan that will be approved as part of the development approval in compliance with the Ivins City Subdivision Ordinance, the conditional use permit, or the building permit.
Restrictions on Illuminated signage • Luminance level shall not exceed 100 nits (100 candela/sq meter) • Signs shall be extinguished one hour after sunset or at business close • Illuminated surface area shall not exceed 200 sg ft	16.23.105 General Standards (20) Signs: Signs, including directional, project entrance, free standing, building, and monuments signs shall comply with the following requirements: (a) Shielded: All lighting fixture shall be aimed and shielded so that light is *directed only onto the sign facade* (b) Mounting: Lighting fixtures shall be mounted so as to light only the sign. Lighting fixtures producing more than one thousand eight hundred (1,800) initial lumens must be mounted above sign and directed downward towards sign. (c) Maximum: **A maximum of forty (40) initial lumens per square foot of sign surface is permitted.** This figure is the total amount of initial lumens produced by all lamps used to illuminate the sign, divided by the area of the sign (d) Signs In Residential Zones: Signs that abut residential zones shall be designed, placed, and landscaped in such a manner so that the lighting does not trespass onto residential properties (e) Signs In Commercial Zones: Signs shall have no visible light source and only low intensity lighting. This drives me crazy. 100 nits equal 100 candelas/sq mt 1 nit = 3.426 lumens. So 100 nits = 342 lumens (per sq m?) 1 lm/sq m = .092 lm/sq ft 342 x .092 = 32 lumens per sq ft? Also we do not have a limit to illuminated surface area.
Outdoor recreational lighting shall meet the following: • IES guidelines are followed • Field lighting is provided exclusively for illumination of surface play and viewing stands • Illuminance levels must be adjustable (active play vs field maintenance) • Strict curfew (eg 10pm or end of play) • Timers installed to prevent lights being left on	16.23.105 General Standards (18) Sports Facility Lighting: (a) All sports lighting shall be fully shielded, or be designed or provided with sharp, cut-off capability, so as to minimize up-light, spill light, and glare. (b) All sports lighting shall be turned off within thirty (30) minutes of the completion of the last game, practice, or event. In no case shall recreational lighting occur after eleven o'clock (11:00) P.M. except to conclude a specific sporting event that is underway. (c) IESNA Certificate: All new sports lighting fixtures shall not exceed the minimum standard illumination levels for sports lighting as established by IESNA. All new sports lighting shall require site specific computer calculations and a printout demonstrating that such lighting meets IESNA standards and does not otherwise violate this chapter, including required time of day and lighting curfew. (d) Compliance: All sports lighting shall meet the requirements of this chapter. No restrictions on illumination of surface play only. No restrictions for illuminance levels for play vs maintenance. No requirement for timers