

July 13, 2007

Bill Merrell
Landesign Consulting Engineers
326 Main St., Suite 100
Grand Junction CO 81501

Re: *Design Exception #13-07, Red Rocks Valley PP 2006-217*

Dear Bill,

Please find attached the committee's decision for the above referenced request. This design exception was approved with modifications which are noted on the attached.

If you have any questions, please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works and Planning Director at 970.244.1557.

Sincerely,
COPY

Sue Mueller
Sr. Administrative Assistant

Cc: Rick Dorris, Development Engineer
Sid Squirrel
File

TEDS Exception Request for Red Rocks Valley

Introduction

This document outlines a request for an exception to "Street Lighting" defined in Section 8.1, for a proposed residential subdivision located on the east side of South Camp Road slightly a half mile north and east of the intersection with Monument Road.

In January we applied for a TEDS Exception for this development for street lighting. At the time we indicated that we were willing to place street lights at the intersections. In addition to that the approved TEDS Exception states:

Staff Recommendation

Staff recommends approval of the exceptions with the following conditions:

STREET LIGHTING

1. Add a street light at the east end of Boulder Road where it abuts the Azcarraga property.
2. Add street lights at the cul de sacs near the throat.
3. Street lights are not required in the private street area at the intersections with the public street or the cul de sacs.

Initially this seemed satisfactory, however several people who lived in this area of the Redlands indicated that this still was far more than normally was to be found adjacent to the Colorado National Monument. What we originally proposed, along with what the TEDS Exception Committee recommended would have us installing fourteen street lights in this subdivision. This is significantly less than what the TEDS Manual would have. However this will also be enough street lights to generate resistance from some of the people in the neighborhood. Light Pollution is one of the items that the residents of this area are strongly opposed to.

In order to determine the normal level of street lighting in the area we performed a street light study, a copy of which is attached. With the exception of Trails West Village and Renaissance In The Redlands development, which appears to have street lights per City Standards (and could perhaps be a reason why the local residents have acquired a strong opposition to street lights), there are a total of ten street lights in our study area. This, of course, is significantly less (The Preliminary Plan currently shows 14 street lights) than we are proposing to put in our development. In order to reduce one concern that the neighbors will have, and minimize what they will consider "light pollution", we discussed this with Rick Dorris and are revisiting the TEDS Exception.

Background

Redlands Valley Cache, LLC, has submitted a preliminary plan application to the City of Grand Junction for single family residential subdivision. The property is presently vacant.

Proposed Exception

The TEDS Manual reads: *On local residential streets, a standard light shall be located at each street intersection, at or near the throat of each cul-de-sac, and at a maximum spacing of 250 feet measured along the centerline of the roadway. Additional lights may be required on horizontal curves at other locations.* The Redlands Neighborhood Plan has several sections indicating the desirability of restricting outdoor lighting. This was also brought up and discussed at the Neighborhood Meeting. What we propose is to minimize the installation of street lights and use street lights that are designed to minimize or eliminate excess light towards the sky.

Alternatives Considered

There were no alternates considered. We proposed a reasonable compromise with the first submittal, and the TEDS Exception committee accepted it with minor modifications. However, we realize now that this will still generate controversy with the local residents. With the emphasis in the Redlands Neighborhood Plan being on avoiding street lights, and with so few street lights currently in the area, we feel it necessary to request a revision.

Proposed Design

We propose to place a street light at the intersection of the main subdivision road and South Camp Road, and to use a street light that is designed to minimize or eliminate excess light towards the sky.

TEDS Manual:

8.1 Street Lighting

Street lighting shall be installed on all new and existing public streets at the expense of the developer. Streetlights shall be designed, furnished and installed by the utility company responsible for supplying electrical power to the development or area. The location of all streetlights shall be shown on the traffic plan or street plan, or other design drawings as required by the City or County.

8.1.1 Luminance Requirements

Street lighting shall provide average illuminance in accordance with Table8-1.

Table 8-1

Average Maintained Illuminance (Foot Candles) on Public Streets

STREET CLASSIFICATION	AREA CLASSIFICATION		
	COMMERCIAL	INTERMEDIATE	RESIDENTIAL
Arterial	1.7	1.3	0.9
Collector	1.2	0.9	0.6
Local	0.9	0.7	*

**On local residential streets, a standard light shall be located at each street intersection, at or near the throat of each cul-de-sac, and at a maximum spacing of 250 feet measured along the centerline of the roadway. Additional lights may be required on horizontal curves at other locations.*

From the REDLANDS NEIGHBORHOOD PLAN [June 2002] (page 19):

Outdoor Lighting

The enjoyment of the night-sky is also a high priority for residents of the Redlands. Specific standards should be developed to address light pollution concerns. The varying topography and proximity to the Colorado National Monument makes it that much more important that the amount of lighting in certain areas of the Redlands be kept to a minimum. Generally, that area south of Highway 340 should have reduced requirements for street lighting and other public space lighting, allowing the lighting to be low level and spaced to provide the minimum light necessary to meet safety needs. (See also Land Use/Growth Management Action Plan, Page 21)

GOALS, POLICIES, IMPLEMENTATION

Goals

- Enhance and maintain, to the greatest extent possible, the darkness of the night sky.

Policies

- Minimize the number and intensity of street lighting and public space lighting.
- Encourage homeowners to minimize outdoor lighting.

Implementation

- Establish street lighting standards for the Redlands, especially that area south of Highway 340 that minimizes the number and location of street lights and uses fixtures that reduce the upward glow of lighting.
- Strengthen the standards in the City's and County's Codes to minimize light spillage outward and upward.
- Create informational materials for homeowners to minimize outdoor lighting while still maintaining needed security for their homes.

And starting on Page 45 of the Redlands Neighborhood Plan we have these elements regarding lighting:

Colorado National Monument

The Colorado National Monument is a major tourist attraction of the Western Slope and the Grand Junction area. Each year approximately 300,000 people visit the Monument to see its spectacular scenery. Besides being an economic asset to the area, it contains a wealth of vegetation, and wildlife resources. Development contiguous or adjacent to the Monument has a direct negative impact to its aesthetics and natural resources. Habitat loss, night lighting, domestic pets, non-native non-desirable plants, fencing, and subdivision development detrimentally affect the resources of the Monument. Each new development adds to the cumulative impact of previous change. For example, cliff nesting raptors depend on canyon walls of the Monument for perching, roosting, and nest sites. Raptors forage for insects, rodents, and small birds that depend on agricultural fields and upland grasslands in the planning area. As the fields and open lands are converted to urban uses reductions of available food occurs throughout the entire food chain.

The following broad principles (landscape scale) are applicable as new development(s) occurs contiguous or adjacent to the Monument:

- Maintain buffers between areas dominated by human activities and core areas of wildlife habitat in the Monument.
- Facilitate wildlife movement across areas dominated by human activities.
- Control domestic pets associated with human dominated areas.
- Mimic features of the natural landscape in developed areas.

In addition to the broad principles stated above, specific (site scale), efforts are necessary to avoid, minimize and mitigate impacts to the Monument. Such efforts include maintaining/mimicking natural landscape features, maintaining/enhancing movement corridors for wildlife, minimizing contact with domestic pets, avoiding night time light pollution, minimizing ridgeline/backdrop

visual impacts from development. Area residents and developers have expressed interest in promoting/implementing architectural designs that compliment the natural features of the area, including color, texture, materials, scale, and lighting.

Implementation

- Develop night lighting (floodlight) standards within the City and County's Development Codes for the planning area, to apply to existing and new lighting.

DESIGN EXCEPTION REQUEST 13-07

Project: Red Rocks Valley
Site Address: Near South Camp and Monument Road
City File Number: PP-2006-217
Applicant: Sid Squirrel
Representative: Bill Merrell, Landesign
Date: June 27, 2007

The exception was heard by the committee and approved with conditions. They are listed below.

- Provide street lights at all public street intersections, including South Camp. They are not necessary at the private street intersections.
- Provide a street light on the bulb out on Red Point Court.
- Suggest bollard style lighting at the pedestrian trail connections to the public streets.

The reason this level of lighting is required, as opposed to the request for none, is that emergency service vehicles and visitors need the street signs illuminated to find their way at night.

Approved as Requested:

Approved as Modified:

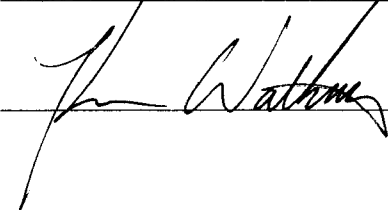
More Information Needed:

Denied:

Dated: _____



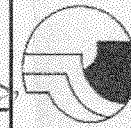






LEGEND

- + Hospitals
- ★ Police Stations
- ▲ Fire Stations
- ⌒ Schools
- State Highways
- Roads
- Lakes
- Canals
- ▭ Colorado National Monument
- ▭ BLM Special Areas
- ▭ Black Ridge Canyons
- ▭ COLORADO CANYONS NATIONAL CONSERVATION AREA
- ▭ BLM
- ▭ National Forest



DISCLAIMER: The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Recorders office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.

Mesa County GIS
544 Rood Ave.
Grand Junction, CO 81501

AREA OF STUDY
● FOUND LIGHT POLE