

ORDINANCE 2007-11

AN ORDINANCE OF IVINS CITY, UTAH, ESTABLISHING REGULATIONS FOR OUTDOOR LIGHTING

WHEREAS, the Ivins City Council desires to amend Title 14 of the Ivins City Municipal Code entitled "Buildings and Construction";

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF IVINS CITY, STATE OF UTAH:

SECTION 1. Chapter 9 of Title 14 of the Ivins City Municipal Code as currently drafted, to read as follows:

Title 14

BUILDINGS AND CONSTRUCTION

CHAPTER 9

OUTDOOR LIGHTING

- 14.09. OUTDOOR LIGHTING
- 14.09.101 Purpose
- 14.09.102 Scope and Applicability
- 14.09.103 Interpretation
- 14.09.104 Definitions
- 14.09.105 General Conditions and Standards
- 14.09.106 Review Procedures
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- 14.09.109 Enforcement

14.09.101 PURPOSE.

The purpose of this Ordinance is to encourage the quantity and level of lighting necessary for safety, security and the enjoyment of outdoor living. The type of lighting and the location of lighting fixtures are key components of effective lighting. It is the intent of this Ordinance to effectively light areas with lighting fixtures that limit glare and direct light onto the area to be lit.

The purpose of this Ordinance is to assist in implementing the Ivins City General Plan that includes the following Vision Statement:

"Ivins is a City that values and preserves its scenic beauty and provides a variety of intellectual, educational, cultural, recreational, historic and economic opportunities to its diverse population"

and visitors. Ivins is a vibrant community that preserves a high quality of life for residents while promoting a resort character.”

Effective outdoor lighting enhances the City’s character and identity, promotes a pleasant and soft ambiance, protects astronomical observations, and provides safety and security for persons and property. Excessive light, or light pollution, can be annoying, cause safety problems, reduce privacy, and waste energy resources.

Outdoor lighting has a number of functions, it must promise immediate good vision and orientation so that an area is usable and safe at night. By means of placement and intensity, lighting is also used to guide pedestrian and vehicular movement and highlight areas where traffic conflicts. Lighting is also used for architectural emphasis and effect, to attract business, and to give a site a particular “personality”. All area lighting has the ultimate purpose of providing visibility. Good visibility is achieved through the interaction of intensity, direction, and reflection of light so that an observer can immediately translate received light into terms of shapes, surfaces, distance and movement.

In order to effectively regulate these activities, communities are empowered to establish regulations and standards for all outdoor lighting. This Ordinance contains standards and guidelines to preserve, protect, and enhance the “Night Sky” in Ivins City.

This Ordinance, and any rules, regulations and specifications hereafter adopted, is initiated for the following purposes:

- To promote and protect the public health, safety and welfare.
- To preserve, protect, and enhance the natural beauty of the “Night Sky”.
- To encourage and promote the conservation of energy resources.
- To promote safety and security for persons and property.
- To maintain and enhance property values.
- To adopt clear standards for all outdoor lighting and to inform the public of those standards.
- To implement the goals and objectives of the Ivins City General Plan.
- To implement the goals and objectives of the Ivins City Design Guidelines and Standard Specifications for Design and Construction.
- To eliminate light trespass onto abutting properties.
- To promote appropriate business.
- To allow flexibility for creative lighting.
- To avoid duplicate lighting sources.
- To enhance community personality.
- To comply with adopted state energy codes.

14.09.102 SCOPE AND APPLICABILITY.

This Ordinance, together with the Ivins City General Plan, Ivins City Zoning Ordinance, Ivins City Subdivision Ordinance, Ivins City Design Guidelines, and Ivins City Standard Specifications for Design and Construction shall guide outdoor lighting within the municipal boundaries of the City. This Ordinance does not apply to indoor lighting.

14.09.103 INTERPRETATION.

Greater Restrictions Prevail

In their interpretation and application the provisions of this Ordinance shall be considered as minimum requirements. Where the provisions of this Ordinance impose greater restrictions than any statute, other regulations, ordinance or covenant, the provisions of this Ordinance shall prevail. Where the provisions

of any statute, other regulation, ordinance or covenant impose greater restrictions than the provision of this Ordinance, the provisions of such statute, other regulation, ordinance or covenant shall prevail.

Definitions

Whenever any word or phrase used in this Ordinance is not defined herein, but is defined in related sections of the Utah Code or in the Ivins Municipal Code, such definition is incorporated herein and shall apply as though set forth herein in full, unless the context clearly indicates a contrary intention. Unless a contrary intention clearly appears, words used in the present tense include the future, the singular includes the plural, the term "shall" is always mandatory and the term "may" is permissive.

Severability of Parts

The various sections, subparagraphs, sentences, phrases and clauses of this Ordinance are hereby declared to be severable. If any such part of this Ordinance is declared to be invalid by a court of competent jurisdiction or is amended or deleted by the City Council, all remaining parts shall remain valid and in force.

14.09.104 DEFINITIONS.

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in the present tense include the future; the singular includes the plural; the word "shall" is mandatory and not directory; the word "may" is permissive. Words used in this Ordinance, but not defined herein, shall have the meaning first as defined in any other ordinance adopted by the City and then its common, ordinary meaning.

Bollard. A post-shaped light fixture that is useful along pathways, garden borders and other areas that require definition at night. These fixtures cast light downward in a full 360-degree pattern or have half lenses that confine illumination to 180 degrees. Bollards shall use cut-off optics.

Cut-off Fixture. The IESNA definition of a shielded luminaire where less than 2.5% of the light is emitted above 90 degrees above horizontal, for purposes of this Ordinance. Also see definition for full cut-off fixture.

Design Guidelines. The document adopted by the City Council to direct and guide the aesthetics of development in Ivins City.

Existing Outdoor Lighting. All existing outdoor lighting located on a subject property that is part of a land use application or building permit.

Floodlight. A fixture designed to "flood" a well-defined area with light.

Fluorescent Lamp. A Long Arc lamp that uses the fluorescence of a phosphor to produce visible light.

Foot-candle (fc). A standard unit of measure used to specify illuminance; how much light is falling per square foot onto a surface. One foot-candle of illumination arises when one lumen is spread onto one square foot of surface. The amount of light striking a surface, measured by a light meter.

Full Cut-off Fixture. The IESNA definition of a shielded luminaire where none of the light is emitted above 90 degrees above horizontal, for purposes of this Ordinance. Additionally this requires the

luminaire to have a flat lens and may not be angled more than 1 degree from horizontal. Also see definition for cut-off fixture.

Fully Shielded Fixture. A fixture with an opaque housing or attachment which prevents a line of sight to the bulb when viewed from another property and which prevents a line of sight to any part of the light source at or above a horizontal plane running through the lowest portion of the fixture.

General Plan. The document that sets forth general guidelines for proposed future development of the land within the municipality that includes what is also commonly referred to as a “Master Plan”.

Glare. Light emitting from a luminaire with an intensity great enough to reduce a viewer’s ability to see, and in extreme cases causing momentary blindness.

Height of Luminaire. The (mounting) height of a luminaire shall be measured as the vertical distance from the ground directly below the centerline of the luminaire to the lowest direct light emitting part of the luminaire.

High-Intensity Discharge (HID) Lamp. Family of bulb type that produces illumination by passing an electric current through a gas, also referred to as a “gas discharge lamp”. HID includes low and high-pressure sodium, mercury vapor, and metal halide.

High-Pressure Sodium (HPS) Lamp. An HID lamp where light is produced from a mixture of mercury and sodium at high pressure. The lamp produces a yellow or amber effect.

IESNA. The Illuminating Engineering Society of North America, the ANSI accredited standards writing body for lighting definitions and recommended practices cited in this Ordinance.

Illuminance. The intensity of light per unit of area.

Incandescent Lamp. A lamp in which the light is produced by a filament of conducting material contained in a vacuum and heated by an electric current.

Initial Lumens. The amount of light emitted by a lamp after 100 hours of operation.

Lamp. The electric bulb or tube within a luminaire that produces the actual light.

Laser Source Light. A device containing a substance the majority of whose atoms or molecules can be put into an excited energy state, allowing the substance to emit coherent light in an intense narrow beam.

Lighting Fixture. The assembly that holds the lamp in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts.

Light Source. The lamp and lens, diffuser, or reflective enclosure, also known as a luminaire.

Light Pollution. Occurs when night lighting is emitted upwards and obstructs the view of the night sky.

Light Trespass. Occurs when outdoor night lighting encroaches onto adjacent properties and/or adjacent public properties. See also Spill Light.

Low-Pressure Sodium (LPS) Lamp. An HID lamp where the light is produced by radiation from sodium vapor at a relatively low pressure. The lamp produces a yellowish light.

Lumen. The standard unit used to measure the brightness of the illumination exiting a lamp, provided by the manufacturer.

Luminaire. A structure that holds an electric lamp and its socket, wiring, and auxiliaries, such as ballasts, reflectors, lenses and attachment parts.

Mean Lumens. The amount of light emitted by a lamp at the end of useful life. Used for calculation of illuminance demonstrating compliance with these requirements, unless noted differently.

Mercury Vapor Lamp. An HID lamp where the light is produced by radiation from mercury vapor. The lamp produces a blue/green light.

Metal-Halide Lamp. An HID lamp where the light is produced by radiation from metal-halide vapors. The lamp produces a crystal white light. Lamp may be coated or uncoated by a phosphor.

Neon Lamp. A discharge tube filled with luminous gas (neon, argon, xenon or other gasses). Tubes are often formed into text, symbols or decorative elements and produce lights of various colors. Replaceable fluorescent lamps are not included in this definition.

Non-conforming Luminaires. Luminaires that do not conform to this Ordinance but existed at the time of the adoption of this Ordinance.

Outdoor Lighting. The nighttime illumination of an outside area or object by any handmade device located outdoors that produces light by any means.

Safety Lighting. Low-level lighting used to illuminate vehicular and pedestrian circulation.

Security Lighting. Lighting designed to illuminate a property or grounds for the purpose of visual security. This includes fully shielded lighting designed to remain on during nighttime hours in the absence of business activity as well as motion sensing lighting fixtures.

Spill Light. Undesired light falling beyond the desired and allowable target. See Light Trespass.

Sports Lighting. Lighting designed for active recreation, whether publicly or privately owned, including but not limited to, parks, baseball and softball diamonds, soccer and football fields, golf courses, tennis courts, roping/equestrian activities and swimming pools. Requires special construction permit.

Spotlight. Any lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam of less than 25 degrees in a particular direction.

Standard Specifications for Design and Construction. The standards and construction requirements for improvements as published by Ivins City, most recent edition.

Street Lighting. Lighting installed by or at the direction of a governmental agency to illuminate public roadways and adjacent walking surfaces.

Subdivision Ordinance. The Ivins City Subdivision Ordinance as presently adopted and as amended hereafter by the City Council.

Up-lighting. Direct light emitted above the horizontal. See Light Pollution.

Watt. The standard unit used for measuring the amount of electrical energy used.

Zoning Administrator. Ivins City Staff that is designated by the City Manager to administer provisions of this Ordinance.

Zoning Ordinance. The City Zoning Ordinance as presently adopted and as amended hereafter by the City Council.

14.09.105 GENERAL STANDARDS AND CRITERIA.

Listed herein are standards and criteria for lighting. It is important to note that the intent of this section is to effectively regulate lighting, and it is not the intent of this section to limit creative lighting solutions. Creative approaches to lighting are encouraged and viable alternatives to these standards and guidelines may be substituted if the alternatives can be demonstrated to meet the intent of this Ordinance and do not otherwise violate this Ordinance.

Type of Lights Recommended

- A. Incandescent or Tungsten Halogen Lamps. Allowed for some landscape lighting or residential safety lighting, generally less than 60 watts, 20-watt limitation for landscape lighting.
- B. Compact Fluorescent Lamps. Allowed for some landscape lighting or residential safety lighting, generally less than 40 watts, 26-watt limitation for landscape lighting.
- C. Metal Halide Lamps. Generally permitted for sports lighting and specifically approved outdoor merchandising.
- D. High Pressure Sodium Lamps. Preferred for streetlighting, in limited wattages and mounting heights.
- E. Low Pressure Sodium Lamps. Permitted for streetlighting, in limited wattages and mounting heights.

Conformance with Applicable Codes

All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of this Ordinance, Building Codes, the Electrical Code, and Sign Ordinance, with appropriate permits and inspection. Reference applicable IESNA publications.

Color

Warm lighting colors are strongly recommended. The blue-white colors of metal halide and mercury vapor lamps are generally prohibited. Lamps emitting a color temperature in excess of 4,000 Kelvin are also prohibited.

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.

Fully Shielded Fixtures

All outdoor lighting, emitting more than 2000 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
- Other devices

Spotlights

Spotlights shall be aimed or directed toward the ground and no light shall be aimed at neighboring property, or create direct glare for motorists.

Searchlights, Floodlights, etc.

Searchlights, floodlights, laser source lights, strobe, or flashing lights, illusion lights, or any similar high intensity light shall not be permitted except in emergencies by public safety personnel or at their direction.

Site Shielding

In certain cases additional shielding may be required to mitigate glare or light trespass. The need for additional shielding shall be considered as part of the development review process described in the Ivins City Subdivision Ordinance.

Up-lighting

Up-lighting (light pollution) is prohibited unless the light is shielded in a manner that confines the light to the surface of a building façade or other object of illumination, without spill light.

Light Curfews

- A. Commercial and industrial lighting shall be turned off within thirty (30) minutes of close of business, except that lighting within forty (40) feet 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 11:00 P.M., except to conclude a specific sporting event that is underway.

Landscape Lighting

The primary function of landscape lighting is to provide illumination for pathways, steps, and entrances to buildings.

A. Pathway Lighting

The intent of pathway lights is to provide pools of light to help direct pedestrians along the path, not to fully illuminate the path. Steps and path intersections should be illuminated for safety. The maximum foot-candle permitted on the ground is one (1) horizontal foot-candle or less. Two types of lights may be selected: three and one half (3'6") foot bollards with louvers or ten (10) foot pole mounted down directed luminaires. Lights must be shielded.

B. Highlighting, Backlighting

Only low voltage systems are permitted. Lights must be partially shielded and light must not be directed off the property being lighted. A maximum foot-candle permitted at ten (10) feet is 0.6 horizontal foot-candles from the light source. Up-lighting is prohibited except where demonstrated to be non-polluting at a power density of 20 watts per 10 square ft. of landscape area.

The lighting of vegetation and other landscape features shall comply with the regulations established in this Ordinance.

Lighting of Flags

U.S. Code states that:

“It is the universal custom to display the flag only from sunrise to sunset on buildings and flagstuffs in the open. However, when a patriotic effect is desired, the flag may be displayed twenty-four hours a day if properly illuminated during the hours of darkness.”

The lighting of Federal or State flags shall be permitted provided that the light is a narrow beam spotlight rather than a floodlight, carefully aimed to avoid creating a source of glare (maximum lumen output of 6000 lumens per flag).

Security Lighting

Appropriate security lighting is allowed in compliance with the general provisions of this Ordinance including shielding, direction, color, and measurement.

A. Commercial

Security lighting is permitted within forty (40) feet of a building, in outside display areas, or other areas requiring such lighting. Security lighting may remain on after the close of business for security purposes, reduced to defined illuminance levels.

B. Residential

All security lighting shall be fully shielded and shall be set on a timer or motion detector. Infrared sensor spotlights are the recommended light type for security.

Roadway/Streetlights/Trails

All streetlights shall be in accordance with Ivins City Standard Specifications except as indicated below for non-standard lighting.

A. Full Cut-off Fixtures

All new lighting for streets or highways shall be full cut-off fixtures.

B. Light Source

Streetlights shall preferably use high-pressure sodium.

C. Height

Streetlights shall not exceed twenty-five (25) feet in height.

D. Non-Standard Poles

Metal poles that are used to mount light fixtures shall be painted black, brown, or other colors that blend with the surrounding terrain. Fiberglass poles shall be likewise painted or intrinsically colored. Wooden poles shall be naturally stained or painted in colors that blend with the surrounding terrain.

E. Non-complying Streetlights

Existing street and highway lights that do not meet the requirements of this Ordinance shall be brought into compliance as part of the Ivins City Capital Facilities Improvements Plan as funds become available.

F. Location

Roadway and streetlights, as a minimum, should be placed:

At intersections and crosswalks on major collector streets and arterials unless within 125 feet of an adjacent streetlight.

At intersections and crosswalks on minor collector or residential collector streets unless within 250 feet of an adjacent streetlight.

Exceptions: Exceptions may be made by the City Engineer or Public Works Director if crosswalks and street signs along collector and arterial streets are provided with alternative lighting as proposed by a developer.

Trails

Trails lighting shall be low-level bollards (below eye level where possible), shielded, and designed to meet all requirements established in this Ordinance and in accordance with the Standard Specifications for Design and Construction. Bollards shall not be necessary where trail is within 100 feet of a streetlight. Other low-level lighting alternatives shall be considered during the development process on a case by case basis.

Project Entrance Lighting

A. Design

The design of the fixtures shall blend with the general theme of the project, project signage, and should be integrated into entry landscaping as approved by the development process.

Parking Lots

A. Full cut-off fixtures

All lighting shall be full cut-off fixtures as defined by The Illuminating Engineering Society of North America (IESNA).

B. Appropriate location

Entrances, exits, and barriers should be emphasized.

C. Integrate with landscaping

All parking lot lighting should be integrated into landscape areas wherever possible.

D. Height

Height of parking area light poles should be in proportion to the building mass and height, and no more than fourteen (14) feet high.

E. Maximum

A maximum of two (2) initial lumens per square foot of parking lot surface is permitted.

F. Spot or floodlighting prohibited

Spot or floodlighting of parking lots from a building or other structure is not permitted.

G. Compliance required

Parking lot lighting shall comply with all other requirements of this Ordinance.

H. Metal Poles

If metal poles are used to mount light fixtures they shall be painted black, brown, or other colors that blend with the surrounding terrain.

I. Wooden Poles

Wooden poles shall be naturally stained or painted in earth tones.

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 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 Ordinance, including required time of day and lighting curfew.
- D. All sports lighting shall meet the requirements of this Ordinance.

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. Luminaires shall be directed at walkways or entries and shall not be directed upward.
- B. Compact fluorescent fixtures are permitted.
- C. Security lighting shall be fully shielded and shall be set on a time or motion detector. Infrared sensor spotlights are the recommended light type for security.
- D. Private sport court facilities shall use fully shielded fixtures and shall not use the lights after 11:00 P.M. Pole height for mounting fixtures should not exceed twenty (20) feet.
- E. All sports lighting poles shall be painted black, brown, or other colors that blend with the surrounding terrain.

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 façade and not aimed at adjacent streets, roads, or properties.
- B. Mounting
Lighting fixtures shall be mounted so as to light only the sign. Lighting fixtures producing more than 1800 initial lumens must, and all lighting is encouraged to, 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.

Exempt Lighting

The following lighting shall be exempt from the provisions of this Ordinance:

- A. Holiday lighting, as long as it does not create a hazard or nuisance from glare.
- B. Traffic control signals and devices.
- C. Temporary emergency lighting in use by law enforcement or government agencies or at their direction.
- D. Temporary lighting, used for a period not to exceed thirty (30) days in any one (1) year period for festivals, celebrations, or other public activities.

- E. Security lighting controlled by a motion sensor switch that remains on for no longer than ten (10) minutes after activation, but shall in all cases be shielded and directed to the areas where such lighting is required.
- F. Temporary construction lighting used for a period not to exceed thirty (30) days in any one (1) year period.

Prohibited Lighting

The following lighting shall be prohibited:

- A. Unshielded lighting
Unshielded lighting for any purpose is prohibited.
- B. Flashing, blinking, intermittent lights
Flashing, blinking, intermittent lights or other lights that move or give the impression of movement, is prohibited. Holiday lighting is permitted.
- C. Building mounted lights under most conditions
Spotlights may not be affixed to buildings for the purpose of lighting parking lots or sales display lot areas. Fully shielded fixtures may be attached to buildings to light walkways and parking lot spaces adjacent to buildings.
- D. Laser lighting
All laser lighting is prohibited.
- E. Searchlights
All searchlights are prohibited.
- F. Neon
All neon lighting must be shielded.
- G. Linear fluorescent lamps
Generally not allowed.

14.09.106 REVIEW PROCEDURES.

Single-Family Residential

All single-family home outdoor lighting shall comply with this Ordinance.

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 Ordinance.

Lighting plans shall include the following:

- A. Plans or drawings indicating the proposed location of lighting fixtures, height of lighting fixtures, and type of illumination devices, lamps, supports, shielding, and reflectors used along with installation and electrical details.
- B. Illustrations, such as those contained in a manufacturer's catalog, of all proposed lighting fixtures.
- C. Photometric data, such as that furnished by manufacturers, showing illumination levels in wattage and lumens per lamp and lighting fixture.
- D. Total initial lumens for the developed area.
- E. Initial lumens for any specialized lighting.
- F. Initial lumens per square foot of externally illuminated sign surface.
- G. Site specific computer calculations for all parking lots, sports fields, and similar large-scale lighted areas. Include assumptions, depreciation factors, complete calculation areas and summary information.

Evidence of Compliance with Codes

All lighting plans shall include certification by a licensed electrical engineer that the lighting fixtures proposed by the plan conform to the requirements of this Ordinance, Building and Electrical Codes.

14.09.107 APPROVAL PROCEDURE.

Small Scale Applications

Lighting plans for developments of one (1) acre or less shall be approved by the Ivins City Zoning Administrator.

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.

Sign Applications

Sign applications shall include a detailed lighting plan that will be approved as part of the sign application approval.

Compliance with this Ordinance

All lighting approvals shall be granted only in compliance with this Ordinance.

Suspension, Revocation, or Modifications to the Lighting Plan

The Zoning Administrator may suspend, revoke, or require modification of any lighting plan that is not in compliance with this Ordinance.

Lamp or Fixture Substitution

If any outdoor light fixture or the type of light source therein is proposed to be changed after a lighting plan has been approved, a change request must be submitted to the Zoning Administrator for approval. Adequate information to assure compliance with all codes must be provided and the change request must be received prior to substitution.

14.09.108 APPEAL PROCEDURE.

The applicant or any person aggrieved by a final decision, determination, or requirement imposed regarding this Ordinance may appeal according to the provisions set forth in Chapter 30 of the Ivins City Zoning Ordinance.

14.09.109 ENFORCEMENT.

The Ivins City Zoning Administrator is authorized as the enforcing officer for this Ordinance, and shall enforce all provisions, entering actions in court if necessary, and his failure to do so shall not legalize any violations of this Ordinance.

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS 15th DAY OF MARCH, 2007 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Carol Tenczar	✓	_____	_____	_____
George E. Elwell, Jr.	✓	_____	_____	_____
Michael Foot	✓	_____	_____	_____
Barbara Rusick	✓	_____	_____	_____
Steve Jolley	✓	_____	_____	_____

R. Daren Barney
 R. Daren Barney, Mayor

ATTEST:

[Signature]
 Karyl Keanaaina
 City Recorder

