
AGENDA ITEM SUMMARY / STAFF REPORT
FLORENCE PLANNING COMMISSION

ITEM NO: 4
Meeting Date: *February 14, 2023*

ITEM TITLE: *PC 23 01 DR 01 – Lane Community College Site Lighting Exception*

OVERVIEW:

Application: An application was submitted by Willis DeWitt, representing Lane Community College (LCC), requesting approval of an exception to site illumination levels. They propose levels ranging from 1.1 to 8.2 footcandles both under and over the minimum and maximum levels of 2 and 7 footcandles. The property is located at 3149 Oak Street, in the High Density Residential District regulated by Florence City Code Title 10, Chapter 10.

Background: Land use application AR 22 04 DR 01 for a design review and remodeling at LCC was processed through a Type II Administrative Review process and was completed September 13, 2022. The remodel included site upgrades and or changes including parking resurfacing/stripping, landscaping, stormwater management facilities, fencing, lighting, and other site improvements.

The photometric site plan included as part of this application indicated illumination levels above and below illumination levels allowed in accordance with FCC 10-37-4-B. During the Review process of AR 22 04 DR 01, Condition 23 required that the applicant either revise lighting fixtures or luminaires to achieve requirements or seek approval from the Design Review Board to exceed the maximum and decreased the minimum foot candles. The applicant has chosen the latter option.

Nothing was submitted to justify the request for an exception to minimum and maximum footcandles, but the memo attached to the application states the design team believes the lighting, as designed is the best strategy for illuminating the parking lot and walkway, and that the proposed site lighting has already been purchased. A staff visit found it to also be installed. Of note but not subject to this review was the requirement for new poles to comply with the 20' height limitation and existing poles being utilized for the new luminaire fixtures could remain the existing height. The pole heights are being reviewed under a separate land use permit compliance process.

Process and Review: The applicant submitted an application for a lighting exception, which requires a Type III Quasi-Judicial procedure, to be reviewed by the Planning Commission acting as the Design Review Board. The findings of fact and application materials are attached to this AIS. The applicable criteria are listed in the "Applicable Criteria" section of the findings. Only the code sections included may be applied in the decision-making process. Application materials, public testimony, previous approvals and research that speak to the criteria may also be considered. Staff has made a recommendation for this application and include findings reviewing the application against the applicable criteria and incorporate public testimony and research where applicable.

Testimony: Public testimony was received by Gary and Dolly Brock on February 6, 2023 stating that in none of the "relevant documents can we find any justification for an exception to the City Code."

The testimony also points out that this site is in the middle of a High Density Residential area with the majority of the light shielding vegetation removed during the remodel.

ISSUES/DECISION POINTS: Is the applicant eligible for an exception to minimum and maximum allowed footcandles.

Shall the applicant be required to revise lighting fixtures or luminaires to comply with FCC 10-37-4-B

ALTERNATIVES:

1. Approval the lighting exception with conditions of approval.
2. Review and recommend changes to the Findings of Fact to approve the lighting exception,
3. Continue the Public Hearing to a date certain if more information is required, or
4. Reject the request for a lighting exception.

RECOMMENDATION: Staff does not have a recommendation at this time as Staff has made a decision and is seeking Planning Commission review and approval/denial on this matter.

AIS PREPARED BY: Clare Kurth, Assistant Planner

ITEM'S ATTACHED:

- "A" Findings of Fact
- "B" Application
- "C" Lighting Plans-Luminaire and Photometric Designs

City of Florence—Planning Commission
FINDINGS OF FACT
Design Review
Exhibit “A”

Date: February 10, 2023 **Planner:** Wendy Farley Campbell

Application: PC 23 01 DR 01 Lane Community College Lighting Exception

I. PROPOSAL DESCRIPTION

Proposal: A Design Review application for a request for an exception to lighting illumination levels.

Applicant: Lane Community College, represented by Sean Lindh, Project Coordinator

Property Owner: Lane Community College

Location: 3149 Oak St. Florence, OR 97439
Assessor’s Map 18-12-22-14, Tax Lot 00200
General Location: West of Oak St. East of Laurel Way Between the High School and New Friends Residential Care Facility

Site: Map #18-12-22-14, Tax Lot 00200

Comprehensive Plan Map Designation: High Density

Zone Map Classification: High Density

Surrounding Land Use / Zoning:

Site: College Campus / High Density (HD)
North: Residential Care Facility / HD
South: High School Campus / HD
East: Single-family residences / Highway District
West: Single Family residences and vacant / HD

Streets / Classification:

South – None; West – None; East – Oak St. / Collector; North – None

II. NARRATIVE:

In 1974 the construction began for the skill center, which is now the Lane Community College (LCC) outreach center. In 1981, LCC received a Conditional Use Permit (C.U.P.) to build a metal building west of the shop wing of the main campus building. In 1998, a C.U.P. was granted to build a 4,850 square

foot addition. In 2009 LCC received another CUP (PC 09 11 CUP 05) to add an attached 1,600 sq. ft. classroom on the west side of Building A (south). The building is currently 12,684 square feet.

In September, Lane Community College received a Type 2 design review approval for exterior changes to the existing buildings in way of window, siding, and roof replacements primarily with Building A, with limited upgrades to Building B and associated site improvements such as parking, landscaping, utilities, lighting, fencing, and the addition of stormwater facilities for the new vehicular surfacing. These updates required the property to comply with current zoning codes, such as building colors, parking lot plan review to ensure the safety of the college’s users and landscaping change review to assess for adequate buffering and plant material selection and quantities. Those updates were processed as a Type 2-Administrative Design Review as they consisted of landscape changes differing from the original approved character and parking lot restriping requiring some minor discretion in code interpretation. One of the conditions of approval required lighting illumination levels to be revised to comply with city code or apply for an exception review to be considered by the Florence City Council.

III. NOTICES & REFERRALS:

Notice: On January 25, 2023, notice was mailed to surrounding property owners within 100 feet of the property and a sign posted on the property.

At the time of this report, the city had received the following written comments:

Public testimony was received by Gary and Dolly Brock on February 6, 2023 stating that in none of the “relevant documents can we find any justification for an exception to the City Code.” The testimony also points out that this site is in the middle of a High-Density Residential area with the majority of the light shielding vegetation removed during the remodel.

Staff Comment: They also testified during the original design review with concerns about the lighting and off-site impacts it might cause.

Referrals:

No referrals were sent as there are no utility stakeholders related to this application.

IV. APPLICABLE REVIEW CRITERIA

Criteria Applying to this Matter for the application include:

Florence City Code, Title 10: (<http://www.ci.florence.or.us/council/title-10-zoning-regulations>)

Chapter 1: Zoning Administration, Section 1-6-3

Chapter 37: Section 4B and 8

V. FINDINGS

Code criteria are listed in **bold**, with response beneath. Only applicable criteria have been listed.

FLORENCE CITY CODE

TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

10-1-1-4: APPLICATION:

- A. Applications and Petitions required by Title 10 and 11 of this Code shall be on forms prescribed by the City and include the information requested on the application form.**

The applicant submitted their request on a form prescribed by the city.

- B. Applicability of Review Procedures: All land use and development permit applications, petitions, and approvals shall be decided by using the procedures contained in this chapter. The procedure type assigned to each application governs the decision making process for that permit or approval. There are four types of approval procedures as described in subsections 1-4 below. Table 10-1-1 lists some of the City's land use and development approvals and corresponding review procedures. Others are listed within their corresponding procedure sections.**

[...]

- 3. Type III (Quasi-Judicial) Procedure (Public Hearing). Quasi-Judicial decisions are made by the Planning Commission after a public hearing, with an opportunity for appeal to the City Council; [...] Quasi-Judicial decisions involve discretion but implement established policy.**

Title 10 Chapter 37 requires Planning Commission to hear exceptions to lighting code. This application is therefore a Type 3.

10-1-1-6-3 LAND USE HEARINGS:

- A. Hearings are required for Type III (quasi-judicial) land use matters requiring Planning Commission review. Type III applications include, but are not limited to: ...**

Discussed above.

B. Notification of Hearing:

- 1. At least twenty (20) days prior to a quasi-judicial hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which**

notice shall be sent to all owners of record of property within 300 feet of the subject property.

- 2. Prior to a quasi-judicial hearing, notice shall be published one (1) time in a newspaper of general circulation.**

Notification of the quasi-judicial land use hearing for this application was mailed on January 25, 2023, 20 days prior to the hearing, to all property owners within 100 feet of the subject property. A notice was also published in the Siuslaw News one time on February 1, 2023. These criteria are met.

C. Notice Mailed to Surrounding Property Owners – Information provided:

- 1. The notice shall:**
 - a. Explain the nature of the application and the proposed use or uses which could be authorized;**
 - b. List the applicable criterion from the ordinance and the plan that apply to the application at issue;**
 - c. Set forth the street address or other easily understood geographical reference to the subject property;**
 - d. State the date, time and location of the hearing;**
 - e. State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes further appeal based on that issue;**
 - f. State that application and applicable criterion are available for inspection at no cost and will be provided at reasonable cost;**
 - g. State that a copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at reasonable cost;**
 - h. Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.**
 - i. Include the name of a local government representative to contact and the telephone number where additional information may be obtained.**

The notice mailed to surrounding property owners was consistent with the criteria noted above. The application was properly noticed and these criteria are met.

D. Hearing Procedure: All quasi-judicial hearings shall conform to the procedures of Florence City Code Title 2 Chapter 10.

The Planning Commission is scheduled to meet on February 14, 2023 in a duly-noticed public hearing and may act upon the application in accordance with FCC 2-10 at that time. In the event the Planning Commission were to decide to postpone their decision to a future date, all hearing procedures will be observed according to FCC Title 2, Chapter 10.

E. Action by the Planning Commission:

- 1. At the public hearing, the Planning Commission shall receive all evidence deemed relevant to the issue. It shall then set forth in the record what it found to be the facts supported by reliable, probative and substantive evidence.**
- 2. Conclusions drawn from the facts shall state whether the ordinance requirements were met, whether the Comprehensive Plan was complied with and whether the requirements of the State law were met.**
- 3. In the case of a rezoning request, it shall additionally be shown that a public need exists; and that the need will be best served by changing the zoning of the parcel of land in question.**
- 4. There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.**

The Planning Commission received all evidence available and deemed relevant at the public hearing. The Planning Commission had the option to deny approval if they determined that insufficient evidence had been provided to indicate that the application had not met the applicable criterion. The burden to supply such evidence is upon the applicant.

TITLE 10: CHAPTER 37: LIGHTING

10-37-3: LIGHTING PLANS REQUIRED: All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output.

The City shall have the authority to request additional information in order to achieve the purposes of this Ordinance.

The applicant submitted a photometric site plan with the lumen output for the proposed development and cutsheets for the proposed fixtures. Parking lot, building, and bollard lighting are proposed. Key note E29 states the parking lot fixtures will be mounted on existing poles and bases.

10-37-4: LIGHTING STANDARDS:

A. All exterior lighting fixtures subject to this code section must be designed as a full cut-off fixture or have a shielding method to direct light emissions downward below the horizontal plane onto the site and does not shine illumination or glare skyward or onto adjacent or nearby property.

The application includes cutsheets for four proposed luminaires. The parking lot (E1) is a full cut-off fixture and meets this criterion.

B. Parking areas shall have lighting to provide at least two (2) foot-candles of illumination at any point in the entire lot with a maximum of five (5) foot-candles over parking spaces and walkways. The Design Review Board may decrease the minimum if the applicant can provide documentation that the overall parking lot has adequate lighting. The Design Review Board may increase the maximum on a case-by-case basis, with no greater than 7 foot-candles measured directly under the light fixture.

The photometric site plan includes illumination levels shown on the entirety of the site. The parking spaces and internal walkways have a maximum foot candle of 8.2 and a minimum of 1.1 within the parking lot. There are many points when the illumination is greater than 5-foot candles over parking spaces and a few places greater than 5 ftc over walkways. In Condition 23 of the staff review the applicant was required to either modify the lighting fixtures or illumination levels to achieve the requirements of 10-37-4-B or receive approval from the Design Review Board to not meet the minimum footcandles. The applicant has proposed to request an exception. The plans appear to indicate that the illumination level may be adjusted on the light fixture. Of note the code permits greater than 5-foot candles and not more than 7-foot candles and less than 2-foot candles.



VI. CONCLUSION

The proposed application meets the requirements of City Code with conditions.
Or.

The proposed application does not meet the requirements of City Code

VII. Exhibits:

"A"	Findings of Fact – Partial Proposed
"B"	Application
"C"	"C" Lighting Plans-Luminaire and Photometric Designs



EXHIBIT B

City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
Phone: (541) 997 - 8237
Fax: (541) 997 - 4109
www.ci.florence.or.us

PC 2301 DR01 Site Lighting Exception

Type of Request

THIS SECTION FOR OFFICE USE ONLY

Type I Type II Type III Type IV

Proposal: _____

Applicant Information

Name: Lane Community College Phone 1: [REDACTED]

E-mail Address: [REDACTED] Phone 2: _____

Address: Building 7 4000 East 30th Ave Eugene, OR 97405

Signature:  Digitally signed by Sean P. Lindh
DN: C=US, E=LindhS@lanecc.edu, O=Lane Community College,
OU=Facilities Maintenance & Planning, CN=Sean P. Lindh
Date: 2022.11.30 15:25:33 -08'00' Date: 11/30/2022

Applicant's Representative (if any): Willis DeWitt, Woofter Bolch Architecture, 803 730-1681, willis@woofterbolch.com

Property Owner Information

Name: Lane Community College Phone 1: [REDACTED]

E-mail Address: lindhS@lanecc.edu Phone 2: _____

Address: Building 7 4000 East 30th Ave Eugene, OR 97405

Signature:  Digitally signed by Sean P. Lindh
DN: C=US, E=LindhS@lanecc.edu, O=Lane Community College,
OU=Facilities Maintenance & Planning, CN=Sean P. Lindh
Date: 2022.11.30 15:25:57 -08'00' Date: 11/30/2022

Applicant's Representative (if any): Sean Lindh, LCC Project Manager

NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.

For Office Use Only:

Received	Approved	Exhibit

Property Description

Site Address: 3149 Oak Street Florence, Oregon 97439

General Description: Lane Community College Florence Center (Existing Buildings)

Assessor's Map No.: 18 - 122 - 214 Tax lot(s): 200

Zoning District: High Density Residential

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map

(FCC 10-1-1-4-B-3): _____

Project Description

Square feet of new: 0 Square feet of existing: 10,910 sf (Bldg A); 4,995 sf (B) 1,080 sf (C)

Hours of operation: 7:00 am - 4:00 pm M-F Existing parking spaces: 100

Is any project phasing anticipated? (Check One): Yes No

Timetable of proposed improvements: 3/28/22 - 12/19/22

Will there be impacts such as noise, dust, or outdoor storage? Yes No

If yes, please describe: General construction noise, dust and staging. The General Contractor is Lease Crutcher Lewis.

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

See attached memo.

For Office Use Only:

Date Submitted: _____ Fee: _____
Received by: _____

Paid

Exhibit C



Lane Community College
Florence Center Improvements
AR 22 04 DR 01 – Condition of Approval 23

Project: Lane Community College
Florence Center Improvements
Regarding: LCC Florence Center Design Review Conditions of Approval 23

Condition 23 (Per AR 22 04 DR 01 Notice of Decision): "The photometric site plan includes illumination levels over the entirety of the site. The parking spaces and internal walkways have a maximum foot candle of 8.2 and a minimum of 1.2 within the parking lot. There are many points when the illumination is greater than 5 foot candles over parking spaces and a few spaces greater than 5 ftc over walkways. The applicant shall either revise the lighting fixtures and/or luminaires to achieve the requirements of 10-37-4-B or receive approval from the Design Review Board to exceed the maximum and decrease the minimum footcandles."

Response:

The project is seeking approval from the Design Review Board to exceed the maximum and decrease the minimum footcandles for the site lighting.

The design team believes the site lighting, as designed, is the best strategy for illuminating the parking lots and internal walkways and balances number of fixtures (costs) with light distribution. At the time of the design review approval, site lighting has already been purchased and are being delivered to the site. We are recommending seeking Design Review Board approval of the site lighting as designed.

Outdoor lighting has full controllability over each fixture via nLight System. Summary of the lighting controls are below:

9.4.1.4 Exterior Lighting Control

Lighting for exterior applications not exempted in Section 9.1 shall meet the following requirements:

a. Lighting shall be controlled by a device that automatically turns off the lighting when sufficient daylight is available.

b. All building facade and landscape lighting shall be automatically shut off between mid-night or business closing, whichever is later, and 6 a.m. or business opening, whichever comes first, or between times established by the authority having jurisdiction.

c. Lighting not specified in Section 9.4.1.4(b) and lighting for signage [not provided] shall be controlled by a device that automatically reduces the connected lighting power by at least 50% for at least one of the following conditions:

1. From 12 midnight or within one hour of the end of business operations, whichever is later, until 6 a.m. or business opening, whichever is earlier



2. During any period when no activity has been detected for a time of no longer than 15 minutes

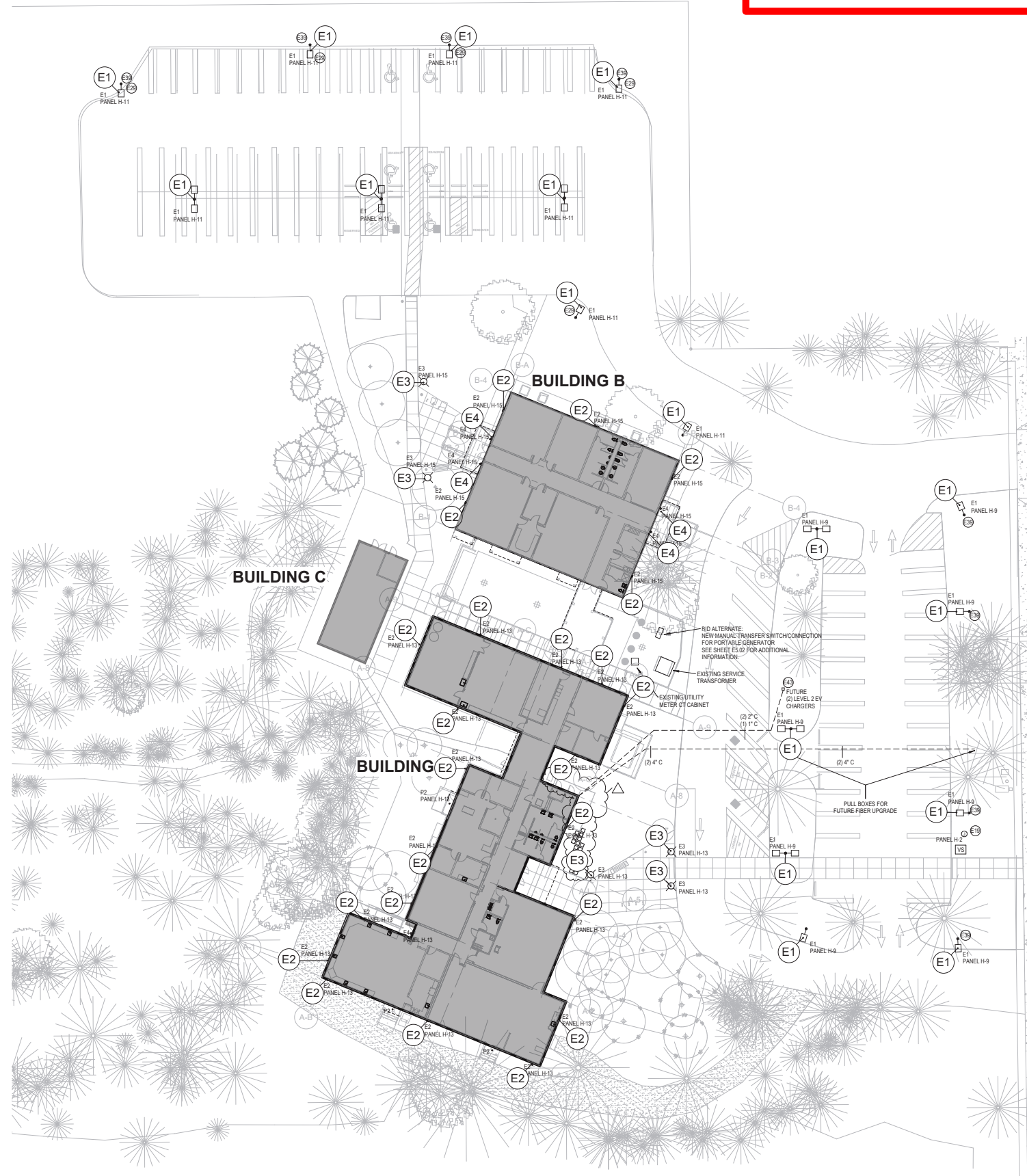
d. Luminaires serving outdoor parking areas and having a rated input wattage of greater than 78 W and a mounting height of 20 ft or less above the ground shall be controlled to automatically reduce the power of each luminaire by a minimum of 50% when no activity has been detected in the area illuminated by the controlled luminaires for a time of no longer than 15 minutes. No more than 1500 W of lighting power shall be controlled together.

All time switches shall be capable of retaining programming and the time setting during loss of power for a period of at least ten hours.

Please see attached Site Lighting Plan, Site Lighting Cut Sheets, and Site Photometric plan included in the Design Review submission.

Exhibit C

Legend



Specifications

EPA:	0.95 ft ² (0.09 m ²)
Length:	26" (663 mm)
Width:	13" (330 mm)
Height:	3" (76 mm)
Height:	7" (178 mm)
Weight (max):	16 lbs (7.25 kg)

E1 - LED Pole Mounted Area Light



Specifications

Depth (D1):	8"
Depth (D2):	1.5"
Height:	9"
Width:	18"
Weight (without options):	19.5 lbs

E2 - LED Wall Mounted Building Light

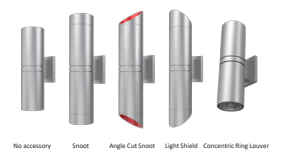


Specifications

Height:	40" (101.6 cm)
Weight (max):	27 lbs (12.25 kg)

E3 - LED 3' Round Bollard

Luminaire Type:
 Catalog Number:



E4 - LED Up/Down Wall Mount
(below roof overhang)

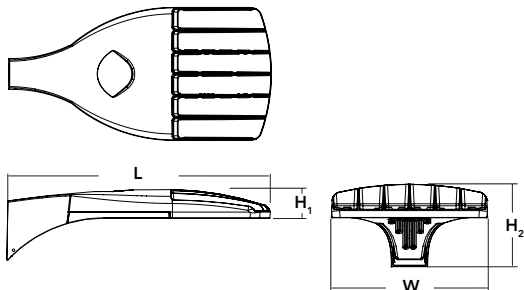
KEYNOTES

- E19 PROVIDE GFCI OUTLET FOR SUMP PUMP. COORDINATE CIVIL DRAWINGS FOR EXACT LOCATION OF VAULT.
- E29 NEW LIGHT FIXTURE TO BE MOUNTED TO EXISTING LIGHT POLE AND BASE. PROVIDE RETROFIT MOUNTING KIT TO MOUNT FIXTURE TO EXISTING POLE.
- E39 PROVIDE LIGHTING POLE FIXTURE WITH HOUSE SIDE SHIELD.
- E43 STUB UP CONDUIT AND CAP FOR FUTURE USE FOR EV CHARGERS.



Specifications

EPA:	0.95 ft ² (.09 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height ₁ :	3" (7.62 cm)
Height ₂ :	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Catalog Number _____

Notes _____

Type _____

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

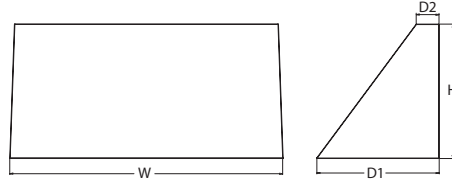
Series	LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX0 LED	Forward optics P1 P5 P2 P6 P3 P7 ¹ P4 ¹ Rotated optics P10 ² P12 ² P11 ² P13 ^{1,2}	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short ³	T5S Type V short ³ T5M Type V medium ³ T5W Type V wide ³ 208 ⁵ 240 ⁵ 277 ⁵ 347 ⁵ 480 ⁵	MVOLT (120V-277V) ^{5,6} XVOLT (277V-480V) ^{7,8,9} 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ⁵ 480 ⁵	Shipped included SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ¹¹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹²

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ^{13,14} PIRHN Network, high/low motion/ambient sensor ¹⁵ PER NEMA twist-lock receptacle only (control ordered separate) ¹⁶ PERS Five-pin receptacle only (control ordered separate) ^{16,17} PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) ^{16,17} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹⁸	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5f ^{19,20} PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5f ^{19,20} PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1f ^{19,20} PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1f ^{19,20} FAO Field adjustable output ²¹	Shipped installed DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Shipped separately HS House-side shield ²² SF Single fuse (120, 277, 347V) ⁵ DF Double fuse (208, 240, 480V) ⁵ L90 Left rotated optics ² R90 Right rotated optics ² DDL Diffused drop lens ²² HA 50°C ambient operations ¹ BAA Buy America(n) Act Compliant Shipped separately BS Bird spikes ²³ EGS External glare shield



Specifications

Depth (D1):	8"
Depth (D2):	1.5"
Height:	9"
Width:	18"
Weight (without options):	19.5 lbs



Catalog Number _____

Notes _____

Type _____

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance. WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347 ¹ 480 ¹	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ¹ Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options	Finish
E15WH Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE² Photocell, Button Type DMG³ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. SPD10KV 10kV Surge pack	Shipped installed DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Accessories	NOTES
WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish) WDGE3PBBW DDBXD U WDGE3 surface-mounted back box (specify finish)	1 347V and 480V not available with E15WH and E20WC. 2 PE not available in 480V and with sensors/controls. 3 DMG option not available with sensors/controls. 4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls

Site Lighting Cut Sheets

Exhibit C

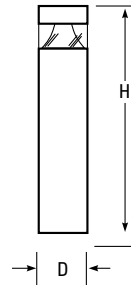


KBR8 LED LED Specification Bollard



Specifications

8" Round
(20.3 cm)
Height: 40"
(101.6 cm)
Weight (max): 27 lbs
(12.25 kg)



Catalog Number _____
Notes _____
Type _____

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
KBR8 LED	Asymmetric 12C 12 LEDs ¹	350 350 mA	30K 3000 K	ASY Asymmetric ¹	MVOLT ⁵	Shipped installed PE Photoelectric cell, button type	Shipped installed SF Single fuse (120, 277, 347V) ^{6,7}	DWHXD White
		450 450 mA ^{3,4}	40K 4000 K	SYM Symmetric ²	120 ³			DNAXD Natural aluminum
	Symmetric 16C 16 LEDs ²	530 530 mA	50K 5000 K	AMBPC Amber phosphor converted AMBLW Amber limited wavelength ^{3,4}	240 ³	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup, CA Title 20 Noncompliant ⁸	H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts ⁸	DDBXD Dark bronze
		700 700 mA	277 ⁵		347 ⁴			DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBR8 LED⁸

NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.

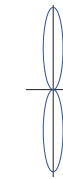


One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2012-2022 Acuity Brands Lighting, Inc. All rights reserved.

E3 - LED 3' Round Bollard

gotham | INCITO™

Multiple Layers of Light

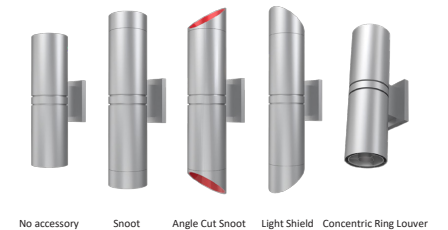


Luminaire Type: _____
Catalog Number: _____



High Center Beam Wall Mount Direct/Indirect Cylinder

4"

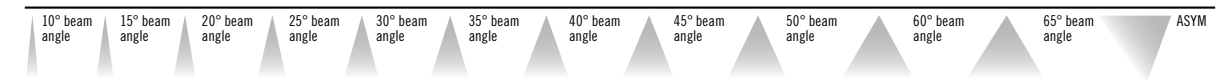


OVERVIEW

Feature Set

- Downlight and uplight can be individually specified for lumen output, beam spreads and accessories, allowing for a complete custom design
- Accessories available in vivid colors to give designers the freedom to create unique luminaires
- 12 optimized distribution patterns allow designers to achieve unique specifications for their projects
- Bounding Ray™ delivers top down flash for superior glare control
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location (WL) and IP66 options available - covered ceiling not required.
- 20 standard cylinder colors in textured and gloss finish; custom or RAL colors also available
- ENERGY STAR® Certified product

Distribution



Superior Performance

Nominal Lumens per Direction	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
Delivered Lumens	703	807	1062	1545	1977	2419	2920	3548	3982	4419	4848
Wattage	6.7	7.5	9.8	15.1	21.5	26.5	34.1	33.8	39.5	46.2	53.2
Efficacy	104	108	108	102	92	91	86	105	101	96	91

COMPLEMENTARY PRODUCTS

Coordinated Apertures | Multiple Layers of Light



Core	Downlight	Adjustable	Open Wallwash	Lensed Wallwash	Cylinder	Pinhole	Bevel	Hyperbolic
Healthcare	MRI	Surgical Suite	Patient Room					
Special Applications	Dynamic	Food Service	Vandal/Tamper	Clean Room	Shower	Steam Room		

IC04UDWC
page 1 of 9

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com
© 2021 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 05/12/21 Specifications subject to change without notice.
The product images shown are for illustration purposes only and may not be an exact representation of the product.

E4 - LED Up/Down Wall Mount
(below roof overhang)

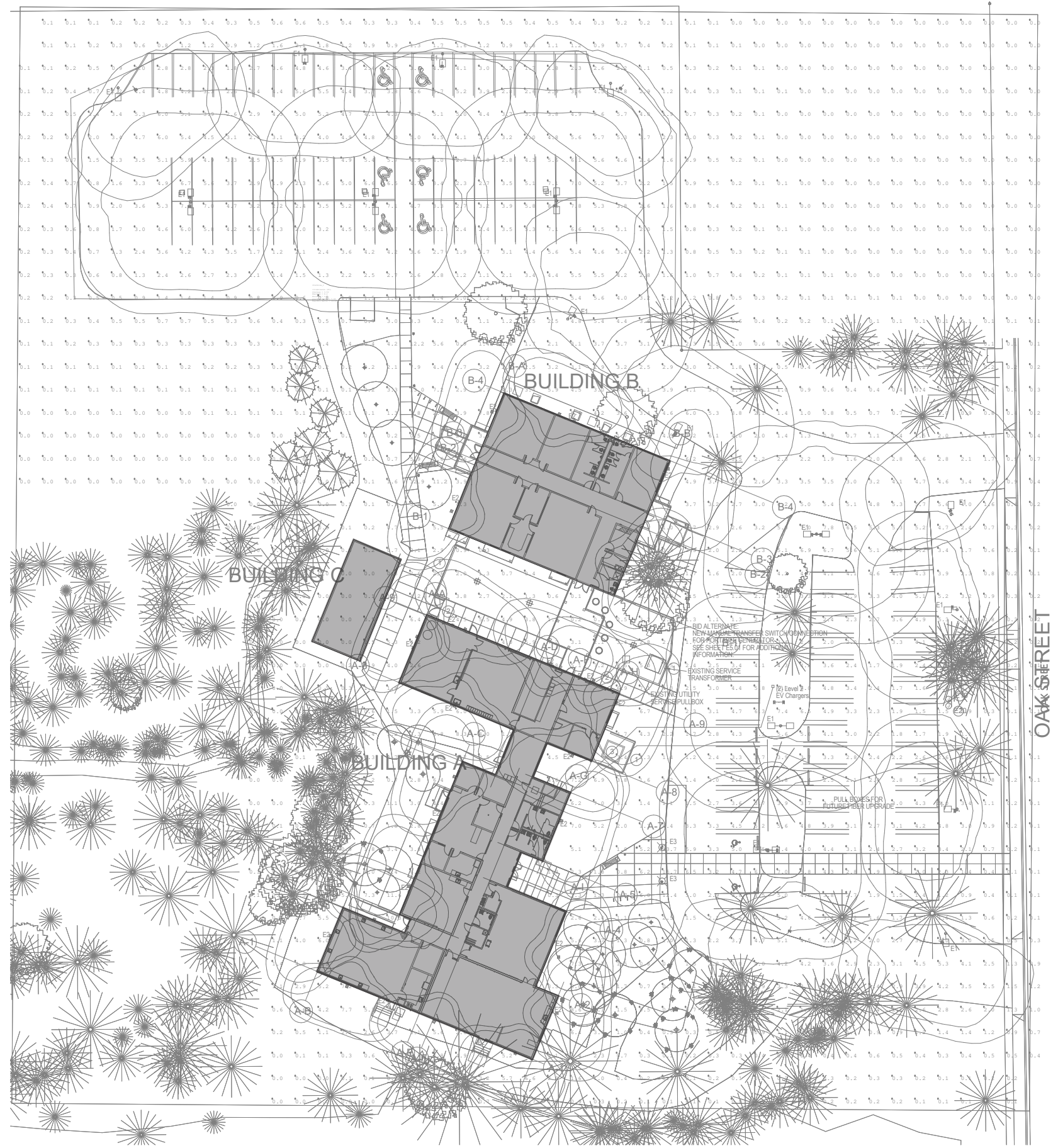


Exhibit D

From: D Brock [REDACTED]
Sent: Monday, February 06, 2023 2:41 PM
To: Planning Department
Subject: Resolution PC 23 01 DR 01 – LCC Site Lighting Exception

Please accept this email as written testimony regarding the application submitted by Willis DeWitt on behalf of Lane Community College for an exception to the City Code regarding Lighting. Unfortunately, we will be out of town on the day of the hearing and will not be able to be present.

After reviewing the Florence City Code, Title 10, Chapter 37, as well as the Application and Lighting Plan, we urge the Planning Commission to deny the request for exception..

Nowhere in any of the relevant documents can we find any justification for an exception to the City Code. The most relevant information is this statement by the applicant: "At the time of the design review approval, site lighting has already been purchased and are being delivered to the site." As we understand that statement, they ordered lighting fixtures before they received final approval and now they expect the Planning Commission to grant an exception to the City Code.

The Code is very clear on the minimum and maximum allowable site illumination levels. This project is in the middle of a High Density Residential area. Virtually all light-shielding vegetation was removed from the site as part of this project. Twenty-year-old rhododendrons that stood 8-10' tall and wax myrtles of similar size were ripped out and replaced with 18" ferns and other plantings that will never provide shielding from the bright lights in the parking lot and on the facade of the buildings. The pollution from these light fixtures directly affects all neighboring properties — those lights shine directly into surrounding homes.

Additionally, denying this exception sends a clear message to other applicants and their representatives that the Planning Commission and the City take the Code seriously and will not allow themselves or the Code to be manipulated or violated without consequence.

Thank you for your consideration of our testimony.

Garv and Dolly Brock
[REDACTED]
Florence, OR 97439

