

# PROPOSED ARCHITECTURAL STANDARDS RULES: EXTERIOR LIGHTING RULES

December 17, 2021



TAHOE DONNER<sup>SM</sup>

# DISCUSSION

## **PURPOSE OF TODAY'S PRESENTATION:**

Update to the board + membership on proposed revisions to the Architectural Standards Rules: Exterior Lighting Rules, developed by Staff and the Architectural Standards Committee.

Proposed revisions are included in accompanying document for reference:

[Architectural Standards Rules: Exterior Lighting Rules Existing and Proposed](#)

# HISTORY

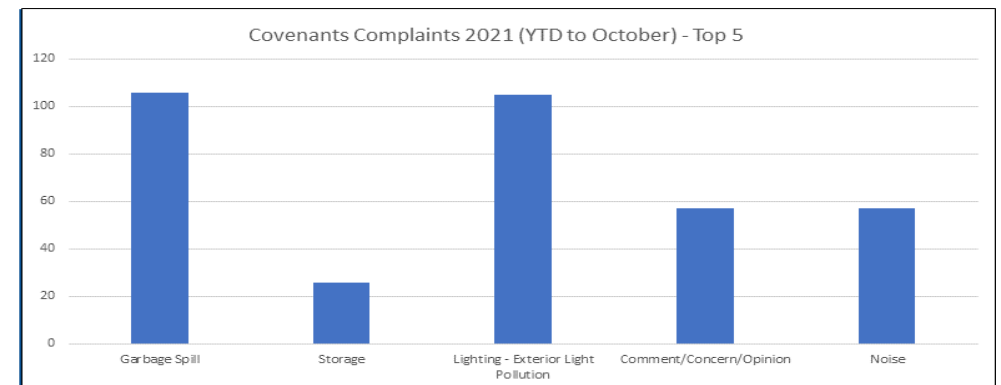
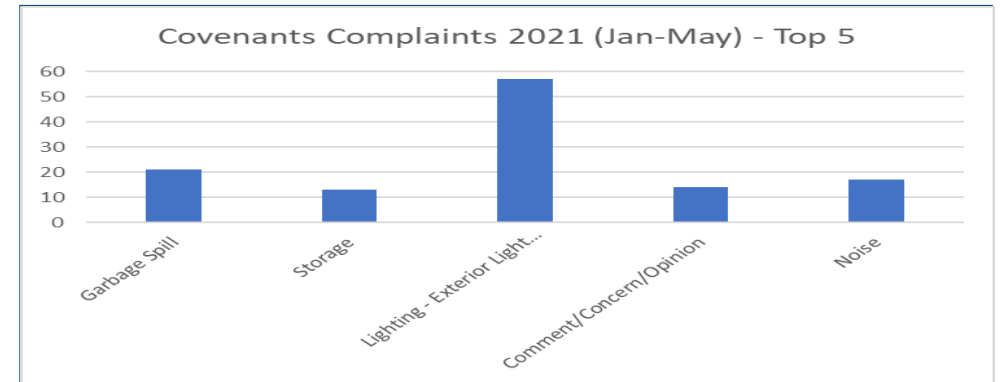
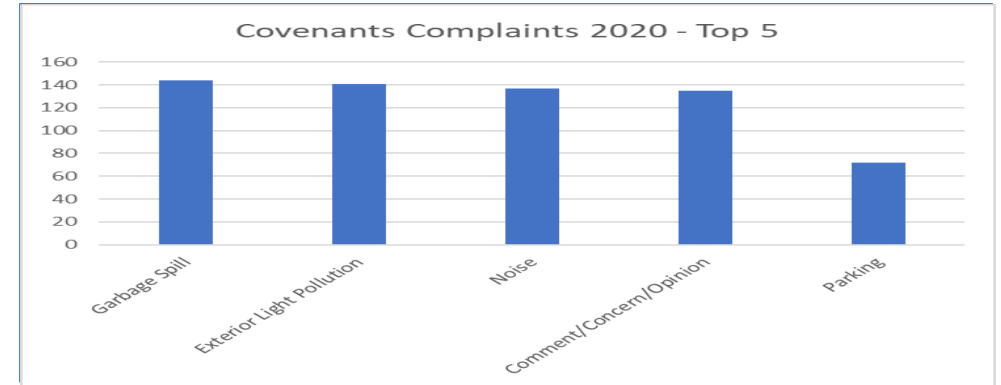
- ASO completed programmatic review of exterior light pollution complaints and identified that light complaints have increased significantly and become a leading covenants complaint.
- ASO recommended revised rules language to provide synergy between committees.
  - Fixture specification and installation approval with the ASC.
  - Complaints escalating to hearings for exterior light pollution to the Covenants Committee.
- Proposed revisions will help initiate a long-term program to bring Tahoe Donner into conformity with the Town of Truckee's new construction standards (Night sky).
- Staff and the ASC proposed a revisions to incorporate dark sky compliant light fixtures into existing exterior light rules based on feedback received from the membership.
- Dark sky friendly light fixtures minimize glare while reducing light trespass and skyglow typically with the requirement to be fully shielded to cast light downwards and to minimize the amount of blue light in the nighttime environment.
- The fixtures are available in many sizes, types, and styles.

# INTENT OF THE REVISIONS

- Reduce exterior light pollution and glare from light trespass onto neighboring property owners.
- Reduce exterior light pollution complaints.
  - Provide detailed guidelines to homeowners for when the next rule is applicable with new construction (aligning with Town of Truckee current standards) and newly proposed light fixtures through a zero-fee maintenance permit.
  - Explain Tahoe Donner Association expectations of keeping exterior lights to a minimum and protecting the visibility of the night sky.
- Update rules based on changes in technology and new products available.
- Clarify rules and provide granular specifications including kelvins and lumens maximums.

# COMPLAINT DATA 2020/21

- 141 exterior light complaints in 2020
  - Second to garbage spills (144 complaints)
- 56 light complaints January to May 2021 before being brought to committee's attention
- Trend accelerating into 2021
  - Top complaint category
  - Three times that of garbage spills as of May
- ASC supportive of staff recommendation to incorporate dark sky into exterior lights rules
- Collaboratively crafted proposed revisions over six committee meetings spanning the year with final draft and recommendation to present to the board at August 25, 2021, committee meeting



# EFFECT

Dark Sky Lights will be required on:

- New exterior light fixture project
- New exterior change project requiring neighbor notification



The effect of these proposed rules on homeowners is to:

- Only have exterior lights on when needed (motion sensors with timers).
- Only light the area that needs it (motion sensors with timers).
- Be no brighter than necessary (incorporate lumens and kelvins parameters).
- Minimize light pollution and glare (be fully shielded and pointing downward).
- Upgrade to dark sky exterior light fixtures to minimize exterior light pollution and glare.
- Improve access to the night sky, reduce energy used, reduce impact of unnatural light impact on the environment.

# REVISION TIMELINE

The ASC has been discussing revisions to exterior lighting rule language since the March 17, 2021, ASC meeting.



At the August 25, 2021, meeting, by motion, the committee approved the final draft of the revisions:

Action 3:0 the committee agreed to recommend the proposed rule change to the Board for 45-day review.

Recommendation for revised rules language provides synergy between committees with installation approval with the Architectural Standards Committee and complaints submitted and escalation to hearings for Exterior Light Pollution to the Covenants Committee.

# COMMUNITY BENEFIT

- Positive Neighbor Relations
- The Stars Shine Brighter
- Help Tahoe Donner become a Dark Sky Community

# EDUCATION

- “Less is More” Concept
- Dark Sky Compliant Exterior Light Handout
- Tahoe Donner Website / News / Eblasts
- ASC Design Review Process
- HOIP Inspections
- ASO New Deed Welcome Letter
- LED – Kelvins – Lumens

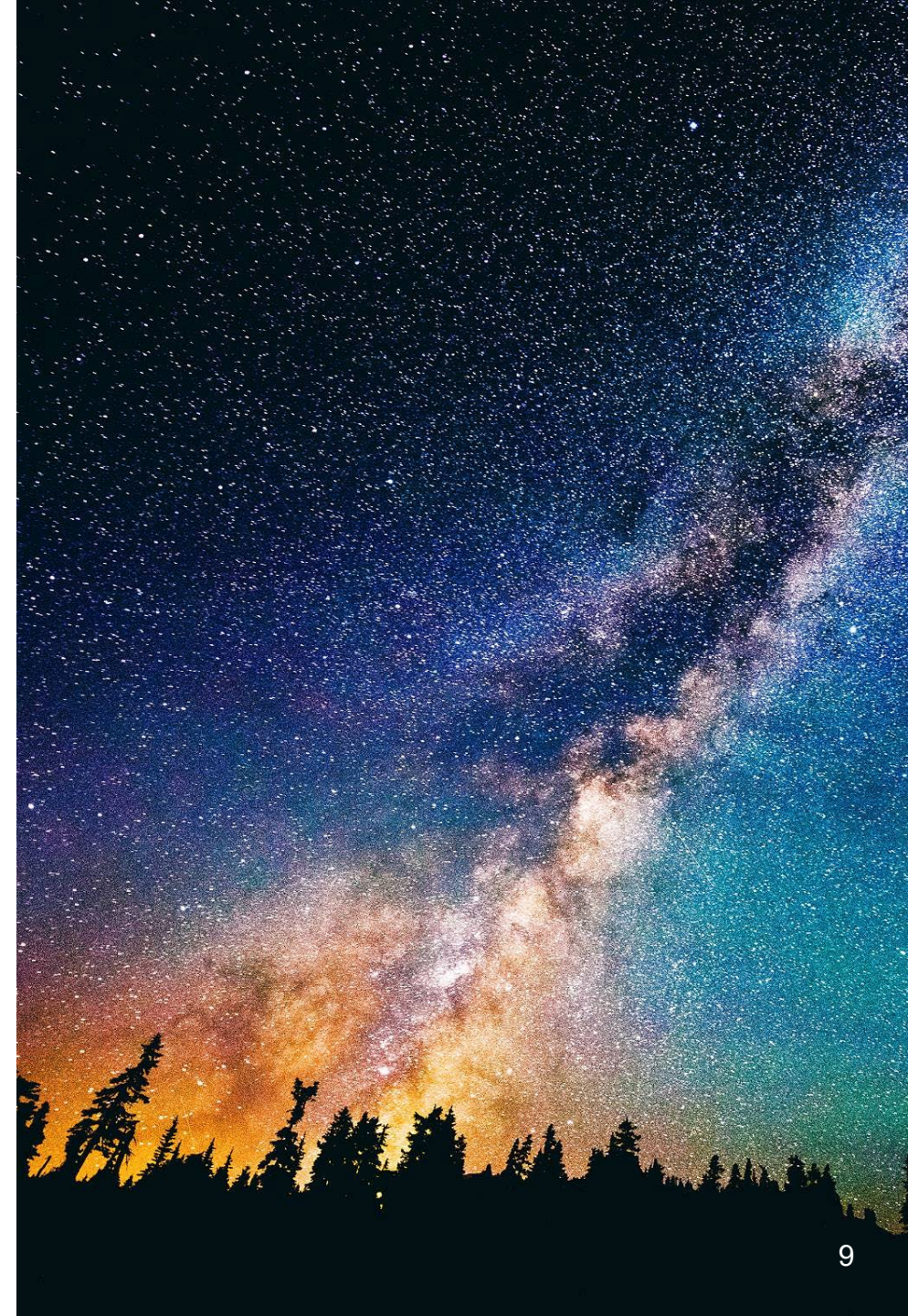
Protecting the night sky starts with **YOU!**

<p><b>1</b> Light only what you need</p> 	<p><b>2</b> Use energy efficient bulbs and only as bright as you need</p> 	<p><b>3</b> Shield lights and direct them down</p> 
<p><b>4</b> Only use light when you need it</p> 	<p><b>5</b> Choose warm white light bulbs</p> 	<p><b>6</b> Join IDA! We need your help to continue the fight against light pollution.</p> 



# NEXT STEPS

- **January 28, 2021:** Board of Directors meeting; consider taking action to approve publication of the 45-day member notification of Architectural Standards Rules: Exterior Lighting Rules with or without modification.
- **March 5, 2021:** 45-Day member notification and comment period begins - March TDNews.
- **March 25, 2021:** Board of Directors meeting; hear additional member comment.
- **April 23, 2021:** Board of Directors consider taking action to adopt the Architectural Standards Rules: Exterior Lighting Rules.



**QUESTIONS?**

**THANK YOU**