



**MINUTES
PLANNING COMMISSION SPECIAL MEETING
WEDNESDAY, AUGUST 26, 2020
VIA ZOOM MEETINGS**

Call to Order:

Chairman Palmer called the meeting to order at 6:00 p.m. and welcomed attendees.

Attendance:

Present: Chairman Palmer, Vice-Chair Maier, Commissioners Townsend, Boring, Smith and Eadie. Council Liaison Alvarez, Planning Manager Stevens, Block Grant Coordinator Burden, Transportation & Development Manager West and Administrative Assistant II Follett were also present.

Approval of Agenda:

Chair Palmer presented the meeting agenda for approval.

COMMISSIONER MAIER MOVED AND COMMISSIONER BORING SECONDED THE MOTION TO APPROVE THE AUGUST 26, 2020 MEETING AGENDA AS WRITTEN. MOTION CARRIED 6-0.

Approval of Minutes:

Chairman Palmer presented the minutes for approval.

VICE CHAIR MAIER MOTIONED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MINUTES OF THE JULY 29, 2020 MEETING AND AUGUST 12, 2020 WORKSHOP AS WRITTEN. THE MOTION PASSED 6-0.

Items of Business:

Street Light Standards Update and Retrofit Plan

Chairman Palmer recognized Transportation & Development Manager West to present the staff report.

Ms. West introduced Adam Miles, Senior Traffic Engineer with Dowl, the project consultant. She also provided Commissioners with the reason for seeking the Commission's recommendation on the update. She further outlined the current status of street lighting throughout the city and plans for upgrading lights.

Mr. Miles took the commission through a PowerPoint presentation that illustrated the changes proposed to the City's current policies and standards. His presentation detailed types of lights based on road classification, land use and light temperature. His presentation also provided details of public outreach and comments and changes made based on Planning Commission feedback at the last workshop.

At the conclusion of his presentation, the Commission discussed the information provided and asked questions of Mr. Miles. Several commissioners voiced concern over the option in the plan to allow either continuous or non-continuous based on past experience that contractors historically build to the least expensive option and felt the best language would be to default to the continuous standard with the option to petition for non-continuous if needed. Commissioners also discussed light spacing and color/temperature standards. In response to questions regarding existing neighborhoods, Ms. West clarified that the retrofit plan does not include adding or removing existing poles, only changing the light head to LED.

COMMISSIONER BORING MOVED AND COMMISSIONER MAIER SECONDED THE MOTION TO RECOMMEND TO COUCIL ADOPT THE DRAFT STREET LIGHTING POLICY WITH THE CHANGE THAT RESIDENTIAL IS REQUIRED FOR CONTINUOUS LIGHTING. MOTION PASSED 6-0.

New Business: (Public Hearing)

Public Haring to Accept Public Input on the Use of 2021 Community Development Block Grant (CDBG) HOME Federal Funding.

Chairman Palmer asked staff if proper notice had been given. Ms. Burden confirmed that notice was given. Chairman Palmer opened the public hearing at 6:28 p.m. Having no public comments except the one received via email, the public hearing was closed at 6:27 p.m.

Communications:

Councilman Alvarez commented on his positive experience with the new LED street lights.

Vice-Chair Maier expressed her thanks to Ms. Burden for her work on CDBG projects and recognized the difficulty in her work.

Commissioner Boring echoed her thanks and expressed how much she looks forward to this process each year because of the lives it impacts in the community.

Chairman Palmer also commented on the good programs provided by CDBG funding.

Adjournment:

Chairman Palmer adjourned the meeting at 6:34 p.m.

PREPARED BY: Lynne Follett, Administrative Assistant II

REVIEWED BY: Mike Stevens, Planning Manager

DRAFT STREET LIGHTING POLICY

City of Richland

Adam Miles, PE



GOALS FOR UPDATED POLICY

- Update to current practice
- Incorporate public feedback
- Consider land uses
- Plan for LED retrofit



UPDATE TO CURRENT PRACTICE

- **2014 Standards Update**

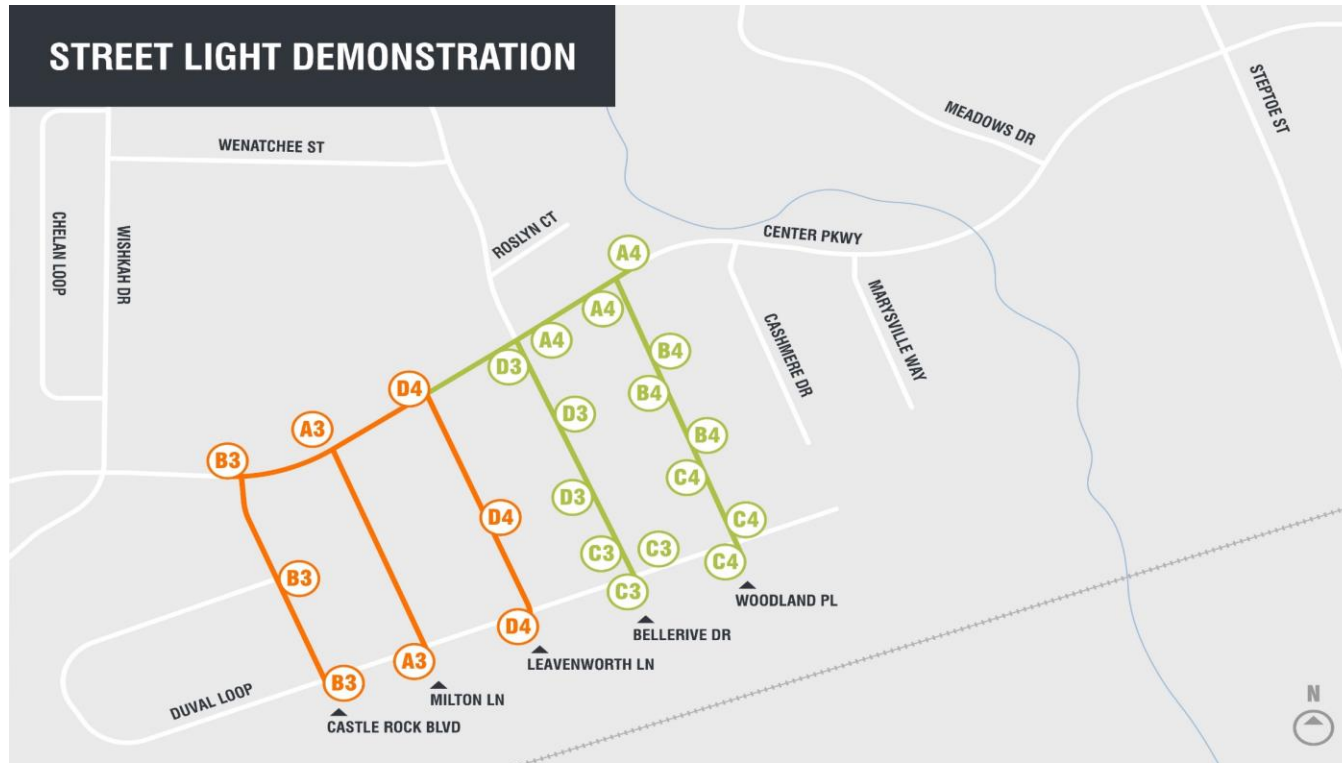
- Introduced LED light standard
- Provided typical spacing for all roadways
- Single color temperature
- Primarily based on road classification
- ANSI/IES RP-8-00 and RP-8-14

- **2020 Proposed Policy**

- Expands on 2014 effort
- Two color temperatures
- Land use driven LED lighting selection
- ANSI/IES RP-8-18

Street Light Type	Number of lights
High Pressure Sodium (HPS)	
310W/400W	490
200W/250W	777
100W/150W	2496
Unknown/Decorative	149
Light Emitting Diode (LED)	
20-60W	683
70-160W	695
170-210W	205
Unknown/Decorative	148
Total	5643
^a Based on 2020 GIS Data provided by City of Richland	

STREET LIGHTING DEMO



LIGHTING STANDARD

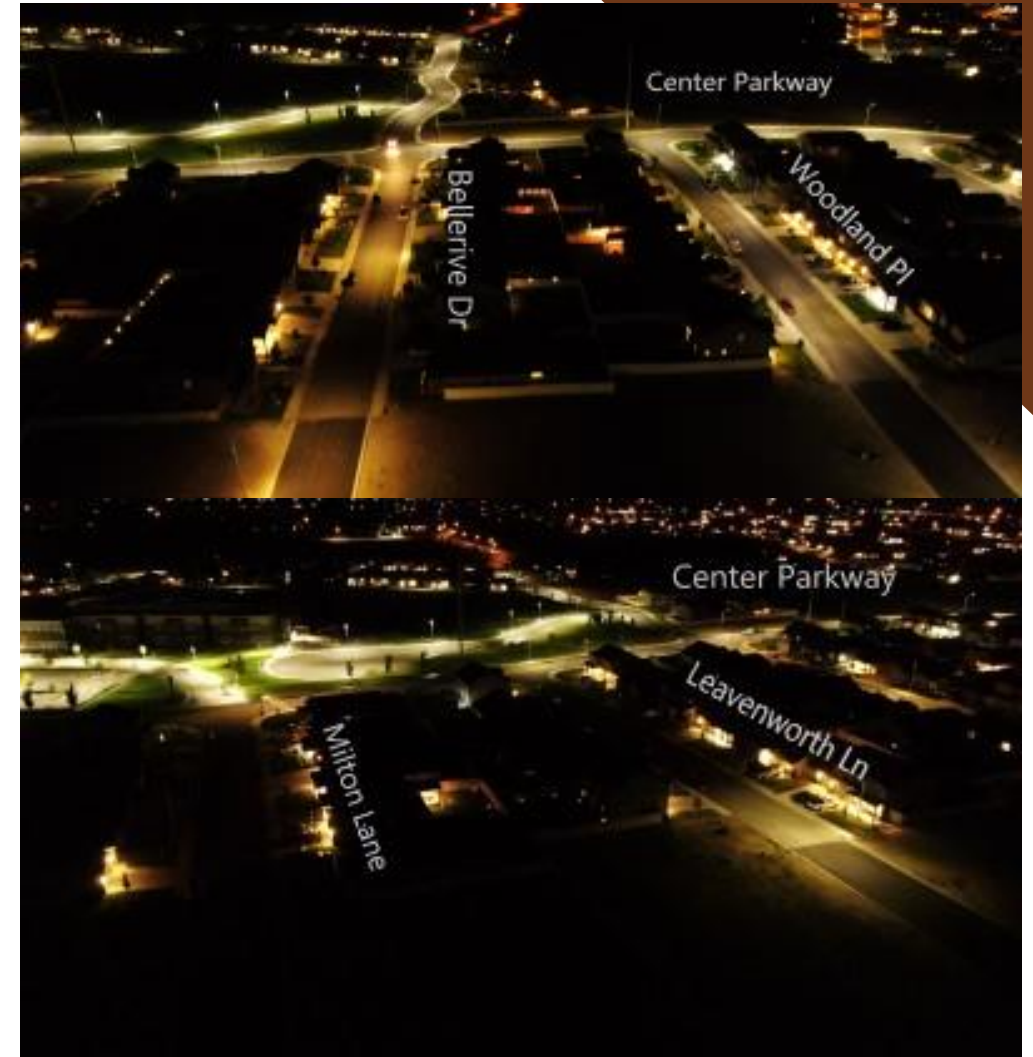
- Continuous (Current Standard)
- Non-Continuous (Reduced Standard)

LIGHTING TYPES (BY SERIES)

- A Cooper Archeon
- B Cree RSW
- C Leotek ComfortView
- D American Electric Autobahn

CORRELATED COLOR TEMPERATURE (CCT)

- 3 3,000K
- 4 4,000K



INCORPORATE PUBLIC FEEDBACK

- **Street Lighting Demonstration (May 26th – June 10th)**
 - Focused on citizen feedback for a reduced residential lighting standard and different color temperature.
 - Tried four different manufacturer options
 - Two different color temperatures
 - Three different lighting levels
- **Citizen Feedback Survey**
 - 27 responses
 - 3,000K performed better than 4,000K.
 - Non-continuous preferred over continuous lighting
 - For non-continuous lighting, a mid-block light is preferred

DRAFT STREET LIGHTING POLICY

- **Street Lighting**

- Incorporate citizen feedback based on land use and street classification
- Provide the right amount of light at the right color temperature

- **Pedestrian Environments**

- Provide horizontal lighting for slips, trips, and falls
- Provide vertical lighting so vehicles can see pedestrians and pedestrians can see each other

- **Technical Specifications**

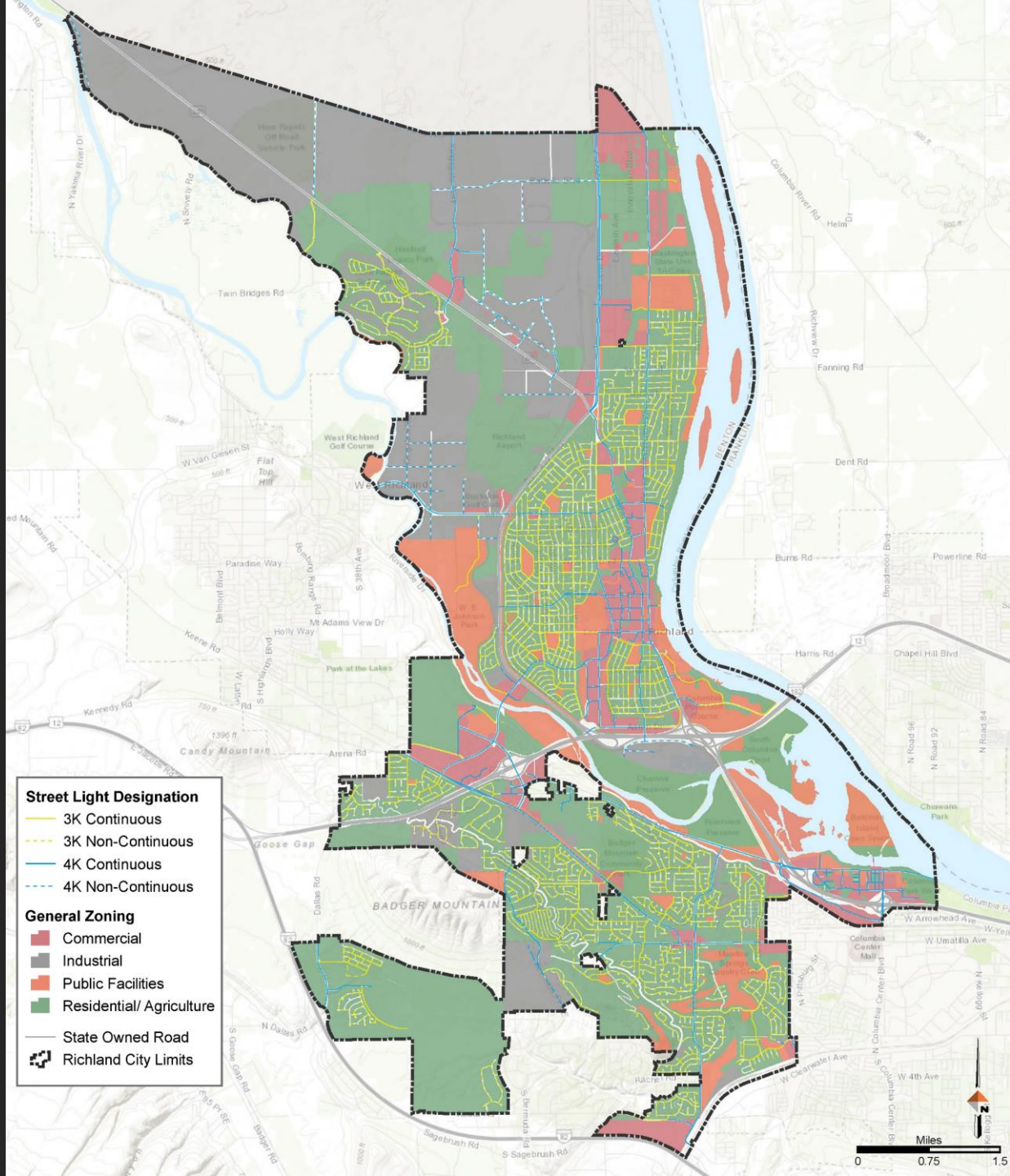
DRAFT STREET LIGHTING POLICY

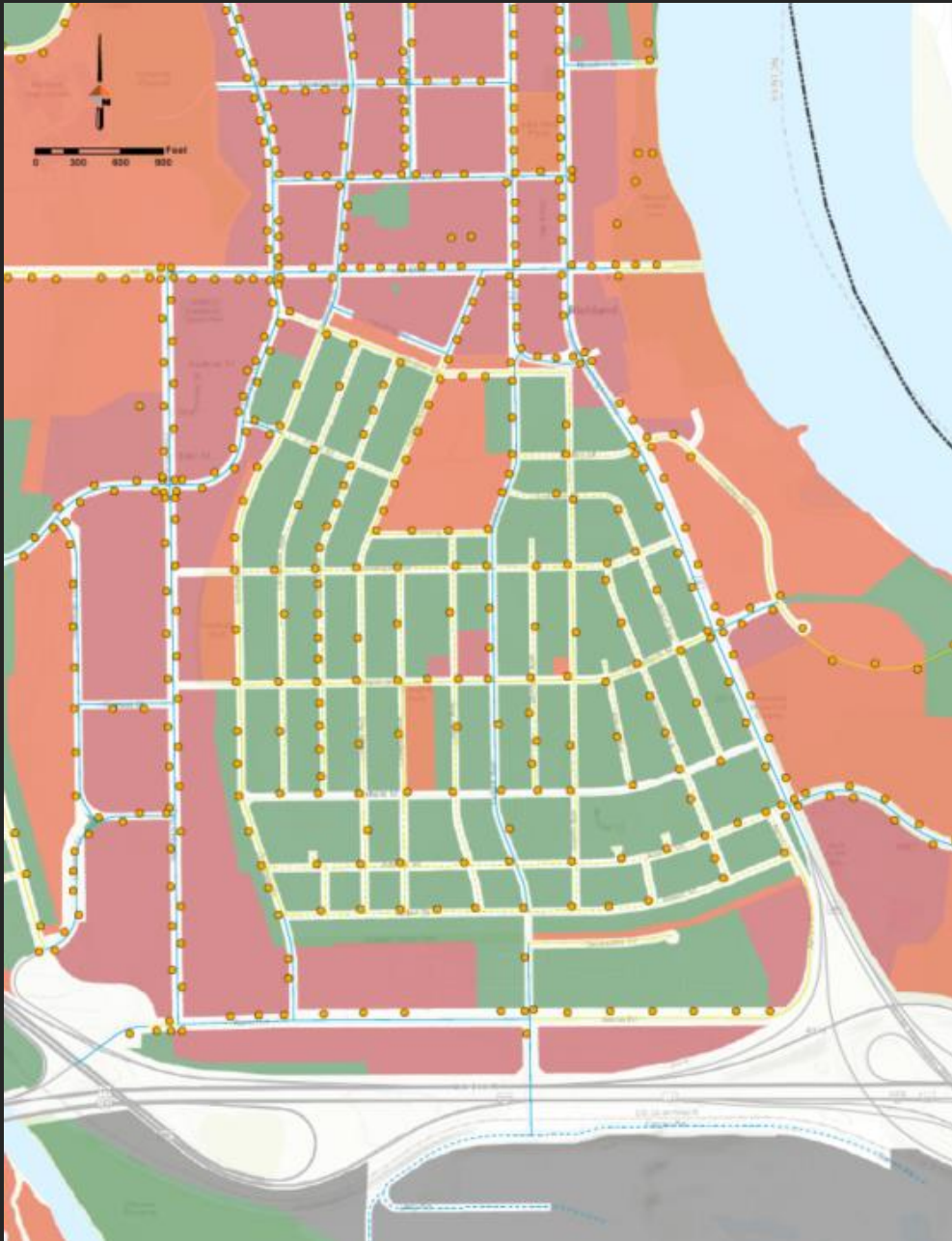
Updates after August 12th Planning Commission Workshop

- Pair Agriculture with Industrial instead of Residential
- Added continuous lighting option for residential developers and petition option for existing residential neighborhoods

DRAFT STREET LIGHTING POLICY

Road Classification	Zoning			
	Residential	Commercial	Agriculture/ Industrial	Public Facilities
Arterial	4K C ^a	4K C	4K C	4K C
Collector	3K C	4K C	4K NC	3K C
Local	3K NC ^{b,c}	4K C	4K NC	3K C
^a Continuous Lighting = “C” ^b Non-Continuous Lighting = “NC” ^c Continuous lighting allowed at developer discretion Existing neighborhoods may petition for either Continuous or Non-Continuous lighting				







LIGHTING DESIGN CRITERIA

- **Non-Continuous Street Lighting**

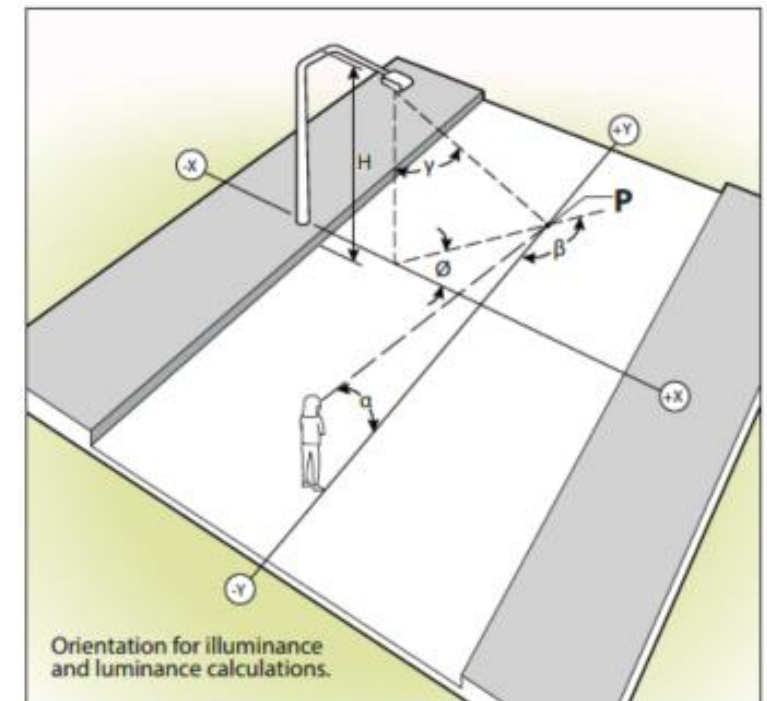
- One light per intersection, dead end, and end of cul-de-sac
- Provide mid-block lights placed approximately 300 feet apart.

- **Continuous Street Lighting (Table 3)**

- Determine appropriate amount of light needed for driver to see down the road based on roadway classification and expected pedestrian activity level.
- Typically ranges between 140-220 feet apart.

- **Intersections (Table 4)**

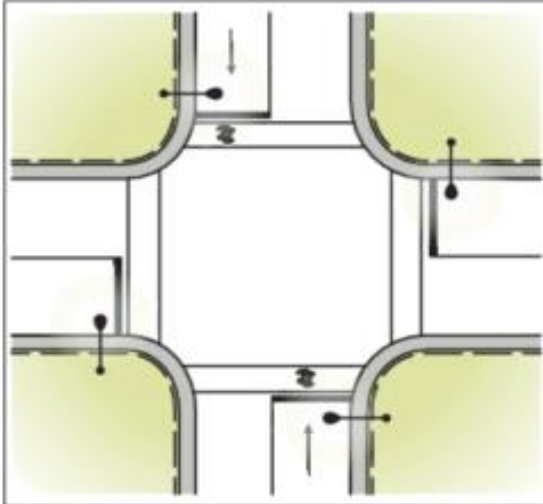
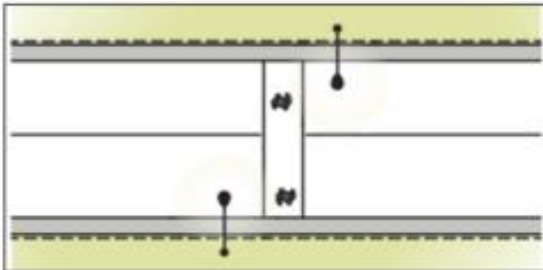
- Determine appropriate amount of light needed at an intersection based on both roadway classifications and the expected pedestrian activity level.



LIGHTING DESIGN CRITERIA

■ Pedestrian Environments (Table 5)

- Determine the amount of light needed on a roadway/path for a pedestrian to navigate and be recognized by others.
- Focus on lighting the vertical profile of the pedestrian.
- Position 'in front' of person.
- Adapted from multiple tables in RP-8-18

Pedestrian Environments	Diagram	Photograph	Keyways
			Vertical Illuminance $E_{v,min}$ (fc)
Mixed-Use (Vehicle and Pedestrian)			1.0
High Access			0.5
Medium Access			0.2
Low Access			-
Mid-Block			4.0
High Access			3.0
Medium Access			2.0

TECHNICAL SPECIFICATIONS

- **LED Cobra-Head Fixture Requirements**
 - Type II or Type III
 - CCT based on policy
 - Pre-approved manufacturers
 - Efficiency/Longevity benchmarks
- **Lighting Controls**
 - Smart controls currently under consideration
 - Existing long-life photocells listed for now

LED Luminaire Efficiency and Longevity Benchmarks

Minimum Luminous Efficacy	Minimum Expected Lamp Life (hours)	Minimum Lumen maintenance Factor (25°C) @ 50,000 hours
100 lumens/Watt	100,000	0.85

BUG Rating (Maximum)		
B: 2	U: 0	G: 3

THANK YOU...

Any questions or comments?