

**STAFF REPORT FOR PLANNING COMMISSION MEETING AUGUST 29, 2012**

**FILE NO: SUP-12-040**

**AGENDA ITEM: G-3**

**STAFF AUTHOR:** Jennifer Pruitt, Principal Planner

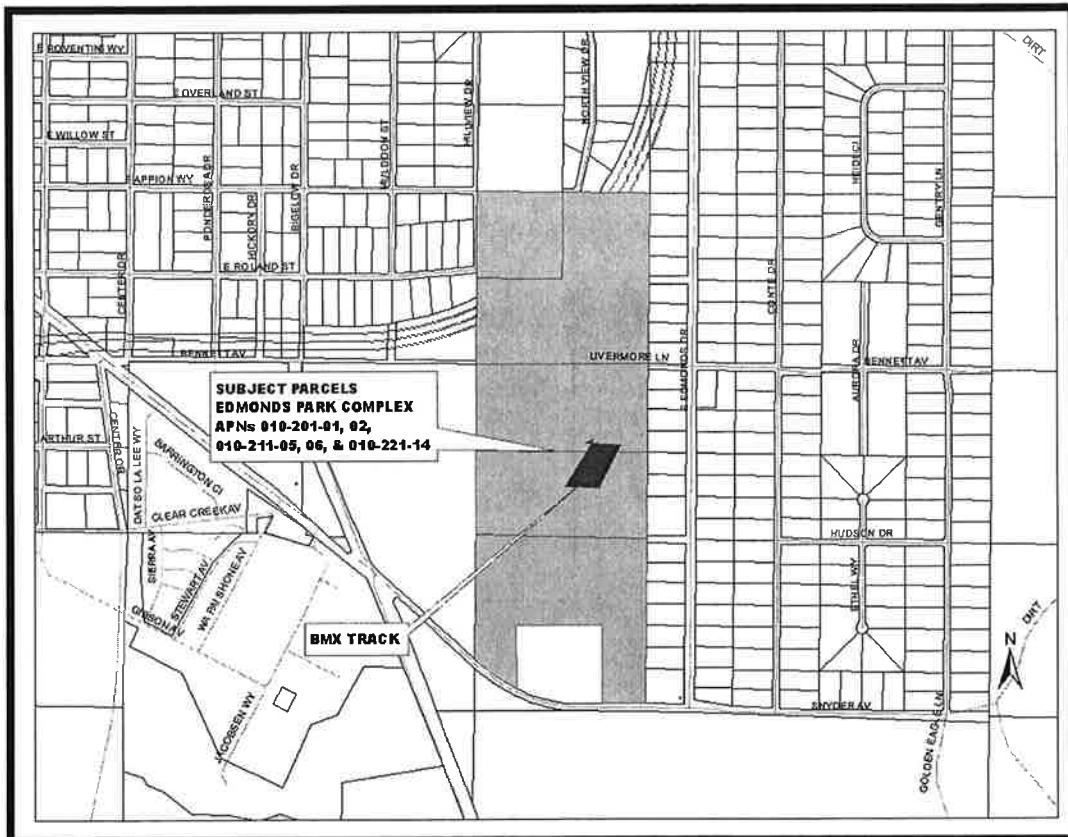
**REQUEST:** Approval of a Special Use Permit to allow an amendment to the previously approved Edmonds Sports Complex Master Plan (U-97/98-29). The amendment would result in an increase of the approved height of the BMX track lighting system poles from a 40 foot maximum height to a 65 foot maximum height.

**APPLICANT / OWNER:** Parks and Recreation Department/Carson City

**LOCATION:** 1555 Livermore Lane

**APNS:** 010-201-01 and -02, 010-211-05 and -06, and 010-221-14

**RECOMMENDED MOTION:** "I move to approve SUP-12-040, a Special Use Permit application from Carson City Parks and Recreation Department, to allow an amendment to the previously approved Edmonds Sports Complex Master Plan (U-97/98-29). The amendment would result in an increase of the approved height of the BMX Track lighting system poles from 40 feet to 65 feet, on property zoned Public Regional, located at 1555 Livermore Lane, Assessor's Parcel Numbers 010-201-01 and -02, 010-211-05 and -06, and 010-221-14 based on seven findings and subject to the recommended conditions of approval contained in the staff report."



**RECOMMENDED CONDITIONS OF APPROVAL:**

**The following shall be completed prior to commencement of the use:**

1. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this permit is granted within twelve months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning and Community Development Division thirty days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

**Conditions required to be incorporated into the proposed development plan.**

3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. All lighting must be directed downward and shall not exceed 65 feet in overall height. The design of the light standards must include a "Dark Sky" full cut-off product, to prevent any spillover of light or glare onto adjacent properties.
5. All improvements shall conform to City standards and requirements.

**The following shall be submitted or included as part of a building permit application:**

6. The applicant shall obtain a building permit from the Carson City Building and Safety Division for the proposed construction.
7. The applicant shall submit a copy of the Notice of Decision / conditions of approval, signed by the applicant and owner.
8. Details of the proposed light standards must be submitted with the building permit.
9. Dust control measures must be employed during the construction period.
10. Construction times for this project shall be limited to Monday through Thursday from 7:00 AM to 5:30 PM.
11. A sign shall be posted at the BMX track indicating the hours of operation for the BMX track.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review) and 18.02.080 (Special Use Permits).

**MASTER PLAN DESIGNATION:** Parks and Recreation

**ZONING DISTRICT:** Public Regional

**KEY ISSUES:** Will the proposed increase in height of the lighting of the BMX track cause material damage to surrounding properties? Is the proposed lighting product appropriate for the BMX track use?

**SURROUNDING ZONING AND LAND USE INFORMATION**

NORTH: Single Family 1 Acre (SF1A)/residential/vacant  
SOUTH: Public Regional (PR)/ church Use/vacant  
EAST: Single Family 1 Acre (SF1A)/residential/vacant  
WEST: Single Family 1 Acre (SF1A/ Public Regional (PR)residential/vacant

**SITE HISTORY**

- U-01/02-8 - Special Use Permit was reviewed and approved by the Planning Commission, to allow the replacement of a 60 foot light standard with the placement of a 90 foot Wireless Telecommunication Facility on September 26, 2001.
- U-98/99-12 - Special Use Permit was reviewed and approved by the Planning Commission, to allow the installation of a utility line upgrade on August 27, 1998.
- U-97/98-29 - Special Use Permit was reviewed and approved by the Planning Commission, to accept the Edmonds Sports Complex Master Plan on February 25, 1998.
- U-97/98-9 - Special Use Permit was reviewed and approved by the Planning Commission, the placement of lighting at the existing BMX track on August 27, 1997.
- U-97/98-8 - Special Use Permit was reviewed and approved by the Planning Commission, to allow the placement of a metal storage building of 576 square feet at the existing BMX track on August 27, 1997.
- U-87-5 - Special Use Permit application was reviewed and approved by the Planning Commission, to allow the placement of a Watchman's Quarters on March 24, 1987.

**ENVIRONMENTAL INFORMATION**

- FLOOD ZONE: Zone C
- SLOPE/DRAINAGE: The site has been graded and developed with as a sports complex for decades. The remainder of the site is undeveloped and is relatively flat.

**SITE DEVELOPMENT INFORMATION**

1. PARCEL AREA: Five parcels totaling 110 acres
2. PROJECT SITE AREA: Approximately 34,000 square feet
3. EXISTING LAND USE: Edmonds Sports Complex
4. PROPOSED STRUCTURES – The applicant is proposing lighting for the existing BMX track.

- PROPOSED HEIGHT: 65 feet  
PREVIOUS HEIGHT: 40 feet
5. REQUIRED SETBACKS: Set according to the approval of a Special Use Permit
- PROVIDED LIGHTING SETBACK: East: 299+ feet
6. PARKING REQUIRED: No additional parking is required.
7. VARIANCES REQUESTED: None

### DISCUSSION:

A Special Use Permit is required by CCMC Section 18.04.185, which states that:

The Conditional Uses in the Public District which require a Special Use Permit are, buildings and facilities owned, leased or operated by the city of Carson City, Carson City Unified School District or any other district, State of Nevada or the government of the United States.

All public district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the Special Use Permit.

As noted in the project description provided by the applicant, the Parks and Recreation Department has been planning for the installation of a lighting system associated with the BMX track at the Edmonds Sports Complex for many years. The BMX track is located in the eastern portion of the 110 acre sports complex and is at a higher elevation than the existing soccer fields and ball fields to the west.

The lighting for the BMX track was initially approved in 1997. The BMX lighting was amended and approved by the Planning Commission on February 25, 1998, as part of the Edmonds Sports Complex Master Plan Special Use Permit U-97/98-29.

As noted by the applicant, the lighting system proposed in 1998 was a traditional sport field lighting product, of 40 feet in height, which directs light down and across sports fields.

Since 1998 Carson City has installed the infrastructure for the lighting system and has been seeking the funds to design and construct the lighting system for the BMX track.

During the design process, it became apparent to the applicant that with the site's topographical changes, a traditional sports field lighting system would direct light across the BMX track and down the slope eastward towards the residential area and create unwanted "glare bombs." A glare bomb is a name for a type of light that casts much of its light sideways into the eyes or upward into the sky.

The applicant, after careful evaluation and consideration, is now proposing to install a Soft Lighting system, which includes eight 65 foot poles. The proposed system is "dark sky"

friendly and has full cut-off light fixtures to be consistent with Carson City's adopted lighting standards.

A "Soft Light System" is a sports lighting system that has superior lighting and glare control with contemporary styling. Down to earth lighting optics directs the light onto the playing field not the surrounding community. Soft directional cut-off fixtures eliminate the "Glare Bomb" effect experienced with traditional round sports lighting fixtures.

As a result of the concerns noted on page four, the applicant has chosen to look at a different type of lighting system. The trade-off for using the "Soft Lighting system" is that it requires taller poles. The system as proposed will virtually eliminate "glare bombs" by directing the light straight downward. It is also noted that the proposed lighting system creates a better distribution pattern on the track surface, by eliminating shadows and not creating a blinding experience for the users of the track.

Advantages of Soft Light System over conventional systems:

- No Up-Light "Sky Glow" Pollution keeps the light on the ground instead of in the sky.
- Radically reduced light "spill" minimizes the impact on neighboring properties as close as 100 feet.
- Minimal glare enhances a player's/users visibility, creating a safe and comfortable atmosphere on the field
- The unique mixture of 1000-watt high-pressure sodium and 1000-watt metal halide create a natural, warm, white light that creates a feeling of playing indoors.
- The use of 1000-watt lamps allows for five times the amount of use before changing lamps when compared to a conventional 1500-watt lamp. This will greatly reduce maintenance costs.
- The rectilinear "shoebox" fixtures provide an appealing, contemporary design when compared with other systems.
- The "No Aiming" fixtures guarantee that the positioning will never be skewed over time or during routine lamp replacement. This also translates into quicker installation and no surprising maintenance costs.
- The manufacturer applies a .85 field factor to initial readings to compensate for field dimming over time. The lights will be as exceptional to play under 30 years as they are the day after installation.

As a lighting category, Dark Sky lighting fixtures are designed specifically to limit and reduce the "over spill" of light that diminishes our dark night skies and ability to see stars. Light pollution can cause, glare, light trespass and light which is reflected into the night sky.

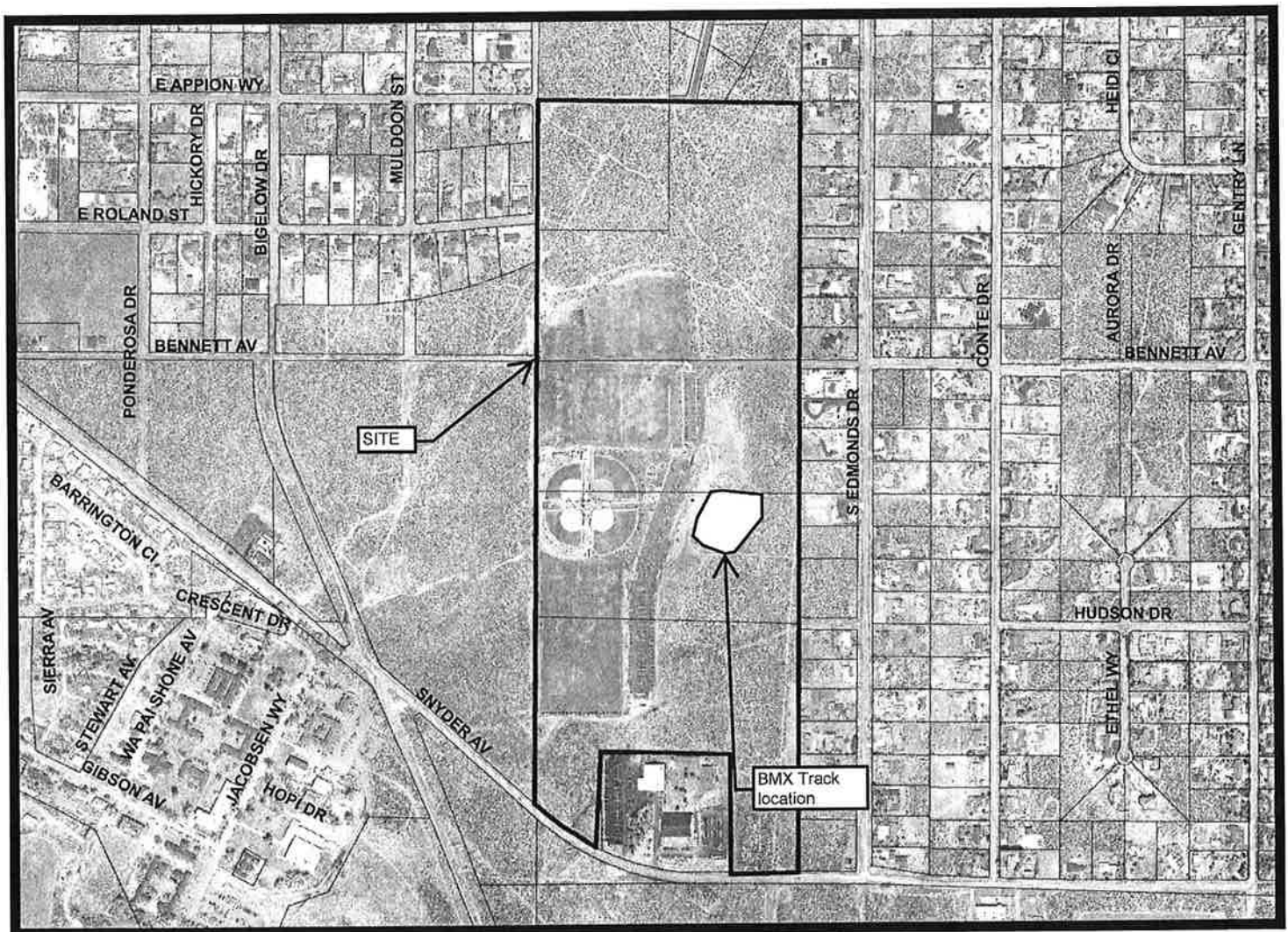
The Parks and Recreation Department has made a positive effort to research and obtain lighting products for the Carson City Parks that once installed are the most appropriate lighting product the industry has to offer. This pro-active approach to the light system design will result in a product which will be far superior to the previously approved lighting product.

On July 31, 2012, the Parks and Recreation Department sent letters to the adjacent 52 properties within the vicinity regarding the proposed project. The informational letter also included an invitation to a neighborhood meeting at the Edmonds Sports Complex, scheduled for August 22, 2012. The purpose of the meeting is to walk around the site, discuss the project with the neighborhood and allow the Parks and Recreations staff the

opportunity to address any questions from the neighborhood related to the proposed project. The Parks and Recreation staff will provide the Planning Commission an update at the Planning Commission meeting on August 29, 2012, of the outcome of the August 22, 2012, neighborhood meeting.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application, SUP-12-040.

**PUBLIC COMMENTS:** Public notices were mailed on August 10, 2012, to 52 adjacent property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC. No comments in favor or in opposition have been received by the Planning Division. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.



**OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:** The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

**Building Division comments:**

- Engineering calculations and a building permit will be required for the light pole modifications.

**Engineering Division comments:**

- The Engineering Division has no preference or objection to the special use request.

**Fire Department comments:**

- The Fire Department has no comments or concerns with this application.

**Health Department comments:**

- Health and Human Services has no comments based on what was submitted to our office.

**FINDINGS:** Staff recommends approval of the Special Use Permit based the findings below, pursuant to CCMC 18.02.080 (Special Use Permits), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

As herein described, the proposed project is consistent with the following applicable goals and policies (in italics) of the Master Plan in accordance with the seven findings (in bold) required for approval of a Special Use Permit:

**1. The use will be consistent with the objectives of the Master Plan elements.**

GOAL 4.1—Promote recreational equity at a neighborhood level

4.1b—Match Improvements to Demand and Current Standards. New development will provide park facilities commensurate with demand created and consistent with the City's adopted standards. Continue to work with developers to identify opportunities for new park facilities in new neighborhoods based on the Parks and Recreation Master Plan.

*As noted by the applicant, the BMX track use at the Edmonds Sports Complex has been in existence for decades. From the initial approval, it was always the intention for the track to be illuminated. The track has provided the youth of Carson City a quality recreational opportunity sponsored by Carson BMX. The proposed lighting system is a "Dark Sky" product and has full cut-off light fixtures which are consistent with Carson City's adopted outdoor lighting guidelines.*

**2. The proposed use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no noise, vibrations, fumes, odors, dust, glare or physical activity.**

*During construction dust must be controlled and staff has recommended a condition of approval to this effect. Once complete, the proposed use should not create any objectionable noise, vibrations, odors, dust, glare or physical activity any more than the current use of the property does. Additionally, the nearest residential properties are located over 299 feet to the west of the nearest lighting fixture.*

*The proposed project does involve uses that take place outside, specifically the existing BMX track use, which is the primary physical activity on this portion of the site.*

*The Sports Complex currently has activities occurring from 6:00 AM to 11:00 PM, and any BMX track use that would happen at night, would be concurrently with the other night time uses on site.*

*It should be noted that it is possible for the Parks and Recreation Department to install the previously approved 40 foot light standards. The concern with the previous product is that it will result in unwanted spillover of light and glare onto adjacent properties. The intent of the proposed light standards is to provide a better product for the users and a product that will minimize glare and significant spillover onto the neighborhood.*

*Construction times for this project shall be limited to Monday through Thursday from 7:00 AM to 5:30 PM.*

**3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.**

*The proposed project will not impact the current or future vehicular or pedestrian traffic on site. As noted by the Engineering Division this request is not in conflict with any Engineering Master Plans for streets.*

*The request is not in conflict with pedestrian or traffic movements.*

**4. The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.**

*The proposed lighting project will not require the extension or expansion of any other public services or facilities. As noted previously in this staff report the Parks and Recreation Department previously installed the lighting infrastructure. As noted by the Engineering Division this request is not in conflict with any Engineering Master Plans for storm drainage.*

**5. The project meets the definition and specific standards set forth elsewhere in this Title 18 for such particular use and meets the purpose statement of that district.**

*The PR zoning district is intended for Federal, state and City facilities and uses whose main purpose is to sustain wide regional needs. Upon approval of the Special Use Permit with the recommended conditions of approval, the proposed project will be in conformance with the requirements of the Carson City Municipal Code and related Development Standards.*



**6. The project will not be detrimental to the public health, safety, convenience and welfare.**

*All lighting must be directed downward and shall not exceed 65 feet in height. The design of the light standards must include a "Dark Sky" full cut-off product, to prevent any spillover of light or glare onto adjacent properties, which provides superior shielding compared to the originally approved standard field lighting fixtures.*

*In addition to the issues addressed in this Special Use Permit, the proposed lighting project will require a building permit, related reviews and inspections and will therefore not be detrimental to the public health, safety, convenience and welfare.*

**7. The project will not result in material damage or prejudice to other property in the vicinity.**

*The proposed use of the site has not changed since the 1998 approval. The lighted BMX track was identified and approved as part of the Edmonds Sports Complex Master Plan and U-97/98-29. It is fair to say that the lighting product approved in 1998 would not have shielded the adjoining property owners from lighting glare and control light "spillage" as well as the proposed lighting product.*

*As noted by the applicant, the purpose of this request is to allow a product that will eliminate "glare bombs" and further minimize the impacts on the adjoining property owners.*

*An expected visual reality in 1998 of the lighting project at the approved 40 foot height as well as the current day for the proposed 65 foot height is that the lights and poles will be visible during day-light hours.*

*The proposal is consistent with the type of uses and facilities typically found within a sports complex.*

**If a motion for denial is made**, based on the evidence presented, the following finding is recommended for denial pursuant to the Carson City Municipal Code (CCMC) Sections 18.02.080 (Special Use Permits). The finding states:

2. The project **will not be** detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

*The proposed light standards will be detrimental to the use, peaceful enjoyment, economic value and development of surrounding properties. The proposed increase in height from 40 feet to 65 feet will cause material damage to the adjacent parcels which could be detrimental to the peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood.*

Respectfully submitted,

PUBLIC WORKS, PLANNING DIVISION

*Jennifer Pruitt*

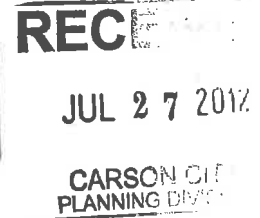
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Jennifer Pruitt, AICP, LEED AP  
Principal Planner

Attachments:

- Application (SUP-12-040)
- Building Division comments
- Engineering Division comments
- Health Department comments
- Fire Department comments
- Parks and Recreation neighborhood information packet

**Engineering Division  
Planning Commission Report  
File Number SUP 12-040**



**TO:** Planning Commission

**FROM:** Rory Hogen, E.I.

**DATE:** July 27, 2012

**MEETING DATE:** August 13, 2012

**SUBJECT TITLE:**

Action to consider the changes to the sports facility lighting at the Edmonds Sports Complex, apns 10-201-01 and 02, 10-211-05 and 06, and 10-221-14 so that the lights will be at 65 feet high instead of 40 feet high.

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request.

**DISCUSSION:**

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

**CCMC 18.02.080 (2a) - Adequate Plans**

The plans are adequate for this review.

**CCMC 18.02.080 (5a) - Master Plan**

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

**CCMC 18.02.080 (5c) - Traffic/Pedestrians**

The request is not in conflict with pedestrian or traffic movements.

**CCMC 18.02.080 (5d) - Public Services**

No new City water, sewer or access services will be needed for this project.

<b>File # (Ex: MPR #07-111)</b>	<i>SUP-12-040</i>
<b>Brief Description</b>	<i>Light Poles</i>
<b>Project Address or APN</b>	<i>APN #010-201-01</i>
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis</i>
<b>Review Date</b>	<i>August 29, 2012</i>
<b>Total Spent on Review</b>	

**BUILDING DIVISION COMMENTS:**

1. Engineering calculations and a building permit will be required for the light pole modifications.



**RECEIVED**

**AUG 06 2012**

**CARSON CITY  
PLANNING DIVISION**

August 4, 2012

Below are the Health Departments comments:

ZCA-12-034

Health and Human Services has no comments based on what was submitted to our office.

SUP-12-039

Health and Human Services has no comments based on what was submitted to our office.

SUP-12-040

Health and Human Services has no comments based on what was submitted to our office.

Dustin Boothe, MPH, REHS  
Carson City Health and Human Services  
900 E. Long St.  
Carson City, NV 89706  
(775) 887-2190 ext. 7220

Please Note I have a new E-Mail address.  
[dboothe@carson.org](mailto:dboothe@carson.org)

July 27, 2012

SUP-12-040

The Fire Department has no comments or concerns with this application.

Stacey Giomi



Carson City Planning Division  
108 E. Proctor Street • Carson City, NV 89701  
Phone: (775) 887-2180 • E-mail: [planning@carsoncity.org](mailto:planning@carsoncity.org)

FOR OFFICE USE ONLY:

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CCMC 18.02

**SPECIAL USE PERMIT 26 2012**

**FILE # SUP - 12 -**

**RECEIVED**  
SUP - 12 - 040  
JUL 26 2012

**FEE: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential zoning districts)**

+ **noticing fee** and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

Carson City Parks and Recreation Department  
CITY PLANNING DIVISION

**PROPERTY OWNER**  
3303 Butti Way, Building #9 Carson City, NV 89701

**MAILING ADDRESS, CITY, STATE, ZIP**  
(775) 887- 2262 (775) 887- 2145

**PHONE # FAX #**

**Name of Person to Whom All Correspondence Should Be Sent**  
Vern L. Krahn, Park Planner

**APPLICANT/AGENT**  
3303 Butti Way, Building #9 Carson City NV 89701

**MAILING ADDRESS, CITY, STATE ZIP**  
(775) 887- 2262 Ext. 7343 (775) 887- 2145

**PHONE # FAX #**  
VKrahn@carson.org

**E-MAIL ADDRESS**

**SUBMITTAL PACKET**

- 8 Completed Application Packets (1 Original + 7 Copies) including:
- Application Form
- Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans (N/A)
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date (1 copy) (N/A)
- Project Impact Reports (Engineering) (4 copies) (N/A)

**Application Reviewed and Received By:**

**Submittal Deadline: See attached PC application submittal schedule.**

**Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.**

**Project's Assessor Parcel Number(s):** 10-211-05, 06, 14, 10-221-02 AND 10-221-12, 13  
**Street Address ZIP Code:** 1555 Livermore Lane, Carson City NV 89701

**Project's Master Plan Designation:** PARKS AND RECREATION  
**Project's Current Zoning:** PR - Public Regional  
**Nearest Major Cross Street(s):** South Edmonds Dr. / Livermore Ln.

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: \_\_\_\_\_, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:

**Request a Special Use Permit Amendment to the Edmonds Sports Complex Master Plan (U-97/98-29).**

**Increase the approved height of the BMX Track lighting system poles from 40' to 65'**

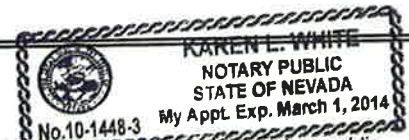
**PROPERTY OWNER'S AFFIDAVIT**

I, Andrew Burnham, Acting City Manager, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature: [Signature] Address: 3505 Butti Way Carson City NV 89701 Date: 7/25/12

Use additional page(s) if necessary for other names.

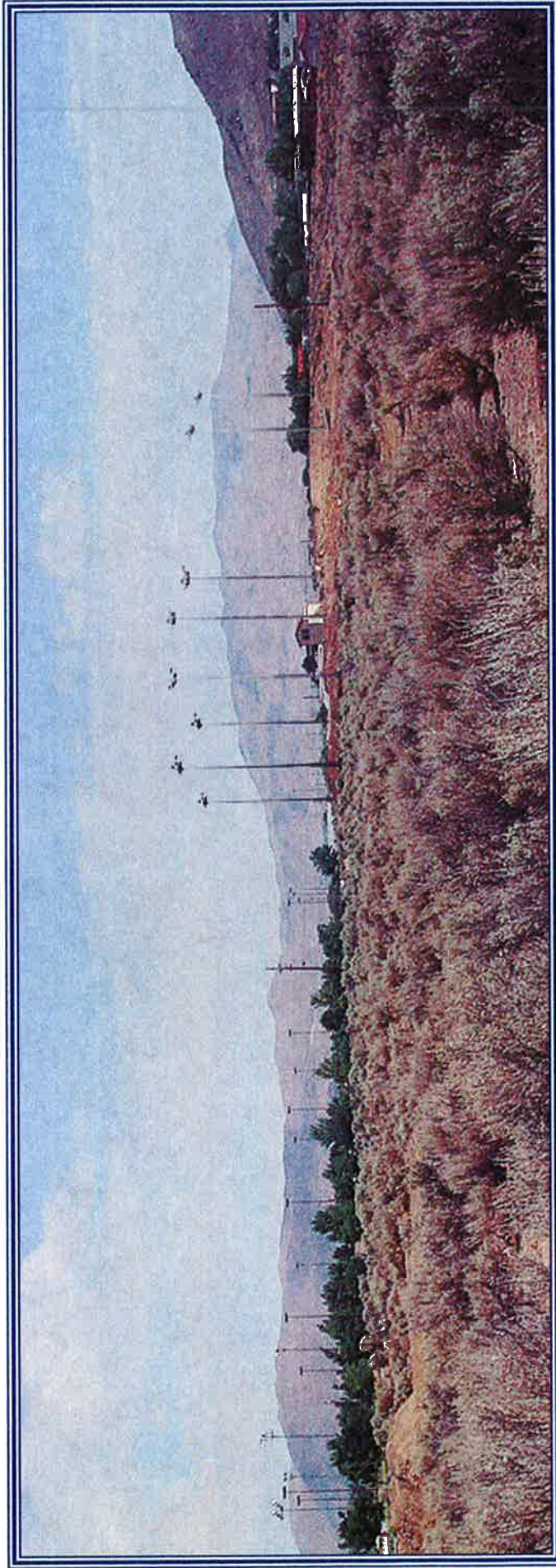
STATE OF NEVADA  
COUNTY Carson City  
On July 25, 2012, Andrew Burnham, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.  
Karen White  
Notary Public



**NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.**



# **BMX Track Lighting Project**



## **Special Use Permit Amendment**

Submitted by:  
Carson City Parks and Recreation Department

August 29, 2012



**SPECIAL USE PERMIT AMENDMENT REQUEST:**

The Parks and Recreation Department is requesting a Special Use Permit Amendment to the Edmonds Sports Complex Master Plan (U-97/98-29) to increase the approved height of the BMX Track lighting system poles from 40' to 65'.

**PROJECT DESCRIPTION:**

The Parks and Recreation Department has been planning for approximately 15 years to install a lighting system at the BMX Track at the Edmonds Sports Complex. This project was identified and approved as a part of the Edmonds Sports Complex Master Plan Special Use Permit (U-97/98-29) by the Planning Commission on February 25, 1998. That Special Use Permit allowed the use of 40' tall poles to light the BMX track. Since then, the City has installed basic electrical infrastructure and has been seeking funds to design and construct the lighting system. The lighting system considered during the 1998 Special Use Permit process was a traditional sports field lighting system. This type of lighting system directs light down and across sports fields. During the design process, it became apparent that with the site's topographical changes a traditional sports field lighting system would direct light across the track and down the slope eastward towards the neighborhood and create "glare bombs". Also a traditional sports field lighting system with poles 40' tall would create high intensity bright spots and glare for the track users, cast shadows across the rolling track making it unsafe for night time use, and would require additional poles. As a result of these concerns, the City chose to look at a different type of lighting system. In order to have minimal impacts on the adjoining neighborhood and to provide for a safe racing track environment at night, the city is proposing to use a "dark sky" friendly and full cut-off sports lighting system, similar to the box lights in the Edmonds Sports Complex parking lot. The trade off for using this type of a lighting system requires higher poles. The proposed lighting system's fixtures (5 fixtures on each pole) virtually eliminate "glare bombs" by directing the light straight down. Also, this system creates a better lighting distribution pattern on the track surface by eliminating shadows and not blinding track users with glare or bright spots as they practice and race on the track.

**SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE**

Source: CCMC 18.02.080. (1) The Planning Commission, and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a Special Use Permit shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

Question 1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

**CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES**

The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

**Is or does the proposed development:**

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?

Answer: Yes / The BMX Track at the Edmonds Sports Complex has been in existence for over two decades and has provided Carson City youth with a quality recreational program opportunity sponsored by Carson BMX, a member of the Carson City Youth Sports Association. This project will enhance the existing facility with a "state of the art" sports lighting system. The system is "dark sky" friendly and has full cut-off light fixtures to be consistent with Carson City's adopted outdoor lighting standards.

- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

Answer: N/A

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

**Answer: By using a dark sky friendly and full cut-off sports lighting system, the project will have no negative impacts to the adjacent, immediate, and general neighborhood. The full cut-off fixtures of the lighting system virtually eliminate "glare bombs" and the designed foot candle levels along the track's eastern perimeter fence drops close to zero foot candles. Well below the required maximum foot candle levels at the property line and allowed in the 1998 Special Use Permit's seventh condition "..... At a minimum, the plan shall include a maximum light level of one foot candle at the park boundaries with hours limited to those posted for park hours".**

Explanation A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: two houses, Single-Family 12,000 zoning; East: restaurant, Retail Commercial zoning; West: undeveloped lot, Retail Commercial zoning; South: apartment complex, Retail Commercial zoning).

**Answer: North: SF1A – Single Family One Acre  
East: SF1A – Single Family One Acre  
South: P – Public / Church and Prison  
West: PR – Public Regional / Washoe Tribal Lands**

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

**Answer: The Edmonds Sports Complex is City owned property and has been continually developed over the years. This previous development includes four lighted softball fields, an umpire/scoreboard building, ten soccer fields, snack bar, playground, lighted parking lots, and BMX track. The City has plans for future improvements of the complex as outlined in the Edmonds Sports Complex Master Plan approved by the Planning Commission in 1998. The existing complex has multiple poles with multiple banks of lights around the softball fields and numerous parking lot lights. The reason the City chose the full cut-off sports lighting system was because these lighting fixtures minimize glare and significant spill over light to the neighborhood. Also, the project site's perimeter fence is approximately 174' away from the track's closest neighbor and the nearest light pole is approximately 299' away from the track's closest neighbor. Carson City Public Works Department will limit the project's construction to Monday through Thursday with work hours from 7:00 AM to 5:30 PM. In addition, they will make the contractor responsible for any dust control. As a result, there should be no problems related to noise, dust, odors, vibration, fumes, glare, or physical activities for adjacent property owners during the projects' construction.**

- C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

**Answer: The Edmonds Sports Complex continues to provide various recreational sports programming for Carson City youth, including activities at the BMX Track. The sports complex currently has activities occurring from 6:00 AM to 11:00 PM. and any use at the BMX track would happen at night concurrently with the other night time uses. As a result, approving an additional 25' height extension to a previously approved BMX lighting system's pole height will not be detrimental to peaceful enjoyment or development of the surrounding properties.**

- D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

**Answer: The project will not have any impacts to the existing pedestrian and vehicular traffic in the surrounding residential neighborhood.**

- E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

**Answer: Carson BMX's racing season is from March through November and takes place during daylight hours. The project's short-range benefits will be to allow Carson BMX to have night time hours for their program. The project's long-range benefits would be the potential increase of participants in their program and the opportunity to bring regional BMX racing tournaments to a "state of the art" facility.**

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

**Answer: Yes, over the past couple years our department has been working with an electrical engineer to select a sports lighting system that will safely light the BMX track and minimize the lighting system's impact to the adjoining property owners and neighborhood. That is the reason our department is requesting an amendment to the Edmonds Sports Complex Special Use Permit. Our goal is to install what our department believes is a better lighting system rather than chose to install a less neighborhood friendly lighting system with more poles and light fixtures. It would have been easier for our department to stay within the height limitations of the existing Special Use Permit, meet the permit's seventh "Condition of Approval", and proceed with the project. However, it would not have been the best option for either the safety of the BMX track users, the adjoining property owners or the City.**

Explanation A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

**Answer: Our department's request to increase the lighting system's pole height another 25' will not affect the school district or the Sheriff's Office.**

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Talk to Engineering for the required information.

**Answer: Our department's request to increase the lighting system's pole height another 25' will not require additional paving or compacted surface.**

C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Talk to Public Works for the required information.

**Answer: The project does not require any City water services.**

- D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Please contact Public Works for the required information.

**Answer: The project does not require any City sewer services.**

- E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation regarding road improvements?

**Answer: The project does not require any road improvements.**

- F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources).

**Answer: The sources of information that are provided in this Special Use Permit Application were provided by City staff. Vern L. Krahn, Park Planner; Debra Ottinger, Civil Designer / Photo-simulations; Darren Anderson, Assistant Project Manager; Tom Grundy, P.E. and Ed Gansberg, Electrical Engineer / Lighting System Designer**

- G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

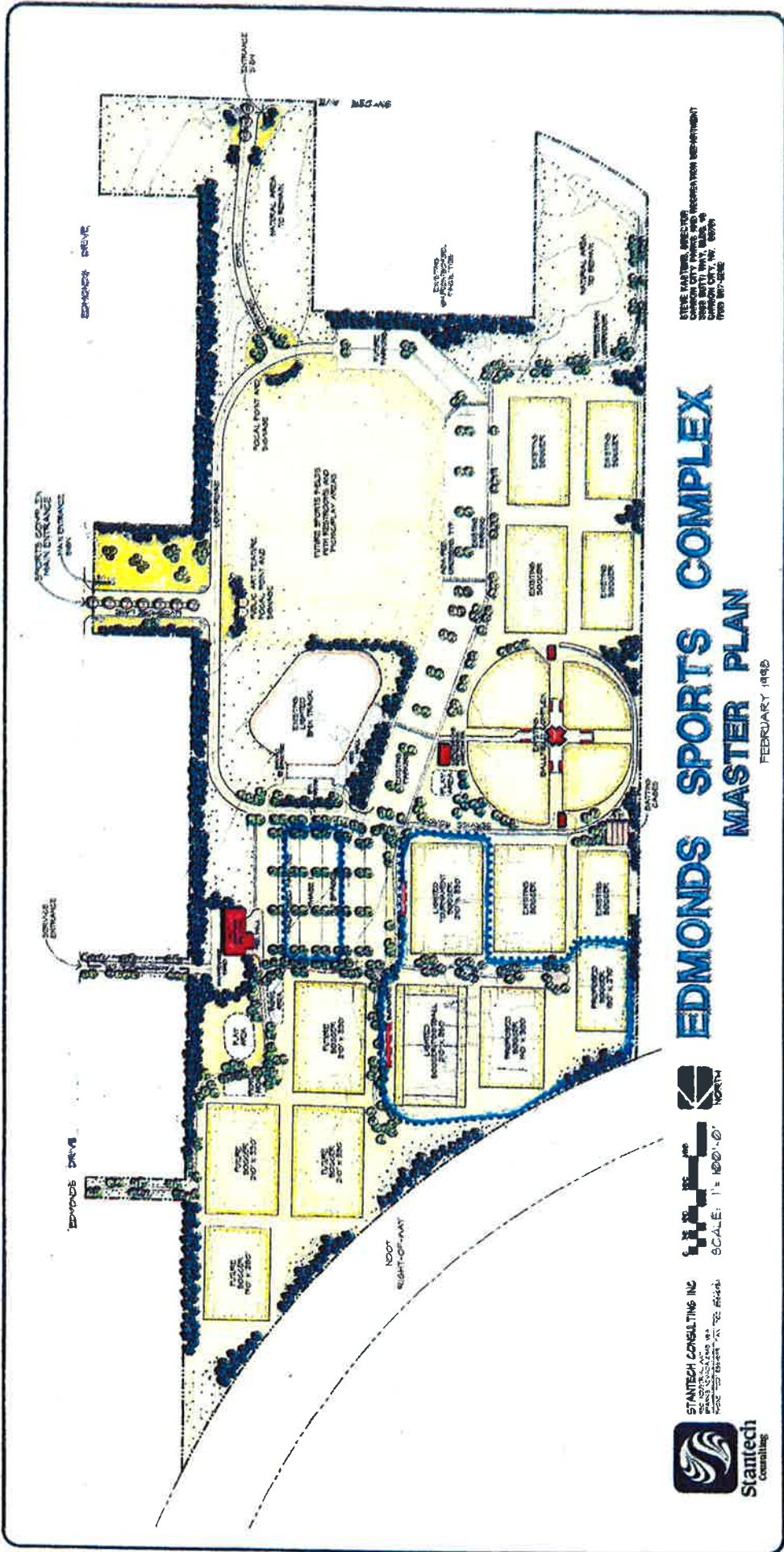
**Answer: This project is all about the best way to light the BMX Track and shield the adjoining property owners from lighting system's glare and to control light "spillage". Refer to the above project's description and answers to previous questions.**

- H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.

**Answer: The project does not have any proposed landscaping.**

- I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided.

**Answer: The project does not require any additional parking.**



STEVE MARTIN, DIRECTOR  
 COMMUNITY PLANNING AND RECREATION DEPARTMENT  
 1000 1ST AVENUE, SUITE 100  
 EDMONDS, WA 98020  
 PHONE 800-526-2222

# EDMONDS SPORTS COMPLEX MASTER PLAN

FEBRUARY 1998

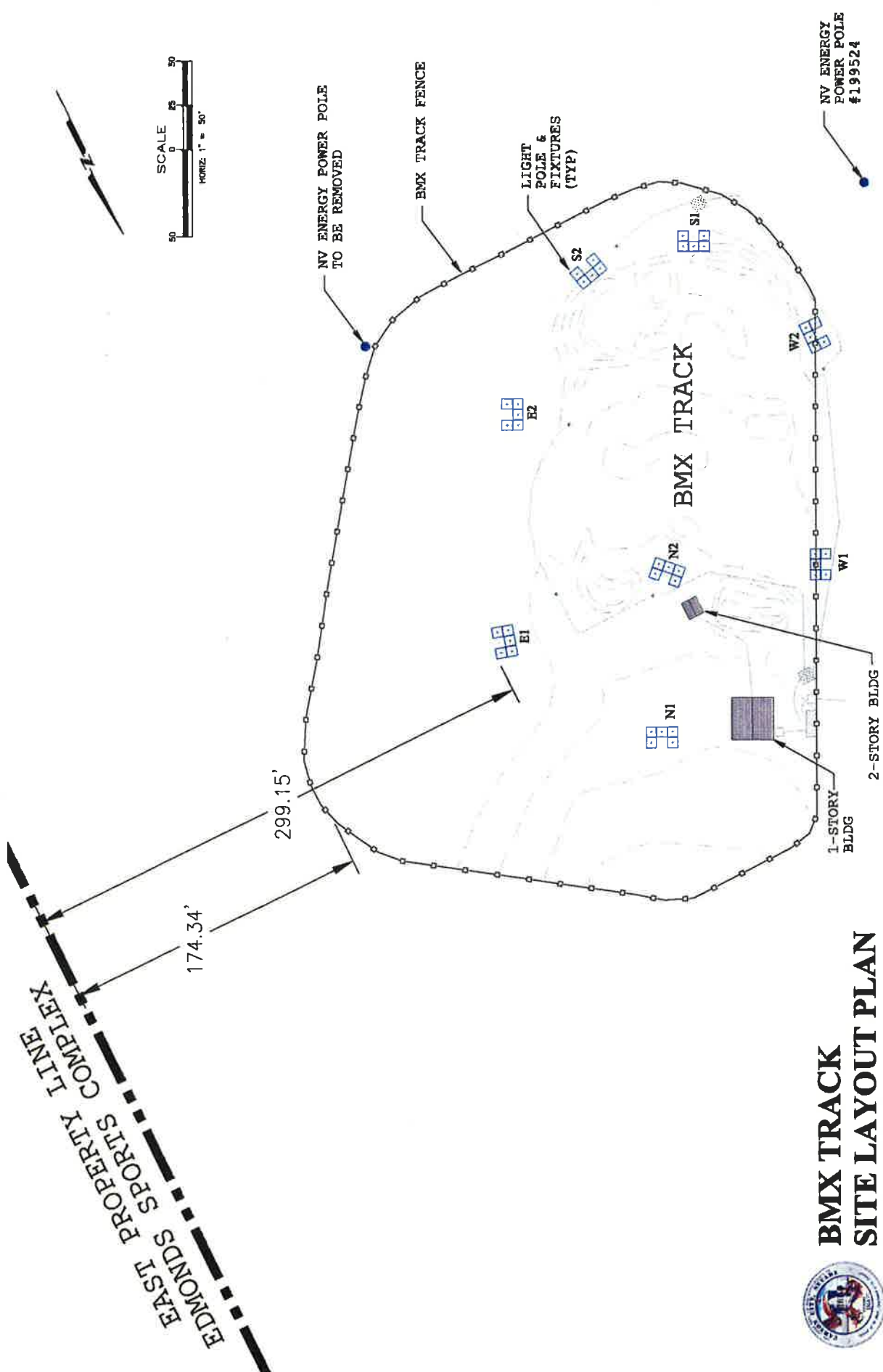


SCALE: 1" = 100'-0"

STANTECH CONSULTING INC  
 1000 1ST AVENUE, SUITE 100  
 EDMONDS, WA 98020







# BMX TRACK SITE LAYOUT PLAN



White dot represents  
40' pole height (typ)



View from south property line at  
Edmonds Sports Complex





White dot represents  
40' pole height (typ)



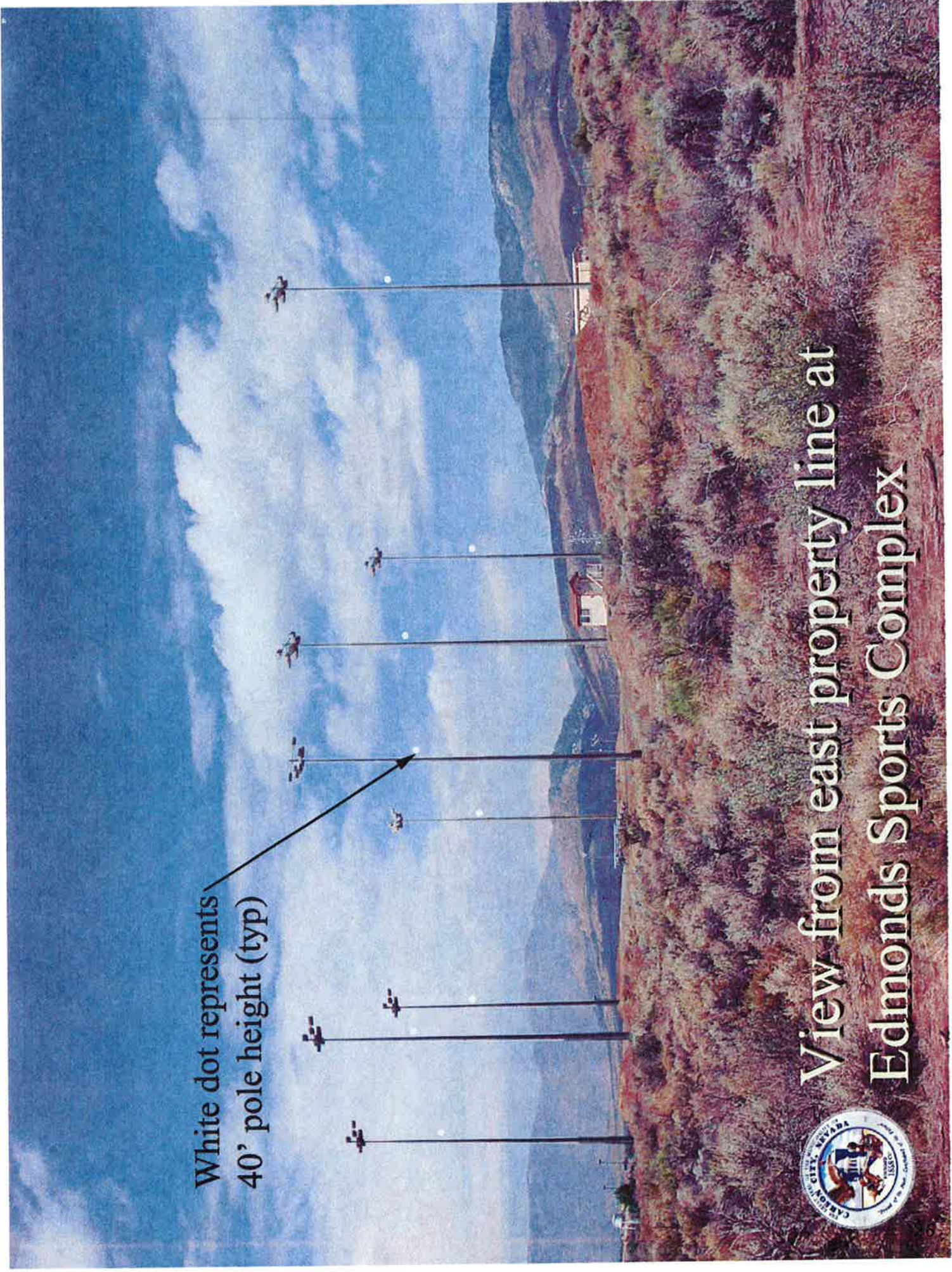
# View from south property line at Edmonds Sports Complex





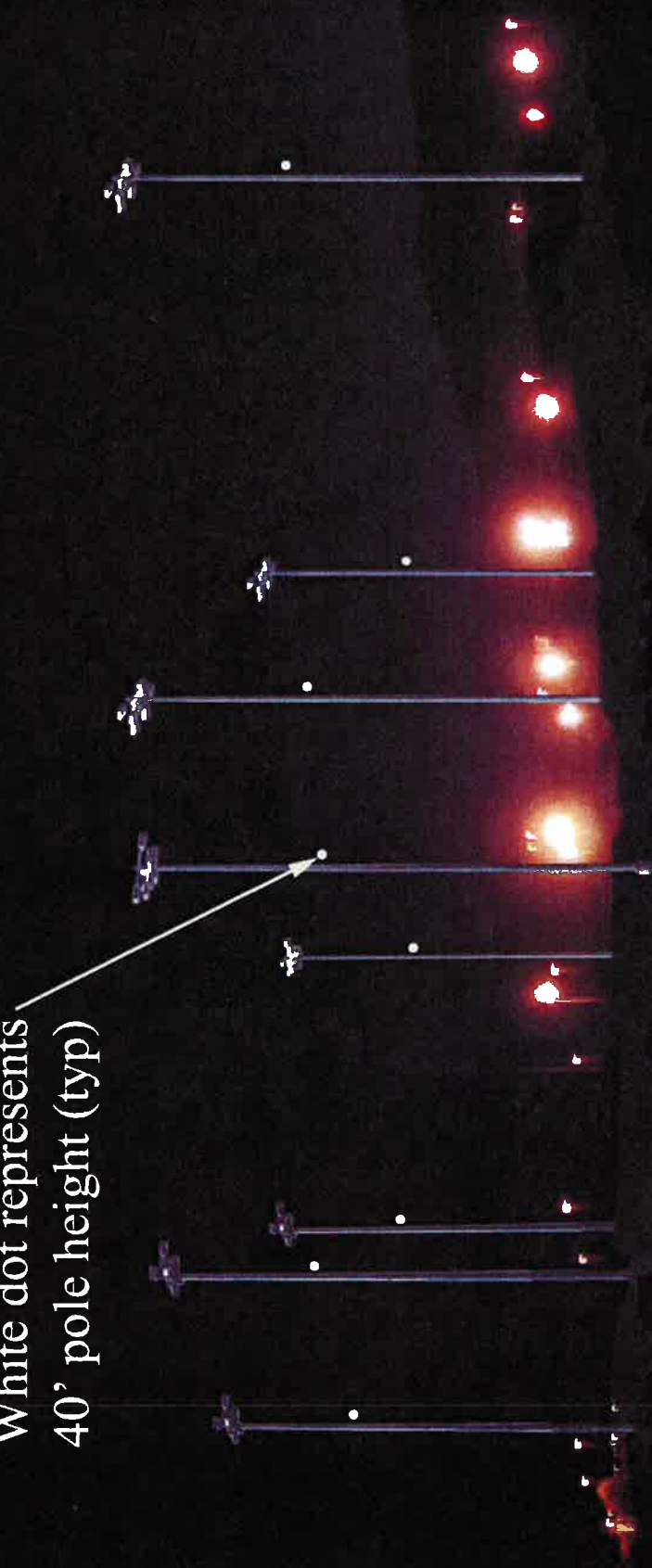
White dot represents  
40' pole height (typ)

# View from east property line at Edmonds Sports Complex





White dot represents  
40' pole height (typ)



# View from east property line at Edmonds Sports Complex



**Panorama view from East Property Line at Edmonds Sports Complex**

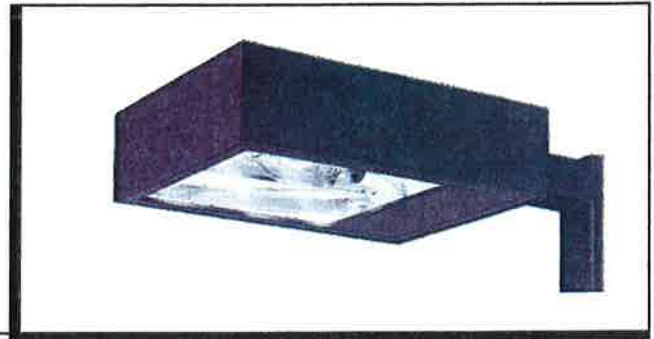
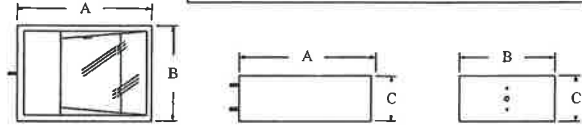


**GLARE & LIGHT POLLUTION CONTROLLED  
SPORTS LIGHTING  
LUMINAIRES**

**Project:**  
**Location:**  
**Contractor:**  
**Distributor:**

**DIMENSIONS**

	A	B	C
S-FT-1000 HPS or MH	29"	21"	10"
SEC-III-250HPS or 400HPS	25"	18-3/8"	8"



**ORDERING INFORMATION - Verify information and option below.**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage**	Luminaire Finish	Options
<b>Soft Sports Lighter S-(Assembly Style)</b>	FT - Forward Throw*	1000	HPS - High Pressure Sodium MH Metal Halide	F-Clear Flat Tempered Glass	347V <b>480V</b>	PLT - Platinum BRZ - Bronze BLK - Black COA - Cocoa BUF - Buff WHT - White GRN - Green	CL - Coated Lamp LL - Less Lamp FS120V - Single Fusing FS277V - Single Fusing FS347V - Single Fusing FD208V - Double Fusing FD240V - Double Fusing FD480V - Double Fusing <b>NO - No Options</b>
<b>Security Light SEC</b>	3 - Type III	250 400	HPS - High Pressure Sodium MH - Metal Halide		MT - Multi Tap*		

CATALOG NUMBERS: **SFT-FT-1000MH-F-480-BLK** and **SFT-FT-1000HPS-F-480- BLK** and **CTM-3-400MH (HPS)-F-480- BLK**

**NOTE: See Submittal Drawing for Pole and Bracket Arm and Assembly Styles.**

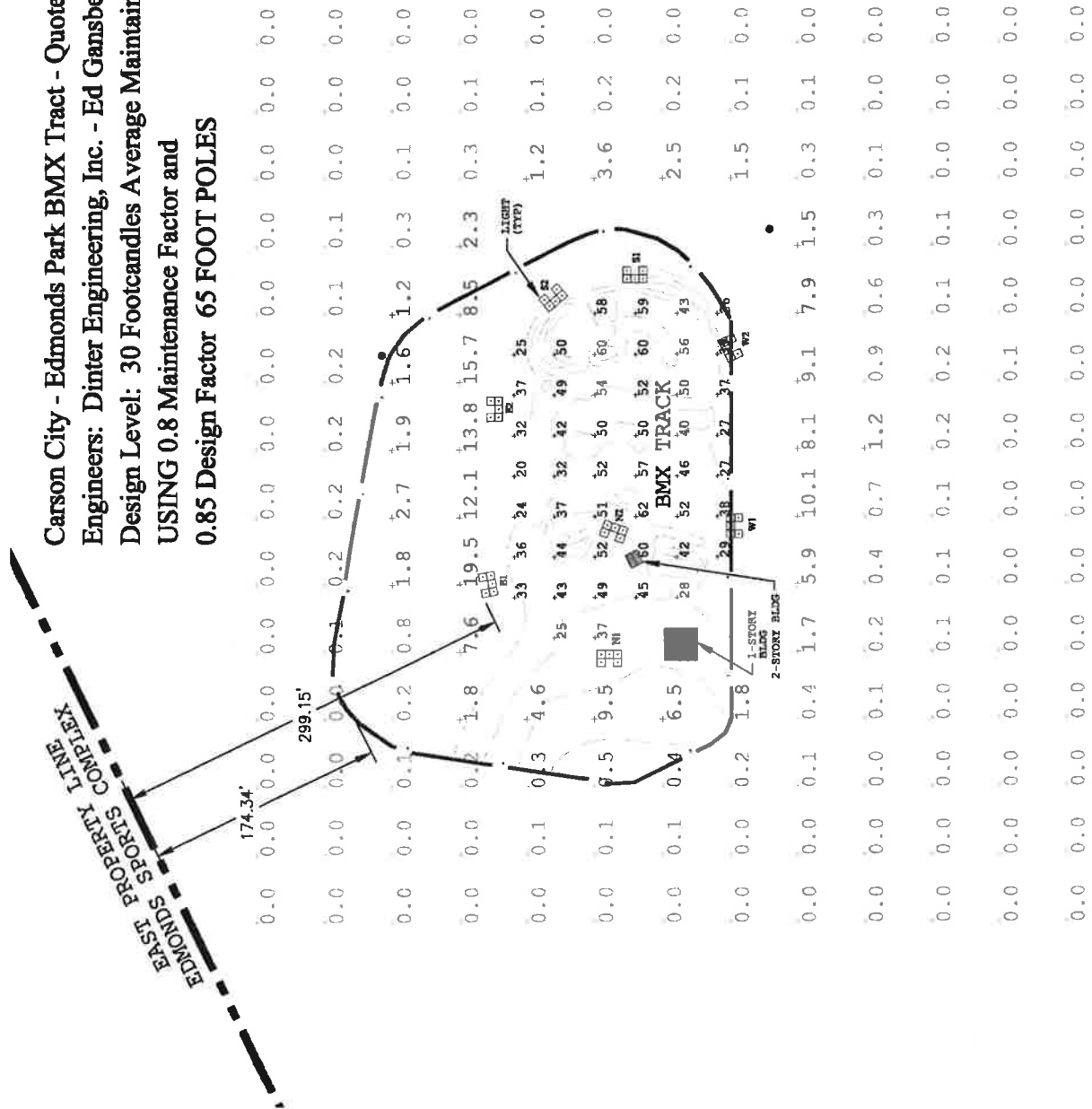
\* FT -Forward Throw reflectors are field rotatable. 1000 Watt Luminaires weigh 63 lbs or less. 250 Watt Luminaires weigh 36 lbs or less.  
\*\* For International voltages, consult factory. 1000 Watt Luminaires have an EPA of 3.2 or less. 250 Watt Luminaires have an EPA of 2.2 or less.  
\* MT - Multi Tap (120, 208, 240 & 277 Volt) is shipped standard unless otherwise specified. Order 347 volt and **480 volt** as single item.

BRZ = Bronze; **BLK = Black**; PLP - PlatinumPlus; GRN = Tennis Court Green. Contact factory for additional colors.

**POLE ASSEMBLY STYLES** see lighting layout for style(s) utilized [See pole details cut sheets for concrete and steel poles or wood brackets for wood poles]

FOUR LIGHT		SIX LIGHT		EIGHT LIGHT			
	<b>FRONT</b>		<b>FRONT</b>		<b>FRONT</b>		
		<b>SIDE</b>				<b>SIDE</b>	

**Carson City - Edmonds Park BMX Tract - Quote #1288**  
**Engineers: Dinter Engineering, Inc. - Ed Gansberg, P.E.**  
**Design Level: 30 Footcandles Average Maintained**  
**USING 0.8 Maintenance Factor and**  
**0.85 Design Factor 65 FOOT POLES**



Luminaire Schedule	
Project	Qty
Project 1	8
So03-2	3 ASE 2 BPS

Luminaire Location Summary						
Project	X	Y	Z	Orient	Shade	
S1	So03-2	313	131	64	220	On
S2	So03-2	200	175	64	270	On
S3	So03-2	100	180	64	280	On
S4	So03-2	44	89	64	0	On
S5	So03-2	136	86	64	340	On
S6	So03-2	143	4	64	50	On
S7	So03-2	275	-1	64	115	On
S8	So03-2	330	70	64	180	On

Quantity Summary									
Category	Qty	Unit	Value	Unit	Value	Unit	Value	Unit	Value
Quantity	8	ft	131	ft	131	ft	131	ft	131
Quantity	8	ft	175	ft	175	ft	175	ft	175
Quantity	8	ft	180	ft	180	ft	180	ft	180
Quantity	8	ft	0	ft	0	ft	0	ft	0
Quantity	8	ft	340	ft	340	ft	340	ft	340
Quantity	8	ft	4	ft	4	ft	4	ft	4
Quantity	8	ft	-1	ft	-1	ft	-1	ft	-1
Quantity	8	ft	70	ft	70	ft	70	ft	70

South Lighting Systems, Inc.  
 2224 - 137th Place S.E.  
 Bellevue, WA 98005-4832  
 Phone: 425.479.6229  
 Cell: 206.480.1312  
 Email: sales@southlight.com

**ACKNOWLEDGMENT OF APPLICANT**

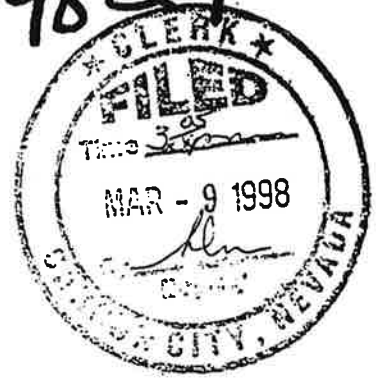
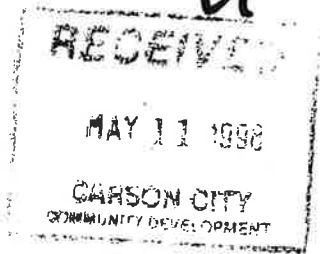
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant – Roger Moellendorf, Parks and Recreation Director

Date – July 26, 2012

U-97/98-29



CITY OF CARSON, STATE OF NEVADA  
REGIONAL PLANNING COMMISSION  
FEBRUARY 25, 1998

NOTICE OF DECISION

A special use permit application, U-97/98-29, was received from Steve Kastens, Parks & Recreation Director, (property owner: Carson City) for approval to update the master site plan for the Edmonds Sports Complex including 6 soccer fields, a multi-purpose sports field, parking, playgrounds and a future sports field complex area, a multi-purpose building housing concessions, a meeting room and storage, and a maintenance yard, on property zoned Public (P), located at 1555 Livermore Lane, APN 10-201-02, 10-211-05, 06 and 10-221-12 and 13, pursuant to the requirements of the Carson City Municipal Code.

The Regional Planning Commission conducted a public hearing on February 25, 1998, in conformance with City and State legal requirements, and the Regional Planning Commission approved U-97/98-29, and based its decision on the following findings and subject to the following conditions of approval:

FINDINGS

- 1. Will be consistent with the master plan elements.

The proposal is consistent with Goal 8, Policy 8.6 of the Master Plan Land Use Element, which calls for lands promoting facilities to provide a broad range of community recreation activities. The proposal furthers this goal in regard to expenditure of Question 18 initiative monies in a comprehensive approach.

- 2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

The proposed buildings, fields, and lighting are being designed with minimal intrusion to adjacent land uses in mind, and thus, will generate no noise, vibrations, fumes, odors, dust, glare or physical activity, which would adversely impact adjacent uses.





# Existing light fixture at Edmonds Sports Complex





Existing light poles with  
illuminated fixtures at  
Edmonds Sports Complex





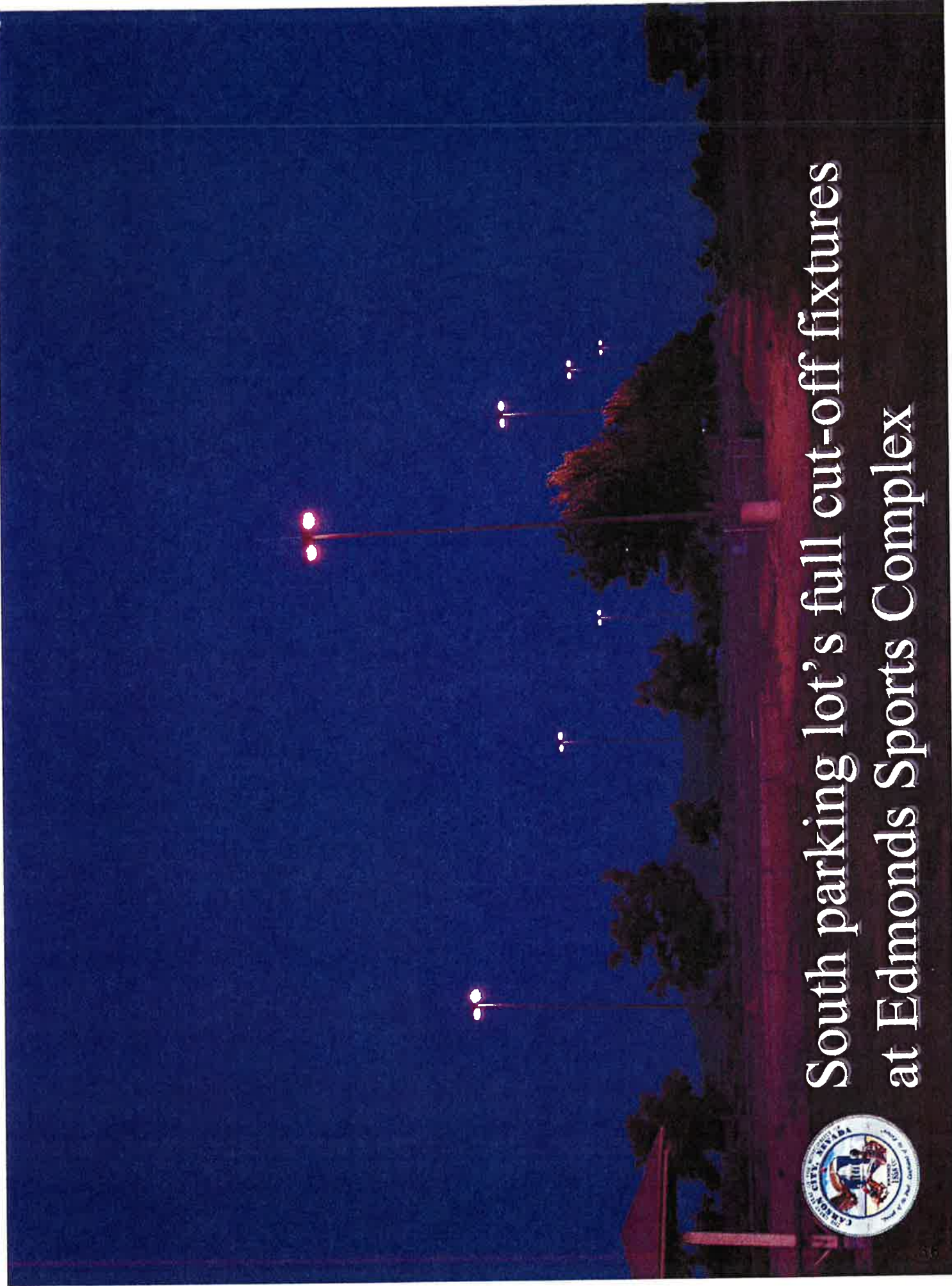
A nighttime photograph of a sports complex, likely a softball field, with several bright stadium lights illuminating the scene against a dark sky. The lights are arranged in a line, and their glow is visible on the ground and structures.

# Softball fields' "glare bombs" at Edmonds Sports Complex





# South parking lot's full cut-off fixtures at Edmonds Sports Complex







# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

RECEIVED

AUG 20 2012

CARSON CITY  
PLANNING DIVISION

July 30, 2012

Dear neighbor,

The Parks and Recreation Department has been planning for approximately 15 years to install a lighting system at the BMX Track at the Edmonds Sports Complex. This project was identified and approved as a part of the Edmonds Sports Complex Master Plan Special Use Permit (U-97/98-29) by the Planning Commission on February 25, 1998. That Special Use Permit allows the use of 40 foot tall poles to light the BMX track. Since then, the City has installed basic electrical infrastructure and has been seeking funds to design and construct the lighting system.

The lighting system considered during the 1998 Special Use Permit process was a traditional sports field lighting system. This type of lighting system angles light down and across sports fields. During the design process, it became apparent that with the site's topographical changes a traditional sports field lighting system would direct light across the track and down the slope eastward towards the neighborhood and create "glare bombs." Also, a traditional sports field lighting system with poles 40 foot tall would create high intensity bright spots and glare for the track users, cast shadows across the rolling track making it unsafe for night time use, and would require additional poles.

As a result of these concerns, the City chose to look at a different type of lighting system. In order to have minimal impacts on the adjoining neighborhood and to provide for a safe racing track environment at night, the city is proposing to use a "dark sky" friendly and full cut-off sports lighting system, similar to the box lights in the Edmonds Sports Complex parking lot. The trade off for using this type of a lighting system is that it requires 65 foot poles. The proposed lighting system's fixtures (5 fixtures on each pole) virtually eliminate "glare bombs" by directing the light downward. Also, this system creates a better lighting distribution pattern on the track surface by eliminating shadows and not blinding track users with glare or bright spots as they practice and race on the track.

On Wednesday, August 22, 2012, Parks and Recreation Department staff will be at the Edmonds Sports Complex Snack Bar from 5:30 to 6:30 PM to walk around the project site and discuss this project with the neighborhood. Then on August 29, 2012, our department will be asking the Carson City Planning Commission to amend our existing Special Use Permit to allow 25 foot taller light poles.

Our department has attached a number of exhibits to this letter to help you understand our proposed request. Also, you are invited to go online to the sports lighting system manufacturer's website. Just type in Sofllite.com and then click on the Sofllite video to view a five minute video on the Sofllite lighting system. Please feel free to explore the rest of the manufacturer's website and learn more about this "state of the art" sports lighting system.

If after reviewing the attached information and watching the Sofllite video, you still have questions about the project please feel free to contact either myself at (775) 887-2262 ext. 7343 or Scott Fahrenbruch, Director of Operations at (775) 887-2262, ext. 7340.

Sincerely,

A handwritten signature in blue ink, appearing to read "Vern L. Krahn", with a long horizontal flourish extending to the right.

Vern L. Krahn,  
Park Planner

Enclosures



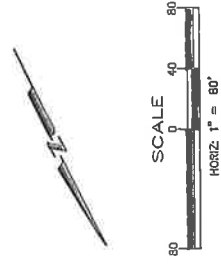
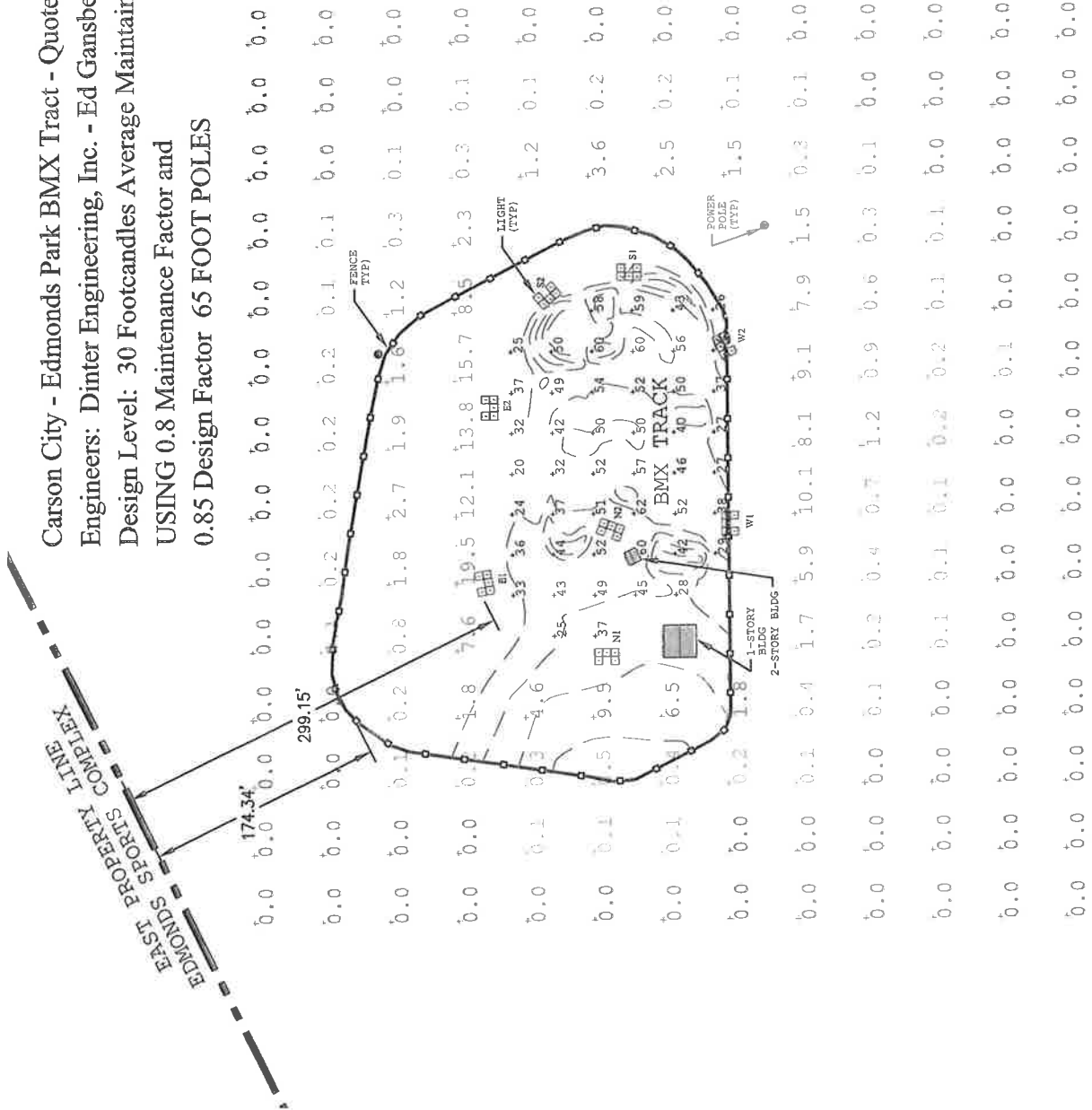
White dot represents  
40' pole height (typ)



View from south property line at  
Edmonds Sports Complex



**Carson City - Edmonds Park BMX Tract - Quote #1288**  
**Engineers: Dinter Engineering, Inc. - Ed Gansberg, P.E.**  
**Design Level: 30 Footcandles Average Maintained**  
**USING 0.8 Maintenance Factor and**  
**0.85 Design Factor 65 FOOT POLES**



Luminaire Schedule		
Project: Project_1		
Label	Qty	Description
S013-2	8	3 MH 2 FHS

Luminaire Location Summary						
Project: Project_1						
Label	X	Y	Z	Orient	Status	
S1	S013-2	313	131	64	220	On
S2	S013-2	230	175	64	270	On
E1	S013-2	100	180	64	280	On
N3	S013-2	44	89	64	0	On
N2	S013-2	138	86	64	340	On
N1	S013-2	143	-4	64	90	On
W1	S013-2	275	-1	64	115	On
W2	S013-2	330	70	64	180	On

Component	Quantity	Unit	Cost	Notes
POLE	8	65 FT	1200	
ARM	8	12 FT	200	
FIXTURE	8	3 MH 2 FHS	1500	
TOTAL			2900	

Soft Lighting Systems, Inc.  
 2224 - 137th Place S.E.  
 Bellevue, WA 98005-4032  
 Phone: 425.679.6550  
 Call: 206.601.7312  
 Email: softlite@softlite.com

**LEGEND**

- Proposed Light Pole Locations
- 0.0 Foot Candles
- 0.1 to 1.0 Foot Candles
- Greater than 1.0 Foot Candles
- BMX Track Fencing
- Existing Power Pole