

**City of Carson City
Agenda Report**

Hem# 8B

Date Submitted: October 10, 2006

Agenda Date Requested: October 19, 2006
Time Requested: 10 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to introduce, on first reading, Bill No. _____, an ordinance amending Carson City Municipal Code Title 18 Zoning, Chapter 18.16 Development Standards, Division 1 Land Use and Site Design, Section 1.3 Light and Glare to clarify when upward lighting is allowed, and to remove numbering redundancy and other matters properly related thereto. (File ZCA 06-181.)

Staff Summary: This code amendment is at the direction of the City Manager to the Planning Division to prepare an amendment to the lighting standards in Design Standards 1, 3; which will provide clarification on lighting standards to include provisions for upwards lighting of buildings.

Type of Action Requested:

- | | |
|---|---|
| ☐ Resolution | ☒ Ordinance - First Reading |
| ☐ Formal Action/Motion | ☐ Other (Specify) |

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Planning Commission Action: Recommended approval September 27, 2006 by a vote of 6 ayes and 0 nays.

Recommended Board Action: I move to introduce, on first reading, Bill No. _____, an ordinance amending Carson City Municipal Code Title 18 Zoning, Chapter 18.16 Development Standards, Division 1 Land Use and Site Design, Section 1.3 Light and Glare to clarify when upward lighting is allowed, and to remove numbering redundancy and other matters properly related thereto.

Explanation for Recommended Board Action: The Board of Supervisors, pursuant to Carson City Municipal Code, is required to take final action on all code amendments. This is the first of two readings. Also see the attached memo to the Planning Commission for further explanation

Applicable Statute, Code, Policy, Rule or Regulation: Title 18, Section 18.16

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Deny the ordinance, 2) Refer the matter back to Planning Commission for further review.

Supporting Material: Case Record
Staff Memo to Planning Commission
Ordinance

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:


(Walter Sullivan, Planning Director)

Date: 10-6-06


(Andrew Burnham, Public Works Director)

Date: 10-11-06


(Linda Ritter, City Manager)

Date: 10-10-06


(Michael Suglia, Senior Deputy District Attorney)

Date: 10-10-06

Board Action Taken:

Motion: _____

- 1) _____
2) _____

Aye/Nay

(Vote Recorded By)

**CARSON CITY PLANNING COMMISSION
CASE RECORD**

MEETING DATE: September 27, 2006

AGENDA ITEM NO.: G-1

APPLICANT(s) NAME: CCPD
PROPERTY OWNER(s): n/a

FILE NO.: ZCA-06-181

ASSESSOR PARCEL NO(s):
ADDRESS: n/a

APPLICANT'S REQUEST: Action to consider a Zoning Code Amendment to modify the Carson City Municipal Code, Title 18 Zoning, Chapter 18.16 Development Standards, Division 1 Land Use and Site Design, Section 1.3 Light and Glare to clarify when upward lighting is allowed, and to remove numbering redundancy and other matters properly related thereto.

COMMISSIONERS PRESENT: ☒ PEERY ☐ VANCE ☒ SEMMENS
 ☒ BISBEE ☒ MULLET ☒ REYNOLDS ☒ KIMBROUGH

STAFF REPORT PRESENTED BY: Walter Sullivan
STAFF RECOMMENDATION: ☒ APPROVAL
APPLICANT REPRESENTED BY: Carson City

☐ REPORT ATTACHED
☐ DENIAL

☒ APPLICANT/AGENT
PRESENT

☒ APPLICANT/AGENT
SPOKE

☐ APPLICANT/AGENT
NOT PRESENT

☐ APPLICANT/AGENT
DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

☐ PERSONS SPOKE IN FAVOR OF THE PROPOSAL

☐ PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

- Mullet toured CTH and Hampton Inn - outside lighting is almost an art form.
- Peery - have we received any complaints around the observatory?
- Bisbee commented that CTH and Hampton have subtle lighting and beautifully lit, no glare. Harley Davidson/Arrowhead Drive lights project horizontal on bldg. but not in sky. A number of buildings in town have accent lights. Staff will try to verify lights after installed at night. Staff worked with Harley Davidson lighting which was dramatically reduced. No other public comment other than Mr. Campbell.

MOTION WAS MADE TO RECOMMEND APPROVAL:

- ☒ WITH THE FINDINGS AS ENUMERATED ON THE STAFF REPORT
☐ WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT AS MODIFIED
☐ WITH THE FINDINGS AND CONDITIONS OF THE COMMISSION ENUMERATED ON THIS CASE RECORD

MOVED: Bisbee **SECOND:** Semmens **PASSED:** _6_/AYE _0_/NO ___/DQ 1___/ABSENT___/ABSTAINED

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: 10-19-06

TO: Planning Commission

Draft as of 09-06-06

FROM: Planning and Community Development

DATE: September 27, 2006

SUBJECT: ZCA 06-181

Recommended Motion: "I move to approve ZCA 06-181 a Zoning Code Amendment to amend the Carson City Municipal Code Development Standards Division 1 Land Use and Site Design at 1.3 Light and Glare to allow upward wall lighting toward buildings and removing numbering redundancy."

If you have any questions regarding this application, please contact Jennifer Pruitt at 887 2188 x 1007.

ORDINANCE NO. _____

BILL NO. _____

AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18 ZONING, CHAPTER 18.16 DEVELOPMENT STANDARDS, DIVISION 1 LAND USE AND SITE DESIGN, SECTION 1.3 LIGHT AND GLARE TO CLARIFY WHEN UPWARD LIGHTING IS ALLOWED, AND TO REMOVE NUMBERING REDUNDANCY AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal effect: None

THE CARSON CITY BOARD OF SUPERVISORS DOES HEREBY ORDAIN:

SECTION I:

1.3 *Light and Glare.*

This section sets forth criteria and standards to mitigate impacts caused by lighting and glare.

1.3.1 Light. All nonresidential uses shall provide lighting within public parking areas and access ways to provide safety and security. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties, and glare to the sky. The following provisions shall apply to all existing and proposed development:

- a. Any lighting facilities shall be so installed as to project light downward and away from adjoining properties and glare to the sky. Covers must be

installed on all lighting fixtures and lamps must not extend below the bottom of the cover. An exception to downward lighting is upward wall lighting, which must be projected and aimed only toward the building in an architecturally highlighted manner. This upward lighting must be reviewed and approved by the Director.

- b. Light standards in or within ~~{one-hundred}~~ 100 feet ~~{{100'}}~~ of residential zones shall not exceed ~~{twelve}~~ 12 feet ~~{{12'}}~~ in height. Additional standard height may be permitted by the Director provided such lights are a sharp cutoff lighting system.
- c. No permanent rotating searchlights shall be permitted in any regulatory zone, except that an Administrative Permit may be issued by the Director for a period not to exceed three ~~{{3}}~~ days for a temporary searchlight. The Administrative Permit shall be limited to a maximum of three ~~{{3}}~~ times in any one ~~{{1}}~~ calendar year.

1.3.2 Lighting Design. The style and intensity of lighting shall consider not only function and appearance, but shall reflect the existing character of surrounding areas and shall replicate natural light as much as possible.

1.3.3 Glare. Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using non-reflective building materials for exterior walls and roof surfaces, controlling angles of reflection and placing landscaping and screening in appropriate locations.

1.3.4 Interior Lighting. Where residential uses abut non-residential uses, interior lighting of the non-residential uses shall be controlled at night through the use of timers, window blinds or other acceptable means.

SECTION II:

That no other provisions of Title 18 of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on

_____ (month) _____ (date) _____ (year)

PROPOSED by Supervisor _____

PASSED _____ (month) _____ (date) _____ (year)

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ day of _____, 2006.

H:\PC\2006\Staff Reports\ZCA 06-181 Lighting