



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

MEMORANDUM

Planning Commission meeting of March 26, 2014

TO: Planning Commission

FROM: Kathe Green, Assistant Planner

DATE: March 12, 2014

SUBJECT: SUP-12-019 Silver State Charter School
Review of previously approved freestanding sign

RECOMMENDED MOTION: "I move to approve the review of previously approved SUP-12-019 and deleted condition #10, for continuation of an existing freestanding sign, related to the display and illumination of signage on a parcel zoned General Commercial at 788 Fairview Drive, APN 009-551-07."

Background:

Signage was reviewed and approved on April 25, 2012 for the new Silver State Charter School on property located at 788 Fairview Drive. As a part of this approval, condition #10 was deleted, but a requirement to have the sign reviewed in April 2013 was added. The concern was the animation and possible modification of approval as it relates to deleted condition of approval #10, which originally stated:

"Any message change sequence shall be accomplished immediately or by means of fade or dissolve modes with each frame displayed for a minimum period of four seconds, and shall have no continuous, traveling or scrolling displays or movement, nor shall it have the appearance or illusion of movement of any part of the sign structure, design, pictorial segment of the sign, including the movement of any illumination or flashing, scintillating or varying of light intensity."

The sign had not yet been constructed at the time of the originally scheduled review, and therefore, no review of the animation and placement of the sign was possible. The required review was rescheduled for one year later.

An application for the building permit for the sign was submitted on April 9, 2013 and was issued on May 1, 2013. The sign was installed on May 28, 2013. The permit has not received a final Building Department inspection as the safety (disconnect) switch needs to be installed on the

sign as shown on the submitted plan. The sign company has ordered the part according to Gilbert Sanchez of Young Electric Sign Company (YESCO), who said it will be installed. The neighboring property owners, surrounding property owners, driving public and others interested in the appearance of the sign have had several months since the installation of the sign to comment on the animation and brightness or any concerns related to the sign. No comments have been directed to the Planning Division related to the sign.

Carson City Code Enforcement Officer Kevin McCoy stated no complaints regarding this new sign have been received by his office.

The Carson City Transportation Division was contacted regarding any available detail related to the sign being distracting because of lighting and brightness or if it may have been a factor in an increase, if any, in the number of accidents in this area. Patrick Pittenger and Daniel Doenges responded that they do not have a way to track that type of information.

The Sheriff's Department was contacted regarding any available detail, such as if the sign may have contributed to accidents or been a distraction to the driving public. Carson City Sheriff's Officer Scott McDaniel responded that this section of roadway (although owned by Carson City) is policed by the Nevada Highway Patrol. Therefore, the Sheriff's office would not have any professional information to share.

An attempt was made to contact the Nevada Highway Patrol. A message was left for Lieutenant Kevin Larson regarding any available detail also, such as if the sign may have contributed to accidents or been a distraction to the driving public. A return message was received stating a review of this section of roadway would be made, but no information has been supplied at the time of the completion of this staff report.

It is noted the traffic in this area has substantially increased with the extension of the freeway to the new termination point at Fairview Drive, with the traffic then being re-routed to/from Carson Street. All of this traffic is driving past the subject sign. The number of cars and trucks which use this area at all hours of the day and night has exponentially increased over the last several years, and is likely to remain high until the anticipated extension and completion of the freeway at the junction of the present South Carson Street/Highway 395/Highway 50 West.

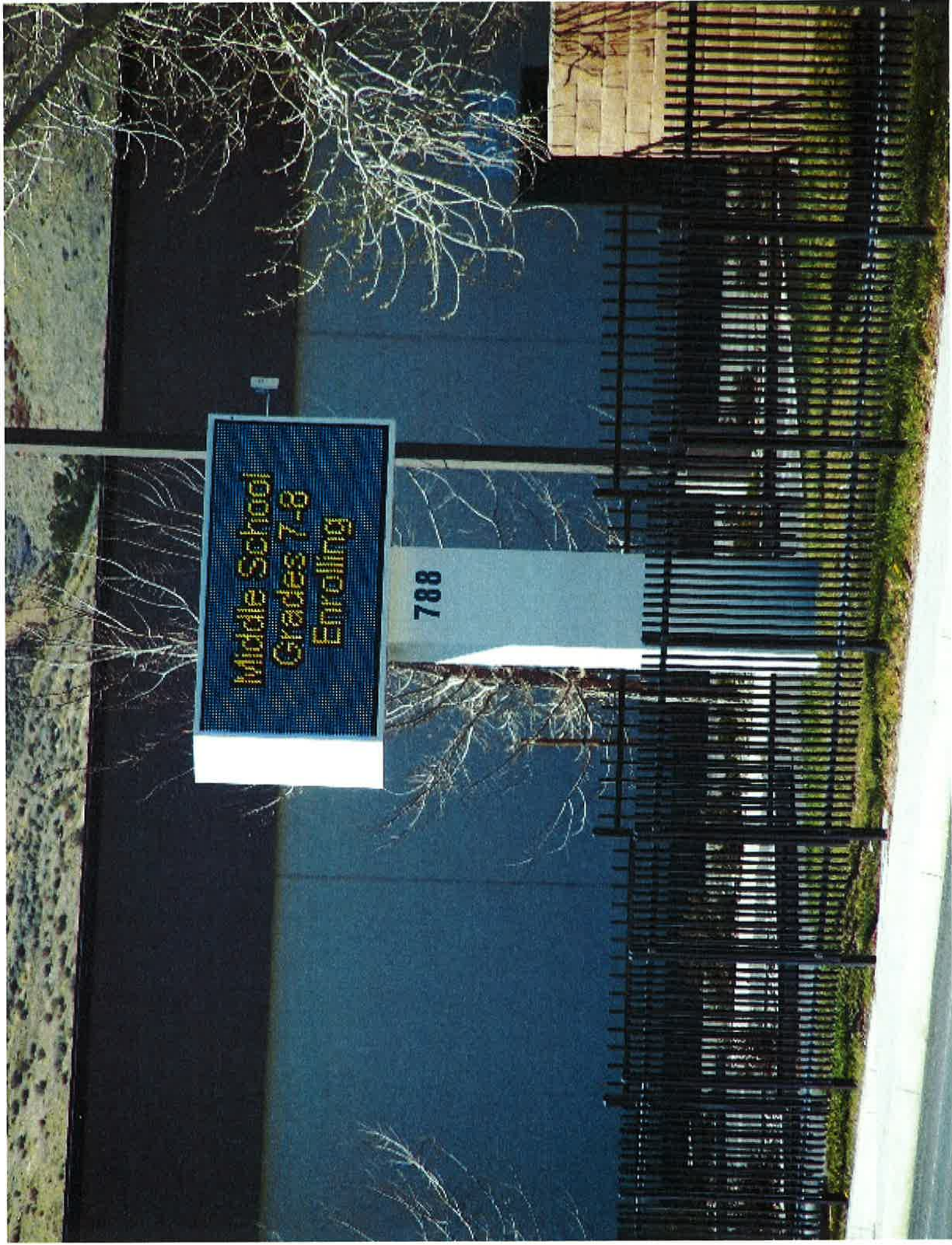
Lee Plemel, Planning Director, met with Steve Knight at the Silver State Charter School site at 788 Fairview Drive about 7:30 p.m. on March 12, 2014. Mr. Plemel used a light meter to measure the amount of additional light which is generated by the new sign. During the inspection the light levels were measured and the result, expressed as Foot Candles (Fc) were .15 Fc at full dark (ambient light) and 1.42 Fc at full white (all lights on white), an increase of 1.27 Fc. Mr. Plemel stated that as a means of comparison, the new Community Center LED sign readings were .92 Fc at full dark and 1.18 Fc at full white, an increase of .24 Fc. Mr. Plemel recommended to Mr. Knight that he consider a reduction in the sign brightness to improve sign readability, but did not recommend any specific City requirement or reduction in brightness at this time, unless complaints are received in the future regarding the illumination from the sign.

As no complaints or concerns have been verified as being received regarding this sign, a recommendation of approval of the review of this sign is included in this report.

Attachments
Site Photos
SUP-12-019 Notice of Decision
Health Division comment
Fire Department comment
Environmental Control comment

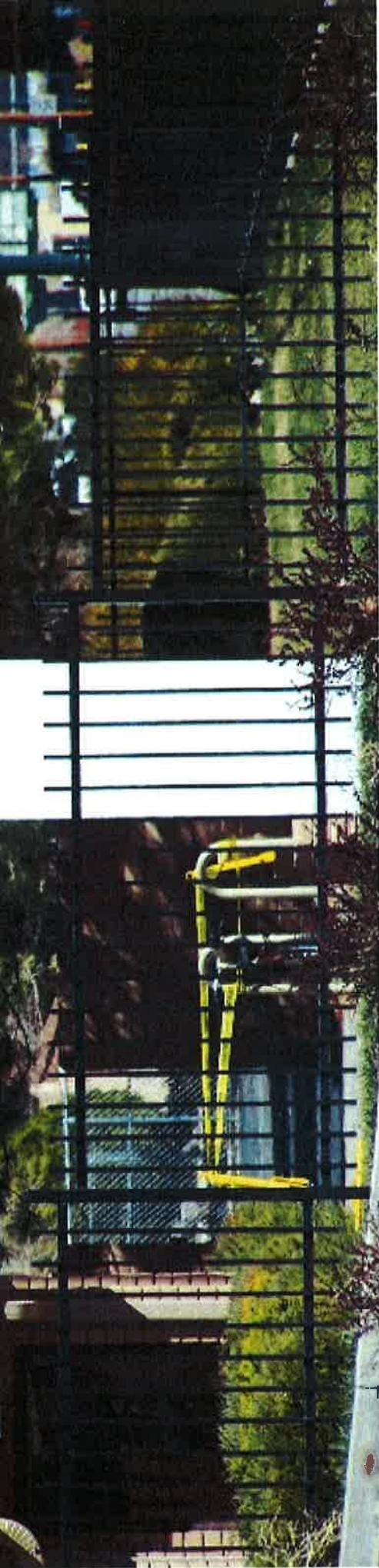
Middle School
Grades 7-8
Enrolling

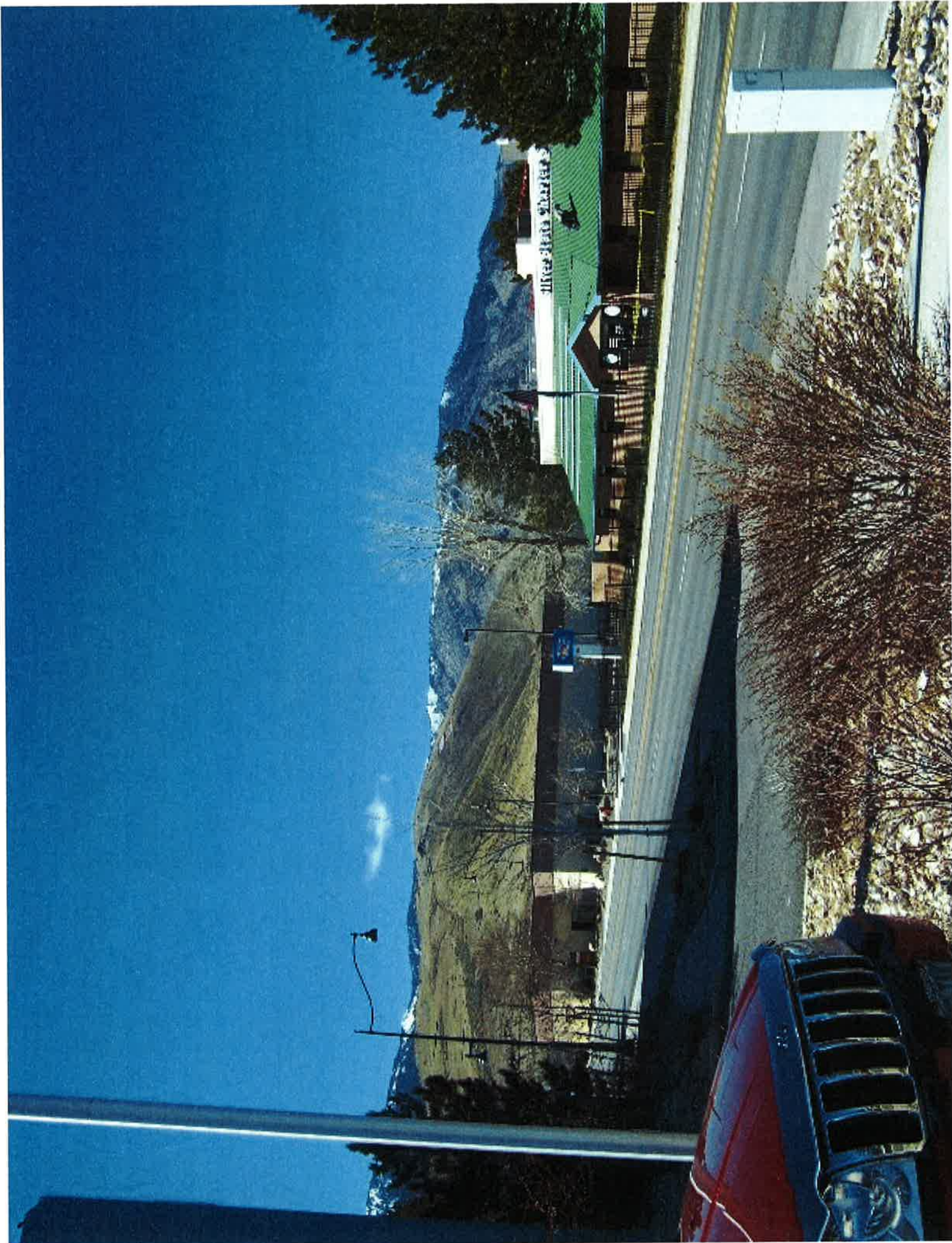
788

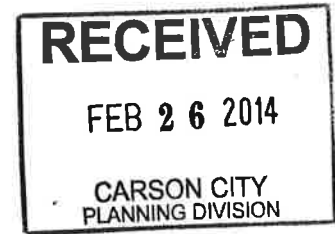


STOP THE
LAWLESS
MILITARY
CIVILIAN
2014 Team USA

788







February 26, 2014

Major Project Review Committee

Re: # SUP – 12-019

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP – 12-019 (Silver State School) project:

1. ECA has no comments.

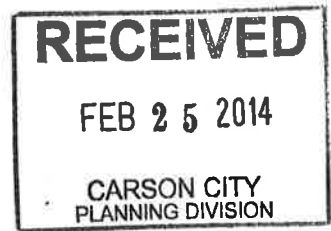
Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

February 25, 2014



Fire has no comments on SUP 12-019

Dave Ruben

Captain – Fire Prevention

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209

February 25, 2014



SUP-12-019

Carson City Health and Human Services has no comments based on application received.

Dustin Boothe, MPH, REHS

Carson City Health and Human Services

900 E. Long St.

Carson City, NV 89706

(775) 887-2190 ext. 7220



Carson City Planning Division

108 E. Proctor St.
Carson City, Nevada 89701
(775) 887-2180
Planning@carson.org
www.carson.org

RECEIVED

MAY 09 2013

**PLANNING COMMISSION
APRIL 24, 2013**

NOTICE OF DECISION

★ CLERK ★
FILED
Time 2:57 p


MAY - 1

By K. King
Deputy
Carson City, Nevada

A Special Use Permit application, SUP-12-019, was received from Silver State Charter School (property owner: Silver State Charter School) for a previously approved freestanding sign to evaluate sign animation, on property zoned Limited Industrial (LI), located at 788 Fairview Drive, APN 009-511-31, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on April 24, 2013, in conformance with City and State legal requirements, and continued the review of SUP-12-019 to April 2014.

This decision was made on a vote of 4 ayes, 0 nays, and 3 absent.


Lee Plemel, AICP
Planning Division Director

LP:jmb

Mailed by: 5/6/13

By: RMT

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.


OWNER/APPLICANT SIGNATURE

5/7/2013
DATE

Steve Kwisak Supd.
PLEASE PRINT YOUR NAME HERE

RETURN TO:

Carson City Planning Division
108 E. Proctor St., Carson City, NV 89701

- Enclosures: 1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope



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MEMORANDUM

G-1

Planning Commission meeting of April 24, 2013

TO: Planning Commission

FROM: Kathe Green, Assistant Planner

DATE: March 21, 2013

SUBJECT: SUP-12-019 Silver State Charter School
Review of previously approved freestanding sign

Recommended Motion: I move to continue the review of SUP-12-019 to April 2014 as the sign which was to be reviewed has not yet been constructed, yet.

Background:

Signage was reviewed and approved on April 25 2012 for the new Silver State Charter School on property facing Fairview Drive. As a part of this review, condition #10 was deleted, but a requirement to have the sign reviewed in April 2013 was added. The concern was related to animation proposed on the sign. The sign has not yet been constructed, and therefore, no review of the animation and placement of the sign is possible. The property owner, Silver State Charter School, represented by Steve Knight, Superintendent, states there were difficulties with finances regarding placement of this sign, but he desires to continue with placement of the sign. Mr. Knight has contacted Ed Lawson of Young Electric Sign Company (YESCO) regarding the construction and placement of the sign on the site and Mr. Lawson is in the process of securing the required information and has submitted a sign permit request to the Building Division for review and approval. The owner and sign company expect to secure this sign permit in the near future and proceed with placement of the sign on the site.

Allowing an extension of time of one year until review of the sign will allow the process for construction of the sign to continue, as well as allowing time for the neighboring property owners and public to comment on the animation on the sign once it is in place.

Attachment
SUP-12-019 Notice of Decision
Health Division comment



Carson City Planning Division

108 E. Proctor St.
Carson City, Nevada 89701
(775) 887-2180
Planning@carson.org
www.carson.org

PLANNING COMMISSION
APRIL 25, 2012

NOTICE OF DECISION

★ CLERK ★
FILED
Time 11:35 AM
MAY - 8 2012
By [Signature]
Deputy
Carson City, Nevada

A Special Use Permit application, SUP-12-019, was received from Silver State Charter School (property owner: Silver State Charter School) to exceed the permitted freestanding sign height and overall sign area for an office use, on property zoned General Commercial (GC), located at 788 and 900 Fairview Drive and 900 Mallory Way, APN 009-551-03, -08, -31 pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on April 25, 2012, in conformance with City and State legal requirements, and approved SUP-12-019 based on the findings contained in the staff report and subject to the following conditions of approval:

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 for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a building permit from the Carson City Building and Safety Department for any proposed construction. Contact the Building Department for approximate fees, design criteria, number of plans to submit and general assistance in the City's Building Permit process.

5. 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 Department 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.

The following shall be submitted with a building permit application:

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any building permit application.
7. Provide a minimum of five inch high address numerals on the freestanding sign a minimum of one foot above ground level, either on both sides of the sign or on the end facing the roadway.

Conditions required to be incorporated into the proposed development plan:

8. The sign shall not be placed within any utility, access or drainage easement, and the sign shall maintain proper separation from above and below ground utilities.
9. The sign shall not block drainage, and the sign shall not block any clear vision triangles that would interfere with vehicular or pedestrian traffic.
10. ~~Any message change sequence shall be accomplished immediately or by means of fade or dissolve modes with each frame displayed for a minimum period of four seconds, and shall have no continuous, traveling or scrolling displays or movement, nor shall it have the appearance or illusion of movement of any part of the sign structure, design, pictorial segment of the sign, including the movement of any illumination or flashing, scintillating or varying of light intensity.~~
11. If the electronic message display has automatic photocell dimming capabilities based on ambient outside light, it shall be set at 75 percent of full capacity for daytime (full sun) and 40 percent for nighttime, or equivalent for other lighting technologies. The applicant will be notified by the Planning Division if the brightness must be reduced, and the applicant must comply within 10 days with a reduction in the night-time light emission to a level which is deemed acceptable to the Planning Division. If not reduced to an acceptable level, the permit shall be returned to the Planning Commission for additional review and possible reconsideration or revocation of the special use permit.
12. The applicant shall provide written certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits specified above, and the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Director.

13. The Special Use Permit shall be reviewed by the Planning Commission one year from approval, in April 2013, to evaluate the sign animation for possible modification of approval as it relates to deleted condition of approval #10.

This decision was made on a vote of 7 ayes, and 0 nays.


Lee Plemel, AICP
Planning Division Director

LP:sgs

Mailed by: 5/8/12

By: RMT

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TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.


OWNER/APPLICANT SIGNATURE

5/8/2012
DATE

STEVE KAIZER, Supt
PLEASE PRINT YOUR NAME HERE

RETURN TO:

Carson City Planning Division
108 E. Proctor St., Carson City, NV 89701

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