

11/07/23 PC AGENDA SHEET

REFUSE TRANSFER STATION  
(TITLE 30)

SLOAN RD/ARVILLE ST  
(SOUTH COUNTY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0646-REPUBLIC SILVER STATE DISPOSAL:**

**USE PERMIT** to allow a refuse transfer station on 12.4 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Sloan Road and the west side of Arville Street within the South County Land Use Plan area. JJ/jor/syp (For possible action)

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RELATED INFORMATION:

**APN:**

191-19-301-013

**LAND USE PLAN:**

SOUTH COUNTY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4455 Sloan Road
- Site Acreage: 12.4
- Project Type: Refuse transfer station
- Building Height (feet): 45 (maximum)
- Square Feet: 14,374 (existing administration building)/54,380 (existing warehouse building)
- Parking Required/Provided: 140/140

**History, Request, & Site Plan**

ZC-1960-98 & WT-1961-98 reclassified the site from R-U to M-1 zoning for a refuse transfer station which included an administrative and maintenance building, fuel station, guard house, and ancillary structures and uses. Off-site improvements were also waived with these applications. The Notice of Final Action (NOFA) for the zone change stated that a design review as a public hearing was required for final design plans, and the variance was withdrawn.

UC-0106-99 was approved in March 1999 subject to 1 year to review as a public hearing from the date of the Certificate of Occupancy issuance. This use permit functions as a design review for final plans for the facility.

DR-1230-99 was approved in September 1999 for the existing refuse transfer station; however, this application was necessary since the square footage of the final plans for the facility increased by 11 percent.

Per the applicant, the refuse transfer station use expired on the subject parcel due to inactivity on the site. Today, the applicant is proposing to reactivate the use permit for the refuse transfer station without making any changes to the site. The provided site plan depicts the site as it is today and as it was approved via the aforementioned land use applications. The site plan depicts the following:

The northern half of the site includes the administration building, employee parking, employee access gate, guard shack, leach field, truck exit area, customer parking, and a few loading zones. The southern half of the site includes the warehouse building, pump house, water storage tank, fleet truck parking, fuel tank, and the truck entrance area along the south property line. No changes are proposed with the site plan. Per the applicant, the purpose of this application is to re-establish the refuse transfer station for Republic Services only.

#### Landscaping

Landscaping is neither required or a part of this request. There is existing landscaping along the north, east, and west property lines. Per ZC-1960-98 & WT-1961-98 conditioned the site to provide A-2 landscaping along all street frontages. Aerial views show that landscaping has been maintained along the street frontages of Sloan Road, Arville Street, and Dixon Street.

#### Elevations

No changes are proposed with the existing buildings, structures, and screen walls on the site. The administration building has an overall height of 32 feet. The warehouse building has an overall height of 45 feet. Photographs show that the exterior materials have not changed and include concrete tilt-up paneled walls and aluminum windows/doors. There is an existing 8 foot to 10 foot high CMU block wall that was approved via ZC-1960-98.

#### Floor Plans

The existing administration building has an overall area of 14,374 square feet. The existing warehouse building has an overall area of 54,380 square feet. No changes are proposed to the existing buildings and structures on site. The administration building includes offices, storage areas, restrooms, breakroom, conference room, men's/women's locker rooms, foreman's area, ancillary offices, and driver check-in area.

#### Applicant's Justification

The applicant has occupied the site for approximately 24 years following original approvals for the site in 1999. The site is currently developed with an existing warehouse, administrative building, and accessory features (such as pump house, water storage tank, fuel tank, and truck scale) to accommodate the proposed use. The site is surrounded by walls of varying heights from 8 feet to 10 feet, as shown on the site plans. Additionally, the site is located in a largely undeveloped area with M-1 and M-D zoning and BLM parcels immediately surrounding the site. The property is not located within 400 feet of residential uses.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-1230-99	The final plans for the previously approved refuse transfer station increased by 11%; therefore, this design review for updated final plans for the site	Approved by PC	September 1999
UC-0106-99	For a refuse transfer station – this application functioned as a design review for final plans for the site	Approved by BCC	March 1999
ZC-1960-98 WT-1961-98	Reclassified the site from R-U to M-1 zoning for a refuse transfer station - the transfer station use expired	Approved by BCC	December 1998

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Business Employment	R-U	Undeveloped
South	Business Employment	M-1	Outside storage yard
West	Business Employment	R-U & M-1	Rock crushing facility & batch plant

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Comprehensive Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed use and existing structures were approved in 1998-1999. Staff finds that after 25 years, the location for the refuse transfer station is still appropriate and is harmonious to the existing land uses to the north, east, and west. This application supports Policy 3.4.2 of the Master Plan which in part states that waste diversion projects are encouraged to allow adaptive reuse of existing buildings and other strategies to transfer waste. Staff supports this request since the site was previously functioning as a refuse transfer station with no reported problems, and re-establishing the use would benefit the County's waste management policies.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

### **Public Works - Development Review**

- No comment.

### **Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** REPUBLIC SILVER STATE DISPOSAL, INC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135