

RECREATIONAL FACILITY
(TITLE 30)

KINGSTON RD/SANDY VALLEY RD
(GOODSRPINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0439-GUBLER D M & C E FAMILY TR, LLC:

USE PERMITS for the following: **1)** expansion of a recreational facility; **2)** major training facility; **3)** camping in conjunction with a recreational facility; and **4)** a heliport.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** parking area paving and striping.

DESIGN REVIEWS for the following: **1)** expansion of a recreational facility; **2)** a major training facility; **3)** camping cabins and accessory structures; and **4)** a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in an R-U (Rural Open Land) Zone.

Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

202-17-000-003; 202-20-000-001; 202-20-000-003; 202-20-000-005 ptn

USE PERMITS:

1. Expansion of a recreational facility (ax throwing, archery, heavy equipment use, and off-road vehicles).
2. Major training facility (indoor and outdoor shooting ranges).
3. Camping in conjunction with a recreational facility.
4. Heliport.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Elimination of landscaping adjacent to a less intensive use where required per Figure 30.64-11 (a 100% reduction).
b. Elimination of parking area landscaping where required per Figure 30.64-14 (a 100% reduction).
2. Elimination of parking area paving and striping where required per Section 30.60.020.

DESIGN REVIEWS:

1. Expansion of a recreational facility (ax throwing, archery, heavy equipment use, and off-road vehicles).
2. Major training facility (indoor and outdoor shooting ranges).
3. Camping cabins and accessory membrane (tent) structures.

4. Final grading plan within a Hillside and Foothills Transition Boundary Area.

LAND USE PLAN:

SOUTH COUNTY (GOODSPRINGS) - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 375.3 (portion)
- Project Type: Recreational facility/major training facility
- Number of Stories: 1 to 2
- Building Height (feet): 16.2 (tents), 9.5 (1 story buildings), 19 (2 story buildings)
- Parking Required/Provided: 87/102

Site Plans

The plans show an outdoor recreational facility and major training facility with camping cabins and outdoor uses with associated buildings and tent structures on 4 sites spread across 4 parcels totaling 375.3 acres. The 4 sites are located 3 miles northwest from the town of Goodsprings within a box canyon, behind 5,000 foot high mountains.

The main site shown on the plans is where the majority of the proposed recreational and major training facility uses are taking place. The site includes the following: a 2,560 1 story workshop building, a helipad, a 640 square foot registration building, a 640 square foot VIP building, an 800 square foot tent in between the registration building and the VIP building, a 1,920 square foot 1 story shooting range with 8 lanes, an axe throwing/archery area with a 600 square foot membrane tent staging area, a 400 square foot membrane tent staging area near the tactical shooting range, a car crushing and digging area for heavy equipment, a wedding chapel area, and unpaved parking areas.

Site 1 has a 2 story 1,280 square foot cabin with associated parking. Site 2 has two, 2 story cabins with associated parking areas and the 4,800 square foot 2 story main building with associated parking space. Site 3 has three, 2 story cabins with associated parking.

Landscaping

Landscaping is not proposed on the site. The plans do show artificial turf to the north and the south sides of the registration and VIP buildings.

Elevations

The elevations show the 1 story buildings to be 9 feet 6 inches high and the 2 story buildings to be 19 feet high. The exterior of the buildings will be painted metal with tempered glass windows. Each building, except the workshop, will have ADA access ramps and metal guardrails at the entrances. The proposed accessory membrane (tent) structures are 16 feet 2 inches high with the opening to the tent structure at 10 feet high. All of the buildings on the site are repurposed metal containers and are architecturally compatible with each other.

Floor Plans

The plans show an open floor plan with a restroom for the VIP building and the registration building. The workshop building is an open floor plan with outward opening double doors on each section. The main building has 3 sections. The ground level of the building has an area for a kitchen and registration, an open area which is covered by the second floor and an open area with restrooms and a bar. The second floor includes 2 open deck areas above the first floor building area and an enclosed area for group event space. The open deck area is enclosed with a guardrail and has exterior stairs. The wedding chapel area is comprised of an area with artificial turf and a tiered area for wedding guests.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed uses are designed to be in remote locations so that the facility will not have a negative impact on the surrounding area. The applicant states that several employees are certified in first-aid and emergency protocols are in place for various types of emergencies. Due to the remote location, and proximity to the Goodsprings area, signs are posted surrounding the site to warn of the live fire areas and the firing line is fenced off and monitored. The access to the site is via 1 road which has 24 hour security. The entire site has 24 hour security and surveillance throughout the site. In addition to security the facility has increased the height of the backstop berms for the shooting ranges. An all-terrain firetruck, water truck, 15,000 gallon water storage, and an additional water trailer are on-site in case of emergency. The applicant intends to install a wildland fire sprinkler system on-site in addition to the mentioned fire suppression measures. The waivers are requested to keep a majority of the leased land in a natural state. The requested use permits are for the expansion of the uses approved with UC-17-0249. The applicant wants to ensure that the proposed expansion of the existing facilities will be safe and strives to be a good neighbor who intends to continue to mitigate any concerns moving forward.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400132 (UC-0249-17)	Review for a recreational and minor training facility	Approved by PC	July 2018
UC-0249-17	Recreational and minor training facility	Approved by PC	May 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Open Land	R-U	Undeveloped

Related Applications

Application Number	Request
RC-21-400101 (UC-0249-17)	A revocation of use permits, waivers of development standards, and design reviews is scheduled for the November 3, 2021 Board of County Commissioners meeting.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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 Comprehensive 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.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Use Permits, Waivers of Development Standards, & Design Reviews

The site is located within the South County area of Goodsprings Planning Area and is designated for Open Land in the South County Land Use Plan. The Open Land designation in the plan delineates a portion of this planned land use for grazing, open space, and recreational uses. The land use plan goes on to discuss issues and challenges in the South County. One of the issues discussed is that “County development regulations were designed for urban areas and do not always consider different conditions found in rural areas”. Goal 1 encourages the land use plans to promote, development that is compatible with adjacent land use, the natural environment, and that the use is well integrated with appropriate circulation systems, services, and facilities. Goal 2 encourages residential, public facility, commercial, office professional, business and design/research park, and industrial land uses within the South County. As part of the policies outlined in the land use plan, Policy 2.2 states that, new development or uses, adjacent to existing land uses, are appropriately buffered with transitional space and/or uses. Policy 26.4 states that new construction, outside a Fire Protection Service zone is, encourage to incorporate fire suppression sprinkler systems into all new structures.

The proposed expansion of use is located approximately 3 miles to the northwest of the town site of Goodsprings. The facility is buffered from the town site of Goodsprings by natural topography that is over 5,000 feet in elevation and an increase in elevation by 800 feet from the town site.

The applicant has provided information regarding the construction of shooting range backstop berms, and sound tests with BLM Rangers and Metropolitan police officers. Due to the rural nature of the project site, it is essential to have on-site emergency services and fire protection measure in place along with the addition of a helipad which can be used in case of an emergency. In the original application (UC-0249-17) staff voiced concerns regarding the compatibility of the proposed facility with the Land Use Plan, the rural nature of the area, and the proximity to the town of Goodsprings. The applicant has provided information demonstrating that additional measures have been taken into account for the safety of staff, guests, and the surrounding area. Access to the site will be limited and monitored by on-site security and surveillance. The use permits and the waivers of development standards are consistent with a rural recreational facility coupled with a major training facility in a non-urban setting. The proposed expansion of a recreational facility with a major training facility is consistent with the recreational uses for the Open Land planned land use category per the South County Land Use Plan. The use complies with Goal 1, Policy 2.2, and Policy 26.4. The applicant has demonstrated that the expansion of the approved facility will comply with the South County Land Use Plan; therefore, staff can support the request.

Department of Aviation

The community continues to express concerns regarding any type of helicopter overflight activity throughout the Las Vegas area. The heliport is not located at a Department of Aviation airport facility.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 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.

Department of Aviation

- Applicant may be required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must comply with all heliport planning report requirements described in Table 30.44-1 "Heliport" of the Code.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health (EH) Division at septics@snhd.org or (702) 759-0660 to apply for permits to construct Individual Sewage Disposal (Septic) Systems; and to contact the SNHD EH Division at foodrev@snhd.org or (702) 759-1258 to apply for permits for the proposed Food Establishment and Public Accommodation facilities.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the area and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ADRENELINE MOUNTAIN, LLC

CONTACT: ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135