

Mayor Carolyn G. Goodman (At-Large)
Mayor Pro Tem Stavros S. Anthony (Ward 4)
Councilman Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilman Cedric Crear (Ward 5)
Councilwoman Michele Fiore (Ward 6)



Commissioner Louis De Salvio, Chair
Commissioner Trinity Haven Schlottman, Vice Chair
Commissioner Sam Cherry
Commissioner Donna Toussaint
Commissioner Anthony Williams
Commissioner Jeff Rogan

Planning Commission Agenda

Council Chambers - 495 South Main Street - Phone 229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

July 13, 2021
6:00 PM

35. 21-0266-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KB HOME LV MONTALADO, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED TEMPORARY COMPRESSED NATURAL GAS (CNG) SUPPLY TRAILER on 0.37 acres at 5415, 5419, 5423 and 5427 El Nevero Street (APNs 126-36-110-011, 012, 013 and 014), R-CL (Single-Family Compact-Lot) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

Minutes:

CHAIR DE SALVIO declared the Public Hearing open.

JONATHAN BOYLES, Senior Planner, explained the applicant proposed to install a temporary compressed natural gas supply trailer to be located within a developing residential subdivision in order to supply the new residences with natural gas. In order to provide this utility service, the applicant must be granted an access easement by the Bureau of Land Management (BLM); however, since the commencement of construction of the single-family residential subdivision, the applicant has yet to obtain such an easement and the recently constructed model homes and for sale product do not have permanent underground natural gas service. Staff did not support the request as the applicant was attempting to develop an area of land that has no readily available utilities to service the residential subdivision. In addition, the applicant offered no alternative means of supplying the subject residential subdivision natural gas service if the applicant fails to obtain the necessary access easement from the BLM; therefore, staff recommended denial of the requested concurrent Site Development Plan Review.

TONY VANCHIERI, Southwest Gas and Project Manager for this subdivision, thanked the City of Las Vegas, KB Home and his Southwest Gas teammates, some of whom were also present, as this was a great joint effort between all parties over the past eight months. Although compressed natural gas (CNG) is not new to Southwest Gas, it was to the City of Las Vegas and KB Home, and they appreciate the time dedicated to gain a better understanding of this process to get to where they are.

He shared some of the back story, the current situation, some photos, descriptions and security procedures for the CNG site. Last year, KB Home received City approvals to build this 113-home subdivision called Montalado, with the rights to install utilities, including natural gas. In the design phase, Southwest Gas realized that it was necessary to cross 50 feet of BLM land to serve this community. They applied for a BLM permit in October 2020, but due to COVID-19 and being short-staffed, the BLM approval process was extended from six to eight months to 18 to 24 months. To stay within construction timeframes, it was decided to use a temporary CNG system as a solution.

In regard to due diligence and ensure safety precautions were taken, both the City and Southwest Gas added third party subject matter experts specializing in fire, risk and safety, and Southwest Gas was asked to complete a fire safety report and a hazard area plan per code under the National Fire Protection Association, which both were recently approved. The final City inspection was completed on July 9, 2021, and approval was granted to utilize the CNG station.

He was excited to share that gas is flowing through the Montalado subdivision and meters are set on seven homes, two of which are the model homes and five for new homeowners moving in as early as the week of July 19, 2021.

Additionally, their BLM permit that was expected to take 18 to 24 months was approved last week, but it will take multiple weeks before the documentation is issued allowing the installation of the gas facilities in that 50 feet. The approved document was shown.

MR. VANCHIERI stated once the permit is received, the 50 feet of pipe will be installed within two to three business days, and the CNG station will be removed. The current temporary permit issued on February 24, 2021, expires on August 25, 2021. As such, they are asking for another temporary permit to allow the time needed for the BLM to issue the approval document to install the gas facilities.

He shared some photos and provided brief descriptions of the CNG station, along with the security procedures that were approved by the Las Vegas Metropolitan Police Department (LVMPD). This included the location of the 113 homes and the CNG station, the block wall and chain link fence decorated with wind screen securing the CNG site, approved signage, views from the west looking to the southeast showing the CNG Trailer, secure locks and communications skid, which communicates with the supervisory control and data acquisition system. That system is monitored 24/7 by their gas control team, and if there is an event, an emergency crew will be dispatched to the site. This type of monitoring secured their CNG system in Mesquite, Nevada, for the past 18 months. In addition to this security, construction workers are on site during the workday and on some weekends, there is roaming security patrols at night and on weekends, along with Southwest Gas customer field technicians that conduct random security checks.

In closing, he stated all parties put in a lot of hard work, and they are at the finish line. He thanked the Commission for their consideration.

CHRISTA BILBREY, KB Home, asked that part of the request is to waive Condition 4 related to the 24-hour security. CHAIR DE SALVIO indicated that would be discussed.

CHAIR DE SALVIO stated he initially had concerns, but Southwest Gas has been operating this type of system in Mesquite for quite some time. He had concerns with security, but after visiting the facility over the weekend, he found it to be quite secure. He confirmed with MR. VANCHIERI they were requesting an extension to January 1, 2023, but that the approval documentation from BLM may be received sooner, and that once that happens, the trailer can be removed. Additionally, the LVMPD, Fire Department and Southwest Gas were all okay with the monitoring system. Taking into consideration everything, he supported the request to allow them to keep moving forward, with the hope BLM provides the necessary documentation to tie in the 46 feet, at which time this will become a non-issue.

NICOLE EDDOWES, Senior Planner, read an amended Condition 4 into the record. She also confirmed for MS. BILBREY this entailed providing a copy of the security plan that was indicated by the applicant as being approved by LVMPD.

Additionally, MR. VANCHIERI stated Condition 5 was no longer relevant because gas is being provided to the community at this point. MS. EDDOWES clarified that the condition was that staff wished for prospective homebuyers to be informed their natural gas is being provided by an above-ground trailer and not through underground utilities. CHAIR DE SALVIO stated that condition needed to remain. MS. BILBREY confirmed they have been providing this disclosure since they opened.

CHAIR DE SALVIO declared the Public Hearing closed.

Motion made by Louis De Salvio to Approve subject to condition(s) and amending Condition 4 as read for the record:

4. Security shall be provided in accordance with the Las Vegas Metropolitan Police Department and a copy of the approved security plan shall be provided to the Planning Department upon final approval.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Jeff Rogan, Anthony Williams, Sam Cherry, Louis De Salvio, Trinity Haven Schlottman, Donna Toussaint,
Donald Walsh;