

4) UN-77-16
STERICYCLE MEDICAL WASTE INCINERATOR
SPECIAL USE PERMIT
PUBLIC HEARING

STAFF REPORT

To: Planning Commission
Item: UN-77-16

Meeting date: December 14, 2016
Prepared by: Robert Eastman

GENERAL INFORMATION:

Applicant: Stericycle, Inc.

Property Owner(s): FNBN Kapex LLC % LDA

Requested Action: Approval of a special use permit

Purpose: To allow a medical waste incinerator

Location: Approximately 4,800 feet south of Apex Sapphire Avenue and 1,200 feet southwest of the end of Grand Valley Parkway

Parcel Number(s) 103-17-010-008

Lot Area: 5.45 ± acres

Comprehensive Plan: Heavy Industrial

Existing land use and zoning: Undeveloped; M-2, General Industrial District

Surrounding land use and zoning: North: Undeveloped; M-2, General Industrial District
East: Undeveloped; M-2, General Industrial District
West: Undeveloped; M-2, General Industrial District
South: Undeveloped; M-2, General Industrial District

BACKGROUND INFORMATION:

The applicant is requesting Planning Commission approval to allow a medical waste incinerator. The applicant has submitted two applications, with the intent to open one facility. Both sites are located within the Apex Overlay Area. Each site is approximately five to seven acres in size, and located southwest of the current end of Grand Valley Parkway. The first site (UN-78-16) is located farther from the proposed right of way, while the second site (UN-77-16) is located closer to Grand Valley Parkway. The site will be removed from the larger (692 acre) main parcel.

According to the applicant's letter of intent, the proposed use is a hospital, medical, and infectious waste incinerator. The incinerator will process medical waste, non-hazardous pharmaceuticals, tissues and other waste as determined by the Division of Solid and Hazardous Waste. The applicant indicates that the impact on the surrounding areas should be minimal. After incineration, the resulting ash will be stored on site and then disposed at the landfill.

The site plan indicates that the development will contain a 44,000 square foot incinerator building with an attached 4,000 square foot office, at build out. The floor plans submitted show a different building. The floor plan indicate that the generator building is approximately 12,000 square feet in size. The applicant indicated that the floor plans are the first phase, and the site plan is the completed project after all phases are completed. The letter of intent indicates that the site plan and floor plans are conceptual and may change based on site conditions.

Access to the site is from two driveways from the access road. The first driveway is for employee and visitor parking, while the second driveway is for trucks and is gated. The site plan indicates that 49 parking spaces are provided, which is in compliance with the Apex Overlay Standards.

The elevations submitted, indicate the building is standing seam metal with five truck bays in the initial phase. The site plan indicates that 15 bays will be provided at build-out. The site plan also indicates a storage area for equipment and material.

DEPARTMENT COMMENTS:

Public Works: Please see attached memorandum.

Fire Prevention: Please see attached memorandum.

Utilities – Environmental: No Issues.

Police Department: The North Las Vegas Police Department has no issues with this application and recommends approval.

ANALYSIS:

The proposed waste incinerator is an intense industrial use that is most appropriate in the Apex area. The Apex Overlay area was developed specifically for intense industrial activities that are not appropriate within the Las Vegas Valley. The proposed use is most appropriate in this area, far removed from the population of the City.

The site plans and floor plans are conceptual but do indicate a layout and building that is in general compliance with the Apex Overlay Standards. Parking is in compliance with ordinance requirements. The site will need a small amount of perimeter landscaping adjacent to the service road for the facility.

The applicant has submitted two site plans and two applications. While either site may be acceptable, the southern site (UN-78-16) is superior. The southern site is farther removed from the planned collector street, Grand Valley Parkway, and is located north of mountain in a more isolated location.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

The proposed request is consistent with the purpose of the Apex Overlay area and should not impact the Comprehensive Plan. Furthermore, the proposed use should not have any

negative impacts on the surrounding properties.

RECOMMENDATION:

The Community Development and Compliance Department recommends that UN-77-16 be denied.

If the Planning Commission feels that approval is warranted, the following conditions are recommended:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. No outdoor storage of waste or ash shall be permitted.
3. All trucks / trailers storage shall be within the gated and fenced yard.

Public Works:

4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. All known geologic hazards, such as fault lines and/or fissures, shall be shown on the civil improvement plans submitted to the Department of Public Works. Subsequent identification of additional hazards may substantially alter the original site plan.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
7. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
8. Construction of the following streets is required per the Apex / Mountain View Industrial Park development standards:
 - a. Grand Valley Parkway
9. Provide a pavement turn around at the termination of the street.
10. Appropriate mapping is required to create the parcel. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code.

11. All off-site improvements must be completed prior to final inspection of the first building.

12. The applicant shall provide paved access to the site, from Grand Valley Parkway.

ATTACHMENTS:

Public Works Memorandum

Fire Safety Memorandum

Letter of Intent

Vicinity Map

Site Plan

Building Floor Plan

Building Elevations

Location and Zoning Map

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman, Principle Planner, Community Development and Compliance Department
From: Jimmy Love, Land Development Project Leader, Department of Public Works
Project: **UN-77-16 Stericycle Medical Waste Incinerator**
Date: November 14, 2016

In conformance with the requirement to comply with the *City of North Las Vegas Municipal Code - Titles 15 and 16, NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the following site conditions shall apply:

1. Approval of a drainage study is required prior to submittal of the civil improvement plans.
2. All known geologic hazards, such as fault lines and/or fissures, shall be shown on the civil improvement plans submitted to the Department of Public Works. Subsequent identification of additional hazards may substantially alter the original site plan.
3. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
4. The size and number of driveways and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
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8. All off-site improvements must be completed prior to final inspection of the first building.
9. The applicant shall provide paved access to the site, from Grand Valley Parkway.


Jimmy Love, Land Development Project Leader
Department of Public Works

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Planning Commission
From: Janice Thomas, Fire Protection Specialist
Subject: UN-77-16/ UN-78-16 Stericycle Medical Waste Incinerator
Date: November 15, 2016

Fire Prevention is not opposed to this application.

For informational purposes only:

1. Design for fire access, water supply and building requirements shall be based on the 2012 International Fire Code as amended by the City of North Las Vegas Fire Prevention, specifically §603.8 *Incinerators*.
2. Fire access lane shall have an unobstructed clear width of not less than 24 feet, except for approved access gates, inside turning radius of 28 feet, and outside turning radius of 52 feet.
3. Two points of access are required.
4. Red-painted curbs and appropriate signage are required to maintain the minimum required access lane width of 24 feet. Fire apparatus access roads shall be marked where required to prohibit parking and other obstructions. Marking shall consist of painting the curb, or the side of the street, where no curb is present, with a suitable coat of industrial red enamel along the entire length of road where parking is prohibited. Each section of curb that is painted red shall also be marked by signage stating "NO PARKING FIRE LANE".
5. Fire access lanes shall be surfaced and paved, so as to provide all-weather driving capabilities. Lanes shall be designed and maintained to support the imposed loads of fire apparatus, with a minimum vehicle load of 33,000 pounds per axle.
6. The grade of the fire apparatus access road shall not exceed 12%. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6% grade for 25 feet of approach/departure.
7. All portions of the exterior walls of the first story of all buildings and all portions of the facility are to be within 150 feet of an approved fire access lane, as measured from the lane along the exterior of the building to the furthest point as the hose lies unless an alternate method is approved by fire prevention.
8. Dead-ends longer than 150 feet shall be provided with a clear turnaround with a diameter of 105 feet to back of curb.
9. An approved water supply capable of supplying the required fire flow for fire protection shall be provided in accordance with the 2012 International Fire Code.
10. Fire hydrants shall be provided along required fire apparatus access roads. The spacing of fire hydrants shall start by placing fire hydrants at all intersections. In all commercial and industrial areas hydrants shall be spaced not to exceed 300 feet, or 400 feet if all buildings are protected by approved automatic sprinkler systems.
11. Fire hydrants shall be located 4 feet to 7 feet from the back of curb. Where it is not possible to locate the hydrant a minimum of 4 feet from the back of the curb, the hydrant shall be protected against vehicular impact in accordance with §312. A perimeter around the hydrant measuring a minimum of 3 feet from its exterior shall be maintained clear of all obstructions at all times.

Stericycle Medical Waste Incinerator
UN-77-16 and UN-78-16

12. Two sources of water supply are required whenever four or more hydrants and/or sprinkler lead-ins are installed on a single system.
13. Sectional valves must be provided on the underground piping so that no more than two fire hydrants are out of service due to a break in the underground piping.
14. An approved automatic fire sprinkler system is required in new buildings and structures exceeding 5,000 sq. ft. in building area and additionally in locations described in §903.2.1 through §903.2.12.
15. Either a dedicated fire riser room meeting the requirements of the fire code as amended or a Post Indicator Valve is required.
16. A Fire Department Connection adjacent to the access lane (address side), within 100 feet of a fire hydrant and clear of fixed or moveable obstructions is required.
17. A Hazardous Materials Technical Report addressing code compliance for this facility shall be prepared and sealed by a Nevada Licensed Fire Protection Engineer and submitted to North Las Vegas Fire Prevention prior to the approval of equipment plans.

Janice Thomas, Fire Protection Specialist



October 31, 2016

City Community Development Department
City of North Las Vegas
1700 North Grand Avenue
Las Vegas, Nevada

Subject: Purpose and Intent Letter
Stericycle – Clark County, Grand Valley Parkway
Las Vegas, Nevada
CEC Project 163-594

To Whom It May Concern:

On behalf of Stericycle, Inc., Civil & Environmental Consultants, Inc. (CEC) presents this letter the purpose and intent for the construction and operation of a hospital, medical, and infectious waste incinerator (HMIWI) facility. Stericycle, Inc. proposes to construct and operate an HMIWI facility on Grand Valley Parkway in Las Vegas, Nevada (Site), parcel number 103-17-010-008. This purpose and intent letter has been prepared in accordance with the City of North Las Vegas (CNLV) zoning ordinance and is submitted as part of the Special Use Permit application that is included with this letter. The Site will be located in an M-2 zoned area within CNLV.

Presented below is a discussion of the project background, our proposed intent, and estimated schedule.

SITE DESCRIPTION

The Site will require an approximately 7-8 acre developed portion, containing a 48,000 square foot main building with two types of use, as listed below. It should be noted that the layout of the facility and the dimensions presented below are only approximate at this time and may be revised during detailed design and construction phases, reflecting adherence to best engineering practice, all applicable codes and ordinances, and required approvals by city, county, state, and federal regulatory agencies having jurisdiction.

- Office/administration – approximately 4,000 square feet; and
- Incineration and Waste Management – approximately 44,000 square feet for receiving, staging, transfer, processing, and incineration of medical waste.

The Site will also require an employee parking lot; outdoor storage; truck access and parking; movement and queuing; loading and unloading of freight and supplies; compatible landscaping; natural open space; exterior lighting; security; a backup generator; run-on/run-off control facilities; and other ancillary facilities associated with the intended use of the Site. The developed portion of the Site will be enclosed with a perimeter fence and gates to prevent unauthorized access. Since it is

early in the design and development stage of the Site, we are unable to provide exact final elevations of the structures and a detailed Site layout and floor plan, but typical versions of these drawings from examples used for similar facilities owned and operated by Stericycle are included with the application to give the planning and zoning commission and other interested parties an idea of what is being proposed.

FACILITY PURPOSE

The HMIWI facility proposed by Stericycle is the first in the CNLV area which will assist with medical/infectious waste handling, treatment and disposal in a safe and effective manner. There is no other HMIWI or processing facility within the State of Nevada; thus, HMIWI and other medical waste that is generated within Nevada has to be either landfilled, if allowable under the regulations for those materials, or transported outside of the State of Nevada to approved treatment facilities.

The Site will service the greater Las Vegas area as well as the State of Nevada. As part of Stericycle's network, the Site will also service primarily Stericycle's Western Regional System, including but not limited to the Pacific Coast and Intermountain States.

The waste processed/incinerated at the facility will include medical waste generated in health care or health care-related facilities, animal care, and research facilities, pharmaceutical manufacturing and distribution facilities. It also includes special waste streams approved by the Division of Solid and Hazardous Waste.

Typical wastes include paper, plastic, cloth, diagnostic cultures, human and animal tissues generated by hospitals, nursing homes, clinics, and other medical, dental and veterinary facilities; expired and unused non-hazardous pharmaceuticals, and the like.

EFFECTS ON TRAFFIC AND SURROUNDING NEIGHBORHOODS

The impacts to traffic and surrounding neighborhoods is anticipated to be minimal. Truck volume is expected to be approximately 30 trucks per day, both in and out of the Site. This number will include waste transport trucks, semi-tractor trailers, local service and route trucks, and other facility support vehicles. This number could change somewhat (increase or decrease) as the needs and regulations of the business change over time. The approximate amount of vehicles listed above does not include employees or visitor traffic. The estimated truck and vehicle volume is not anticipated to impact traffic or surrounding neighborhoods.

GENERAL PUBLIC BENEFITS

In summary, the following benefits will be provided to CNLV and the State of Nevada:

- The construction and operation of the HMIWI facility will be the first medical waste incinerator located inside Nevada, which will benefit the State of Nevada by providing a

local source for the proper and correct method of destruction of incinerable medical waste.

- With the addition of an HMIWI facility within the greater Las Vegas area, it will reduce the volume of truck traffic and vehicle emissions that currently exists due to having to transport medical waste to out-of-state facilities for treatment and disposal.
- Site development, construction of the facility, and operation of the facility will benefit the economic condition of Las Vegas by creating additional jobs.

PROPOSED CONSTRUCTION SCHEDULE

Upon receipt of the special use permit from CNLV, Stericycle we begin the process of obtaining the Southern Nevada Health District permit to construct/operate an HMIWI facility. We anticipate the construction phase of the facility to take approximately 2 years, including site work, building construction, equipment installation, startup, shakedown, and testing. This anticipated schedule is proposed and will be determined based on the availability of materials, equipment, permitting, etc.

CLOSING

Please feel free to contact us should you have any questions concerning this submittal.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Ann Marie Johnson, CHMM, RPIH
Senior Project Manager

Enclosures

VICINITY MAP

Industrial (Mountain View Solar)

Industrial (Faraday)

Industrial (ADE)

Industrial (FNBN KAPEX)

**PROJECT SITE
(OPTION 2)**

Industrial (UNEV)

Industrial (NV ENERGY)

Industrial (LV Paving)

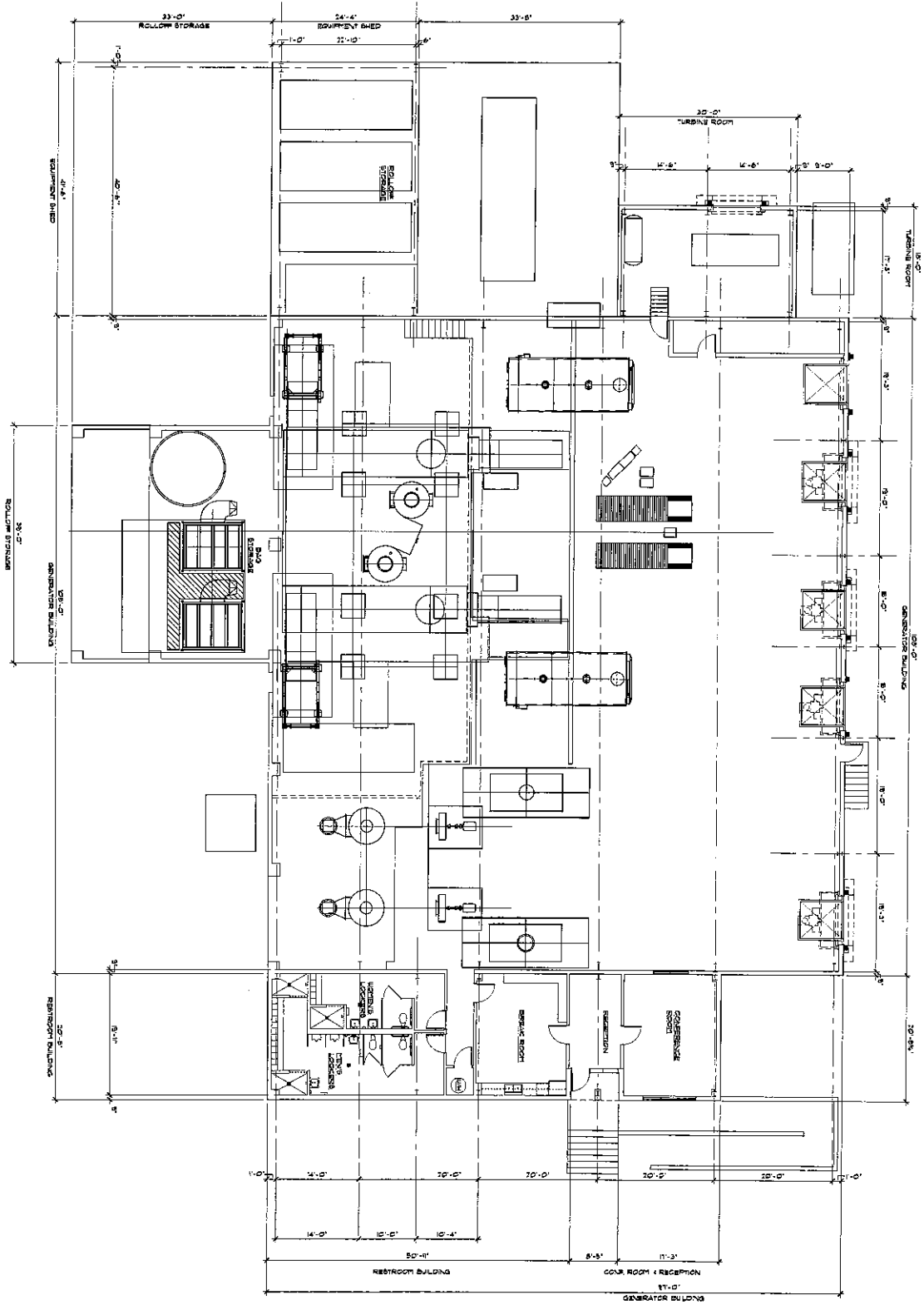
Industrial (Chemical Lime)

Great Basin Hwy
N Las Vegas Blvd

89

1 mi





N
GENERATOR FLOOR PLAN

SCALE: 1/8" = 1'-0"



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ARCHITECT

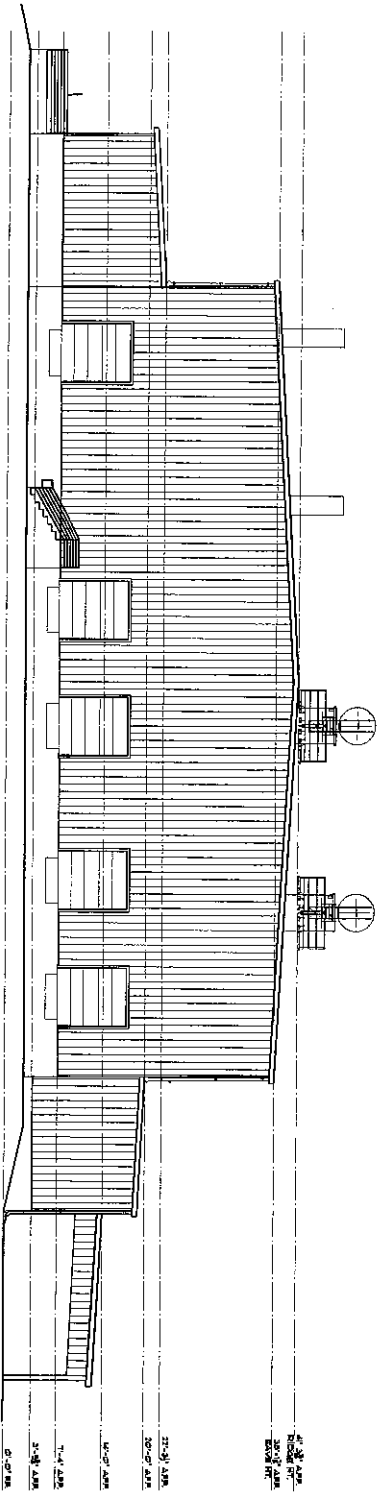
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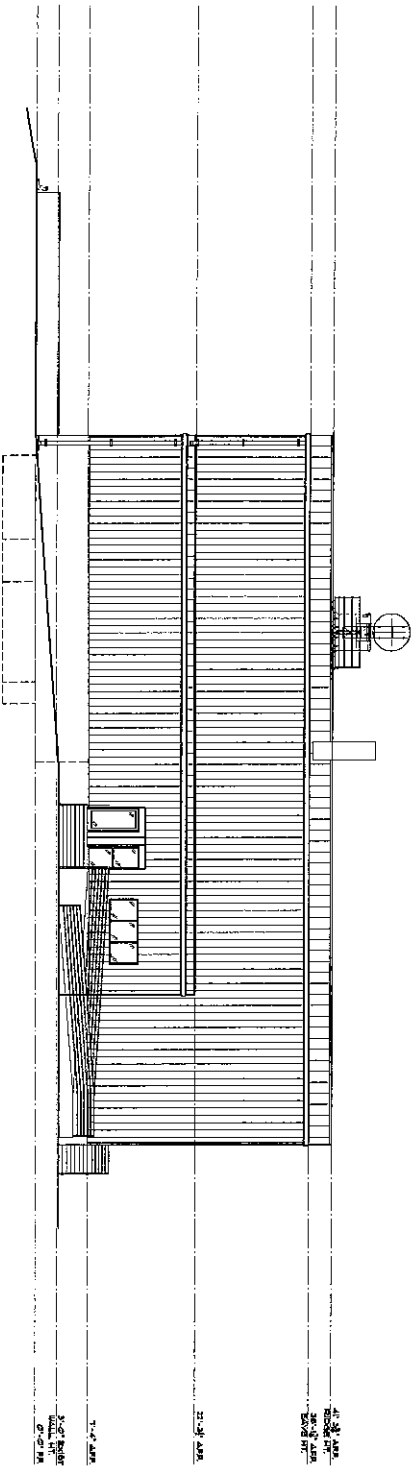
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10/31/2012

SHEET ---A



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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ARCHITECT

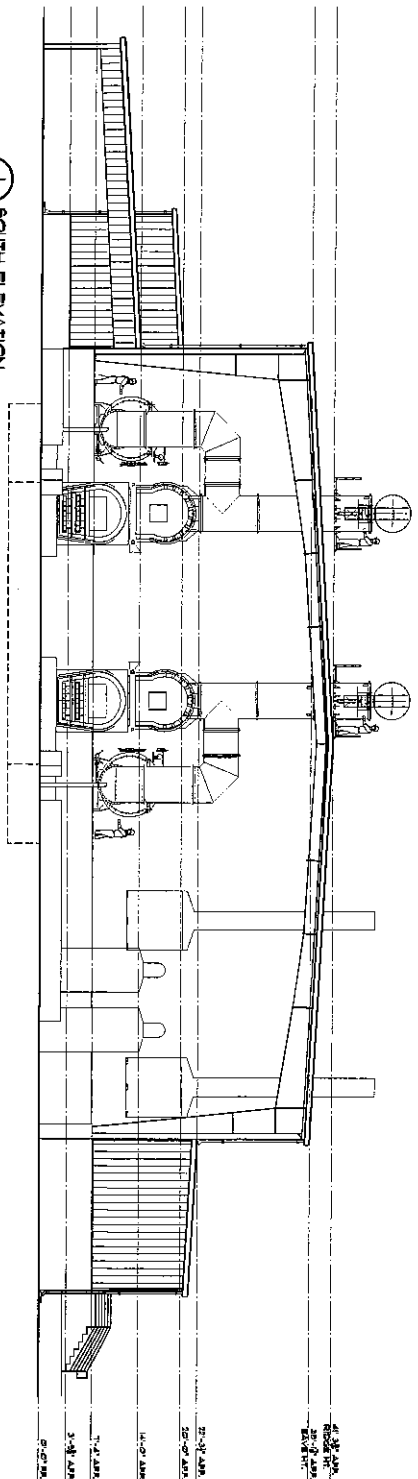
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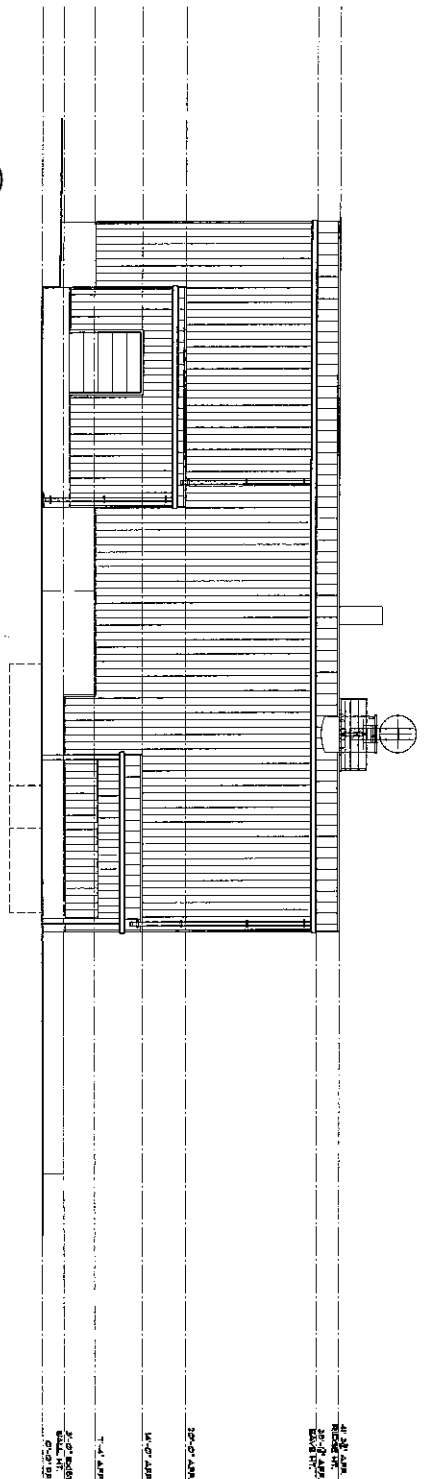
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1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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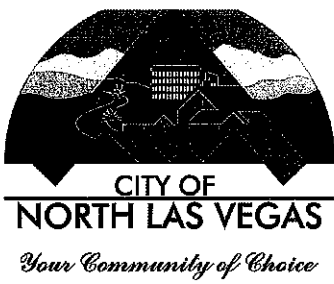
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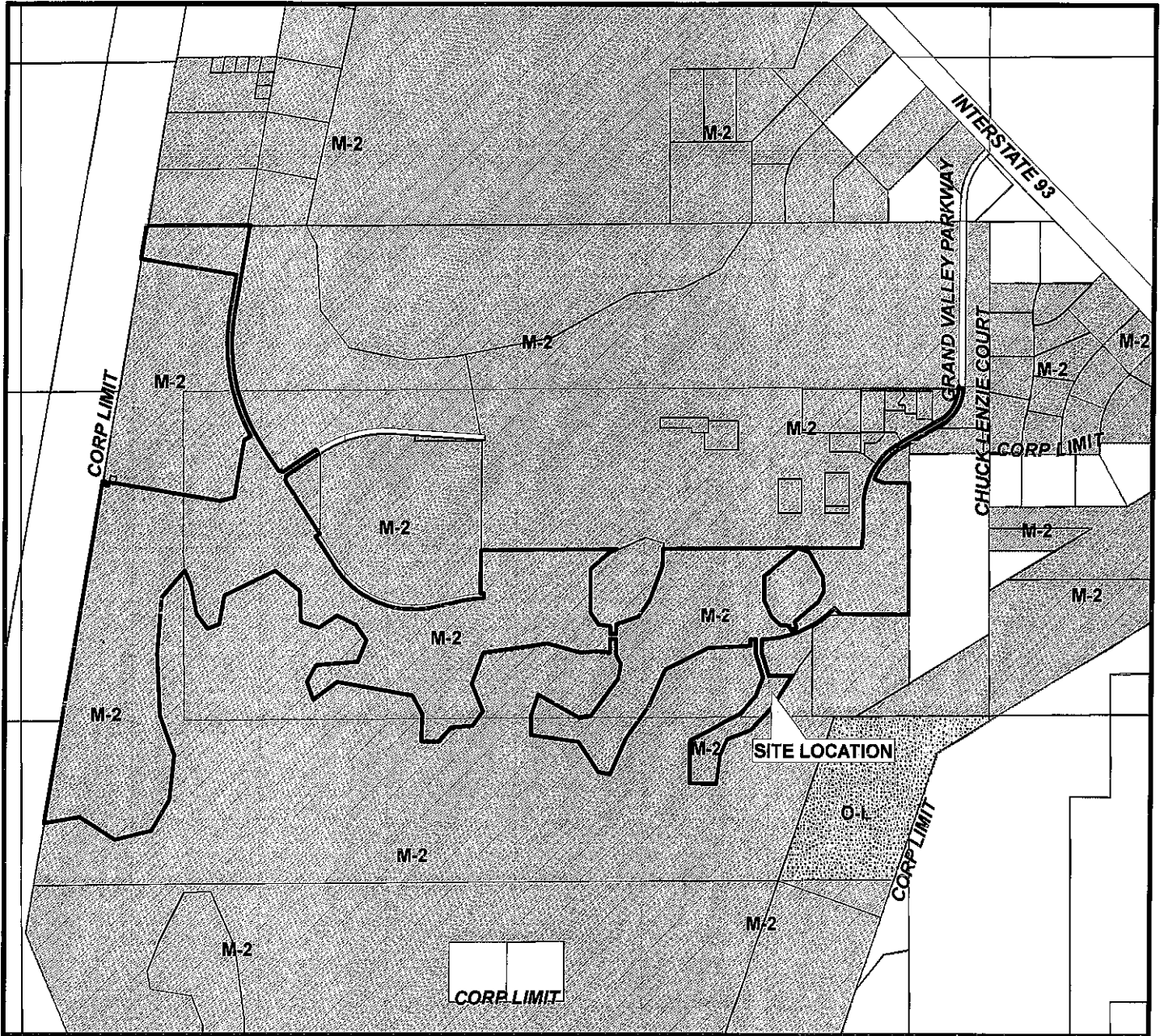
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



10000 20000 30000 40000 50000 60000 70000 80000 90000 100000 110000 120000 130000 140000 150000 160000 170000 180000 190000 200000 Feet

Applicant: Stericycle, Inc.
 Application Type: Special Use Permit
 Request: To Allow a Medical Waste Incinerator Facility
 Project Info: Approximately 4,800 feet south of Apex Sapphire Avenue and 1,200 feet southwest from the end of Grand Valley Parkway
 Case Number: UN-77-16

11/08/2016

