

City of Las Vegas

Agenda Item No.: 135.

AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF FEBRUARY 6, 2008

DEPARTMENT: PLANNING & DEVELOPMENT
 DIRECTOR: M. MARGO WHEELER Consent Discussion

SUBJECT: SPECIAL USE PERMIT

SUP-25770 - PUBLIC HEARING APPLICANT: GOUTH WITH A MISSION - OWNER:
 ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY - Request for a Special Use Permit
 FOR A PROPOSED SOCIAL SERVICE PROVIDER IN CONJUNCTION WITH A PROPOSED
 MONUMENT at 522 West Washington Avenue (APN 139-27-21-034), C-1 (Civic) Zone, Ward
 5 (Barlow), The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:	APPROVALS RECEIVED BEFORE:
Planning Commission Mtg. <input type="text" value="2"/>	Planning Commission Mtg. <input type="text" value="5"/>
City Council Meeting <input type="text" value="1"/>	City Council Meeting <input type="text" value="3"/>

RECOMMENDATION:
 The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

- BACKUP DOCUMENTS:**
1. Location and Aerial Map
 2. Conditions and Staff Report
 3. Supporting Documentation
 4. Photos
 5. Justification Letter
 6. Support postcards
 7. Submitted after final agenda Protest postcard
 8. Submitted after meeting Support postcard
 9. Backup referenced from the 01-10-08 Planning Commission Meeting Item 43

Motion made by RICKI Y. BARLOW to Approve subject to conditions and adding the following condition as read for the record:

A. There shall be a one-year review following the final inspection at a public hearing of the City Council.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
 RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-OSCAR B. GOODMAN)

Minutes:

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MAYOR PRO TEM REESE declared the Public Hearing open.

JOHN VORSAND, 2564 Wigwam Parkway, appeared on behalf of Youth With A Mission (YWAM), together with RICHARD THOMPSON, Director of YWAM, 7212 Palecio Avenue. MR. VORSAND indicated that YWAM is an international religious organization that provides missionary training and social services in more than a thousand locations worldwide. YWAM purchased the Equal Opportunity Board (EOB) building on Washington Avenue and F Street to utilize a portion of the building for missionary training, which will accommodate 48 people in the existing 12 dorm rooms. The front portion of the building will be utilized for social services, which include classrooms for English as a second language, computer classes and parenting classes. There will also be a pediatric clinic, an area for children to do homework after school and a food pantry. All these services will be provided by appointment only. Parking will not be a problem since services are by appointment only and can be controlled. Most of the students do not have vehicles and rely on public transportation. Two 15-seat vans will be provided for students and staff. MR. VORSAND asked for approval and agreed with staff's recommendation.

TOM MCGOWAN, Las Vegas resident, asked where the monastery fit into the application. MR. VORSAND replied that one specific church is not being worked with all churches. The missionary training becomes a monastery by definition even when it is a permitted use in CV (Civic) Zone.

MR. MCGOWAN further asked for the demographics of the family services clientele. MR. THOMPSON responded they are interdenominational Christian organization and work with anyone who is willing to work with them. Their aim is to assist those with English as a second language to lift their social standing, to serve on the jobs and be more effective within the community.

MARCIE BROWN, Las Vegas resident, stated she has heard nothing but good about YWAM and feel they have a good heart. However, she opposes the project. She is familiar with the EOB building. They had 36 apartments and a full recreation area with 15,000 square feet of outdoor area. She is concerned that she does not see the previous total square feet being used but an increase in residents. There will be more individuals coming in for the different services they would be providing. There is a possibility that twenty percent of the residents will have cars, and there will be parents picking up and dropping off kids. She is concerned where all the people arriving to receive services will wait, as there is a very small reception area. She is concerned that developers will not develop projects in this area if social services are compacted into a corner that will spill over in the neighborhood. Businesses that bring in dollars are needed into this area. Money has been spent to develop a West Las Vegas Plan, as well as a Pioneer Trail. Why spend the money when it is not going to be conducive to the neighborhood?

CHRIS CHRISTOFF questioned if the missionaries coming in from different countries for training have visas, and if the organization will be responsible for them and sustain them with jobs, their health and welfare. He is concerned that it is questionable as to who is guaranteeing protection of the neighborhoods and who will be responsible for these individuals. The City

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should ensure all is in place so there is no burden placed on others. He supports helping people but does not want the burden on the City.

COUNCILMAN BARLOW asked how many students will be housed in this facility. MR. THOMPSON replied there will be up to 48 students, mostly training in Christian discipleship, will be housed in the dorms. The students will come from around the world but will not remain in the program year-round. They will assist with community projects and usually are there one week at a time. Currently, there are four staff members who could possibly increase to 12; the staff is inclusive of the 48. He added that the square footage of the rooms is approximately 241-327 square feet with two bunk beds in each room.

COUNCILMAN BARLOW recommended approval subject to a 12-month since it will be new to the area and issues might arise, but he believes it is a credible program. MARGO WHEELER, Director of Planning and Development Department, recommended that the one year review be after final inspection at a public hearing of the City Council.

COUNCILMAN WOLFSON asked who monitors the time when the final inspection takes place. MS. WHEELER replied that Planning staff does. The problem they previously had is that the notice was ignored by the applicant. Currently, the process that staff places the matter on the agenda regardless of whether or not the fee is paid. The applicant must pay the fee prior to final inspection. If the fee is not paid, then a condition is added that the applicant must pay that fee.

MAYOR PRO TEM REESE declared the Public Hearing closed.

