



City of Grand Island

Tuesday, March 22, 2016

Council Session

Item H-2

**Consideration of Request to Modify Conditions for Fonner-State
Fair RV Park at 915 E. Fonner Park Road**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: March 22, 2016

Subject: Request of Staff to Modify Conditions for RV Park at 915 E. Fonner Park Road, Hall County Livestock Improvement Association and Nebraska State Fair. (These modifications are to allow for the continued use of the recreational vehicle park for the foreseeable future.)

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request to modify the conditions established for the RV Park in the original conditional use permit approved on June 8, 2010. Additional revisions were requested and approved in 2011, 2012, and 2013.

The most recent revisions approved on February 23, 2016 allowed for overflow parking bringing the Park in full compliance with provision for parking pads and allow the ability to increase the numbers as demand increases.

Fonner Park has in the past maintained a Mobile Home Park in the southeast part of the site to facilitate horse racing personal. This past year that park has been abandon and race personal are now occupying the Fonner-State Fair RV Park, requiring some modifications to the conditions to accommodate both independent events.

Discussion

The City code provides for campgrounds with the following conditions specified in the code; 36-69 (B) 2.

(a) Developer shall submit a diagram of the proposed camp ground including a plot plan of the pads, landscaping plan, utility plan and interior street plan with the application for a conditional use permit.

(b) A minimum of one toilet and one lavatory for each sex shall be provided for each sex up to the first 25 sites. An additional toilet and lavatory for each sex shall be provided for each additional 25 sites or fraction thereof not provided with sewer connections.

(c) All RV pads shall be provided with a landscape buffer yard as identified in the landscaping section of this code.

(d) Pads shall not be accessible from any public way.

Additionally section 36-6 Definitions require; Recreational Vehicle Pads: a space for parking a recreational vehicle within a campground or other allowed place consisting of no less than 800 square feet with a minimum width of 12 feet. Improvements included within the pad space include 1 hard surfaced improved parking space of not less than 180 square feet (20x9 or 18x10) and 2 hard surfaced improved parallel tire pads of not less than 2.5 feet by 24 feet.

Recreational Vehicle (RV) Park shall mean a tract of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational or vacation purposes by campers, vacationers, or travelers. A Recreational Vehicle Park on a tract of land in excess of 20 acres used for seasonal events of not more than 14 consecutive days in duration may provide overflow pads not to exceed 25% of the recreational vehicle pads provided in compliance with the required improvements. Overflow pads shall be allowed without the required improvements.

Additional conditions placed on this Recreational Vehicle Camper Park were;

1) All interior roads and streets shall be improved to the design standards as identified in section 36-96(G), permanent, dust-free like asphalt, concrete or paving brick.

2) Annual inspection shall be conducted by the Building Department to check compliance with City Codes; conditions imposed, and adopted building, plumbing, electrical, and fire codes.

3) A 90 day time limit on the maximum allowable stay shall be imposed on all recreational vehicles and campers in the campground. No RV shall be allowed to remain longer than a 90 day consecutive period.

4) The size of any propane tank or other fuel container shall be limited to original equipment supplied by the manufacture; no additional or external tanks shall be permitted.

5) No skirting of any kind shall be allowed to be utilized with any recreational vehicle or camper within the camp grounds.

As the Park has developed into a site available to accommodate both Fonner racing and the State Fair three modifications are needed;

3) The 90 day time limit is inadequate to facilitate Fonner Park needs and it is recommended to extend the length of time to 180 days.

4) External LP gas tanks shall be limited to 150 gallons maximum horizontal tanks and be located in conformance with the International Fire Code adopted by the City.

5) Because of the season for Fonner racing skirting of the camper trailers is desired, any skirting provided shall be noncombustible.

As this recreational vehicle park has transformed into a multifunctional facility the modifications appear necessary to continue to allow the park to function at optimum.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request and amend the conditions, finding that the proposed Park is and will continue to be in conformance with the purpose of the zoning regulations.
2. Disapprove or /Deny the request, finding that the proposed conditions do not conform to the purpose of the zoning regulations.
3. Approve the request with additional or revised conditions and a finding of fact.
4. Refer the matter to a special committee for a determination of a finding of fact.

Recommendation

Approve the request to modify the conditions as outlined above and presented finding that the proposed conditions, use, and application promotes the health, safety, and general welfare of the community, protect property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Sample Motion

Move to approve the request to modify the conditions identified in the staff memorandum and presented at the City Council meeting and finding that the application conforms to the purpose of the zoning regulations.