



City of Grand Island

Tuesday, March 24, 2020

Council Session

Item H-1

Consideration of Approving Request from Hooker Bros. Sand & Gravel for a Conditional Use Permit for a Sand & Gravel Operation located at 3895 S. Locust Street

Staff Contact: Craig Lewis

Council Agenda Memo

From : Craig A. Lewis, Building Department Director

Meeting: February 25, 2020 & March 24, 2020

Subject: Public Hearing on Request from Hooker Bros. Sand & Gravel Inc. for a Conditional Use Permit to Allow for the Operation of a Sand and Gravel Mining Facility at 3895 South Locust Street

Presenter: Craig Lewis, Building Department Director

Background:

This request is for council approval to allow for the operation of a sand and gravel mining facility at the above referenced location. A conditional use permit is required as the current zoning classification, TA or Transitional Agriculture does not allow for this type of use as a permitted principal use. The zoning classification does list as a conditional use, commercial mines, quarries, sand and gravel pits and accessory uses. Conditional uses as listed in the zoning code must be approved by the City Council.

A permit was approved on June 23, 2009 and a renewal on May 28, 2019 for a ten year period for the continued operation on the adjoining property at 3947 South Locust Street. This request is a continuation to the east of the existing operation and is expected to continue to operate after the closing of the original site.

At the February 25, 2020 City Council meeting a Public Hearing was conducted and a motion was made and approved to postpone approval to the March 24, 2020 meeting. A drainage plan has been developed to allow for potential flow of drainage across the property and into the south drainage ditch of the Wood River Diversionary Channel. I discussed the proposal on March 18, 2020 with Hall County and received a verbal approval that both Hall County and the Central Platte Natural Resources District were approving of the proposed drainage plan. Written conformation was received on March 20, 2020.

Discussion:

Sand and gravel operations have been a part of Grand Island and the surrounding areas for a long time, as the City of Grand Island continues to grow conditions need to be implemented to assure a compatible existence for both.

City administration has developed the following restrictions, or conditions which appear appropriate to impose upon sand and gravel operations.

1). USE: The proposed uses are limited to those listed in the application, sand and gravel pumping processing, storage, stocking piling, distribution, and sales, both wholesale and retail. Retail sale may also include the sale of black dirt, river rock, and similar landscaping materials. The storage, recycling, or processing of other aggregate materials, such as asphalt or concrete is not allowable unless specifically listed, nor are the operation of concrete or asphalt batch plants.

2). CLOSURE: A closure statement identifying improvements to the property after the closing of the sand and gravel operation is to be provided along with the application.

3). PRIMARY CONDITIONS: (a). The permit shall be granted for a period not to exceed 10 years with the possibility of renewal for an additional time at the end of the 10 year period.

(b). Pumping of product shall not be allowed within 150 feet of any public road right of way and protected by a 6 foot earthen berm during pumping. The finished width of developable property adjacent to the public right of way shall be 300 feet at the time of termination of the operation. A setback of 100 feet from any adjacent property line shall be maintained between the pumping operations and a finished developable width of 150' shall be provided.

(c). Pumping and other activities (including lighting) at the site shall be limited to 6:00am to 10:00pm Monday through Saturday, no Sunday operation.

(d). Any internal combustion pump motors utilized shall be equipped with a functioning "hospital grade muffler" designed to reduce exhaust noise by 32 to 40 decibels.

(e). Materials and equipment shall not be stored on the property within any easements or the regulated floodway as determined by the Federal Emergency Management Agency or its successor and the entity with jurisdiction and authority to enforce floodplain regulations. No product, material or equipment shall be stored within any easement or in such a manor that it would violate any safety provisions of the National Electric Safety Code.

(f). All dead trees, rubbish, and debris, if any must be cleared from the real estate as soon as practical and such real estate must, at all times, be kept in a clean and neat condition.

(g). No trash, rubbish, debris, dead trees, lumber, bricks, refuse or junk material of any nature whatsoever shall be dumped, placed or located upon such real estate.

(h). Applicant shall not use the real estate in any way so as to create or result in an unreasonable hazard or nuisance to adjacent land owners or to the general public.

(i). Applicant shall maintain any and all drainage ditches that may be located upon the real property.

(j). Applicant shall not permit the hauling of sand and gravel from the premises over and across any public highway or road unless said sand and gravel is complete dry and free from water or is hauled in trucks which are designed and equipped so as to prevent water from leaking onto the traveled portion of the roadbed.

(k). All water accumulated upon the premises by virtue of such mining and pumping operations shall be retained upon the premises and shall not flow upon or encroach upon any adjacent land. Only surface waters that have historically flowed from the premises shall be permitted to leave the same through historical natural drainage ways.

(l). Applicant shall begin the mining operation within a period of 18 months from the issuance of this permit or if the applicant fail to begin operations within the 18 months the permit shall be considered null and void and subject to reapplication and rehearing.

Additionally if at anytime during the life of the permit issued the operation shall cease for a period of a continuous 18 months the permit shall become void and a renewal shall be obtained before becoming once again operational.

As this request is for a continuation of an existing operation the following notes specifically apply to the operation;

- 1). Use: storage of recycled material or processing of asphalt or concrete or the operation of a concrete or asphalt batch plant was not allowed.
- 2). Closure: A closure statement was provided with the original Application, and has been modified to include additional areas.
- 3). Primary Conditions (I). If at any time during the life of the permit the operation shall cease for a period of 18 months the permit shall become void and a renewal shall be obtained before becoming once again operational.

ALTERNATIVES:

It appears the Council has the following alternatives concerning the issue.

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

RECOMMENDATION:

Approve the request finding all conditions are applicable as presented by City Administration and the City Council finds that the proposed use and application continues to promote the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

SAMPLE MOTION:

Move to approve the conditional use with the condition identified by the City Administration, published in the Council packet and presented at the Council meeting and finding that the application continues to conform with the purpose of the zoning regulations.



Non-Refundable Fee: \$1,000.00
 Return by: _____
 Council Action on: _____

Feb 25, 2020

Conditional Use Permit Application

pc: Building, Legal, Utilities
 Planning, Public Works

1. The specific use/construction requested is: SAND & GRAVEL OPERATION
2. The owner(s) of the described property is/are: TIM SCHIMMER/ HOOKER BROS. SAND & GRAVEL
3. The legal description of the property is: SEE ATTACHMENT
4. The address of the property is: 3611 S. STUHR RD GRAND ISLAND, NE 68801
5. The zoning classification of the property is: TRANS AG
6. Existing improvements on the property is: HOME & OUT BUILDING
7. The duration of the proposed use is: 20 YEARS
8. Plans for construction of permanent facility is: NONE
9. The character of the immediate neighborhood is: AGICULTURAL
10. There is hereby attached a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.
11. Explanation of request: TO MINE SAND AND GRAVEL

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

2/6/20
 Date

HOOKER BROS SAND & GRAVEL
 Owners(s)

308-384-2106
 Phone Number

PO BOX 5134

Address

GRAND ISLAND
 City

NE
 State

68802
 Zip

Please Note: Delays May Occur if Application is Incomplete or Inaccurate.

Delivered to the Permit

along with the

2-10-20

CLOSURE STATEMENT:

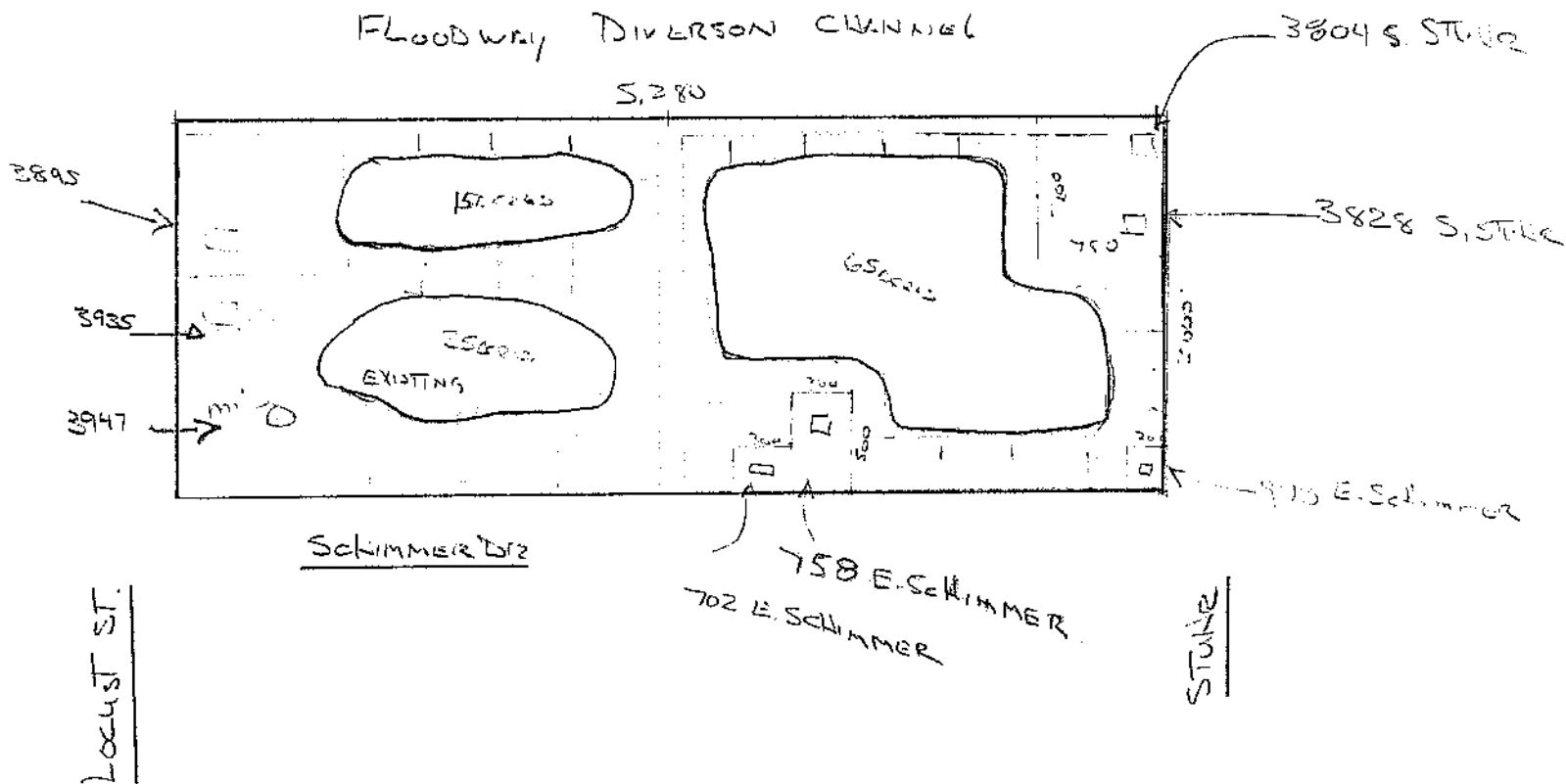
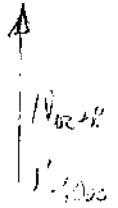
At the time of closure of the sand and gravel operation the sand will be leveled and covered with dirt 300 feet from the public right away. The lake edges will be stabilized to prevent undermining.

The lake will be pumped up to the backside of the housing on Stuhr Road for lake front property.

Hooker Brothers Sand & Gravel

Jeff Hooker

POTENTIAL FUTURE DEVELOPMENT



LOTS 3-5 AREAS

200' x 400' 3 AREAS

300' x 750' 5 AREAS

Post-it® Fax Note	7671	Date	2-12-20	# of pages	2
To	JEFF HOOKER	From	CRAIG LEWIS		
Co./Dept	HOOKER Bros.	Co.	CITY of GI		
Phone #	384-2100	Phone #	385-5325		
Fax #	201-5000	Fax #	201-5000		





HALL COUNTY HIGHWAY DEPARTMENT

2900 WEST 2nd ST, GRAND ISLAND, NE 68803-5263

www.hallcountyne.gov

PHONE: (308) 385-5126 FAX: (308) 381-6486

Steven P. Riehle, P.E.

County Engineer / Highway Superintendent

steve@hallcountyne.gov

March 19, 2020

Hooker Bros Sand & Gravel
3935 South Locust Street
Post Office Box 5134
Grand Island, Nebraska 68802-5134

Re: Drainage through proposed expansion of Gravel Pit
East of Locust Street and North of Schimmer Drive

I have reviewed the existing drainage patterns in the area because of concerns mentioned during the application process for a conditional use permit. The existing drainage in the area flows north under Schimmer Drive through a concrete box culvert located approximately 2,200 feet east of Locust Street. The drainage then goes east to the half-mile line where it turns and runs north for ¼ mile before turning east. Once the drainage turns east, it runs generally north-east and drops into the intercepting ditch that is along the south side of the Wood River Diversion.

The drainage along Schimmer Drive has been a concern for Hall County as well as the property south of Schimmer Drive for a number of years. We have asked and you have cleaned out the ditch downstream of the box culvert. But it's never functioned very well, partly because of silting, but mostly because the ditch was dug too deep. The ditch north of Schimmer Drive is actually too deep.

In reviewing the drainage for the proposed development, the ditch was surveyed. The drainage can be accommodated and even improved, both for today and for the future development of the property if the ditch is re-designed and carries water from Schimmer Drive straight north into the intercepting ditch as shown on the attached aerial photo. The slope of the ditch will be 0.08% from the box culvert to the intercepting ditch. I recommend the ditch be a minimum of 10 feet wide to accommodate the drainage from the box culvert.

Please call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven P. Riehle".

Steven P. Riehle
Hall County Engineer / Highway Superintendent

CC: Craig Lewis, Grand Island Building Inspector
Jesse Mintken, Central Platte Natural Resources District

