



City of Grand Island

Tuesday, July 23, 2013

Council Session

Item H-1

Consideration of Request from Nebraska State Fair Regarding RV Park Use of Primitive Stalls

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: July 23, 2013

Subject: Request of the Nebraska State Fair, for a Modification to the Conditional Use Permit granted on June 8, 2010 and Revised on August 10, 2010, August 23, 2011, and June 26, 2012 for the Recreational Vehicle Park at 915 E. Fonner Park Rd. This Modification is to Allow for the Continued use of the Recreational Vehicle Park at the Current Improvement Level for 2013 and Future State Fairs

Item #'s: H-1

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request for approval of the existing site and existing improvements to be deemed adequate for the purpose of the State Fair. There currently are 112 RV sites complete with utility services and a concrete pad as required by the City Code. There are 40 sites with utility connections but only rock pads and 59 sites with sewer and water connections but no electrical connections and no concrete parking pads. The construction of the recreational vehicle camper park at Fonner Park, has been progressing for the past three years. The installation of the phased improved parking pads was on schedule through 2012 with 112 improved parking pads. The original approval for the construction of the recreational vehicle park identified a phased improvement plan for the parking pads;

52 -- 2011

59 – 2012

50 -- 2013

50 – 2014

The utility connections were originally intended to be completed to all of the sites during the first phase but have been delayed. The last 59 sites have yet to be supplied with electricity, but sewer and water are available to all of the sites within the park.

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.

Additional conditions placed on the Recreational Vehicle Camper Site 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.

The proposal is at this time to determine that the existing improvements are adequate for current and future State Fair events. As the existing improvement do not fully comply with the provisions of the City code the code would need to be amended to lower the standard for recreational vehicle parks or provide some exceptions for park size or duration of operation through- out the year.

Another alternative would be to extend the time frame committed to by the Fair and allow additional time in which to bring the camp ground into full compliance.

Staff has suggested that the use be limited to the State Fair only for spaces not in compliance with the required improvements and conditions established by the City Council. Once the required improvements are completed it would appear appropriate to allow for additional use of the facility through out the year as the park would be compliant with the established regulations and conditions.

I believe most of the spaces within the State Fair RV Park have been utilized in the past three years and temporary measures have been employed to provide electrical service and parking pad. The number of spaces appears to be adequate for now and into the future. I also believe the required improvements for utilities and parking pads are reasonable and provide a minimum standard comparable with other uses identified in the City code.

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 city code to modify the standards , finding that the proposed application 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 application does 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 conditional use permit by extending the time frame for completion of the required improved parking pads for the entire facility by the end of the calendar year 2015 and allow for current and continued use finding that the proposed 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

A motion to approve the request to modify the conditional use permit and allow for an extension for the completion of the required parking pads to the end of the year 2015, with 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.