



# City of Grand Island

Tuesday, June 22, 2004

Council Session

## Item E4

**Public Hearing on Request of CXT/LB Foster Company for  
Renewal of Conditional Use Permit for Temporary Buildings  
Located at 710 East Highway 30**

Staff Contact: Craig Lewis

# **Council Agenda Memo**

**From:** Craig A. Lewis, Building Department Director

**Meeting:** June 22, 2004

**Subject:** Request of CXT/LB Foster Company for Renewal of a Conditional Use Permit for Temporary Buildings Located at 710 E. Hwy. #30

**Item #'s:** E-4 & G-5

**Presenter(s):** Craig Lewis

## **Background**

This is a request for renewal of a conditional use permit to allow for the continued use of two temporary buildings at the above referenced site. The two buildings were allowed as a conditional use to provide temporary office and break room spaces for CXT in June of 1998.

A conditional use permit is required as the City Code does not allow for buildings of this type on a temporary basis unless approved by the City Council in the form of a conditional use.

## **Discussion**

The City Code allows temporary buildings for a period of two years in undeveloped areas to facilitate the development of permanent structures and uses. These two buildings were originally intended to facilitate the employees at CXT for the duration of the initial project which was projected to extend for a five year period. As the project appears to have expanded in the length of time additional time has been needed to allow for the continued use.

The intent of the City Code is to allow for a temporary building limited to two years while a permanent facility is being constructed, as this additional request is now approaching eight years in duration, it does not appear to meet the spirit or intend of the code.

## **Alternatives**

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

1. Approve the request for an additional two years.
2. Disapprove or /Deny the request.
3. Modify the request and place conditions on the approval to meet the wishes of the Council
4. Table the issue

## **Recommendation**

City Administration recommends that the Council approve the request as the impact to the neighboring properties does not appear negative, but no future approvals are recommended as an eight year temporary building and use would not appear to comply with the intent and spirit of the City Code.

## **Sample Motion**

Approve the request to allow for an additional two years for the continued use of the two temporary buildings.