



# City of Grand Island

Tuesday, August 24, 2004

Council Session

## Item E2

**Public Hearing on Request of Crown Asphalt Products Company  
for Conditional Use Permit for Temporary Office Trailer Located  
at 1820 Fairchild Lane**

Staff Contact: Craig Lewis

# **Council Agenda Memo**

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

**Meeting:** August 24, 2004

**Subject:** Conditional Use Permit for Temporary Building at 1820 Fairchild Lane

**Item #'s:** E-2,G-6

**Presenter(s):** Craig Lewis,

## **Background**

This request is for approval to utilize a temporary trailer as an office and testing lab to facilitate the operation of an asphalt emulsification plant. The property is currently zoned M-2 (Heavy Manufacturing) with an A (Airport) overlay zone. That zoning classification would allow as a permitted principal use the asphalt facility, but a temporary building needs Council approval in the form of a conditional use permit.

There are two existing tank farms on adjacent properties that were approved and allowed when the properties were in the County jurisdiction, with recent annexation the properties are now within the cities zoning jurisdiction requiring the City Council approval.

## **Discussion**

The requested Conditional use permit to allow for a temporary building as a lab and office does not appear to have any significant impact on this property nor surrounding properties. There are concerns about the continued use of the trailer past the two year conditional use permit, sanitation facilities for the employees at the site, and allegations of temporary trailers being used for dwelling purposes for employees.

## **Alternatives**

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

1. Approve the Conditional Use Permit.
2. Disapprove or /Deny the Conditional Use Permit.
3. Modify the Conditional Use Permit to meet the wishes of the Council.
4. Table the issue.

## **Recommendation**

City Administration recommends that the Council approve the requested Conditional Use Permit with the following conditions, 1). The permit is for a two year period only any additional space needs shall be in a permanent facility. 2). Sanitation facilities for employees shall be provided to an approved system. 3). No sleeping or dwelling accommodations shall be provided or allowed on site.

## **Sample Motion**

Approve the Conditional Use Permit to allow for the placement of a temporary lab and office building for a two year period with the recommended conditions.