



City of Grand Island

Tuesday, January 24, 2006

Council Session

Item E1

**Public Hearing on Request of Union Pacific Railroad for
Conditional Use Permit for Temporary Building Located at 1219
1/2 West North Front Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: January 24, 2006

Subject: Request of Union Pacific Railroad for renewal of a Conditional Use Permit for a Temporary Building at 1219 1/2 W. N. Front Street, Grand Island, NE

Item #'s: E-1 & G-4

Presenter(s) Craig Lewis, Building Department Director

Background

This request is for an additional approval of a conditional use permit for a temporary building at 1219 ½ W.N. Front to facilitate equipment for a remediation project. The original request was presented and approved by the City Council in September of 1999 and has received additional approvals every two years since that time.

Discussion

The City code allows for temporary uses if approved by the City council in the form of a conditional use permit. As the building and use have been in operation for the past several years and no apparent negative impact appears to have occurred in the surrounding neighborhood approval is recommended.

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..

Sample Motion

Approve the Conditional Use Permit for the continued placement of a temporary building for two additional years.



THE FORRESTER GROUP
INSIGHTFUL ENVIRONMENTAL SOLUTIONS™

January 10, 2006

Ms. RaNae Edwards
City Clerk
City Of Grand Island, NE
100 East First Street
PO Box 1968
Grand Island, NE 68802

**RE: CONDITIONAL USE PERMIT APPLICATION
 UPRR FORMER NEBRASKA SOLVENT SITE, OU-5
 EPA DOCKET NO. 8:02-CV-368
 PROJECT NO. 15510606 – GRAND ISLAND, NE**

Dear Ms. Edwards:

On behalf of Union Pacific Railroad (UPRR), The Forrester Group is submitting an application for renewal of the Conditional Use Permit for the Former Nebraska Solvent site, located at 1219½ North Front Street Grand Island, Nebraska. The original Conditional Use Permit for this site was approved by the City Council on September 13, 1999 and most recently renewed by the City Council on February 10, 2004.

If you should have any questions, feel free to contact me at (913) 469-0686, extension 414.

Sincerely,

The Forrester Group, Inc.

Michael G. Mason
Project Manager

Attachment

cc: Jeff McDermott - UPRR

605 North Boonville Avenue
Springfield, MO 65806
p 417.864.6444
f 417.864.6445

500 Chesterfield Center, Suite 300
Chesterfield, MO 63017
p 636.728.1034
f 636.728.1035

14 Corporate Woods, Suite 650
8717 West 110th Street
Overland Park, KS 66210
p 913.469.0686
f 913.469.0688

812 Swifts Highway
Jefferson City, MO 65109
p 573.634.8109
f 573.634.8224

5460 Ward Road, Suite 110
Arvada, Colorado 80002
p 303.456.0400
f 303.456.0232

7336 Pineridge Drive
Park City, Utah 84098
p 801-949-3368
f 435-658-1780

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: CONTINUED OPERATION OF AN AIR SPARGING AND SOIL VAPOR EXTRACTION SYSTEM
2. The owner(s) of the described property is/are: UNION PACIFIC RAILROAD (OWNER'S REP: THE FORRESTER GROUP)
3. The legal description of the property is: COUNTY: HALL TOWNSHIP: 11 RANGE: 9W
SECTION: 16 1/4 SECTION: SW
4. The address of the property is: 1219 1/2 N FRONT ST GRAND ISLAND, NE 68801
5. The zoning classification of the property is: M-2
6. Existing improvements on the property is: 2 SKID MOUNTED SHEDS
7. The duration of the proposed use is: 2 YEARS
8. Plans for construction of permanent facility is: NOT APPLICABLE
9. The character of the immediate neighborhood is: INDUSTRIAL (BUILDINGS ON 3 SIDES AND RAILROAD TRACK ON THE FOURTH)
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: PERMISSION IS REQUESTED FOR CONTINUED OPERATION OF AN AIR SPARGING AND SOIL VAPOR EXTRACTION SYSTEM FOR AN EPA-MANDATED REMEDIATION PROJECT. THIS SYSTEM REQUIRES 2 SKID MOUNTED SHEDS APPROXIMATELY 10'x12' AND ELECTRICAL SERVICE. THE SYSTEM WILL BE REMOVED FOLLOWING SITE CLOSURE.

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

01/10/06
Date

Michael A. Forrester THE FORRESTER GROUP
Owners(s) (ON BEHALF OF UNION PACIFIC RAILROAD)

(913) 469-0680 ext 414
Phone Number

14 CORPORATE WOODS, SUITE 650 8717 W. 110th ST.
Address

OVERLAND PARK KS 66210
City State Zip

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

Property Owners within 200 ft of
1219 ½ West North Front Street
Grand Island, Nebraska 68801

The Thompson Company, Inc.
P.O. Box 1466
Grand Island, NE 68802-1466

Danny L. Daniel
1210 W. North Front Street
Grand Island, NE 68801

Phillip R. and Kelly R. Glause
1304 W. North Front Street
Grand Island, NE 68801

Armando Montes
1308 W. North Front Street
Grand Island, NE 68801

RTM LLC
P.O. Box 24
Grand Island, NE 68802-0024

Arnold and Linda Wenn
2410 Overland Trail Circle
Grand Island, NE 68801

Arthur and Alvina Avery
Wolbach NE, 68882