



City of Grand Island

Tuesday, November 14, 2006

Council Session

Item E2

Public Hearing on Request from Geotechnical Services, Inc. for a Conditional Use Permit for Temporary Placement of a Soil Vapor Extraction Trailer Located at 417 North Sycamore Street

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: November 14, 2006

Subject: Request of Geotechnical Services on Behalf of R D & D Inc. for a Conditional Use Permit for a Temporary Trailer to be Placed at 417 N. Sycamore Street, Grand Island, NE

Item #'s: E-2 & H-1

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for approval of a conditional use permit to allow for the temporary placement of a vapor extraction trailer to facilitate the removal of free phase petroleum from groundwater at the site. The site is currently zoned (B-2) General Business. Trailers and temporary buildings are only allowed within this zoning classification if approved by the City Council in the form of a conditional use permit.

Discussion

This proposal is similar to several in the recent past to allow for a trailer or a temporary building to be placed on the site to aid in the clean up of groundwater. The proposed length of time is for two years and appears allowable in the City code. The site location is such that it would not appear that this request will have any negative impact on the neighboring properties, however in 1995 as a building addition was constructed landscaping regulations were applicable and the proposed location for the trailer appears to conflict with the location of that required landscaping. As the City code requires the landscaping to be maintained approval of this request should be based upon the replacement of any displaced landscaping.

Alternatives

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

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

Recommendation

City Administration recommends that the Council approve the request with the identified replacement of required landscaping and authorize the issuance of a conditional use permit for a two year period.

Sample Motion

A motion to approve the request for a conditional use permit to allow for a temporary vapor extraction facility for a two year period and identify the location of displaced landscaping to be installed within the next six months.

Explanation of Request:
Eddies Fast Gas
417 North Sycamore Street
Grand Island, NE

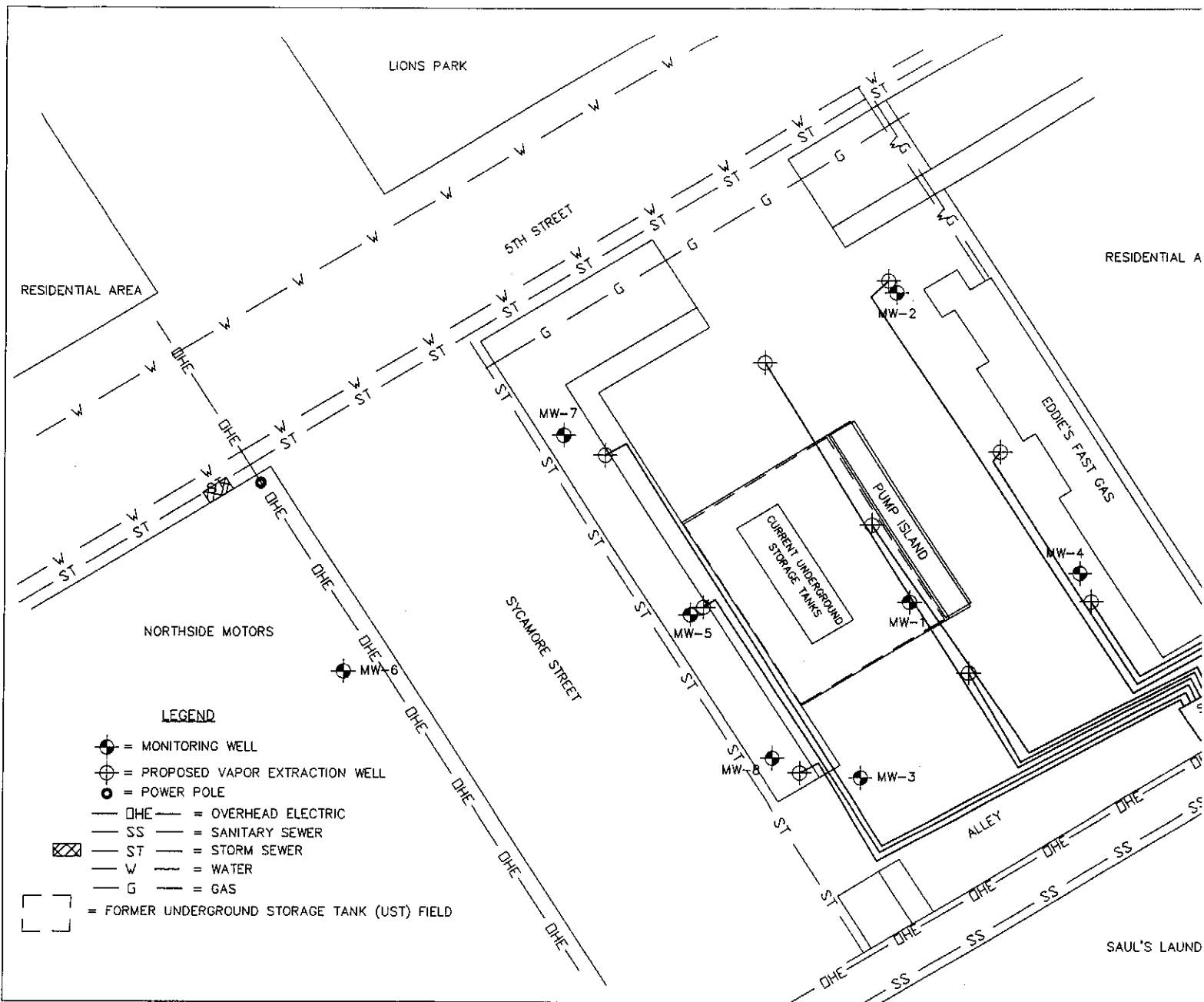
GSI is requesting the installation of this Soil Vapor Extraction (SVE) System at the above referenced site. This SVE System includes the installation of associated piping tied into soil vapor extraction wells that are currently installed at the site.

To get this piping installed some of the concrete at the assessment site will need to be removed, the piping trenched in, soil backfilled and compressed around the piping, and concrete poured back over the surface.

The piping will be tied into a SVE trailer that will be located on the south side of the on-site building.

This system is proposed to remove free phase petroleum from the groundwater table at this site.

The proposed SVE System will be in operation of approximately 2 years, or as needed to remove the free phase petroleum from the groundwater table.



LEGEND

- ⊗ = MONITORING WELL
- ⊕ = PROPOSED VAPOR EXTRACTION WELL
- = POWER POLE
- DHE — = OVERHEAD ELECTRIC
- SS — = SANITARY SEWER
- ST — = STORM SEWER
- W — = WATER
- G — = GAS
- ⌊ ⌋ = FORMER UNDERGROUND STORAGE TANK (UST) FIELD