



City of Grand Island

Tuesday, August 14, 2007

Council Session

Item E1

**Public Hearing on Request from CXT/LB Foster Co. for a
Conditional Use Permit for a Temporary Office Trailer Located at
710 East US Highway 30**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: August 14, 2007

Subject: Request of James McCaslin of CXT/LB Foster Company for Approval of a Conditional Use Permit to Allow for the Continued Use of One Temporary Building at 710 East Hwy #30

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

Presenter(s): Craig Lewis – Building Department Director

Background

This request is for approval of a conditional use to allow for the continued use of one temporary building at the above referenced site. In 1998 the City Council approved a two year conditional use permit to place two temporary buildings at the site to serve as office and break room facilities for the newly constructed fabrication plant. Subsequent approvals have been granted by the City Council on July 24, 2000 for two years, June 25, 2002 for two years, June 7, 2004 for two years, and August 8, 2006 for an additional one year. Five separate approvals bringing the duration of this temporary use to nine years. The recent request is for approval of an additional one year period ending in August of 2008.

Discussion

The City code allows for temporary buildings and uses if approved by the City Council in the form of a Conditional Use Permit. These buildings and their intent have been to provide temporary facilities for the past nine years, three times in the past CXT has stated in the application for renewal that plans are either in the works or the buildings were intended to be replaced with permanent facilities. The current application request is for a one year approval and states that a permanent building is expected within the next 12 months. The site location is such that it would not appear that this request will have any negative impact on the neighboring properties.

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 deny the request of a conditional use permit for an additional 12 month period. The creditability of the statement of intending to build a permanent facility is questionable, at least for the last two times stated.

Sample Motion

Motion to deny the request for a conditional use permit for a temporary office structure for a twelve month period.