



City of Grand Island

Tuesday, January 22, 2008

Council Session

Item E1

**Public Hearing on Request from Union Pacific Railroad for a
Conditional Use Permit for Two (2) Skid-Mounted Sheds Located
at 1219 1/2 West North Front Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: January 22, 2008

Subject: Request of Forrester Group on behalf of Union Pacific Railroad for Approval of a Conditional Use Permit to Allow for the Continued Use of a Temporary Building Located at 1219½ W.N. Front Street

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

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for additional approval of a conditional use permit for a temporary building at 1219½ W.N. Front Street 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 buildings 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 to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council approve the requested conditional use permit for an additional two year period.

Sample Motion

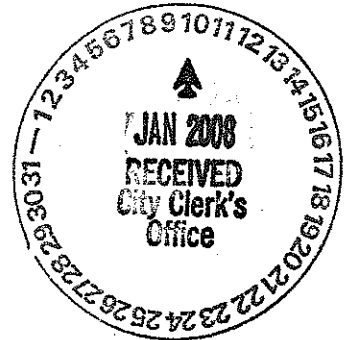
Move to approve the request for a conditional use permit to allow for the continue placement of two temporary buildings for an additional two years.



THE FORRESTER GROUP
INSIGHTFUL ENVIRONMENTAL SOLUTIONS™

January 10, 2008

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 GRAND ISLAND, NE - SOLVENT SITE, (CLEBURN ST. WELL SITE, OU-5)
EPA DOCKET NO. 8:02-CV-368
PROJECT NO. 25510605 - 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 January 24, 2006.

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
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428 East Capitol Ave., 3rd Floor
Jefferson City, MO 65101
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www.forrestergroup.com



Non-Refundable Fee: \$200.00
Return by: _____
Council Action on: _____

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: ALLOW CONTINUED USE OF TWO (2) 10 FT X 12 FT SKID-MOUNTED SHEDS WITH ELECTRICAL SERVICE FOR OPERATION OF A BLOWER AND COMPRESSOR FOR REMEDIATION
2. The owner(s) of the described property is/are: UNION PACIFIC RAILROAD
(OWNER'S REPRESENTATIVE: 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 W. NORTH FRONT STREET
GRAND ISLAND, NE 68801
5. The zoning classification of the property is: M-2
6. Existing improvements on the property is: TWO SHEDS, CRUSHED CONCRETE COVER, CHAIN LINK FENCE
7. The duration of the proposed use is: TWO (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 WITH MAIN LINE RAILROAD TRACK ON SOUTH SIDE.
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 USE OF THE TWO (2) SKID-MOUNTED SHEDS WITH ELECTRICAL SERVICE DURING AN EPA-MANDATED REMEDIATION PROJECT. THE EQUIPMENT MAY BE OPERATED PERIODICALLY OVER THE NEXT TWO (2) YEARS. THE SHEDS AND EQUIPMENT WILL BE REMOVED FOLLOWING EPA APPROVAL OF SITE REMEDIATION.

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

JANUARY 10, 2008
Date

(913) 469-0686 x414
Phone Number

Michael J. Madden THE FORRESTER GROUP
Owners(s) (ON BEHALF OF UNION PACIFIC RAILROAD)
14 CORPORATE WOODS, SUITE 650
8717 W. 110TH STREET
Address

OVERLAND PARK KS 66210
City State Zip

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