



# **City of Grand Island**

**Tuesday, October 28, 2008**

**Council Session**

## **Item E2**

**Public Hearing on Request from Geotechnical Services, Inc. for  
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:** October 28, 2008

**Subject:** Request from Geotechnical Services on behalf of RD&D, Inc. for a Conditional Use Permit for a Temporary Trailer Located at 417 N. Sycamore Street, Grand Island, NE

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

**Presenter(s):** Craig Lewis, Building Department Director

## **Background**

This request is for approval of a conditional use permit to allow for the continual 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.

A permit was granted by the City Council on November 14, 2006 for a two year period, an additional two years is requested.

## **Discussion**

This proposal is to allow for the continued use of the trailer at the site to aid in the clean up of groundwater. The proposed length of time is for three to five additional years, however, City code provides a two year approval. The site location is such that it would not appear that this request will have any negative impact on the neighboring properties and no concerns have been presented in the last two years of operation.

In 1995 as a building addition was constructed, landscaping regulations were applicable and the proposed location for the trailer conflicts with the location of that required landscaping. The approval in 2006 required any landscaping removed was to be replaced. It does not appear that the required landscaping has been maintained and additional approvals of this request should only be allowed if the landscaping is replaced and brought into compliance with landscaping regulations.

## **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 Staff recommends that the Council approve the request with the condition that the required landscaping be replaced within 60 days of approval and authorize the issuance of a conditional use permit for a two year period.

## **Sample Motion**

Move to approve the request for a conditional use permit to allow for the continued use of a temporary vapor extraction facility for a two year period and install the displaced landscaping within the next sixty days.