



City of Grand Island

Tuesday, September 08, 2009

Council Session

Item E1

**Public Hearing on Request from Olsson Associates for a
Conditional Use Permit for a Soil Vapor Extraction Trailer
Located at 373 North Vine Street**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: September 8, 2009

Subject: Request of Olsson and Associates for Approval of a Conditional Use Permit to Allow for the Continued Placement of a Temporary Trailer to Accommodate a Soil Vapor Extraction Operation at 373 N. Vine Street

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

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for approval of a conditional use permit to allow for an additional two years 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 (M-3) Mixed Use Manufacturing. 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. The original request was approved on September 11, 2007 for a two year period, this request is to extend the time for an additional two years as the clean up operation is continuing.

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. City Code limits two years between approvals. The site location is such that it would not appear that this request will have any negative impact on neighboring properties. The trailer has been at this location for two years and no negative comments have been received.

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 and authorize the issuance of a conditional use permit for an additional two year period, finding that the proposal promotes the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Sample Motion

Move to approve the request for a conditional use permit to allow for a temporary vapor extraction facility for a two year period, finding that the application conforms with the purpose of the zoning regulations.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: soil vapor extraction trailer installation
2. The owner(s) of the described property is/are: tri city sign company
3. The legal description of the property is: original town lot 748, block 7, w 22.5' ~~vine~~ plum street
4. The address of the property is: 373 N Vine
5. The zoning classification of the property is: M-3
6. Existing improvements on the property is: 127 X 140 Type 11-B (metal) bldg.
7. The duration of the proposed use is: 2 years
8. Plans for construction of permanent facility is: N/A
9. The character of the immediate neighborhood is: Commercial industrial
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: _____

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

8/12/09
Date

Olsson Associates
Owners(s)

402-458-5909
Phone Number

1111 Lincoln Mall, Ste 111
Address

Lincoln
City

NE
State

68501-4608
Zip

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