



City of Grand Island

Tuesday, August 10, 2010

Council Session

Item H1

**Consideration of Amendment to Fonner Park Conditional Use
Permit for Primitive Pads at the Fonner R.V. Park for the 2010
State Fair**

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: August 10, 2010

Subject: Request of Sallie Atkins, Chairman, Nebraska State Fair Board to Amend the Conditions of the Approved Conditional Use Permit for the Recreational Vehicle Camper Site at 915 E. Fonner Park Road

Item #'s: H-1

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request for approval to allow for modification to the construction of a recreational vehicle camper site at Fonner Park, in the northeast corner adjacent to Fonner Road and Stuhr Road. The current zoning classification of the site is B-2, a general business zone, which requires campgrounds to come before the City Council and receive approval in the form of a conditional use permit. The original request was approved by the City Council on June 8, 2010.

Discussion

The City code provides for campgrounds with the following conditions specified in the code; 36-69 (B) 2. (a) Developer shall submit a diagram of the proposed camp ground including a plot plan of the pads, landscaping plan, utility plan and interior street plan with the application for a conditional use permit.

(b) A minimum of one toilet and one lavatory for each sex shall be provided for the exclusive use of the park occupants. An additional toilet and lavatory for each sex shall be provided for each fifteen (15) sites or fraction thereof.

(c) All RV pads shall be provided with a landscape buffer yard as identified in the landscaping section of this code.

(d) Pads shall not be accessible from any public way.

Additionally section 36-6 Definitions, require Recreational Vehicle Pads: a space for parking a recreational vehicle within a campground or other allowed place consisting of no less than 800 square feet with a minimum width of 12 feet. Improvements included within the pad space include 1 hard surfaced improved parking space of not less than 180 square feet (20x9 or 18x10) and 2 hard surfaced improved parallel tire pads of not less than 2.5 feet by 24 feet.

The applicant is requesting at this time to be allowed to provide primitive sites for any sites they are not able because of time constraints to provide services for at the time of the state fair event. It appears that of the 211 spaces proposed only about 50 to 100 will have utility connections. The remaining sites will not have any electric, water or sewer connects. This is contrary to the original proposal requiring the city council to amend the original approval.

Alternatives

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

1. Approve the request, finding that the proposed application is and will continue to be in conformance with the purpose of the zoning regulations.
2. Disapprove or /Deny the request, finding that the proposed application does not conform to the purpose of the zoning regulations.
3. Approve the request with additional or revised conditions and a finding of fact.
4. Refer the matter to a special committee for a determination of a finding of fact.

Recommendation

Approve the request to modify the conditional use permit for a camper site with the condition that sites without utility services will only be utilized during the 2010 State Fair event from August 27, 2010 to September 6, 2010. Finding that the proposed use and application promotes the health, safety, and general welfare of the community, protect property against blight and depreciation, and is generally harmonious with the surrounding neighborhood. After the first year of operation the park shall provide all the required improvement for each subsequent year based on the number of improved parking pads in the identified schedule of the original approval. The restroom facilities shall be provided for the number of improved pads in each subsequent year. All of the required landscaping and road improvement shall be provided within the first year prior to operation.

Sample Motion

Move to approve the request for modifications to the conditional use permit to allow for primitive camper sites during the 2010 State Fair from August 27th through September 6th, 2010 as identified in the staff memorandum and presented at the City Council meeting and finding that the application conforms to the purpose of the zoning regulations.



July 31, 2010

Jeff Pederson, City Administrator
Grand Island City Council
100 East First Street
Grand Island, NE 68801

Mr Pederson:

The Nebraska State Fair Board hereby requests permission to allow the pads for the RV Park being constructed at the new Nebraska State Fair site at Fonner Park to remain primitive through the 2010 Fair.

The reason for this request is to be able to have as many sites at the RV Park available for use during the State Fair as possible.

Following the State Fair, the Nebraska State Fair Board would move forward with our original agreement to pave the RV parking sites in phases.

Thanks for your consideration on this matter. We look forward to hearing from you. You can communicate your decision with Tam or you are welcome to contact me by phone or email:
Ph: 308-645-9046 or sallieatkins@yahoo.com.

Sincerely,

Sallie Atkins, Chairman
Nebraska State Fair Board

pc: Tam Allan
Joseph McDermott