



# Hall County Regional Planning Commission

**Wednesday, March 07, 2007**

## **Regular Meeting Packet**

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### **Commission Members:**

<b>John Amick</b>	<b>Hall County</b>	
<b>Tom Brown</b>	<b>Grand Island</b>	
<b>Scott Eriksen</b>	<b>Grand Island</b>	
<b>Mark Haskins</b>	<b>Hall County</b>	<b>Vice Chairperson</b>
<b>Bill Hayes</b>	<b>Doniphan</b>	
<b>Dianne Miller</b>	<b>Grand Island</b>	
<b>Jaye Montor</b>	<b>Cairo</b>	
<b>Robert (Bob) Niemann</b>	<b>Grand Island</b>	
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Deb Reynolds</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>
<b>Don Snodgrass</b>	<b>Wood River</b>	

**Regional Planning Director: Chad Nabity**

**Technician:**

**Edwin Maslonka**

**Secretary:**

**Barbara Quandt**

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**7:00:00 PM**

**Council Chambers - City Hall  
100 East First Street**

## **Call to Order**

## **Roll Call**

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### **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

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### **B - RESERVE TIME TO SPEAK ON AGENDA ITEMS**

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

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### **DIRECTOR COMMUNICATION**

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



# Hall County Regional Planning Commission

Wednesday, March 07, 2007  
Regular Meeting

## Item .A

### Summary

*Summary to Agenda*

Staff Contact: Chad Nabity

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
March 7, 2007**

- 4. Public Hearing –** Concerning a change of zoning for a tract of land proposed for platting as Woodland Park Fifth Subdivision located in the west half of the southeast quarter of Section 2, Township 11 north, Range 10 from R-2 to R-3. This property is located east of Independence Avenue and north of Capital Avenue. (C-13-2007GI) (See full recommendation.)

Preliminary Plat – Woodland Park Fifth Subdivision located north of Capital Avenue and east of Independence Avenue in the City of Grand Island, Hall County Nebraska (45 lots). (See full recommendation.)

- 5. Public Hearing -** Initial meeting to receive public comment on the Development of an All-Hazards Mitigation Plan. This plan will be a community-guided document that will identify the County's vulnerability to natural disasters (flood, drought, winter storm, tornado, hail, etc.) and what can be done to reduce or eliminate vulnerability to them. Public comments are encouraged. The Army Corps of Engineers will be preparing the plan under a contract with the State of Nebraska funded by grant from the Nebraska Emergency Management Agency to the Hall County Regional Planning Commission.(C-14-2007HC)



# Hall County Regional Planning Commission

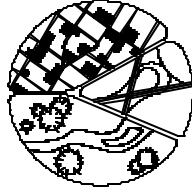
Wednesday, March 07, 2007  
Regular Meeting

## Item E

### Meeting Minutes

*Minutes of February 7, 2007 meeting.*

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,  
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA

Minutes  
for  
February 7, 2007

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The meeting of the Regional Planning Commission was held Wednesday, February 7, 2007, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" January 27, 2007.

Present:	Pat O'Neill	Dianne Miller
	Bob Niemann	Bill Hayes
	Leslie Ruge	Don Snodgrass
	John Amick	Debra Reynolds
	Scott Eriksen	Jaye Monter

Absent: Mark Haskins

Other: Steve Riehle, Casey Sherlock, Mitch Nickerson

Staff: Chad Nabity, Barbara Quandt

Press: GI Independent, Sarah Schulz

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:02 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

**2. Minutes of January 3, 2007 meeting.**

A motion was made by Miller and seconded by Reynolds to approve the Minutes of the January 3, 2007.

The motion carried with 9 members present voting in favor (O'Neill, Miller, Niemann, Ruge, Snodgrass, Amick, Eriksen, Reynolds, Monter) and one member abstaining (Hayes).

### **3. Request time to speak**

There were no requests to speak.

### **4. Public Hearing - Concerning Adoption of the Grand Island 1 & 6 Year Street Improvement Plan. (C-10-2007GI)**

Chairman O'Neill opened the above mentioned Public Hearing. Public Works Director, Steve Riehle, went over the 1 & 6 year Street Improvement Plan and highlighted the projects for 2007 and 2008. Riehle discussed briefly the widening of Capital Avenue from the Moores Creek Drainway to Webb Road, the Wasmer Detention Cell Construction, a project which will re-align the intersection of 10<sup>th</sup> Street and Adams/Broadwell to improve safety and the Safe Routes to School Project at Walnut Middle School.

A motion was made by Ruge, and seconded by Eriksen, to recommend the Adoption of the Grand Island 1 & 6 Year Street Improvement Plan as presented.

A roll call vote was taken and the motion passed with 10 members present (O'Neill, Ruge, Amick, Eriksen, Monter, Snodgrass, Niemann, Hayes, Miller, Reynolds) voting in favor.

### **5. Public Hearing – Concerning Adoption of 1 & 6 Year Hall County Road Improvement Plan. (C-9-2007HC)**

Chairman O'Neill opened the Public Hearing. Casey Sherlock, Hall County Surveyor, presented the county's one and six year hall county road plan. Amick questioned the paving of short county roads which lead to sparsely populated towns. Amick and Hayes expressed concern with the South Locust project stating the importance of getting the last three miles of that road paved for the safety of students traveling to and from school. Sherlock said the County Board has directed him to spend the money on road maintenance. Amick suggested possible cost-sharing with townships in order to accomplish needed paving between Doniphan and Trumbull. Discussion was held concerning the South Locust paving in relation to the identified projects for the one year plan noting specifically the bridge at Airport Road. Hayes asked for clarification regarding certain areas being designated for federal funding when Sherlock stated that such funding would not be available for those projects for 13 to 15 years. Nabity explained that even though projects were designated for the currently unavailable federal funds, these projects are not excluded from being funded with county funds if such funding becomes available.

A motion was made by Amick, and seconded by Hayes, to recommend that the Hall County Board of Supervisors amend the 1 & 6 year road improvement plan to move Project Number C40 (127)-2 ahead of Project Number C40(344).

A roll call vote was taken and the motion passed with 6 members present (Amick, Monter, Niemann, Miller, Hayes, Snodgrass) voting in favor and 4 members present (O'Neill, Ruge, Reynolds, Eriksen) voting against.

Chairman O'Neill closed the Public Hearing.

A motion was made by Amick, and seconded by Hayes, to recommend that the Hall County Board of Supervisors approve the 1 & 6 year road improvement plan as amended.

A roll call vote was taken and the motion passed with 7 members present (Miller, Amick, Hayes, Reynolds, Monter, Niemann, Snodgrass) voting in favor and 3 members present (O'Neill, Ruge, Eriksen) voting against.

## **6. Public Hearing – Concerning Readoption of the Grand Island Zoning Map. (C-12-2007HC)**

Chairman O'Neill opened the Public Hearing. Nabity reported that this hearing was being held for the purpose of allowing a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. He stated that this map will also serve to give notice to all parties that the Grand Island City limits and two mile extraterritorial jurisdiction is as shown on the map. He explained that on March 7, 2006 the Grand Island City Council approved using a map produced from the Hall County GIS as the official zoning map for the City of Grand Island based on the 2004 Comprehensive Plan for the City of Grand Island, with all changes to the map as approved through March 1, 2006. It is general practice for the City of Grand Island to occasionally re-adopt the zoning map incorporating all changes since the last re-adoption of the entire map, along with other changes as recommended by staff and the Hall County Regional planning Commission. There were 11 actions rezoning properties that have been approved by the Regional Planning Commission and the Grand Island City Council since March 1, 2006, including proposed changes through February 28, 2007. The only addition to the City of Grand Island that will, or did, impact the city limits lines and/or the extraterritorial jurisdiction is the industrial property and power plant annexation to the southeast. This annexation should be completed concurrent with the adoption of this map. The Grand Island ETJ is being extended to include this additional property consistent with the policy statements for annexation in the Grand Island Comprehensive Plan. All additional property included will be zoned consistent with its current use and zoning according to Hall County based on the zoning conversion matrix provided. Nabity stated that staff is not recommending any changes to the Grand Island Zoning Map other than the one change to increase the extraterritorial jurisdiction due to the annexation. The extended jurisdiction and annexation is scheduled for approval by Council at their meeting on March 13,



2007. Staff advised that the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

A motion was made by Ruge and seconded by Eriksen to approve the re-adoption of the Grand Island Zoning Map as presented.

A roll call vote was taken and the motion passed with 10 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Monter, Eriksen, Niemann, Snodgrass) voting in favor.

## **CONSENT AGENDA**

- 7. Final Plat** – Westwood Park Tenth Subdivision, located south of Faidley and west of North Road, Grand Island, Hall County, Nebraska. (30 lots)

Staff recommends approval.

- 8. Final Plat** – Prairie Acres Subdivision, located west of Highway 281 between 13<sup>th</sup> Street and State Street, Grand Island, Hall County Nebraska. (76 lots)

Staff recommends approval.

A motion was made by Hayes and seconded by Reynolds, to approve the consent agenda items as presented.

A roll call vote was taken and the motion passed with 10 members present (O'Neill, Miller, Ruge, Amick, Hayes, Niemann, Snodgrass, Reynolds, Eriksen, Monter) voting in favor.

## **9. Planning Director's Report**

Nabity reminded commissioners that the Nebraska Planning & Zoning Association Conference will be held in Grand Island at the Mid-Town Holiday Inn on February 20 – 22, 2007. Nabity stated that the Hazard Mitigation Program will be discussed at the March RPC meeting. He also reported that changes to the Flood Plain Maps are still being worked on with FEMA. Nabity asked for input from commissioners regarding televising RPC meetings on GITV.

## **10. Next meeting March 7, 2007**

## **11. Adjourn**

Chairman O'Neill adjourned the meeting at 7:26 p.m.

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Leslie Ruge, Secretary

by Barbara Quandt



# Hall County Regional Planning Commission

Wednesday, March 07, 2007

Regular Meeting

## Item F

### Public Hearing Concerning Change in Zoning

*Concerning a change in zoning for a tract of land proposed for platting as Woodland Park Fifth Subdivision located in the west half of the southeast quarter of Section 2, Township 11 north, Range 10 from R-2 to R-3. This property is located north of Capital Avenue and east of Independence Avenue. (C-13-2007GI) (Hearing, Discussion, Action)*

Staff Contact: Chad Nabity

February 19, 2007

Dear Members of the Board:

**RE: Change of Zone – Change of Zoning for land located north of Capital Avenue and east of Independence Avenue (C-13-2007GI)**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for an amendment to the Grand Island Zoning Map from R-2 Low Density Residential to R-3 Medium Residential for a tract of land located in the West ½ of the Southeast ¼ of Section 2, Township 11 north, Range 10 West of the 6<sup>th</sup> P.m., in the City of Grand Island, Hall County, Nebraska. This property is located north of Capital Avenue and east of Independence Avenue, as shown on the enclosed map.

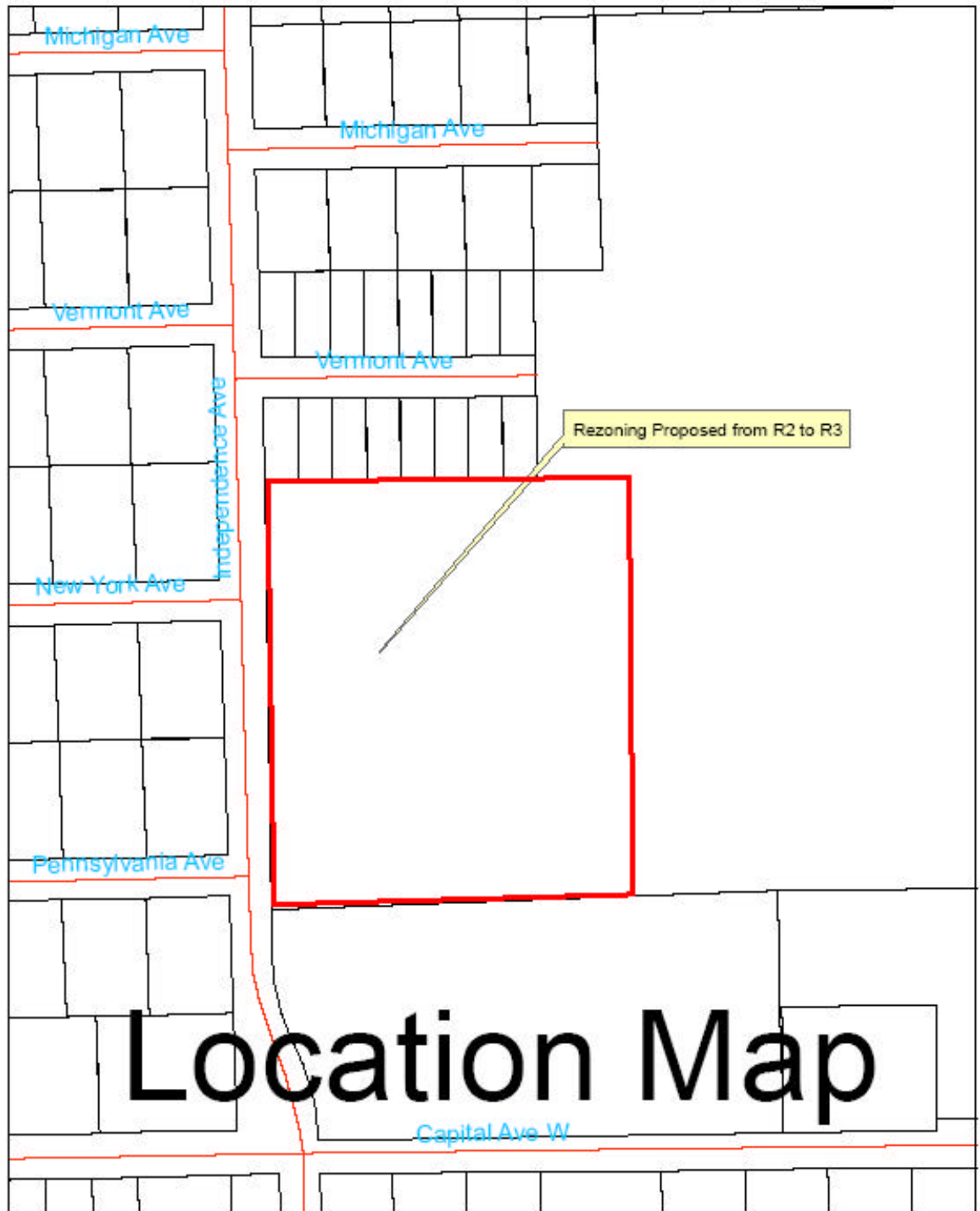
You are hereby notified that the Regional Planning Commission will consider this Change of Zone at the next meeting that will be held at 600 p.m. on March 7, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
City Building Inspector Director  
City Public Works Director  
City Utilities Director  
Manager of Postal Operations  
REGA Engineering Group, Inc.

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.



## Agenda Item 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 27, 2007

**SUBJECT:** *Zoning Change* (C-13-2007GI)

**PROPOSAL:** To rezone approximately 9.28 acres of land east of Independence Avenue and north of Capital Avenue, from R2 Low Density Residential to R3 Medium Density Residential, in the City of Grand Island. The stated purpose of this rezoning is to allow for the construction of a public/semi-public community room as a permitted use in the development. A revised preliminary plat for this portion of the Woodland Park Subdivision is also under consideration.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

**R2** - Low Density Residential

*Permitted and conditional uses:*

**R2** - Agricultural uses, recreational uses and residential uses at a density of 7 dwelling units per acre.

*Comprehensive Plan Designation:*

Designated for future low to medium residential development.

*Existing land uses.*

Agricultural crops

##### Adjacent Properties Analysis

*Current zoning designations:*

**North and East:** **R1** Suburban Density Residential, **R2** Low Density Residential

*Permitted and conditional uses:*

**South and West:** **TA**-Transitional Agriculture  
**TA**- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. . **R2** - Residential uses up to a density of 7 units per acre. . **R1** - Residential uses up to a density of 4 units per acre.

*Comprehensive Plan Designation:*

**North, South, East and West:** Designated for future low to medium density residential development.

*Existing land uses:*

**North:** Townhouses

**West:** Residential subdivision (1/2 acre lots)

**East:** undeveloped property that is part of this subdivision

**South:** church

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential redevelopment (typically R1 to R3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Infill Development:* This subdivision will fill in a hole within the existing development along Independence Avenue north of Capital Avenue.
- *Need for the proposed type of housing:* The proposed housing at this location will be age restricted duplex units for elderly individuals. All of the providers of elderly housing in the city have waiting lists.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop this property in a manner consistent with the application for funding approved by the Nebraska Investment Finance Authority.

### **Negative Implications:**

- *Changes the Neighborhood:* The houses surrounding this field will no longer look out over a corn field. They will have neighbors in their back yards instead of farm ground.
- *Will increase the traffic on Independence Ave:* Any development along this stretch of road is likely to increase traffic. The proposed houses on this property will generate an average of 10 trips per day per household.

### **Other Considerations:**

The proposed preliminary plat for this development shows housing densities that would be consistent with the R2 zoning district. The R2 zoning district does not allow for the construction of Public and quasi-public buildings for cultural use, as a permitted or conditional use, but the R3 zone does allow them as permitted use.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R2-Low Density Residential to R3-Suburban Density Residential and as requested and shown on the attached map.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



# Hall County Regional Planning Commission

Wednesday, March 07, 2007

Regular Meeting

## Item L

### **Preliminary Plat - Woodland Park Fifth Subdivision**

*Preliminary Plat - Woodland Park Fifth Subdivision located north of Capital Avenue and east of Independence Avenue in the City of Grand Island, Hall County Nebraska (45 lots).  
(Discussion, Action)*

Staff Contact: Chad Nabity



February 19, 2007

Dear Members of the Board:

**RE: Preliminary Plat – Woodland Park Fifth Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary plat of Woodland Park Fifth Subdivision, located north of Capital Avenue and east of Independence Avenue, Grand Island Nebraska.

This final plat proposes to create 45 lots on a tract of land located in the West Half of the Southeast Quarter of Section Two, Township Eleven North, Range Ten West of the 6<sup>th</sup> P.M., Grand Island, Hall County, Nebraska. This land consists of approximately 9.28 acres.

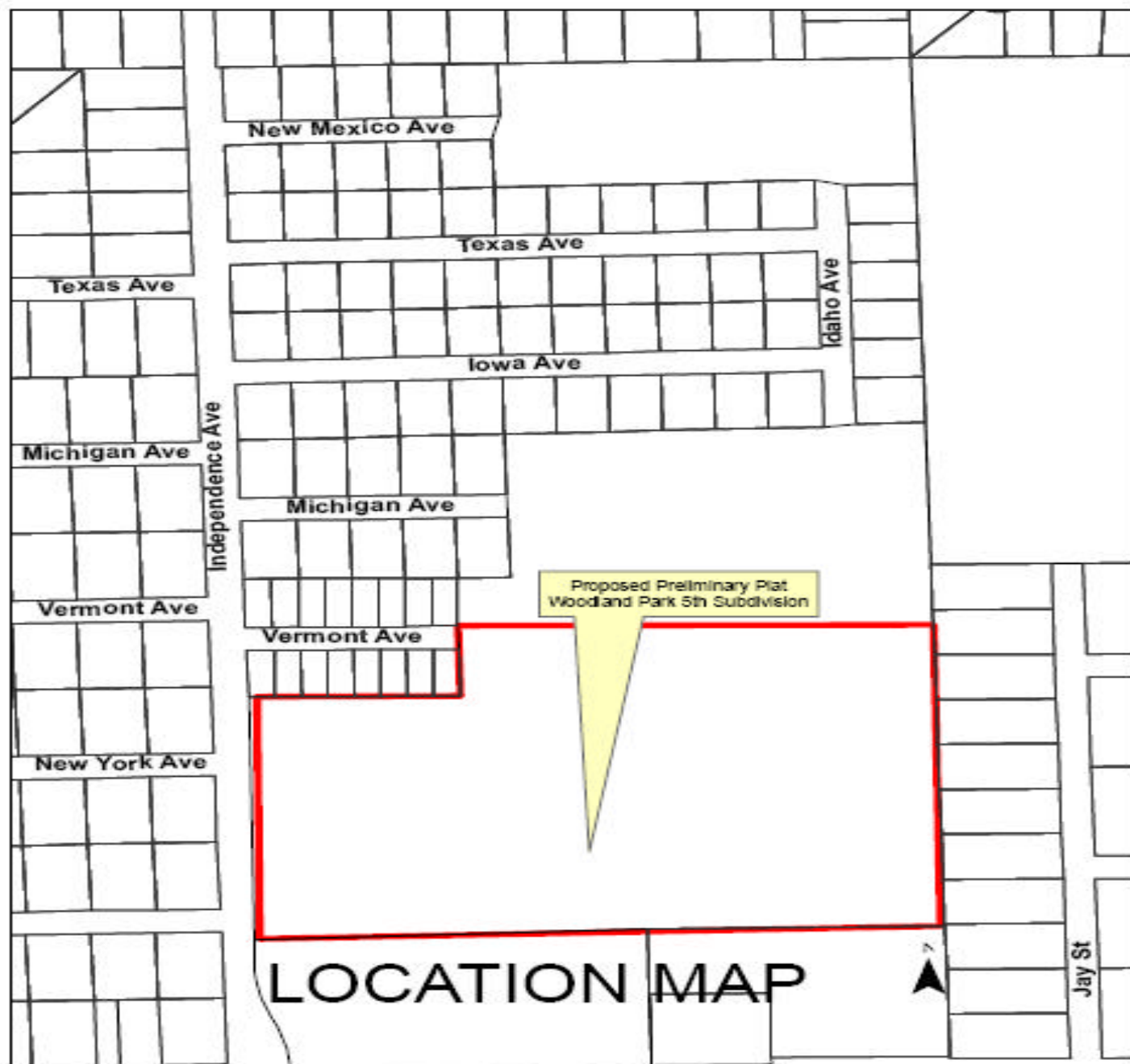
You are hereby notified that the Regional Planning Commission will consider this preliminary plat at the next meeting that will be held at 6:00 p.m. on March 7, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
Director of Public Works  
Director of Utilities  
Director of Building Inspections  
Manager of Postal Operations  
REGA Engineering Group, Inc.

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.





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# Hall County Regional Planning Commission

Wednesday, March 07, 2007  
Regular Meeting

## Item F2

### **Public Hearing To Receive Public Comment On Development of All-Hazards Mitigation Plan**

*Public Hearing to receive public comment on development of All-Hazards Mitigation Plan. this plan will be a community-guided document that will identify the County's vulnerability to natural disasters (flood, drought, winter storm, tornado, hail, etc.) and what can be done to reduce or eliminate vulnerability to them. Public comments are encouraged. (C-14-2007HC)*

Staff Contact: Chad Nabity

To: Regional Planning Commission  
From: Chad Nabity  
Date: March 1, 2007  
Re: All-Hazards Mitigation Plan for Hall County

Attached is the information on the Hazard Mitigation Plan that was sent to the member communities of the Hall County Regional Planning Commission and to the School Districts in Hall County.

The Hall County Regional Planning Commission was the recipient of a grant from FEMA through the Nebraska Emergency Management Agency to develop hazard mitigation plans for the member communities that would comply with the requirements of the Disaster Management Act of 2000. This meeting is the beginning of that process.

The Hall County Regional Planning Commission, in partnership with the US Army Corps of Engineers and the Nebraska Department of Natural Resources will be conducting planning activities and writing the plans over the next 12 to 18 months.

February 19, 2007

Dave Harders, Chairman  
Alda Board of Trustees  
P. O. Box 17  
Alda NE 68810

RE: All-Hazards Mitigation Plan for Hall County

Dear Dave:

In partnership with the US Army Corps of Engineers and the Nebraska Department of Natural Resources, the Hall County Regional Planning Commission is starting an all-hazards plan for the entire County.

**What is an all-hazards mitigation plan?**

This type of plan is designed to identify potential projects that would reduce a community's vulnerability to natural disasters. Examples might include: floodplain buyouts, tornado shelters or safe rooms, urban tree consultation, public education and warnings, and many other solutions which could be general or community-specific.

**Why is the County developing this mitigation plan?**

There are several reasons:

- 1) Legislation called the Disaster Mitigation Act of 2000 makes an all-hazards mitigation plan a pre-requisite for receiving federal mitigation assistance from the Federal Emergency Management Agency (FEMA). Completing a mitigation plan for the County will qualify the County and all communities which participate in the planning process. There has also been discussion that FEMA may eventually require a mitigation plan for federal public assistance funds following a disaster. Also, identifying sound mitigation projects through this planning process may open up funding possibilities with agencies other than FEMA.
- 2) Funds for mitigation projects are available through a variety of federal programs, but they require an approved mitigation plan as a condition prior to approval.
- 3) The County is interested in developing good mitigation projects and has cost-shared in mitigation projects in the past, such as the Wood River Diversion.
- 4) Federal grant funds from FEMA have been made available to the County to complete this plan.

**What does this mean for you?**

If your community is interested in being “covered” under this mitigation plan, you or a representative from your community must attend the initial public meeting. Federal law requires your community to participate in the planning process in order to be considered eligible for federal mitigation assistance.

**What if your community does not participate?**

Participation in the planning process is voluntary. However, if your community does not participate, you will not be eligible for future mitigation funds. Instead, other communities which have participated in the process will be eligible for the funds. Now is the chance to be involved in the Countywide plan, which will mean much less work than working on a separate plan for your community in the future.

If your community is interested in participating in the mitigation planning process but is unable to send a representative to the public meeting, Nebraska DNR staff may be able to offer special assistance. Call Steve McMaster of the Nebraska Department of Natural Resources at (402) 471-3957 for more information.

**What will be done at the public meeting?**

At the public meeting we will explain the planning process and benefits in more detail, prioritize types of natural hazards (floods, tornadoes, etc.), gather input of known hazard events for represented communities, and gather input for potential mitigation projects.

**When and where is the public meeting?**

The public meeting will be taking place in conjunction with the normal Regional Planning Commission meeting already scheduled for March 7<sup>th</sup>. The meeting will start at 7:00pm.

Please make every effort to have your community represented at this public meeting. I believe this is an excellent opportunity to become eligible for federal mitigation funding with a minimal amount of work for your community.

If you have any questions about this letter, please call me at (308) 385-5444, Ext. 210.

Sincerely,

Chad Nabity  
Director