

Wednesday, June 04, 2008

Regular Meeting Packet

Commission Members:

John Amick	Hall County	
Karen Bredthauer	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	Vice Chairperson
Bill Hayes	Doniphan	
Lisa Heineman	Grand Island	
Dianne Miller	Grand Island	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director:	Chad Nabity
Technician:	Secretary:
Edwin Maslonka	Rose Woods

6:00:00 PM Council Chambers - City Hall 100 East First Street

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.

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.

DIRECTOR COMMUNICATION

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



Wednesday, June 04, 2008 Regular Meeting

Item .A1

Summary - June 4,2008

Insert a narrative here Staff Contact:

Staff Recommendation Summary For Regional Planning Commission Meeting June 4, 2008

- 4. Public Hearing Concerning rezone request of Good Samaritan Subdivision from RD to Amended RD. Rezoning of land proposed for changing number of units for Lot 3 from 14 to 28 Senior Housing Apartments to 37 to 65 Senior Housing Apartments, located North of Trust St., South of Rolling Green Dr., in the City of Grand Island. (C-15-2008GI)
- 5. Public Hearing Rezone request Grand Island Mall Fifteenth Subdivision, changing Zone from CD to Amended CD Zone, a tract of land comprising all of Lot One (1), in the city of Grand Island, Hall County, Nebraska. (C-16-2008GI).
- 6. Public Hearing Proposed changes to adopt new Flood Maps and reference maps dated September 26, 2008 in the Hall County, Grand Island, Wood River, Alda, Doniphan and Cairo zoning regulations. (C-18-2008All)
- **7. Council Referral** Concerning the formation of a new business improvement district in and around the Downtown Grand Island to replace BID 5. (C-20-2008GI)

Consent Agenda

- 8. Final Plat Grand Island Mall Fifteenth Subdivision, West of Webb Rd and South of Capital Ave, a tract of land comprising all of Lot One (1). Grand Island Mall Eighth Subdivision, in the city of Grand Island, Hall County, Nebraska. (2 Lots)
- Final Plat Nyce Subdivision, West of South Locust, a tract of land located in the Northwest Quarter (NW1/4), Section 27, Township 9, North Range 9, in Hall County, Nebraska.
- 11. Final Plat TNT Boshart Subdivision, a legal tract of land in the West Half (W1/2) of the Northwest Quarter (NW1/4) section Twenty Seven (27), Township Twelve (12) North Range Twelve (12), comprising of One (1) Lot, in Hall County, Nebraska.
- **12. Final Plat** La Luc Subdivision, comprising of Two (2) Lots, North of Capital Ave and West of Sycamore St., in Grand Island, Hall County, Nebraska.
- 13. Final Plat R B Acres Subdivision, a tract of land part of the Southwest Quarter (SW1/4) of Section Thirty Five (35), Township Nine (9), North Range Ten (10), comprising of One (1) Lot, in Hall County, Nebraska.



Wednesday, June 04, 2008 Regular Meeting

Item E2

Meeting Minutes - May 7, 2008

Insert a narrative here Staff Contact:



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

Minutes for May 7, 2008

The meeting of the Regional Planning Commission was held Wednesday, May 7, 2008, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" April 26, 2008.

Present:	Pat O'Neill Scott Eriksen Don Snodgrass Les Ruge Mark Haskins	Bill Hayes Dianne Miller Debra Reynolds John Amick			
Absent:	Jaye Monter, Karen Bredthauer, Lisa Heineman				
Other:		le, Bob Niemann, James Eriksen, /aster, Terry Gallagher, John			
Staff:	Chad Nabity, Rose Wood	S			
Press:	Tracy Overstreet				

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 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 April 2, 2008 meeting.

A motion was made by Haskins, and seconded by Snodgrass, to approve the Minutes of the April 2, 2008 meeting as presented.

The motion carried with 6 members present voting in favor (Miller, O'Neill, Reynolds, Hayes Haskins, Snodgrass) and 3 members present abstaining (Amick, Ruge, Eriksen).

3. Request time to speak.

David Huston, attorney for Reis Townhomes, requested time to speak on Agenda item #5 and Jim Eriksen requested time to speak on Agenda item #9.

4. Public Hearing.

Concerning annexation of land proposed for platting as Thelen Third Subdivision, located North of Green Street and East of Lilly Street in the City of Wood River, (C-13-2008WR), (Hearing, Discussion, Action).

Chairman O'Neill opened the above mentioned public meeting. Nabity described land was a piece of property in the NE portion of Wood River along Green Street and Lilly Street. There is currently a house on the lot and the property to the east wasn't subdivided, so it was never annexed. The request would give them two lots. It is contiguous with the municipal limits, all municipal services are available. It makes sense to annex the land with the final plat. It is recommended to approve this. The final plat will make two lots, one for the house and one for the sewer lift station. This will also allow them to put an out building at the back of the property.

No comments from the audience were made.

O'Neill closed the public hearing. A motion was made by Ericksen, and seconded by Snodgrass, to recommend approval as submitted.

A roll call vote was taken and the motion passed with 9 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Snodgrass) all voting in favor.

5. Public Hearing.

Rezone request changing property from R1, Suburban Density Residential and R2, Low Density Residential to R3, Medium Density Residential in the Grand Island City Code, Lots 1-11, Block 1, Northview II. (C-14-2008GI).

Chairman O'Neill opened the above mentioned public meeting. Nabity described land was a piece of property near Northwest High School. Existing zoning around Northview II is a B2 zone. By changing the zoning to an R3 this allows for more density, allowing more units on the 11 lots. They are proposing to put in condos on

those sites, and will bring in a modifidied subdivision plat as an administrative plat, so that each of the proposed buildings will be on its own lot. This proposed use will buffer the rest of the property from the B2 General Commercial, located adjacent to it, it's also at the end of a cul-de-sac, and the future land use map calls for a low to a medium residential in this area. It is recommended to approve this.

O'Neill questioned how many units would be put on the property? Dave Huston answered that there would be 20 units on the property, four, 4-plexes and two, 2-plexes. These would be affordable condos.

No further questions or comments from the audience were made.

O'Neill closed the public hearing. A motion was made by Ruge, and seconded by Haskins, to recommend approval as submitted.

A roll call vote was taken and the motion passed with 9 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Snodgrass) all voting in favor.

Consent Agenda

6. Final Plat – Bilslend Subdivision, North of Burmood Rd., Jackson Twp PT SW 1/4 & PT W 1/2 SE 1/4 3-9-12 8 AC, in Hall County, Nebraska. (1 Lot)

7. Final Plat – Deer Acres Subdivision, North of Old Potash Hwy, East of 150th Rd, SW Quarter (SW1/4) of Section Thirteen (13), Twp Eleven (11), North Range Twelve (12), in Hall County, Nebraska. (1 Lot)

8. Final Plat – Thelen Third Subdivision, North of Green Street and East of Lilly Street in the City of Wood River. (1 Lot)

Consent Agenda was considered by the Commissioners.

O'Neill asked for any comments, Reynolds about the Bilslend Subdivision when the house has been there all along. Nabity stated that they were splitting the house from the ground. It has been there more then 10 years and there is more than 20 acres. This allows them to sell off the farm ground and retain the house or sell off the house and retain the farm ground

There were no questions, O'Neill looked for a motion.

A motion was made by Snodgrass and a seconded by Haskins to recommend approval of the Consent Agenda items 6, 7, and 8 as presented.

A roll call vote was taken and the motion passed with 9 members present (Miller, O'Neill, Amick, Ruge, Hayes, Reynolds, Haskins, Ericksen, and Snodgrass) voting in favor.

9. Special Item

Hazard Mitigation Plan Review and Input, Steven McMaster, with the Nebraska Department of Natural Resources, led the second public meeting on the Hazard Mitigation plan, reviewing and evaluating potential mitigation projects. McMaster presented FEMA's has specific guidelines to approve, review and prioritize mitigation projects. He stated that he would be presenting a draft to be to FEMA in the next few weeks and that the plan would then come back to the planning commission for a public hearing and approval.

There is a list of 26 Hall County Projects that McMaster had put together. This list included projects in three larger categories: Severe Weather, Flood, Tornados and Drought.

Hall County Projects

	Hall County Projects	65	The second secon	Non A	De la	Roy J	8/4	The start	Responsible Department/Agency
Priority									
	Severe Weather								
High	1. Emergency power generators (community)								
Low	2. Emergency power generators (critical facilities)								Take Inventory
High	3. Weather radios for schools and other critical facilities								
Low	4. Emergency snow route development and signage								Currently in place
High	5. Requiring power line burial								
High	6. Power line burial projects								Currently done on new Subs
High	7. Urban Tree Management Plan/Tree Inventory								
Med	8. Provide tree planting/selection information to citizens								
Low	9. Become a Tree City USA								Currently a tree City USA
High	10. Increase public education for severe weather								
High	11. Reverse 911 system								
	Flood								
High	11. Maintain good standing in National Flood Insurance Program								Prov all of Hall Co with a map
Low	12. Mitigate County's at-risk flood properties								Only a few properties at risk
High	13. Flood control projects								
High	14. Public education for flood risk								
	Tornado								
High	15. Public tornado shelters								
High	16. Shelter assessment								Asses shelters
Low	17. Secure at-risk development like manufactured homes								
High	18. Offer information to public about in-home tornado safe rooms	5							
High	19. Tornado siren for new subdivisions								
High	20. NOAA weather radios for public critical facilities								
High	21. Weather radio education for non-public critical facilities								
High	22. Public education for tornado safety								
	Drought								
Med	23. Water supply augmentation								
Med	24. Local demand reduction/conservation programs								
Low	25. Emergency response programs								
Low	26. Contingency plans								

Issues discussed included severe weather alert radios, sirens, assessing the availability of community tornado shelters, emphasizing home shelters, public education, encouraging underground power lines in new subdivisions and tree management programs in all communities, mitigating flood plain and maintaining good standing in the flood insurance program. Drought measures were given lower priority with the exception of finding alternate water supplies in Wood River and Alda.

Jon Rosenlund, the Hall County Emergency Management Director suggested the implementation of a reverse 911 system; having a system in place that would allow people to subscribe to a free message alert, whether it's by text or by recording to let them know that severe weather is in the area.

10. Planning Director's Report

Nabity stated that June would be a busy month. There are new flood maps that FEMA is sending out. These will have to be amended, adopted, and approved; they will go into effect once all this takes place September 26, 2008. Also next month look for the Agenda to be a long one with all the upcoming BID projects that need to be approved.

11. Next meeting is June 4, 2008

12. Adjourn

Chairman O'Neill adjourned the meeting at 7:15 p.m.

Leslie Ruge, Secretary

by Rose Woods



Wednesday, June 04, 2008 Regular Meeting

Item F1

Public Hearing - Good Samaritan

Insert a narrative here
Staff Contact:

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 13, 2008

SUBJECT:

Concerning amendments Subdivision Agreement for the Good Samaritan Village Subdivision an RD Residential Development Zone located at the west ends of Enterprise and Trust Streets and east of Indian Head Golf Course. (C-15-2008GI)

PROPOSAL:

The developers are requesting a change to the permitted development as agreed to in paragraph 9 Block 1 Lot 3 of the agreement as shown on the attached document. All areas with changes are highlighted. Additions are <u>Italicized and</u> <u>underlined</u> and deletions are in strike out.

OVERVIEW:

Good Samaritan Homes has changed their initial plan to build up to 28 units of senior apartments to 37 units of senior apartments in the initial phase of their project. They also intend at some point if this is approved to build additional units on the site as needed. The additional units will be built within the building envelope defined on the development plan as it was approved by the Grand Island City Council.

This change does not significantly impact scope, intent or integrity of the overall development. Approving this now allows them to plan appropriately for the site.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Subdivision Agreement and Development Plan as requested.

Chad Nabity AICP, Planning Director

9. **Design and Construction**. No building shall be constructed within the Subdivision except within the Building Envelope Areas as defined on the Development Plan (Exhibit "A"). The buildings to be constructed shall be designed so that the exterior of such building shall be architecturally and aesthetically compatible in material and color. The design and construction shall be in conformity with sound architectural and engineering standards. No portion of any building constructed (including architectural features) shall exceed a height of 35 feet above the center of the intersection of Enterprise Avenue and Good Samaritan Place.

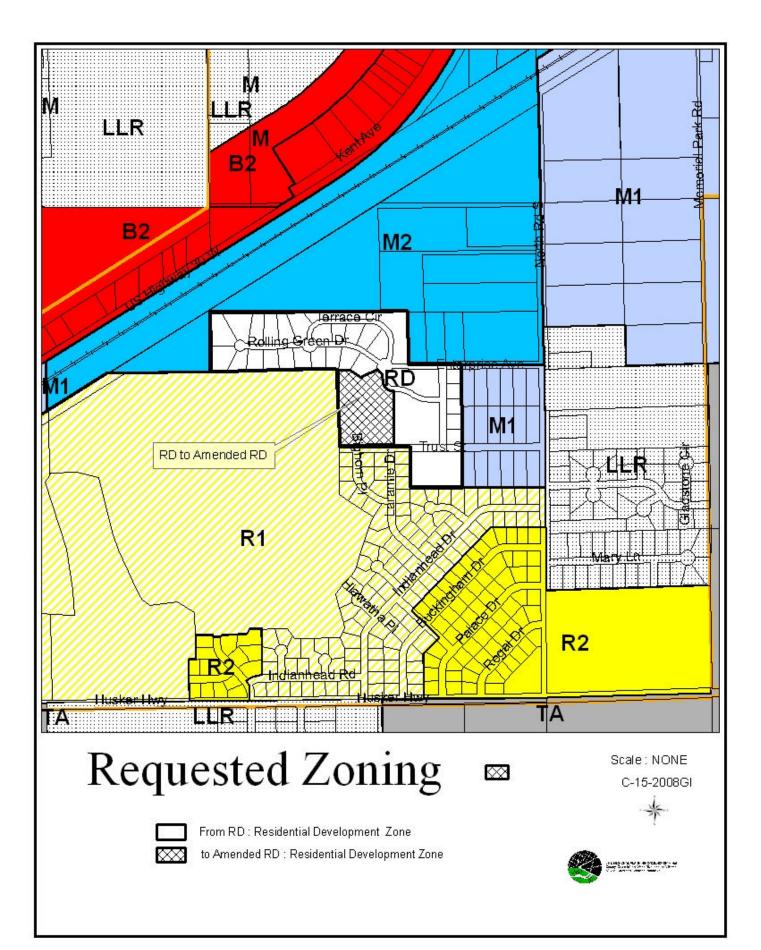
Buildings Permitted

Block 1 Lot 1 Up to a 2 Story Apartment Building with between 24 and 36 dwelling units.

Block 1 Lot 2 Four Buildings for Skilled Care and Assisted Living up to a maximum of 72 units and Commons Building. These buildings may be connected with an enclosed covered pedestrian walkway.

Block 1 Lot 3 Three Buildings up to 2 stories for Assisted Living and Senior Apartments; Two building with between 18 and 24 Units and One building with between 14 <u>37</u> and <u>28 <u>65</u>units. A Community Center Building may also be constructed on this lot. These buildings may be connected with an enclosed covered pedestrian walkway.</u>

Block 1 Lot 2 & 3, Buildings between lots 2 & 3 may be connected with an enclosed covered pedestrian walkway.





Wednesday, June 04, 2008 Regular Meeting

Item F2

Public Hearing - Grand Island Mall Fifteenth

Insert a narrative here

Staff Contact:

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 13, 2008

SUBJECT: Change of Zoning for property proposed for platting as Grand Island Mall Fifteenth Subdivision, located South of Capital Avenue, and West of Webb Road, from CD Commercial Development to Amended CD Commercial Development. (Hearing, Discussion, Action) (C-16-2008GI)

PROPOSAL: This proposed development would create and new lot along the east side of the development north of College Street extended and west of Webb road.

OVERVIEW: Site Analysis

Olic Analysis	
Current zoning designation:	CD-Commercial Development Zone no building envelope defined for this site.
Permitted and conditional uses:	Commercial office and retail uses
Comprehensive Plan Designation:	Commercial development
Existing land uses.	Vacant
Adjacent Properties Analysis	
Current zoning designations:	North, South, East and West, CD Commercial
	Development Zone
Permitted and conditional uses:	CD – Commercial office and retail uses.
Comprehensive Plan Designation:	North, South, East and West: Designated for
	commercial development and uses.
Existing land uses:	North: Burger King
5	East: Strip Commercial
	West: Shopko
	South: Strip Commercial

EVALUATION:

Positive Implications:

- Consistent with the City's Comprehensive Land Use Plan: The subject property is designated for commercial development.
- *Is infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island.
- Accessible to Existing Municipal Infrastructure: Water and sewer services are available to service the area. Water is available either in Webb Road from the public main or from the private main supplying the Grand Island Mall either source is acceptable to the city. Sewer is adjacent to the property.
- *Monetary Benefit to Applicant*: Would allow the applicant to develop and sell this property.

Negative Implications:

None foreseen

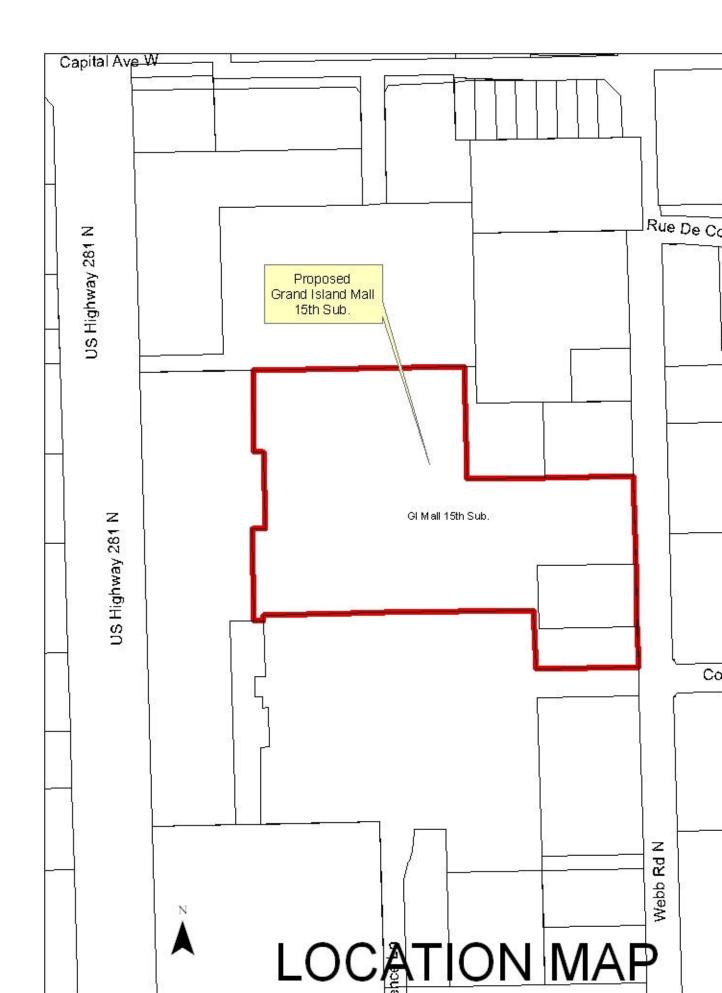
Other Considerations

Commercial development zones allow up to 30% of the property within the CD zone to be covered with buildings. This will not exceed the coverage limitations.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zoning district and final development plan as shown on the final plat for Grand Island Mall 15th Subdivision.

_____ Chad Nabity AICP, Planning Director







Wednesday, June 04, 2008 Regular Meeting

Item F3

Public Hearing - Adopt Flood Maps

Insert a narrative here
Staff Contact:

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 13, 2008

SUBJECT:

Concerning amendments to the Zoning Regulations for Hall County, the City of Grand Island and its 2 mile extra-territorial jurisdiction, the City of Wood River and its 1 mile extra-territorial jurisdiction, and the Villages of Alda, Cairo, and Doniphan and their 1 mile extra-territorial jurisdictions. Amendments to be considered pertain to the effective date of maps to be used for regulating the flood plain as determined by the Federal Emergency Management Agency (FEMA). (C-18-2008AII)

PROPOSAL:

The changes proposed here are necessary to insure that all of the communities in Hall County are properly managing the flood plain in their respective jurisdictions. The proposed changes are defined for each community and attached. All areas with changes are highlighted. Additions are *Italicized and underlined* and deletions are in strike out.

OVERVIEW:

Communities that have identified flood plain are required to adopt regulations for the management and protection of the flood plain within their jurisdiction by both the Federal Government and the State of Nebraska. If communities refuse to or fail to enforce flood plain regulations within their jurisdiction they are at risk of being declared in noncompliance with Federal and State mandates. Individuals and businesses in communities that do not comply with the Federal mandate to manage the flood plain lose of the ability to get flood insurance. Lenders are severely limited in the type of loans they can make in communities where flood insurance is not available. Hall County and its communities have been managing the flood plain for more than 30 years and currently in compliance with Federal and State mandates.

As part of a nationwide mapping project FEMA has updated all of the maps for Hall County. These maps will be available in digital format and usable on the local geographic information system (GIS) and Mapsifter for regulatory purposes when they become effective. The publication date of the new maps is September 26, 2008. The new maps do not make any dramatic changes to the flood plain in Hall County. Some new areas have been identified due to different data sets and newer techniques. It is not anticipated that these changes will have much affect on the residents of Hall County.

A copy of the new map is attached. Individual sheets are available at the Planning Department offices if you need further information.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Hall County Board, the Grand Island and Wood River City Councils and the Village Boards of Alda, Cairo and Doniphan **approve** the changes to the Zoning Regulations as presented to be effective on September 26, 2008.

_____ Chad Nabity AICP, Planning Director

Alda Zoning Ordinance

Section 8.02 General Provisions

8.02.01. Lands to which ordinance applies

This ordinance shall apply to all lands within the jurisdiction of the Village of Alda on the Flood Insurance Rate Map (FIRM) dated June 3, 1986 September 26, 2008, and any revisions thereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Section 8.04 of this ordinance. In all areas covered by this ordinance no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the City Council or its duly designated representative under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 8.05, 8.06, and 8.07.

Cairo Zoning Ordinance

Section 8.02 General Provisions

8.02.02. Lands to which ordinance applies

This ordinance shall apply to all lands within the jurisdiction of the Village of Cairo on the Flood Insurance Rate Map (FIRM) June 3, 1986. September 26, 2008, and any revisions thereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Section 8.04 of this ordinance. In all areas covered by this ordinance no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the City Council or its duly designated representative under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 8.05, 8.06, and 8.07

Doniphan Zoning Ordinance

Section 8.02 General Provisions

8.02.03. Lands to which ordinance applies

This ordinance shall apply to all lands within the jurisdiction of the Village of Doniphan on the Flood Insurance Rate Map (FIRM) dated June 3, 1986 September 26, 2008, and any revisions thereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Section 8.04 of this ordinance. In all areas covered by this ordinance no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the City Council or its duly designated representative under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 8.05, 8.06, and 8.07.

Wood River Zoning Ordinance

Section 8.02 General Provisions

8.02.04. Lands to which ordinance applies

This ordinance shall apply to all lands within the jurisdiction of the City of Wood River on the Flood Insurance Rate Map (FIRM) dated June 3, 1986 September 26, 2008, and any revisions thereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Section 8.04 of this ordinance. In all areas covered by this ordinance no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the City Council or its duly designated representative under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 8.05, 8.06, and 8.07.

Hall County Zoning Resolution

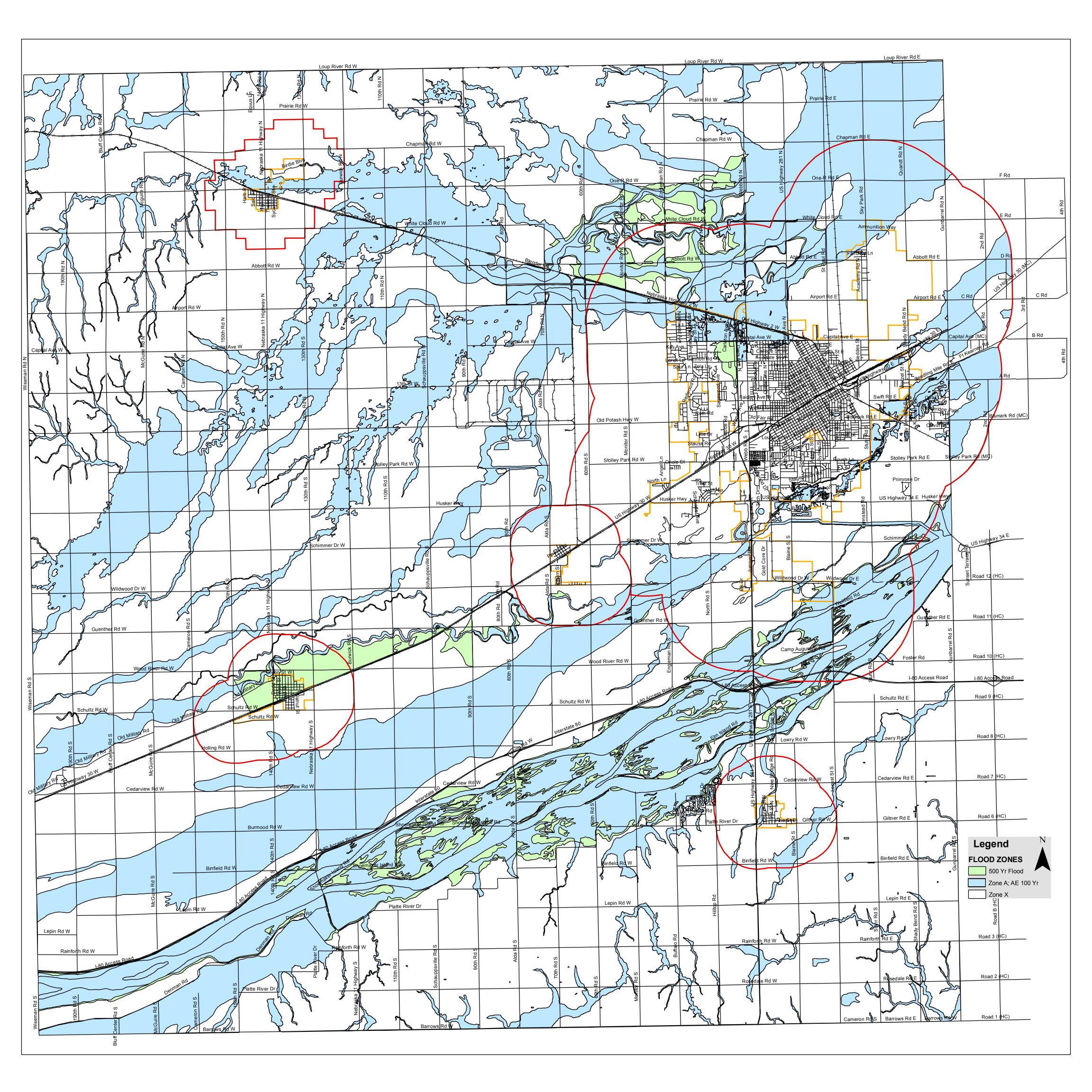
Section 8.02 General Provisions

- 8.02.05. Lands to Which Resolution Applies
 - This Resolution shall apply to all lands within the jurisdiction of Hall County identified on the Flood Insurance Rate Map (FIRM) dated September 29, 1986 September 26, 2008, and any revisions thereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in Section 8.04 of this Resolution. In all areas covered by this Resolution no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the Board of Supervisors or its duly designated representative under such safeguards and restrictions as the Board of Supervisors or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in Sections 8.05, 8.06, and 8.07.

Grand Island Zoning Ordinance

§36-118. General Provisions

(A) Lands to which Article applies. This Article shall apply to all lands within the jurisdiction of the City of Grand Island identified on the Flood Insurance Rate Map (FIRM) dated March 2, 1983. September 26, 2008, and any revisions thereto, as numbered and unnumbered A Zones (including AE, AO and AH Zones) and within the Zoning Districts FW and FF established in §36-120 of this chapter. In all areas covered by this Article, no development shall be permitted except upon the issuance of a floodplain permit to develop, granted by the City Council or its duly designated representative under such safeguards and restrictions as the City Council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and where specifically noted in §36-121, 36-122, and 36-123 herein.





Wednesday, June 04, 2008 Regular Meeting

Item F5

Council Referral - Business Improvement District

Insert a narrative here

Staff Contact:

Agenda Item #7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 20, 2003

SUBJECT: Creation of Business Improvement District 8 (C-20-2008GI)

PROPOSAL: To create a Business Improvement District for Downtown Grand Island as shown on the attached map. This BID 8 would replace the existing BID 5 that is set to expire later this year.

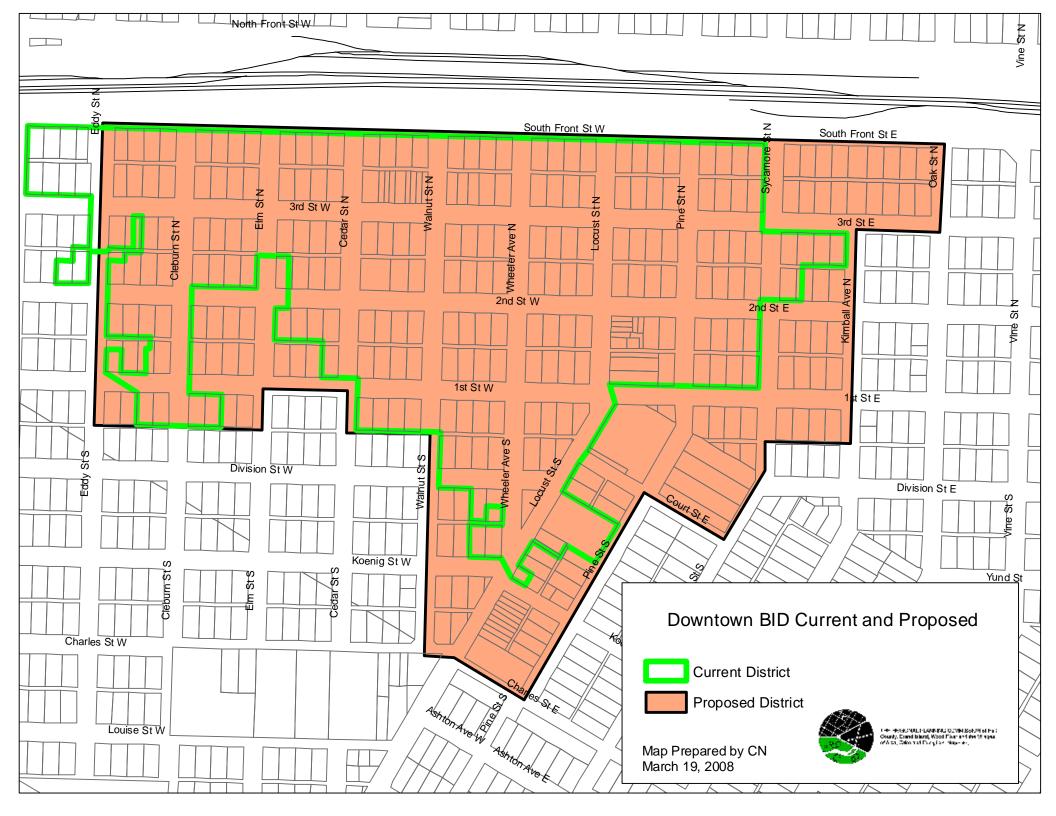
OVERVIEW:

The purpose of a Business Improvement District is to raise funds for projects that serve the interests of business owners in the district. Nebraska Statutes allow the creation of Business Improvement Districts that assess and tax business owners for services provided by the BID. These are voluntary organizations that require a majority of the property owners to agree before they can be created.

RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** the creation of Business Improvement District #8 in Grand Island.

_____ Chad Nabity AICP, Planning Director



Budget Proposal

Business Improvement District No. 8

Grand Island, Nebraska

Submitted to the Honorable Mayor and City Council of Grand Island

May 16, 2008

By

Business Improvement District No. 8 Board of Directors:

Bruce Eberle, Chair Matt Armstrong Craig Hand Mark Stelk Barbara Clinch Dee Johnson Tom Ziller Mark Tracy Kurt Haecker K.C. Hehnke

Proposed Budget and Purposes for Business Improvement District No. 8

The board members of Business Improvement District No. 8 have completed a thorough and disciplined process to identify their mission and prioritize the work to be accomplished over the next five years – the life of Business Improvement District No. 8 in downtown Grand Island.

While many resources will be employed in the achievement of our mission, including the talent and efforts of downtown stakeholders and collaborative projects with area businesses and other organizations, this proposal requests a total of \$90,000 in each of the next five years for a total of \$450,000 over the life of this Business Improvement District, to complete essential work in three broad categories:

Retention and Recruitment

Encouraging a vibrant and welcoming downtown requires the presence of businesses, active shoppers and visitors, downtown residents, offices and a welcoming atmosphere. Business Improvement District No. 8 will encourage these results in downtown Grand Island through the planning and implementation of Downtown promotions, continued Main Street commitments and downtown investments to attract the attention of people looking for vibrant and welcoming places to dine, shop, live, work and play.

Twenty-four percent of the proposed budget is designated for Retention and Recruitment, or \$106,250 over the next five years (see Table 1).

Downtown Beautification

Creating an atmosphere that is bright, beautiful and safe is essential to the attraction of people to downtown, regardless of whether they come to visit, live, dine, shop or simply enjoy the downtown. This category of work will include completion of projects in Kaufmann Cummings Park, enhanced foliage and flowers in the downtown, preparing and maintaining clean and safe pedestrian areas, streetscape investments, signage improvements and other items to help downtown Grand Island become a destination for local residents and visitors to this community.

Thirty percent of the proposed budget is designated for Downtown Beautification or a total of \$132,450 over the next five years (see Table 1).

Implementation and Maintenance

Finally, all the resources and talent vested in Business Improvement District No. 8 rely upon the successful completion of each project and careful maintenance of the downtown area to ensure the best possible results from the careful planning and investments of downtown stakeholders, including Business Improvement District No. 8. To accomplish many of the duties inherent in this proposal, we must secure the necessary human resources, using contracts with existing organizations, to implement the work and maintenance pursuant to the mission of Business Improvement District No. 8.

Forty-seven percent of the proposed budget is designated for Implementation and Maintenance, or a total of \$209,500 over the next five years (see Table 1).

Table 1.

1

Business Improvement District #8							
Five-Year Financial Plan							
	2008	2009	2010	2011	2012	Total	
BID #8 Revenue	90,000	90,000	90,000	90,000	90,000	450,000	100.00%
Retention and Recruitment Main Street Promotions, Investment Enhancements, Retention and Recruitment	20,750	21,500	20,000	21,500	22,500	106,250	24%
Downtown Beautification Kaufmann Cummings Park, Green Spaces, Foliage and Flowers, Pedestrian Areas, Streetscape, Signage and Attractions	26,750	27,000	28,500	26,500	25,500	134,250	30%
Implementation and Maintenance Support Staff, Labor Force, Volunteers and Strategic Planning	42,500	41,500	41,500	42,000	42,000	209,500	47%



Wednesday, June 04, 2008 Regular Meeting

Item M1

Final Plat - Grand Island Mall Fifteenth

Insert a narrative here Staff Contact: May 19, 2008

Dear Members of the Board:

RE: Rezone CD to Amended CD Zone RE: Final Plat – Grand Island Mall Fifteenth

For reasons of Section 19-923 Revised Statues of Nebraska, as amended, there is herewith submitted a final plat of Grand Island Mall Fifteenth Subdivision, located South of Capital and west of Webb Road, in Grand Island, Hall County, Nebraska.

Rezone request, Grand Island Mall Fifteenth Subdivision, changing Zone from CD to Amended CD Zone, in the city of Grand Island, Hall County, Nebraska. This will create an additional lot at the Grand Island Mall and allow another building along Webb Road.

This final plat proposes to create a tract of land, a rezone request of Grand Island Mall Fifteenth Subdivision, changing Zone from CD to Amended CD Zone a tract of land comprising all of Lot One (1) in the city of Grand Island.

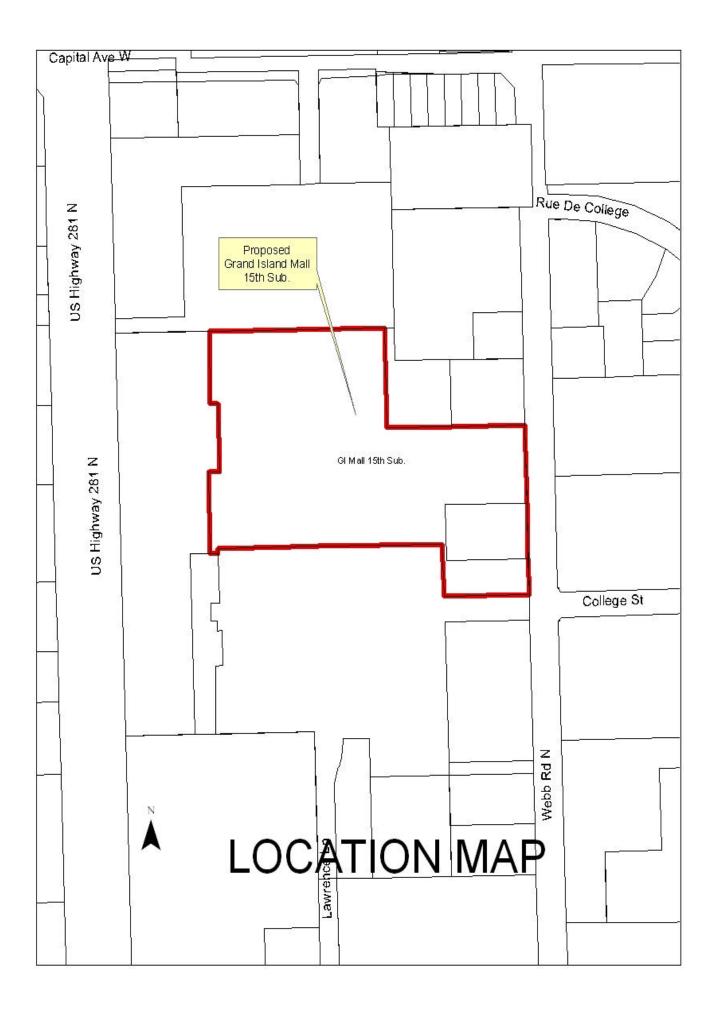
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 4, 2008 in the Council Chambers located in Grand Island's City Hall.

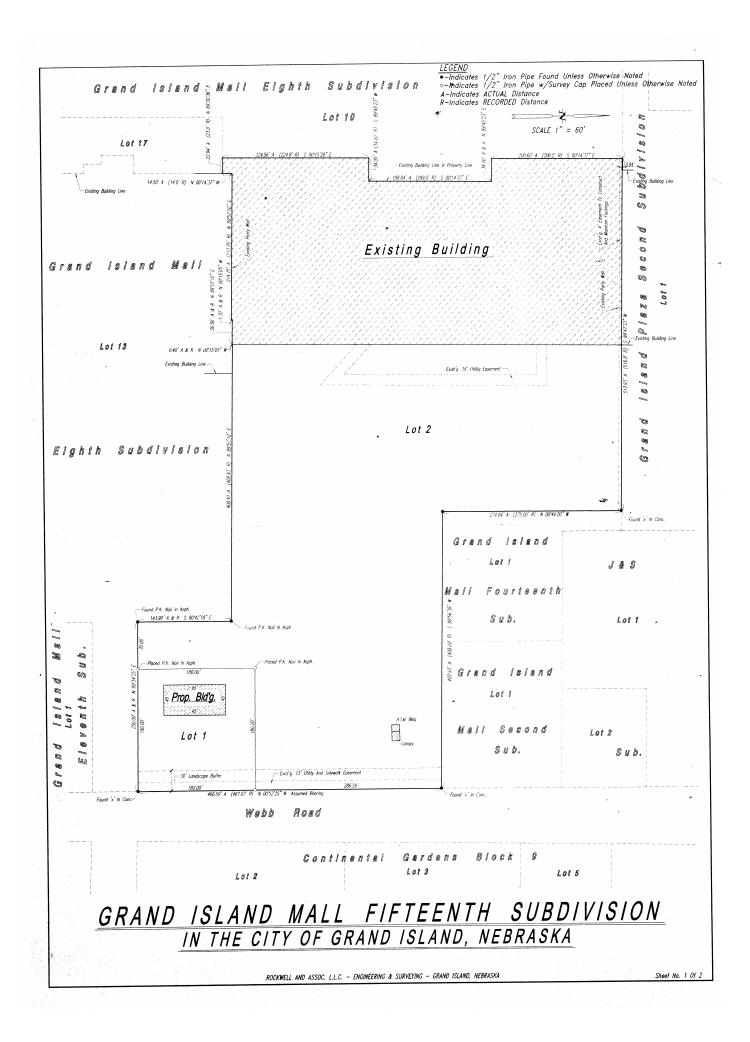
Sincerely,

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 Rockwell and Associates

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







Wednesday, June 04, 2008 Regular Meeting

Item M2

Final Plat - Nyce Subdivision

Insert a narrative here Staff Contact:

Dear Members of the Board:

RE: Final Plat – NYCE Subdivision

For reasons of Section 19-923 Revised Statues of Nebraska, as amended, there is herewith submitted a final plat of NYCE Subdivision, located South of Rainforth Rd., and North of Rosedale Rd., in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land, comprising a part of Lot One (1) in the Northwest Quarter (NW1/4) Section 27, Township 9, North Range 9, West of the 6^{th.} P.M., in Hall County, Nebraska.

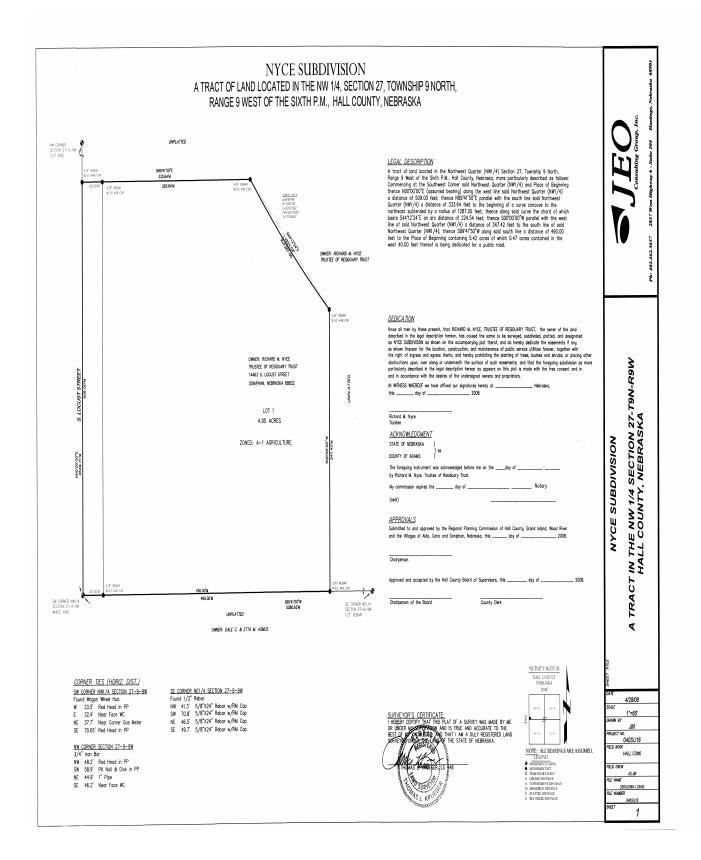
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 4, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP Planning Director

cc: County Clerk County Attorney County Public Works Director County Building Director Manager of Postal Operations JEO Consulting Group, Inc.







Wednesday, June 04, 2008 Regular Meeting

Item M3

Final Plat - TNT Boshart Subdivision

Insert a narrative here
Staff Contact:

Dear Members of the Board:

RE: Final Plat – TNT Boshart Subdivision

For reasons of Section 19-923 Revised Statues of Nebraska, as amended, there is herewith submitted a final plat of TNT Boshart Subdivision, located North of Abbott Rd., and South of White Cloud Rd., in Hall County, Nebraska.

This final plat proposes to create 1 lot on a tract of land, comprising a part of Lot One (1) in the West Half (W1/2) of the Northwest Quarter (NW1/4) Section Twenty Seven (27) Township Twelve (12) North, Range Twelve (12), West of the 6^{th.} P.M., in Hall County, Nebraska.

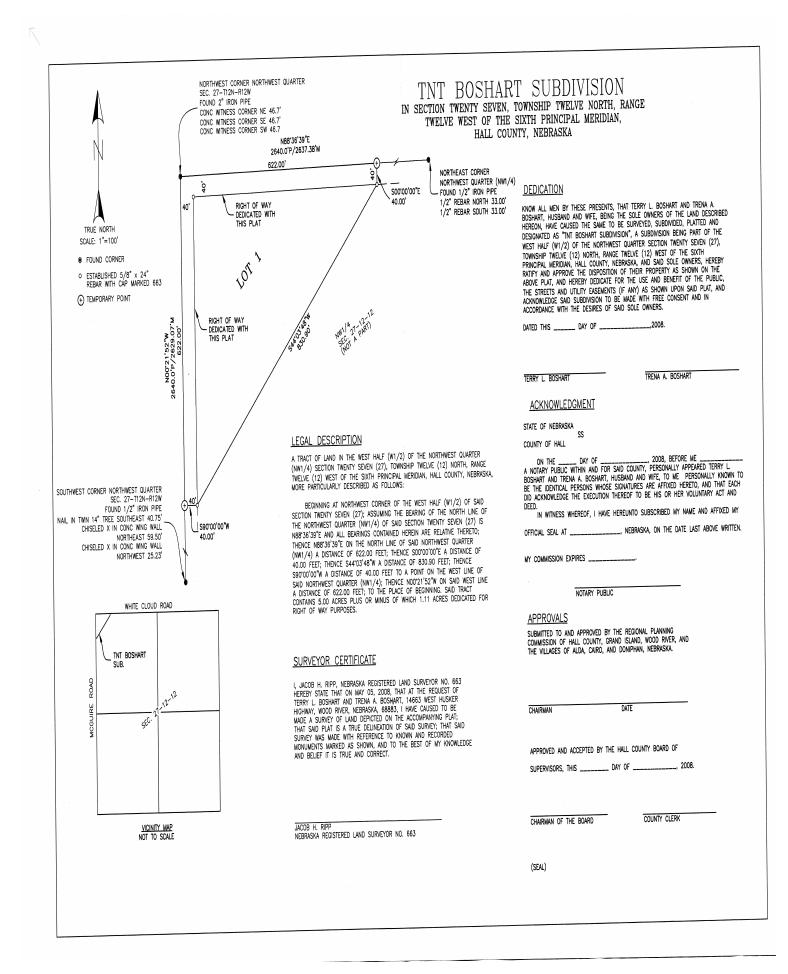
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 4, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP Planning Director

cc: County Clerk County Attorney County Public Works Director County Building Director Manager of Postal Operations Jacob H. Ripp







Wednesday, June 04, 2008 Regular Meeting

Item M4

Final Plat - La Luc Subdivision

Insert a narrative here Staff Contact:

Dear Members of the Board:

RE: Final Plat – La Luc Subdivision

For reasons of Section 19-923 Revised Statues of Nebraska, as amended, there is herewith submitted a final plat of La Luc Subdivision, located North of Capital Ave and South of BNSF Railroad Main line, in Grand Island, Hall County Nebraska.

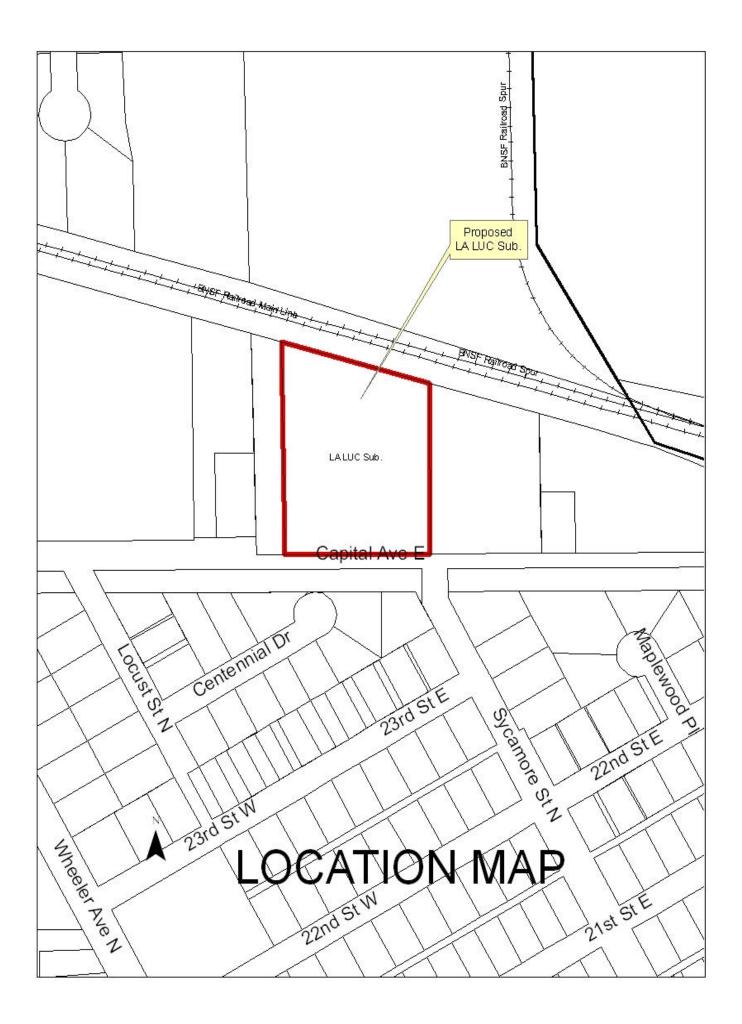
This final plat proposes to create 1 lot on a tract of land, comprising a part of Lot One (1) and all of Lot Two (2). A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Four (4), Township Eleven (11), North, Range Nine (9), West of the 6^{th.} P.M., in Grand Island, Hall County, Nebraska.

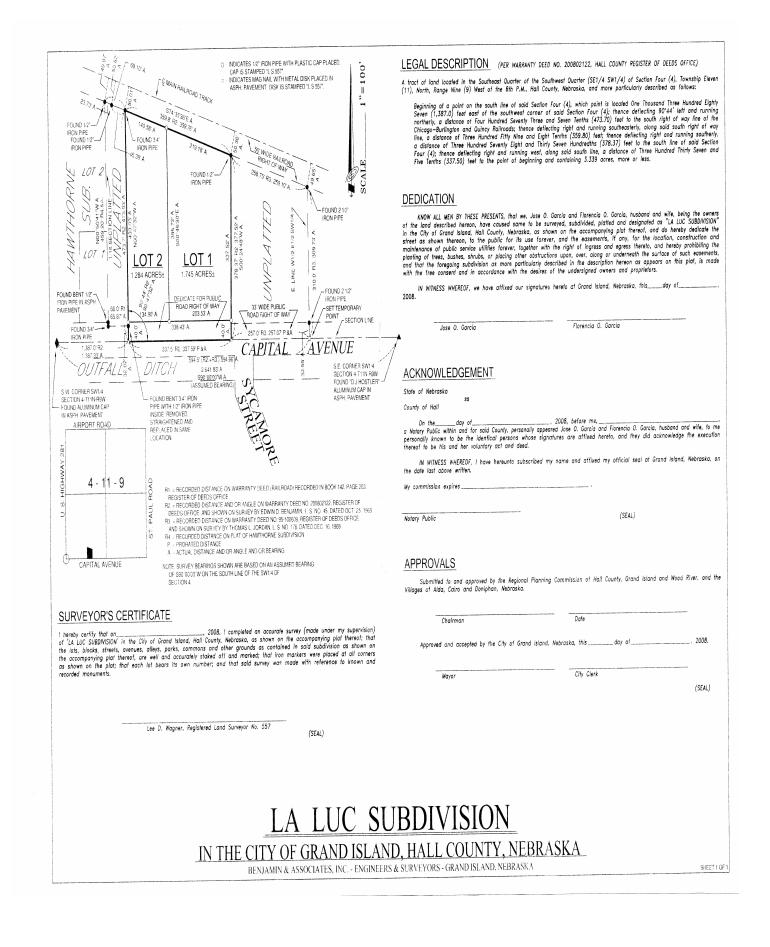
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 4, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP Planning Director

cc: County Clerk County Attorney County Public Works County Building Directory Manager of Postal Operations Benjamin & Associates, INC.







Wednesday, June 04, 2008 Regular Meeting

Item M5

Final Plat - R B Acres

Insert a narrative here
Staff Contact:

Dear Members of the Board:

RE: Final Plat – R B Acres Subdivision

For reasons of Section 19-923 Revised Statues of Nebraska, as amended, there is herewith submitted a final plat of R B Acres Subdivision, located South of Rosedale Rd., and North of Barrows Rd., in Hall County Nebraska.

This final plat proposes to create 1 lot on a tract of land, comprising a part of the Southwest Quarter (SW1/4) of Section Thirty Five (35), Township Nine (9) North, Range Ten (10) West of the 6^{th.} P.M., in Hall County, Nebraska.

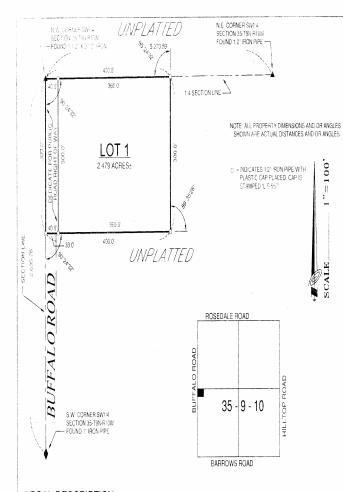
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on June 4, 2008 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP Planning Director

cc: County Clerk County Attorney County Public Works County Building Directory Manager of Postal Operations Benjamin & Associates, INC.





LEGAL DESCRIPTION

A tract of land comprising a part of the Southwest Quarter (SW1/4) of Section Thirty Five (35), Township Nine (9) North, Range Ten (10) West of the 6th P.M., Hall County, Nebrasko, and more porticularly described as follows:

Beginning at the northwest corner of said Southwest Quarter (SW1/4); thence running southerly, along and upon the west line of said Southwest Quarter (SW1/4), a distance of Three Hundred (300.0) feet; thence deflecting left 90°24'32" and running easterly, parallel with the north line of said Southwest Quarter (SW1/4), a distance of Four Hundred (400.0) feet; thence deflecting left 92'35'28" and running northerly, parallel with the west line of said Southwest Quarter (SW1/4); a distance of Three Hundred (300.0) feet to a point on the north line of said Southwest Quarter (SW1/4); thence deflecting left 90'24'32" and running westerly, clong and upon the north line of said Southwest Quarter (SW1/4), a distance of Four Hundred (400.0) feet to the point of beginning and containing 2.755 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on_______, 2008, I completed an accurate survey (made under my supervision) of "R B ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereat; that the last, backs, streets, arenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereat, are well and accurately staked alf and marked; that iron markers were placed at all corners as shown on the plat; that each to bears its own number; and that said survey was made with reference to known and recorded monuments.

Lee D. Wagner, Registered Land Surveyor No. 557

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Roger Hotlen and Koren Hotlen, husband and eta teng the owners on the land described hereon, have caused same to be surveyed, subdivided, platted and designaled as "R 8 ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street as shown thereon, to the public for their use forever, and the easements. If any, for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes, skrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desite of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures here's at Grand Island, Nebraska, this_____day of______, 2008.

Roger Hohlen

Karen Hohlen

ACKNOWLEDGEMENT

SS

State of Nebraska

County of Hall

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires______.

Notary Public

(SEAL)

APPROVALS

Chairman

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

Approved and accepted by the Hall County Board of Supervisors, this_____day of_____, 2008.

Date

County Clerk

Chairman of the Board

(SEAL)

SHEET 1 OF 1



(SEAL)

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA