



Hall County Regional Planning Commission

Wednesday, January 4, 2017
Regular Meeting Packet

Commission Members:

Terry Connick	Hall County	
John Hoggatt	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Dean Sears	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Edwin Maslonka

Administrative Assistant:
Tracy Gartner

6:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, 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.



Hall County Regional Planning Commission

Wednesday, January 4, 2017
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA AND NOTICE OF MEETING
Wednesday, January 4, 2017
6:00 p.m.
City Hall Council Chambers — Grand Island

1. Call to Order.

This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of December 7, 2016.

3. Request Time to Speak.

4. Public Hearing – Concerning a Blight and Substandard Study for 285.26 acres at the former Cornhusker Army Ammunition Plant, located in Section 18, Township 11 North, Range 10 West of the 6th PM, at the northwest corner of 70th and Old Potash Highway. (C-02-2017GI)

5. Public Hearing – Redevelopment Plan – Concerning an Amendment to the redevelopment plan for CRA, Area 6. This is a Site Specific Redevelopment Plan for a property located at 204 N. Carey, or Lot One (1), in Block Twenty-Nine (29), in Packer & Barr's Second Addition to the City of Grand Island, Hall County, Nebraska. (C-04-2017GI)

6. Public Hearing – Adoption of the Grand Island Zoning Map – Public hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. This map will serve to give notice to all parties that the zoning districts, Grand Island City limits, and 2-mile extraterritorial zoning jurisdiction are as shown on the zoning map. A copy of the proposed changes is available at the Hall County Regional Planning Department office (C-05-2017GI)

7. Final Plat – Brewer Subdivision – located west of Elm Street and north of W. 6th Street in the City of Grand Island, Hall County, Nebraska (2 lots and 0.2 acres)

8. Final Plat – Lake Heritage 4th Subdivision – located south of Highway 34 and east of Blaine Street in the City of Grand Island, Hall County, Nebraska (2 lots and 9.54 acres)

9. Creation of County Zoning Study Committee (C-06-2017HC)

10. Director's Report.

11. Next Meeting February 1, 2017.

12. Adjourn.

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
January 4, 2016**

- 4. Public Hearing – Blight and Substandard Study** – commissioned by O'Neill Wood Resources for 285.26 acres at the former Cornhusker Army Ammunition Plant located at the northwest corner of 70th and Old Potash Highway. Approval of redevelopment plans for the purposes of using tax increment financing to improve formerly used defense sites were authorized by the Nebraska legislature in 2013. The area must be declared blighted and substandard prior to the development of such plans. It is expected that if this study is approved that a redevelopment project will be brought forward for consideration. A motion to approve Resolution No. 2017-01. (C-02-2017GI) (Hearing, Discussion, Action)
- 5. Public Hearing – Redevelopment Plan** – Concerning an Amendment to the redevelopment plan for CRA, Area 6. This is a Site Specific Redevelopment Plan for a property located at 204 N. Carey, or Lot One (1), in Block Twenty-Nine (29), in Packer and Barr's Second Addition to the City of Grand Island, Hall County, Nebraska. Think Smart Development LLC is proposing to build a four-unit apartment building at this site. A motion to approve Resolution No. 2017-02. (C-04-2017GI) (Hearing, Discussion and Action)
- 6. Public Hearing – Adoption of the Grand Island Zoning Map** – Public hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. This map will serve to give notice to all parties that the zoning districts, Grand Island City limits, and 2-mile extraterritorial zoning jurisdiction are as shown on the zoning map. This map incorporates all zoning changes and annexations since March 31, 2015. This map also includes changes to the map that harmonize the comprehensive plan and the zoning map. There are 26 proposed changes to the map. These changes are detailed in the attached memo and attachments. (C-05-2017GI) (Hearing, Discussion and Action)
- 7. Final Plat – Brewer Subdivision** – located west of Elm Street and north of W. 6th Street in the City of Grand Island, Hall County, Nebraska. This is a subdivision of a single lot with 2 houses. The utilities for both houses are separate. Approval of this subdivision will require Council to waive the minimum lot size requirement. (2 lots and 0.2 acres) (Discussion and Action)
- 8. Final Plat – Lake Heritage 4th Subdivision** – located south of Highway 34 and east of Blaine Street in the City of Grand Island, Hall County,

Nebraska (2 lots and 9.54 acres). The proposed subdivision divides the lake outlot into two pieces for separate ownership. No further development of this property is allowed without extension of city water to serve such development. (Discussion and Action)

- 9. Creation of County Zoning Study Committee** – The Hall County Board of Supervisors voted December 13, 2016 to direct the Regional Planning Commission to establish a zoning review committee to study the county's existing zoning regulations and make recommendations as to any changes. The Planning Commission needs to create the committee and is directed to include other members as necessary and make recommendations for any proposed changes to staff for review by the entire planning commission and eventual action by the county board. (C-06-2017HC) (Discussion and Action)



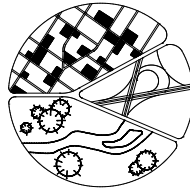
Hall County Regional Planning Commission

Wednesday, January 4, 2017
Regular Meeting

Item E1

Minutes

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
December 7, 2016

The meeting of the Regional Planning Commission was held Wednesday, December 7, 2016, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on November 26, 2016.

Present: Dean Sears	Pat O'Neill
Les Ruge	Carla Maurer
Greg Robb	Jaye Monter
Jerry Huismann	Leonard Rainforth

Absent: John Hoggatt, Terry Connick, Derek Apfel, Dean Kjar

Other: Councilman Mitch Nickerson, City Administrator Marlan Ferguson,
Public Works Director John Collins.

Staff: Chad Nabity, Tracy Overstreet Gartner

Press: Jeff Bahr from the Grand Island Independent.

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill 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 are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of November 2, 2016 meeting.

A motion was made by Rainforth and seconded by Sears to approve the Minutes of the November 2, 2016 meeting as presented.

The motion carried with 6 members in favor (O'Neill, Ruge, Robb, Rainforth, Huismann and Sears), 2 members abstaining (Maurer and Monter) and no members voting no.

3. Request Time to Speak.

None.

4. Public Hearing – Concerning adoption of the Grand Island 1 and 6 Year Street Improvement Plan.

Grand Island Public Works Director John Collins presented Grand Island's 1 and 6 Year Street Improvement Plan, including ADA sidewalk ramps along 4th and 5th Streets, rehabilitation redesign for concrete deterioration in the Sycamore Street underpass that may lead to its eventual closure, the widening of Adams Street with the relocation of a traffic signal on Stolley Park Road to accommodate Barr Middle School and the new Starr Elementary School, planned improvements along Stolley Park Road, upgrades to Highway 281, signal upgrades at the Five Points intersection, a new road at Sterling Estates to access a new city park there and the expansion of the Moores Creek Drainway to coincide with Highway 30 west improvements.

Collins said the \$4.7 million of planned improvements is among the least amount of funding the city has had for street improvements during his tenure, but they fit within the city's current financial constraints. O'Neill asked how much more could have been done had a proposed half-cent sales tax for infrastructure passed in the November general election. Collin's said about \$5.5 million a year could have been raised with that tax.

A motion was made by Ruge and seconded by Huismann to approve Grand Island's 1 and 6 Year Street Improvement Plan.

The motion carried with 8 members voting in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Huismann and Sears) and no members voting no or abstaining.

5. Final Plat – A and E Third Subdivision – Located south of Nebraska Highway 2 and west of 70th Road, Hall County, Nebraska (1 Lot and 10.3751 acres).

A motion was made by Robb and seconded by Monter to approve the final plat for A and E Third Subdivision. The motion carried with 8 voting in favor (O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Huismann and Sears) and no members voting no or abstaining.

- 7. TIF Game Presentation** – Nabity presented a hypothetical example of a tax-increment financing project for Santa's Warehouse. Santa selected Grand Island to build a \$500,000 centralized distribution warehouse on land that was already blighted and substandard. If Santa presents a TIF application Jan. 11, the application will be considered by the Community Redevelopment Authority Feb. 8, will be referred to the Regional Planning Commission for a recommendation at its March 1 meeting, will go to the March 8 CRA meeting for an update and then to the March 21 Grand Island City Council meeting for a final decision. If approved by the council, the CRA would finalize the TIF contract at its April 12 meeting. For a new \$500,000 warehouse on an existing \$100,000 piece of ground, Nabity said Santa could receive TIF on eligible expenses, such as \$50,000 on land purchase, \$50,000 of water line extension and \$50,000 of sewer extension. In that scenario, Santa would be given a \$150,000 bond – a piece of paper that he could take to a private bank or investor to be funded. After summer construction, Santa would receive his 2017 tax notice and pay taxes on the \$100,000 of undeveloped land. Nabity said the \$2,174 in taxes would be distributed to the following: \$3 to the Hall County Ag Society, \$13 to ESU No. 10, \$35 to the Airport, \$36 to the Central Platte NRD, \$95 to CCC, \$346 to the city, \$391 to Hall County and \$1,255 to Grand Island Public Schools. In 2018, post improvements, the Hall County Assessor and Treasurer would be notified to split the taxes. That means that in 2018, Santa would continue to pay the \$2,174 in property taxes to the same political subdivisions, and would pay an additional \$10,866 in taxes that the County Treasurer would turn over to the CRA for payment of the TIF bond. That split in taxes could occur for 15 years or until the \$150,000 bond is paid off, whichever comes first. After the bond is either expired or paid in full, the Treasurer is notified to stop splitting the taxes and the political subdivisions then receive all the property taxes on Santa's warehouse. Assuming no increase in property valuation over that time frame, that would mean \$17 for the Hall County Ag Society, \$77 for the ESU, \$207 for the Airport, \$215 for the Central Platte NRD, \$571 for CCC, \$2,077 for the city, \$2,344 for Hall County and \$7,532 for Grand Island Public Schools. Nabity explained that Santa is subject to paying income tax on the TIF, as well as paying any sales tax and personal property taxes on purchases and business equipment. He said there are at least five public meetings on TIF before a contract is approved, and double that number if a blighted and substandard study is required first.

9. Directors Report –None.

10. Next Meeting January 11, 2017.

11. Adjourn

O'Neill adjourned the meeting at 6:57 p.m.

Leslie Ruge, Secretary
By Tracy Overstreet Gartner



Hall County Regional Planning Commission

**Wednesday, January 4, 2017
Regular Meeting**

Item F1

Public Hearing-O'Neill Blight Study

Staff Contact: Chad Nabity

Agenda Item 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 27, 2016

SUBJECT: *Blight Study for Properties Located at the Cornhusker Army Ammunition Plant (O'Neill/EDC Property) Proposed as CRA Area 20 C-02-2017GI*

PROPOSAL: Attached is a copy of a Substandard and Blight Study as prepared by Marvin Planning Consultants entitled "Grand Island NE, Blighted and Substandard Study Area 20". This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area 20. The study as prepared and submitted indicates that this property could be considered substandard and blighted. This property is located at the Cornhusker Army Ammunition Plant (CHAAP). Based on changes to the community redevelopment law in 2013, this property can be declared blighted and substandard and redevelopment projects can be considered by cities of the First Class. Grand Island is a city of the First Class. The study as presented shows that this property meets the criteria to be declared blighted and substandard of its own accord. If the Planning Commission does not make a recommendation within 30 days, Council can proceed with a decision on the declaration without recommendation from Planning Commission.

OVERVIEW

Formerly used defense site were not specifically declared blighted and substandard at the time the Nebraska Unicameral passed LB 66 and when it was signed by the Governor. Redevelopment Plans and projects were authorized, but the process to declare an area Blighted and Substandard remains unchanged.

The Statutory authority and direction to the Planning Commission is referenced below to explain the Planning Commission purpose in reviewing the study:

Section 18-2109

Redevelopment plan; preparation; requirements.

An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after a public hearing with notice provided as specified in section 18-2115, declared such area to be a substandard and blighted area in need of redevelopment. The governing body of the city shall submit the question of whether an area is substandard and blighted to the planning commission or board of the city for its review and recommendation prior to making its declaration. The planning commission or board shall submit its written recommendations within thirty days after receipt of the request. Upon receipt of the recommendations or after thirty days if no recommendation is received, the governing body may make its declaration.

~Reissue Revised Statutes of Nebraska

The attached study does not include a redevelopment plan. If this study is approved subsequent action will be necessary by both the Planning Commission and the City Council prior to any action involving Tax Increment Financing or the expenditure of tax dollars from the CRA budget within this area.

It is appropriate for the Planning Commission, in conducting its review and considering its recommendation regarding the substandard and blighted designation, to:

1. Review the study,
2. Take testimony from interested parties,
3. Make findings of fact, and
4. Include those findings of fact as part of its recommendation to Council.

Blighted and Substandard Defined

The terms blighted and substandard have very specific meanings within the context of the Community Redevelopment Statutes. Those terms as defined by Statute are included below:

Section 18-2103

Terms, defined.

For purposes of the Community Development Law, unless the context otherwise requires:

*(10) **Substandard areas** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;*

*(11) **Blighted area** shall mean an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and*

subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;

~Reissue Revised Statutes of Nebraska

ANALYSIS-Blight and Substandard Study

The following findings are copied directly from the Study. The analysis of the substandard and blighted factors is conducted on pages 5 to 17 of the study.

FINDINGS FOR GRAND ISLAND

Study Area 20 has several items contributing to the Blight and Substandard Conditions outside of the fact that it is a formerly used defense site. These conditions include:

Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

- **Qualifies under the Former Defense Site statute**
 - The real property located outside the corporate limits of the city is a formerly used defense site;
 - The formerly used defense site is located within the same county as the city approving such redevelopment project;
 - Formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.
- **Average age of structures is over 40 years of age**
 - Within the Study Area 100.0% of the structures meet the criteria of 40 years of age or older.
- **Substantial number of deteriorating structures**
 - Within the study are 90.0% of the structures were deemed to be in a deteriorated state or worse. While the other 10% are considered to be in an average condition.
- **Deterioration of site or other improvements**
 - Drainage of existing site is difficult based upon the existing topography.
 - County Road conditions.
 - Stormwater management.
 - Internal Infrastructure.
 - Old Cornhusker Army Ammunition Plant infrastructure and Contamination.
- **Insanitary or Unsafe Conditions**
 - Drainage of existing site is difficult based upon the existing topography.
 - Stormwater management.
 - Internal Infrastructure.

- Old Cornhusker Army Ammunition Plant infrastructure and Contamination.
- **Dangerous conditions to life or property due to fire or other causes**
 - Old Cornhusker Army Ammunition Plant Contamination.
- **Combination of factors which are impairing and/or arresting sound growth**
 - Old Cornhusker Army Ammunition Plant infrastructure and Contamination.
- **Stable or decreasing population based on the last two decennial censuses**
 - The population of the Study Area has remained stable over the past two decennial censuses.
- **Diversity of Ownership**
 - There are currently three different owners listed for the property within the Study Area.

The other criteria for Blight were not present in the area, these included:

- Faulty Lot Layout
- Improper Subdivision or Obsolete Platting
- Defective/Inadequate street layouts
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Summary

Nebraska State Statute requires that “...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, **age** or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

This Study Area in Grand Island meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #20

Blight Study Area #20 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Former Defense Site**
- **Average age of structures is over 40 years of age**
- **Substantial number of deteriorated or deteriorating structures**
- **Deterioration of site or other improvements**
- **Insanitary and Unsafe Conditions**
- **Dangerous conditions to life or property due to fire or other causes**
- **Combination of factors which are impairing and/or arresting sound growth**

- Stable or decreasing population based on the last two decennial censuses
- Diversity of Ownership

Substandard Conditions

- Former Defense Site
- Average age of the structures in the area is at least forty years

Based on the study these areas meet the thresholds to qualify as blighted and substandard.

Tax increment financing would potentially be available for redevelopment projects on any of the property included in the study.

RECOMMENDATION:

Blight and Substandard Designation

Planning Commission staff is recommending consideration of the following questions as a starting point in the analysis of this Study and in making a recommendation on the question of whether the property in question is blighted and substandard.

Recommend Questions for Planning Commission

- Does this property meet the statutory requirements to be considered blighted and substandard? (See the prior statutory references.)
- Are the blighted and substandard factors distributed throughout the Redevelopment Area, so basically good areas are not arbitrarily found to be substandard and blighted simply because of proximity to areas which are substandard and blighted? Is development of adjacent property necessary to eliminate blighted and substandard conditions in the area?
- Is public intervention appropriate and/or necessary for the redevelopment of the area?
- Will a blight declaration increase the likelihood of development/redevelopment in the near future and is that in the best interest of the City?
- What is the policy of the City toward increasing development and redevelopment in this area of the City?

Findings of fact must be based on the study and testimony presented including all written material and staff reports. The recommendation must be based on the declaration, not based on any proposed uses of the site. All of the testimony, a copy of the study and this memo along with any other information presented at the hearing should be entered into the record of the hearing.

If the Regional Planning Commission concludes that the area in question meets the definition of blighted and substandard and supports such conclusion with findings of fact they should move to recommend **approval** of the declaration as blighted and substandard based on the facts presented and identified at this meeting.

If the Regional Planning Commission concludes that the area in question does not meet the definition of blighted and substandard and supports such conclusions with findings of fact, they

should move to recommend **denial** of the declaration as blighted and substandard based on the facts identified.

_____ Chad Nabity AICP, Planning Director

PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of Grand Island. This study has been commissioned by the O'Neill Wood Resources in order to analyze the possibility of declaring the area as blighted and substandard.

The City of Grand Island, when considering conditions of Blight and Substandard, will be looking at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of Sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements".

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program. The statute reads,

"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."

Blight and Substandard are defined as the following:

"Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;"

"Blighted area means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the

sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event, shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a shall not designate an area larger than one hundred percent of the as blighted;"

Furthermore, Chapter 18, Section 2123.01 of the Revised Nebraska State Statutes:

Redevelopment project with property outside corporate limits; formerly used defense site; agreement with county authorized.

- (1) Notwithstanding any other provisions of the Community Development Law to the contrary, a city may undertake a redevelopment project that includes real property located outside the corporate limits of such city if the following requirements have been met:
 - (a) The real property located outside the corporate limits of the city is a formerly used defense site;
 - (b) The formerly used defense site is located within the same county as the city approving such redevelopment project;
 - (c) The formerly used defense site is located within a sanitary and improvement district;
 - (d) The governing body of the city approving such redevelopment project passes an ordinance stating such city's intent to annex the formerly used defense site in the future; and
 - (e) The redevelopment project has been consented to by any city exercising extraterritorial jurisdiction over the formerly used defense site.
- (2) For purposes of this section, formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.
- (3) The inclusion of a formerly used defense site in any redevelopment project under this section shall not result in:
 - (a) Any change in the service area of any electric utility or natural gas utility unless such change has been agreed to by the electric utility or natural gas utility serving the formerly used defense site at the time of approval of such redevelopment project; or
 - (b) Any change in the service area of any communications company as defined in section [77-2734.04](#) unless (i) such change has been agreed to by the communications company serving the formerly used defense site at the time of approval of such redevelopment project or (ii) such change occurs pursuant to sections [86-135](#) to [86-138](#).
- (4) A city approving a redevelopment project under this section and the county in which the formerly used defense site is located may enter into an agreement pursuant to the Interlocal Cooperation Act in which the county agrees to reimburse such city for any services the city provides to the formerly used defense site after approval of the redevelopment project.

This Blight and Substandard Study is intended to give the Grand Island Community Redevelopment Authority, Hall County Regional Planning Commission and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction and as allowed under Chapter 18, Section 2123.01. Through this process, the City and property owners will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

The study area can be seen in Figure 1 of this report. A Redevelopment Plan to be submitted in the future will contain, in accordance with the law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present which qualify the area as blighted and substandard.

BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY

This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in this area includes several industrial uses, commercial uses and a limited number of residential uses within the corporate limits of Grand Island.

Through the redevelopment process the City of Grand Island can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of Grand Island is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of Grand Island can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

The following is the description of the designated area within Grand Island.

Study Area

Figure 1

Study Area Map



Source: Marvin Planning Consultants 2016

The Study consists of area described as follows: The Point of Beginning is the intersection of West Old Potash Road and North 70th Road (Alda Road); thence, northeasterly along the centerline of North 70th Road to the intersection with the centerline of West 13th Street (County Road 33); thence

westerly along the centerline of West 13th Street (County Road 33) to the extended west property line of a parcel described as Center Township PT E 1/2N of RR 18-11-10 231.28 AC; thence southerly along said west property line to the intersection with the centerline of West Old Potash Road; thence easterly to the POB. Total acres are 285.26 acres.

EXISTING LAND USES

The term "Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts either benefitting or detracting from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the City faces during the course of the planning period. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

Existing Land Use Analysis within Study Area

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Hall County Assessors website. This survey noted the use of each parcel of land within the study area. These data from the survey are analyzed in the following paragraphs.

TABLE 1: EXISTING LAND USE, GRAND ISLAND – 2016

Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	0.00	0.0%	0.0%
Single-family	0	0.0%	0.0%
Multi-family	0.00	0.0%	0.0%
Manufactured Housing	0	0.0%	0.0%
Commercial	27.53	100.0%	9.7%
Quasi-Public/Public	0	0.0%	0.0%
Parks/Recreation	0	0.0%	0.0%
Transportation	0.00	0.0%	0.0%
Total Developed Land	27.53	100.0%	
Vacant/Agriculture	257.53		90.3%
Total Area	285.26		100.0%

Source: 2016 Grand Island Blight Study Area 20, Marvin Planning Consultants

Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area. As discussed previously, the Study Area is considered to be commercial based upon the assessor's classification (9.7%) and land considered vacant accounts for 90.3% of the total area.

Figure 2
Existing Land Use Map



Source: Marvin Planning Consultants, 2016

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

This section of the study examines the conditions found in the study area. The Findings Section will review the conditions based upon the statutory definitions.

FORMER DEFENSE SITE

Based upon Section 18-2103 of the Revised Nebraska State Statutes, this study area meets the criteria necessary to be deemed Blighted and Substandard. Additionally, the study area meets the criteria identified in §18-2123.01:

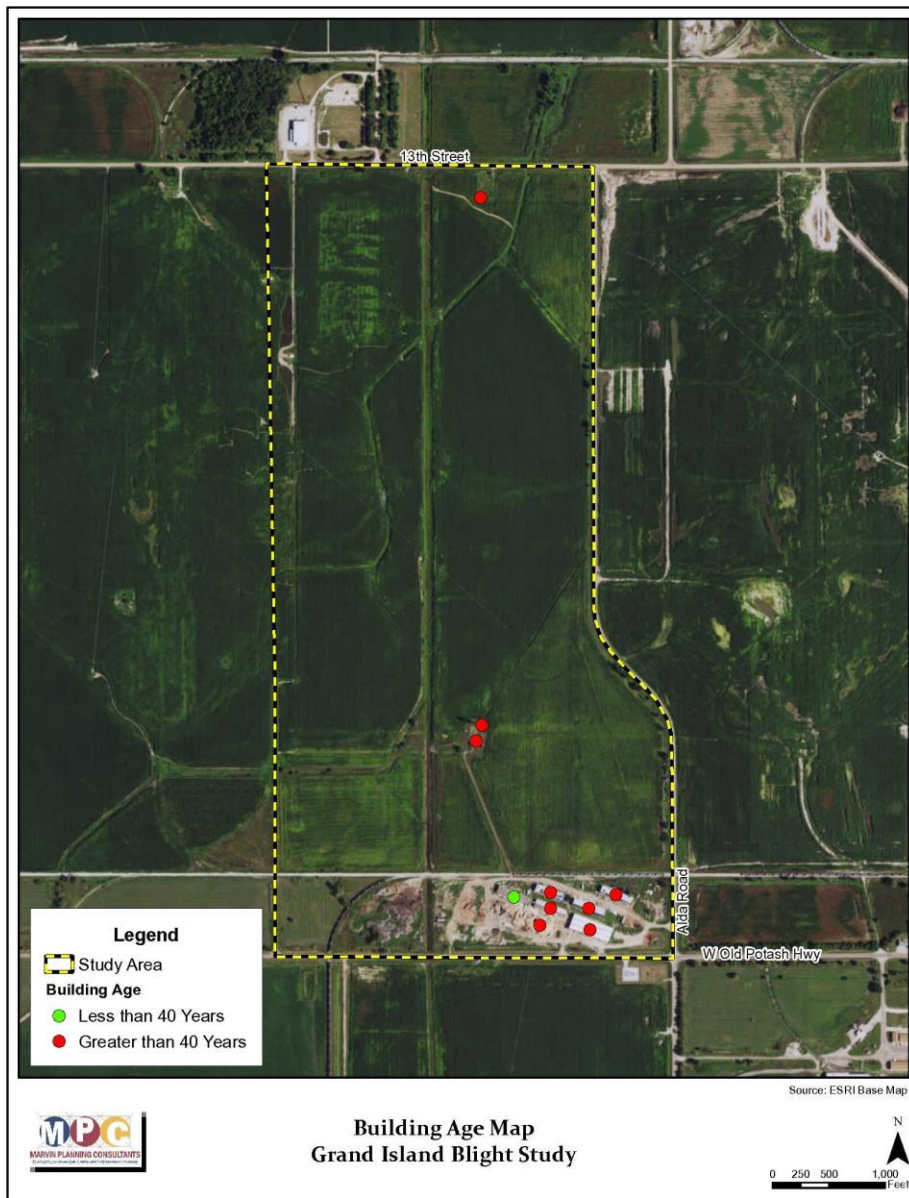
1. The real property located outside the corporate limits of the city is a formerly used defense site;

2. The formerly used defense site is located within the same county as the city approving such redevelopment project;
3. Formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.

OTHER CONTRIBUTING FACTORS

There were a number of conditions examined and evaluated in the field and online. There are a number of conditions that will be reviewed in detail, on the following pages, while some of the statutory conditions are not present.

Figure 3
Unit Age Map



Source: Marvin Planning Consultants, 2016

Age of Commercial Units

Age of commercial units can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of commercial units 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the

structural age of the commercial units within the Study Area. Note the age of commercial units was determined from the Appraisal data within the Hall County Assessor's website data.

Within the study area there is a total of 10 commercial units. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 9 (90.0%) commercial units were determined to be 40 years of age or older
- 1 (10.0%) commercial units were determined to be less than 40 years of age

The age of commercial units would be a direct contributing factor.

Structural Conditions

Structural conditions were evaluated, structures were either rated as: Very Good, Good, Fair, Average, or badly worn. The data and rating system comes from the Hall County Assessor's database and is the same database used to value properties in the area.

Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

- 0 (0.0%) structures rated as very good
- 0 (0.0%) structures rated as good
- 0 (0.0%) structure rated as fair
- 1 (10.0%) structures rated as average
- 9 (90.0%) structure rated as badly worn



Based upon these data, an assumption has been made that average condition and less would constitute less than desirable conditions due to age and conditions. It is common for older structures to get more maintenance and upkeep in order to maintain a good or higher condition. Even an average structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 100.0% of the structures in this study area are average condition or worse.

Due to the stated conditions found in the Hall County Assessor's data, the condition of the structure is a contributing factor.

Deterioration of Site or Other Improvements

Drainage Conditions

Grand Island has a long history of drainage issues due to the extreme flatness of the area, as well as the high-water table. Topography and soils can have a major impact on how a given portion of the city drains. The area designated in this Study Area is nearly flat or has an extremely small slope.

Figure 4
Structural Conditions



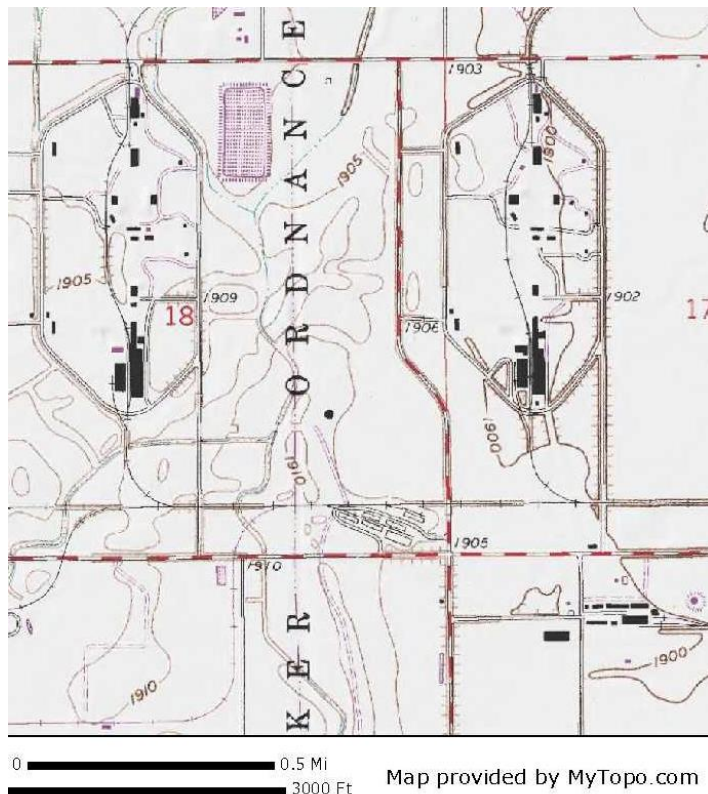
Source: Marvin Planning Consultants, 2016

The field survey examined the entire area for potential drainage problems.

Figure 5 is an existing topographic map from MyTopo.com showing the study area. The map confirms the flatness of the area throughout the entire study area falls along a contour of 1905 with occasional higher points. This contour covers the better portion of a mile-long section north to south.

The potential for standing water on this site is great. Standing water from poor drainage can be a catalyst for health issues like West Nile due to the potential mosquito breeding during the summer months.

Figure 5
Topographic Map of Study Area



Source: MyTopo.com (topographic map) and Marvin Planning Consultants

County Road Conditions

The study area has county roads on three sides of the properties. Old Potash Road is a paved road along the south edge of the area and is in average condition and is beginning to show some deterioration in places. The other two sides, 13th Street and Alda Road are graveled and appear to have above average traffic and are showing signs of wear. These roads are in need of continued maintenance now and in the future.

The existing road conditions are a contributing factor to the deterioration of site or other improvement within the area.

Stormwater management

The study area, is surrounded by rural section roads which includes drainage ditches. The ditches along with the lack of slope in the area, creates a negative impact on stormwater management for the area. This is typically true throughout the entire Hall County area.

The stormwater management system is a contributing factor to the deterioration of site or other improvement within the area.

Internal Infrastructure

The on-site area surrounding O'Neill Wood Resources is made up primarily of dirt and gravel. The area has numerous potholes and water holes. These are areas that may cause damages to vehicles. In addition, these areas are good places for standing water to collect and mosquitoes to collect.

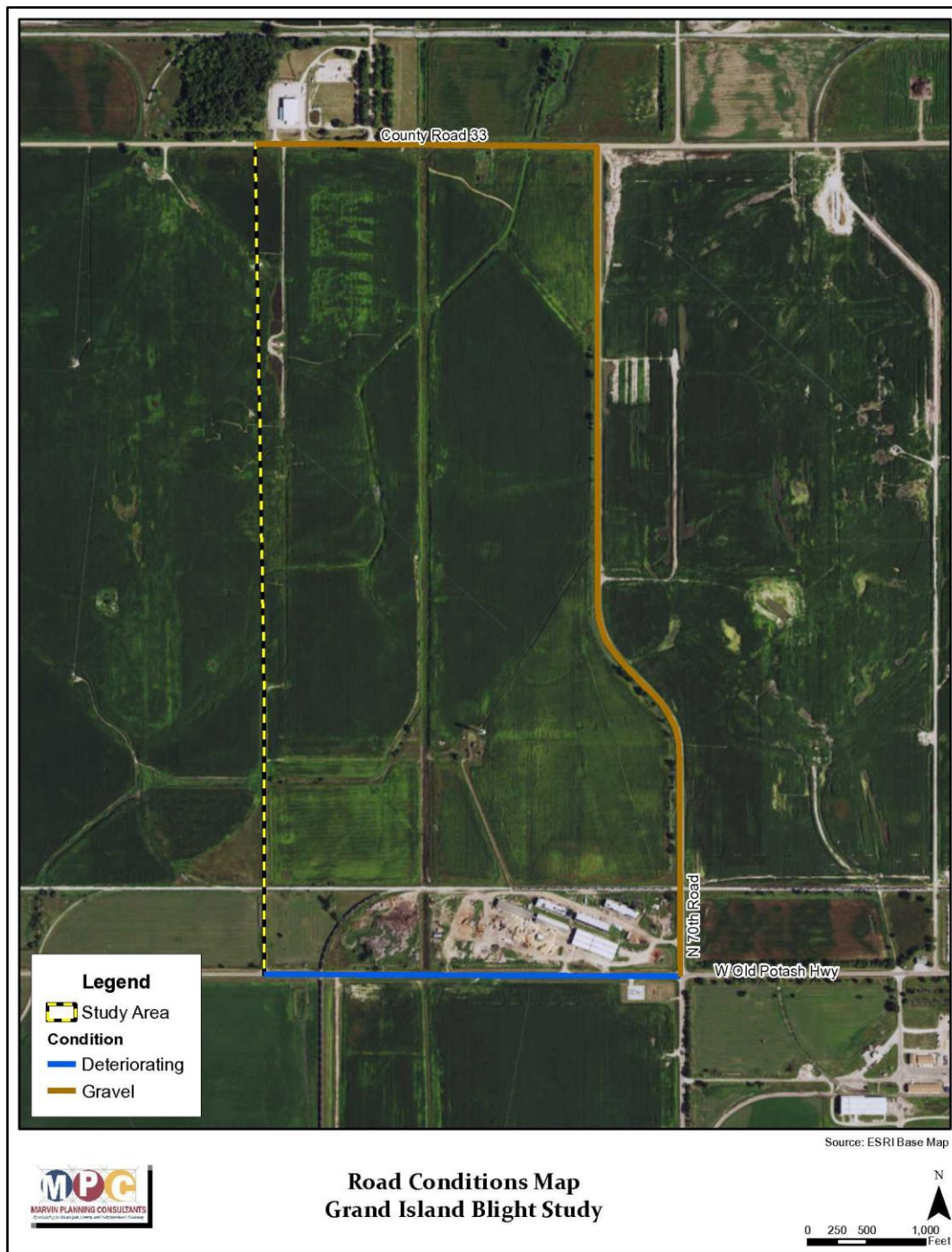


The internal infrastructure is a contributing factor to the deterioration of site or other improvement within the area.

Old Cornhusker Army Ammunition Plant Infrastructure and Contamination

Within the study area there are several pieces of the old base infrastructure still underground and above ground. Currently, there is an old water tower and well house on the O'Neill property and an old well house near 13th Street. In addition, there are old sanitary sewer lines still buried within the same area.

Figure 6
County Road Conditions



Source: Marvin Planning Consultants, 2016

Besides the water tower and well houses, there are older wood and asbestos covered water pipes connecting the old water system throughout the site, see Figure 7. These lines are currently in place as shown. At present, there is water still supplied through these lines to the O'Neill Wood Resources property (strictly for fire protection). Any type of development within this study will likely require the complete or partial removal of these asbestos pipes during demolition and construction, thus exposing the asbestos hazard if not controlled properly.

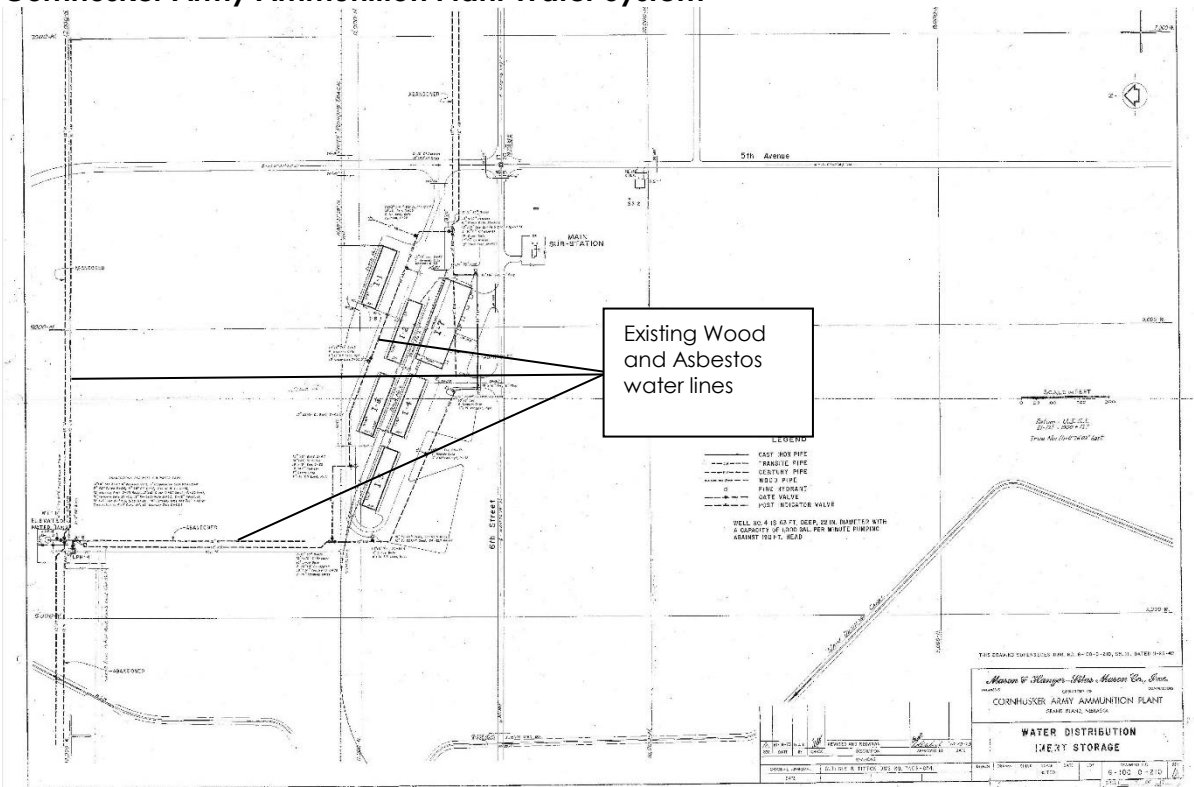
The existing sanitary sewer lines within the study area are constructed of similar materials. Similar to the water lines, these lines will likely need to be disturbed during any future development/redevelopment of the property, thus exposing the asbestos hazard if not controlled properly.

In addition to the aging and potentially hazardous infrastructure, the entire Cornhusker Army Ammunition Plant site is considered a potential hazardous area with regard to ground water contamination from RDX used during the manufacturing of explosives on the old site. The actual contamination plume is under the northern portion of the study area, see Figure 9. In addition, the plume has caused restrictions for potable domestic wells within the entire former ammunition plant site and beyond to be put into place.

The internal infrastructure, as well as, the former Cornhusker Army Ammunition Plant contamination plume are contributing factors to the deterioration of site or other improvement within the area.

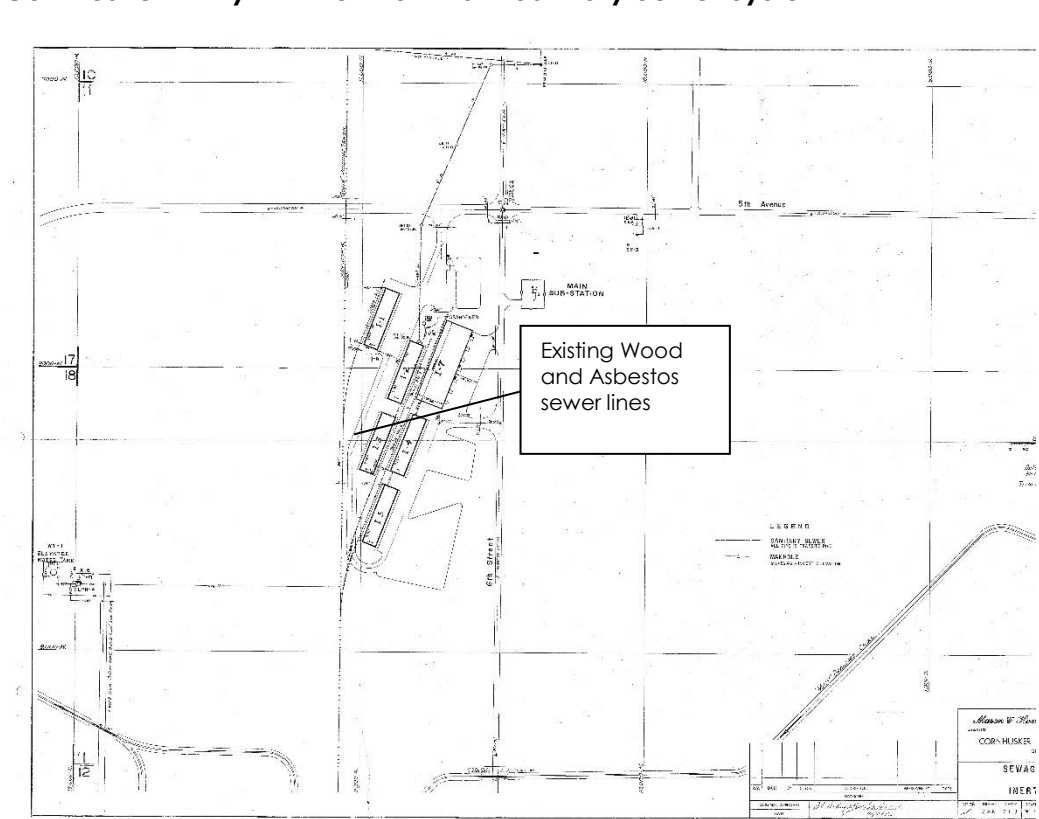


Figure 7
Cornhusker Army Ammunition Plant Water System



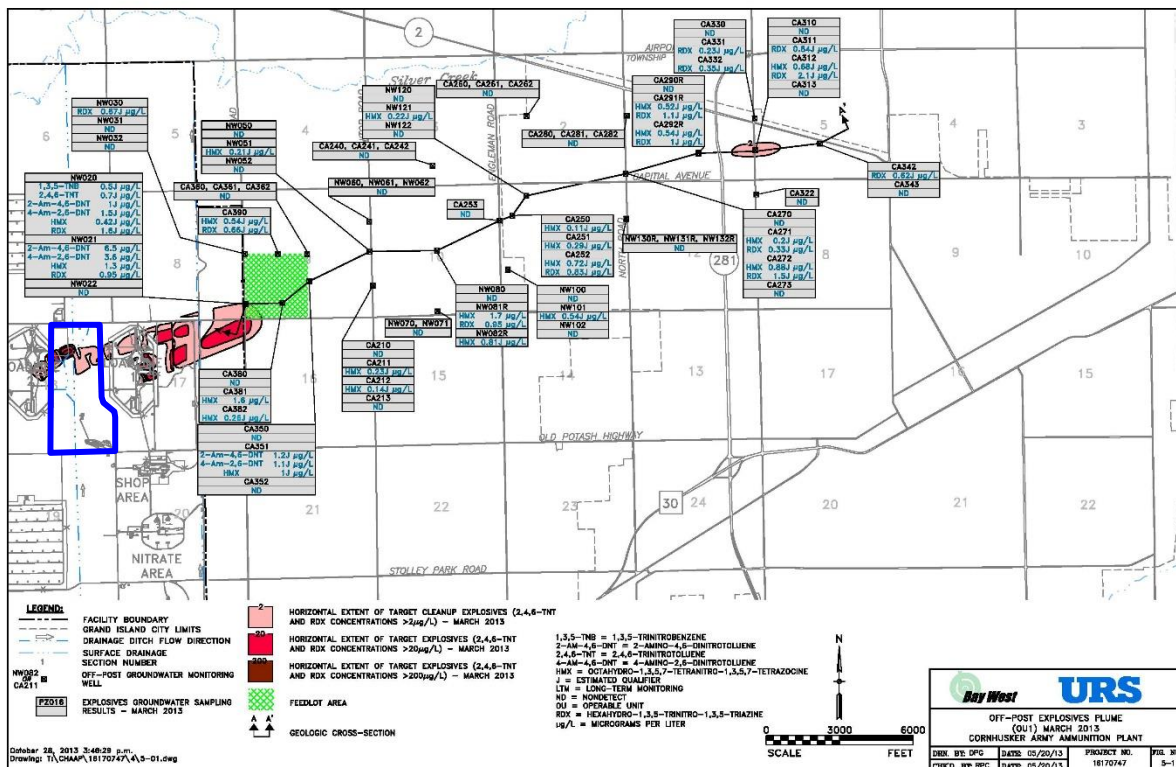
Source: City of Grand Island (Lot lines) and Marvin Planning Consultants

Figure 8
Cornhusker Army Ammunition Plant Sanitary Sewer System



Source: City of Grand Island (Lot lines) and Marvin Planning Consultants

Figure 9
Cornhusker Army Ammunition Plant Contamination Plume



Source: City of Grand Island (Lot lines) and Marvin Planning Consultants

Insanitary or Unsafe Conditions

There are a number of factors tending to fall under this category. The study area was found to have several factors falling into insanitary and unsafe. The following will outline the conditions found.

Drainage Conditions

Grand Island has a long history of drainage issues due to the extreme flatness of the area, as well as the high-water table. Topography and soils can have a major impact on how a given portion of the city drains. The area designated in this Study Area is nearly flat or has an extremely small slope.

Figure 5 shows the existing topographic map from MyTopo.com showing the study area. The map confirms the flatness of the area throughout the entire study area falls along a contour of 1905 with occasional higher points. This contour covers the better portion of a mile-long section north to south.

The potential for standing water on this site is great. Standing water from poor drainage can be a catalyst for health issues like West Nile due to the potential mosquito breeding during the summer months.

The drainage conditions are a contributing factor to the Insanitary and Unsafe Conditions within the area.

Stormwater management

The study area, is surrounded by rural section roads which includes drainage ditches. The ditches along with the lack of slope in the area, creates a negative impact on stormwater management for the area. This is typically true throughout the entire Hall County area.

The stormwater management system is a contributing factor to the Insanitary and Unsafe Conditions within the area.

Internal Infrastructure

The on-site area surrounding O'Neill Wood Resources is made up primarily of dirt and gravel. The area has numerous potholes and water holes. These are areas that may cause damages to vehicles. In addition, these areas are good places for standing water to collect and mosquitoes to collect.

The internal infrastructure is a contributing factor to the Insanitary and Unsafe Conditions within the area.

Old Cornhusker Army Ammunition Plant Infrastructure and Contamination

Within the study area there are several pieces of the old base infrastructure still underground and above ground. Currently, there is an old water tower and well house on the O'Neill property and an old well house near 13th Street. In addition, there are old sanitary sewer lines still buried within the same area.

Besides the water tower and well houses, there are older wood and asbestos covered water pipes connecting the old water system throughout the site, see Figure 7. These lines are currently in place as shown. At present, there is water still supplied through these lines to the O'Neill Wood Resources property (strictly for fire protection). Any type of development within this study will likely require the complete or partial removal of these asbestos pipes during demolition and construction, thus exposing the asbestos hazard if not controlled properly.

The existing sanitary sewer lines within the study area are constructed of similar materials. Similar to the water lines, these lines will likely need to be disturbed during any future development/redevelopment of the property, thus exposing the asbestos hazard if not controlled properly.

In addition to the aging and potentially hazardous infrastructure, the entire Cornhusker Army Ammunition Plant site is considered a potential hazardous area with regard to ground water contamination from RDX used during the manufacturing of explosives on the old site. The actual contamination plume is under the northern portion of the study area, see Figure 9. In addition, the plume has caused restrictions for potable domestic wells within the entire former ammunition plant site and beyond to be put into place.

The internal infrastructure, as well as, the former Cornhusker Army Ammunition Plant contamination plume are a contributing factor to the Insanitary and Unsafe Conditions within the area.

Existence of Conditions endangering life or property due to fire or other causes

As mentioned earlier, the entire Cornhusker Army Ammunition Plant site is considered a hazardous area with regard to ground water contamination. The actual contamination plume is under the northern portion of the study area, see Figure 9. In addition, the plume has caused restrictions for potable domestic wells within the entire former ammunition plant site and beyond to be put into place.

The groundwater is contaminated with RDX, a dangerous carcinogen, which was used in the manufacture of explosive devices during the life of the ammunition plant and is extremely unsafe to humans and other animals. Figure 9 indicates there two of three highest levels of contamination present in the study area. This chemical is directly linked to several medical problems and conditions.

Based upon the field analysis, there are sufficient elements present to meet the definition of dangerous conditions within the Study Area.

Combination of factors which are impairing and/or arresting sound growth

Within this study area there are a number of factors that are impairing or arresting sound growth. A couple of these include:

- The contamination plume is a major condition factor arresting sound growth in the Grand Island area.

Based upon the review of the area, there is one sufficient element present to meet the definition of combination of factors which are impairing and/or arresting sound growth within the Study Area.

Stable or decreasing population based on the last two decennial censuses

Over the past 20 years the population within the study area has been stable or decreasing. The Study Area has had no population for the past two decennial censuses. Therefore, it meets the criteria for a stable or decreasing population.

Based upon the criteria for the area, by the US Department of Defense, all future land uses in this area shall not include permanent residential structures.

Diversity of Ownership

Within this small study area, there are three different property owners including O'Neill Wood Resources, ARS Nebraska LLC, and CAIP LLC. Coordination of any redevelopment of this area may require specific intervention that a Blight and Substandard designation offers.

Blighting Summary

These conditions are contributing to the blighted conditions of the study area.

- **Qualifies under the Former Defense Site statute**
 - The real property located outside the corporate limits of the city is a formerly used defense site;
 - The formerly used defense site is located within the same county as the city approving such redevelopment project;
 - Formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.

Criteria under Part A of the Blight Definition

- **Substantial number of deteriorating structures**
 - Within the study area 90.0% of the structures were deemed to be in a deteriorated state or worse. While the other 10% are considered to be in an average condition.
- **Deterioration of site or other improvements**
 - Drainage of existing site is difficult based upon the existing topography.
 - County Road conditions.
 - Stormwater management.
 - Internal Infrastructure.
 - Old Cornhusker Army Ammunition Plant infrastructure and Contamination.
- **Insanitary or Unsafe Conditions**
 - Drainage of existing site is difficult based upon the existing topography.
 - Stormwater management.
 - Internal Infrastructure.
 - Old Cornhusker Army Ammunition Plant infrastructure and Contamination.
- **Dangerous conditions to life or property due to fire or other causes**
 - Old Cornhusker Army Ammunition Plant Contamination.
- **Combination of factors which are impairing and/or arresting sound growth**
 - Old Cornhusker Army Ammunition Plant infrastructure and Contamination.

- **Diversity of Ownership**

- There are currently three different owners listed for the property within the Study Area.

Criteria under Part B of the Blight Definition

- **Average age of commercial units is over 40 years of age**

- Within the Study Area 90.0% of the commercial units meet the criteria of 40 years of age or older.
 - **Stable or decreasing population based on the last two decennial censuses**
 - The population of the Study Area has remained stable over the past two decennial censuses.
 - Based upon the county assessor's assessment records, the average age of the commercial units within the study area is 61.5 years.

The other criteria for Blight were not present in the area

- Faulty Lot Layout
- Improper Subdivision or Obsolete Platting
- Defective/Inadequate street layouts
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated.

These issues were either not present or were limited enough as to have little impact on the overall condition of the study area.

Substandard Conditions

FORMER DEFENSE SITE

Based upon Chapter 18, Sections 18-2103 and 2123.01 of the Revised Nebraska State Statutes, this study area is deemed to be Blighted and Substandard. The area meets the necessary eligibility criteria identified in the §§18-2103 and 18-2123.01:

1. The real property located outside the corporate limits of the city is a formerly used defense site;
2. The formerly used defense site is located within the same county as the city approving such redevelopment project;
3. Formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.

Predominance of Buildings/Improvements based on Age, Dilapidation, and Deterioration

Age of buildings or improvements can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of units that are 40 years of age or older to be a contributing factor regardless of their condition. Note the age of structure was determined from the Appraisal data within the Hall County Assessor's website data.

Within the study area there is a total of 10 structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 9 (90.0%) commercial units were determined to be more than 40 years of age
- 1 (10.0%) commercial units were determined to be less than 40 years of age

There is a predominance of buildings or improvements 40 years of age or older.

Structural Conditions

Structural conditions of buildings or improvements were evaluated, structures were either rated as: Very Good, Good, Fair, Average (deteriorating), or badly worn (dilapidation). The data and rating system comes from the Hall County Assessor's database and is the same database used to value properties in the area.

Based upon the data provided to the planning team, the following is the breakdown for building or improvements in the study area:

- 0 (0.0%) buildings or improvements rated as very good
- 0 (0.0%) buildings or improvements rated as good
- 0 (0.0%) buildings or improvements rated as fair
- 1 (10.0%) buildings or improvements rated as average
- 9 (90.0%) buildings or improvements rated as badly worn

Based upon these data, an assumption has been made that average condition and less would constitute less than desirable conditions (deteriorating and/or dilapidation) due to physical conditions. It is common for older structures to get more maintenance and upkeep in order to maintain a good or higher condition. Even an average structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time. Overall, 100.0% of the structures in this study area are average condition or worse.

Due to the stated conditions found in the Hall County Assessor's data, the condition of the buildings or improvements are a contributing factor.

Substandard Summary

Nebraska State Statute requires that "...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, **age** or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or **the existence of conditions which**

endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;"

This Study Area in Grand Island meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #20

Blight Study Area #20 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Former Defense Site**

- Blighting Conditions – Part A**

- **Substantial number of deteriorated or deteriorating structures**
 - **Deterioration of site or other improvements**
 - **Insanitary and Unsafe Conditions**
 - **Dangerous conditions to life or property due to fire or other causes**
 - **Combination of factors which are impairing and/or arresting sound growth**
 - **Diversity of Ownership**

- Blighting Conditions – Part B**

- **Stable or decreasing population based on the last two decennial censuses**
 - **Average age of commercial units is over 40 years of age**

Substandard Conditions

- **Former Defense Site**
- **Predominance of Buildings/Improvements based on Age, Dilapidation, and Deterioration**

Resolution Number 2017-01

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF A BLIGHT AND SUBSTANDARD STUDY FOR A FORMERLY USED DEFENSE SITE BY THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

WHEREAS, the Grand Island City Council at its December 13, 2016 meeting, referred **the Blight and Substandard Study commissioned by O'Neill Wood Resources** to the Hall County Regional Planning Commission, (the "**Commission**") for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to the Nebraska Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "**Act**"), including the redevelopment of formerly used defense sites; and

WHEREAS, the Commission has reviewed said Blight and Substandard Study and confirmed the following findings:

- This property as presented in the study meets the requirements to be declared substandard,
- This property as presented in the study meets the requirements to be declared blighted,
- The factors are necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
- This property despite its potential for economic development has not experienced significant development in large part because of the lack of public infrastructure in and around the site,
- That development of this property to its full potential is in the best interest of the City of Grand Island and the entire region,
- That there are projects ready to develop at this site if they can meet the financial goals of the developers,
- That the City of Grand Island, the Grand Island Area Economic Development Corporation, and the Hall County Board of Supervisors have repeatedly made attempts to encourage further industrial and manufacturing development of this site since it was declared surplus by the U.S. Army Corp of Engineers in the mid 1990's.

NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:

Section 1. The Commission hereby recommends approval of the Blight and Substandard Study.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: January 4, 2017.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

**Wednesday, January 4, 2017
Regular Meeting**

Item F2

Public Hearing - Redevelopment Plan 204 N. Carey

Staff Contact: Chad Nabity

Agenda Item 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION: December 27, 2016

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 6 for a Site Specific Redevelopment Plan for property located at Lot 1, Block 29 of Packer and Barr's Second addition to the City Grand Island, Hall County, Nebraska. This property is located at the northwest corner of George and Carey Streets (204 N. Carey Street). (C-04-2017GI)

PROPOSAL:

Think Smart Properties is proposing to purchase this property and construct a four-unit apartment building at this site. The property is zoned R4 High Density Residential Zone. The development of this property with four apartments is consistent with the zoning densities allowed and the plan for the area.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This proposed plan encourages a mix of commercial and residential uses that has been identified as a priority for development in the downtown area. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned R4 High Density Residential Zone. The R4 zone allows for residential uses at a density of up to 42 units per acre. The future land use plan would allow medium density residential to office uses on this property.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for commercial and residential uses here.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the Comprehensive Plan. The proposed use for apartments at this location is supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommends that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

**Redevelopment Plan Amendment
Grand Island CRA Area #6
December 2016**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area #6 with in the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area #6.

**Executive Summary:
Project Description**

THE ACQUISITION PROPERTY AT 204 N CAREY AND THE SUBSEQUENT SITE WORK, UTILITY IMPROVEMENTS, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR BUILDING A FOUR UNIT APARTMENT BUILDING AT THIS LOCATION.

The use of Tax Increment Financing (TIF) to aid in acquisition of this site and costs associated with redevelopment of this site for a four unit apartment building. The use of TIF makes it affordable to provide additional housing in Grand Island at this location at a contract rent that is consistent with the neighborhood. This project would not be possible in an affordable manner without the use of TIF.

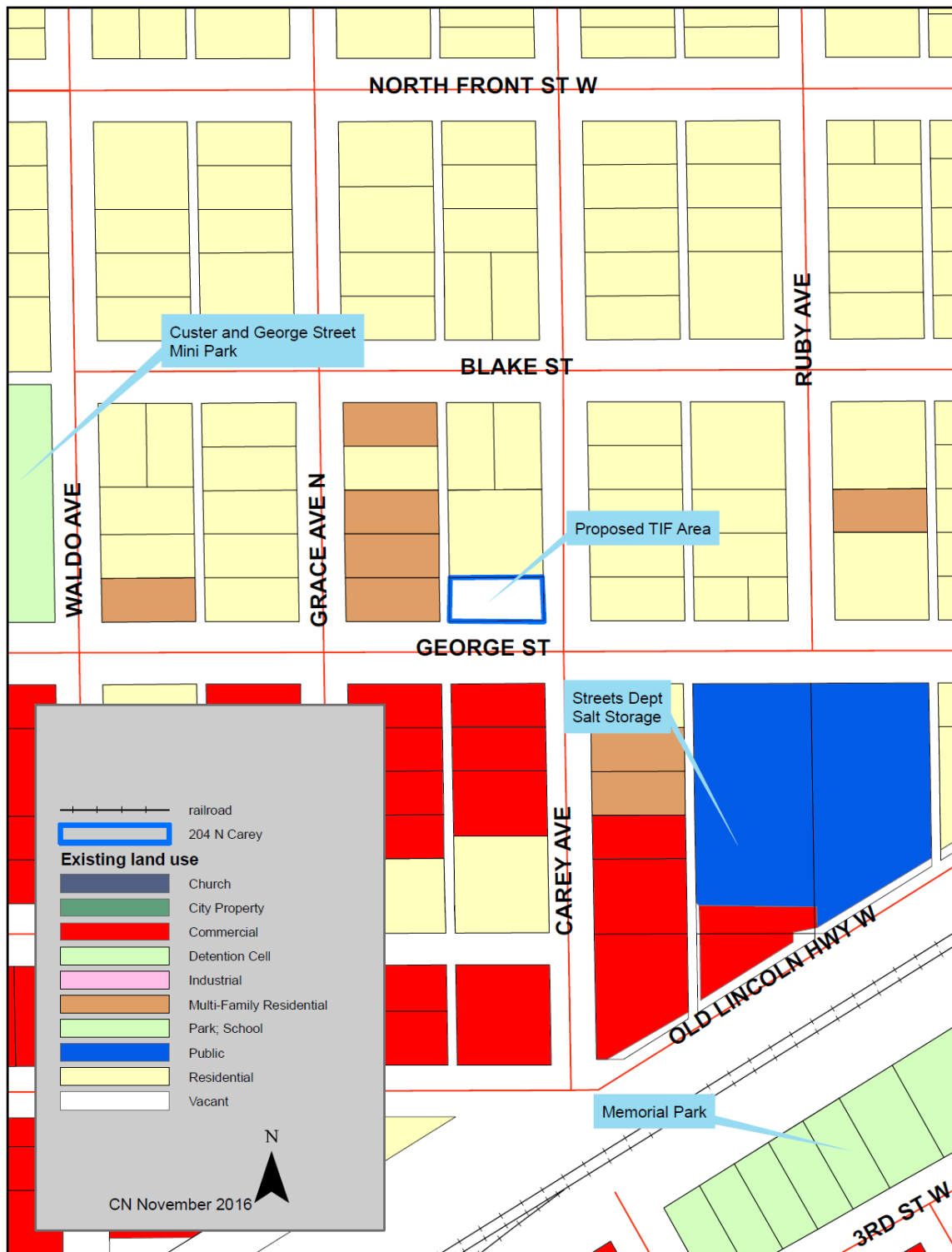
The site is will be acquired for by the developer if TIF is approved. All site work, fee, engineering cost and utility extensions or services will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2018 towards the allowable costs and associated financing for the acquisition and site work.

TAX INCREMENT FINANCING TO PAY FOR THE ACQUISTION OF THE PROPERTY AND RELATED SITE WORK WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

This property is located at the northeast corner of 204 N Carey in north central Grand Island. The attached map identifies the subject property and the surrounding land uses:

- **Legal Descriptions** Lot 1 Block 29 of Packer and Barr’s Second Addition to the City of Grand Island.



The tax increment will be captured for the tax years with payments due beginning in 2018 and ending no later than 2032.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from development of a four-plex apartment at this location.

Statutory Pledge of Taxes.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Redevelopment Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision, which effective date shall be January 1, 2018.

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on October 9, 2007.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to acquire the necessary property and provide the necessary site work for the construction of a permitted use on this property.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

a. Land Acquisition:

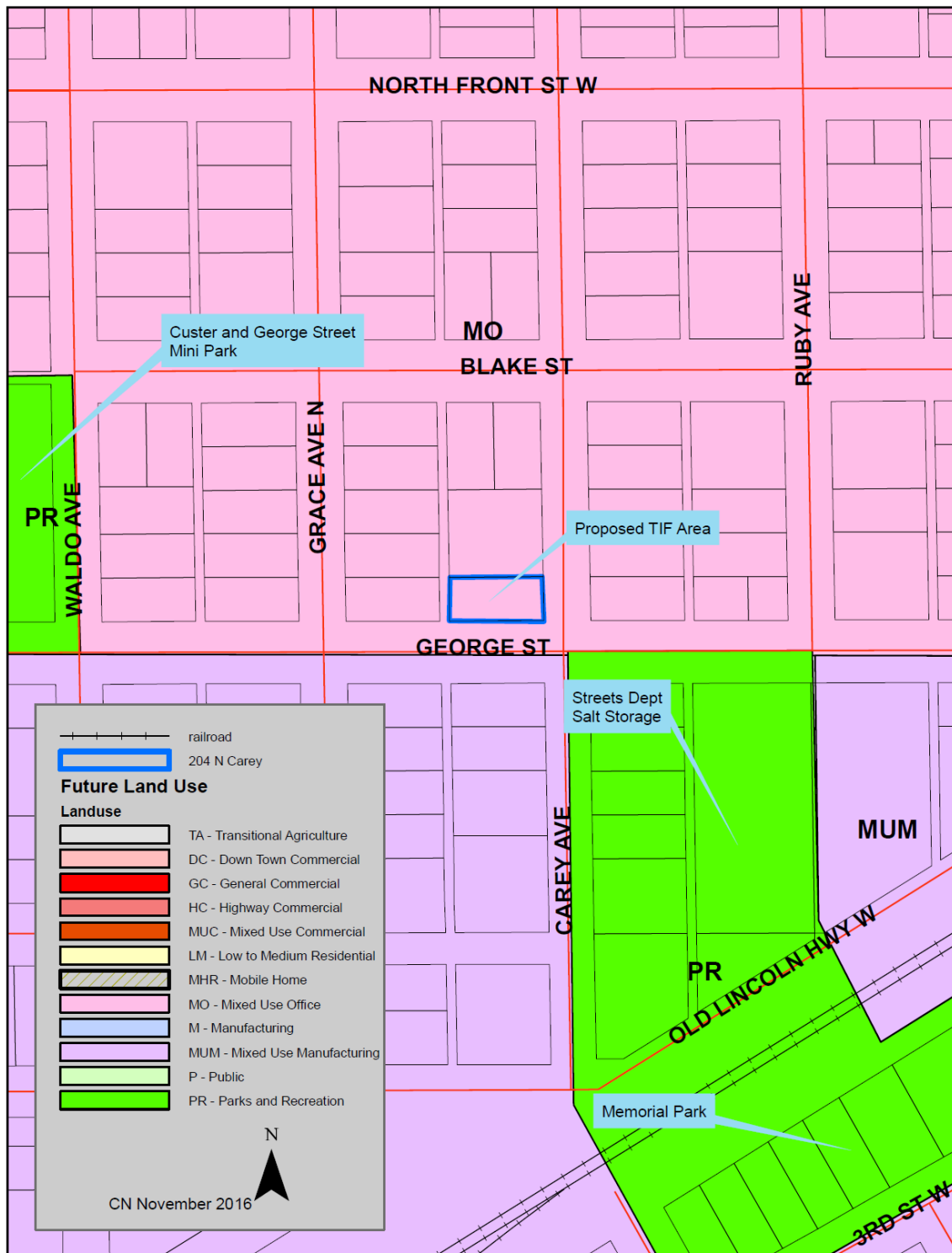
The Redevelopment Plan for Area #6 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not require the demolition and removal of an existing structure.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for medium density residential to office use development, this includes housing at densities substantially higher than presented in this application. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.

The area is zoned R4-High Density Residential zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The R4 zoning district allows 1 dwelling unit per 1,000 square feet of property. The lots contains 6,720 square feet of property; enough to legally accommodate up to six housing units. The property is zoned R4 and could accommodate a building of up to 60% of the property area; allowable coverage would be about 4,032 square feet. The proposed units including the attached garages will cover about 3,600 square feet, well within the allowable coverage. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. New water and sewer services may be required for this building.

No other utilities would be impacted by the development.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property, owned by the developer is currently vacant, no relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]

6. Section 18-2114 of the Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The developer has a contract to purchase the property contingent on TIF availability. The \$28,000 cost of property acquisition is included as a TIF eligible expense. Costs for site preparation and flat concrete of \$9,650 are included as a TIF eligible expense.

Engineering and design fees are estimated at \$1,000 and are included as a TIF eligible expense. Fees and reimbursement to the City and the CRA of \$5,700 are included as a TIF eligible expense. Developer planning costs including legal and design fees of \$4,800 are included as a TIF eligible expense. The total of eligible expenses for this project is \$48,150.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$48,150 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2018 through December 2032.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan. There is no structure on the property and the property is unoccupied.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for the utilization of and redevelopment residential lots. New residential development will raise property values and provide a stimulus to keep surrounding properties properly maintained. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

8. Time Frame for Development

Development of this project (including demolition, site preparation and new construction) is anticipated to be completed between February and December of 2017. Excess valuation should be available for this project for 15 years beginning with the 2018 tax year.

9. Justification of Project

This is a residential neighborhood characterized by a combination of small apartment buildings and single family dwellings on smaller lots. The lot has been vacant and undeveloped for at least 26 years. The residential property to the north is a metal building that is essentially a large garage with a dwelling unit inside. That building is more industrial in nature than residential. The properties to the west are multi-family buildings similar in nature to the proposed building. The City of Grand Island is in need of additional housing units and this development will provide 4 brand new units. This is infill development in an area with all city services available. This project does not propose to tear down any buildings with historic value.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Approximately \$48,150 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$451,850 in private sector financing; a private investment of \$9.38 for every TIF dollar invested.

Use of Funds.			
Description	TIF Funds	Private Funds	Total
Site Acquisition	\$28,000		\$28,000
Site preparation	\$3,000		\$3,000
Legal and Plan	\$10,500		\$10,500
Building Costs		\$447,883	\$447,883
Flat Concrete	\$6,650	\$3,967	\$10,617
TOTALS	\$48,150	\$451,850	\$500,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2018, valuation of approximately \$519,140. Based on the 2015 levy, this would result in a real property tax of approximately \$11,007. It is anticipated that the assessed value will increase by \$510,740 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$10,800 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city or other taxing entity general tax revenues, for a period of 8 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2017 assessed value:	\$ 8,400
Estimated value after completion	\$ 519,140
Increment value	\$ 510,740
Annual TIF generated (estimated)	\$ 10,800
TIF bond issue	\$ 48,150

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of \$8,400. The proposed redevelopment and subsequent construction of a four-unit apartment building at this location will result in an additional \$510,740 of taxable valuation based on an analysis by the Hall County Assessor's office. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools. Fire and police protection are available and should not be impacted by this development.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

The proposed facility will provide jobs for persons employed with the construction company that will be building this structure. It will have no impact on other firms locating or expanding in the area.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers and will result in additional housing choices for employees within the city.

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project will increase the available quality housing in Grand Island by a net of four (4) units. These types of smaller projects spread throughout the city will have a less drastic impact on neighborhoods and schools than a centralized larger housing project. The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a residential subdivision or apartment complex. A copy of the TIF application was given to the Grand Island Public School district on November 3, 2016..



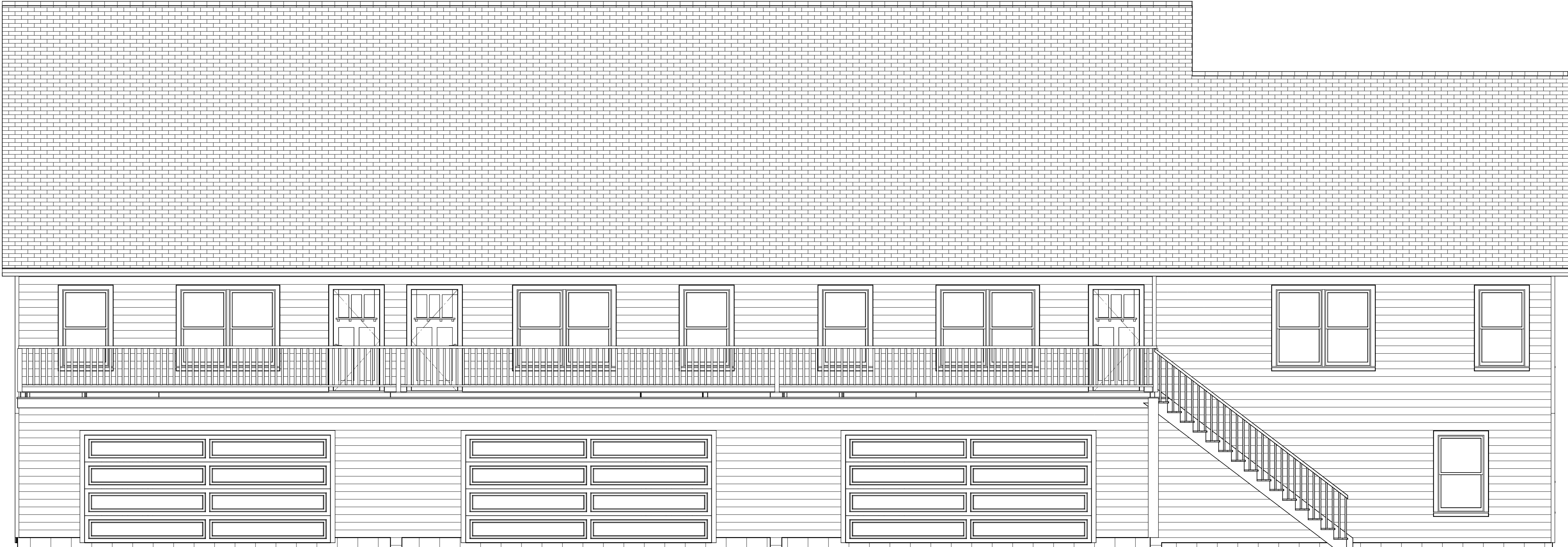
This neighborhood has not had a great deal of new development in many years. Projects like this are starting to create a positive impact in the neighborhood. The location of this lot with commercial uses to the south and residential uses that look like commercial uses to the north make it a difficult property to redevelop without assistance.

Time Frame for Development

Development of this project is anticipated to be completed between February 2017 and December of 2017. The base tax year should be calculated on the value of the property as of January 1, 2017. Excess valuation should be available for this project for 15 years beginning in 2018 with taxes due in 2019. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 8 years or an amount not to exceed \$48,150 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the cost of acquisition, site preparation, engineering,

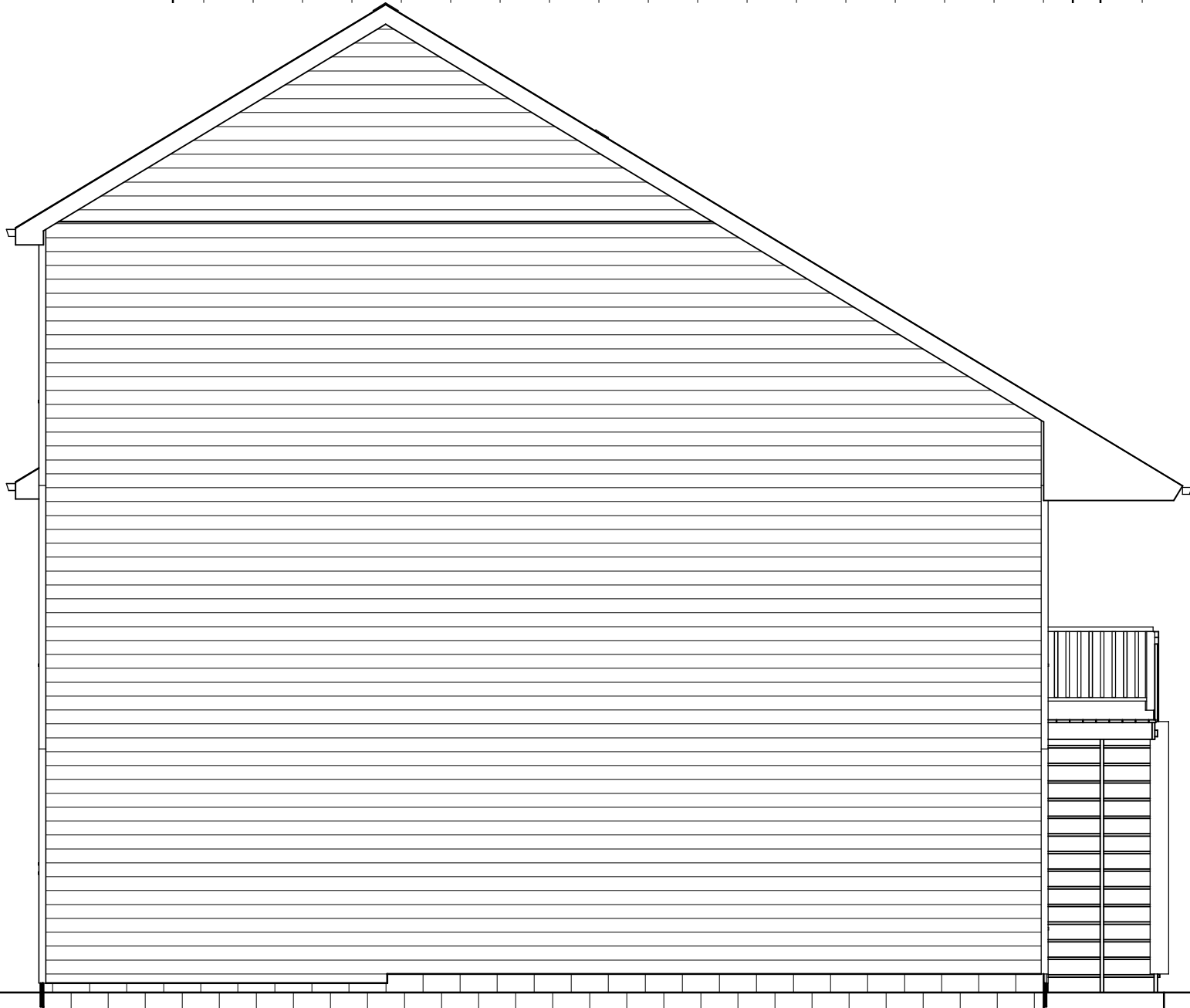
expenses and fees reimbursed to the City and CRA, and financing fees the developer will spend at least \$48,150 on TIF eligible activities.

See Attached Building Plans



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

8'-1 1/8" FIRST FLOOR HEIGHT
8'-1 1/8" SECOND FLOOR HEIGHT
8'-1 1/8" THIRD FLOOR HEIGHT

REAR ELEVATION

SCALE: 3/16" = 1'-0"

- GENERAL NOTES
1. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE PROJECT LEADS RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 2. THESE DRAWINGS ARE INTENDED TO CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES; HOWEVER, STATE AND LOCAL CODES VARY WIDELY AND ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL APPLICABLE BUILDING CODE REQUIREMENTS ARE BEING MET.
 3. DO NOT SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.
 4. VERIFY WITH THE WINDOW MANUFACTURER ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS.
 5. ALL DIMENSIONS ARE TAKEN FROM/TO ROUGH STUDS OF A DIMENSION OF EITHER 5 1/2" (2x6 STUDS), 3 1/2" (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY.
 6. DUE TO COORDINATION WITH FRAMING AND MECHANICAL INSTALLATIONS, FINAL DIMENSIONS MAY VARY SLIGHTLY FROM DIMENSIONS AS SHOWN ON CONSTRUCTION DRAWINGS.
 7. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. STRUCTURAL INTEGRITY OF THIS BUILDING IS SUBJECT TO REVIEW BY A QUALIFIED STRUCTURAL ENGINEER. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR CONSTRUCTION.
 8. CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY CONFLICTS OR FIELD CONDITIONS WHICH REQUIRE ALTERATION OF THESE PLANS PRIOR TO PROCEEDING WITH THE WORK. IN THE EVENT OF DIMENSIONAL DISCREPANCIES IN THE PLANS, THE FLOOR PLANS SHALL GOVERN.
 9. BUILDERS IS NOT A PROFESSIONAL ENGINEERING OR ARCHITECTURAL FIRM. THESE PLANS ARE DRAWN ACCORDING TO THE CONTRACTOR/CLIENTS SPECIFICATIONS. ALL DIMENSIONS ARE TO BE VERIFIED BY CONTRACTOR.

1.	PRELIM FLOOR PLANS	EAH	06-13-16
2.	PRELIM PLANS	EAH	06-21-16
3.	REV. PRELIM PLANS	EAH	06-24-16
6.	REV. PRELIM PLANS	EAH	07-13-16
7.	REV. PRELIM PLANS	EAH	07-15-16
8.	REV. PRELIM PLANS	EAH	07-18-16
9.	REV. PRELIM PLANS	EAH	07-20-16
10.	REV. 2X6 EXT WALLS	EAH	07-20-16

www.erictholtdesign.com
720-555-7385
eric@ericholtdesign.com
PROJECT # 1640

COOPERATION CONTAINED WITHIN THESE DESIGN CONCEPTS ARE PROPERTY OF BUILDERS. INFORMATION IS NOT TO BE REPRODUCED OR USED WITHOUT WRITTEN CONSENT OF BUILDERS.

Builders 1-308-382-9656
LUMBER & BUILDING CENTER

PROJECT OWNERS:	HEATH REINDERS
CONTRACTOR:	

SHEET TITLE:	ELEVATION PLAN
PROJECT DESCRIPTION:	4-PLEX APARTMENT

DRAWN BY:	EAH
PLAN DATE:	6/13/16
PLOT DATE:	7/20/2016
PATA #	P112243
SHEET:	1 OF 7

Resolution Number 2017-02

HALL COUNTY REGIONAL PLANNING COMMISSION

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC
REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA;
AND APPROVAL OF RELATED ACTIONS**

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the Redevelopment Plan for 204 N. Carey by Think Smart Properties** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

WHEREAS, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County finding;

The proposed use as described in this plan is in compliance with the Comprehensive Plan for the City of Grand Island.

**NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL
PLANNING COMMISSION AS FOLLOWS:**

Section 1. The Commission hereby recommends approval of the Redevelopment Plan.

Section 2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

Section 3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: January 4, 2017.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

**Wednesday, January 4, 2017
Regular Meeting**

Item F3

Public Hearing - Adoption of GI Zoning Map

Staff Contact: Chad Nabity

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING December 23, 2016

SUBJECT: Concerning the re-adoption of the City of Grand Island Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Grand Island. (C-05-2017GI)

PROPOSAL:

On April 14, 2015 the Grand Island City Council approved a map produced using 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 31, 2015. As a matter of course, the City of Grand Island occasionally re-adopts 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. This will allow a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Grand Island City limits, and 2-mile extraterritorial jurisdiction, is as shown on the map.

BACKGROUND:

ZONING CHANGES

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since March 31, 2015 including proposed changes through December 31, 2016.

Id	Ord	Change	Legal	Case	File_date
1	9536	TA to LLR	N 1/2 NW 1/4, NW 1/4 14-11-10 4311 W 13th St	C-11-2015GI	05-15-2015
6	9571	B2-Ac & Ta to LLR	Lots 1 & 2 Vanosdall 2nd Sub.	C-07-2016GI	01-26-2016
7	9571	B2-AC & B2 to B2-AC	Lot 3 Vanosdall 2nd Sub.	C-07-2016GI	01-26-2016
2	9541	R2 to RO	Lt.222 Pt.221 Pt. Vac.6th St. Belmont Add.	C-14-2015GI	06-23-2015
3	9542	TA and B2 to B2	Stauffer Subdivision 3302 Wildwood Drive	C-19-2015GI	06-23-2015
4	9558	CD to CD Amended	Lts,1,2,3,4,5,6 Outlot A GI Mall 18th Sub	C-24-2015GI	09-22-2015
5	9569	TA to M2	Lt 1, Wilson Sub. NW 1/4 3-11-09	C-05-2016GI	12-22-2015
8	9575	RD to RD Amended	Lot 1 Sterling Estates 6th Sub.	C-10-2016GI	02-23-2016
10	9585	CD to CD Amended	Lot 6 Grand Island Mall 18th Sub.	C-15-2016GI	05-10-2016
9	9579	TA to LLR	Pt. of W 1/2, 35-11-10	C-14-2016GI	03-22-2016
11	9586	R4 to B-1	Pt. of SE 1/4, 01-11-10	C-17-2016GI	05-24-2016
12	9590	B2-AC to RD	Lot 3 Vanosdall 2nd Sub.	C-18-2016GI	06-28-2016
13	9594	RD to RD Amended	Pt. of SE 1/4, 15-11-09	C-24-2016GI	07-26-2016
14	9597	TA to CD	Pt. of NW 1/4, 36-11-10	C-30-2016GI	08-23-2016
15	9597	TA to RO	Pt. of NW 1/4, 36-11-10	C-30-2016GI	08-23-2016
16	9597	TA to B2	Pt. of NW 1/4, 36-11-10	C-30-2016GI	08-23-2016
17	9598	TA to B2 and RO	Pt. of NW 1/4, 36-11-10	C-31-2016GI	08-23-2016

The changes shown on this chart are represented on the new version of the Grand Island Zoning map. A map delineating the location of these changes is attached.

ANNEXATIONS

The following areas approved for annexation by the Grand Island City Council between March 31, 2015 and December 31, 2016. See Attached Map

Id	Ord	Date	Location
1	9536	05-12-2015	GI Acres Sub.
2	9544	07-28-2015	Stauffer Sub.
3	9600	09-27-2016	Caldwell Sub.

No changes to the Grand Island Extraterritorial Jurisdiction were made due to these annexations.

OTHER PROPOSED CHANGES

Zoning Districts are not always changed as incremental changes are made to street alignments and lot layout within subdivisions. Changes are not always made as annexation occurs. It is appropriate to occasionally consider changing zoning on properties to more accurately reflect the surrounding area. The Planning Commission reviewed a map of some proposed changes suggested by Staff at their meeting on November 2, 2016. The Commission recommended that staff bring forward these changes for consideration while adopting a new zoning map for the City of Grand Island.

Staff is suggesting the 26 changes shown in the table below. A map is included with this recommendation that identifies the location of each of the proposed changes. Also included is an area specific map showing the area proposed for change and the future landuse map for that same area. All of the proposed changes conform to the general layout of the future land use map and the existing surrounding uses. None of the proposed changes will create any non-conforming uses.

The attached Zoning Map shows the new map as it would look if all of the proposed changes are adopted by the Grand Island City Council. The proposed effective date for this map is February 15, 2017. It is expected that the Grand Island City Council will consider approval of the map at their meeting on January 24, 2017.

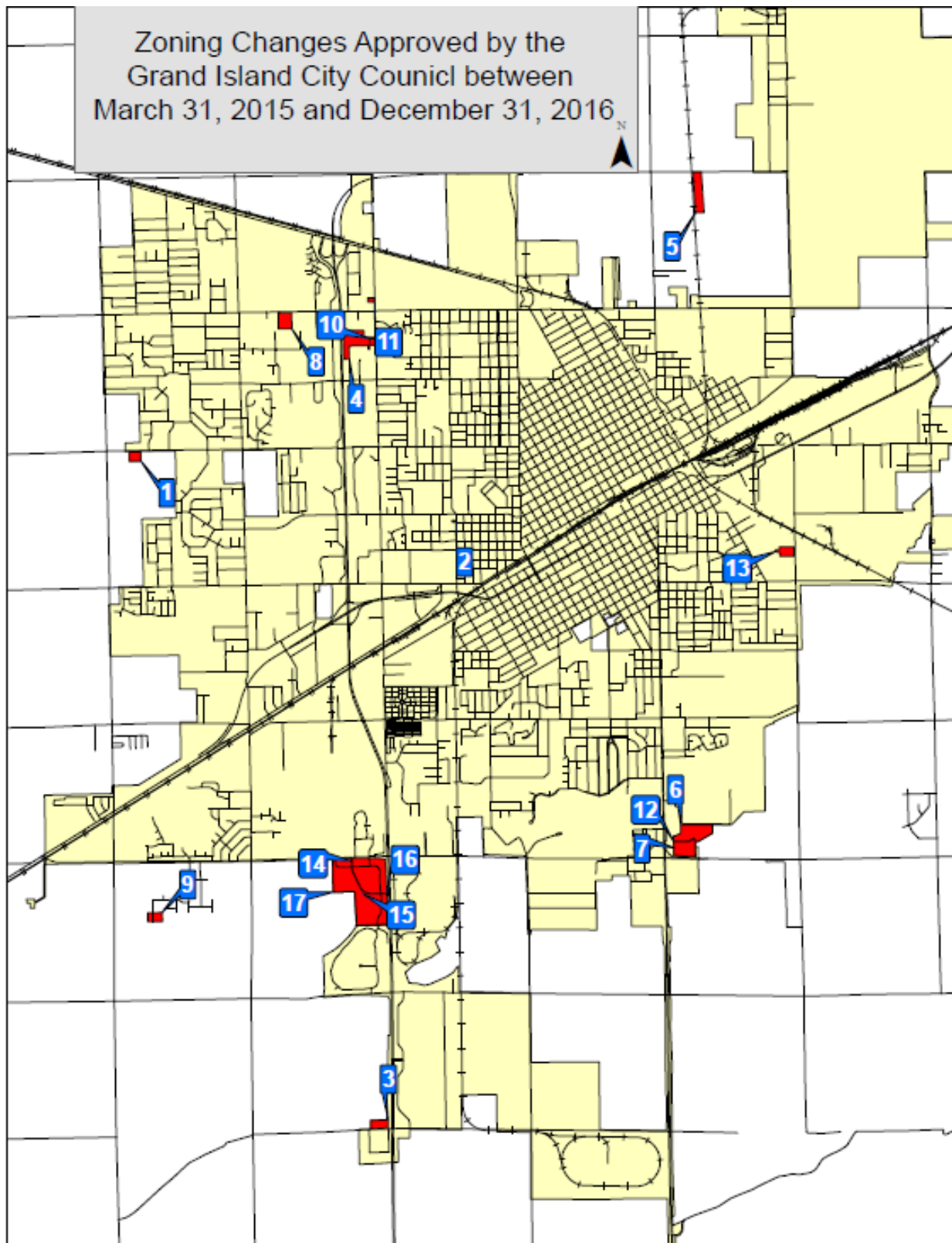
Proposed Zoning Changes

Area	Current Zoning	Proposed Zoning
1	RO	B2
2	B1	B2
3	B1	B2
4	B1	B2
5	B1	B2
6	TA	R1
7	TA	R2
8	TA	LLR
9	TA	R2
10	RO	B2
12	TA	B2
11	B1 & RO	B2
14	AG2 & TA/Gateway Corridor	M2 & M2/Gateway Corridor
13	TA	LLR
15	AG	TA
16	R2M	LLR
17	TA	LLR
18	TA	LLR
19	TA	R1
20	TA	R2
21	B1	B2
22	TA	B2
23	TA	LLR
24	TA	B2
25	TA	R2
26	TA	M2

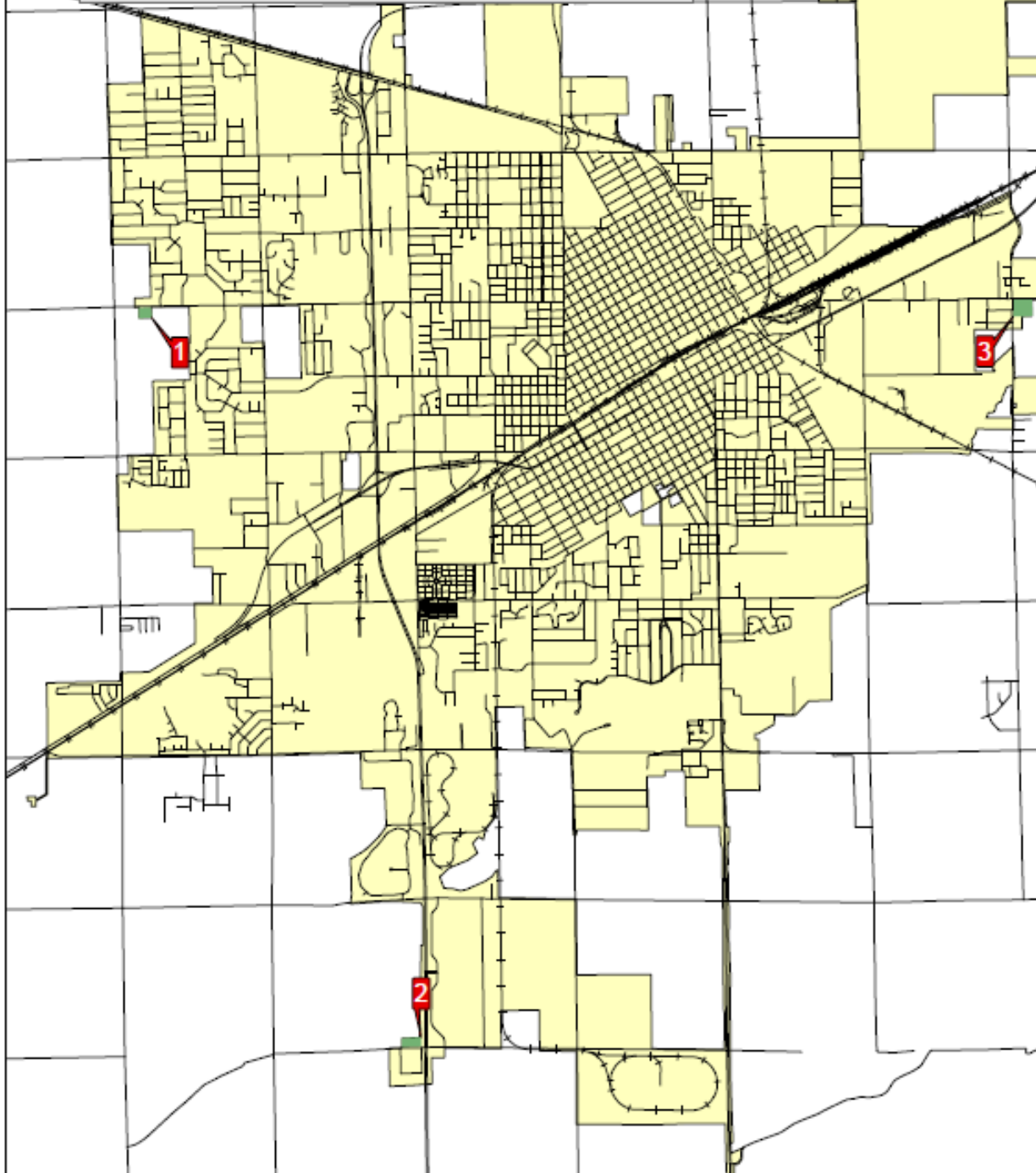
RECOMMENDATION:

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.

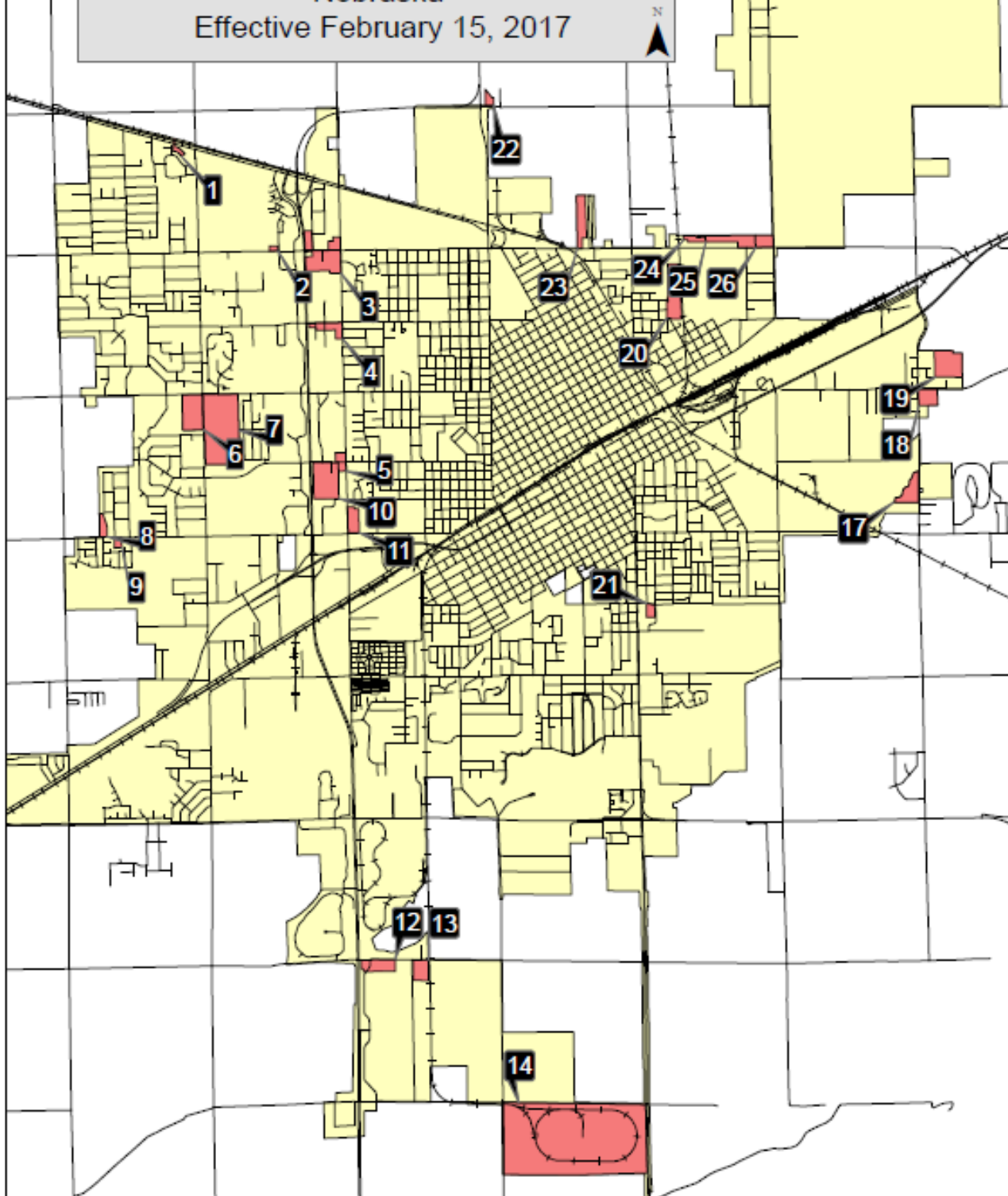
_____ Chad Nabity AICP, Planning Director



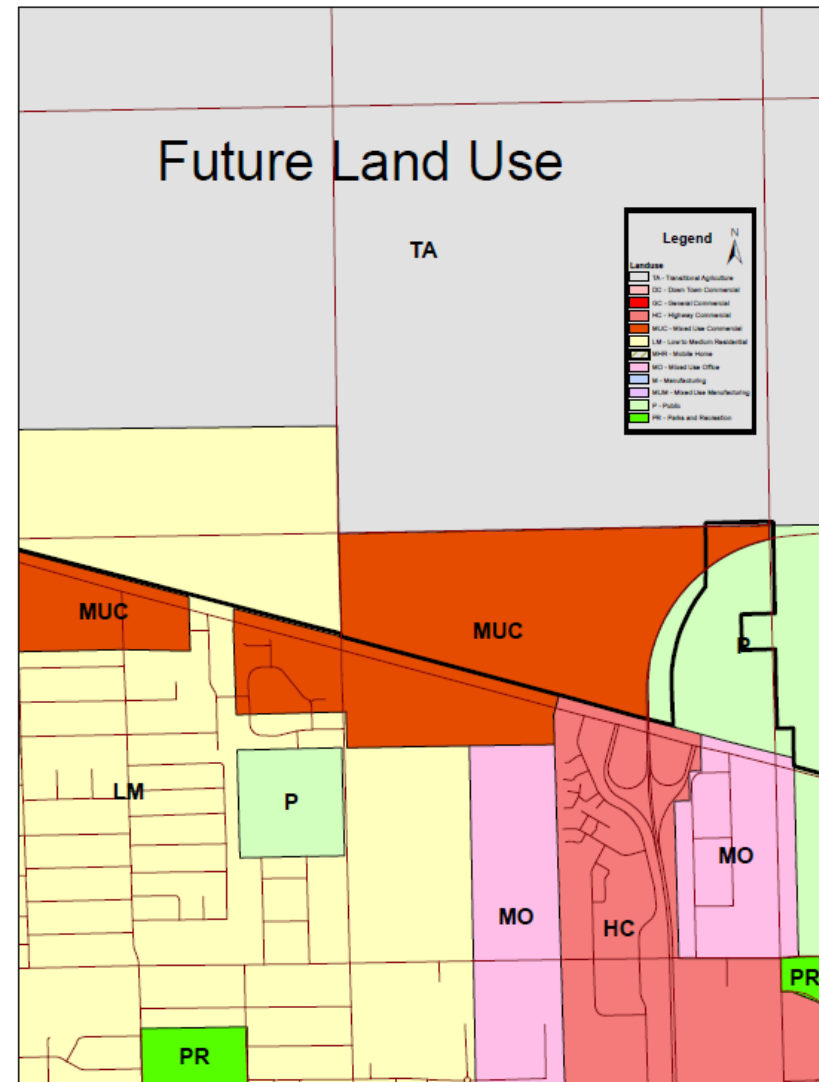
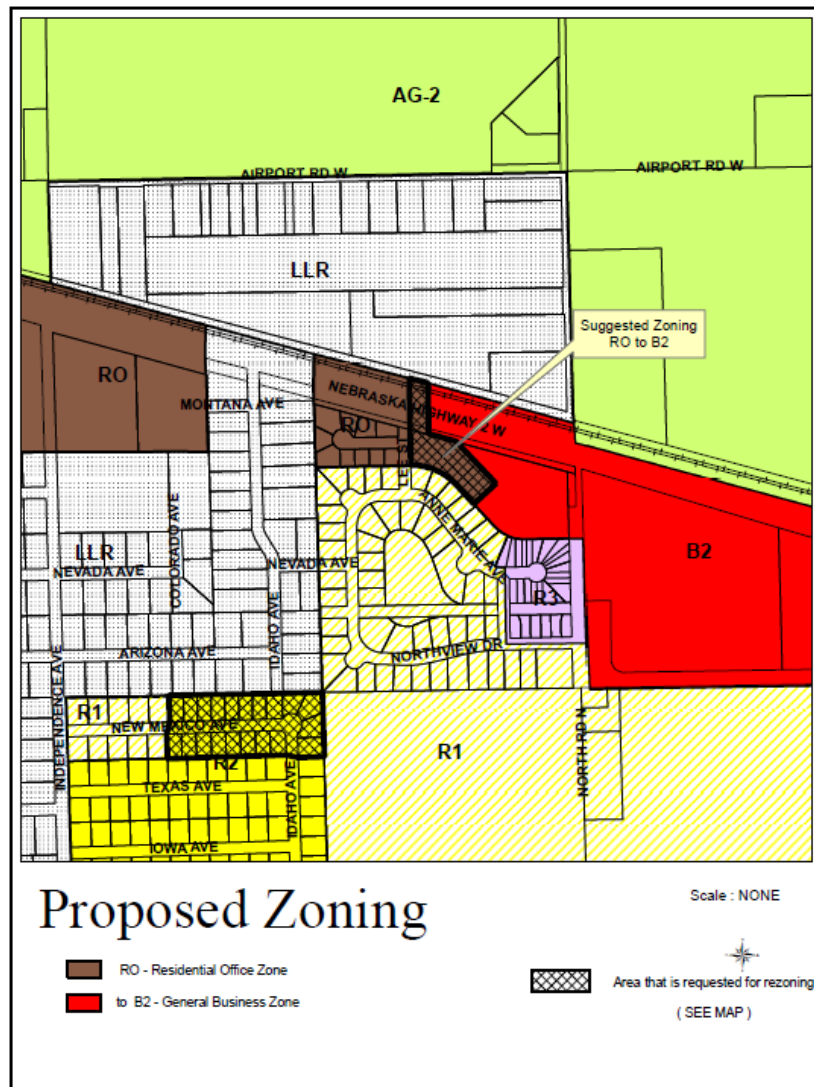
Annexations Approved by the
Grand Island City Council between
March 31, 2015 and December 31, 2016



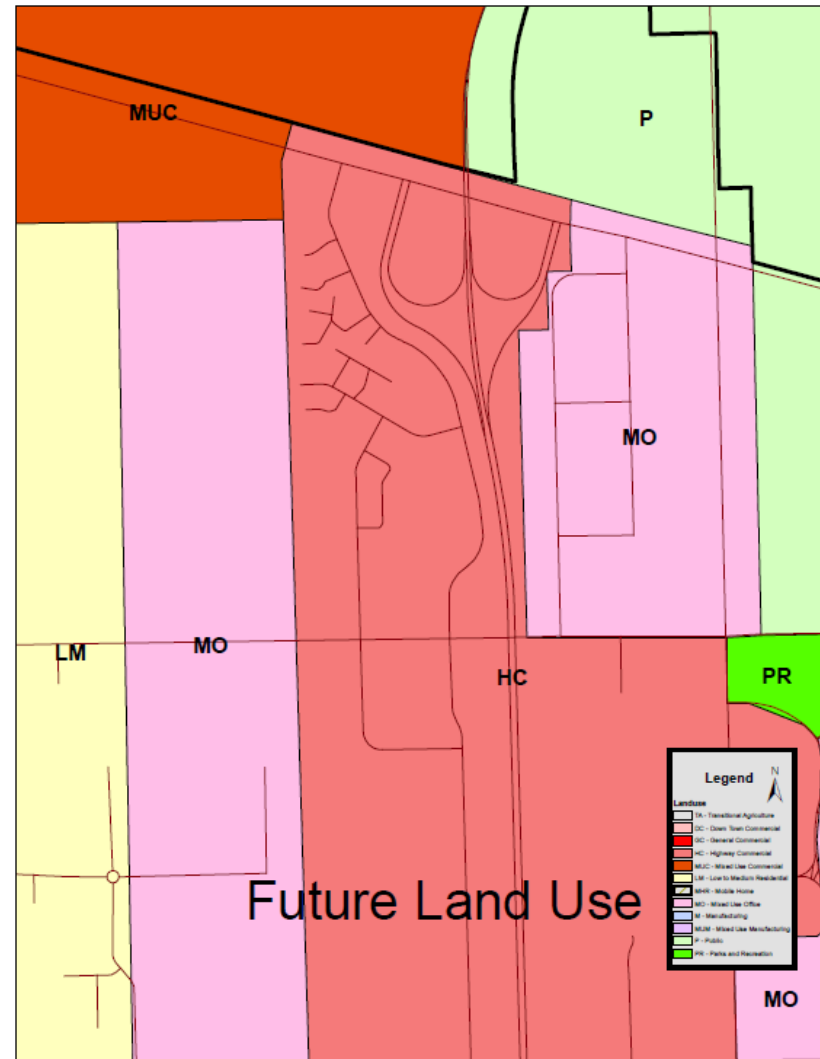
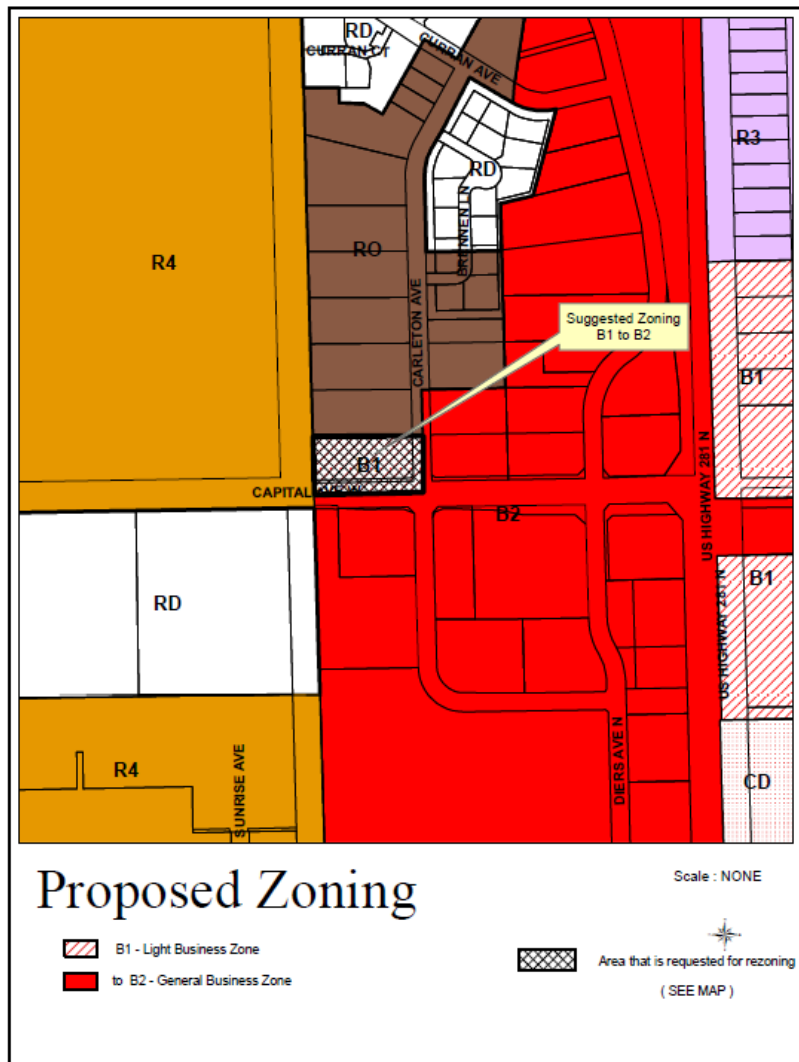
Changes Proposed for Adoption of New
Zoning Map For Grand Island,
Nebraska
Effective February 15, 2017



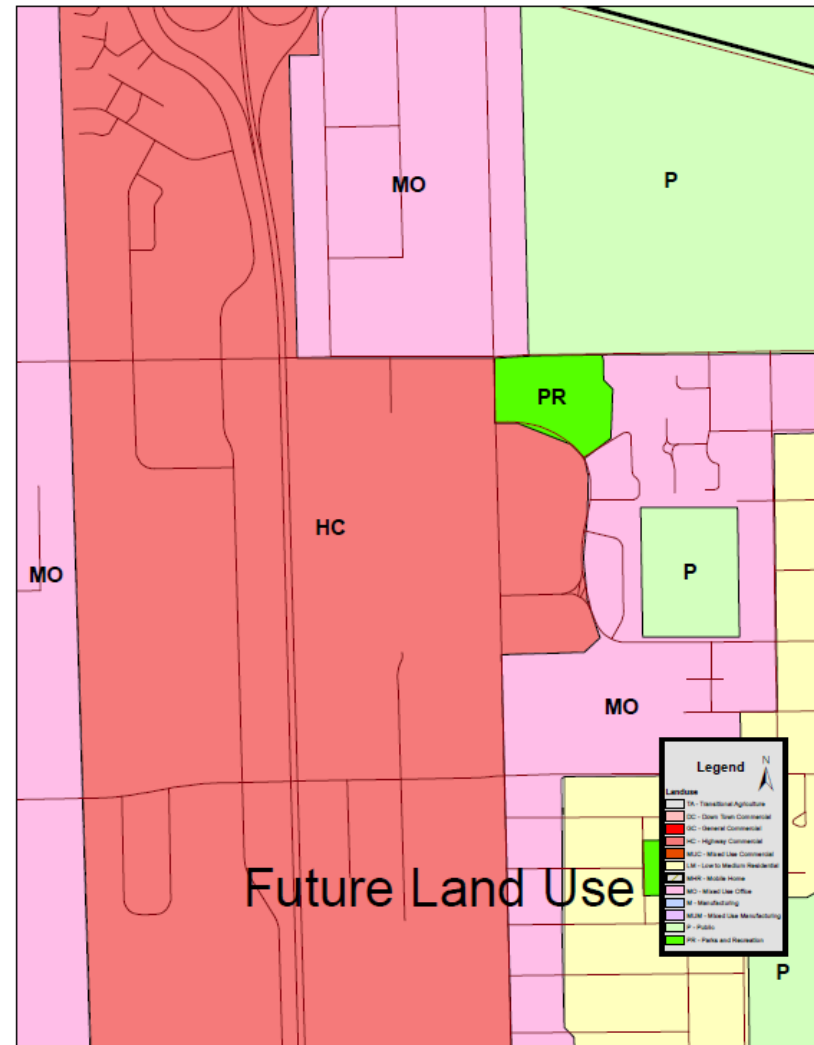
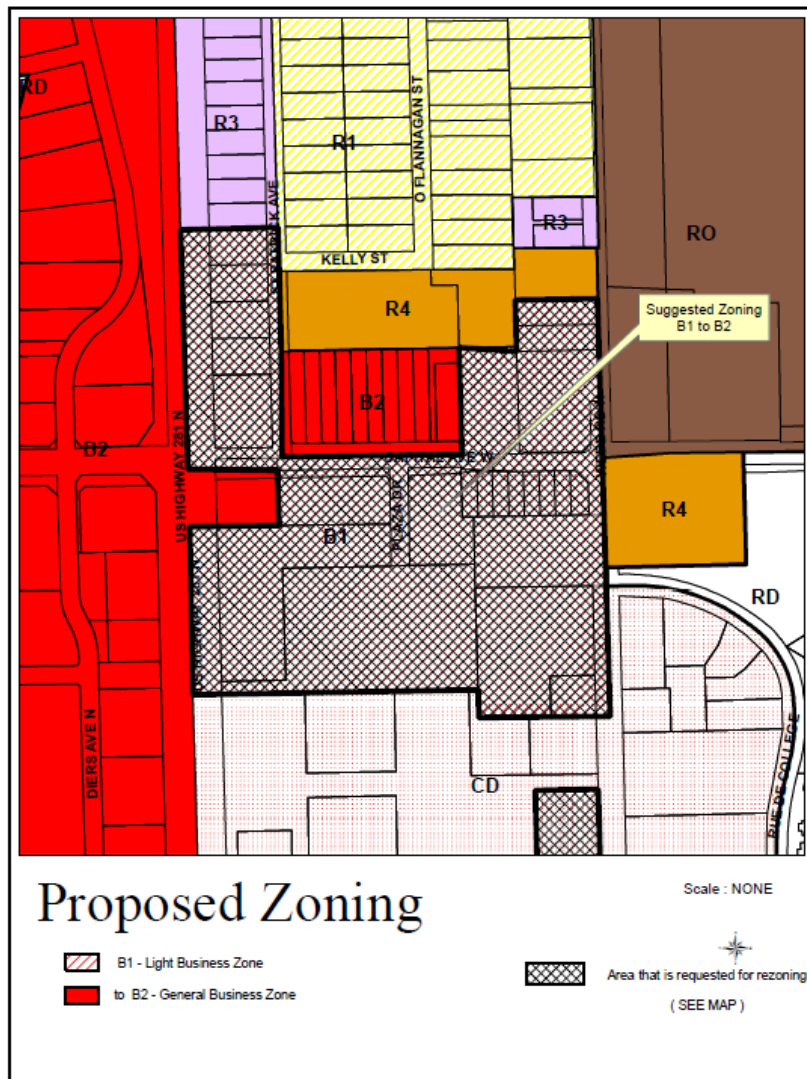
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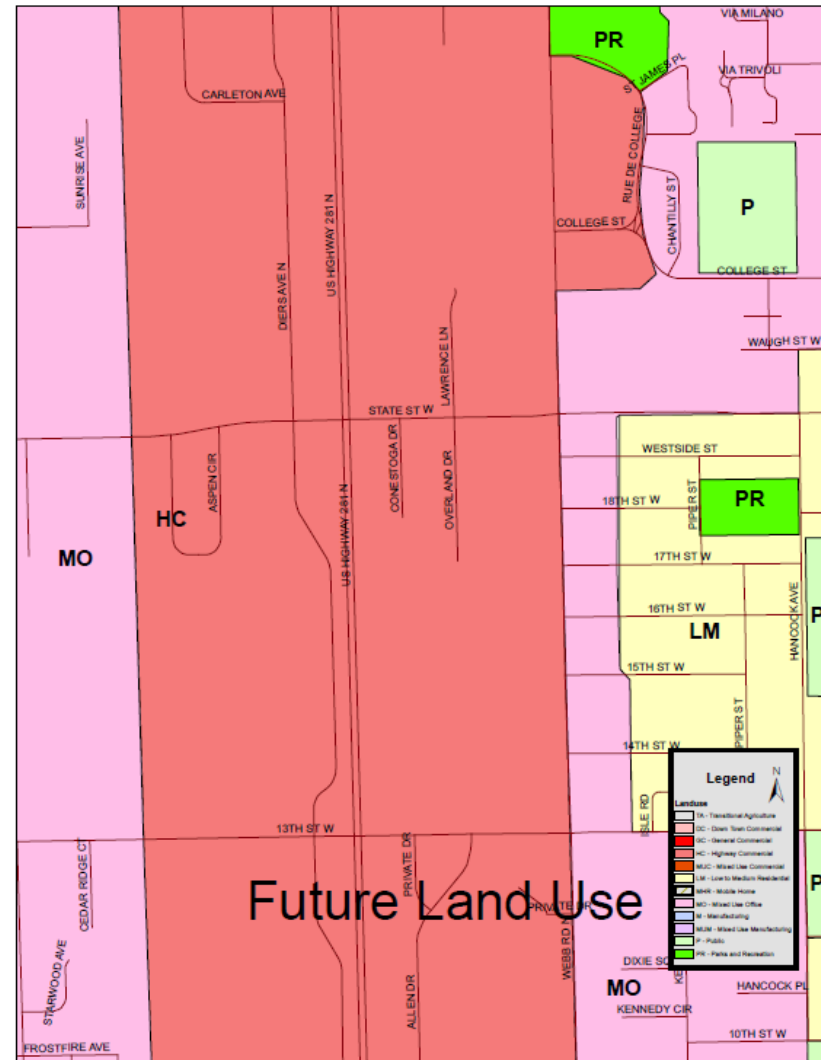
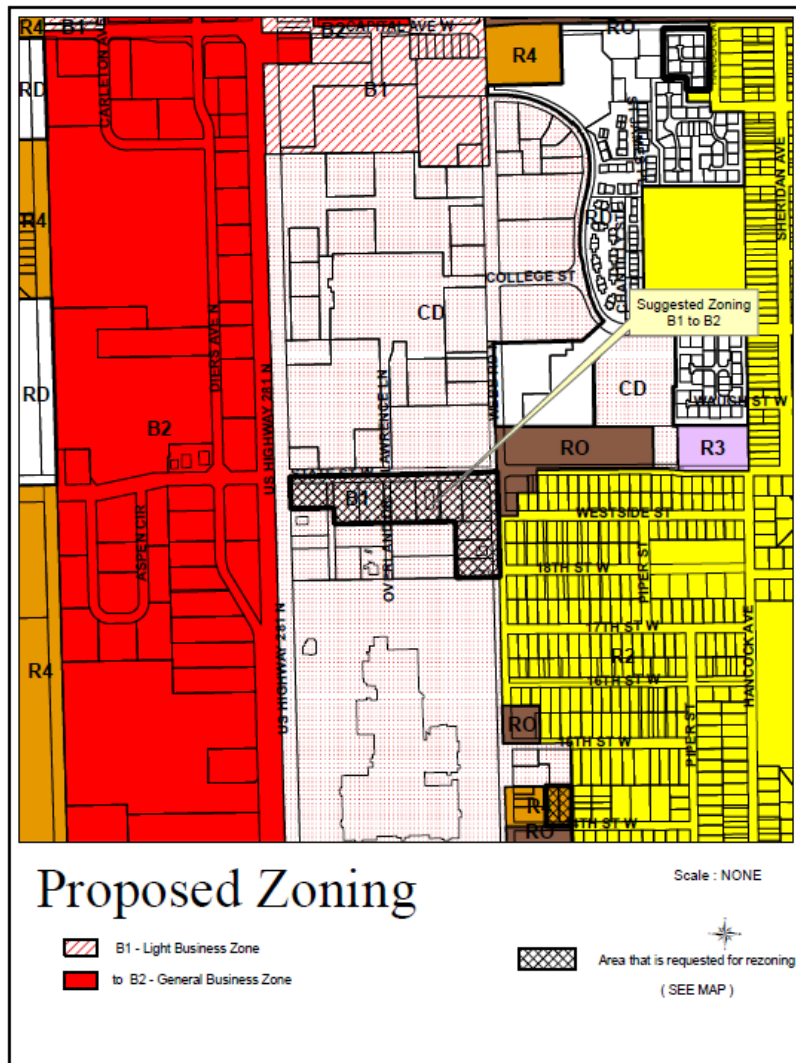
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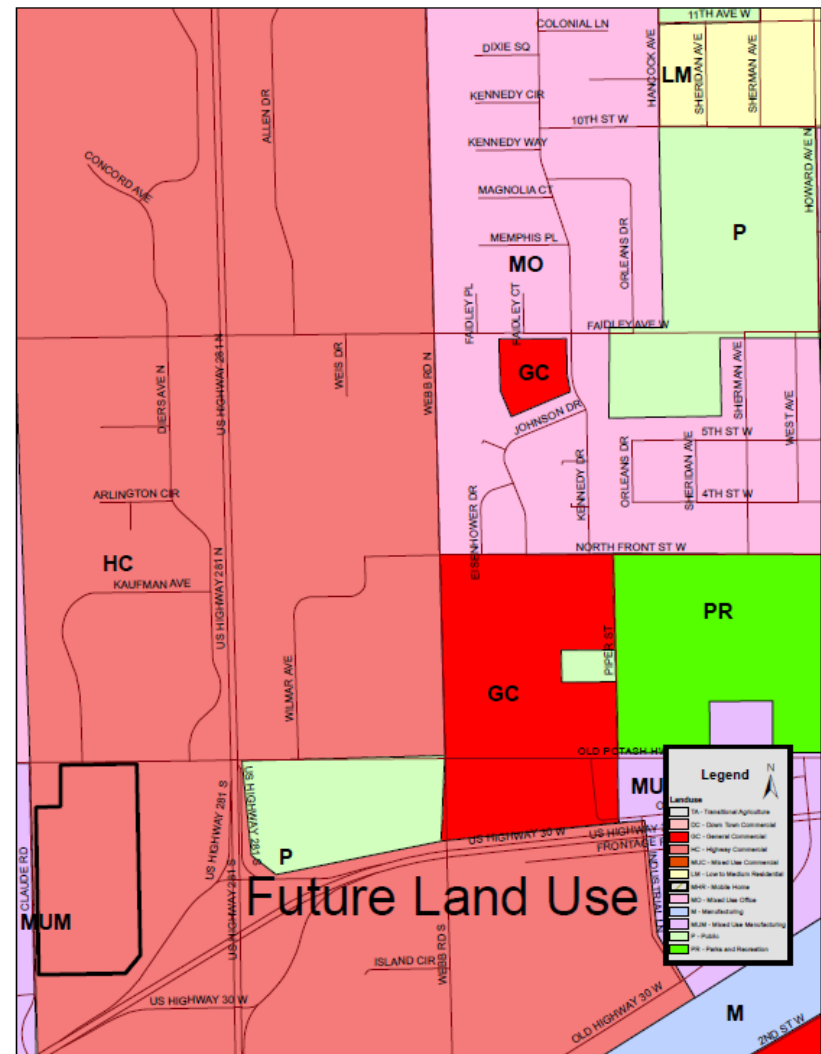
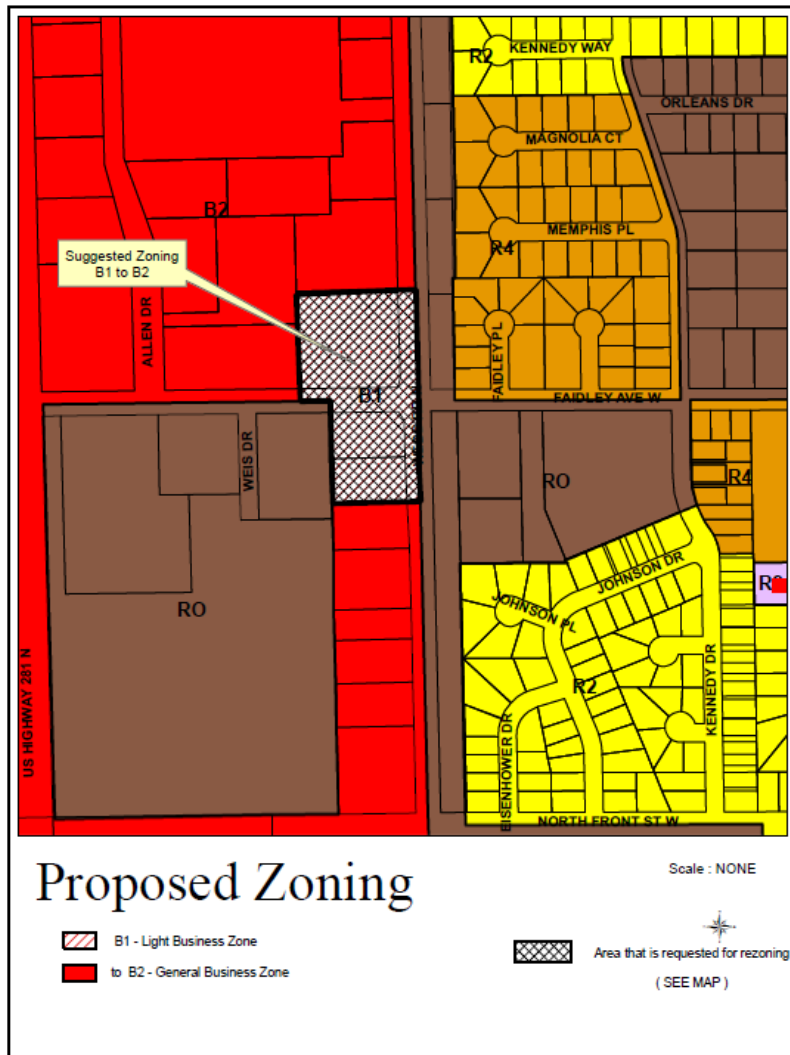
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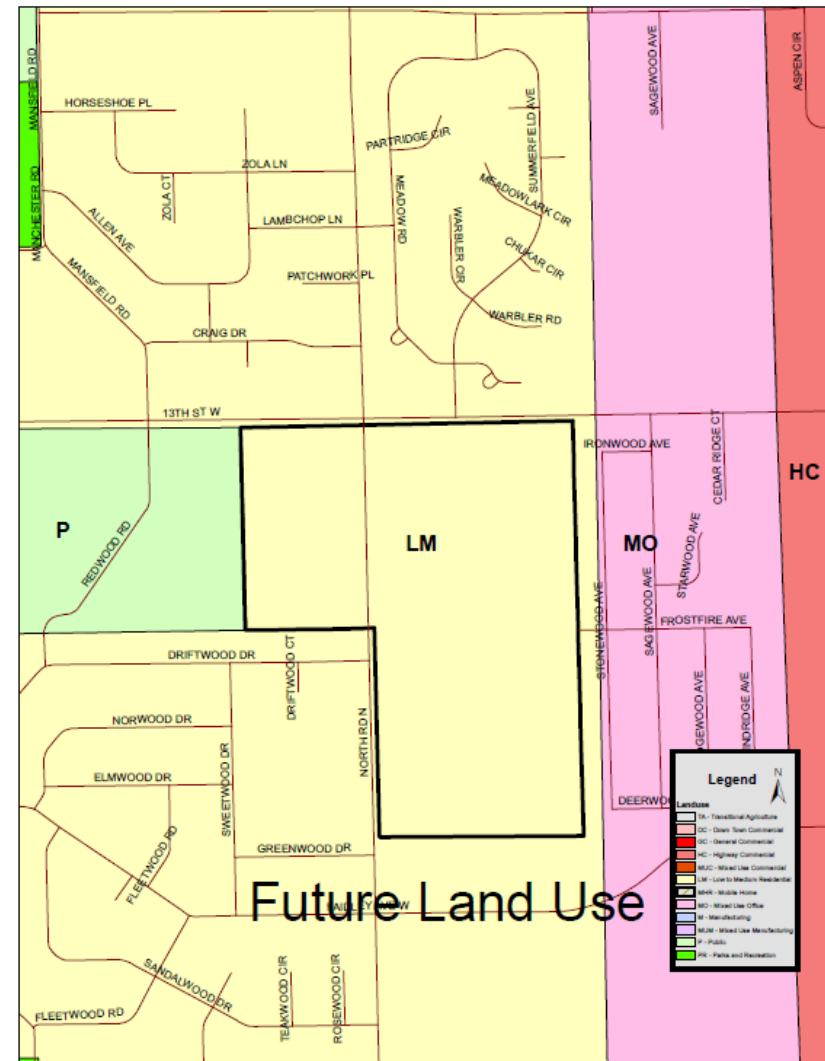
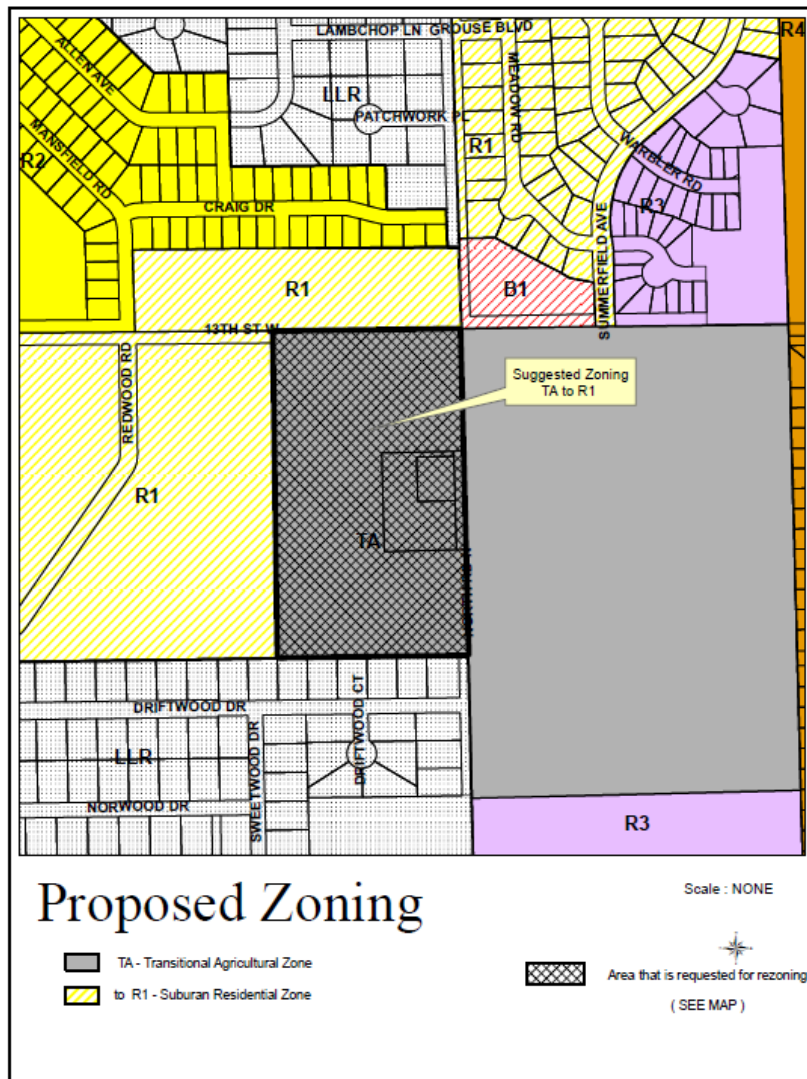
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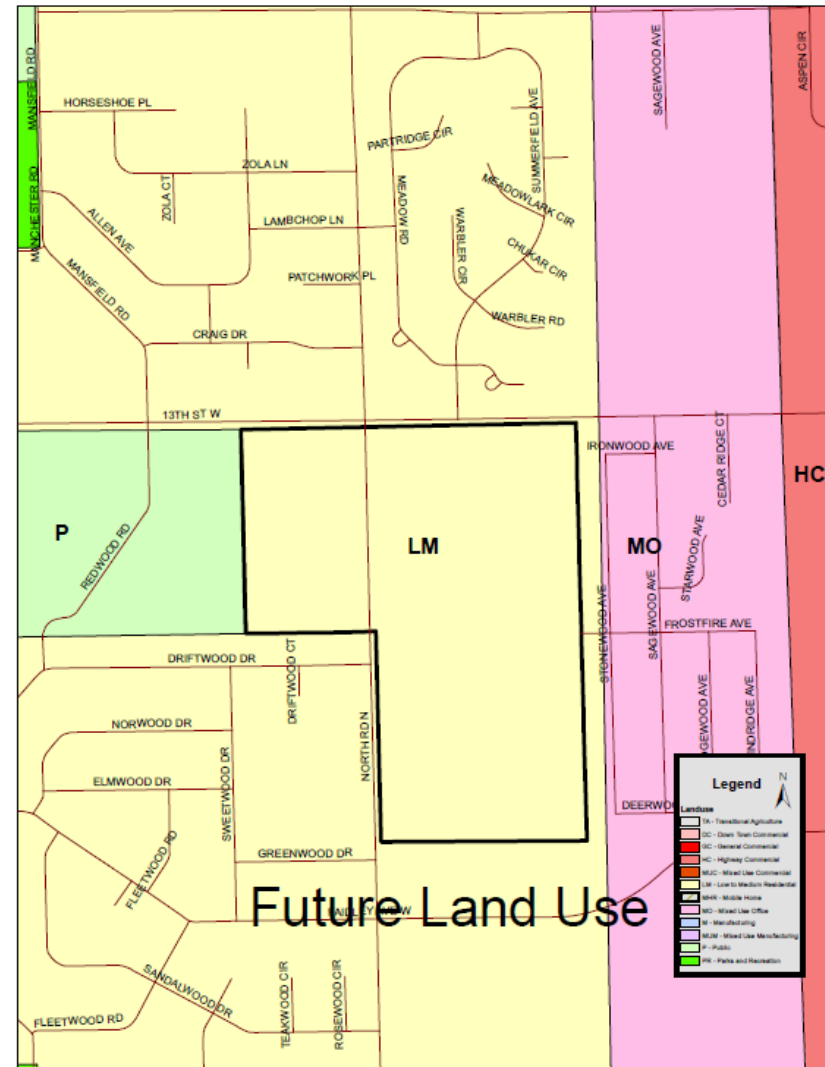
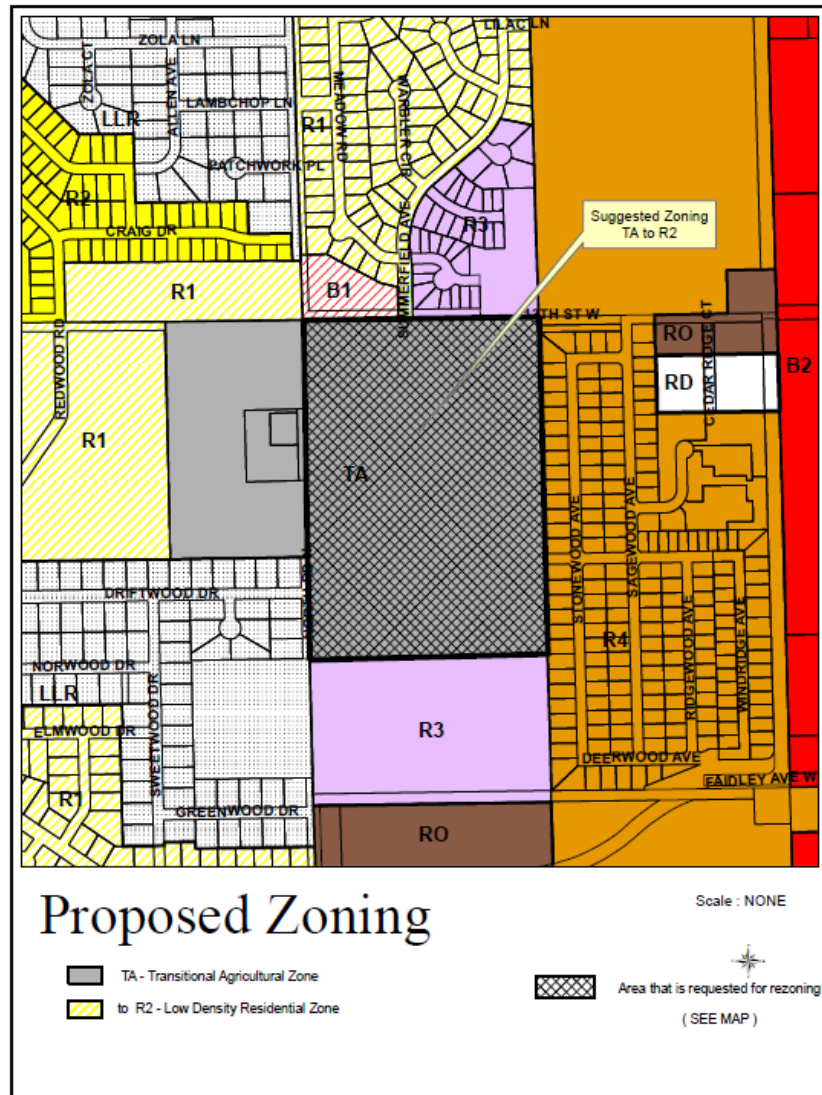
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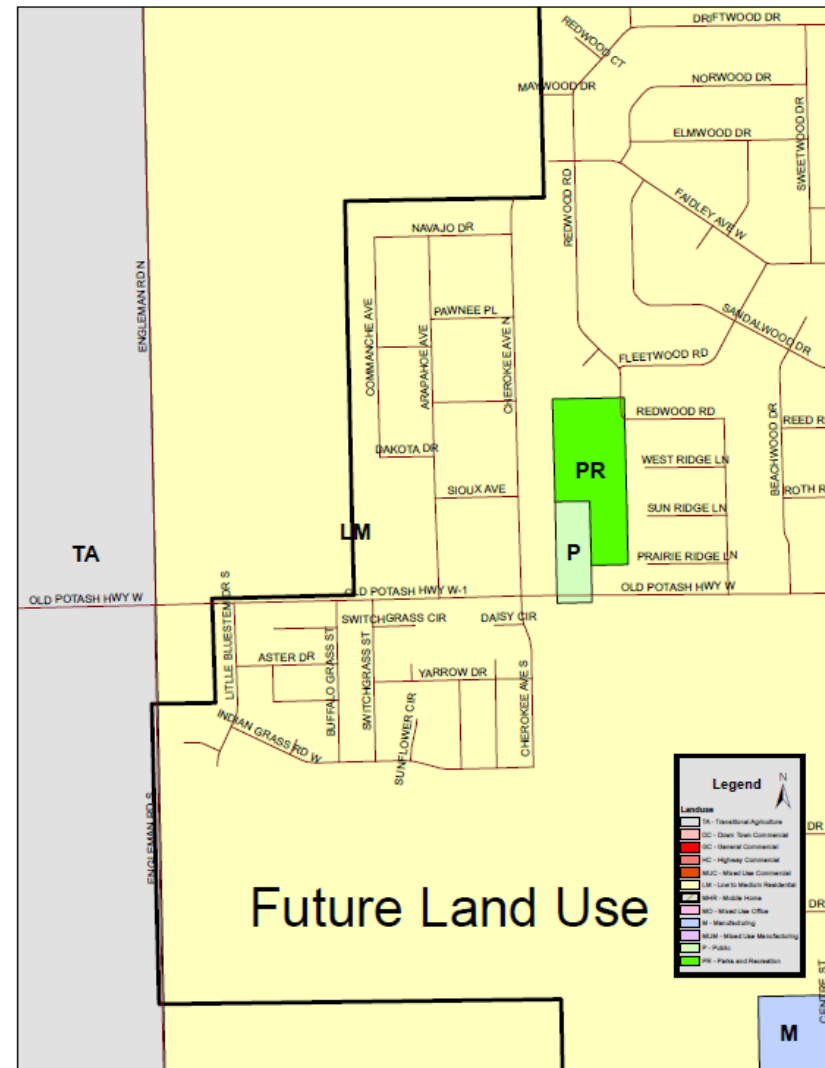
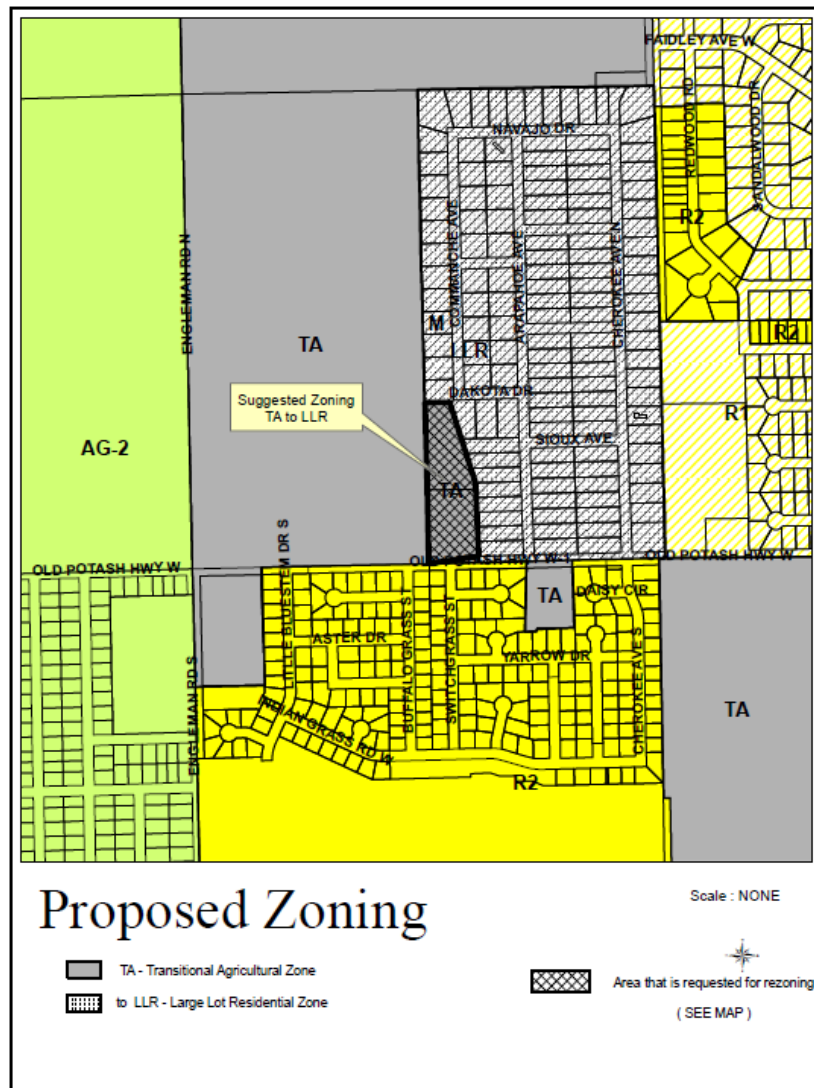
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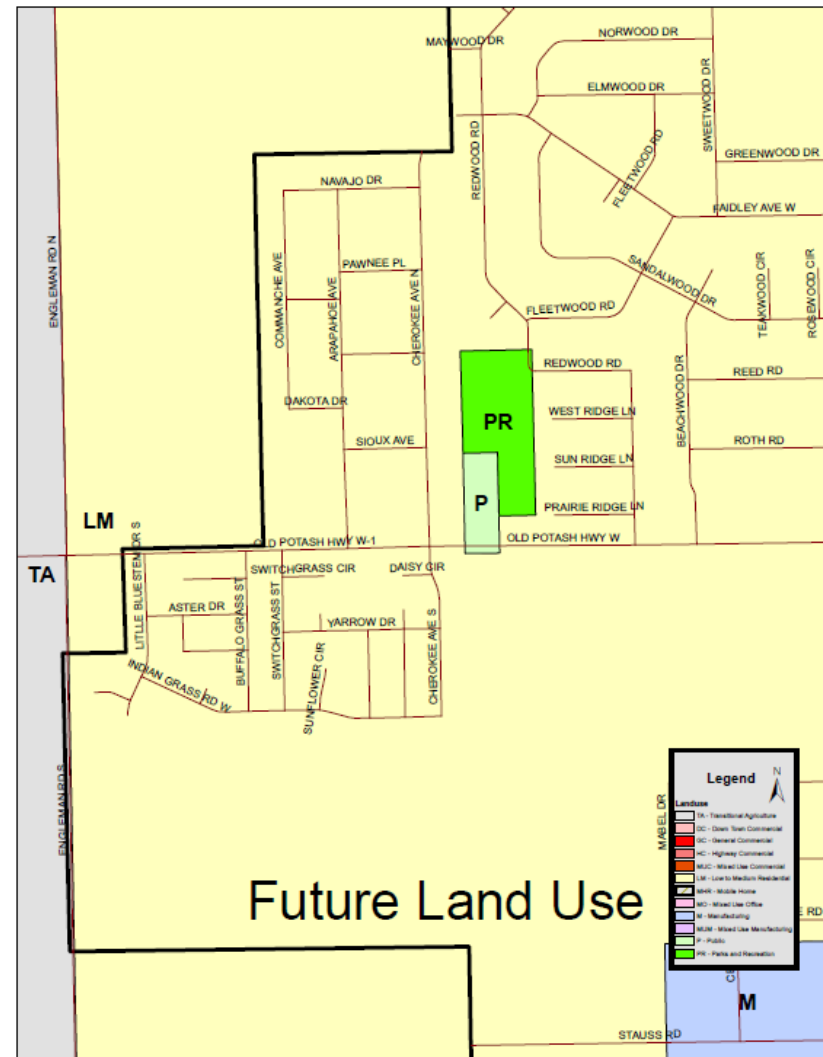
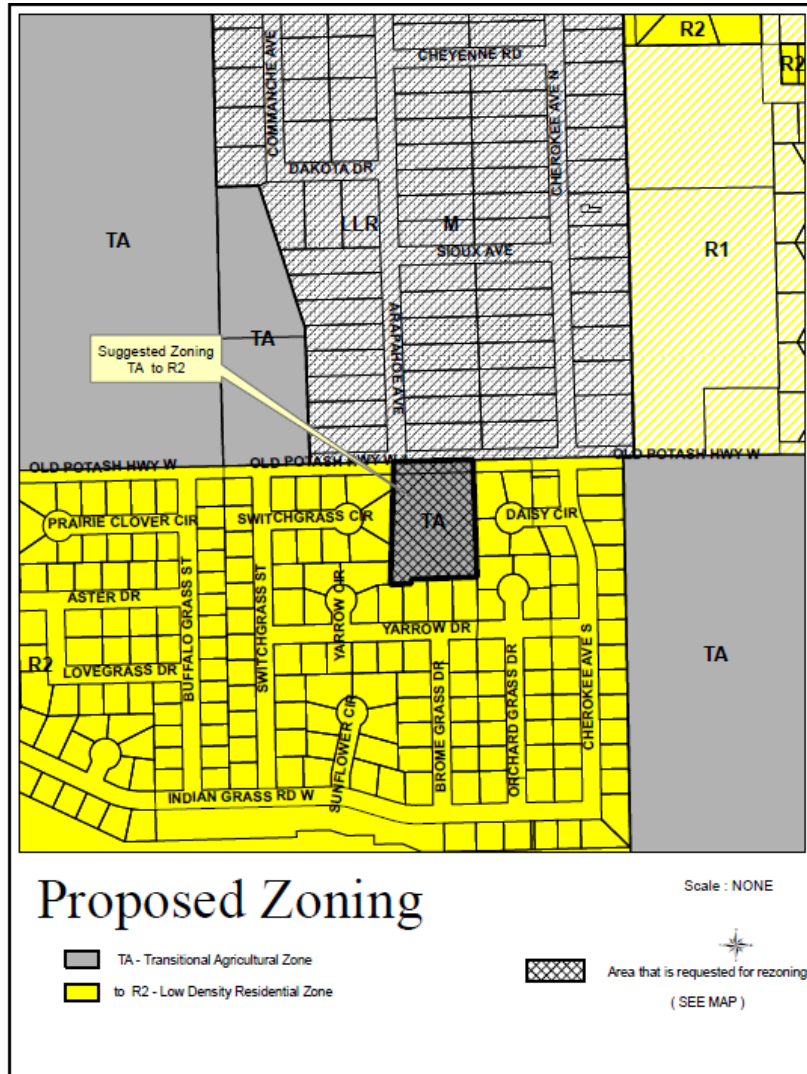
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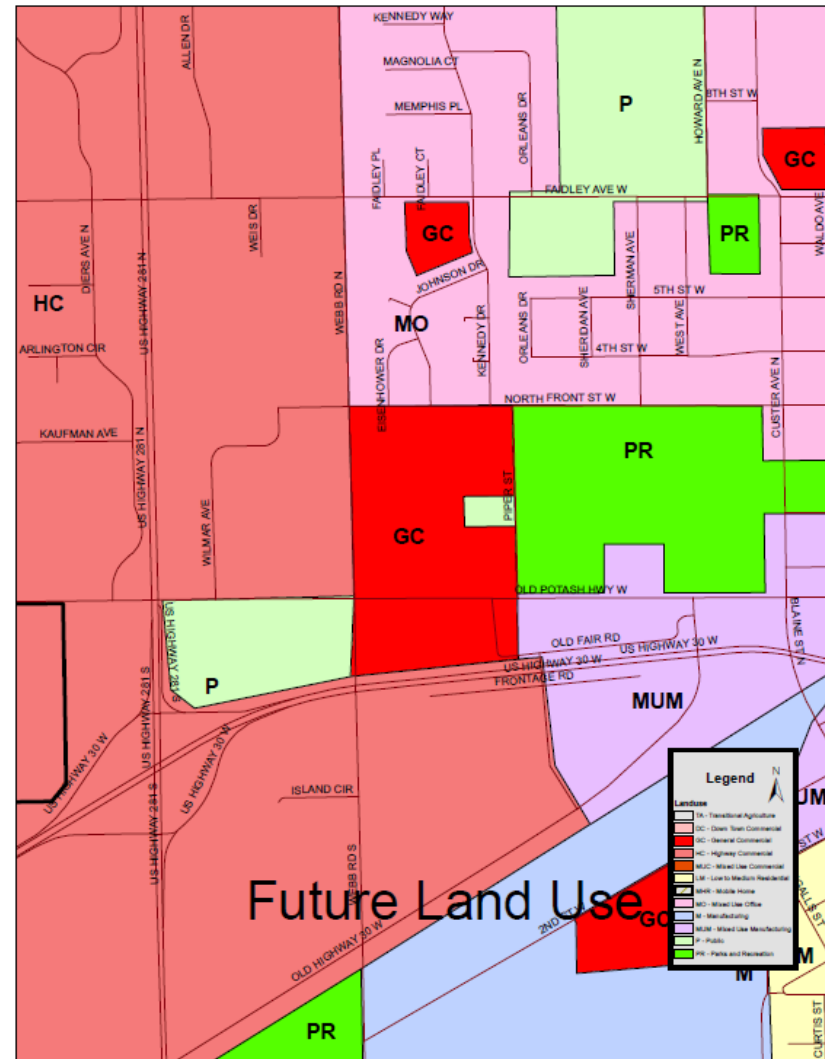
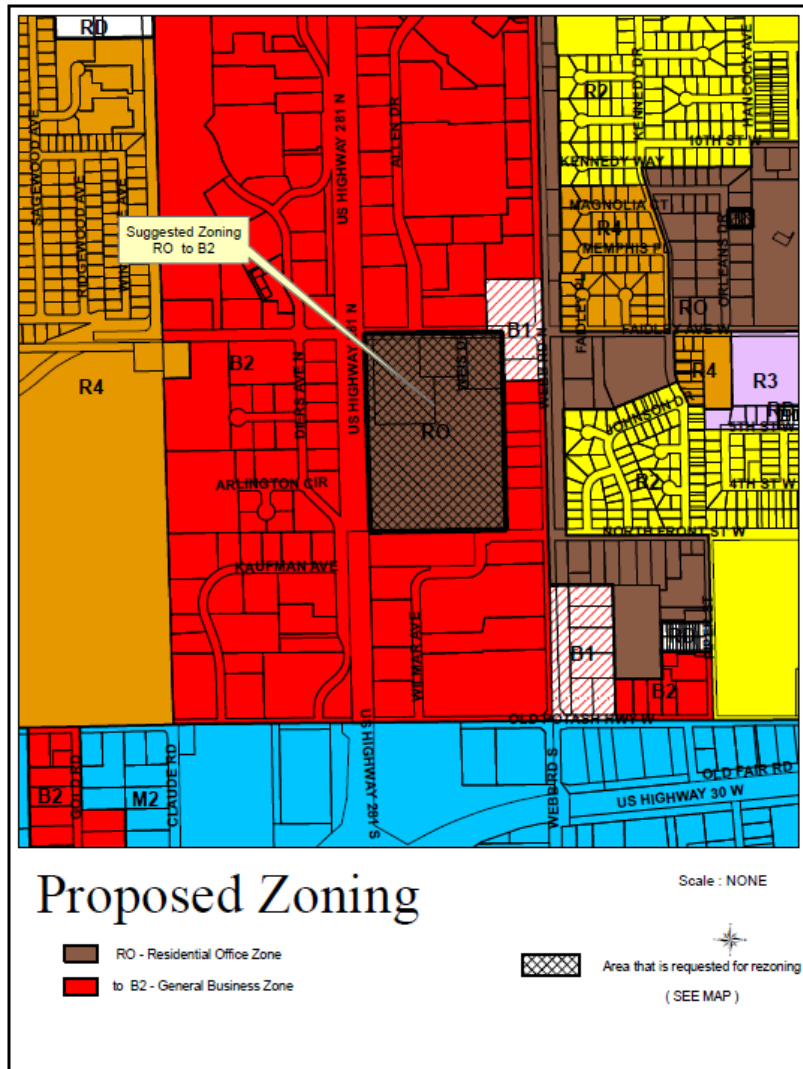
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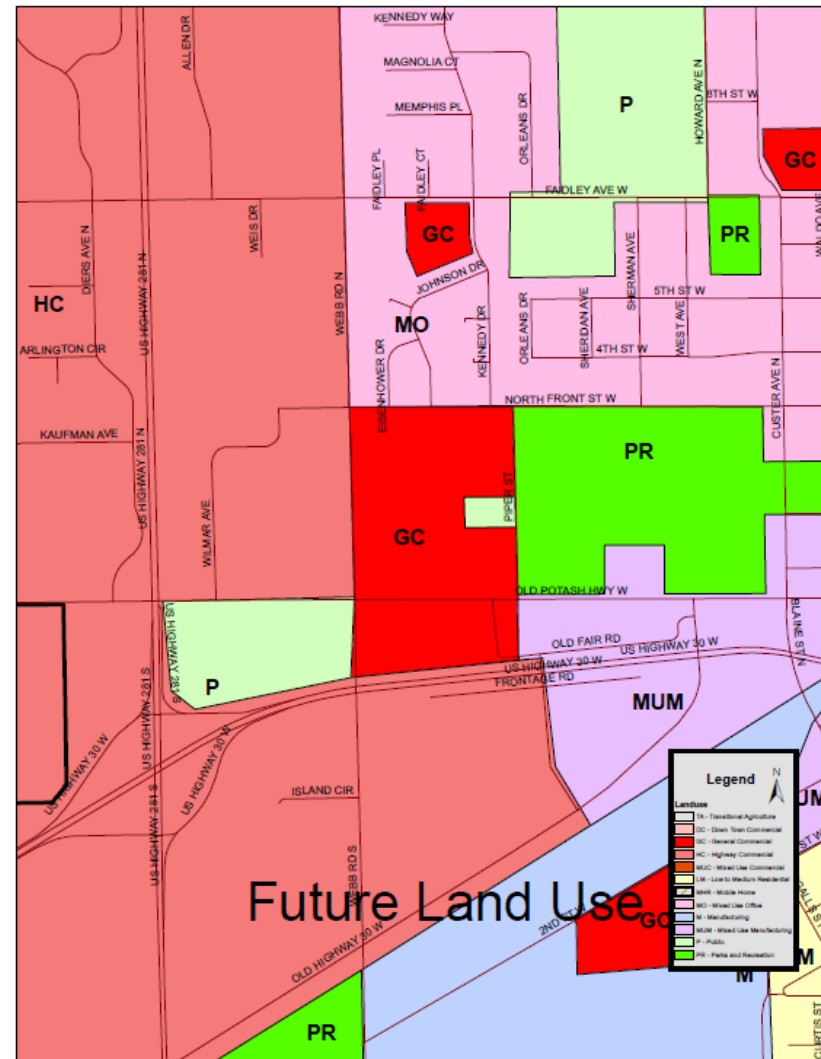
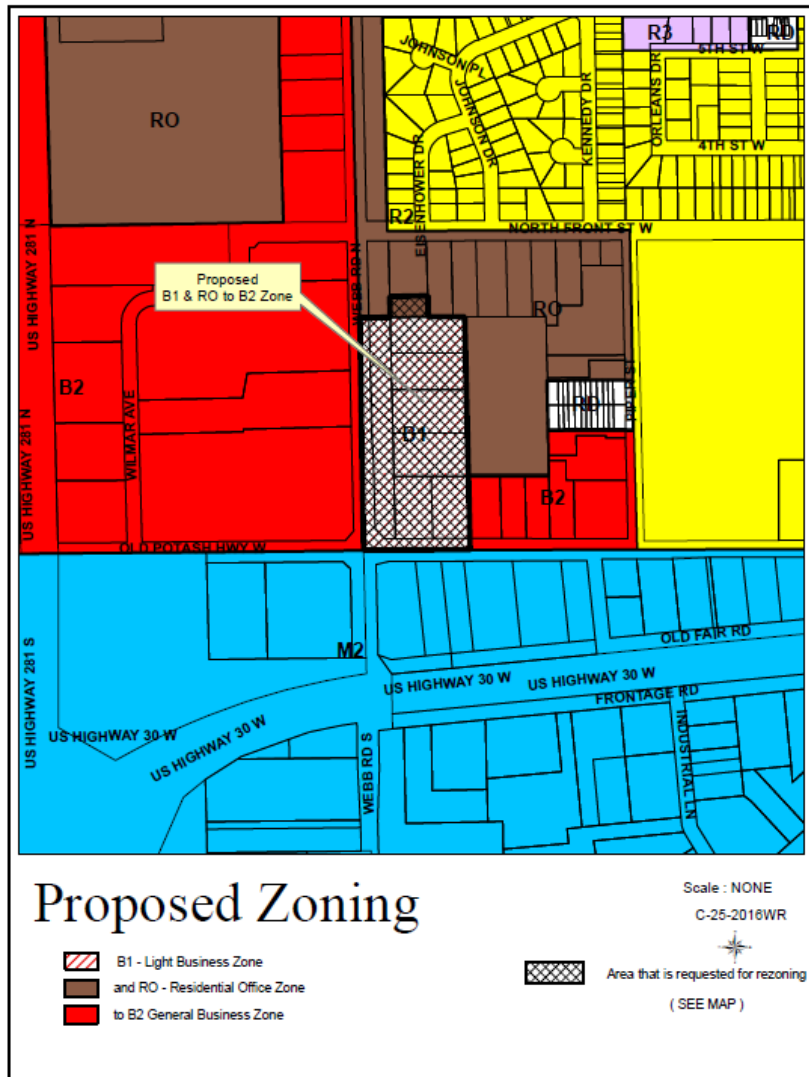
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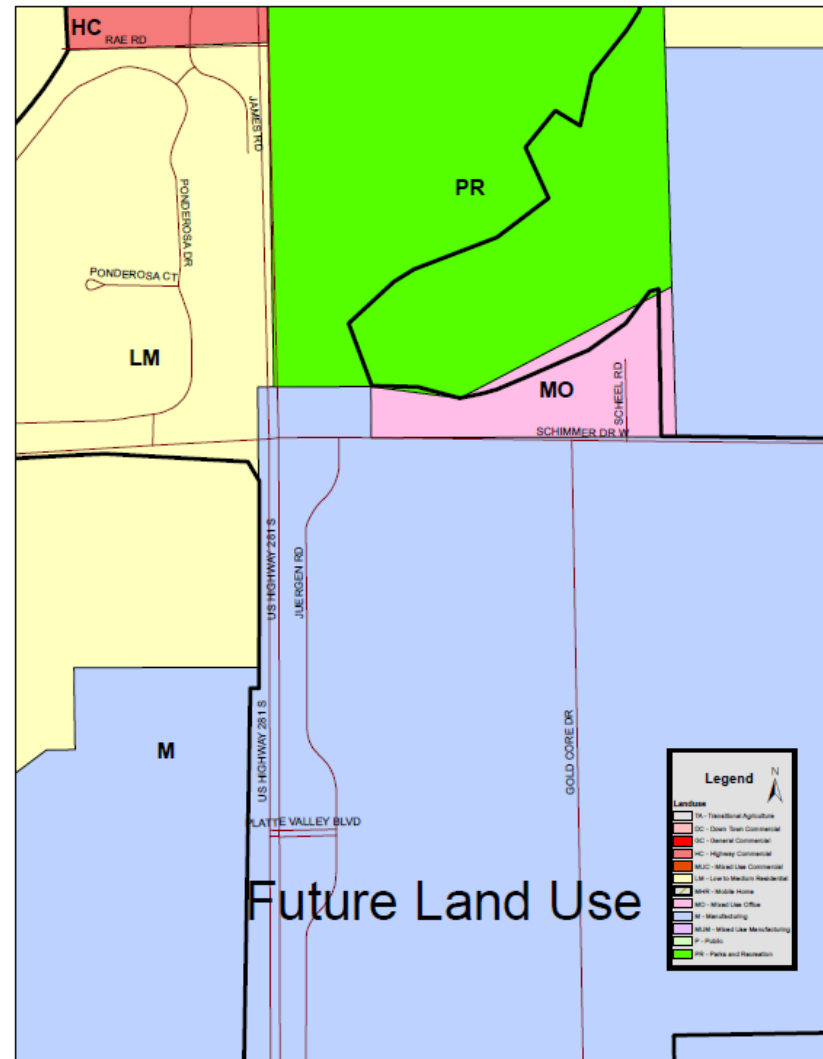
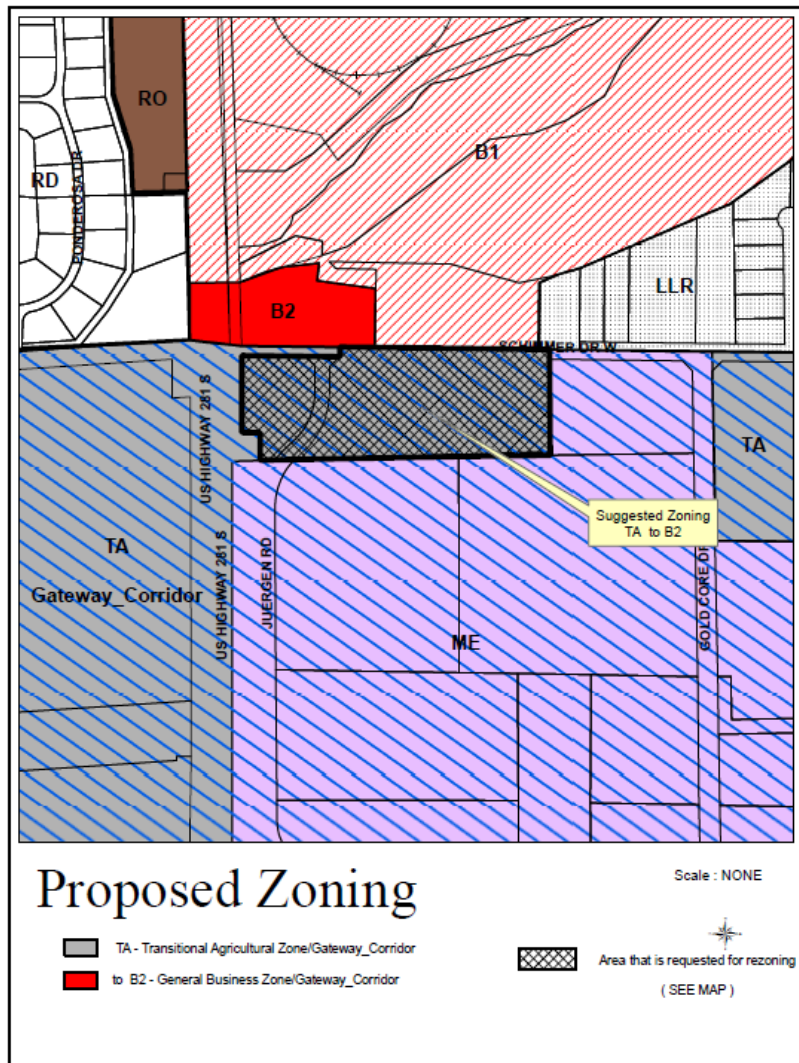
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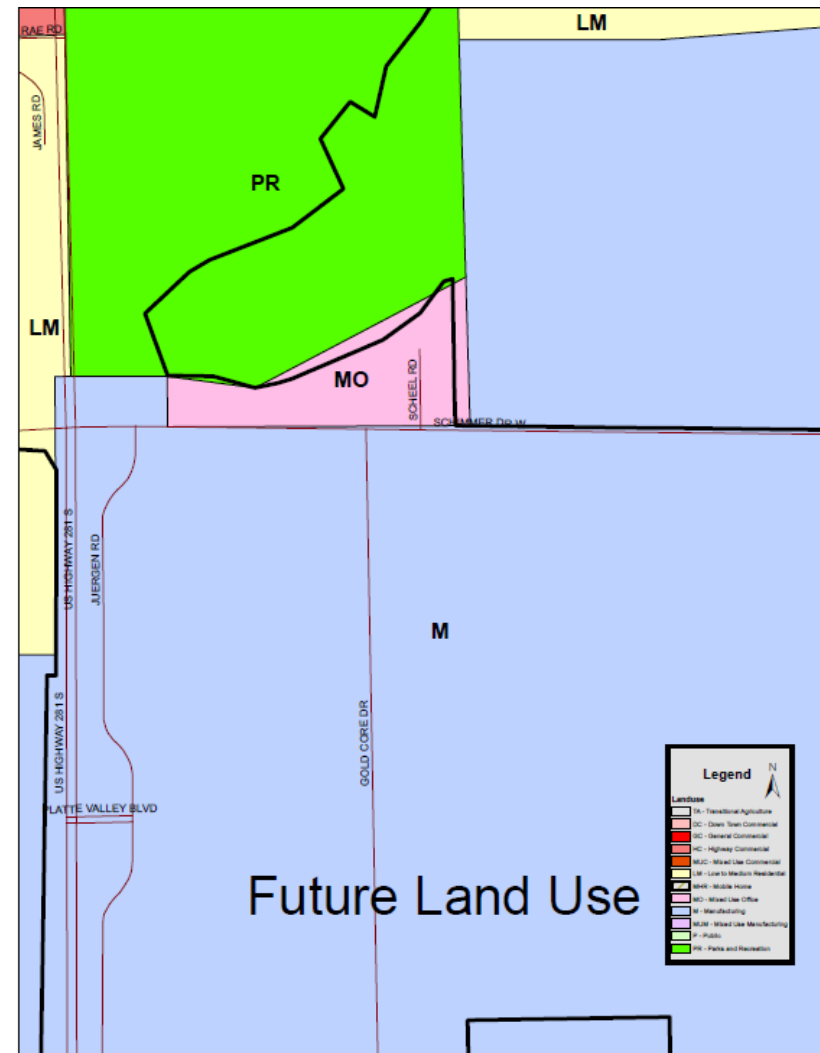
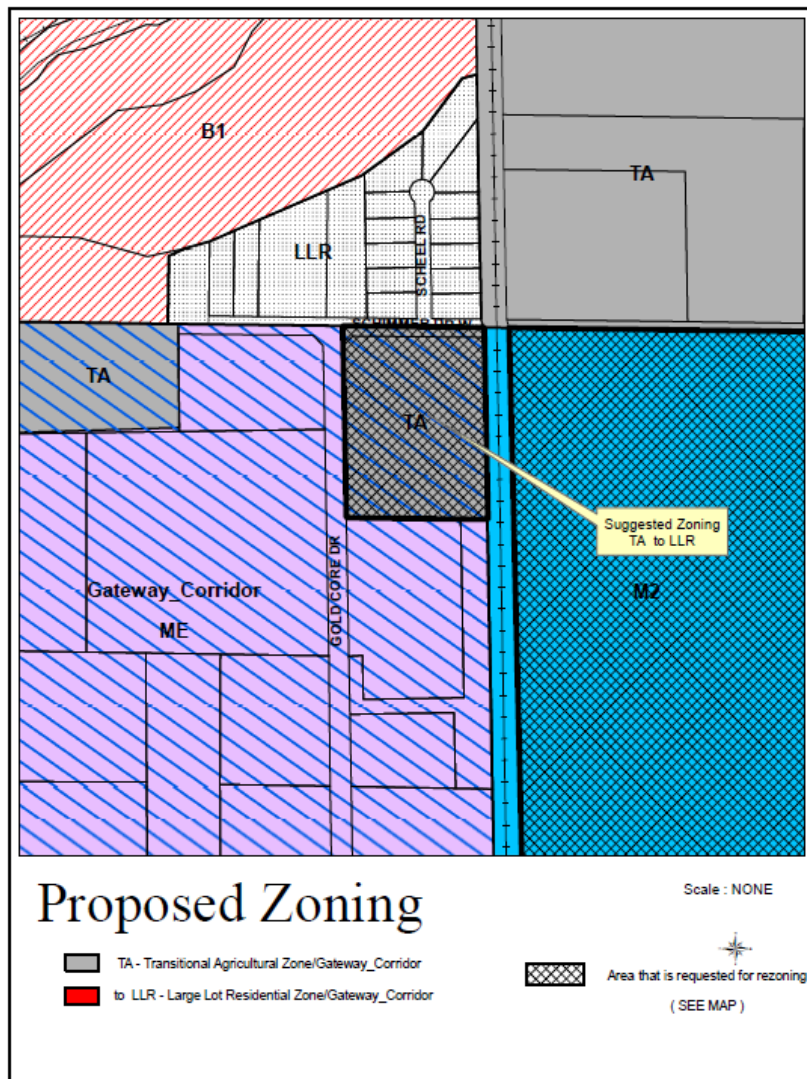
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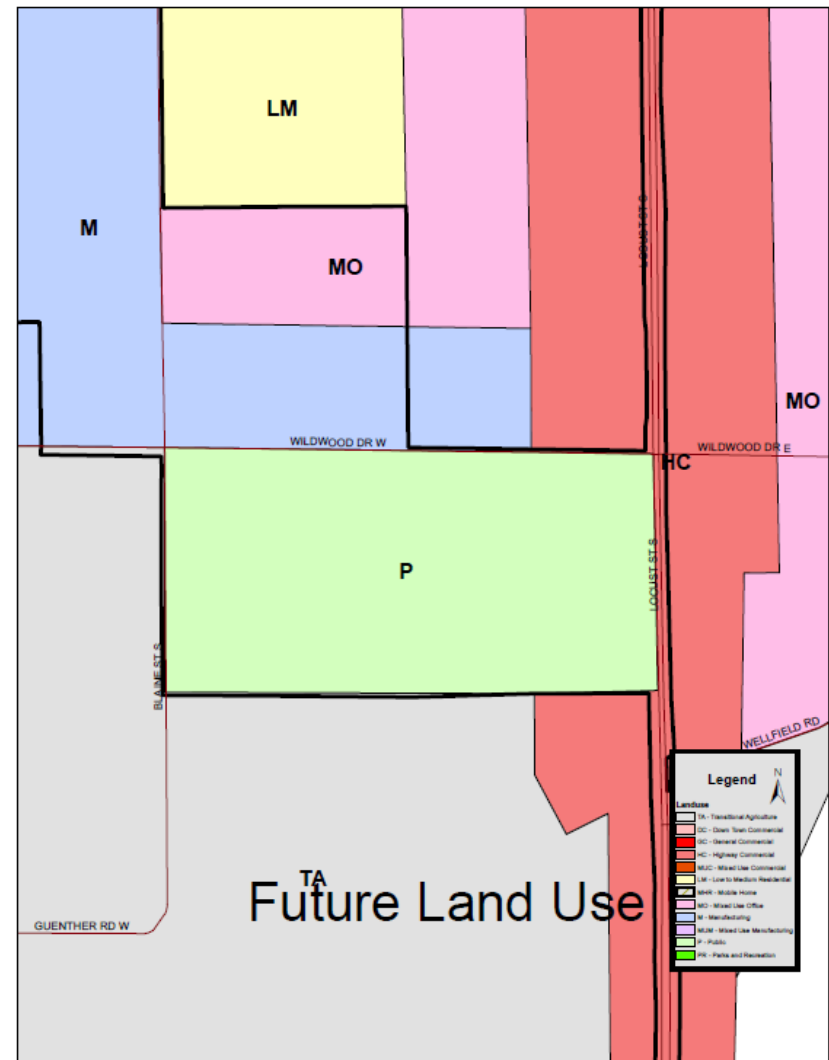
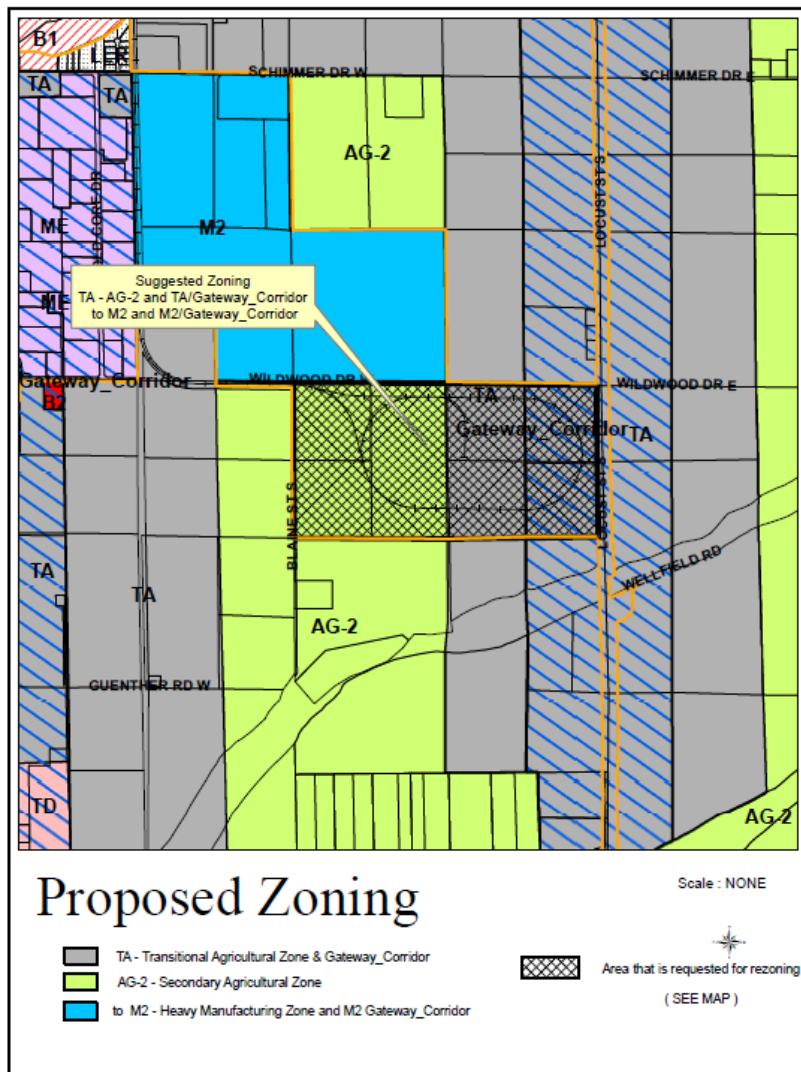
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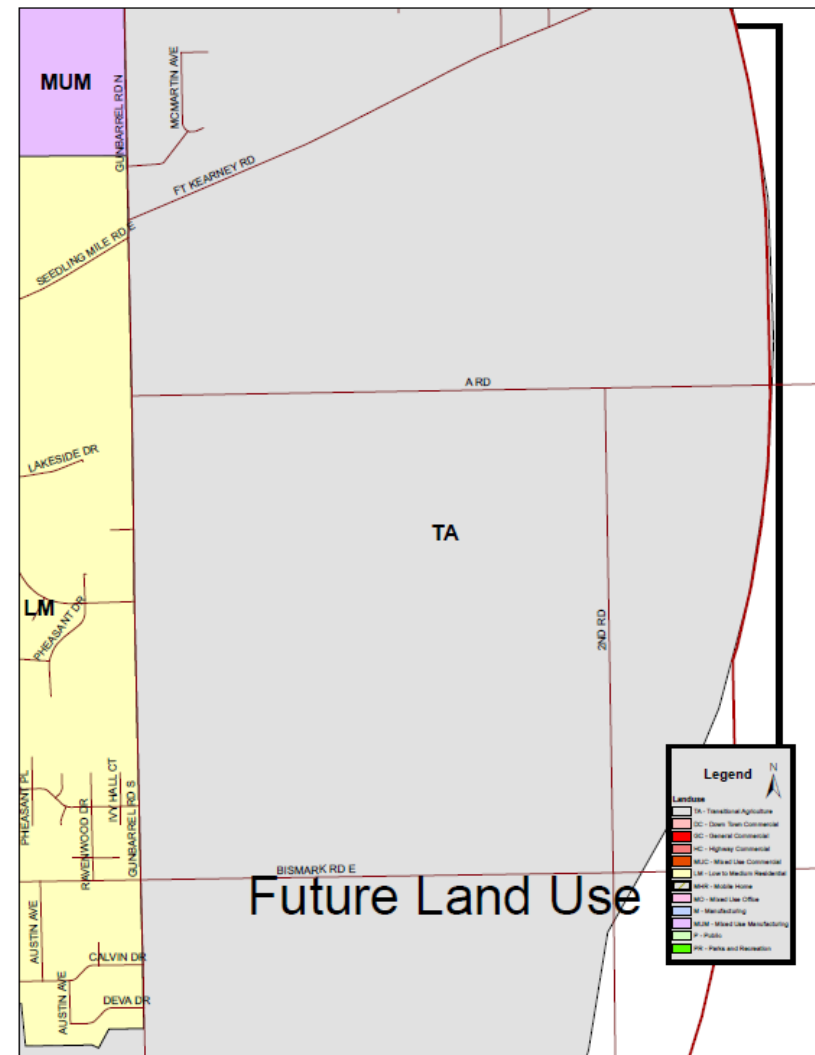
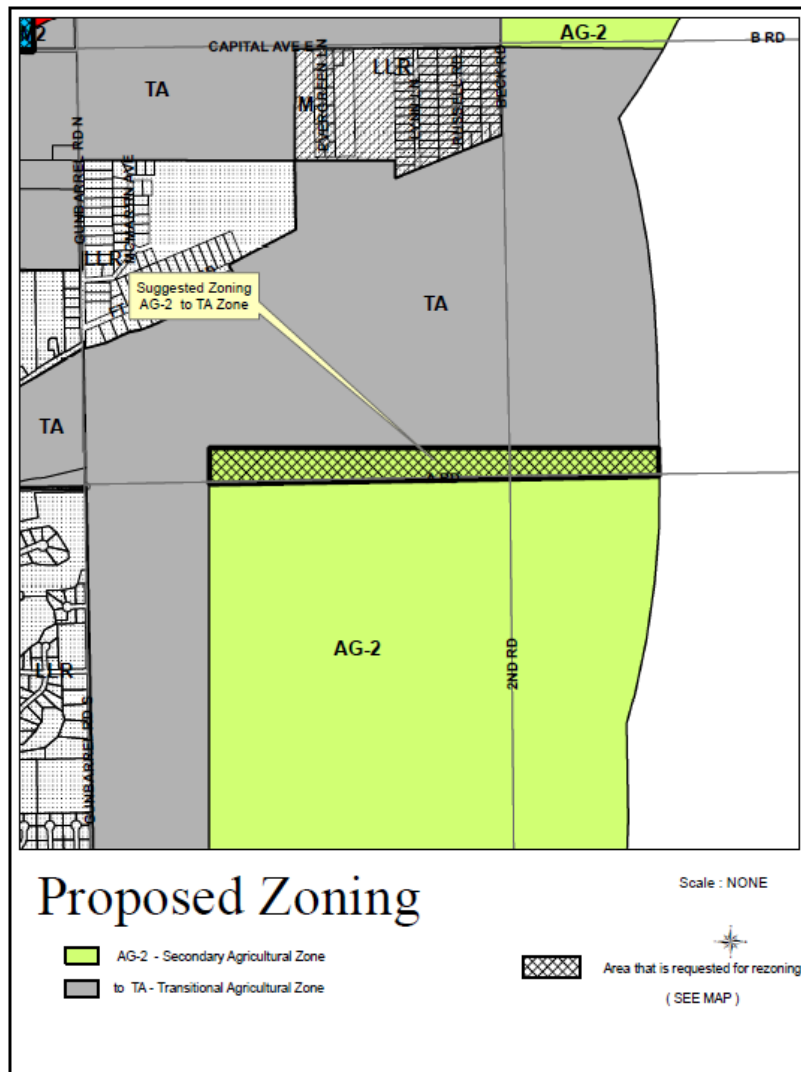
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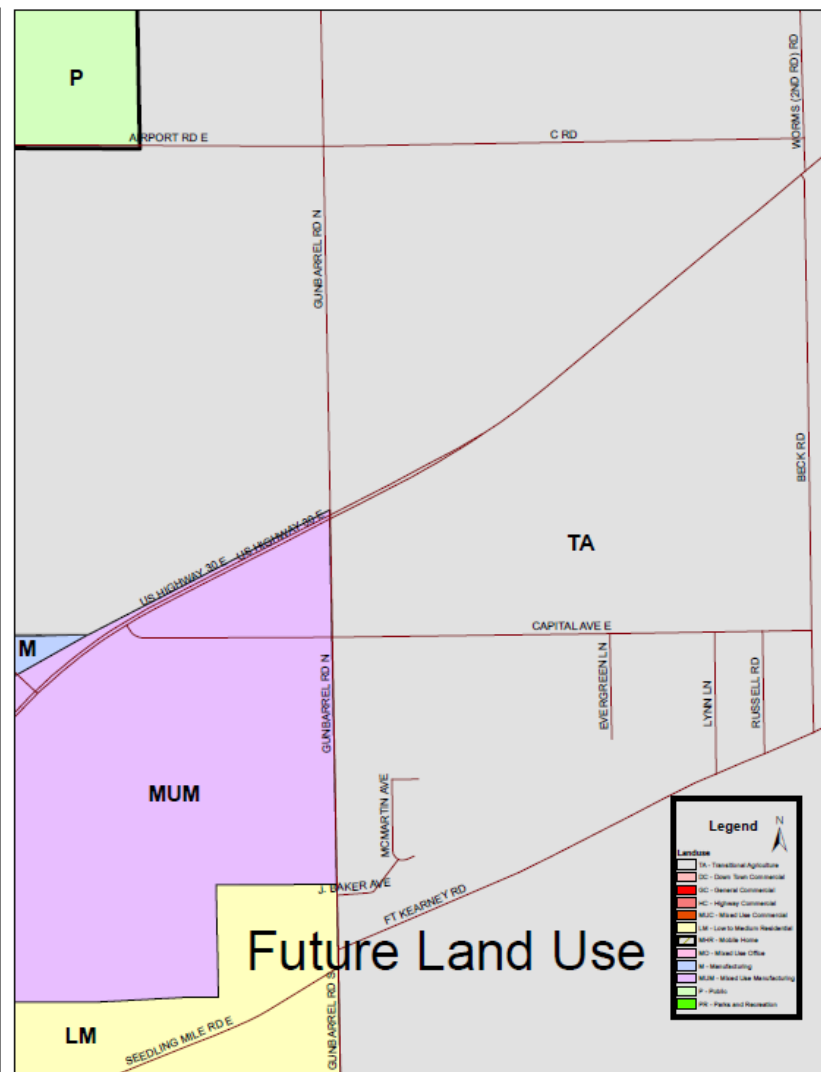
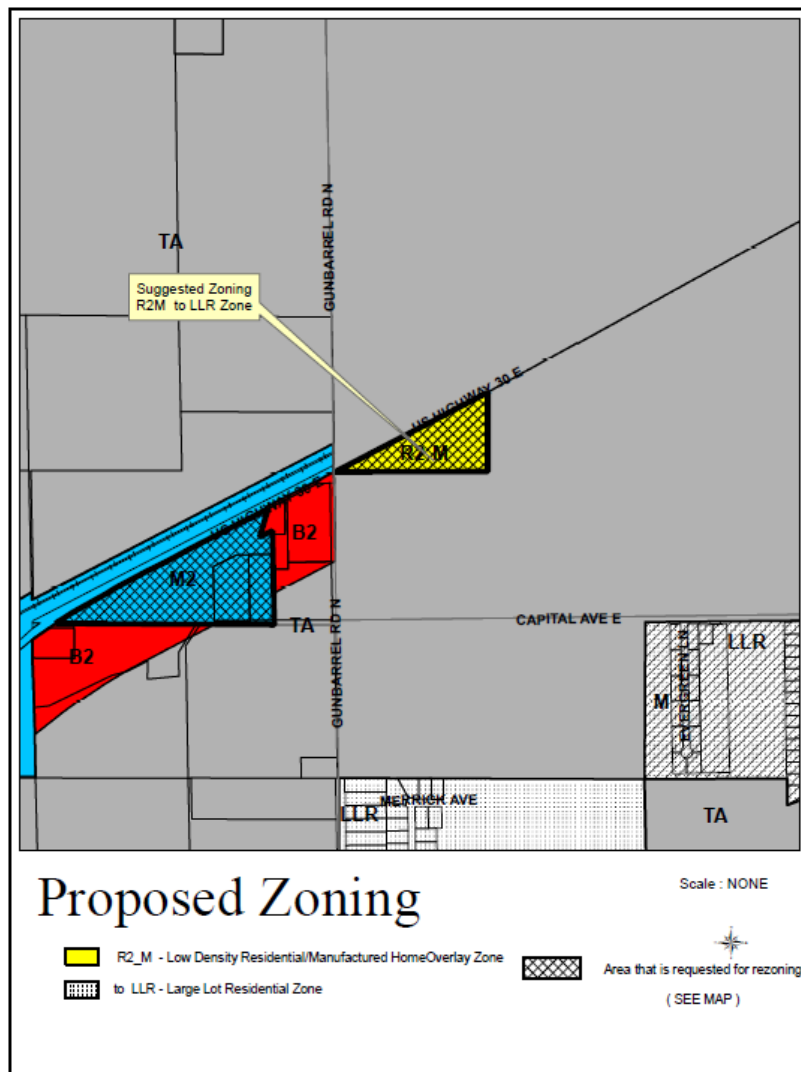


Area 14

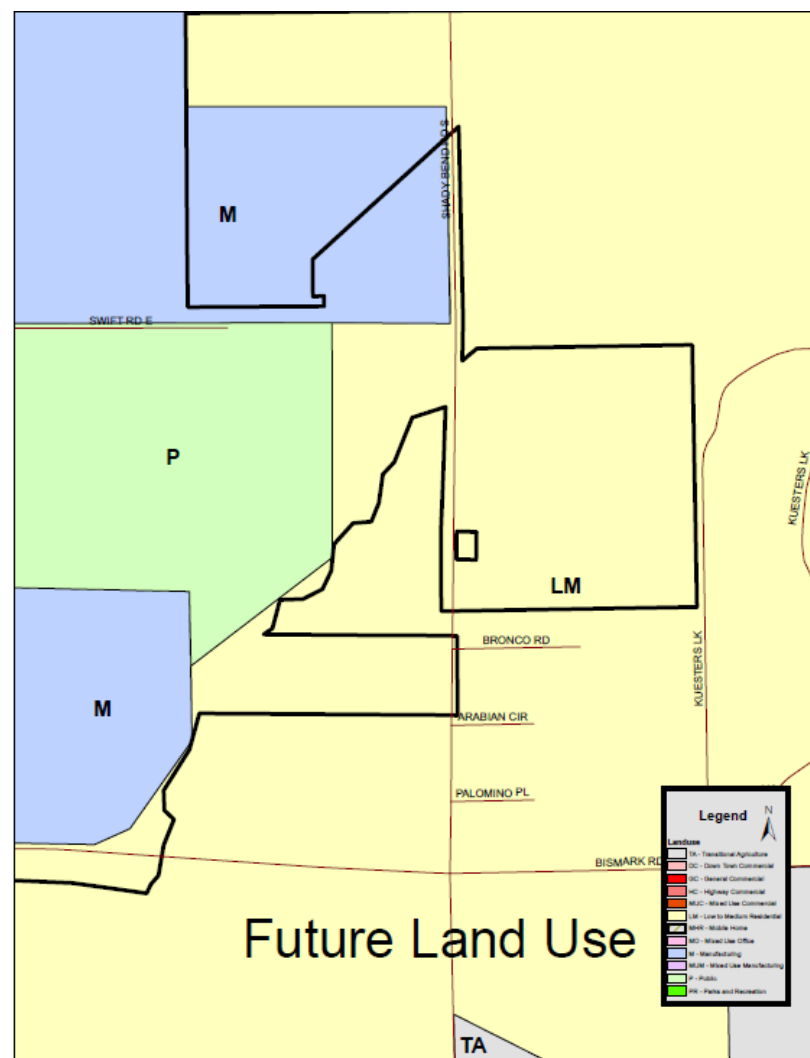
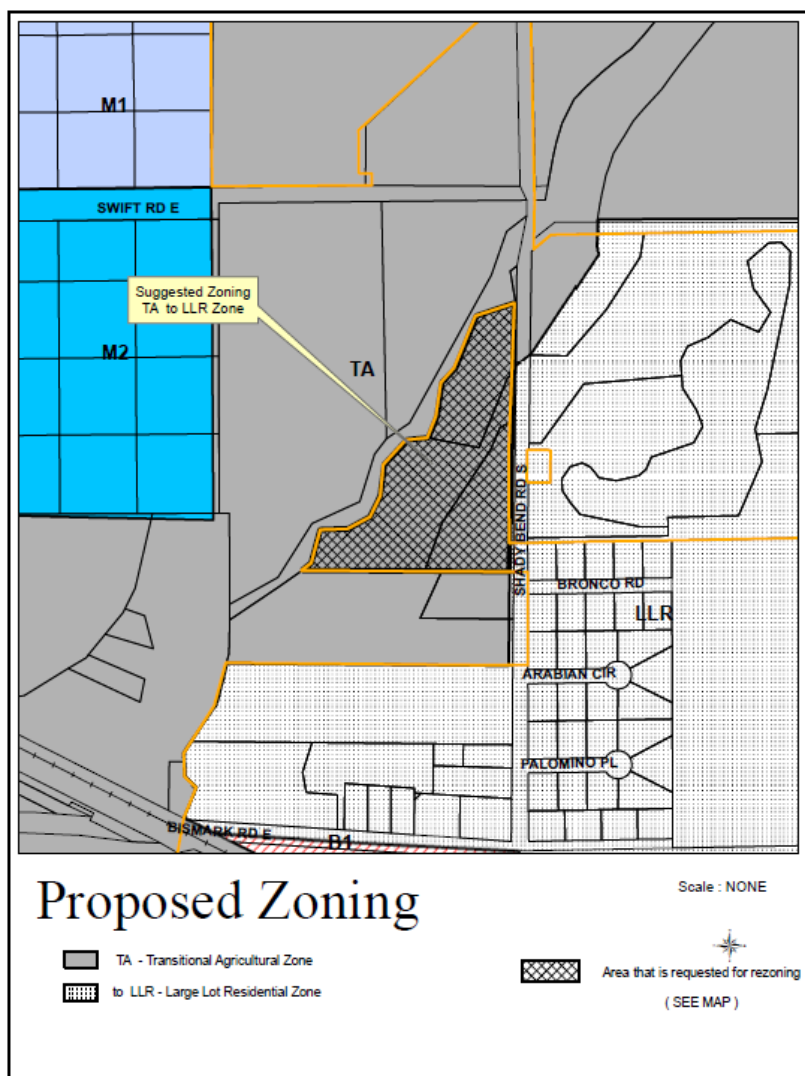


Area 15





Area 17



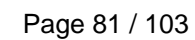
Proposed Zoning

Scale : NONE

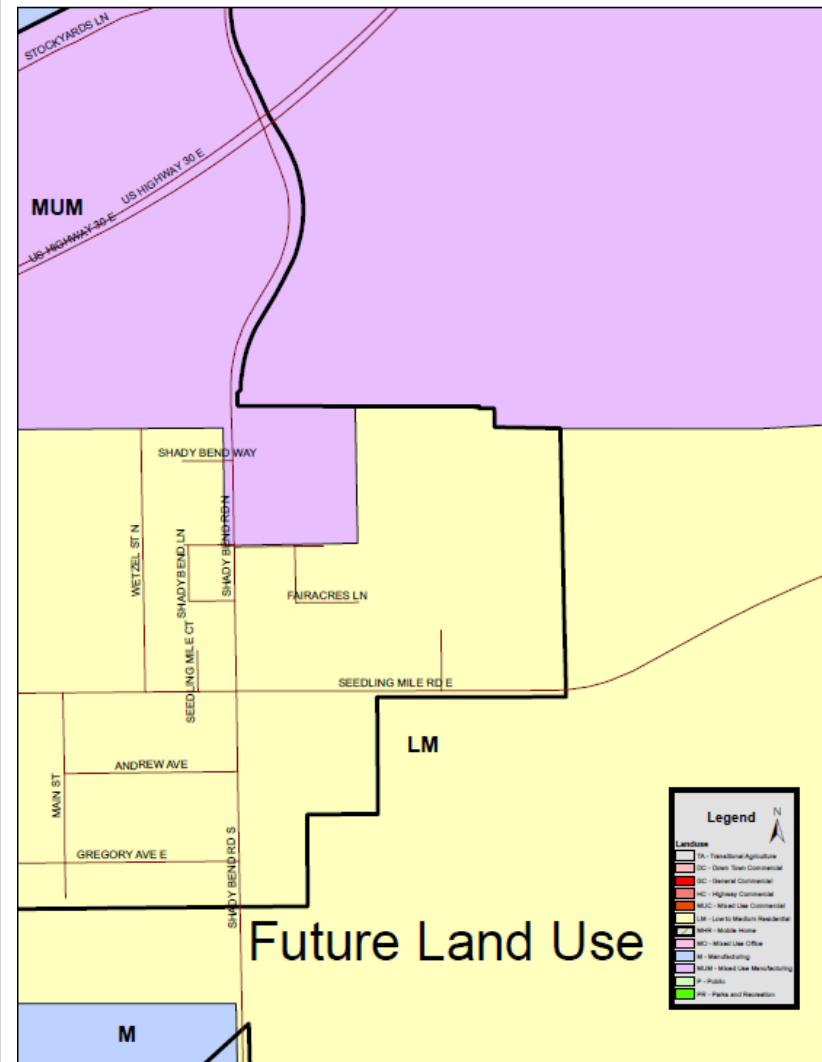
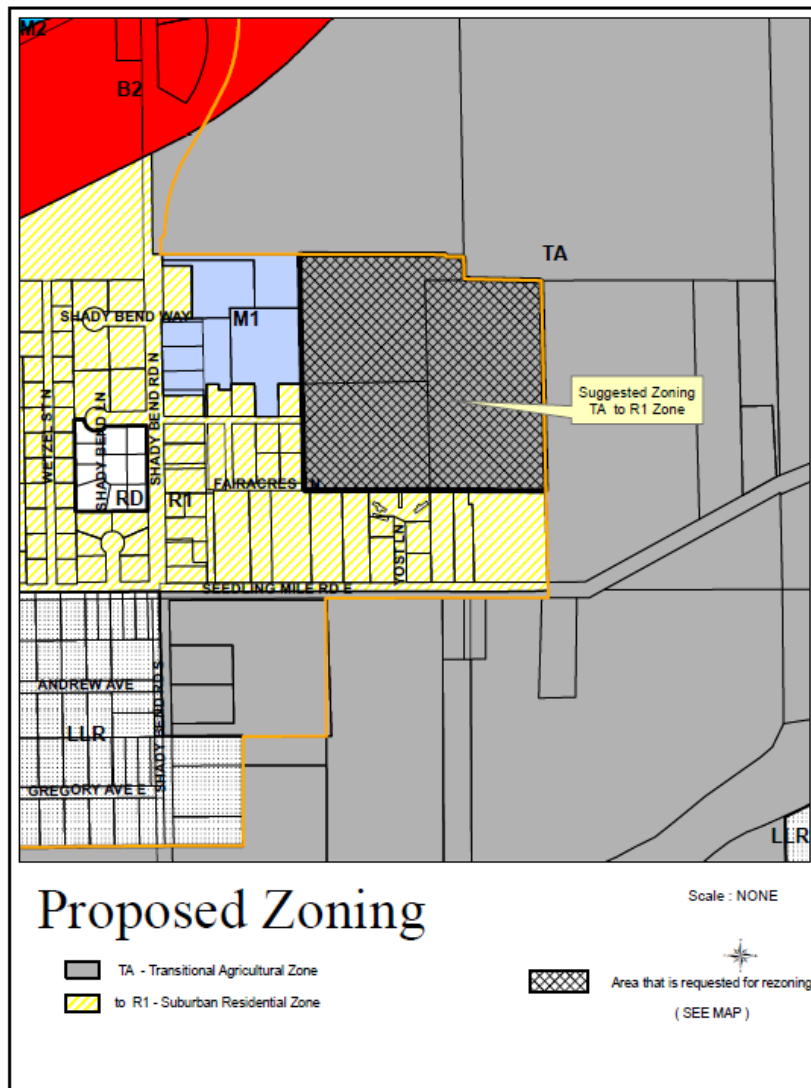
Legend:

- TA - Transitional Agricultural Zone
- to LLR - Large Lot Residential Zone
- Area that is requested for rezoning

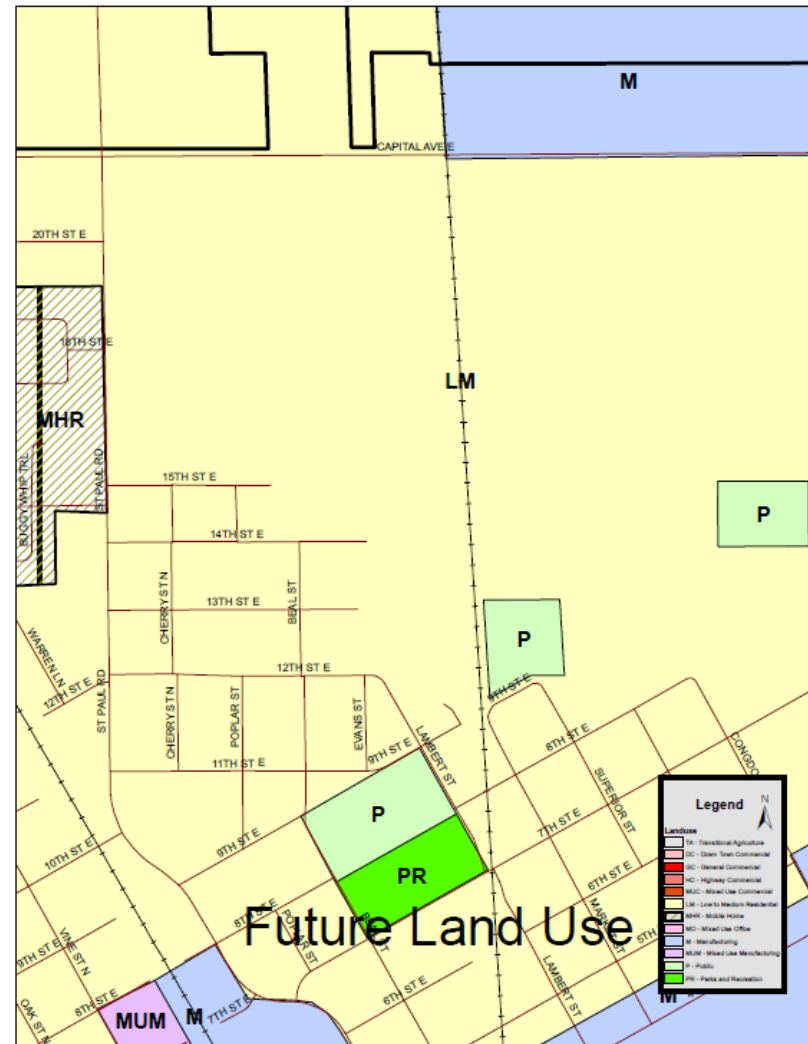
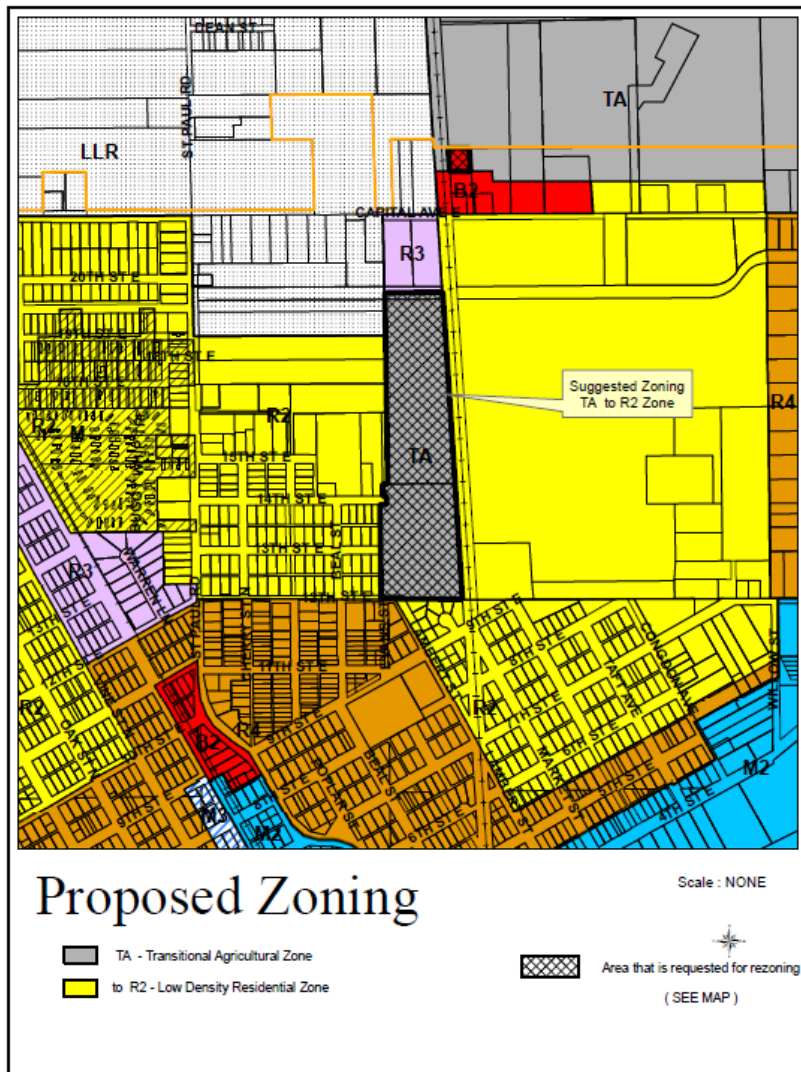
(SEE MAP)

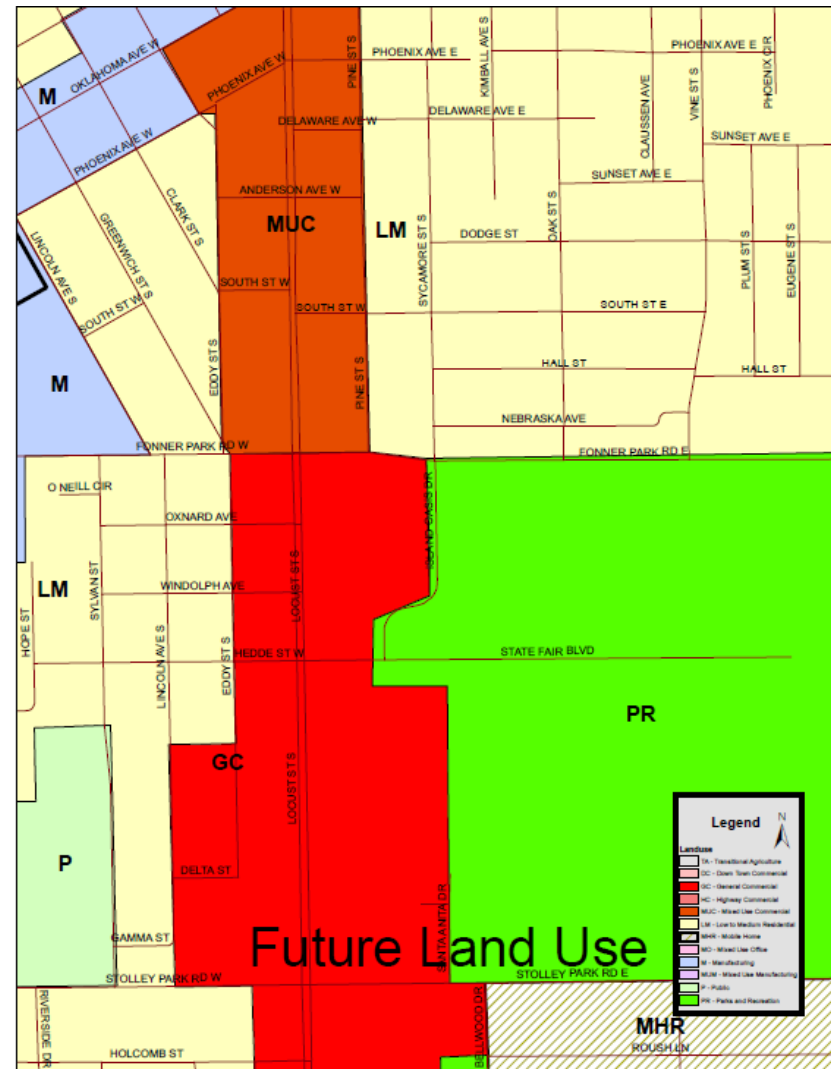
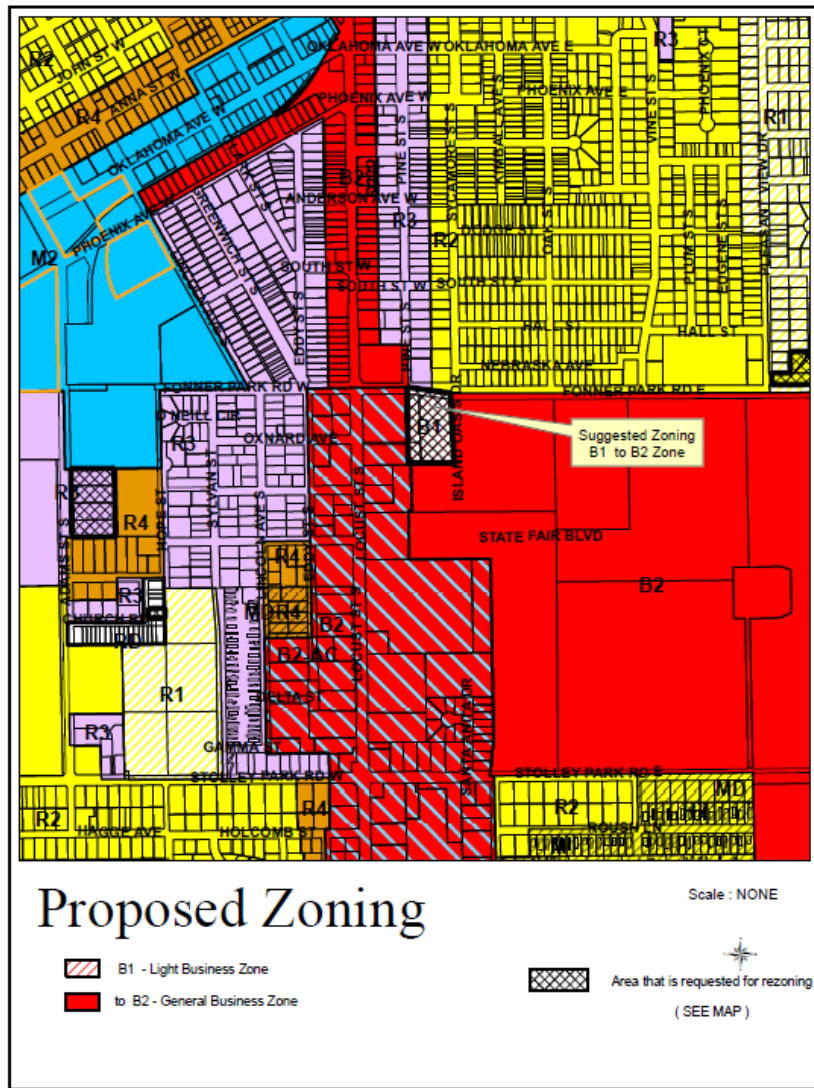


Area 19

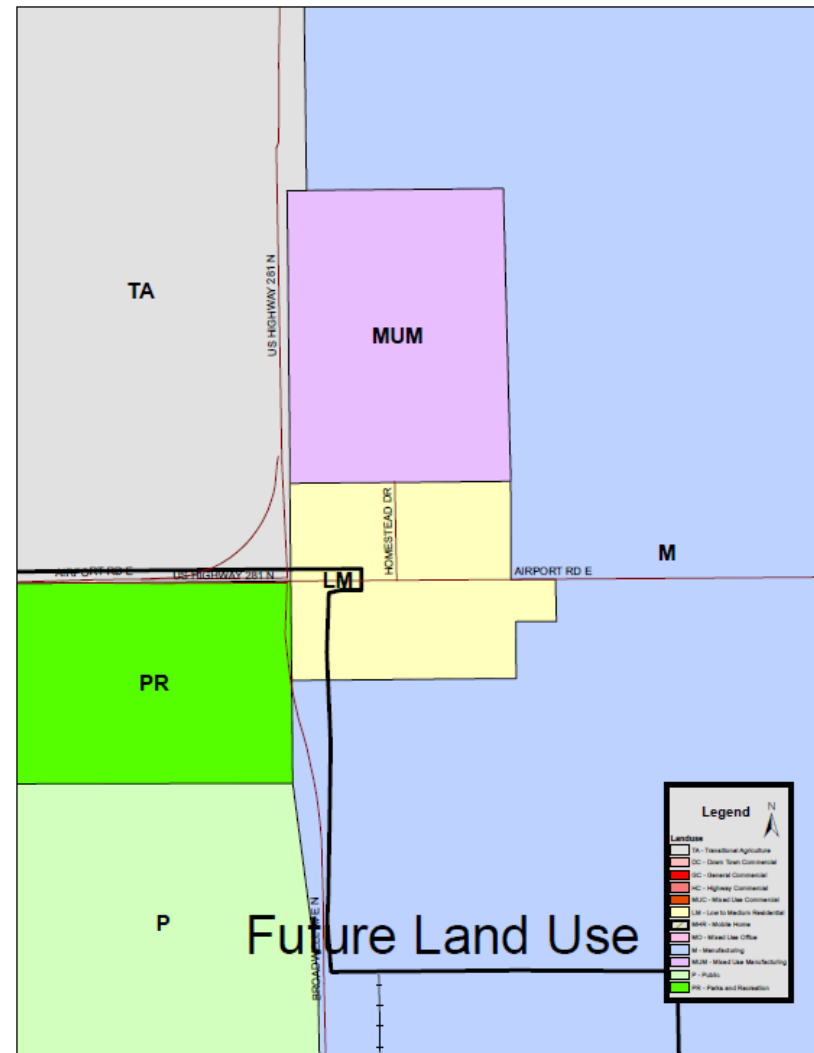
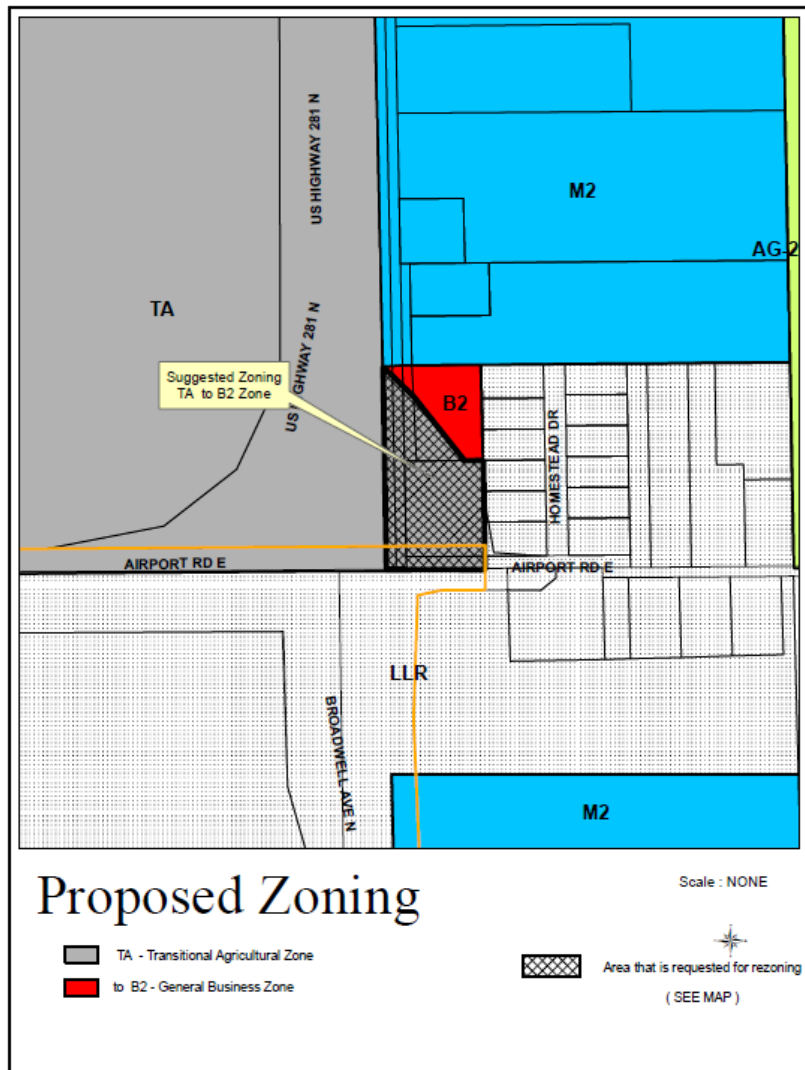


Area 20

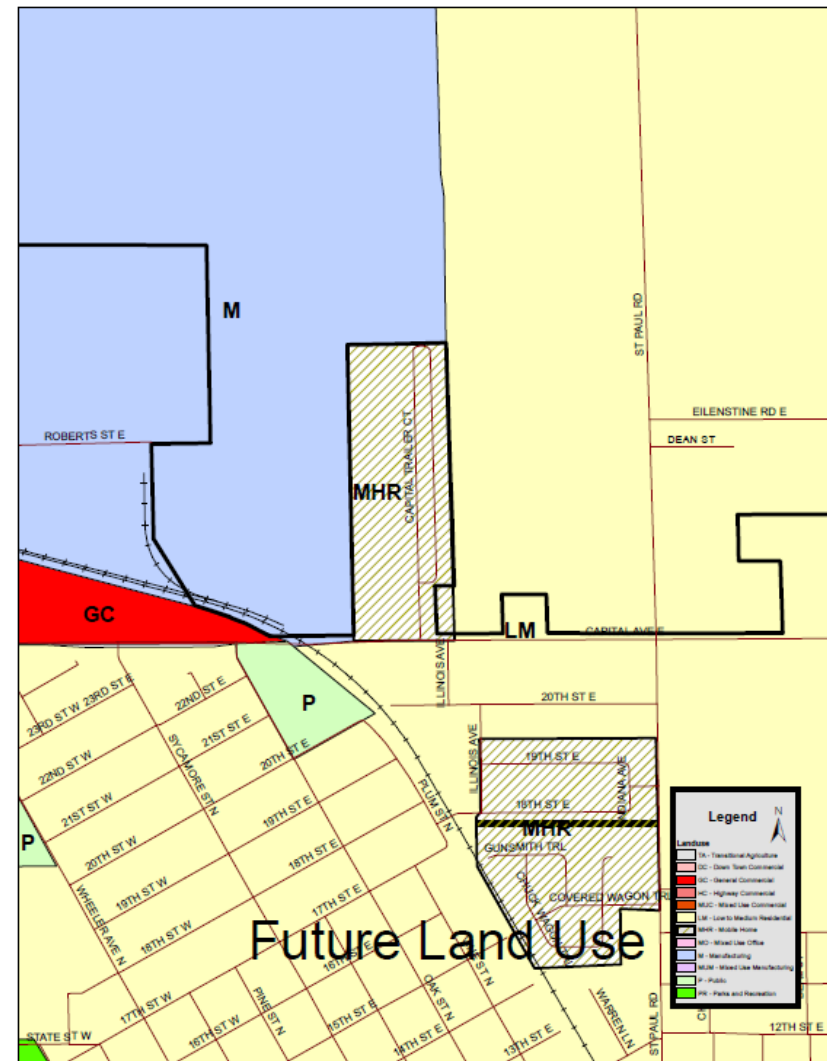
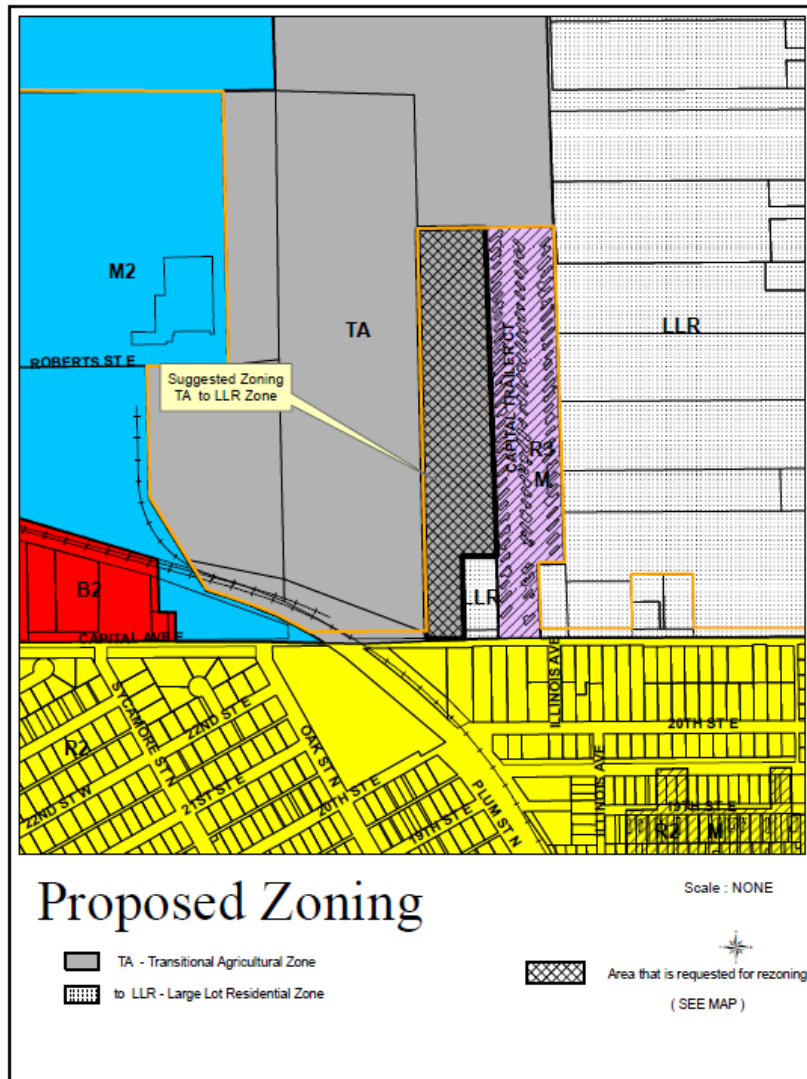




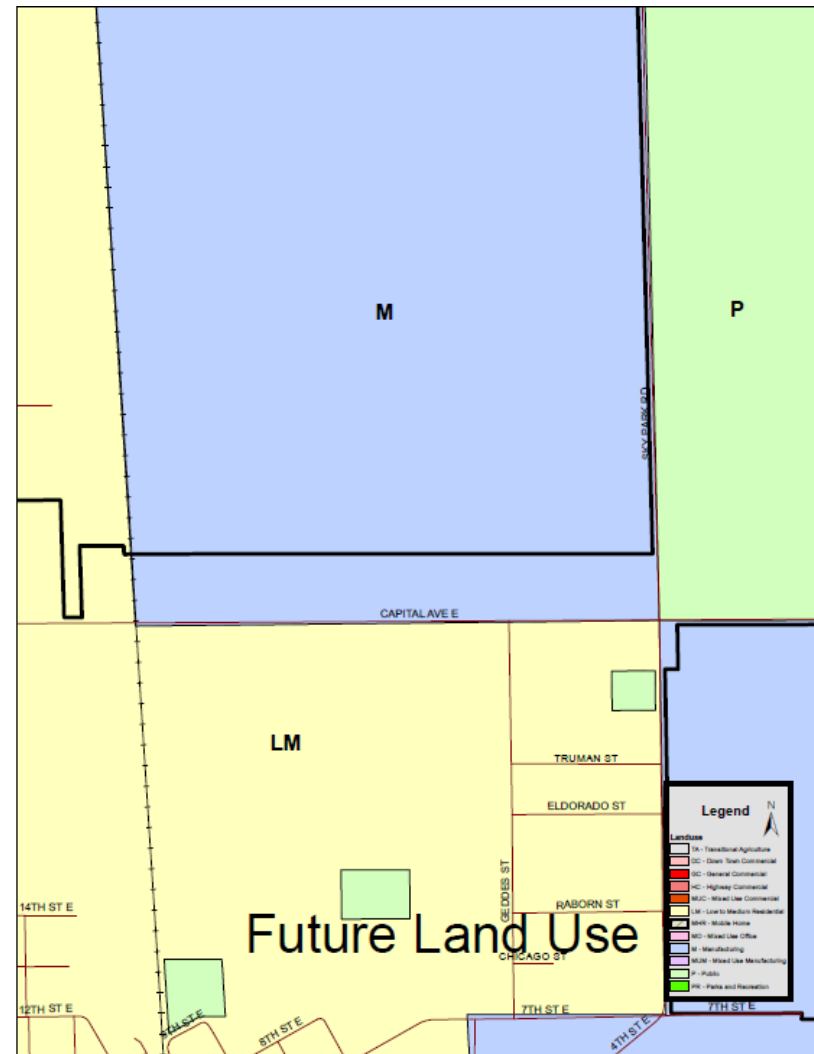
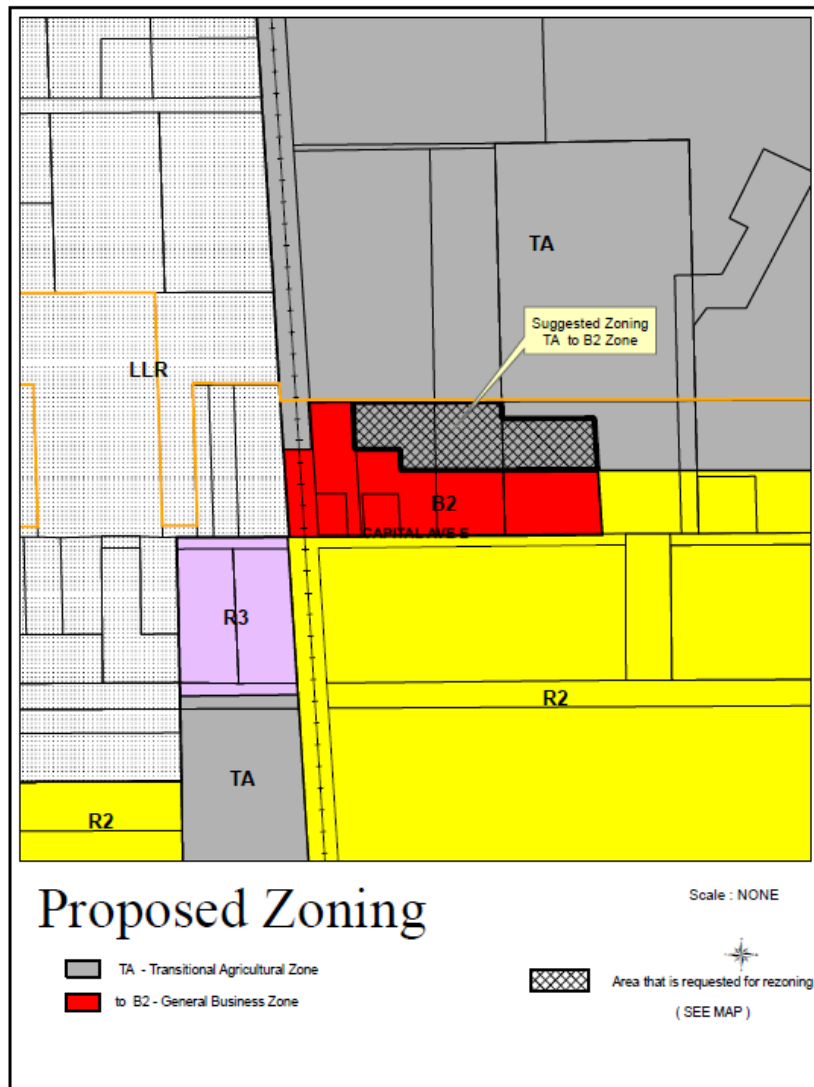
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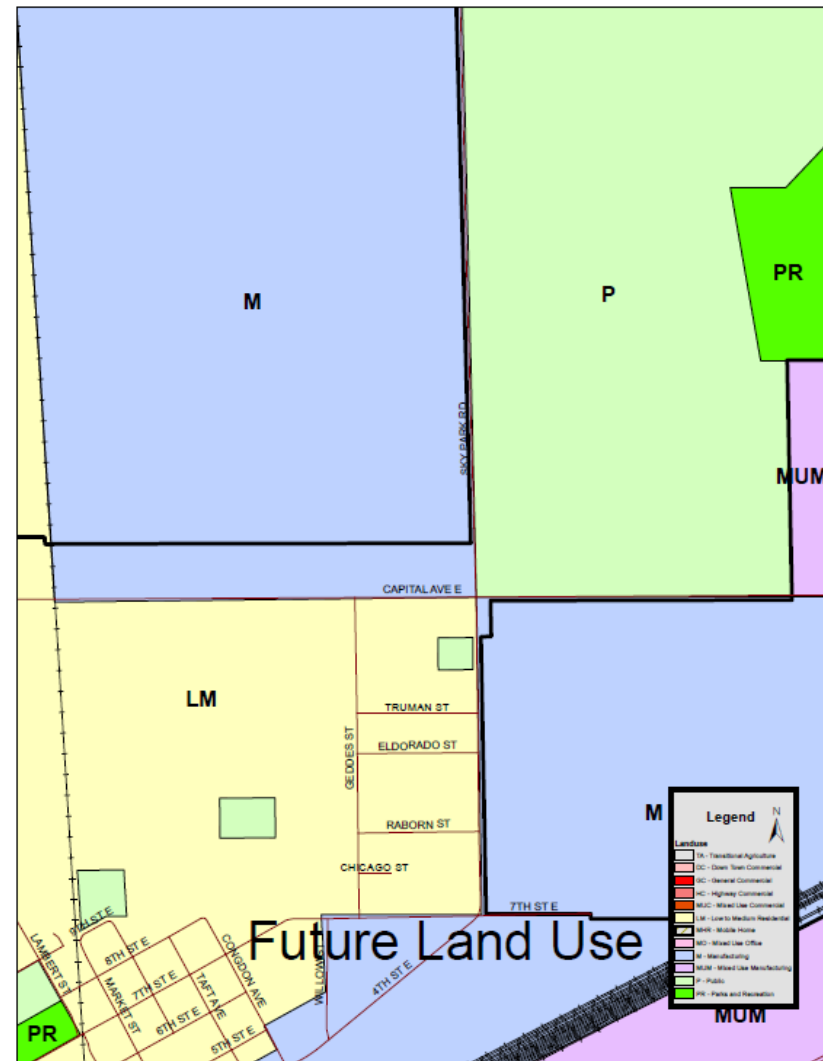
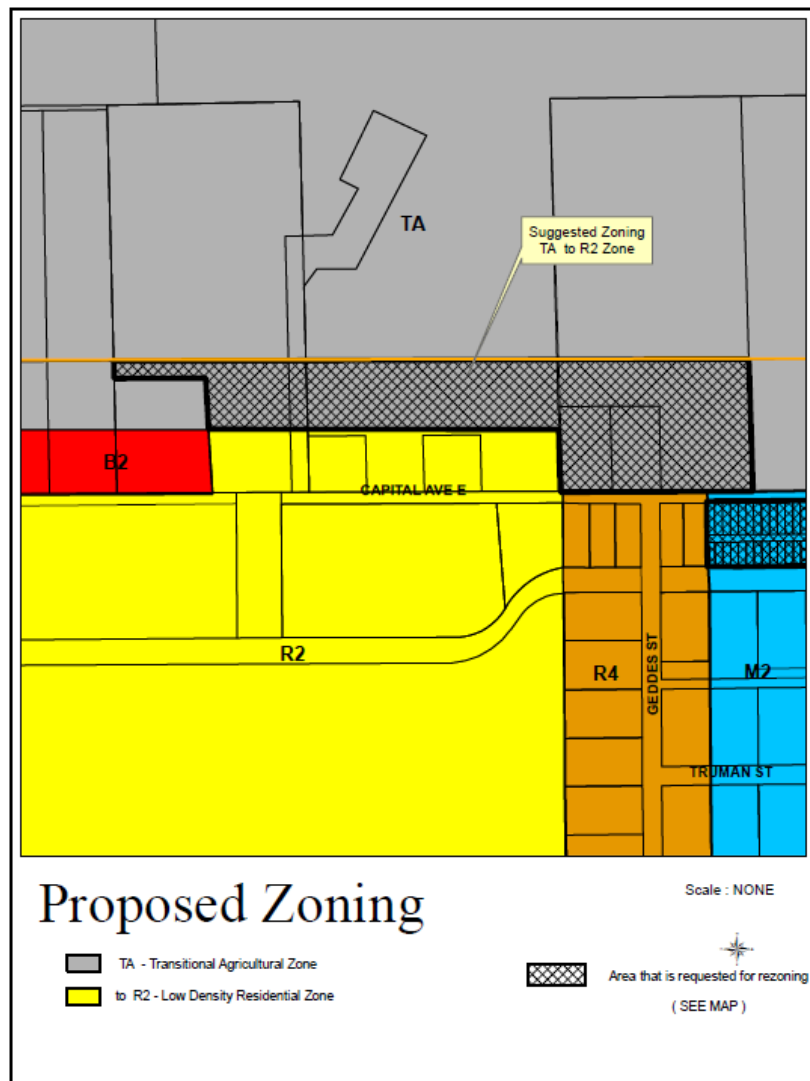
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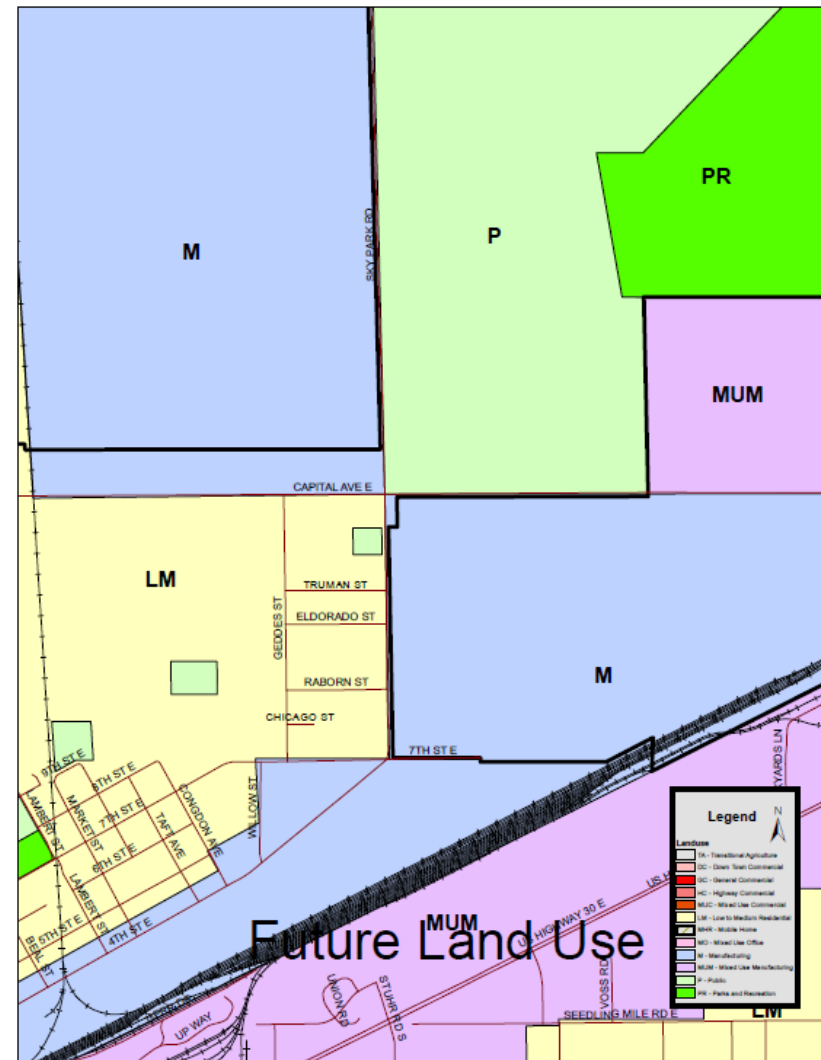
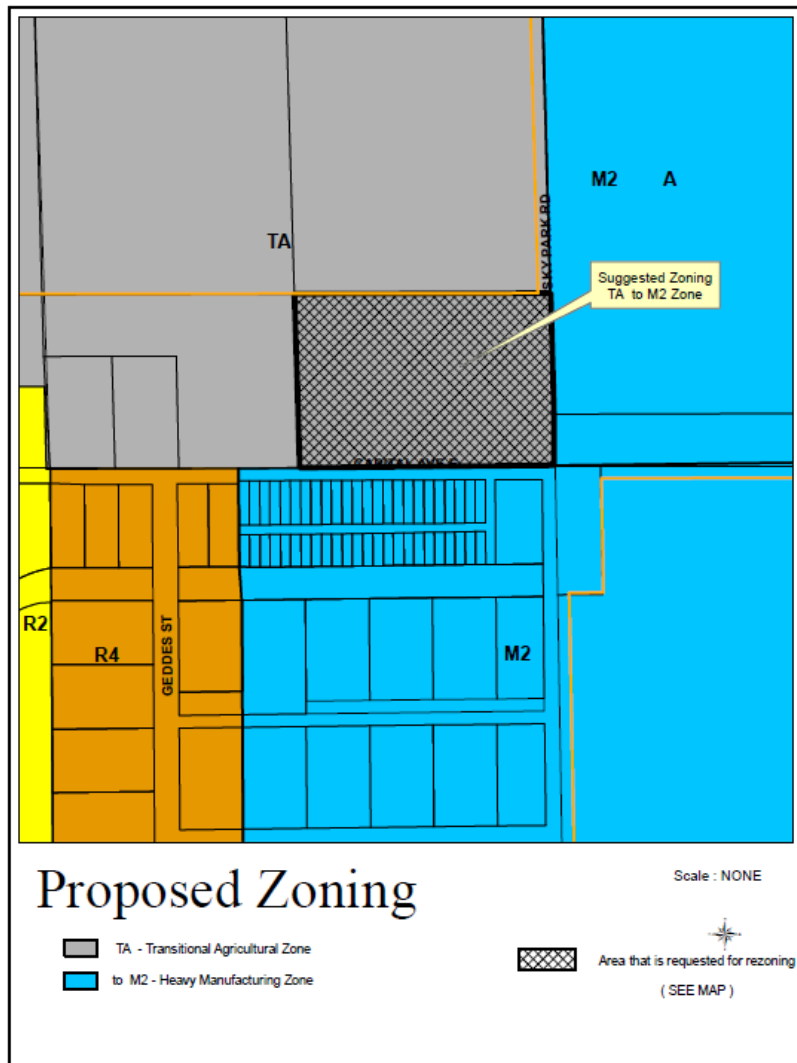
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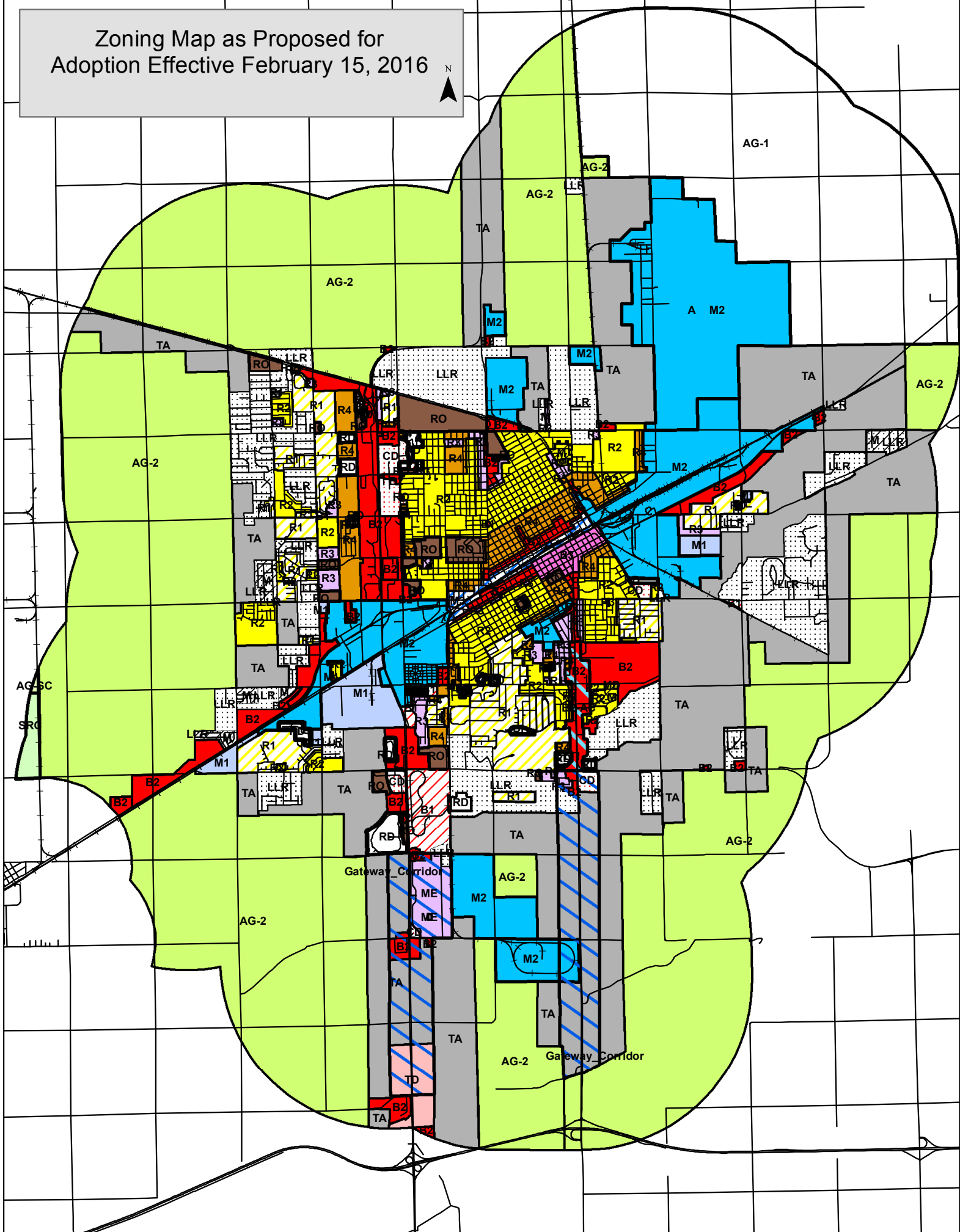
Area 25



Area 26



Zoning Map as Proposed for
Adoption Effective February 15, 2016





Hall County Regional Planning Commission

**Wednesday, January 4, 2017
Regular Meeting**

Item M1

Final Plat - Brewer Subdivision

Staff Contact: Chad Nabity

January 3, 2017

Dear Members of the Board:

RE: Final Plat – Brewer Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Brewer Subdivision, located in Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots, in a subdivision being all of Lot 8, Block 12, in the the Original Town, in the City of Grand Island, Hall County, Nebraska, in a tract containing 0.2 acres.

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 January 4, 2017, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

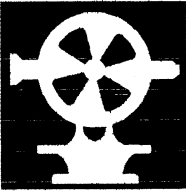
Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
N-Line Land Surveying

This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.







BREWER SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

BREWER SUBDIVISION DESCRIPTION:

A Subdivision being all of Lot 8, Block 12, in the Original Town,
now City of Grand Island, Hall County, Nebraska.

APPROVAL

Approved and Accepted by the Regional Planning Commission of Hall County, Cities
of Grand Island, Wood River, and the Villages of Alda, Cairo, and Doniphan,
Nebraska this _____, 20__

Chairman

Approved and Accepted by the City of Grand Island, Nebraska
this _____, 20__

Mayor

City Clerk

DEDICATION OF PLAT

Know all Men by these presents, Beverly J. Brewer, Manager of SEAHUSKERS PROPERTIES, L.L.C and Marlene Leece,
President of HIDDEN FARMS, INC., being the owner of land described hereon, have caused the same to be surveyed,
subdivided, platted and designated as the **BREWER SUBDIVISION** in the City of Grand Island, Hall County, Nebraska and
said sole owners hereby ratify and approve the deposition of their property as shown on the above plat, and hereby dedicate
for the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledge said
subdivision to be made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

in witness thereof I have affixed my signature hereto at _____, Nebraska on, _____, 20__

Beverly J. Brewer, (Manager of SEAHUSKERS PROPERTIES, LLC)

Marlene Leece, (President of HIDDEN FARMS, INC.)

ACKNOWLEDGMENT

State of Nebraska)
County of _____) SS Acknowledgment
of
Notary

on this _____ Day of _____, 20__ before me, a Notary Public in and for said
County and State, came Beverly J. Brewer to me personally known to be the same identical persons, acknowledged the
execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above
written.

Notary Public

My Comm. Expires:

ACKNOWLEDGMENT

State of Nebraska)
County of _____) SS Acknowledgment
of
Notary

on this _____ Day of _____, 20__ before me, a Notary Public in and for said
County and State, came Marlene Leece, to me personally known to be the same identical persons, acknowledged the execution
of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written

Notary Public

My Comm. Expires:

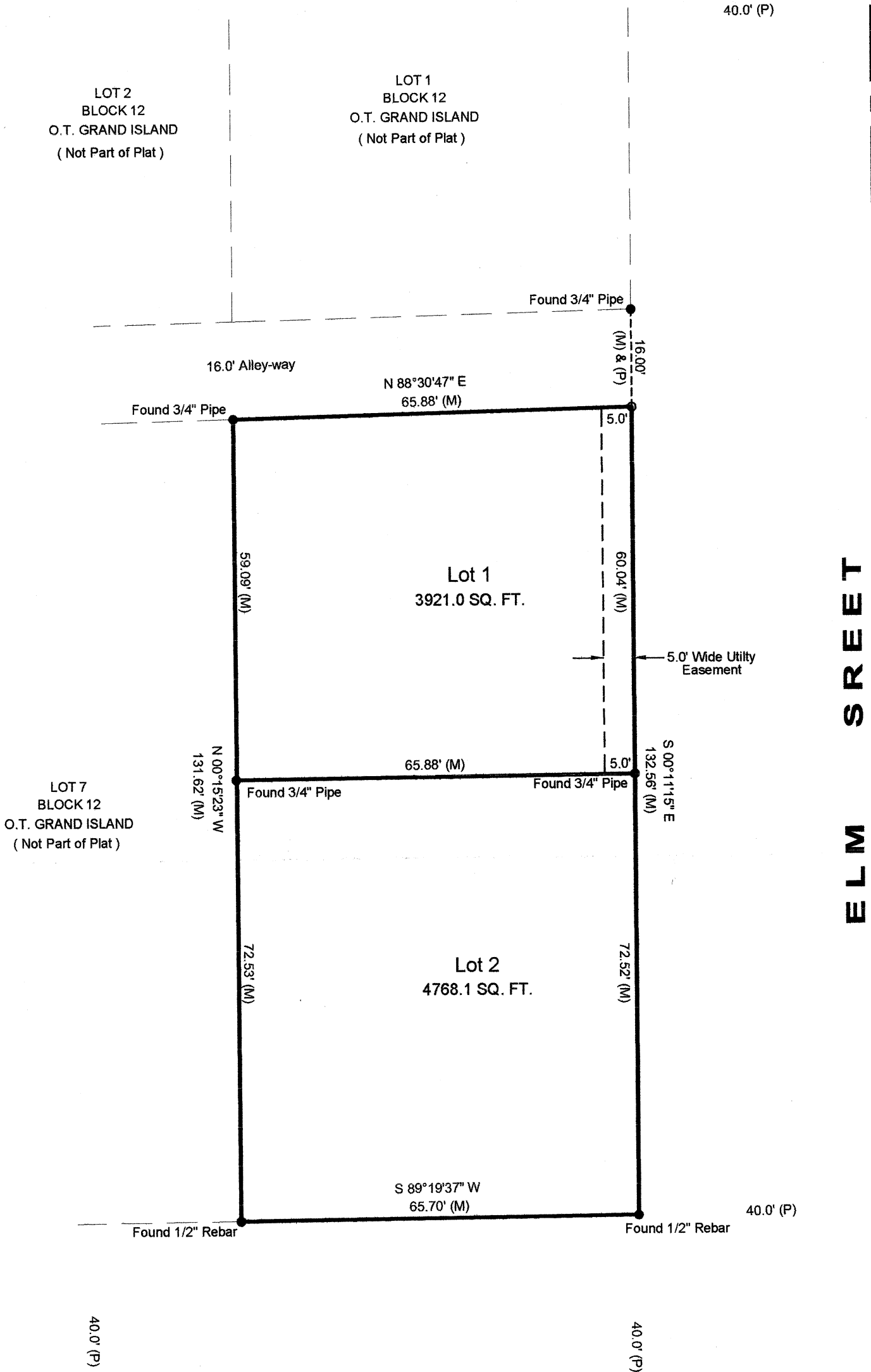
SURVEYOR'S CERTIFICATE

I hereby certify that this _____, 20__, I completed an accurate survey of **BREWER SUBDIVISION**,
in the County of Hall, Nebraska, as shown on the accompanying plat thereof; that iron markers, except where indicated
were found and placed at all property corners, the dimensions of the property are shown on the plat, and that the
Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal
supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Jamie L. Blodgett
License Number 610
N-Line Land Surveying
P.O. Box 173
Central City, NE
1-308-946-3601

DATE OF SURVEY 10/28/2016

JOB NUMBER 16116



ELM STREET

WEST 6th STREET



Scale: 1" = 20'

Legend

- = Corner Set 1/2" x 24" Rebar w/ Cap #610
- = Corner Found (See Description)
- X = Calculated Corner
- (M) = Measured Distance
- (R) = Recorded Distance
- (P) = Platted Distance
- (D) = Deeded Distance



Hall County Regional Planning Commission

**Wednesday, January 4, 2017
Regular Meeting**

Item M2

Lake Heritage Fourth Sub

Staff Contact: Chad Nabity

December 28, 2016

Dear Members of the Board:

RE: Final Plat – Lake Heritage Fourth Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Lake Heritage Fourth Subdivision, located in Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots, on a tract of land consisting of Outlot A, Lake Heritage Second Subdivision, City of Grand Island, Hall County, Nebraska, with said tract containing 9.54 acres.

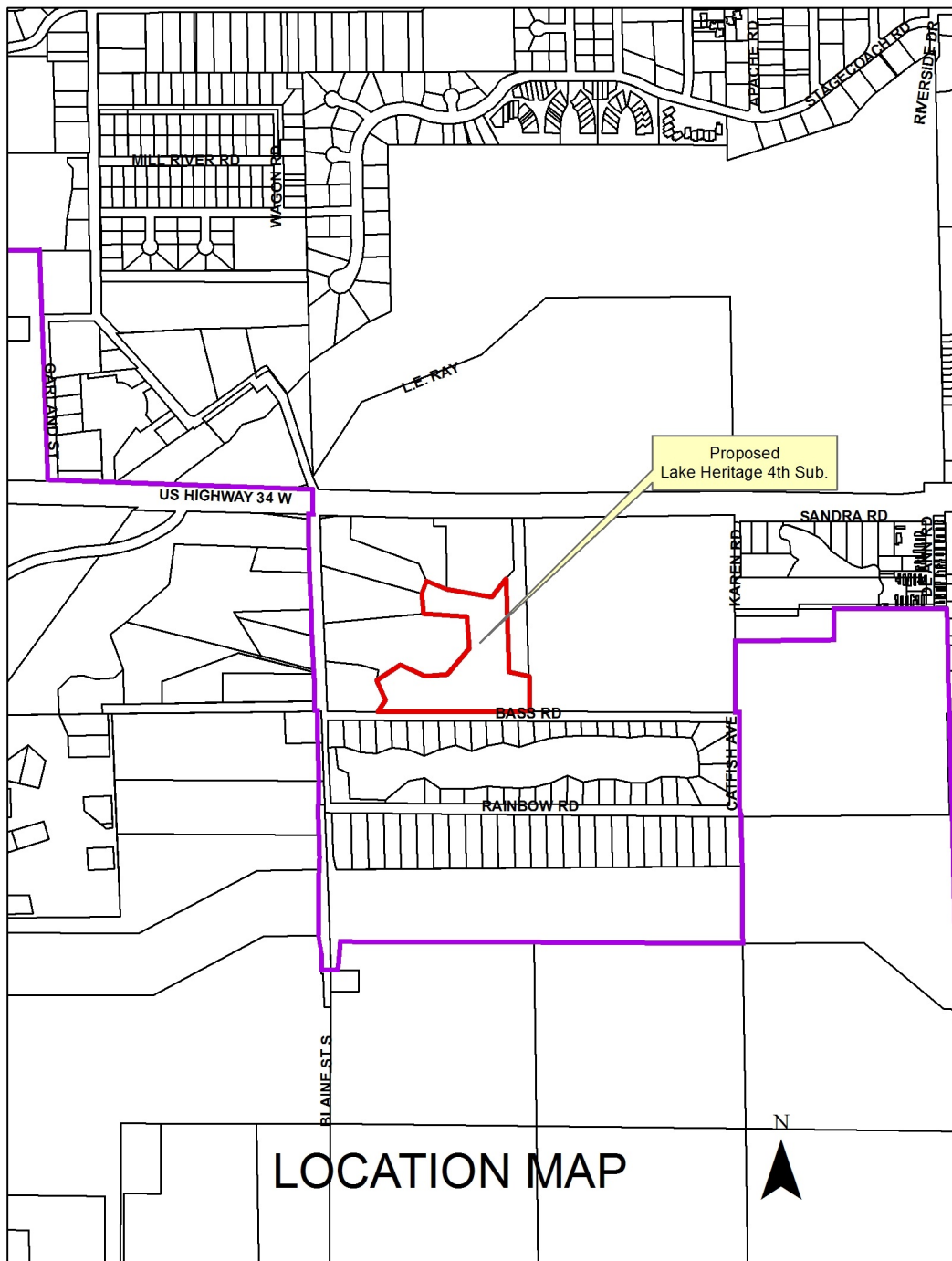
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on January 4, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: City Clerk
City Attorney
City Public Works
City Utilities
City Building Director
Manager of Postal Operations
Ripp Land Surveying

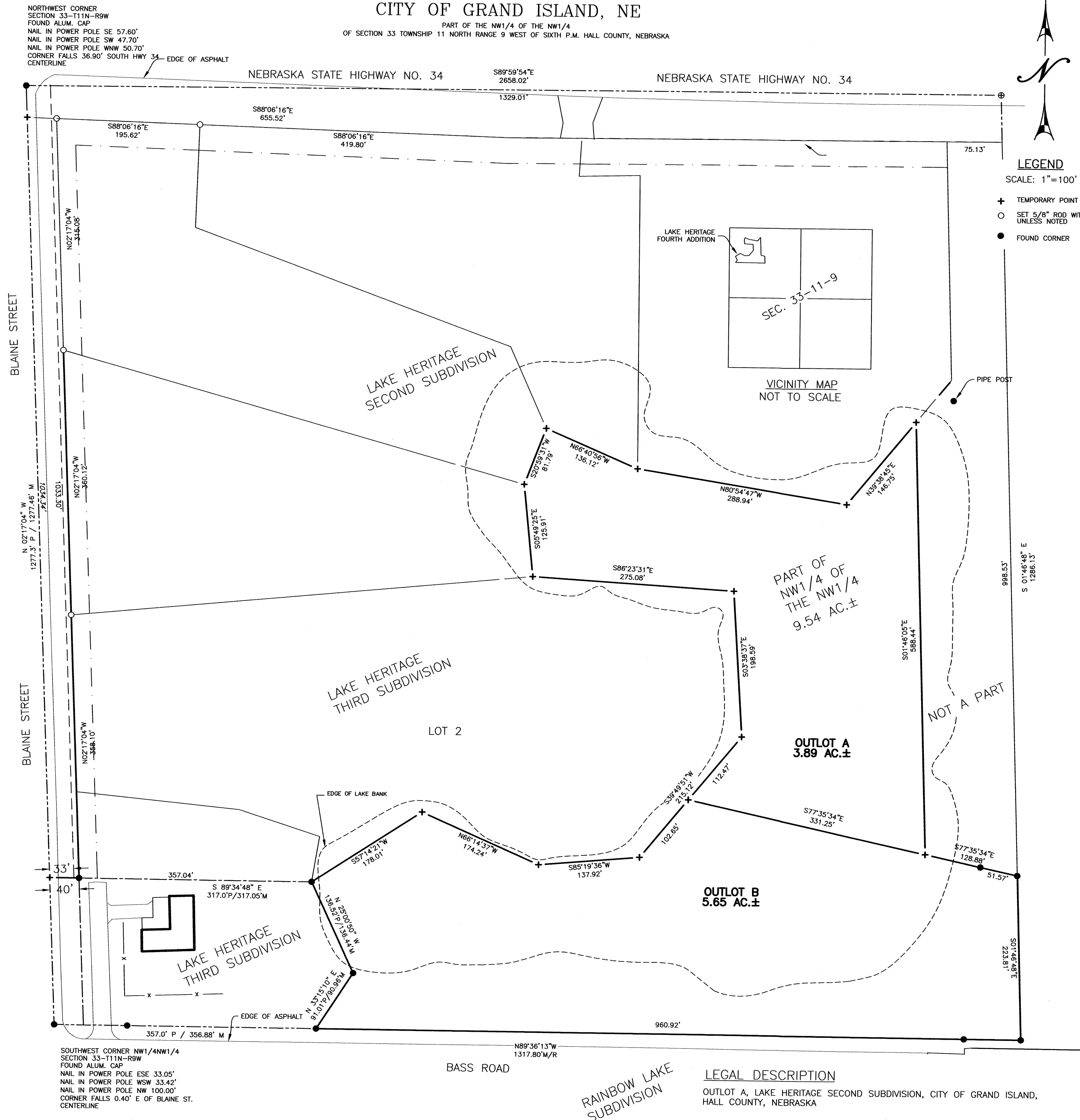
This letter was sent to the following School Districts 2, 19, 82, 83, 100, 126.





LAKE HERITAGE FOURTH SUBDIVISION
CITY OF GRAND ISLAND, NE

PART OF THE NW1/4 OF THE NW1/4
OF SECTION 33 TOWNSHIP 11 NORTH RANGE 9 WEST OF SIXTH P.M. HALL COUNTY, NEBRASKA



DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT JEROME W. NIEDFELT REVOCABLE TRUST, DORALENE F NIEDFELT, TRUSTEE, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LAKE HERITAGE FOURTH SUBDIVISION", A SUBDIVISION BEING OUTLOT A, LAKE HERITAGE SECOND SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.

DATED THIS _____ DAY OF _____, 2016.

DORALENE F. NIEDFELT, TRUSTEE

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THE _____ DAY OF _____, 2010, BEFORE ME
A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DORALENE F. NIEDEFLT, TRUSTEE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO, AND THAT EACH DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS OR HER VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY
OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING
COMMISSION OF HALL COUNTY, GRAND ISLAND, WOOD RIVER, AND
THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, THIS
_____ DAY OF _____, 2016.

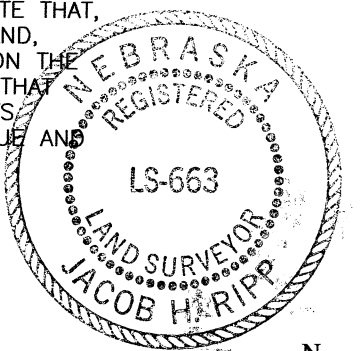
MAYOR _____ CITY CLERK _____

(SEAL)

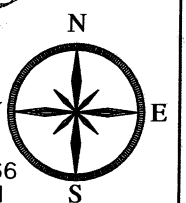
SURVEYOR CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, THAT AT THE REQUEST OF JOHN NIEDFELT, 1028 SOUTH ADAMS ST., GRAND ISLAND, NEBRASKA, 68802, I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

Jacob H. Ripp
JACOB H. RIPP
NEBRASKA REGISTERED LAND SURVEYOR NO. 663



Ripp
Land
Surveying
PO BOX 25
STROMSBURG, NE 68666
PHONE: 308-380-1281





Hall County Regional Planning Commission

**Wednesday, January 4, 2017
Regular Meeting**

Item 1

Creation of County Zoning Study Committee

Staff Contact: Chad Nabity

Committee to examine county's rural zoning

By Jeff Bahr

jeff.bahr@theindependent.com | Posted: Tuesday, December 13, 2016 2:12 pm

Upon the direction of the Hall County Board of Supervisors, the Regional Planning Commission will form a committee to review the county's zoning regulations.

The supervisors directed the planning commission on Tuesday to form such a committee. Members of the county board and other people will be invited to sit in on the group's meetings.

The action followed a suggestion by Supervisor Gary Quandt to look at rural zoning in Hall County. In the past two years, Quandt noted, the county has had issues with a livestock trailer washout, a feedlot and an adult-oriented business. The county had to hire an attorney in each case, he said.

Hall County needs to look at regulations in surrounding counties, Quandt said. Maybe Hall County is too strict; maybe the county is not strict enough, he said. But study is needed.

Subdivisions are being built and commercial development occurs in area counties, Quandt said. He'd like to see some of that development come to Hall County.

Supervisors Steve Schuppan and Pam Lancaster said they've heard no complaints from county residents. But they agreed the county needs to be prepared. Hall County needs more commercial development "if we want to maintain a tax base," Lancaster said.

But "we don't want to stir up the rural community every time" a business wants to come to the county, she said.

Regional Planning Director Chad Nabity said that planning is a boring subject "unless it happens in your backyard, and then, by God, how did this happen?"

In an interview after the meeting, Nabity said that, as he understands it, the committee will specifically look at livestock regulations within the county.

The supervisors voted to add a liaison to the Regional Planning Commission.

Also on Tuesday, the board approved a collective bargaining agreement between the Hall County Sheriff's Department and Fraternal Order of Police.

The three-year contract covers the county's deputies. It was approved retroactively to July 1.

In discussing the agreement, Lancaster said it's a fair contract for the deputies "and a good deal for Hall County taxpayers."

Because it runs three years, it "provides stability and continuity in labor relations and saves the county money in the long run," she said, reading from a statement prepared by the parties involved.

The contract moves the wage scale from the current six steps to eight steps, which lengthens the period of time an employee must work to max out on the wage scale.

Employees will contribute an additional amount towards their health insurance, from the current 5 percent to 7 percent.

The wage increases are on par with those recommended by the Merit Commission and are comparable to similarly situated departments.

Before the meeting ended on Tuesday, the agreement had been signed by the union, Sheriff Jerry Watson and board of supervisors Chairman Scott Arnold.

Tuesday's gathering was the final meeting for Supervisor Dan Purdy, who's retiring from the board.

Purdy, 60, has been a board member for eight years. He and his wife, Ann, are moving to the Boelus area. He did not seek re-election because he's moving out of the county. Purdy, who represents District 2, is the board's vice chairman.

The District 2 seat will be inherited by Karen Bredthauer, who ran for the spot unopposed.