



# Hall County Regional Planning Commission

**Wednesday, May 3, 2017**  
**Regular Meeting Packet**

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## **Commission Members:**

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

**Regional Planning Director: Chad Nabity**

**Planning Technician:**  
**Edwin Maslonka**

**Administrative Assistant:**  
**Tracy Gartner**

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**6:00 PM**  
**City Hall**



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## **Call to Order**

## **Roll Call**

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### **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.

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

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

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### **DIRECTOR COMMUNICATION**

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





# Hall County Regional Planning Commission

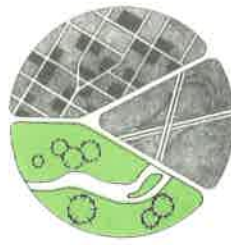
Wednesday, May 3, 2017  
Regular Meeting

## Item A1

**Agenda 5-3-17**

Staff Contact: Chad Nabity





THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

**AGENDA AND NOTICE OF MEETING**  
**Wednesday May 3, 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 April 5, 2017.**

**3. Request Time to Speak.**

**4. Public Hearing – Blight and Substandard Study – Grand Island –**

Concerning a blight and substandard study for Area 23 comprising 1.25 acres on Lots 1, 2 and 3 of Memorial Place Subdivision located south of Memorial Drive and east of Vine Street in the City of Grand Island, Nebraska. (C-14-2017GI)

**5. Public Hearing -Rezone – Grand Island - A request to rezone all of Lot 10 in the Northview Ninth Subdivision, known as 4072 and 4074 North Point Circle, from RO Residential Office Zone to B-2 General Business Zone in the City of Grand Island, Hall County, Nebraska. (C-15-2017GI)**

**6. Public Hearing – Blight and Substandard Study – Cairo – Concerning a blight and substandard study for the entire Village of Cairo, incorporating areas that have been previously declared blighted and substandard in the Village of Cairo, Hall County, Nebraska. (C-16-2017C)**



7. **Final Plat – Wilson’s Second Subdivision** – located south of Airport Road and east of St. Paul Road and the Union Pacific Railroad tracks, in the City of Grand Island, Hall County, Nebraska. (2 lots and 11.98 acres)
8. **Report on Grand Island Northwest Bridge Replacement Project (Project Number BRO-7040(25); Control Number 42322) – Hall County Engineer Steve Riehle.**
9. **R-5 Zoning District Presentation - Amos Anson.**
10. **Hall County Zoning Review Committee Report.**
11. **Director’s Report.**
12. **Next Meeting June 7, 2017.**
13. **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  
May 3, 2017**

**4. Public Hearing – Blight and Substandard Study - Grand Island**

Commissioned by Grand Island developer Tim Plate on 1.25 acres on Lots 1, 2 and 3 of Memorial Place Subdivision located south of Memorial Drive and east of Vine Street in the City of Grand Island, Nebraska. This area has multi-family housing already and an additional four-plex could be built in the area. Plate is seeking to have the area declared blighted and substandard. A redevelopment project could then be brought forward. Resolution No. 2017-07 is before the commission for possible approval. (C-14-2017GI) (Hearing, Discussion, Action)

**5. Public Hearing – Rezone – Grand Island** - A request from Riedy Enterprises to rezone all of Lot 10 in the Northview Ninth Subdivision, known as 4072 and 4074 North Point Circle, from RO Residential Office Zone to B-2 General Business Zone in the City of Grand Island, Hall County, Nebraska to aid with parking in the area. (C-15-2017GI) (Hearing, Discussion, Action)

**6. Public Hearing – Blight and Substandard Study - Cairo** - Concerning a blight and substandard study for the entire Village of Cairo, incorporating areas that have been previously declared blighted and substandard in the Village of Cairo, Hall County, Nebraska. This is being requested by the Village of Cairo. Once an area is declared blighted and substandard, redevelopment projects could then be brought forward. Resolution No. 2017-08 is before the commission for possible approval. (C-16-2017C) (Hearing, Discussion, Action)

**7. Final Plat – Wilson’s Second Subdivision** – located south of Airport Road and east of St. Paul Road and the Union Pacific Railroad tracks, in the City of Grand Island, Hall County, Nebraska. (2 lots and 11.98 acres) (Discussion and Action)

**8. Report on Grand Island Northwest Bridge Replacement Project –**

This is an update from Hall County Engineer Steve Riehle about a replacement bridge project (BRO-7040(25)) located 3.6 miles northwest of Highways 281 and 2. Construction is anticipated in Fall 2018, but public comment on the project is open now through May 17. (Information, Discussion)

**9. R-5 Zoning District Presentation** – This is a proposal from Grand Island developer Amos Anson to consider the possible creation of a narrow residential lot district for construction of affordable and



sustainable homes, such as a 24-feet-by-24-feet home. (Information, Discussion)

- 10. Hall County Zoning Review Subcommittee** – This is an update from the Hall County Zoning Review Subcommittee, which meets immediately preceding the Regional Planning Commission meeting. (Information, Discussion)





# Hall County Regional Planning Commission

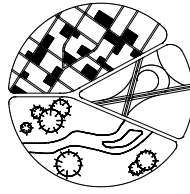
Wednesday, May 3, 2017  
Regular Meeting

## Item E1

**Minutes 4-5-17**

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  
April 5, 2017

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The meeting of the Regional Planning Commission was held Wednesday, April 5, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on March 25, 2017.

Present: Pat O'Neill	Jaye Monter
Les Ruge	Carla Maurer
Hector Rubio	Dean Kjar
Judd Allan	Leonard Rainforth
Greg Robb	John Hoggatt

Absent: Dean Sears, Derek Apfel

Other: Hall County Supervisors Karen Bredthauer, Steve Schuppan and Gary Quandt; Merrick County Zoning Administrator Jennifer Myers; Grand Island City Councilman Mitch Nickerson; City Administrator Marlan Ferguson.

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent; Rasheeda Kabba, NTV.

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**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 the March 1, 2017 meeting.**

A motion was made by Maurer and seconded by Hoggatt to approve the minutes of the March 1, 2017 meeting as resent. The minutes had been sent out and then resent with the sentence "O'Neill then re-entered the meeting room and Ruge passed the gavel back to O'Neill for the remainder of the meeting," added to Item 4 of the resent copies in order to clarify when O'Neill resumed leadership of the meeting.

The motion carried with eight members in favor (O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio, Hoggatt and Kjar) and Monter abstaining.

Allan arrived at the meeting at 6:02 p.m. just after the minutes had been voted upon.

## **3. Request Time to Speak.**

Andy Baack, 204 N. Wheeler, Item 8; Steve Clark, 11381 W. Loup River Road, Dannebrog, Item 8; Wayne Hongsermeier, 603 Oasis Place, Cairo, Item 4; Dick Hartman, Scotia, Item 8; Ken Kohlhof, C&I Cattle Co., Dannebrog, Item 8; K.C. Henke, 8406 N. 110<sup>th</sup> Road, Dannebrog, Item 8.

## **4. Public Hearing – Rezone-Cairo – A request to rezone all of Robinson Estates Subdivision from R-9 Single-Family Residential to R-6 Multiple-Family Residential in the Village of Cairo, Hall County, Nebraska. (C-12-2017C)**

Nabity said this is a return of the zoning that Cairo previously had in this area. It would allow for duplexes to be built on the empty lots in Robinson Estates Subdivision. It's consistent with the zoning to the south where there is a mobile home park. He recommended approval.

Wayne Hongsermeier expressed concern about the lots being used for low-income housing that would be a drain on the tax base. Charity Adams, the community development director for Cairo, said the duplexes will not be low-income housing. They will be market-rate duplexes. The plan is for three duplexes, each with about 1,000-square-feet and an attached garage. She said the owner and developer were also present to answer questions if needed.

Troy Millspaugh, 602 Suez St., Cairo, asked if sidewalks would be required in the area and who would pay for the extension of Suez Street. Cairo Village Board Chairman Gordy Sorensen said the current plan is to gravel the section of Suez in the project as a



cul-de-sac or dead-end and the cost would not impact adjacent property owners. Nabity said that decision lies with the village board, not the commission.

A motion was made by Monter and seconded by Kjar to recommend approval of the rezoning.

The motion carried with 10 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hoggatt and Kjar) and no members voting no.

- 5. Public Hearing - Zoning Text Amendment – Wood River** – A request from the City of Wood River to amend Article 5, Section 5.11.02(4) of the Wood River Zoning Ordinances to include dwelling units as a permitted use. (C-13-2017WR)

Nabity said the Wood River City Council had requested that dwellings be allowed in the business district. There are already homes there and there is interest in building a new home on an existing vacant lot in the business district. Homes were allowed in the business district prior to the 2004 update and this would add them back in as a permitted use.

Ruge said it may have been easier just to extend the R6 residential zoning on the west side of Wood River to pick up the vacant lots in the business district, however adding dwellings back in as a permitted use will allow for any existing homeowner to repair damages to homes in the business district that may be damaged by fire or storms.

A motion was made by Ruge and seconded by Rainforth to recommend approval of the zoning text amendment change.

The motion carried with 10 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hoggatt and Kjar) and no members voting no.

#### **Consent Agenda**

- 6. Final Plat – Meadowlark West 10<sup>th</sup> Subdivision** – located north of Faidley Avenue and west of Allen Drive. (2 lots and 2.9 acres)
- 7. Final Plat – Mike Dobesh Subdivision -HC**– located south of Stolley Park Road and east of 110<sup>th</sup> Road. (1 lot and 3.3 acres)

A motion was made by Hoggatt and seconded by Maurer to approve the final plats of Meadowlark West 10th Subdivision and Mike Dobesh Subdivision.

The motion carried with 10 members voting in favor (Allan, O'Neill, Ruge, Maurer, Robb, Monter, Rainforth, Rubio, Hoggatt and Kjar) and no members voting no.

- 8. Hall County Zoning Review Subcommittee (C-06-2017HC)** – Nabity said the subcommittee was ready to open public discussion with some recommendations it had regarding A-1 Primary Agriculture Zoning changes. He showed a map of the county to illustrate that A-1 Primary Ag zoning covers most of Hall County.



The committee is recommending that hoop house, impact easement and non-farm residence be added to the definitions in the zoning regulations. Medium and large confined animal feeding operation would be stricken from the definitions. The committee is also proposing the use of a livestock feeding operation siting matrix, as adapted from the Nebraska Department of Agriculture Siting Matrix. The committee is recommending that livestock feeding operations up to 5,000 animal units could be a permitted use (instead of a conditional use) if they score 75 points or more on the matrix. The first 25 points is mandatory and based on compliance with Nebraska Department of Environmental Quality regulations. The second 25 points is mandatory and based on setback distances or the acquisition of impact easements from neighbors within the setback distance. The final 25 points are based on operational and management factors.

The committee is recommending the addition of an intermediate class of livestock feeding operation from 3,001 to 5,000 animal units. This would mean five classes of livestock feeding operations instead of four. The proposed classes would be Class I of 1,000 or fewer animal units. Class II for 1,001 to 3,000. Class III is for 3,001 to 5,000 animal units. Class IV is 5,001 to 20,000 animal units and Class V is more than 20,000 animal units.

The proposed setbacks on open lots would be 1,320 feet for Class I; 1,980 feet (instead of 2,640) for Class II; 2,640 feet for Classes III and IV; and 3,960 feet for Class V. For environmentally-controlled housing the proposed setbacks are 1,320 feet for Class I; 5,280 feet for Class II, Class III and Class IV; and 7,920 feet for Class V.

Baack said he is concerned with the definitions. He said there is inconsistency with using the terms "livestock feeding operation" and "animal feeding operation siting matrix." He also raised concerns with no longer requiring a conditional use permit for feeding operations ranging from 1,001 to 3,000 animal units and he objected to reducing the setback on open lots from one-half mile to three-eighths of a mile on operations with 1,001 to 3,000 animal units. Baack said making that setback change could be viewed as infringing on the property rights of people who built homes and had an existing one-half mile setback from livestock feeding operations.

Ruge suggested changing the name of the siting matrix. Hoggatt asked Nabity whether the subcommittee had considered the reduction in setback for Class II operations. Nabity said the subcommittee had considered the setbacks and came up with the recommendation after reviewing setbacks recommended by the Nebraska Department of Agriculture and setbacks recommended by odor control studies presented at the Nebraska Planning and Zoning Conference. Nabity said the subcommittee's suggested setbacks are more restrictive than the state's recommendations and slightly less than Hall County's current practice on operations from 1,001 to 3,000 animal units.

Clark said he built his house prior to any feedyards being in the area and now there are two near his home. One is three-eighths of a mile away and one is one-quarter of a mile away. He said flies are a problem and he believes the value of his home has been lowered due to the proximity of the feedyards. He said he was there first.



Hartman said people who move into the country who don't care for livestock should move back into town. He said if you take agriculture out of Hall County, you might as well roll up the streets. The State Fair is here and it's 75 to 80 percent ag related. Ak-Sar-Ben is coming and it's 100 percent ag related. Hartman said 47 other Nebraska counties are livestock friendly and Hall County should be too.

Kohlhof said he owns the feedyard that everybody is talking about. He said it's an emotionally charged topic, but he contributes to the economy with more than \$6 million in inputs every year. Kohlhof said the feedyard is 1,980 feet from Clark's house. He said livestock feeding is a viable business and a good thing for Hall County.

Hehnke said he moved into the country 13 years ago and there were cattle nearby in pastures. Now he said there are two feedlots. He said it wasn't a big issue when there were 1,000 cattle, but the feedlots went to 2,000 and then to 3,000 cattle and that's had a huge impact. Hehnke said flies are the biggest problem. Hehnke said a half-mile set back is not far enough for a feeding operation with more than 1,000 head. He said feedlots should not be allowed around existing homes. He questioned how the county will get compliance, how it will enforce regulations and what process is/will be used for counting head.

Hoggatt questioned whether two 1,000 head feedlots can locate next door to one another – or if that would actually be a 2,000-head lot. Nabity said if the lots are under separate ownership they are considered separate lots even if they are adjacent.

Nabity said the subcommittee reviewed the zoning policies of the adjacent counties and Hall County is less restrictive than most, including those surrounding counties that have been declared livestock friendly. In response to questions from the commission, Nabity said the Nebraska Department of Environmental Quality gets involved with a feedlot when it has more than 1,000 animal units or when the feedlot is discharging/affects waters of the state.

Hoggatt asked for a spreadsheet comparing setbacks in Hall County, of neighboring counties and of state recommendations.

Nabity then discussed the Livestock Friendly County designation. He said he has been resistant to the designation for many years because it seemed like a program that took a lot of paperwork with little, to no, benefit to the county. However, the program has matured and now appears to be less onerous. The county would apply to the Nebraska Department of Agriculture and submit its zoning regulations for state review. Nabity said the current zoning regulations could be submitted for the designation – there is not a need to change the current zoning regulations to apply for Livestock Friendly status.

Nabity said there is no monetary benefit to the Livestock Friendly Designation, but the logo can be used by the county and Hall County would be added to a state website that shows Livestock Friendly counties. Those maps are sometimes used by ag-related businesses looking to expand or relocate, so the designation could have a positive impact on business growth and economic development. O'Neill said the designation is like a "gold star" but it would be nice to hear from Steve Martin of the Nebraska



Department of Agriculture on what the designation is or isn't. O'Neill said he's heard concerns that there would be a loss of local control and doesn't believe that would be the case, but would like those assurances from state officials. Nabity said he would see if Martin was available to speak to either the Regional Planning Commission, and/or the Hall County Board. The county board would be the local government entity that would need to hold a public hearing and take a vote on whether to pursue the Livestock Friendly County designation.

**11. Director's Report** – Nabity said Grand Island and Hall County won three awards at the Nebraska Planning and Zoning Association annual conference in Kearney. The awards were on display for the commission to see.

**12. Next Meeting May 3, 2017.**

**13. Adjourn**

O'Neill adjourned the meeting at 7:46 p.m.

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Leslie Ruge, Secretary  
By Tracy Overstreet Gartner





# **Hall County Regional Planning Commission**

**Wednesday, May 3, 2017  
Regular Meeting**

## **Item F1**

### **Blight and Substandard Study-Area 23**

Staff Contact: Chad Nabity



## Agenda Item # 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 23, 2017

**SUBJECT:** *CRA Blight Study (Proposed CRA Area 23) C-14-2017GI*

**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 23”. This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area 23. The study as prepared and submitted indicates that this property could be considered substandard and blighted. This only includes property that is located within the municipal limits of Grand Island. 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

This study represents the first true microblight study under consideration by the City. There are only 3 lots impacted by this study. Two of those lots are built upon and approval of the study and subsequent redevelopment plan would support targeted development in this neighborhood.

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 4 to 8 of the study.

### **FINDINGS FOR GRAND ISLAND**

Study Area 23 has several items contributing to the Blight and Substandard Conditions. These conditions include:

#### **Blighting Summary**

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

- **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 100.0% of the structures were deemed to be in average condition.
- **Deterioration of site or other improvements**
  - Damage to the existing driveway providing access to the study area.
- **Combination of factors which are impairing and/or arresting sound growth**
  - Extension of existing city services to Lot 3 of the Subdivision cannot be accomplished without significant cost.
- **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.

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

- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- Faulty Lot Layout
- Improper Subdivision or Obsolete Platting
- Defective/Inadequate street layouts
- Diversity of Ownership
- 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 #23**

Blight Study Area #23 has several items contributing to the Blight and Substandard Conditions. These conditions include:

#### **Blighted Conditions**

- Average age of structures is over 40 years of age
- Substantial number of deteriorated or deteriorating structures
- Deterioration of site or other improvements
- 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**

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

### **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





**Grand Island, Nebraska**  
**Blight and Substandard Study - Area 23**  
Completed on behalf of: Tim Plate









## **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 Tim Plate 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;"*

This Blight and Substandard Study is being considered a "micro-blight" area under the definition established by the City of Grand Island. The 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.

Lot 1, 2 and 3 of Memorial Place Subdivision



**Study Area****Figure 1  
Study Area Map**

Source: Marvin Planning Consultants 2016

**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	0.74	100.0%	59.2%
Single-family	0	0.0%	0.0%
Multi-family	0.74	100.0%	59.2%
Manufactured Housing	0	0.0%	0.0%
Commercial	0	0.0%	0.0%
Industrial	0.00	0.0%	0.0%
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	0.74	100.0%	
Vacant/Agriculture	0.51		40.8%
<b>Total Area</b>	<b>1.25</b>		<b>100.0%</b>

Source: Marvin Planning Consultants 2016



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. The Study Area is made up of multi-family (59.2%) and land considered vacant accounts for only 40.8% 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.

### **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.

#### ***Age of Structure***

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. 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 two primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 2 (100.0%) units were determined to be 40 years of age or older

The age of the structures would be a direct contributing factor.



**Figure 3**  
**Unit Age Map**



Source: Google Earth and Marvin Planning Consultants, 2016

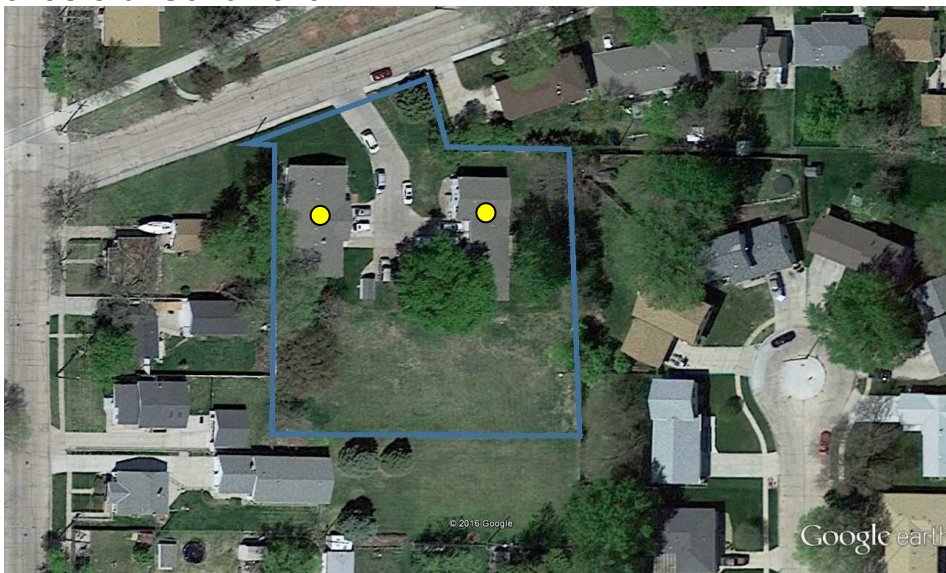
### **Structural Conditions**

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
- 2 (100.0%) structures rated as average
- 0 ( 0.0%) structure rated as badly worn

**Figure 4**  
**Structural Conditions**



Source: Google Earth and Marvin Planning Consultants, 2016



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**

#### **Site Improvements Conditions**

The properties within the study area are accessed via a common driveway through an access easement on the site. Currently, a portion of the driveway is in a deteriorating state in certain areas. In addition, there has been a great deal of crack sealant used on the driveway accessing this study area.

**Figure 5**

### **Deterioration of Site or Other Improvements**



Source: Google Earth and Marvin Planning Consultants, 2016

Based upon the field analysis, there are sufficient elements present to meet the definition of deterioration of site and other improvements in the Study Area.

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

Within this study area there is critical factor impairing or arresting sound growth. This is the inability to extend city services, without substantial cost to Lot 3 of this subdivision.

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 population within the Study Area has had limited population for the past two decennial censuses. Therefore, it meets the criteria for a stable or decreasing population.

### **Blighting Summary**

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

- **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 area 100.0% of the structures were deemed to be in average condition.
- **Deterioration of site or other improvements**
  - Damage to the existing driveway providing access to the study area.
- **Combination of factors which are impairing and/or arresting sound growth**
  - Extension of existing city services to Lot 3 of the Subdivision cannot be accomplished without significant cost.
- **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.

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

- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes
- Faulty Lot Layout
- Improper Subdivision or Obsolete Platting
- Defective/Inadequate street layouts
- Diversity of Ownership
- 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**

### **Average age of the residential or commercial units in the area is at least 40 years**

Age of structures 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 two structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 2 (100.0%) units were determined to be more than 40 years of age

There is a predominance of units 40 years of age or older.

## **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 #23**

Blight Study Area #23 has several items contributing to the Blight and Substandard Conditions. These conditions include:

### **Blighted Conditions**

- **Average age of structures is over 40 years of age**
- **Substantial number of deteriorated or deteriorating structures**
- **Deterioration of site or other improvements**
- **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**

- **Average age of the structures in the area is at least forty years**



**Resolution Number 2017-07**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

**A RESOLUTION RECOMMENDING APPROVAL OF A BLIGHT AND  
SUBSTANDARD STUDY BY THE CITY OF GRAND ISLAND, NEBRASKA;  
AND APPROVAL OF RELATED ACTIONS**

**WHEREAS**, the Grand Island City Council at its April 11, 2017 meeting, referred **the Blight and Substandard Study commissioned by Tim Plate** 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**”); 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,

**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:** May 3, 2017.

**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary









# **Hall County Regional Planning Commission**

**Wednesday, May 3, 2017  
Regular Meeting**

## **Item F2**

### **Rezone Northview 9th Sub in GI**

**Staff Contact: Chad Nabity**



## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 18, 2017

**SUBJECT:** *Zoning Change (C-15-2017GI)*

**PROPOSAL:** An application has been made to rezone Lot 10 of Northview Ninth Subdivision in the City of Grand Island from RO Residential Office to B2 General Business. This property is 4072 and 4074 North Point Circle and located north of North Point Circle and west of Lee Street south of Nebraska Highway 2. The developer is requesting the change to allow garage to be built on this property to support the adjacent residential development.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*  
*Permitted and conditional uses:*

**RO** Residential Office  
**RO** Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.  
**Mixed Use Commercial**  
**Vacant Ground-**

*Comprehensive Plan Designation:*  
*Existing land uses.*

##### Adjacent Properties Analysis

*Current zoning designations:*

**North: AG-2-** Secondary Agriculture  
**East: B2** General Business  
**South and West: RO** Residential Office

*Permitted and conditional uses:*

**AG-2** Agricultural uses including: raising of livestock, but not confined feeding, raising crops, up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **B2-Residential** uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **RO** Residential uses with no limit on the density except available parking spaces, office uses, personal services, assisted living facilities, day cares, and prescription related retail.

*Comprehensive Plan Designation:*

**North:** Designated Low to Medium Density Residential Uses  
**South, West and East:** Designated for Mixed Use Commercial

*Existing land uses:*

**North** Nebraska Highway 2 and BNSF Railroad  
**South and West:** Duplexes and single family homes  
**East:** Veterinary Clinic



## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for a combination of Mixed Use Commercial
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.
- *Proposed Use is complementary to the existing duplex uses.* The developer of the duplexes is proposing to build garages on this property for rent by people living in the adjoin property.

### **Negative Implications:**

- *None foreseen.*

### **Other Considerations**

The this property is already intended for possible commercial and residential uses as shown below on the Future Land Use Map for the City of Grand Island.



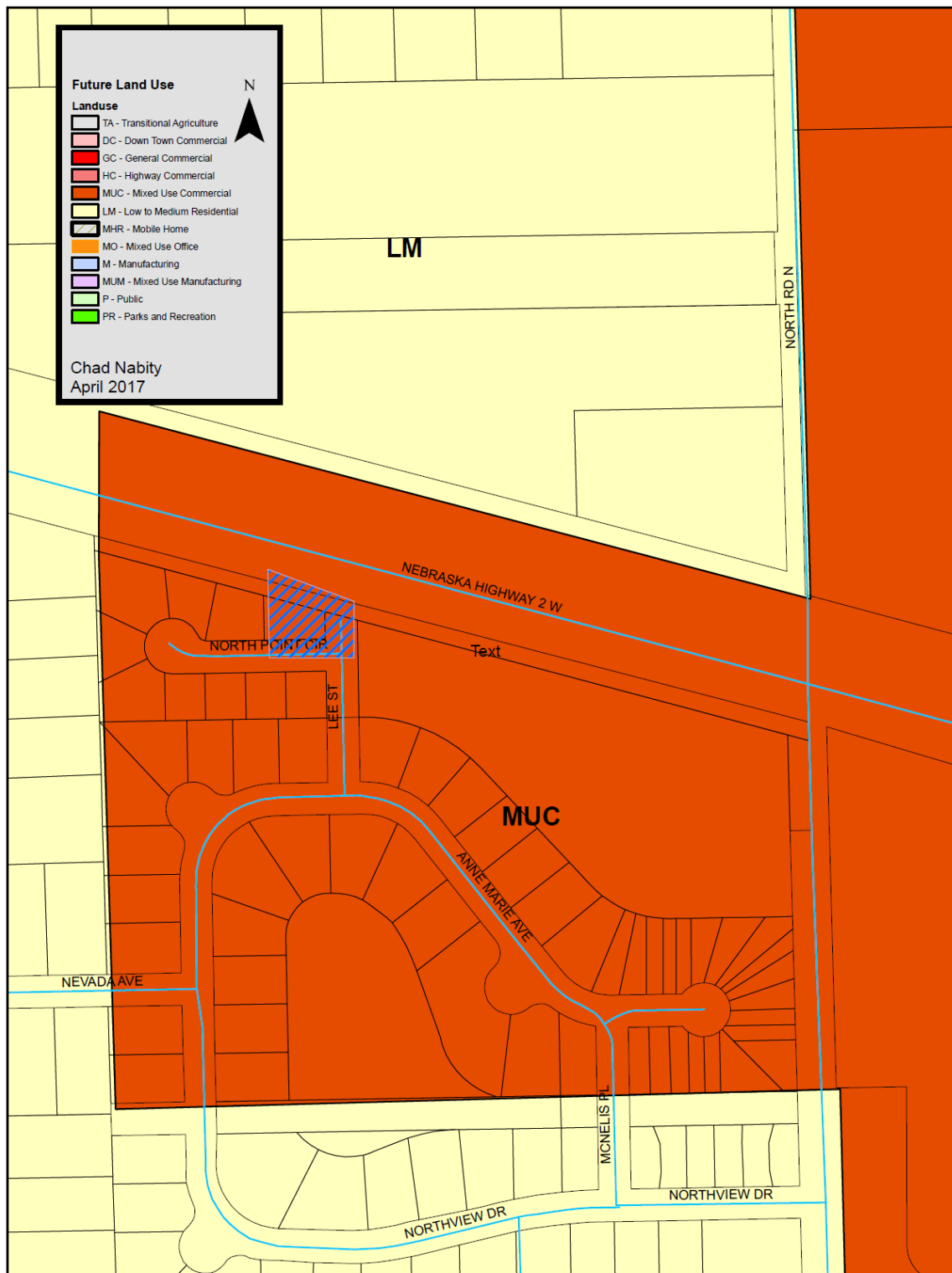


Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan

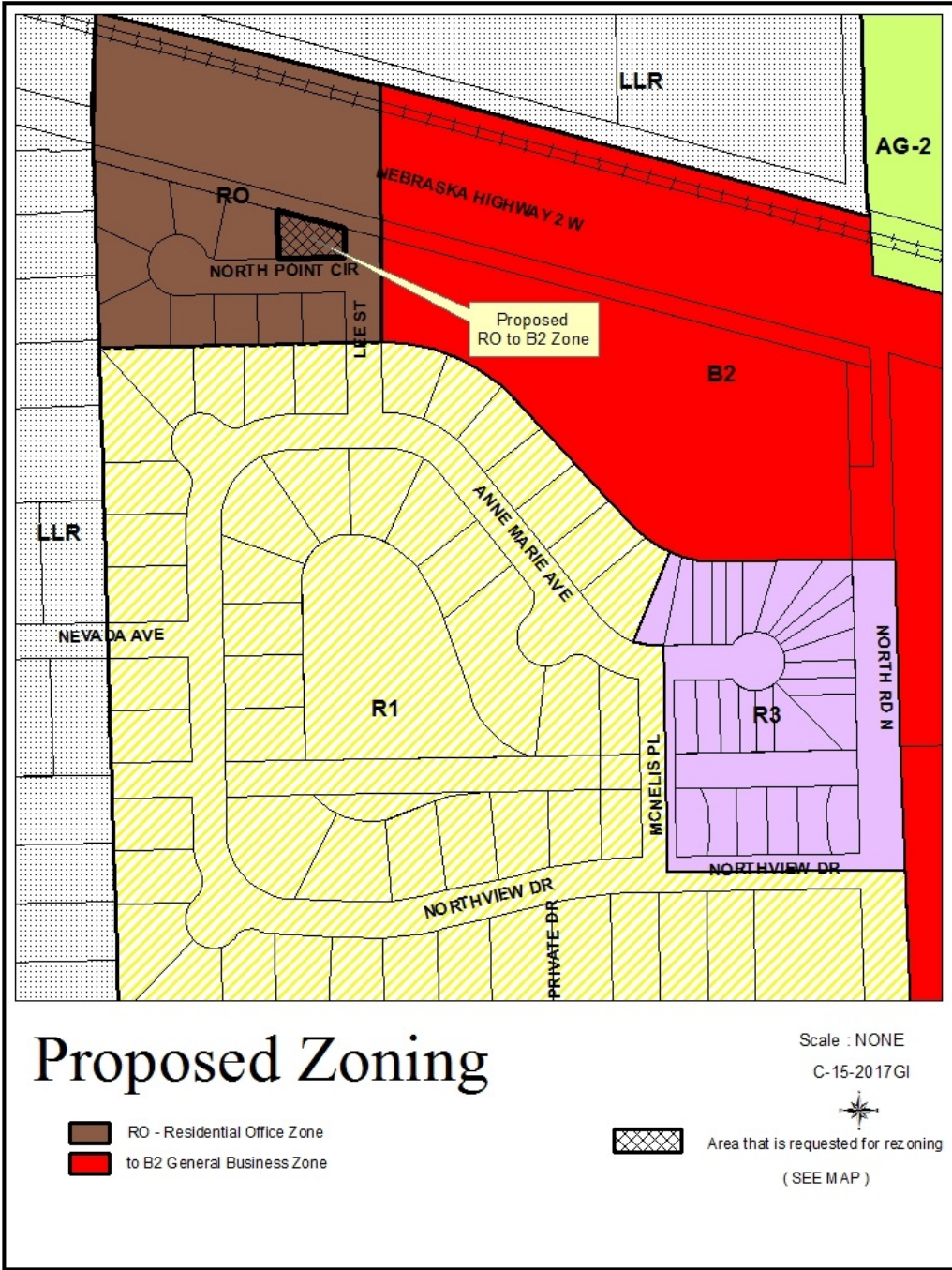


**RECOMMENDATION:**

That the Regional Planning Commission recommends that the Grand Island City Council change the zoning on this site from RO – Residential Office to B2 General Business.

\_\_\_\_\_ Chad Nabity









# **Hall County Regional Planning Commission**

**Wednesday, May 3, 2017**

**Regular Meeting**

## **Item F3**

### **Blight Study Cairo**

**Staff Contact: Chad Nabity**



## Agenda Item #6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 17, 2017

**SUBJECT:** *Declaration of a portion of the Village Cairo as blighted and substandard. (C-16-2017C)*

**PROPOSAL:** This site is located within the Village of Cairo and includes all of the Village of Cairo. With this study the Village of Cairo wishes to make redevelopment tools available throughout the community. The additional areas included within this study are designed to stand on their own as meeting the qualifications to be declared blighted and substandard while strengthening any previous declarations and combining all areas into a single study.

### OVERVIEW

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*

If this study is approved subsequent action will be necessary by both the Planning Commission and the Village Board 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 8 to 14 of the study.

A summary of the study findings shows the following factors that are present and reasonably distributed throughout the study area:

### **Blighted Conditions**

- Substantial number of deteriorating structures
- Unsanitary or unsafe conditions
- Deterioration of sit or other improvements
- Defective or unusual conditions which endanger life or property by fire and other causes
- Factors that substantially impair or arrest the sound grown of the community
- Average age of structures in the area is at least 40 years
- Faulty lot layout in relation to size and other conditions
- Trash, material and other debris throughout the area
- Economic or social liability detrimental to health, safety and welfare.

## **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 Village?
- What is the policy of the Village toward increasing development and redevelopment in this area of the Village?

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





# Village of Cairo, Nebraska

## Blight and Substandard Study

Project No. 2017-0328



Joe J. Johnson  
201 E. Second Street  
Grand Island, NE 68801

March 20, 2017







## BLIGHTAND SUBSTANDARD DETERMINATION STUDY

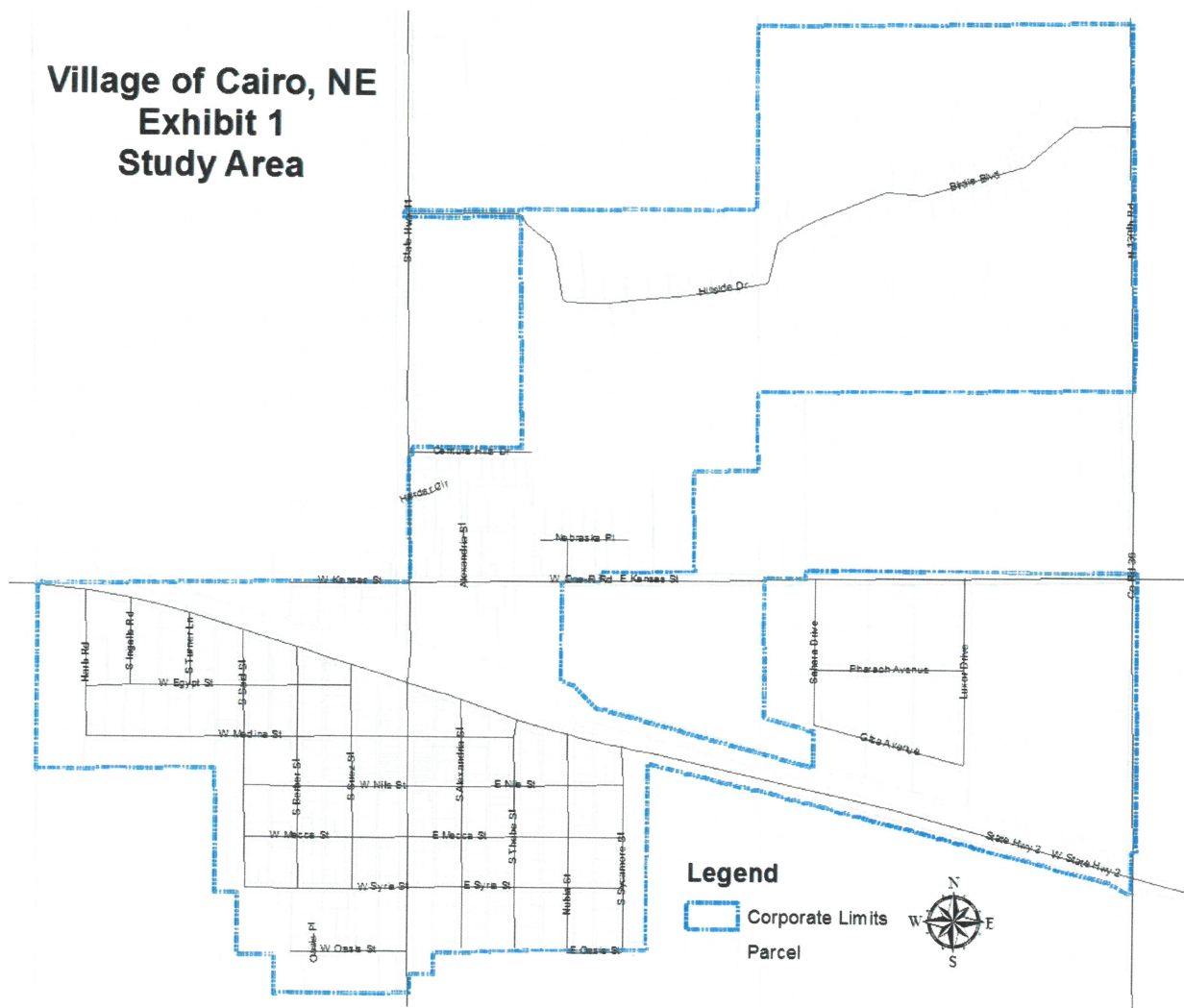
Village of Cairo, Hall County, Nebraska  
March 2017

## EXECUTIVE SUMMARY

## Purpose of Study

The purpose of this study is to determine whether all or part of the Village of Cairo, Nebraska, qualifies as a blighted and substandard area with the definition set forth in the Nebraska Community Development Law, Revised State Statutes Sections 18-2101 to 18-2144.

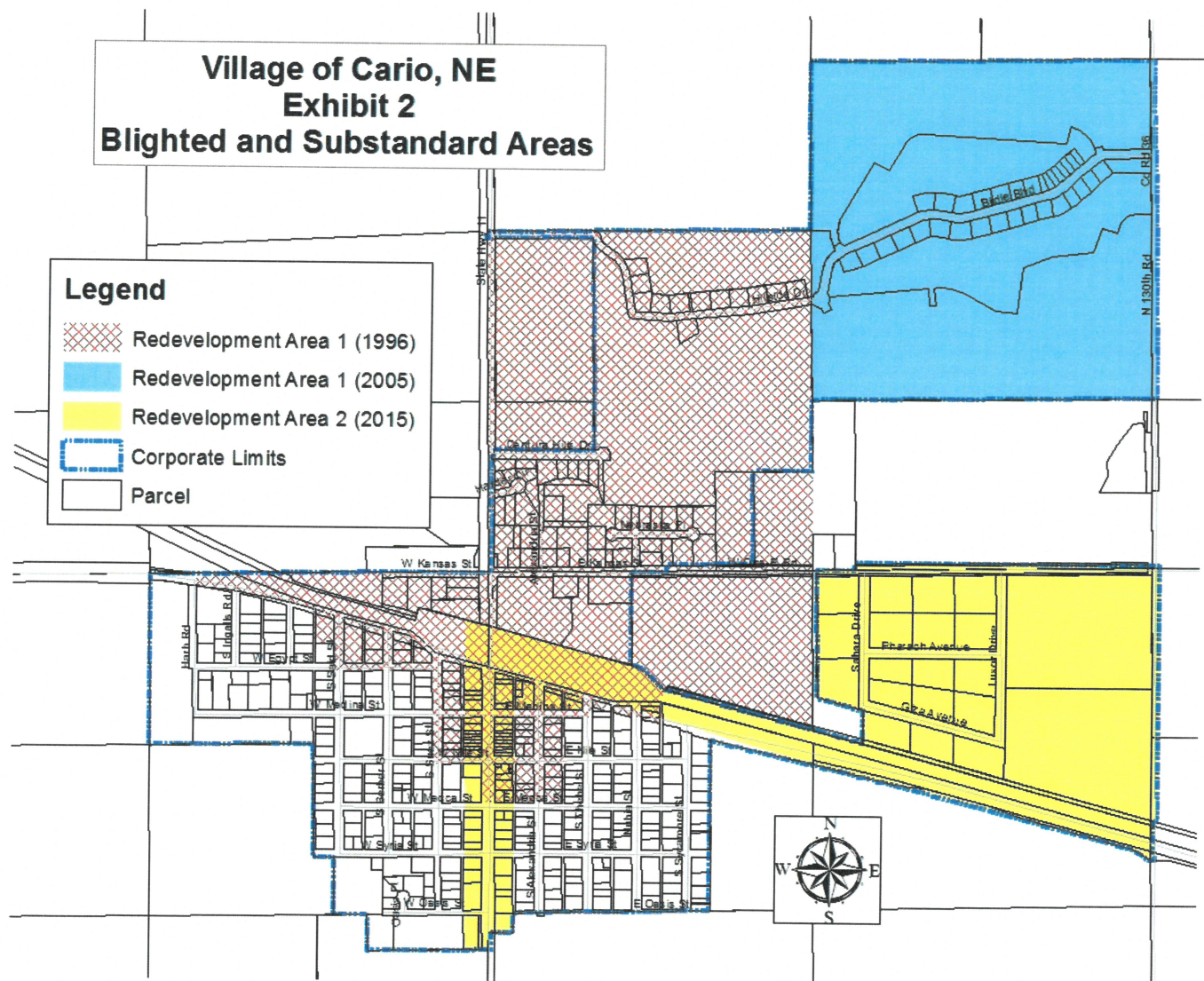
The findings presented in this Village of Cairo, Nebraska, Blight and Substandard Determination Study are based on surveys and analyses conducted for the Village of Cairo, Nebraska, for the entire area inside the corporate limits is the study area. **Exhibit 1** delineates the study area.





*Fitzke v. City of Hastings*, 255 Neb. 46, 582 N.W.2d 301 (1998)

The Village of Cairo, Nebraska has declared areas within the corporate limits to be blighted and substandard within the meaning of the CDL, those areas are documented below in Exhibit 2.



The purpose and intent of this study is to supplement previously conducted blight and substandard studies and examine additional areas of the community that could be included based on unconnected and unique conditions of those areas. Also, the potential blight and substandard designation is necessary to accomplish the implementation of a community redevelopment plan as a "Village" under R.S.S. 18-2103.11, specifically "a village shall not designate an area larger than one hundred percent of the village as blighted."



## CONCLUSION

The study findings support a blighted and substandard designation for the study area. The presence of blighted and substandard factors reveals that study area needs revitalization and strengthening to ensure it will contribute to the physical, economic, and social well-being of the Village of Cairo, Nebraska. Study findings support that the study area has not been subject to comprehensive, sufficient growth and/or development through investment by the private sector, nor would the area be reasonably anticipated to be developed without (but for) the potential aid provided in the Nebraska Community Development Law.

The Village of Cairo's elected board is encouraged to review the results of the study with legal counsel to compare these findings to the requirements of the Nebraska Community Development Law and take into consideration the declaration of the study area as blighted and substandard.



## INTRODCUTION

The blight and substandard determination study examines existing conditions of land use, buildings, and structures within the Village of Cairo, Hall County, Nebraska, to determine eligible areas for redevelopment activities. Although the entire area inside the corporate limits is the study area, specific areas within the village have the potential for redevelopment activities to overcome blighted and substandard conditions. When evaluating blight and substandard conditions, the village shall adhere to Nebraska Community Development Law, as provided for in the Nebraska Revised Statutes.

Nebraska Revised State Statute 18-2101.01, enables a municipality to declare that blight and substandard conditions exist. The statute reads,

***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.***

Furthermore, Nebraska Revised State Statute 18-2103.11, provides:

***...In no event shall a city of the metropolitan, primary, of 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.***

Nebraska Revised State Statute 18-2105, also grants legal authority to the governing body to formulate a redevelopment program. The statute reads,

***The governing body of a city or an authority at its direction for the purposes of sections 18-2101 to 18-2144 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 or 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.***

This blight and substandard determination study is intended to give the community development agency (CDA) and the village's board the basis for determining the existence of blighted and substandard conditions within Cairo's corporate limits. Through this process, the village attempts to eliminate economic and/or social concerns, which are detrimental to the future public health, safety, morals, and general welfare of the entire community.

The findings of this blight and substandard study will provide the structure of the redevelopment plan for the community. The redevelopment plan will contain, in accordance with the provisions of Nebraska Community Development Law, local objectives regarding appropriate land uses, improved traffic circulation, trails and bike paths, economic development activities, public infrastructure, public utilities, and other public improvements.



## **BLIGHT AND SUBSTANDARD ELIGIBILITY ANALYSIS**

The evaluation that the Village of Cairo, Nebraska is eligible for a blight and substandard analysis was made on the basis that existing blighted and substandard factors must be present to an extent which would lead a reasonable person to conclude public intervention is appropriate or necessary to assist with any redevelopment activities.

Substandard areas are defined by Nebraska Revised State Statute 18-2103.10, as the following:

***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, and is detrimental to the public health, safety, morals, or welfare.***

Blighted areas are defined by Nebraska Revised State Statute 18-2103.11, as the following:

***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, unsanitary 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 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 City in which the area is designated; or (v) that the area has had either stable or decreasing population based on the last two decennial censuses...***



## Contributing Factors

### Population

Exhibit 3 provides U.S. Census Bureau recorded population numbers for communities and unincorporated areas within Hall County, Nebraska, and the state of Nebraska from 1970 to 2010. The Village of Cairo's population has increased more than 6 percent since 1970. The Village of Cairo experienced a population decrease of 0.64 percent, according to the 2010 decennial census. However, the Village of Cairo experienced a 7.22 percent increase in population during the 2000 decennial census. Although a declining population in the 2010 decennial census is a concern, the lack of a decline in the 2000 decennial census does not make population a contributing factor of blighted conditions within a community.

**Exhibit 3**  
**Population 1970 - 2010**  
**Hall County Communities and Unincorporated Areas**

Community	1970	1980	% Change 1970-1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010	% Change 1970-2010	% Change Last Two Decennial Censuses 1990-2010
Nebraska	1485333	1569825	5.69%	1578417	0.54%	1711265	7.76%	1826341	6.30%	18.67%	13.57%
Hall County	42851	47690	11.29%	48925	2.52%	53534	8.61%	58607	8.66%	26.88%	16.52%
Cairo	686	737	7.43%	733	-0.55%	790	7.22%	785	-0.64%	12.61%	6.62%
Alda	456	601	31.80%	540	-11.30%	652	17.18%	642	-1.56%	28.97%	15.89%
Doniphan	542	696	28.41%	736	5.43%	763	3.54%	829	7.96%	34.62%	11.22%
Grand Island	32358	33180	2.54%	39487	15.97%	42940	8.04%	48520	11.50%	33.31%	18.62%
Shelton	1028	1046	1.75%	954	-9.64%	1140	16.32%	1059	-7.65%	2.93%	9.92%
Wood River	1147	1334	16.30%	1156	-15.40%	1204	3.99%	1325	9.13%	13.43%	12.75%
Incorporated Areas	36217	37594	3.80%	43606	13.79%	47489	8.18%	53160	10.67%	31.87%	17.97%
Unincorporated Areas	6634	10096	52.19%	5319	-89.81%	6045	12.01%	5447	-10.98%	-21.79%	2.35%

Source: U.S. Bureau of the Census, Profile of General Population and Housing Characteristics, 1970-2010

### Structure Age

Structure obsolescence or age are contributing factors of blight and substandard conditions in the study area. **Exhibit 4** suggests that a majority of structures in the study area are more than 40 years old. The study area has 466 parcels of property. Based upon structure age research using <http://grandislandne.map.beehere.net>, 258 of those properties are at least 40 years old. Based upon field observations, there are 75 vacant parcels and 40 public/quasi-public parcels. Study results demonstrate that a majority (55.3 percent) of the structures surveyed may be classified as obsolescent, or at least 40 years old.



### Structure Condition

Structure dilapidation, deterioration, and/or existence of conditions that 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 and is detrimental to the public health, safety,









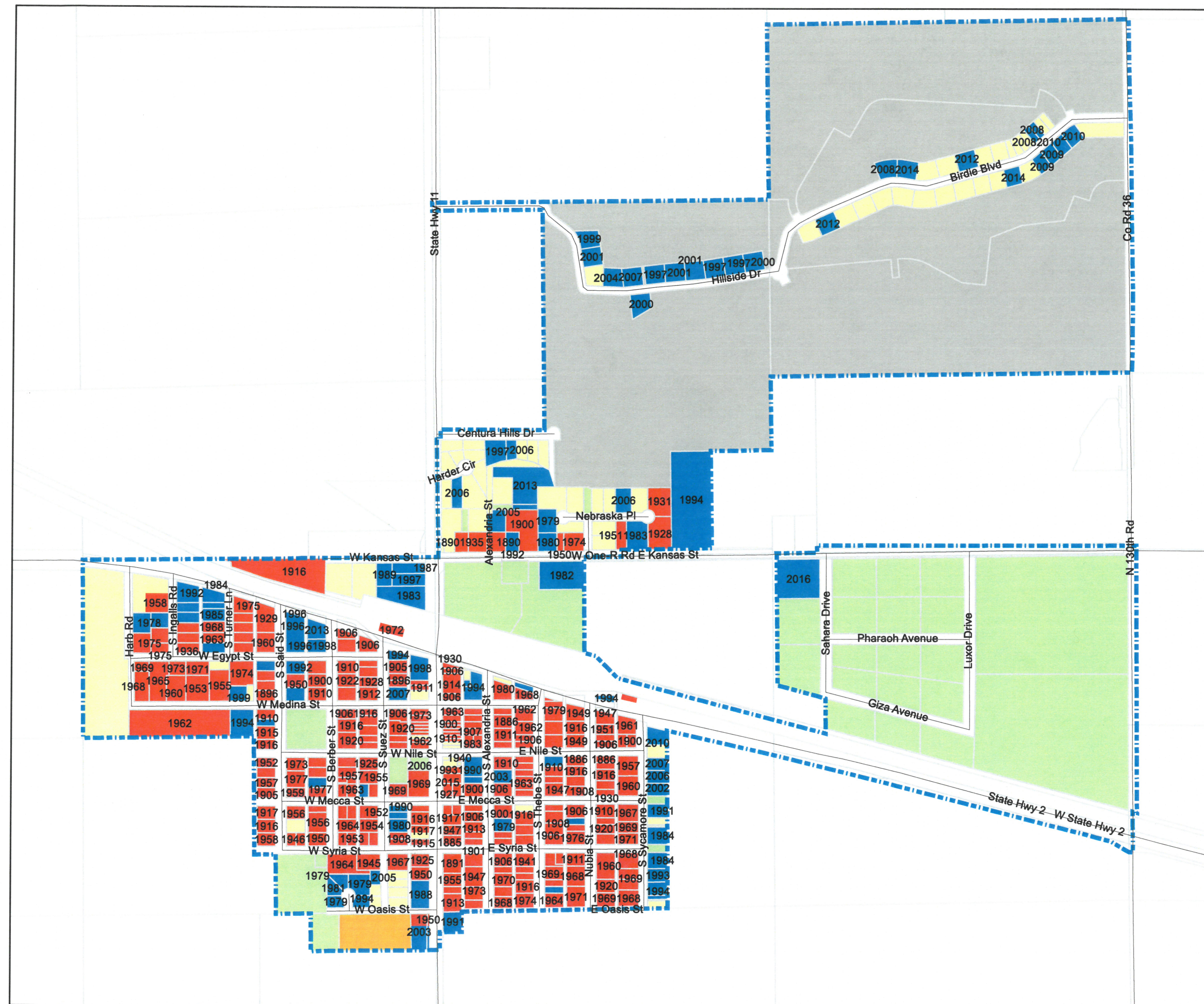
# Village of Cairo, NE Exhibit 4 Building Age

## Legend

-  Corporate Limits
-  Parcel

## Building Age / Use

-  More Than 40 Years Old
-  Less Than 40 Years Old
-  Mobile Home
-  Public
-  Private Recreation
-  Vacant/Undeveloped



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Project: 017-0328  
Drawn by: JJJ  
Date: 3.20.2017

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morals, or welfare of the community. All are contributing factors of blight and substandard conditions in the study area.

This section explores the land use, building, and structural conditions found within the study area based upon the statutory definitions and on contributing factors.

The structural survey inspected the exterior conditions of structures, sometimes referred to as a "windshield survey." This means that structural surveyors were only able to evaluate the physical conditions of a structure and its immediate surroundings as visible from the

public right-of-way. This survey did not include any evaluation of interior structural conditions or any other physical condition not detectable from the street.

Exterior conditions of structures were evaluated and rated in accordance with the following schedule: sound condition, minor repairs needed, major repairs needed, or dilapidated. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

#### Sound Condition

- A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged, and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

#### Minor Repairs Needed

- A unit that show signs of deferred maintenance or that needs only one major component, such as a roof.

#### Major Repairs Needed

- A unit in need of replacement of one or more major components and other repairs (e.g., no storm shelter, incomplete foundation work, roof structure replacement and reroofing, as well as painting and window replacement).





### Dilapidated

- A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition, or that—at a minimum—major rehabilitation will be required.



**Exhibit 5** demonstrates the existence of structures that are dilapidated, are deteriorating, or have conditions that endanger life or property by fire and other causes. The study area has 466 parcels of property. The results of the survey indicate that 53 (11.4 percent) of the structures show signs of dilapidation, deterioration, and/or existence of conditions that endanger life or property by fire and other causes or any combination of such factors; are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; and are detrimental to the public health, safety, morals, or welfare in the study area.

### Lot Layout

Faulty lot layout in relation to size and other conditions is a blighted contributing factor. It has been determined that many lots within the Village of Cairo have been determined to be of inadequate size, configuration, accessibility, and usefulness in the present layout. These areas include the northeast corner of State Highway 11 and West Kansas Street intersection, mobile homes and storage facilities located in the southwest area of the Village of Cairo, clear lot determination between the railroad tracks and State Highway 2, and many residential that lack platting and would require replatting for future development to occur.



# Village of Cairo, NE



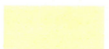
## Exhibit 5

### Building Condition

#### Legend

-  Corporate Limits
-  Parcel

#### Property Use

-  Public
-  Private Recreation
-  Vacant/Undeveloped

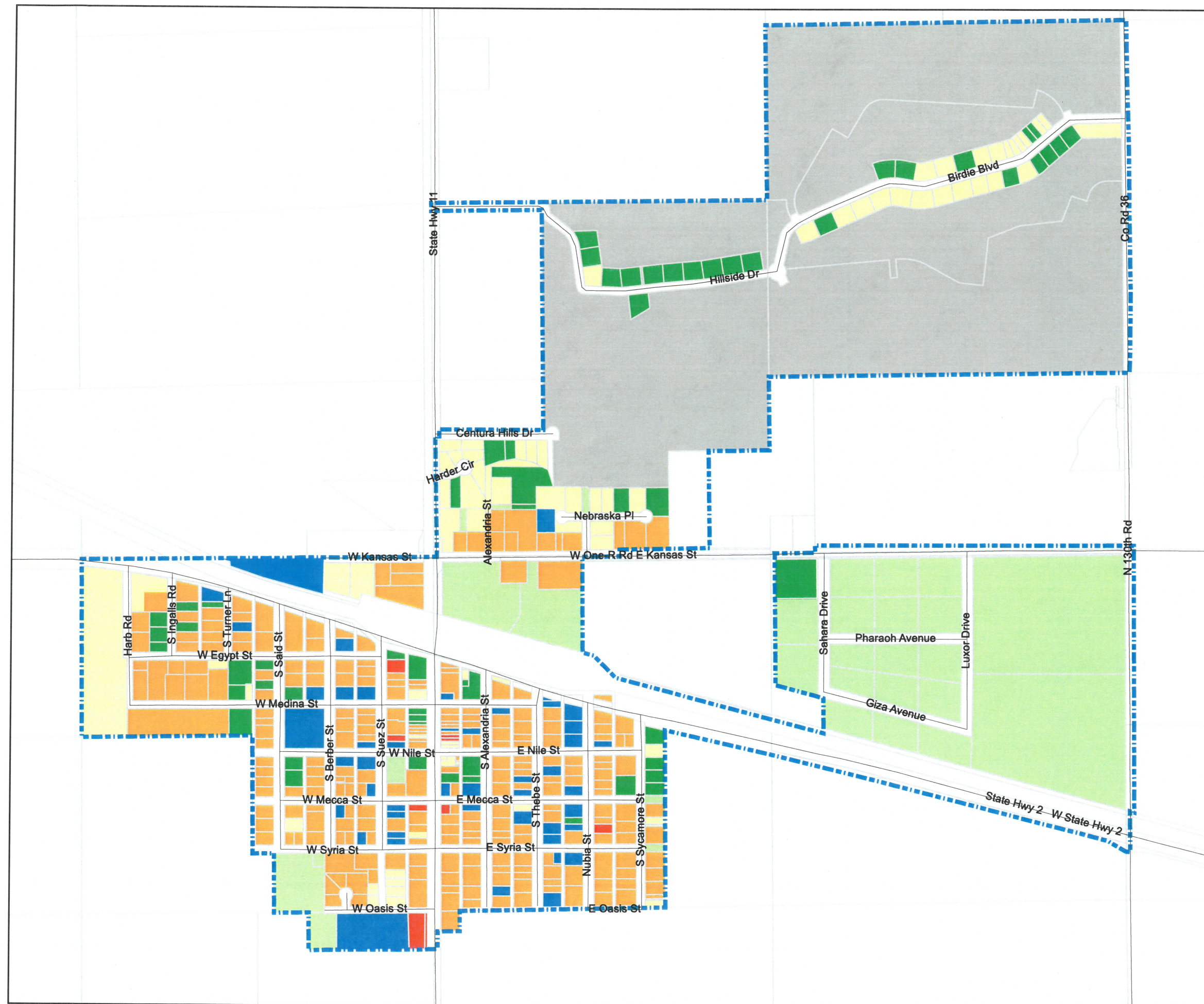
#### Building Condition

-  Sound Condition
-  Minor Repairs Needed
-  Major Repairs Needed
-  Dilapidated



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## ***Public Infrastructure Analysis***

This section analyzes the condition of water, sewer, sidewalks, streets, and curb and gutter (drainage). These are the main components comprising the public infrastructure system in the village. The public infrastructure, where possible, was analyzed and rated in a fashion similar to the structure conditions analysis.



### ***Curb and Gutter***

The presence of curb and gutter in the study area was analyzed, with the results contained within **Exhibit 6**. The Village of Cairo, Nebraska, has 11.55 total center lane miles. The study area was found approximately 28.5 percent (3.29 center lane miles) of the street did not have curb or gutter and 9 percent (1.04 center lane miles) of streets were undeveloped but platted.

Curbs and gutters are a means of stormwater collection and play an important role in the overall community drainage system. It should be noted that the Village of Cairo lacks a stormwater management plan. The lack of a curb and gutter doesn't necessarily reflect poor community stormwater management. However, the combination of 37.5 percent of the community streets without curbs and/or gutters and undeveloped and the lack of a stormwater management plan, is a cause for concern and a contributing factor to the blight and substandard conditions of the village.

### ***Street Conditions***

Streets within the Village of Cairo were analyzed for condition and status in relation to the provision of safe and efficient public circulation and access. **Exhibit 6** provides the street conditions in the village for the 11.55 centerline miles of motorized transportation system. The study indicates that roughly 3.16 centerline miles of the streets, or 27.3 percent, are in poor or serious condition.

The condition of streets, as well as their inability ability to move traffic in and through the community, is a contributing factor to the blighted and substandard conditions of the Village of Cairo.



Village of Cairo, NE  
Exhibit 6  
Road/Street Condition

Legend

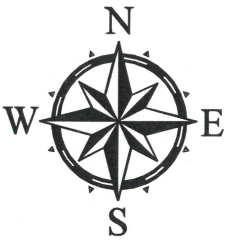
- Corporate Limits
- Parcel

Surface Type

- Concrete WITH Curb and Gutter
- Concrete NO Curb and Gutter
- Asphalt NO Curb and Gutter
- Gravel
- Undeveloped Platted Road

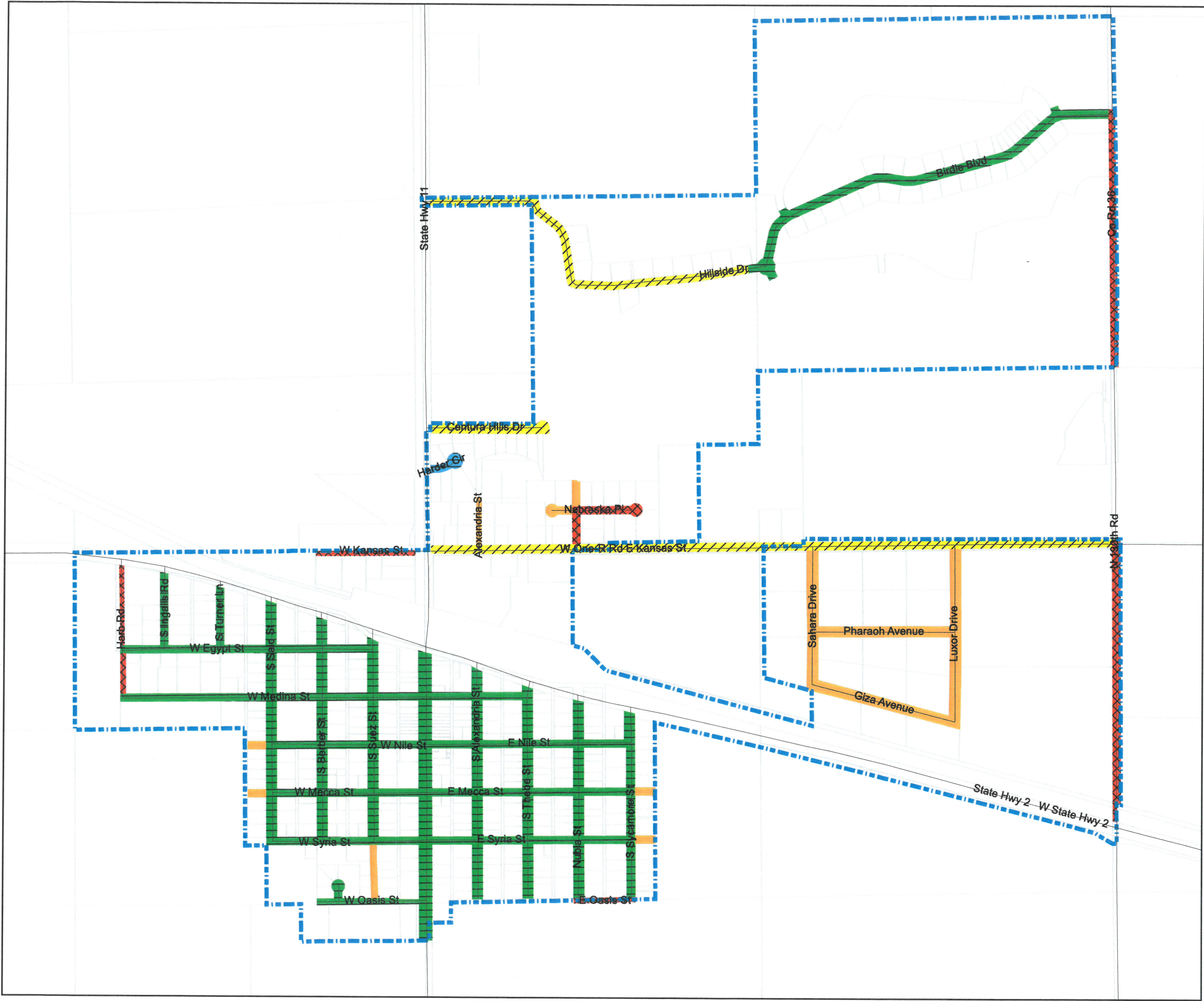
Surface Condition

- Good
- Poor
- Serious



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Date: 3.20.2017

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### *Sidewalks*

The condition of sidewalks in Village of Cairo were analyzed; the results are presented in **Exhibit 7**. The analysis determined that sidewalks are either passable or impassable. Passable means that the sidewalk is in good condition. Impassable means that the sidewalk is in deteriorated condition or dilapidated condition or that there are no sidewalks. The condition of sidewalks and the lack there of sidewalks, which aid in separating pedestrian and vehicular traffic and are a safety issue, are a contributing factor to the blight and substandard condition of the Village of Cairo.



### *Wastewater Utility Infrastructure*

The condition of the public sanitary sewer system was not analyzed because of the lack of updated and detailed information. The most recent public sanitary collection sewer system study was conducted over 20 years ago. A sanitary sewer facilities (treatment plant) plan was conducted in 2017. Lack of information regarding the sanitary collection sewer system and system constraints may play a critical role in the expansion or growth of the community.

### *Water Utility Infrastructure*

The condition of the public water system was not analyzed because of the lack of updated and detailed information. The Village of Cairo's water quality may be of some concern because arsenic (chemical) levels are just under the federal limit. Lack of information regarding the water system, treatment requirements, water quality and system constraints may play a critical role in the expansion or growth of the community.

### *Fire Hydrant Protection Infrastructure*

A 350-foot buffer—which is the typical length of a city residential block—was drawn around each fire hydrant to establish a fire protection coverage area map. The results are presented in **Exhibit 8**. The analysis determined that areas of the Village of Cairo are greater than 350 feet from a fire hydrant. It should be noted that water flow (gallons per minute) is an extremely important factor when determining



# Village of Cairo, NE

## Exhibit 7

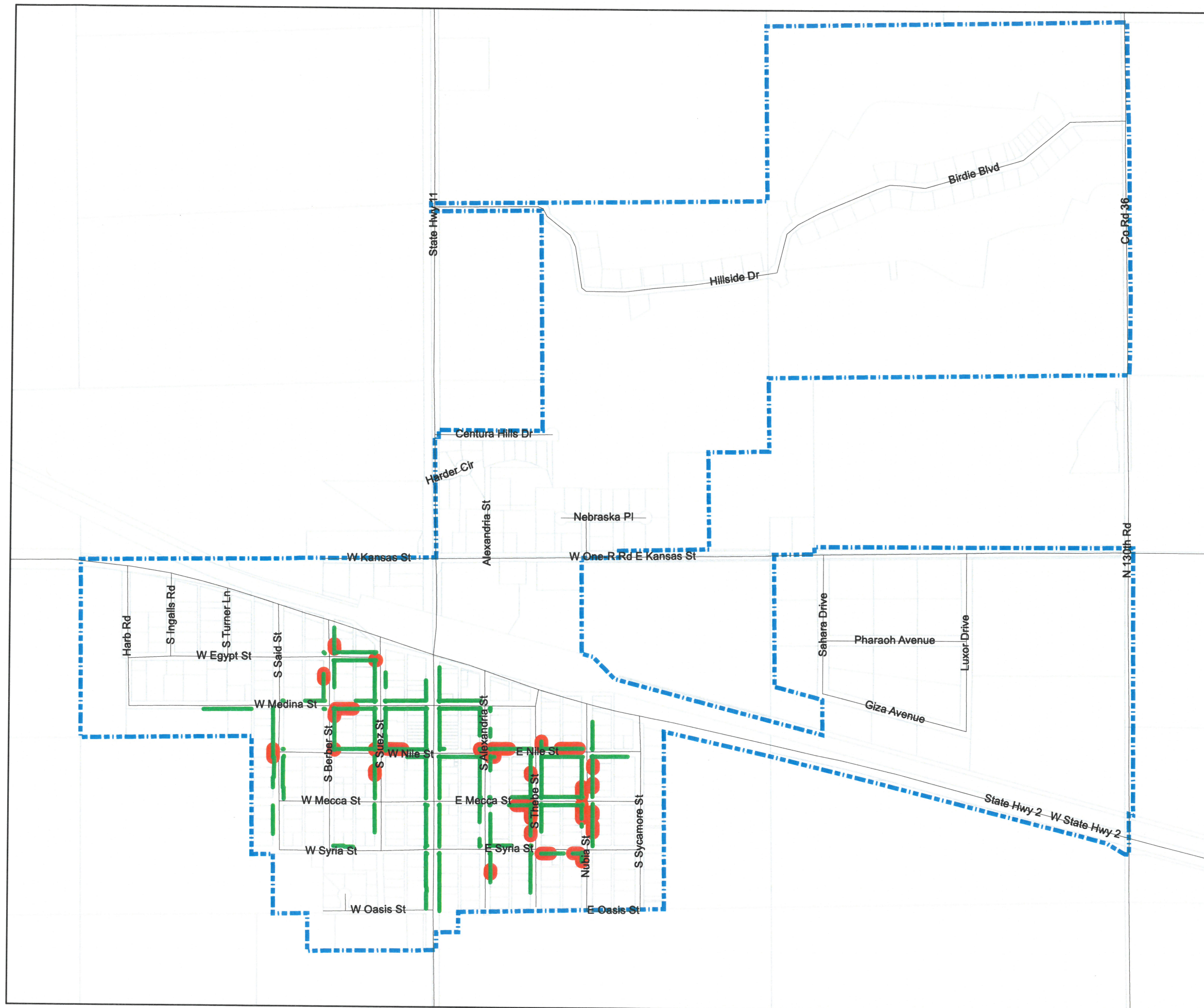
### Sidewalk Condition

#### Legend

-  Corporate Limits
-  Parcel

#### Sidewalk Condition

-  Sidewalk
-  Impassable OR Obstructed



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# Village of Cairo, NE

## Exhibit 8

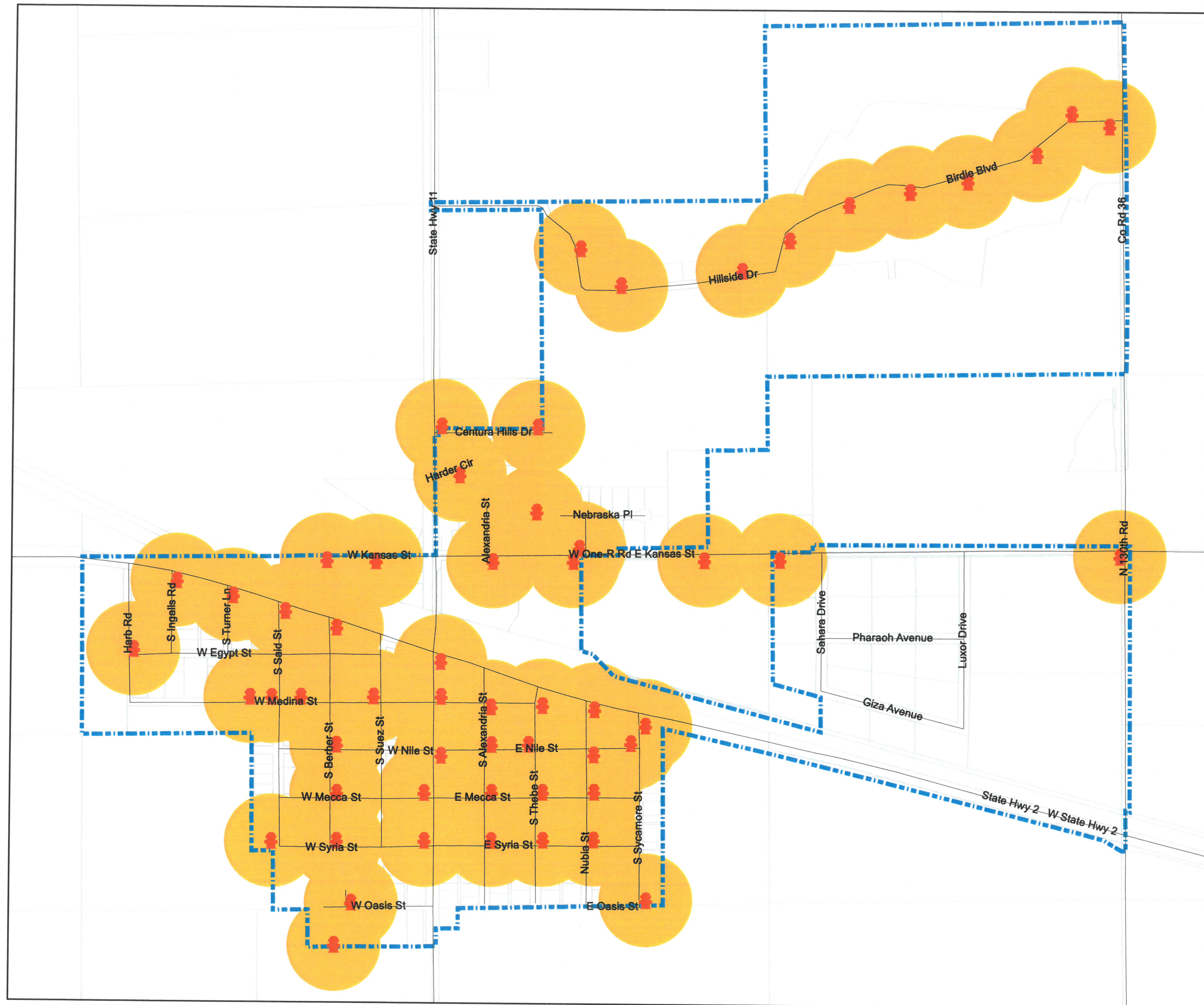
### Fire Protection

#### Legend

-  Corporate Limits
-  Parcel

#### Fire Protection

-  Fire Hydrant
-  350 ft Fire Hydrant Buffer



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the appropriate distance between a fire hydrant and structures. However, the Village of Cairo lacks an appropriate water system analysis and understanding of water flows and pressures to determine the effectiveness of their fire hydrant protection services.



## **BLIGHT AND SUBSTANDARD STUDY FINDINGS**

Of the 12 blighted factors set forth in the Nebraska Community Development Law, are present to a strong extent in the Village of Cairo. The factors of tax or special assessment exceeding the fair value of land and defective or unusual condition of title are of little to no presence. The blighting factors that are present are reasonably distributed throughout the study area.

### **Blighted Conditions**

- Substantial number of deteriorating structures
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Defective or unusual conditions which endanger life or property by fire and other causes
- Factors that substantially impair or arrest the sound growth of the community
- Average age of structures in the area of at least 40 years
- Faulty lot layout in relation to size and other conditions
- Trash, material, and other debris throughout the area
- Economic or social liability detrimental to health, safety, and welfare

### **Substandard Conditions**

- Dilapidation, deterioration, age, or obsolescence
- Existence of conditions which endanger life or property by fire and other causes
- Property structures 40 years or older

The other eligibility criteria for blight and substandard are not present in the area but include the following:

- Defective or unusual condition of title
- Inadequate provisions for ventilation, light, air, open spaces, or sanitation
- Diversity of ownership
- Declining population over the last two census periods

These issues are not present or are limited enough as to have minimal impact on the overall condition of the study area.

Issues that were not researched because of a lack of data include the following:

- Tax/special assessment delinquency greater than fair value of land
- Tax delinquency
- Underemployment that equals 120 percent state or national average
- Per capita income less than city-wide average
- High-density population and overcrowding

These conditions are difficult to identify in smaller communities because of the lack of detailed Census Bureau data. Generally, census tracts have between 2,500 and 8,000 residents and boundaries that follow natural features or established boundaries (i.e., corporate limits). The Village of Cairo is an entire census tract, Census Tract 07625, *2010 Census. U.S. Census Bureau*. As a means of preserving the privacy of individuals, the Census Bureau does not report all types of data at the block level. In the case of tax delinquency versus investment, it is difficult to track this data because of the limited amount of information in Cairo. In some cases, the data are not available because of potential disclosure problems.



**Resolution Number 2017-08**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

**A RESOLUTION RECOMMENDING APPROVAL OF A BLIGHT AND  
SUBSTANDARD STUDY BY THE CITY OF GRAND ISLAND, NEBRASKA;  
AND APPROVAL OF RELATED ACTIONS**

**WHEREAS**, the Cairo Village Board at its April 11, 2017 meeting, referred **the Blight and Substandard Study commissioned by the Village of Cairo** 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 Village of Cairo, Hall County, Nebraska, pursuant to the Nebraska Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); 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 Village of Cairo and the entire region,
- That there are projects ready to develop at this site if they can meet the financial goals of the developers,

**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:** May 3, 2017.

**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary









# Hall County Regional Planning Commission

Wednesday, May 3, 2017  
Regular Meeting

## Item M1

### Wilson's Second Sub

Staff Contact: Chad Nabity



April 20, 2017

Dear Members of the Board:

**RE: Final Plat – Wilson’s Second Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Wilson’s Second Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 2 lots, in a subdivision part of Lot One (1) Wilson’s Subdivision, located in Section 3, Township 11 North, Range 9 West of the 6<sup>th</sup> P.M., Hall County, Nebraska, in a tract containing 11.98 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 May 3, 2017, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

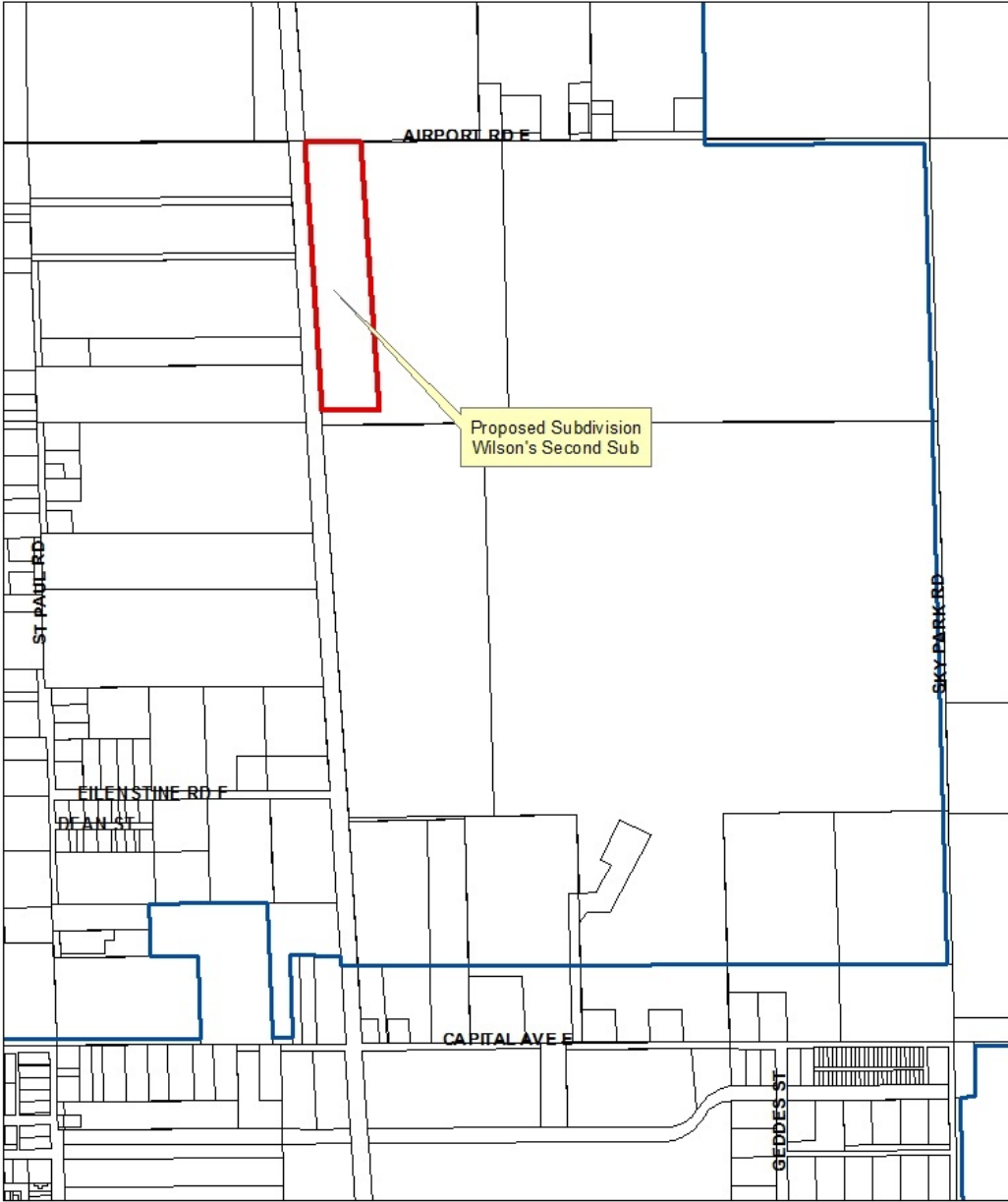
Chad Nabity, AICP  
Planning Director

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

County Clerk  
County Attorney  
County Public Works  
County Zoning Administrator  
County Building Inspector  
Faye Zmek

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





Location Map







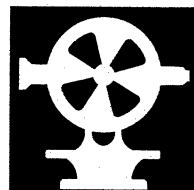
Location Map





WILSON'S SECOND SUBDIVISION  
TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

N-LINE



LAND  
SURVEYING

P.O. BOX 173  
Central City, NE 68826  
Phone: 308-946-3601

NORTH QUARTER CORNER OF  
SEC. 3 (T. 11 N, R 9 W)  
Found Alumn. Cap  
SW 41.95' Nail in Power Pole  
SSE 45.10' Side of Steel Elect. Ped.  
ESE 132.58' Top Nut on Fire Hydrant  
E 58.1' Center of North Driveway

40.0' Dedicated R-O-W  
13043.8 SQ. FT.  
0.30 ACRES

Airport Road

S 89°13'22" E  
1623.21' (M)  
NORTHWEST CORNER OF  
SEC. 3 (T. 11 N, R 9 W)  
Found Alumn. Cap  
SW 44.33' Nail in Cut Pole  
NW 44.40' Nail in Cut Pole  
NE 45.37' Nail in Power Pole  
SE 69.06' Near Side of Steel Post

1/2 Mile = 2644.87' (M)

Point of Beginning

S 89°13'21" E

326.10' (M) & (R)

296.05'

30.05'

30.0'

Utility Easement  
(Width Varies)

30.0'

16.0' Utility Easement

Lot 1

377900.7 SQ. FT.  
8.68 ACRES

Union Pacific Railroad  
Not part of Plat

N 02°34'56" W  
1603.00' (M) & (R)

Lot 2

130893.1 SQ. FT.  
3.00 ACRES

S 02°34'56" E  
1603.00' (M) & (R)

Lot 1

WILSON'S SUBDIVISION  
Not part of Plat

Notary Public

My Comm. Expires:

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

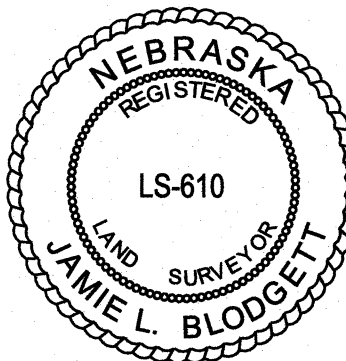
Approved and Accepted by the City of Grand Island, Nebraska this \_\_\_\_\_, 20\_\_\_\_

Chairman of the Board

County Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that this \_\_\_\_\_, 20\_\_\_\_, I completed an accurate survey of **WILSON'S  
SECOND 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 4/12/2017

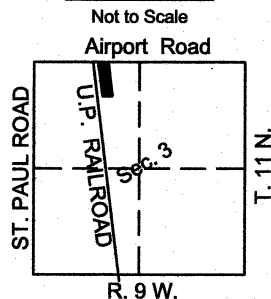
JOB NUMBER 17049

Scale: 1" = 100'

Legend

- △ = Section Corner  
(See Description)
- = Corner Set 1/2" x 24"  
Rebar w/ Cap #610
- = Corner Found  
(See Description)
- (M) = Measured Distance
- (R) = Recorded Distance

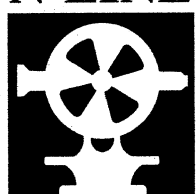
Location Map





WILSON'S SECOND SUBDIVISION  
TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

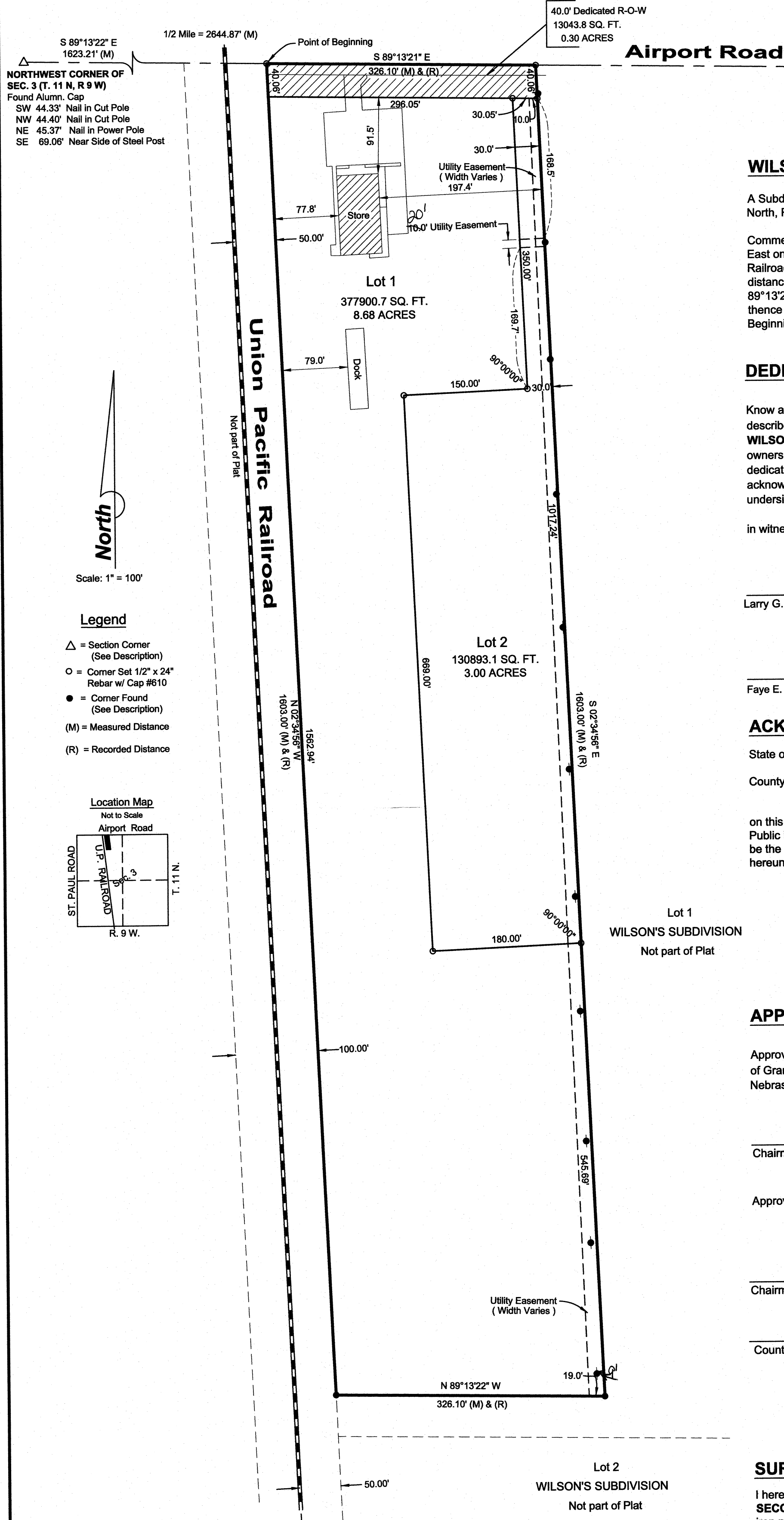
N-LINE



LAND  
SURVEYING

P.O. BOX 173  
Central City, NE 68826  
Phone: 308-946-3601

NORTH QUARTER CORNER OF  
SEC. 3 (T. 11 N, R 9 W)  
Found Alumn. Cap  
SW 41.95' Nail in Power Pole  
SSE 45.10' Side of Steel Elect. Ped.  
ESE 132.58' Top Nut on Fire Hydrant  
E 58.1' Center of North Driveway



WILSON'S SECOND SUBDIVISION DESCRIPTION:

A Subdivision of part of Lot One (1) WILSON'S SUBDIVISION, located in Section 3, Township 11 North, Range 9 West of the 6th P.M., Hall County, Nebraska, more particularly described as follows:

Commencing at the Northwest of said Section 3, thence on an assigned bearing of South 89°13'22" East on the northerly line of said Section 3 a distance of 1623.21 feet to the easterly Union Pacific Railroad Right-of-way line; thence continuing South 89°13'22" East on said northerly section line a distance of 326.10 feet; thence South 02°34'56" East a distance of 1603.00 feet; thence North 89°13'22" West a distance of 326.10 feet to the easterly Union Pacific Railroad Right-of-way line; thence North 02°34'56" West on said right-of-way line a distance of 1603.00 feet to the Point of Beginning containing a calculated area of 11.98 acres, more or less.

DEDICATION OF PLAT

Know all Men by these presents, Larry G. Zmek and Faye E. Zmek, joint tenants, being the owner of land described hereon, have caused the same to be surveyed, subdivided, platted and designated as the **WILSON'S SECOND 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 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\_\_\_\_

Larry G. Zmek

Faye E. Zmek

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 Larry G. Zmek and Faye E. Zmek 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:

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

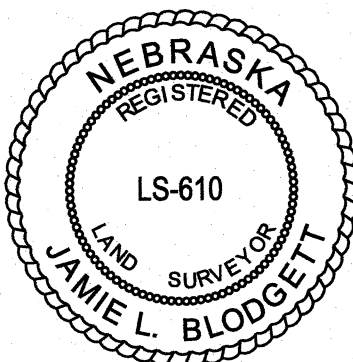
Approved and Accepted by the City of Grand Island, Nebraska this \_\_\_\_\_, 20\_\_\_\_

Chairman of the Board

County Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that this \_\_\_\_\_, 20\_\_\_\_, I completed an accurate survey of **WILSON'S SECOND 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 4/12/2017

JOB NUMBER 17049





# **Hall County Regional Planning Commission**

**Wednesday, May 3, 2017  
Regular Meeting**

## **Item 1**

### **Northwest Bridge Replacement Project**

**Staff Contact: Chad Nabity**





## HALL COUNTY HIGHWAY DEPARTMENT

2900 WEST 2<sup>nd</sup> ST, GRAND ISLAND, NE 68803-5263

[www.hallcountyne.gov](http://www.hallcountyne.gov)

PHONE: (308) 385-5126 FAX: (308) 381-6486

CASEY C SHERLOCK, R.L.S.

County Surveyor / Public Works Director

[caseys@hallcountyne.gov](mailto:caseys@hallcountyne.gov)

April 17, 2017

Name

Address

City, State, Zip

RE: **Grand Island Northwest Bridge Replacement Project**

Project Number **BRO-7040(25)**; Control Number **42322**

To Whom it May Concern:

Enclosed is information regarding the proposed transportation improvement project on North Monitor Road called **Grand Island Northwest**.

Hall County is planning the replacement of a bridge approximately 3.6 miles northwest of the intersection of U.S. Highway 281 (US-281) and Nebraska Highway 2 (N-2) in Grand Island, Nebraska. The proposed project would require detouring North Monitor Road traffic for the duration of construction. A designated detour would be provided utilizing White Cloud Road, North 60<sup>th</sup> Road, Abbott Road, and North Engleman Road. The proposed project would require the acquisition of additional property rights including new right-of-way (ROW) for construction throughout the project area. Access to adjacent properties would be maintained during construction, but may be limited at times due to phasing requirements. Wetland and stream impacts are anticipated; however, no mitigation would be required. Construction is tentatively scheduled to begin the fall of 2018 and could be complete by the spring of 2019.

The public is being encouraged to make suggestions or express concerns regarding this proposed project. A comment sheet is included for your use. Comments will be collected through May 17, 2017. A fact sheet and figures describing the proposed project's details are also included with this letter. Written comments should be submitted to: Steve Riehle, Hall County Engineer, Highway Department, 2900 W 2<sup>nd</sup> St., Grand Island, NE, 68803; email [steve@hallcountyne.gov](mailto:steve@hallcountyne.gov), phone number (308)385-5126.

Hall County understands a bridge replacement project may cause temporary inconvenience and hardship, but we are dedicated to improving Hall County's bridges. With your help we can achieve this goal.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Riehle".

Steve Riehle

Hall County Engineer



**Grand Island Northwest  
Bridge Replacement Project**  
Project Number **BRO-7040(25)**; Control Number **42322**

**LOCATION:** This proposed project is on North Monitor Road, approximately 3.6 miles northwest of the intersection of U.S. Highway 281 (US-281) and Nebraska Highway 2 (N-2) in Grand Island, Hall County, Nebraska (see **Figure 1**). The proposed project begins at the intersection of West White Cloud Road and North Monitor Road and extends approximately 600 feet to the south (see **Figure 2**).

**PURPOSE AND NEED:** The purpose of this proposed project is to preserve the transportation asset, improve the reliability of the transportation system, and perpetuate the mobility of the traveling public.

The need for the bridge replacement is because the bridge is structurally deficient due to extensive deterioration of the bridge components, including the substructure. Conditions include, but are not limited to, corrosion, weak spots in the steel trusses, and loss of bridge components over time. The bridge, built in 1935, is more than 75 years old and is at the end of its design life. A weight load restriction of 9 tons has been placed on the bridge due to its deteriorated condition and prevents farm equipment from crossing Prairie Creek via the bridge. Additionally, the bridge provides market access for local residents to Grand Island, Nebraska.

**SCOPE OF WORK:** The proposed project would remove and replace the existing Hall County Bridge (Structure Number C004013115) with a new bridge. Additional improvements include riprap, guardrail installation on all four corners of the new bridge, and widening the roadway. A temporary crossing may be needed during construction and erosion control measures would be implemented. The completed gravel roadway would have two 10-foot lanes with 4-foot of earth shoulders on each side for a total roadway width of 28 feet.

**TRAFFIC VOLUMES:**

**North Monitor Road**

Year	2017	2037
Vehicles Per Day (ADT)	<b>58</b>	<b>105</b>
% Heavy Trucks	<b>3%</b>	<b>3%</b>

**CONSTRUCTION SCHEDULE:** Construction is tentatively scheduled to begin the fall of 2018 and could be complete by the spring of 2019.

**ACCOMMODATION OF TRAFFIC:** The proposed project would require detouring North Monitor Road traffic for the duration of construction. A designated detour would be provided utilizing White Cloud Road, North 60<sup>th</sup> Road, Abbott Road, and North Engleman Road (see **Figure 3**).

**RIGHT-OF-WAY:** The proposed project would require the acquisition of additional property rights including new right-of-way (ROW) for construction throughout the project area. Access to adjacent properties would be maintained during construction, but may be limited at times due to phasing requirements.

**POTENTIAL IMPACTS:** Wetland and stream impacts are anticipated; however, no mitigation would be required.

**ESTIMATED COST:** The cost of the proposed project is approximately \$856,000 and would derive from federal and county funding sources.





Project Number **BRO-7040(25)**; Control Number **42322**

*Return to:* Steve Riehle email: [stever@hallcountyne.gov](mailto:stever@hallcountyne.gov)  
Hall County Engineer  
Highway Department Phone: 308.385.5126  
2900 W 2<sup>nd</sup> Street  
Grand Island, NE 68803 website: [www.hcgi.org](http://www.hcgi.org)

Name: \_\_\_\_\_

P.O. Box: \_\_\_\_\_

Address: \_\_\_\_\_

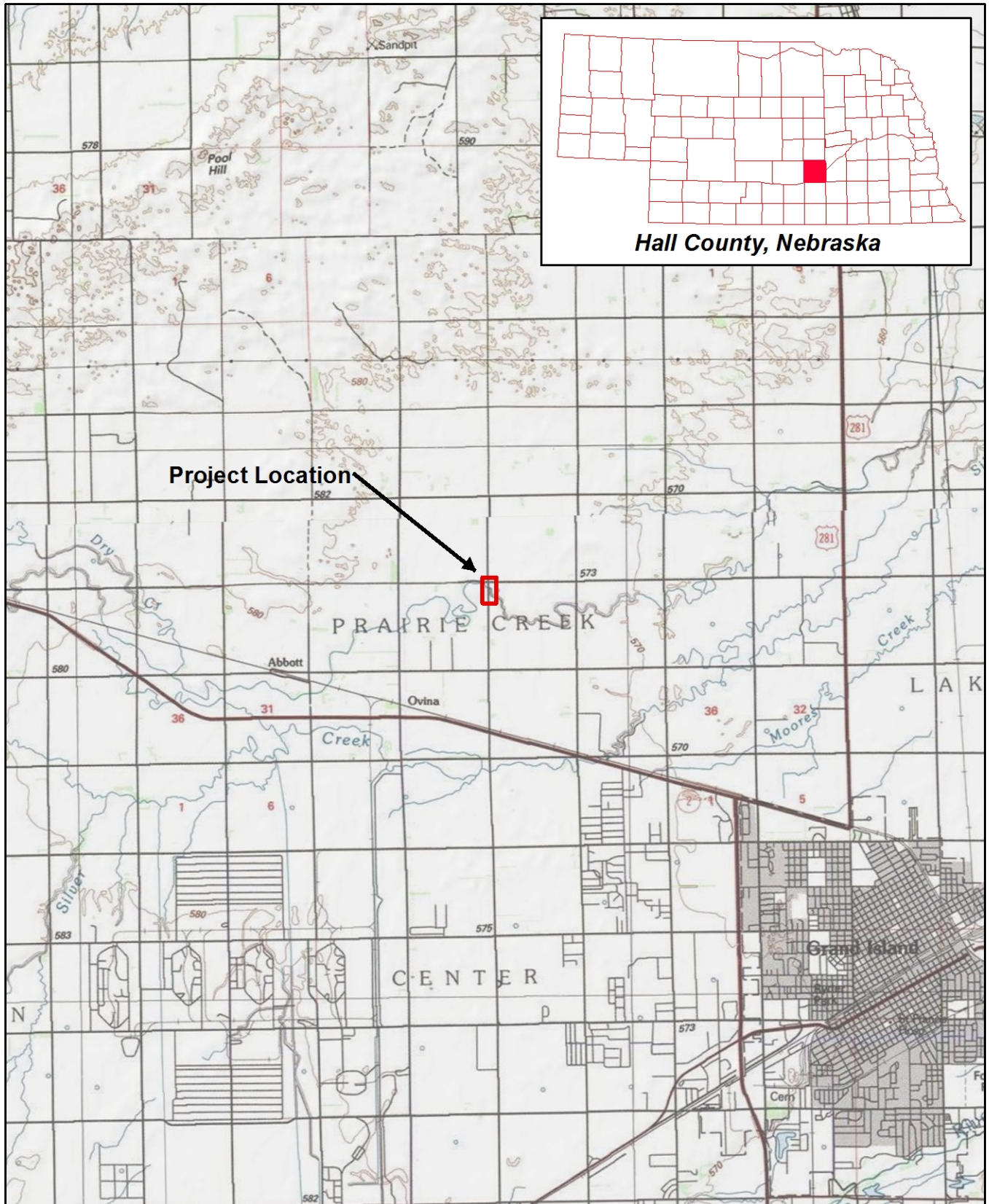
City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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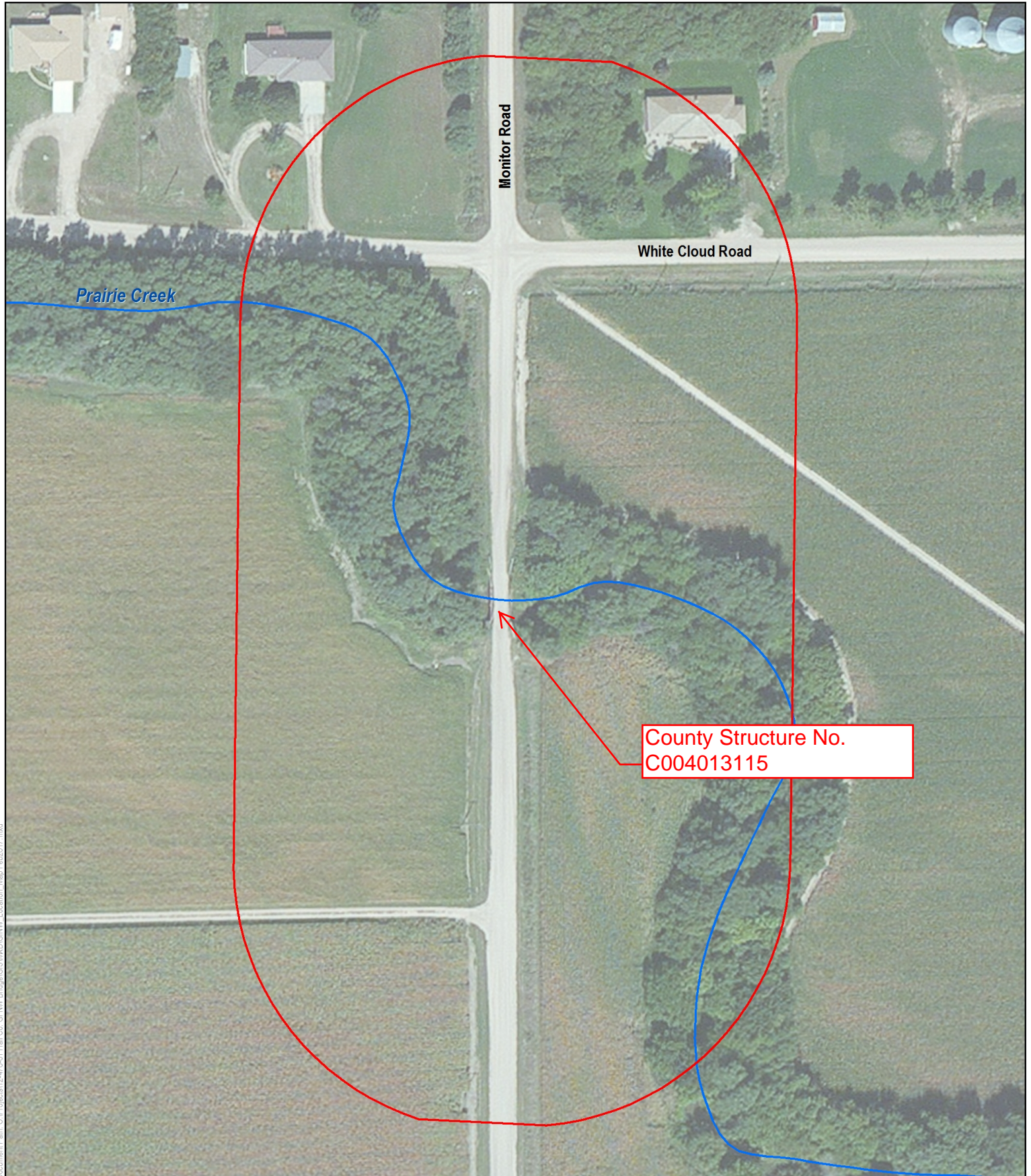


0 0.75 1.5  
Miles

Source: USGS 1:180,000 scale metric Topographic Map  
2-degrees x 1-degree Map (ESRI, 2007)  
Broken Bow Nebraska 1971, Grand Island Nebraska 1966

**Figure 1**  
**Vicinity Map**  
**Grand Island Northwest**  
**Hall County, Nebraska**





Stream

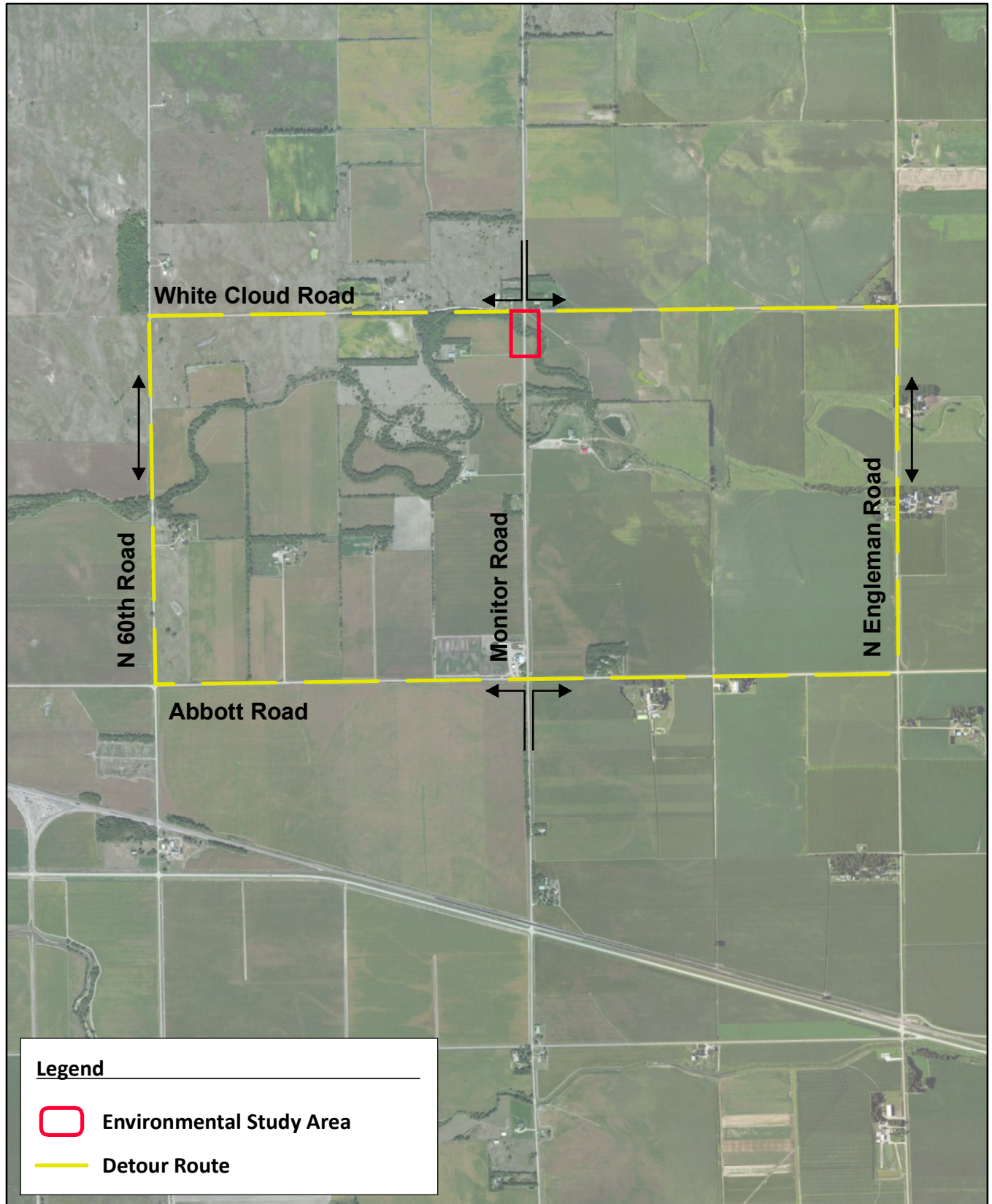
Environmental Study Area



**Figure 2**  
**Location Map**  
Grand Island Northwest  
Hall County, Nebraska

Aerial Source: ESRI Aerial Imagery Service, 2016

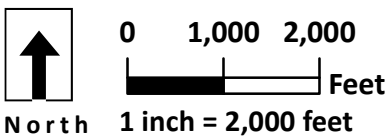




**Figure 3**

**Detour Map**

**Grand Island Northwest  
Hall County, Nebraska**







# **Hall County Regional Planning Commission**

**Wednesday, May 3, 2017  
Regular Meeting**

## **Item 2**

### **R5 Zoning Presentation**

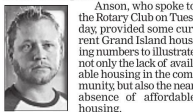
**Staff Contact: Chad Nabity**



# Anson: G.I. facing 'lack of affordable housing'

By Robert Pore  
robert.pore@theindependent.com

Grand Island developer, builder and contractor Amos Anson is proposing the creation of an R5 zone in Grand Island, which would allow for affordable and sustainable housing to foster future economic development.



Amos Anson

Anson, who spoke to the Rotary Club on Tuesday, provided some current Grand Island housing numbers to illustrate not only the lack of available housing in the community, but also the near absence of affordable housing.

According to Anson's figures, there are currently 82 houses on the market in Grand Island, of which 22 are under \$150,000. Of the remaining 60 houses, 30 are more than \$200,000.

To Anson, that's a problem. He said it stifles the ability of local businesses to recruit employees, and it provides families just starting out few options other than renting.

Anson is proposing what he calls the "missing middle" — homes that fall between renting, or buying a home that costs more than \$150,000.

Currently, he said, there are no R5 residential housing zones. "I've been working with the city to create R5 zones," he said.

"As a builder, I want to build a 24-foot-by-24-foot house and sell it to someone just starting out in their career to get them to move to Grand Island without having to spend a lot of money on utilities, upkeep and repairs on an older house," he said.

"But to build a smaller house, not tiny homes, nowadays, you have to have a lot, and to be able to buy a lot, it has to be, according to city code, a certain size," Anson said. "By forcing a lot to be a certain size, it makes it more expensive."

"You may, sometimes, find an affordable lot, but, generally speaking, you can't find a lot in an old neighborhood or a brand new neighborhood for less than \$35,000. You can't build a smaller house on a \$35,000 lot."

To be able to have smaller lots to build smaller houses, Anson said, "you have to change city code."

Anson gave as an example a piece of property he's currently interested in. He would only be able to fit 17 houses on that property under current city zoning, but with R5 houses, the lots would be smaller, so more homes could be constructed.

Under Anson's scenario, lot prices could fall by nearly 40 percent, making it affordable to build smaller houses.

"I can go from 17 homes to 22 homes by just changing two little things in city code," he said.

Anson said there are already many smaller homes in Grand Island that were built before World War II. These smaller homes could cost a little more than \$100,000, which would allow families just starting out to move to Grand Island without taking on the cost of a more expensive house or renting.

While smaller houses have been slow to come to Nebraska since the nationwide housing collapse 10 years ago, many Americans have been questioning the need for large, expensive homes.

According to the U.S. Census, the average size of an American home was 983 square feet in 1950 and 1,680 square feet in 1975. In 2010 the average had climbed to almost 2,400 square feet. Under Anson's scenario, the minimum size of a smaller house would be only 576 square feet.

Smaller houses would also be more energy-efficient and require less cleaning and maintenance. They would be more cozy and intimate, Anson said, and would create less of a "cookie cutter" appearance than neighborhoods of bigger homes.

Anson said he's working with Grand Island Area Habitat for Humanity on purchasing a piece of land to construct an R5 neighborhood once the zoning is approved by the city.

He added that the creation of an R5 zone would "diversify housing in Grand Island."

"It is not for low-income people or retired people, but for everybody," Anson said. "It is for anybody who wants the lifestyle of a smaller footprint house."

## St. Libory, St. Paul outlets fail compliance checks

Two businesses selling alcohol were found to be noncompliant on Friday in a check of retail outlets in Howard County, according to the Nebraska State Patrol.

The Beer Barrel in St. Libory and the American Legion in St. Paul both sold alcohol to a minor.

Law enforcement performs compliance checks to ensure businesses are complying with the state's alcohol laws and to decrease youth access to alcohol. The compliance checks were conducted thanks in part to a grant from the Nebraska Department of Roads Highway Safety Office.

Law enforcement officers checked 88 outlets on Friday in Hall and Howard counties, finding seven noncompliant. The retail outlets checked included convenience stores, liquor stores, restaurants and bars.

# Individuals become a team



For The Independent/Roger Heisinger

Mandy Berry (center) performs as Truman Cheer Squad Captain Skylar during the first act of this year's GISH spring musical, "Bring It On, The Musical." The musical takes the stage next Friday, April 7, and continues Saturday and Sunday.

## At the end of GISH spring musical, everyone will come together

By Jeff Bahr  
jeff.bahr@theindependent.com

Some of the characters in Grand Island Senior High's spring musical, "Bring It On," are downright devious.

A character named Eva, for instance, is very manipulative, says the student who plays her.

"I'm very nice to people but very evil," Abbey Kneale says. "So don't be fooled."

Skylar is another conniving character in the show, which focuses on high school cheerleaders. To play Skylar, Mandy Berry says she has to channel "my inner mean girl."

But even with duplicitous characters scattered about, the show has a happy ending.

In spite of the backstabbing, people stick up for each other and come together in the end, says senior James Mankle.

Co-director Christine Kier says "Bring It On" has a great message about being true to yourself, staying loyal to friends and appreciating what you have.

"Bring It On," which runs Friday through Sunday, has a cast of 30.

The show is "very upbeat, lively and absolutely fun to watch," Kier says. "Bring It On" is filled with catchy tunes and funny lines and "some really great dance numbers," she said.

Kneale calls the show "action-packed."

The dance numbers were choreographed by senior Hannah Kier, who is Christine Kier's daughter.

Much of the movement comes in the form of cheerleading.

The music will be both recorded and live. Musicians will play synthesizer and drums.

Junior Kenzie Hansen plays Campbell in "Bring It On." Hansen is just like the happy, smiling character she plays, according to Kneale.

Hansen says "Bring It On" is a change from last fall's "In the Heights." Some theatergoers didn't know how to react to that show, senior Milton Castanon said.

"Bring It On" won't have the same effect. After seeing this show, "You're going to leave very happy," Hansen said.

What Castanon likes most about the show is interacting with the other actors.

Kneale, a sophomore, will be sad when this weekend is over.



For The Independent/Roger Heisinger

Truman Cheer Squad members Steven, played by Tyler Murphy and Campbell, played by Kenzie Hansen, share a moment before practice as part of this year's musical, "Bring It On, The Musical."

"I love the sense of family we have in the cast," she said. "It's not ever going to be a big deal to mess up a line. Nobody's going to scowl at you. It's going to be smiles all around."

At GISH, all students involved in theater are happy, she said. Students "light up when they get a chance to act and sing."

Playing her character, whom she calls Evil Eva, is fun because their personalities are very different. While Kneale says she's happy all the time, Eva is "a stereotypical musical villain."

Berry, a junior, feels guilty about playing a mean girl. Isn't being a villain fun? "It is, but it's hard. I don't want to hurt people's feelings."

Berry has always been intrigued by the idea of being a cheerleader but hasn't had time because of all of her other activities. "Bring It On" provides her with that opportunity.

Like Hannah Kier, Kira Oberschulte and Morgan White have been real cheerleaders. The two seniors have cheered all four years at GISH.

**IF YOU GO**  
**'Bring It On'**  
What: Grand Island Senior High's spring musical  
Where: GISH Little Theatre  
When: 7:30 p.m. Friday and Saturday and 2 p.m. Sunday

In addition to acting in the show, White and Oberschulte helped with choreography.

In "Bring It On," the cheerleaders are heavily involved in competition. They're never really seen cheering at games, Oberschulte said.

Oberschulte and White consider cheerleading just another sport at Grand Island Senior High.

While GISH cheerleaders do some competing, "our big thing" is mainly "cheering on other sports and being there for them," Oberschulte said.

Their cheerleading days at GISH are now done.

"Yes, sadly," Oberschulte said. "I'm missing it already."

## Local agencies aim to help sex trafficking victims



Independent/Barratt Stinson

Part of a panel, Nebraska State Patrol investigator Tony Kavan (left) speaks during a human trafficking education and awareness meeting held at the Home Federal Bank Stolley Park Road location in Grand Island on Tuesday.

By Harold Reutter  
harold.reutter@theindependent.com

A coalition began on Tuesday to put together what Sgt. Tony Kavan of the Nebraska State Patrol described as the "10,000-piece puzzle" of sex trafficking and labor trafficking in Nebraska, including right here in Grand Island.

The Heartland United Way invited representatives from homeless shelters, counseling services, education, law enforcement, the Hall County Attorney's Office and others to a meeting focusing on human trafficking education and awareness. The get-together took place at Home Federal Bank, 3011 W. Stolley Park Road.

Kavan said not all agencies that want to fight sex trafficking in Central Nebraska are even aware of one another, much less in contact. It's also difficult for many agencies to know the full extent of the problem and how to deal with it.

The current situation, he said, is like taking a 10,000-piece jigsaw puzzle and distributing a few pieces to people seated at each of the tables in the conference room, then asking them to solve the puzzle without collaborating with people at any other table.

Kavan said law enforcement is far behind where it should be in fighting sex trafficking. He has been involved with a task force to fight sex trafficking for only a relatively short period of time, while Theresa Arnett Nikolous, a therapist with Sozo Family Services, has been dealing with victims for seven years.

Tuesday's meeting brought together Kavan; Nikolous; Melissa Kometscher, human trafficking specialist for the Salvation Army; and officer Wendy Piercy of the Grand Island Police Department.

The meeting laid out the scope of sex trafficking in Central Nebraska. Although it was billed as an education session on human trafficking — which also includes labor trafficking — the discussion focused almost solely

on sex trafficking.

Research conducted by the Human Trafficking Initiative at the Heider College of Business at Creighton University revealed that 800 people are sold for sex every month in Nebraska. When those numbers are converted to per capita statistics, Grand Island had 200 individuals sold for sex per 100,000 people — higher than second-place Omaha, which had 182 sold for sex per 100,000.

Kometscher said sex trafficking involves using force, fraud or coercion against people for the purpose of commercial sex trade. Federal law states anyone under the age of 18 who engages in a commercial sex act is considered to be a victim of sex trafficking. One in five missing minors — who are often runaways — will become a victim of sex trafficking. One in three runaways will be approached within 72 hours with a proposition of commercial sex.

■ Turn to SEX TRAFFICKING, page 7A