



# Hall County Regional Planning Commission

**Wednesday, July 5, 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, July 5, 2017  
Regular Meeting**

## **Item A1**

### **Agenda for July 5, 2017 Meeting**

**Staff Contact:**

**AGENDA AND NOTICE OF MEETING**  
**Wednesday July 5, 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 June 21, 2017.**

**3. Request Time to Speak.**

**4. Public Hearing – Zoning Change – Alda – A request from the Village Board of Alda to amend Section 4.12(a) of the village zoning ordinance to allow cargo storage containers in certain zoning districts. (C-24-2017A)**

**5. Public Hearing – Redevelopment Plan – Grand Island – Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of 523 E. Division/206 S. Plum, Grand Island, Hall County, Nebraska (C-27-2017GI)**

**6. Public Hearing – Rezone – Grand Island – A request to rezone Lots 1, 2, and 3 of Meadow Lane Sixth Subdivision from LLR Large Lot Residential to B-2 General Business Zone, in the City of Grand Island, Hall County, Nebraska (C-26-2017GI)**

**7. Public Hearing – Blight and Substandard Study – Grand Island – Concerning a blight and substandard study for approximately 12,230 acres in Proposed Community Redevelopment Area No. 25 at the Cornhusker Army**

Ammunition Plant (CAAP), bordered by Airport Road on the north, Husker Highway on the south, Schauppsville Road on the west and 60<sup>th</sup> Road on the east, excluding areas that have been previously declared blighted and substandard at CAAP in Hall County, Nebraska. (C-28-2017GI)

**Consent Agenda**

8. **Final Plat – GIPS Jefferson Subdivision** – located south of 8<sup>th</sup> Street and east of Broadwell. (2 lots and 5.0 acres)
9. **Final Plat – Jack Voss Horse Country Club Fifth Subdivision** – located north of One-R Road and east of Engleman Road. (2 lots and 1.934 acres)
10. **Final Plat – Phoenix Acres Second Subdivision** – located south of Lepin Road and east of Hilltop Road. (2 lots and 5.312 acres)
11. **Final Plat – Clough Subdivision** – located north of One-R Road and west of Gunbarrel Road. (1 lot and 4.105 acres)
12. **Budget** – Proposed budget for 2017-18 fiscal year beginning October 1, 2017. (C-21-2017)
13. **Hall County Zoning Review Committee Report.** (C-06-2017HC)
14. **Director's Report.**
15. **Next Meeting August 2, 2017.**
16. **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  
July 5, 2017**

- 4. Public Hearing – Section 4.12(a) Cargo Storage Containers – Alda –**  
Public hearing and action on a request by the Village of Alda to consider changes to the Alda Zoning regulations that would permit the placement of cargo storage containers on properties within certain districts in the jurisdiction of the Village of Alda. A motion is in order. (C-24-2017A) (Hearing, Discussion, Action)
- 5. Public Hearing – Redevelopment Plan – Grand Island –** Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan for 523 E Division/206 S. Plum for Weinrich Development Inc. They have plans to demolish an existing vacant single family home and replace it with a 4 unit apartment building. A motion to approve Resolution No. 2017-12 is in order. (C-25-2017GI) (Hearing, Discussion, Action)
- 6. Public Hearing – Rezone – Grand Island -** A request from Nietfeld Property Management to rezone all of Lot 1, 2 and 3 of Meadow Lane Sixth Subdivision from LLR Large Lot Residential to B-2 General Business Zone within the jurisdiction of the City of Grand Island, Hall County, Nebraska. This property is located between U.S. Highway 34 and Goldenrod Avenue west of Shady Bend Road. The proposed use for this property includes a machine shop and truck and trailer sales and repair with access onto U.S. Highway 34. (C-26-2017GI) (Hearing, Discussion, Action)
- 7. Public Hearing – Blight and Substandard Study - Grand Island To**  
consider a study commissioned by the Central Nebraska Growth Foundation for all of the Cornhusker Army Ammunition except those areas (20 and 22) already declared blighted and substandard. This study pertains to 12,230 acres more or less of property at the former Cornhusker Army Ammunition Plant (CAAP) west of Grand Island located between Husker Highway and Airport Road and between of 60<sup>th</sup> Road and Schauppsville Road. Resolution No. 2017-13 is before the commission for possible approval. (C-28-2017GI) (Hearing, Discussion, Action)

## ***Consent Agenda***

- 8. Final Plat – GIPS Jefferson Subdivision** – located south of 6<sup>th</sup> street and west of Broadwell streets, sewer and water are available in Grand Island County, Nebraska. (2 lots and 5 acres) (Discussion and Action)
- 9. Final Plat – Jack Voss Hors Country Club Subdivision** – located south of Nebraska Highway 2 and west of Engelman Road, sewer and water are available in Grand Island County, Nebraska. (2 lots and 1.934 acres) (Discussion and Action)
- 10. Final Plat – Phoenix Acres Subdivision** – located south of Lepin Road and east of Hilltop Road. (2 lots and 5.312 acres) This is two existing farmsteads that were split off legally and a reconfiguration of the property between them and the surrounding farm ground. No new building lots are created. (Discussion and Action)
- 10. Final Plat – Clough Subdivision** – located north of One-R Road and west of Gunbarrel Road. (1 lot and 4.105 acres) this is an existing farmstead split from a tract of 20 acres or more. (Discussion and Action)



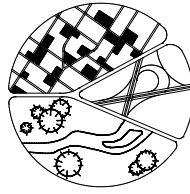
# **Hall County Regional Planning Commission**

**Wednesday, July 5, 2017  
Regular Meeting**

## **Item E1**

### **Minutes of June 21, 2017 Special Meeting**

**Staff Contact:**



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

Minutes  
for  
June 21, 2017

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The meeting of the Regional Planning Commission was held Wednesday, June 21, 2017, in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on June 10, 2017.

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

Absent: Derek Apfel, Jaye Monter.

Other: None

Staff: Chad Nabity, Tracy Overstreet Gartner.

Press: Austin Koeller, Grand Island Independent.

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 5:15 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 June 7, 2017 meeting.**

A motion was made by Sears and seconded by Mauer to approve the minutes of the June 7, 2017 meeting.

The motion carried with nine members in favor (Allan, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio, Sears and Kjar) and no members voting no or abstaining.

**3. Request Time to Speak.**

None.

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

Concerning a blight and substandard study for Area 24 comprising 0.74 acres on Lots 1, 2, and 3 of West View Subdivision and adjoining rights-of-way located at 701, 711 and 715 N. Howard in the City of Grand Island, Nebraska. (C-23-2017GI)

O'Neill opened the public hearing.

Nabity explained the microblight project for proposed Area 24, which is immediately east of St. Francis Medical Center. The three lots have one house and two vacant lots that have gone undeveloped in the city limits. Nabity said the owner, Jerry Huismann of TAM, would likely submit a request for tax increment financing if the area is found to be blighted and substandard. In response to questions, Nabity said the TIF could be used toward the cost of demolishing the house and adding additional services to serve single-family homes or duplexes. Sears commented that he lives on the east side of this same block and knows that 7<sup>th</sup> Street was vacated more than 40 years ago and storm sewer was located in the vacated street. Nabity said that storm sewer may be expensive to move. Huismann thanked Sears for the past history on the vacant lot.

O'Neill closed the public hearing.

A motion was made by Ruge and seconded by Sears to recommend approval of the blight and substandard study for Area 24 and Resolution No. 2017-11.

The motion carried with nine members in favor (Allan, O'Neill, Ruge, Maurer, Robb, Rainforth, Rubio, Sears and Kjar) and no members voting no or abstaining.



**10. Director's Report.**

Nabity said reported that all the municipalities in Hall County have approved resolutions in support of Hall County's Livestock Friendly County application. The Planning Department will be completing the application in the next week or two and submitting it to the Nebraska Department of Agriculture.

**12. Next Regular Meeting July 5, 2017.**

**13. Adjourn**

O'Neill adjourned the meeting at 5:28 p.m.

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Leslie Ruge, Secretary  
By Tracy Overstreet Gartner



# **Hall County Regional Planning Commission**

**Wednesday, July 5, 2017**

**Regular Meeting**

## **Item F1**

**Public Hearing-Section 4.12(a) Cargo Storage Containers-Alda**

**Staff Contact:**

#### **Agenda Item #4**

#### **PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING**

#### **COMMISSION:**

June 15, 2017

#### **SUBJECT:**

*Concerning proposed amendments to the Zoning Ordinance for the Village of Alda and its one-mile extra-territorial jurisdiction. Amendments to be considered pertain to Article 4 and would add Section 4.12(a) of the Alda Zoning Ordinance defining Cargo Storage Containers and the regulations pertaining to the placement of such containers on property. (C-24-2017A)*

#### **PROPOSAL:**

The Alda Village Board has forwarded the proposed additions to the Alda Zoning Regulations for review and recommendation by the Regional Planning Commission. The Village has been dealing with issues regarding the use and placement of cargo containers on property within its jurisdiction. The proposed amendment is designed to provide clear direction to citizens and village staff regarding this use on property within the jurisdiction of the Village.

#### **OVERVIEW:**

The proposed changes would add Section 4.12(a) to Article 4 of the Alda Zoning Regulations as shown in the attachment.

Cargo Storage Containers would be permitted in the R-9, BGC, BG, I-1, I-2, PUD, AG and TA districts. Only one container would be permitted unless approval is granted by the Village Board for more than one container. Containers in place for more than six months must be anchored. All containers must be kept free from dents, rust and graffiti and painted to blend in with surrounding structures. Containers cannot be used for as a housing unit or for animal containment or kennels.

#### **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Alda **approve** the changes to the Alda Village Code as requested.

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

**LEININGER, SMITH, JOHNSON, BAACK,  
PLACZEK & ALLEN**

ATTORNEYS AT LAW

ESTABLISHED IN 1929

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**PARTNERS**

BRUCE I. SMITH  
MICHAEL L. JOHNSON  
AREND R. BAACK  
DANIEL M. PLACZEK  
CATHLEEN H. ALLEN  
BRANDON S. CONNICK  
TANYA J. HANSEN

**ASSOCIATE**

JARED J. KREJCI

A.J. LUEBS (1903-1996)  
D. STEVEN LEININGER (RETIRED)

June 7, 2017

Regional Planning Commission  
Attn: Chad Nabity, Director  
P.O. Box 1968 – City Hall  
Grand Island, NE 68801-1968

Re: Request for Hearing and Planning Commission Recommendation Regarding Proposed  
Revision to Zoning Regulations of Alda, Nebraska

Dear Chad:

At its meeting on June 6, 2017, the Alda Village Board voted to proceed with effort to change its Zoning Regulations to address the placement of cargo storage containers throughout the Village for use as storage facilities on certain classifications of zoned property subject to the regulatory jurisdiction of Alda, Nebraska.

Consistent with directives from the Board following requests by citizens and a special study session to receive input, I had prepared a proposed Ordinance to provide for the placement of these containers subject to certain restrictions and requirements. Enclosed, you will find a copy of Ordinance No. 289 that reflects the general consensus of the Alda Village Board after receiving that input.

Please provide the Village of Alda with your recommendations following a public hearing that I would request you schedule at the next meeting of the Hall County Regional Planning Commission.

Once we receive the Planning Commission Recommendations, Alda will also schedule a public hearing and then decide whether or not to enact the proposed ordinance.

Thank you for your anticipated input on this proposed revision.

Very truly yours,

LEININGER, SMITH, JOHNSON,  
BAACK, PLACZEK & ALLEN



AREND R. BAACK  
ARB/skm/encls.  
cc: Village of Alda

4-1/636197

ORDINANCE NO. 289

AN ORDINANCE TO AMEND THE EXISTING ZONING ORDINANCE OF THE VILLAGE OF ALDA, NEBRASKA, PREVIOUSLY ENACTED AS ORDINANCE NO. 238, TO ALLOW FOR THE PLACEMENT OF STORAGE CONTAINERS IN CERTAIN ZONING DISTRICTS LOCATED WITHIN THE ZONING JURISDICTION OF THE VILLAGE OF ALDA, NEBRASKA, AND TO REPEAL ANY ORDINANCE OR PARTS OF ORDINANCES IN CONFLICT HEREWITH;

WHEREAS, after referral for action from the Village of Alda, Nebraska and following a public hearing conducted by the Regional Planning Commission of Hall County, Grand Island, Wood River, and the Villages of Alda, Cairo and Doniphan on \_\_\_\_\_, 2017, the Regional Planning Commission has recommended the amendment of the existing zoning ordinance of the Village of Alda, Nebraska, to allow for the placement of Storage Containers as herein defined within certain zoning districts located within the zoning jurisdiction of the Village of Alda, Nebraska; and

WHEREAS, following a public hearing conducted upon such notice as was required in accordance with Neb.Rev.Stat. § 19-904, the Alda Village Board has determined that its zoning ordinance should be amended consistent with the recommendation from the Regional Planning Commission,

BE IT ORDAINED BY THE CHAIRMAN AND BOARD OF TRUSTEES OF THE VILLAGE OF ALDA, NEBRASKA:

Section 1. That Article 4 shall be amended to include Section 4.121 and such section shall provide as follows:

SECTION 4.12(a) CARGO STORAGE CONTAINERS

- 4.12(a).01 Cargo Storage Containers are defined as an industrial, standardized, reusable enclosed container that is not permanently attached to a semi-trailer and wheels:
- (a) Originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, and
  - (b) Designed for or capable of being mounted or moved on a rail car, and
  - (c) Designed for or capable of being mounted on a chassis for movement by truck, train or loaded on a ship.
- 4.12(a).02 A Cargo Storage Container shall be treated in the same manner as an accessory building that may be placed in either the R-9 – Single Family Residential District; BGC - General Commercial District; BG – Highway Commercial District; I-1 – Light Industrial District; I-2 – Heavy Industrial District; PUD – Planned Unit Development District; AG – Agricultural

District; or TA – Transitional Agriculture District, with the following additional conditions:

- (a) Only one (1) Cargo Storage Container shall be permitted per lot unless a request for the placement of more than one (1) Cargo Storage Container shall have first been presented to the Alda Village Board of Trustees and approved.
- (b) A Cargo Storage Container shall be free of dents, rust and/or graffiti and shall be maintained in good condition and painted to blend in with other structures.
- (b) In shall not be permissible to stack Cargo Storage Containers.
- (c) A Cargo Storage Container cannot not exceed dimensions of 9 feet 6 inches in height by 8 feet in width by 40 feet in length and shall not encroach upon any applicable setback requirement applicable to the zoning district on which such Cargo Storage Container is placed.
- (d) A Cargo Storage Container shall be permanently and adequately anchored if it shall remain on a lot in excess of six (6) months.
- (e) A Cargo Storage Container shall be securely locked at all times, other than during actual loading or unloading.
- (f) If the Cargo Storage Container in its unaltered condition is airtight an air vent must be installed.
- (g) Under no circumstances shall a Cargo Storage Container be used as a dwelling unit, housing unit, pet housing, animal containment unit or kennel and no sales shall be conducted from a Cargo Storage Container.

Section 2. If any provision of this ordinance is declared unconstitutional, or the application thereof to any person or circumstances is held invalid, the constitutionality of the remainder of the ordinance and its applicability to other persons and circumstances shall not be affected thereby.

Section 3. Any other ordinance or section passed and approved prior to the passage, approval, and publication or posting of this Ordinance and in conflict with its provisions is hereby repealed.

Section 4. This Ordinance shall take effect and be in full force from and after its passage, approval and publication or posting as required by law.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

## PROOF OF PUBLICATION

( ) posted on said date in the following three public places:

or ( ) published in the Shelton Clipper, a legal newspaper in and for Hall County, Nebraska.

(S E A L)

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# **Hall County Regional Planning Commission**

**Wednesday, July 5, 2017**

**Regular Meeting**

## **Item F2**

**Redevelopment Plan 523 E Division/206 South Plum Weinrich  
Development Inc Grand Island**

**Staff Contact:**



## Agenda Item #5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION: June 27, 2017

#### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area 1 for a Site Specific Redevelopment Plan for property located at the 523 E Division Street/206 S. Plum Street in Grand Island, in Hall County, Nebraska to support this development. (C-27-2017GI)*

#### PROPOSAL:

The Weinrich Development Inc. is proposing to demolish the existing vacant house at this location and build a four unit apartment building at this location. The property is zoned R-4 High Density Residential as such this is a permitted principal use.

#### OVERVIEW:

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

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned R-4 High Density Residential. The R-4 zone allows for a residential uses with a maximum density of 1 unit per 1000 square foot of property. The lot in question is 8,712 square feet so would support up to an 8 unit apartment building if parking could be provided it would support a 4 unit building.

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

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

**RECOMMENDATION:**

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

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

**Redevelopment Plan Amendment  
Grand Island CRA Area 1  
June 2017**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 1.**

**Executive Summary:**

**Project Description**

THE REDEVELOPMENT PROPERTY LOCATED AT 523 E. DIVISION STREET (206 S. PLUM STREET) FOR RESIDENTIAL USES, INCLUDING DEMOLITION OF THE EXISTING STRUCTURE, SITE WORK AND CONSTRUCTION OF A NEW TWO-STORY, FOUR-UNIT APARTMENT BUILDING AND ALL REQUIRED OFFSTREET PARKING.

The use of Tax Increment Financing to aid in expenses associated with redevelopment of the property located at 523 E. Division Street from a vacant single-family home into a four-unit apartment building. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in removing a vacant substandard unit and replacing it with four new three-bedroom units. The addition of the residential units is consistent with R-4 High Density Zoning District and additional units are needed to meet the goals of the 2014 Housing Study. This project as proposed would not be possible without the use of TIF.

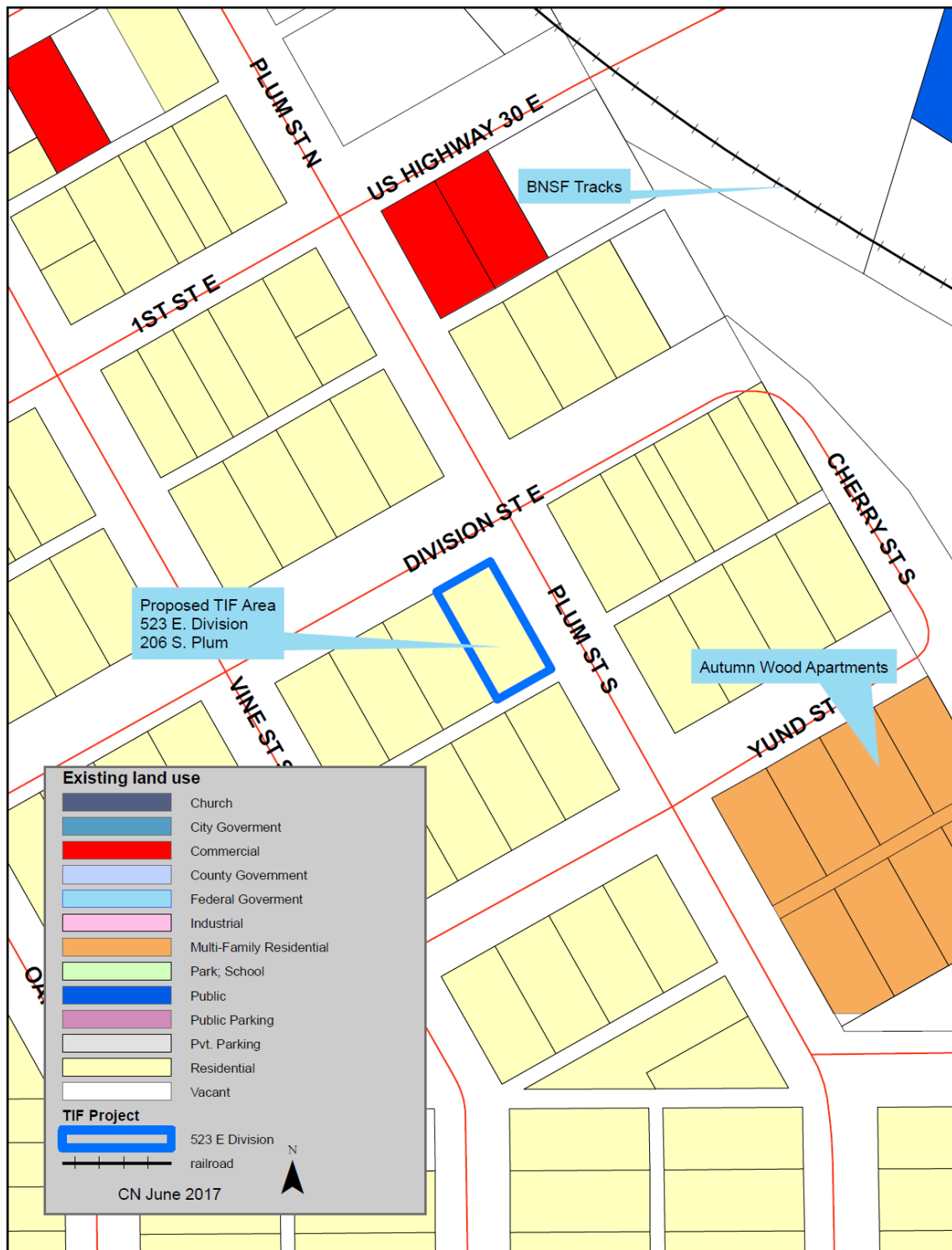
Weinrich Developments Inc. is the owner of the property. They purchased this property in 2013. The purchase price is not included as an eligible TIF activity. The building is currently vacant. The developer is responsible for and has provided evidence that they can secure adequate debt-financing to cover the costs associated with this project. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated for up to 15 years for a period beginning January 1, 2019 towards the allowable costs and associated financing for the renovation of this building.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the “Redevelopment Project Area”)

523 E. Division Street in Grand Island Nebraska (Address will be changed to 206 S. Plum Street with issuance of a new building permit for the project.)

**Legal Descriptions:** Lot One (1) in Block One Hundred Forty Six (146) Union Pacific Railway Company’s Second Addition to the City Grand Island, Hall County, Nebraska



**Existing Land Use and Subject Property**

**The tax increment will be captured for the tax years for which the payments become delinquent in years 2018 through 2032 inclusive.**

**The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the construction of the proposed apartment building as permitted in the R-4 High Density Residential Zoning District.**

**Statutory Pledge of Taxes.**

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of up to 15 years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

**1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such**

**declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. The Hall County Regional Planning Commission held a public hearing at their meeting on July 5, 2017 and passed Resolution 2017-?? confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.

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

***a. Land Acquisition:***

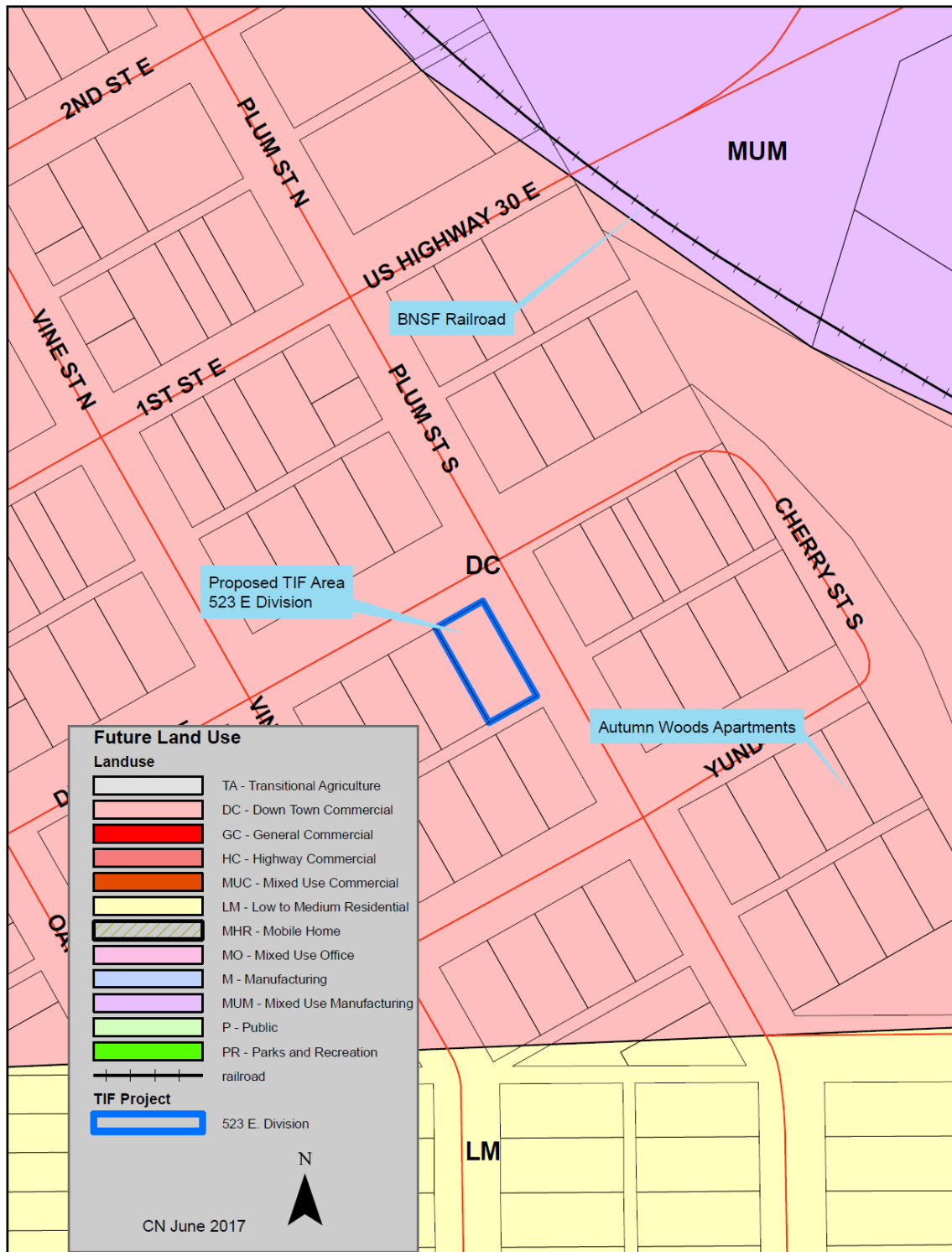
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

***b. Demolition and Removal of Structures:***

The project to be implemented with this plan provides for the demolition and removal of a vacant single-family home on this property. This property has been vacant for more than 90 days.

***c. Future Land Use Plan***

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for Downtown Commercial use which includes higher density housing. This property is in private ownership. [§18-2103(b) and §18-2111]



City of Grand Island Future Land Use Map

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

The area is zoned R-4 High Density Residential zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

***e. Site Coverage and Intensity of Use***

The developer is proposing to increase the number of dwelling units on the property from one to four. The size of the building and lot coverage will increase, but remain in conformance with the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

***f. Additional Public Facilities or Utilities***

Sewer and water are available to support this development. The developer will be required meet the minimum sewer and water line sizing requirements to serve the number of dwelling units and fixtures.

Electric utilities are sufficient for the proposed use of this building.

No other utilities would be impacted by the development.

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

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

**4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property, owned by the developer, is vacant and has been vacant for more than 1 year; no relocation is contemplated or necessary. [§18-2103.02]**

**5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]** No members of the authority or staff of the CRA have any interest in this property.

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

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



The developer owns this property and acquisition is not part of the request for tax increment financing. The estimated costs for this project are \$300,512. Demolition expenses are estimated at \$11,500. Site improvements including: tree removal, utility improvements, sidewalks and other flat concrete of \$33,668, Architectural and Engineering planning services of \$2,000 and are included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$5,600 are included as TIF eligible expense. The total of eligible expenses for this project is \$52,768.

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

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$52,768 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2018 through December 2032.

***c. Statement of feasible method of relocating displaced families.***

No families will be displaced as a result of this plan.

**7. Section 18-2113 of the Act requires:**

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will remove a vacant residential structure and replace it with

four brand new dwelling units in a manner consistent with the goals of the 2014 Housing Study for the City of Grand Island.

## **8. Time Frame for Development**

Development of this project is anticipated to be completed between August 2017 and December of 2018. Excess valuation should be available for this project for up to 15 years beginning with the 2018 tax year.

## **9. Justification of Project**

This is a single-family dwelling that has been vacant for several years. It was originally built in 1907. The costs to renovate this structure would exceed the value of the structure and not result in quality housing. The proposed replacement with a four-unit apartment building will provide new quality housing in an existing neighborhood and remove a structure contributing to blight within the neighborhood.

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

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

**Project Sources and Uses.** Public funds from tax increment financing in the amount of \$52,768 provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$247,744 in private sector financing; a private investment of \$4.69 for every TIF dollar invested.

Use of Funds.			
Description	TIF Funds	Private Funds	Total
Site Acquisition		\$25,000	\$25,000
Site Improvements/Utilities	\$33,668		\$33,668
New Construction Costs		\$207,644	\$207,644
Legal and Plan	\$3,500		\$3,500
Engineering/Arch	\$2,000		\$2,000
Demolition	\$11,500		\$11,500
City Fees/Reimbursements	\$2,100		\$2,100
Financing Fees		\$5,100	\$5,100
Contingency		\$10,000	\$10,000
<b>TOTALS</b>	\$52,768	\$247,744	\$300,512

**Tax Revenue.** The property to be redeveloped has January 1, 2017, valuation of approximately \$39,149. Based on the 2016 levy this would result in a real property tax of approximately \$816. It is anticipated that the assessed value will increase by \$260,851 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$5,600 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2018 assessed value:	\$ 39,149
Estimated taxable value after completion	\$ 300,000
Increment value	\$ 260,851
Annual TIF generated (estimated)	\$ 5,669
TIF bond issue	\$ \$52,768

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

The redevelopment project area currently has an estimated valuation of \$39,149. The proposed redevelopment will create additional valuation of \$260,851. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools. The Grand Island Public School system was notified of this application prior to

consideration of this plan by the Grand Island CRA, Regional Planning Commission or City Council. Fire and police protection are available and should not be negatively impacted by this development.

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

This will provide additional housing options consistent with the 2014 Housing Study for the City Grand Island.

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

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area.

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

This project is consistent with the goals of Grow Grand Island and the 2014 Housing Study.

**Time Frame for Development**

Development of this project is anticipated to be completed during between August of 2017 and December 31 of 2018. The base tax year should be calculated on the value of the property as of January 1, 2017. Excess valuation should be available for this project for 15 years beginning in 2018 with taxes due in 2019. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$52,768 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$52,678 on TIF eligible activities in excess of other grants given. Based on the projected increment the bonds on this project will be paid off in year 9 or 10 depending on final valuation.

**Resolution Number 2017-12**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

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

**WHEREAS**, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the Redevelopment Plan for 523 E Division St./206 S Plum Street by Weinrich Development Inc.** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

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

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

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

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

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

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

**DATED:** July 5, 2017

**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

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

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



# **Hall County Regional Planning Commission**

**Wednesday, July 5, 2017**

**Regular Meeting**

## **Item F3**

**Zoning Change LLR to B2 Lots 1 2 and 3 Meadow Lane Sixth  
Subdivision-Grand Island ETJ**

**Staff Contact:**

## Agenda Item # 6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 26, 2017

**SUBJECT:** *Zoning Change (C-26-2017GI)*

**PROPOSAL:** This application includes approximately 11.86 acres of land north of U.S. Highway 34 and west of Shady Bend Road. This is the vacant property located immediately east of the property zoned B-2 General Business on the corner of U.S. Highway 34 and Shady Bend Road. The property is located within the 2 mile extra-territorial zoning jurisdiction of the City of Grand Island.

The applicant is asking that the zoning on this property be changed from LLR Large Lot Residential Zone to B-2 General Business. The stated purpose of this rezoning is to allow the potential buyers of this property to build a small machine shop and a semi-trailer sales and repair facility.

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:*

*Intent of zoning district*

**LLR-Transitional Agriculture.**

**LLR** To provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits residential dwellings at a maximum density of two dwelling units per acre, as well as other open space and recreational activities.

*Permitted and conditional uses:*

**LLR-** Agricultural uses, recreational uses, transitional uses such as: greenhouses and veterinary clinics and residential uses at a density of 1 unit per 20 acres.

*Comprehensive Plan Designation:*

Designated for future medium density residential to office development the area immediately to the east is planned and zoned for highway commercial uses and Council previously amended the future land use map and rezoned the Mile Bridge school ¼ mile to the east for commercial uses.

*Existing land uses.*

Undeveloped property

##### **Adjacent Properties Analysis**

*Current zoning designations:*

*Intent of zoning district*

**East: B-2 General Business Zone**

**South: TA-Transitional Agriculture Zone,**

**North, and West: TA-Transitional Agriculture.**

**B-2** The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community.

This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

**TA** The intent of this zoning district is to provide for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits both farm and non-farm dwellings as well as other open space and recreational activities. The intent of the zoning district also would allow the limited raising livestock within certain density requirements.

*Permitted and conditional uses:*

**TA-** Agricultural uses, recreational uses and residential uses at a density at a density of 1 unit per 20 acres. Limited animal agriculture.

*Comprehensive Plan Designation:*

**North** Designated for future low to medium density residential development.

**East** Highway Commercial

**West:** Medium Density Residential:

**South:** Transitional Agriculture

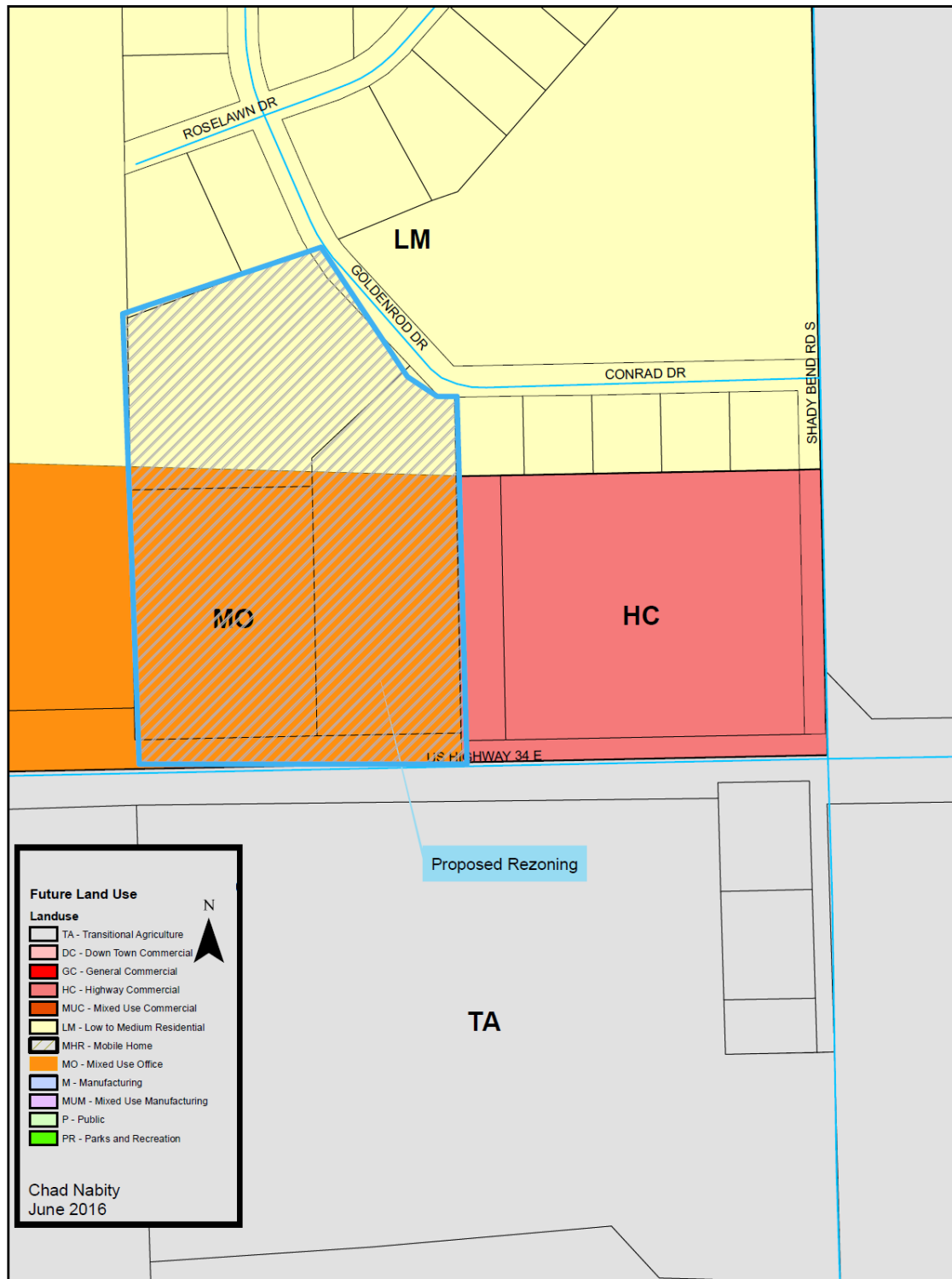
*Existing land uses:*

**East:** Commercial and Residential

**North** Residential

**South and West:** U.S. Highway 34 and Agricultural land





**Future Land Use Map from Grand Island Comprehensive Plan**

## **Future Land Use Map Descriptions and Policies**

### **MO - Medium Residential to Office**

*This land use area is intended to provide for a mixture of single-family housing units with multi-family housing alternatives such as townhouse, condo or apartment buildings. Residential densities of more than 15 dwelling units per acre. In addition to residential uses in the MO, limited commercial in the form of offices is also allowed. This area has a higher density of dwellings per acre as compared to the LM land use district.*

*The MO district will tend to bring more vehicles, potentially wider streets and faster traffic, and more opportunity for a diversity of uses. Therefore, a development must be effectively sited, landscaped, and buffered, as well as having adequate provisions for open space. Architectural features will also be a key element in blending the mix of residential densities and limited office uses. The Medium Density Residential/Office Area is appropriate for smaller scale mixed residential/office use development where a variety of densities can be accomplished.*

### **HC - HIGHWAY COMMERCIAL**

*This land use area is intended to accommodate uses that serve a more regional clientele that come from miles away. These uses are typically accessible only by car, and include hotels and motels, large retailers, malls, office and business parks, etc.*

*The Highway Commercial classification designates areas for retail, service and office establishments intended to serve several neighborhoods. Community business areas should be located as business clusters rather than arterial strip commercial development.*

*Internal street networks with access roads serving multiple developments and landscaping are required within this land use designation.*

### **LM - LOW TO MEDIUM RESIDENTIAL (**

*The Low to Medium Residential land use would encompass residential uses with a density up to 15 dwelling units per acre. City services such as water and sewer should be provided in areas where densities with one dwelling unit per acre.*

*This land use area is intended to allow for the continuation of some typical density subdivision developments, similar to those that exist along the edges of the community.*

## **EVALUATION:**

### **Positive Implications:**

- *Would not negatively impact traffic on Highway 34:* The proposed use as a heating and air conditioning supply business would not negatively impact traffic on U.S. Highway 34. Access to both businesses would be a shared access at the west end of the property.
- *Largely consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for long term medium density residential to office development, but is immediately adjacent to an area planned for and zoned for commercial development. The Grand Island City Council amended the future land use map to designate Mile Bridge school for commercial development in December 2004 so it is likely that this stretch of U.S. 34 will develop to support commercial uses. Especially those uses aimed at people traveling to and from Grand Island.

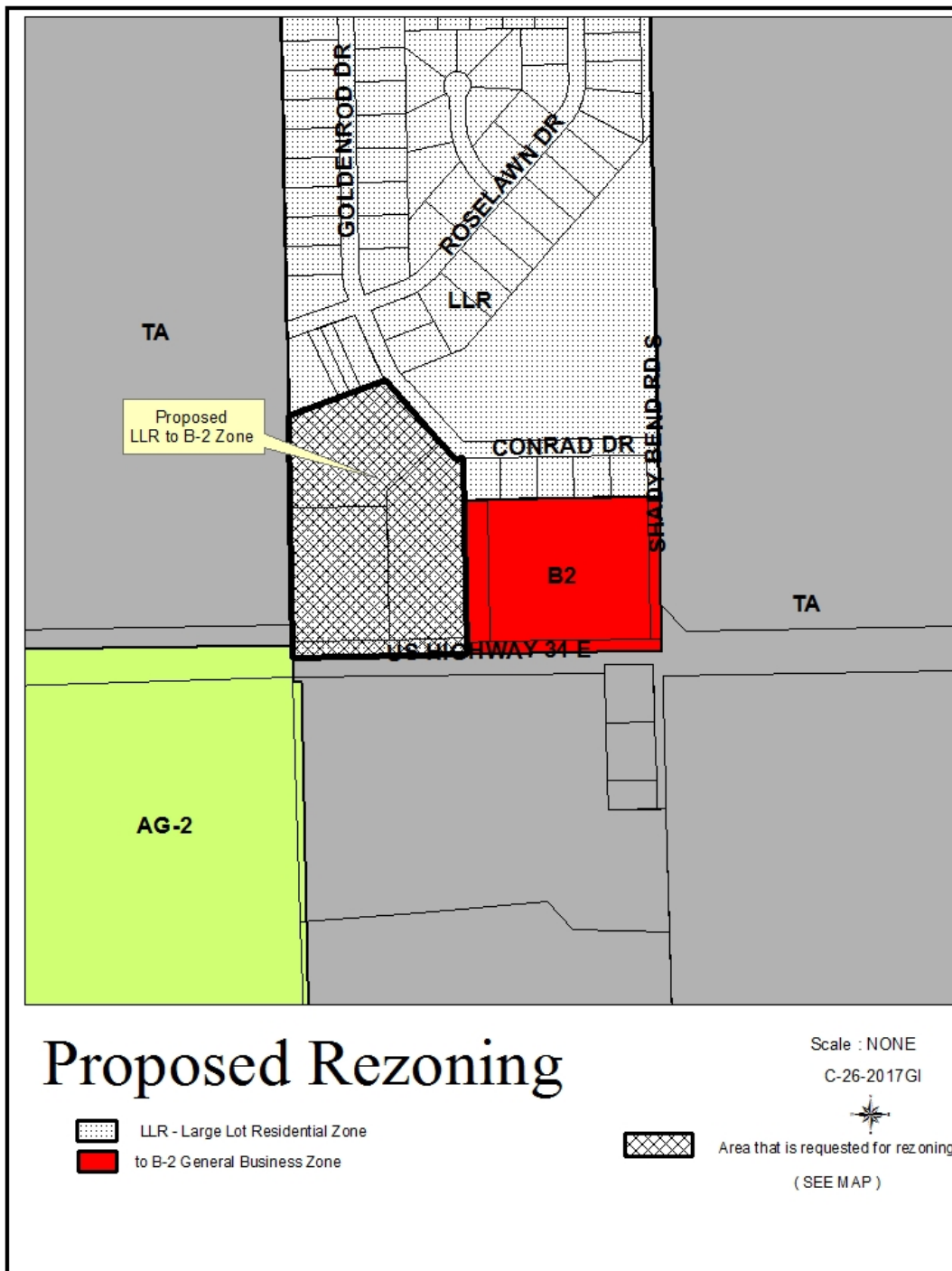
### **Negative Implications:**

- *Uses other than those proposed are allowed in the B2 zoning district:* Potential uses for the site would include a convenience store, night club/bar, restaurant, and strip commercial. A copy of the uses allowed in the B2 Zoning District is attached.
- *Lack of municipal infrastructure:* Sewer and water are not available to this property. Changing the zoning on this property at this point would likely encourage additional development in this area prior to the development of municipal infrastructure. The proposed uses would not require municipal infrastructure so would fit here.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from LLR Large Lot Residential to B-2 General Business. to the zoning on this site.

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



### **§36-68. (B-2) General Business Zone**

*Intent:* The intent of this zoning district is to provide for the service, retail and wholesale needs of the general community. This zoning district will contain uses that have users and traffic from all areas of the community and trade areas, and therefore will have close proximity to the major traffic corridors of the City. Residential uses are permitted at the density of the (R-4) High Density Residential Zoning District.

(A) Permitted Principal Uses: The following principal uses are permitted in the (B-2) General Business Zoning District.

- (1) Stores and shops that conduct retail business, provided, all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open, as per the Zoning Matrix [Attachment A hereto]
- (2) Office and office buildings for professional and personal service as found in the Zoning Matrix [Attachment A hereto]
- (3) Agencies as found in the Zoning Matrix [Attachment A hereto]
- (4) Dwelling units
- (5) Board and lodging houses, fraternity and sorority houses
- (6) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (7) Public parks and recreational areas
- (8) Country clubs
- (9) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level
- (10) Colleges offering courses of general instruction, including convents, monasteries, dormitories, and other related living structures when located on the same site as the college
- (11) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature
- (12) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties
- (13) Public and quasi-public buildings for cultural use
- (14) Railway right-of-way but not including railway yards or facilities
- (15) Nonprofit community buildings and social welfare establishments
- (16) Hospitals, nursing homes, convalescent or rest homes
- (17) Radio and television stations (no antennae), private clubs and meeting halls
- (18) Vocational or trade schools, business colleges, art and music schools and conservatories, and other similar use
- (19) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (20) Group Care Home with less than eight (8) individuals
- (21) Elderly Home, Assisted Living
- (22) Stores and shops for the conduct of wholesale business, including sale of used merchandise
- (23) Outdoor sales and rental lots for new and used automobiles, boats, motor vehicles, trailers, manufactured homes, farm and construction machinery, etc.
- (24) Specific uses such as: archery range, billboards, drive-in theater, golf driving range, storage yard (no junk, salvage or wrecking)
- (25) Manufacture, fabrication or assembly uses incidental to wholesale or retail sales wherein not more than 20% of the floor area is used
- (26) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (B-2) General Business Zoning District as approved by City Council.

- (1) Recycling business
- (2) Towers
- (3) Other uses as indicated in the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

- (1) Building and uses accessory to the permitted principal use.

(D) Space Limitations:

Uses		Minimum Setbacks						
		A	B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
<b>Permitted Uses</b>	3,000	30	10	0 <sup>1</sup>	0 <sup>2</sup>	10	100%	55
<b>Conditional Uses</b>	3,000	30	10	0 <sup>1</sup>	0 <sup>2</sup>	10	100%	55

<sup>1</sup> No rear yard setback is required unless bounded by an alley, then a setback of 10 feet is required.

<sup>2</sup> No side yard setback is required, but if provided, not less than five feet, or unless adjacent to a parcel whose zone requires a side yard setback, then five feet. When adjacent to a public alley, the setback is optional and may range from 0 feet to 5 feet.

(E) Miscellaneous Provisions:

(1) Supplementary regulations shall be complied with as defined herein

(2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.

Abstracting services  
 Accounting & bookkeeping services  
 Advertising services, direct mail  
 Advertising services, general  
 Agricultural, business and personal credit services including credit union  
 Agricultural chemical & fertilizers - wholesale  
 Agricultural fertilizers, hazardous & non hazardous - retail  
 Agricultural operations  
 Air conditioning, heating & plumbing contracting services  
 Alteration, pressing & garment repair services  
 Ambulance services  
 Animal hospital services  
 Antiques - retail  
 Apparel & accessories - retail  
 Appliances (household) - retail  
 Appliance repair services  
 Architectural, engineering & planning - professional services  
 Arenas & fieldhouses  
 Armateur rewinding services  
 Armed forces reserve center  
 Art galleries, publicly owned  
 Artists - painters, sculptors, composers, & authors  
 Athletic field or playfield  
 Auditing, accounting & bookkeeping services  
 Auditoriums, public  
 Automobile & other motor vehicle repair services  
 Automobile & other motor vehicles - retail  
 Automobile & truck rental services  
 Automobile equipment - wholesale  
 Automobile parts & supplies - retail  
 Automobile wash services  
 Bait shops  
 Bakeries non-manufacturing - retail  
 Banking services  
 Barber services  
 Batch Plants - temporary  
 Beauty services  
 Bed and breakfast residence  
 Beer, wine & alcoholic beverages - wholesale  
 Bicycles - retail  
 Blueprinting & photocopying services  
 Boarding & rooming houses  
 Boat sales, service and rentals  
 Bookkeeping, auditing & accounting services  
 Books, magazines & newspapers distributing - wholesale  
 Books - publishing & printing  
 Books - retail  
 Bottled gas - retail  
 Bowling alleys  
 Building materials - retail  
 Building materials & lumber - wholesale  
 Business & management consulting services  
 Business offices not elsewhere listed

Butter - manufacturing  
 Cable TV maintenance yard  
 Cameras & photographic supplies - retail  
 Camp grounds, general  
 Camp grounds, group  
 Candy, nut, & confectionery - retail  
 Carpentry & wood flooring services  
 Carpet & rug cleaning & repair service  
 Charitable & welfare services  
 Chiropractors, optometrists, & other similar health services  
 Churches, synagogues & temples  
 Civic, social & fraternal associations  
 Clock, watch & jewelry repair services  
 Commercial & industrial machinery, equipment & supplies - wholesale  
 Commodity & securities brokers, dealers & exchanges & services  
 Confectionery, nut & candy - retail  
 Construction & lumber materials - wholesale  
 Construction services - temporary  
 Convalescent,, nursing & rest home services  
 Convents  
 Convenience store  
 Country club  
 Credit reporting, adjustment & collection services  
 Credit unions & agricultural, business & personal credit services  
 Crematory, funeral & mortuary services  
 Curtains, draperies & upholstery - retail  
 Dairy products - retail  
 Dairy products - wholesale  
 Day care centers  
 Dental laboratory services  
 Dental services  
 Department stores - retail  
 Detective & protective services  
 Direct mail advertising services  
 Direct selling organizations - retail  
 Discount & variety stores - retail  
 Disinfecting & exterminating services  
 Dormitories, college  
 Draperies, curtains & upholstery - retail  
 Drug & proprietary - retail  
 Dry cleaning & laundering, self service  
 Dry cleaning, laundering & dyeing services, except rugs  
 Dry goods & general merchandise - retail  
 Dry goods & notions - wholesale  
 Duplicating, mailing, & stenographic services  
 Dwelling, multi-family  
 Dwelling, single-family  
 Dwelling, two-family  
 Dyeing, dry cleaning & laundry services, except rugs  
 Egg & poultry - retail

Electrical apparatus & equipment, wiring supplies, & construction materials - wholesale  
 Electrical contractor services  
 Electrical appliances, phonographs, televisions, tape players & radio sets - wholesale  
 Electrical repair services, except radio & television  
 Electrical supplies - retail  
 Electricity regulating substations  
 Employment services  
 Engineering, planning architectural professional services  
 Equipment & supplies for service establishments - wholesale  
 Equipment rental & leasing services  
 Exhibition halls  
 Exterminating  
 Fairgrounds  
 Farm machinery & equipment - retail  
 Farm products warehousing & storage excluding stockyards - nonhazardous  
 Farm supplies - retail  
 Farms, commercial forestry  
 Farms, grain crops  
 Farms, hay & alfalfa  
 Farms, fiber crops  
 Farms, fruits, nuts or vegetables  
 Farms, nursery stock  
 Feeds, grains & hay - retail  
 Fertilizers, agricultural nonhazardous - retail  
 Fieldhouses & arenas  
 Fire protection & related activities  
 Fish & seafood's - retail  
 Fish & seafood's - wholesale  
 Floor covering - retail  
 Florists - retail  
 Food lockers & storage services  
 Fraternal, civic & social associations  
 Fraternity & sorority houses  
 Fruits & vegetables (fresh) - wholesale  
 Fruits & vegetables - retail  
 Fuel, except fuel oil & bottled gas - retail  
 Fuel oil - retail  
 Funeral, mortuary & crematory services  
 Fur repair & storage services  
 Furniture & home furnishings - wholesale  
 Furniture - retail  
 Furniture repair & reupholstery services  
 Furs & fur apparel - retail  
 Garden supplies & landscape nursery - retail  
 Garment repair, alteration & pressing services  
 Gasoline service stations - retail  
 General stores - retail  
 Gifts, novelties & souvenirs - retail  
 Glass, paint & wallpaper - retail  
 Grains, feeds & hay - retail  
 Green houses  
 Groceries - retail

Group care home  
 Gymnasiums & athletic clubs  
 Hardware - retail  
 Hardware - wholesale  
 Hay, grains & feeds - retail  
 Health resorts  
 Health & exercise spas  
 Hearing aids, optical goods, orthopedic appliances & other similar devices - retail  
 Heating, air conditioning & plumbing contracting services  
 Heating & plumbing equipment & supplies - retail  
 Hobby supplies - retail  
 Holding & investment services  
 Hospital services  
 Hotels, tourist courts, & motels  
 Household appliances - retail  
 Ice - retail  
 Ice skating rinks, indoor  
 Insurance agents & brokers services  
 Insurance carriers  
 Internet service  
 Investment & holding services  
 Janitorial services  
 Jewelry - retail  
 Jewelry, watch & clock repair services  
 Labor unions & similar labor organizations  
 Landscape contracting services  
 Landscape nursery & garden supplies - retail  
 Lapidary work  
 Laundering & dry cleaning, self-service  
 Laundering, dry cleaning & dyeing services, except rugs  
 Lawn care - services  
 Legal services  
 Libraries  
 Liquor - retail  
 Locksmith services  
 Lumber & building materials - wholesale  
 Lumber yards - retail  
 Magazines & newspapers - retail  
 Mailing, duplicating, & stenographic services  
 Management & business consulting services  
 Masonry, stonework, tile setting & plastering services  
 Massage services  
 Meat & meat packing products - wholesale  
 Meats - retail  
 Medical clinics, out-patient services  
 Medical laboratory services  
 Miniature golf  
 Manufactured homes on permanent foundation  
 Mobile homes & accessories - retail  
 Monasteries  
 Monuments - retail  
 Motels, hotels, & tourist courts  
 Motorcycle & bicycle sales, rental & service

Mortuary, funeral & crematory services  
 Museums  
 Musical instruments & supplies - retail  
 Newspaper & magazines - retail  
 Newspapers, books & magazines distribution - wholesale  
 Newspapers publishing & printing  
 News syndicate services  
 Notions, dry goods - wholesale  
 Novelties, gifts & souvenirs - retail  
 Nursery stock farms  
 Nursing, convalescent & rest home services  
 Optical goods, hearing aids, orthopedic appliances & other similar devices - retail  
 Optometrists, chiropractors & other similar health services  
 Orphanages  
 Paint, glass, & wallpaper - retail  
 Painting & paper hanging services  
 Paper & paper products - wholesale  
 Paper hanging & painting services  
 Parks, public  
 Periodicals, publishing & printing  
 Petroleum pipeline R/W  
 Pets & pet grooming - retail  
 Photocopying & blue printing services  
 Photoengraving  
 Photofinishing services  
 Photographic studios & services  
 Photographic supplies & cameras - retail  
 Physicians' services  
 Planetarium  
 Planning, architectural & engineering professional services  
 Plastering, masonry, stone work & tile setting services  
 Playfields & athletic fields  
 Playgrounds  
 Play lot or tot lot  
 Plumbing & heating equipment & supplies - retail  
 Plumbing, heating, & air conditioning contracting services  
 Poultry & small game dressing & packing  
 Pressing, alteration & garment repair services  
 Printing, commercial  
 Printing & publishing of newspapers  
 Printing & publishing of periodicals  
 Private clubs  
 Professional equipment & supplies - wholesale  
 Professional membership organizations  
 Professional offices not elsewhere listed  
 Quarrying, gravel, sand & dirt  
 Quarrying, stone  
 Race tracks & courses - animals  
 Radio broadcasting studios  
 Radios, televisions, phonographs, recorders, & tape players repair services

Radios, televisions, phonographs, recorders & tape players - retail  
 Radio transmitting stations & towers  
 Railroad right-of-way  
 Real estate agents, brokers & management services  
 Recreational vehicles & equipment - retail  
 Recreation centers  
 Rectories  
 Refrigerated warehousing (except food lockers)  
 Resorts (general)  
 Rest, nursing, & convalescent home services  
 Restaurants  
 Restaurants, drive-in  
 Retirement homes  
 Reupholstery & furniture repair services  
 Roller skating rinks - indoor  
 Roofing & sheet metal contracting services  
 Rooming & boarding houses  
 Rug & carpet cleaning & repair services  
 Sausages & other prepared meat products - manufacturing  
 Savings & loan associations  
 Schools, art  
 Schools, barber  
 Schools, beauty  
 Schools, business  
 Schools, colleges  
 Schools, computer  
 Schools, correspondence  
 Schools, dancing  
 Schools, day care  
 Schools, driving  
 Schools, junior college  
 Schools, music  
 Schools, nursery  
 Schools, pre-primary  
 Schools, primary  
 Schools, professional  
 Schools, secondary  
 Schools, stenographic  
 Schools, technical  
 Schools, trade  
 Schools, universities  
 Schools, vocational  
 Scientific & educational research services  
 Second hand merchandise - retail  
 Seed and feed sales  
 Sheet metal & roofing contracting services  
 Shoe repair, shoe shining, & hat cleaning services  
 Shoes - retail  
 Shoes - wholesale  
 Social, civic & fraternal associations  
 Social correctional, treatment & counseling services  
 Sorority & fraternity houses  
 Souvenirs, gifts, novelties - retail  
 Sporting goods - retail  
 Stadiums  
 Stationery - retail



Stenographic, duplicating, & mailing services  
Stone work, masonry, title setting, & plastering services  
Storage - mini  
Storage & warehousing of nonhazardous products  
Storage & warehousing of household goods  
Swimming clubs  
Synagogues, churches, & temples  
Tailoring (custom)  
Taverns  
Taxicab dispatch  
Telegraph communications  
Telephone business office  
Telephone exchange stations  
Telephone maintenance yard  
Telephone relay towers (microwave)  
Television broadcasting studios

Television, radios, phonographs, recorders & tape players repair services  
Television, radios, phonographs, recorders, & tape players - retail  
Television transmitting stations & relay towers  
Temples, churches, & synagogues  
Tennis clubs  
Theaters, legitimate  
Theaters, motion picture, indoor  
Tile setting, masonry, plastering & stone work services  
Tires & inner tubes - wholesale  
Title abstracting services  
Tobacco & tobacco products - wholesale  
Tot lot or play lot  
Tourist courts, hotels, & motels  
Travel arranging services

Truck & automobile rental services  
Utility substations, pumping station, water reservoir & telephone exchange  
Upholstery, draperies, & curtains - retail  
Variety & discount stores - retail  
Vending machine operations - retail  
Veterinarian services  
Wallpaper, paint & glass - retail  
Warehousing & storage of household goods  
Watch, clock, & jewelry repair services  
Water well drilling services  
Welding & blacksmith services  
Welfare & charitable services  
Wine, beer, & alcoholic beverages - wholesale  
Wool & mohair - wholesale

**APPLICATION FOR REZONING OR ZONING OR FINANCE CHANGE**

Regional Planning Commission

Check Appropriate Location:

- ☒ City of Grand Island and 2 mile zoning jurisdiction  
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction  
☐ Hall County

RPC Filing Fee

\$300.00

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

**A. Applicant/Registered Owner Information** (please print):Applicant Name Niedfelt Property Mgmt Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_Applicant Address Po Box 1442, Grand Island, NE 68802

Registered Property Owner (if different from applicant) \_\_\_\_\_

Address \_\_\_\_\_ Phone (h) \_\_\_\_\_ (w) \_\_\_\_\_

**B. Description of Land Subject of a Requested Zoning Change:**Property Address Lots 1, 2, 3, Meadow Lane Sixth SubdivisionLegal Description: (provide copy of deed description of property) Hall County, NE

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name \_\_\_\_\_, and/or

All/part \_\_\_\_\_ 1/4 of Section \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W6PM

**C. Requested Zoning Change:**

1. Property Rezoning (yes ☒) (no ☐)  
 (provide a properly scaled map of property to be rezoned)

From Large Lot Residential to Commercial (B2)

2. Amendment to Specific Section/Text of Zoning Ordinance (yes ☐) (no ☒)  
 (describe nature of requested change to text of Zoning Ordinance)

Lot 1: Buyers are interested in opening new business to  
manufacture machined parts; Lot 2: Buyer to open Semi-Truck  
Sales and repair business.

**D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:**

Lot 1: Harris Manufacturing Corps - Ryan Rozandal, Dusty Thompson  
Lot 2: MP Custom Truck + Trailer LLC - Matt Perardi

**NOTE: This application shall not be deemed complete unless the following is provided:**

- Evidence that proper filing fee has been submitted.
- A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
- The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned). D.2. Abstract is contracted to identify + notify property owners.
- Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

\*A public hearing will be held for this request\*

Signature of Owner or Authorized Person

Barry W Niedfelt Date 6/15/17

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. \_\_\_\_\_ day. \_\_\_\_\_ yr. \_\_\_\_\_ Initial \_\_\_\_\_

RPC form revised 4/30/07

MP Custom. Truck & Trailer 'LLC

Matt Perard - owner - # 563 - 421 - 6891

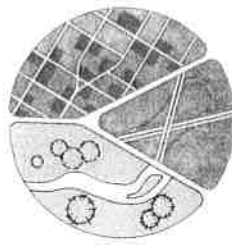
- Semi Truck repair & sales facility

Harris Manufacturing Corp.

Ryan Rozendal Co - Owner 379 - 6829

Dusty Thompson Co - owner 379 - 9405

- Small Manufacturer of Machined parts



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

June 20, 2017

RE: Rezone Request

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday, July 5, 2017, concerning the following changes:

*A request to rezone Lots 1, 2, and 3 in the Meadow Lane  
Sixth Subdivision, from LLR Large Lot Residential Zone to  
B-2 General Business Zone in the City of Grand Island, Hall  
County, Nebraska.*

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Regional Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have any questions concerning this proposal, please call the office of the Regional Planning Commission.

Sincerely,

Chad Nabity, AICP  
Planning Director



# **Hall County Regional Planning Commission**

**Wednesday, July 5, 2017**

**Regular Meeting**

## **Item F4**

**Public Hearing Blight and Substandard Study Cornhusker Army  
Ammunition Plant Grand Island**

**Staff Contact:**

## Agenda Item 7

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 27, 2017

**SUBJECT:** *Blight Study for Properties Located at the Cornhusker Army Ammunition Plant (Balance of CAAP less areas 20 and 22) Proposed as CRA Area 25 C-28-2017GI*

**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 25”. This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area 25. The study as prepared and submitted indicates that this property could be considered substandard and blighted. This property is located at the Cornhusker Army Ammunition Plant (CAAP). Based on changes to the community redevelopment law in 2013, this property can be declared blighted and substandard and redevelopment projects can be considered by cities of the First Class. Grand Island is a city of the First Class. The study as presented shows that this property meets the criteria to be declared blighted and substandard of its own accord. If the Planning Commission does not make a recommendation within 30 days, Council can proceed with a decision on the declaration without recommendation from Planning Commission.

### OVERVIEW

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

This study was forwarded to the Planning Commission by the Grand Island City Council at their meeting on June 27, 2017.

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 10 to 33 of the study.

### **FINDINGS FOR GRAND ISLAND**

Study Area 25 has several items contributing to the Blight and Substandard Conditions outside of the fact that it is a formerly used defense site. These conditions include:

### **FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA – CAAP**

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

#### **Blighted Conditions**

- **Former Defense Site**
- **Existence of commercial units over 40 years of age**
- **Substantial number of Deteriorating Structures**
- **Deterioration of site or other improvements**
- **Insanitary and Unsafe Conditions**
- **Dangerous conditions to life or property due to fire or other causes, including contamination**
- **Combination of factors which are impairing and/or arresting sound growth**
- **Diversity of Ownership**
- **Faulty Lot Layout**
- **Stable or decreasing population based on the last two decennial censuses**



## Substandard Conditions

- **Former Defense Site**
- **Dangerous conditions to life or property due to fire or other causes, including contamination**
- **Predominance of buildings or improvements which by reason of deterioration and age are conducive to ill health and detrimental to the public health**

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

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

## RECOMMENDATION:

### Blight and Substandard Designation

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

#### Recommend Questions for Planning Commission

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

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

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

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

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

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





Blight and Substandard Study for:

# Cornhusker Army Ammunition Plant





## **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 Hall County. This study has been commissioned by the Central Nebraska Growth Foundation 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 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;"*

*"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 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 shall not designate an area larger than one hundred percent of the as blighted;"

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

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

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

This Blight and Substandard Study is intended to give the 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.

## STUDY AREA HISTORY

The Study Area was originally ...constructed and became fully operational in 1942 and was intermittently active until 1973. Between wars and after 1973, it was kept on standby status. Activities conducted at CAAP resulted in soil and groundwater contamination from explosives wastes and residues associated with munitions loading, assembly, and packing (LAP) operations during World War II (WWII), Korea, and Vietnam, during which bombs, artillery shells, boosters, mines, and rockets were produced. CAAP was placed on the Superfund National Priorities List (NFL) in 1987. In 1989, CAAP was declared excess property, and most maintenance ceased. An interagency agreement (TAG) between DoD, EPA, and the Nebraska Department of Environmental Quality (NDEQ) was signed in 1990, under which the Army has identified, investigated, remediated, and placed institutional controls/land use controls on tracts for disposal in accordance with the Hall County reuse plan.

CAAP was determined to be excess real property prior to the requirements of BRAC. However, the activities at CAAP have been conducted following BRAC guidance in disposing of CAAP Real Property. Since this time, the Army has conducted investigations and remediation activities at CAAP with this goal in mind.

In 1993, the Hall County Board of Supervisors established the CAAP Reuse Committee, which was given the task of developing a reuse plan for the installation. The Reuse Committee undertook a planning and a public participation process to identify a land use plan and development strategy for the site. In 1994, the U.S. Congress passed a special legislation (Public Law [PL] 103-337) dealing with the disposal of real property at CAAP. PL 103-337 stated that "... [The] Secretary of the Army may convey to Hall County, Nebraska, Board of Supervisors or the designee of the Board, all rights, title, and interest of the United States in and to the real property, together with any improvements thereon, in Hall County, Nebraska, that is the site of the Cornhusker Army Ammunition Plant." The act stated furthermore that "The Board [of Supervisors] or its designee... shall utilize the real property conveyed... in a manner consistent with the Cornhusker Army Ammunition Plant Reuse Committee Comprehensive Reuse Plan." The Comprehensive Reuse Plan was finalized in December 1997.

The first sale of CAAP property took place with a General Services Administration (GSA) public auction in September 1999 that sold 1,410 acres for \$2.93 million. The Omaha District of the United States Army Corps of Engineers (USACE) became the Army's Real Property Administrator in December 2001, taking over this function from the U.S. Army Materiel Command/Operation Support Command (AMC/OSC). As of March 2004, 8,401 acres of CAAP, or 70 percent of its original area, have been sold. AMC/OSC completed Environmental Assessments (EAs) for all of their previous disposal actions, each of which concluded in a Finding of No Significant Impact (FONSI). Most of the rest of the property has been leased to farmers and several other lessees, including an annual agricultural fair and a railroad car repair company. **(Note: As of this study only 358.71 acres (3.0%) continued to be in a direct ownership control of United States government; therefore, 97.0%, as of 2017 was in the private ownership/control of local governmental entities or private landowners.)**

Several requirements of the property transfer or lease require the issue of an Environmental Impact Statement (EIS) and/or an EBS. A Draft EIS was issued in September 2004, and an EBS is currently being completed through USACE.

**Source: Review of Environmental Documentation Related to the Cornhusker Army Ammunition Plan; HDR; 2008**

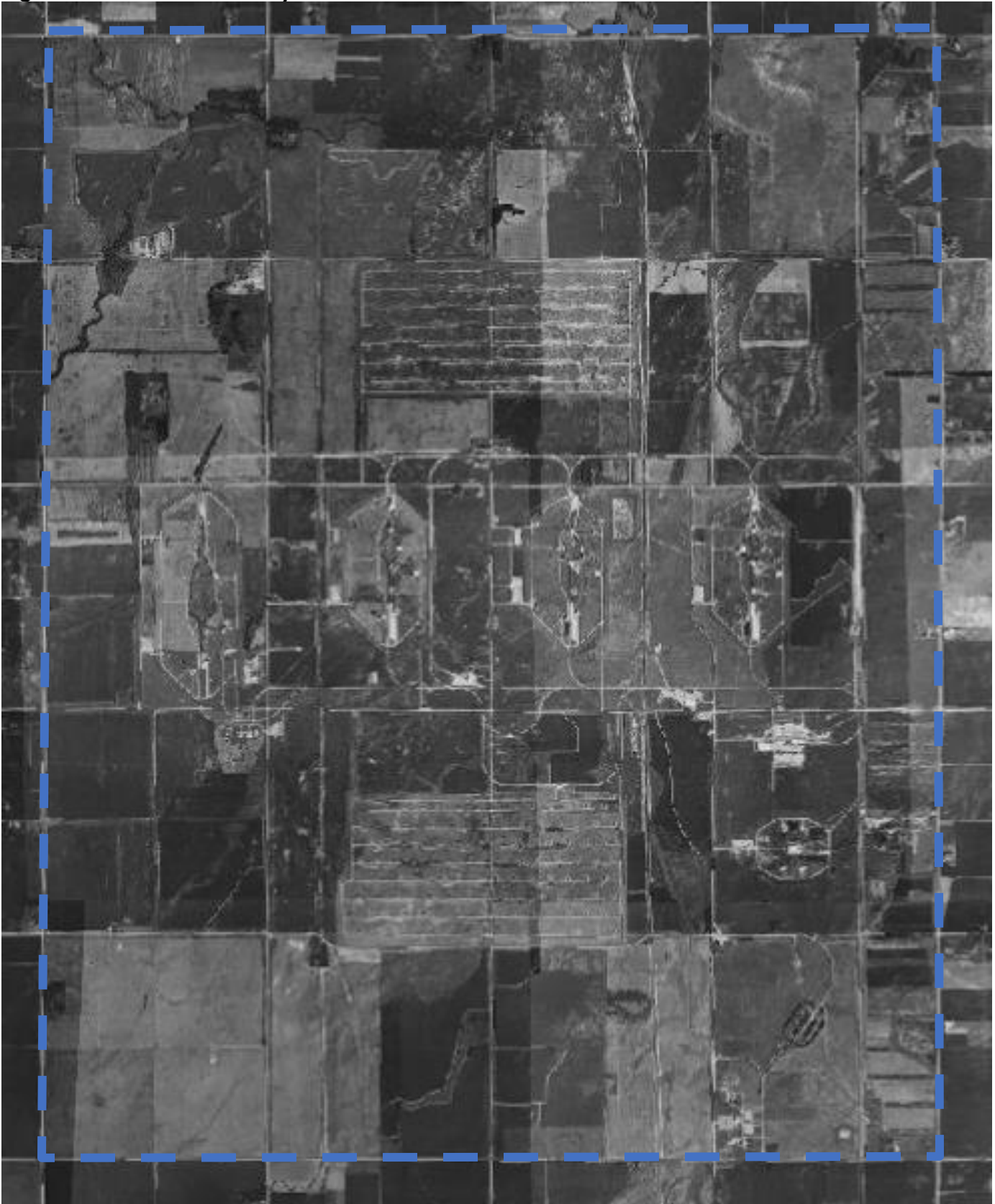
During the 2013-2014 Legislative sessions, the Nebraska Legislature passed LB 66 and LB 1012 which provided for a means to use Tax Increment Financing on projects located in a former defense site. LB 66 gave Cities of the First Class (5,000 to 100,000 population) the authority to approve Redevelopment Plans and use Ad Valorem Taxes (TIF) generated by the project(s) approved in the plan to pay for eligible expenses under certain proscribed conditions on formerly used defense sites outside of the corporate limits of and within the same County as the City. LB 1012 states that "A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision." (which is 35%).

LB 66 and LB 1012 did not remove the need for a Blight and Substandard designation.

This specific study includes the entire Cornhusker Army Ammunition Plant site, approximately 20 square miles; less the areas previously declared blighted and substandard on the O'Neill (Area 20) and GI EDC site and the Platte River Industrial Site (Area 22).



**Figure 1: Cornhusker Army Ammunition Plant in 1975**



Source: City of Grand Island GIS System

**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 2 of this report. The existing uses in this area include industrial, recreation and agricultural uses within the old Cornhusker Army Ammunition Plant and are outside the corporate limits of Grand Island. Chapter 18, Section 2123.01 of the Revised Nebraska State Statutes authorizes redevelopment projects outside of the city limits under certain conditions.

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. By 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.

The Study area is the Cornhusker Army Ammunition Plant and described as follows:

Point of beginning is the intersection of Schaupsville Road N and Airport Road W; thence, easterly along the centerline of Airport Road W to the intersection of Airport Road W and 60<sup>th</sup> Road N; thence, southerly along the centerline of 60<sup>th</sup> Road N to the intersection of 60<sup>th</sup> Road N and Husker Highway; thence, westerly along the centerline of Husker Highway to the intersection of Husker Highway and Schaupsville Road N; thence, northerly along the centerline of Schaupsville Road N to the POB; then less the areas previously studied as follows:

- Harrison TWP PT E1/2 of NW1/4 & NW1/4 NE1/4 PT W1/2 SE1/4 13-11-11 - Total acres are 281.80 acres.
- The Study consists of area described as follows: The Point of Beginning is the intersection of West Old Potash Road and North 70<sup>th</sup> Road (Alda Road); thence, northeasterly along the centerline of North 70<sup>th</sup> Road to the intersection with the centerline of West 13<sup>th</sup> Street (County Road 33); thence westerly along the centerline of West 13<sup>th</sup> Street (County Road 33) to the extended west property line of a parcel described as Center Township PT E 1/2N of RR 18-11-10 231.28 AC; thence southerly along said west property line to the intersection with the centerline of West Old Potash Road; thence easterly to the POB. Total acres are 285.26 acres.

The total area is approximately 19.11 square miles.







## 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 several impacts either benefitting or detracting from the community. Because of this, the short and long-term success and sustainability of the community are directly contingent upon available resources utilized in the best manner given the constraints the City faces during 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 the parcel within the study area.

The existing land uses are predominately agricultural, commercial, industrial, public and parks/recreation/wildlife management.



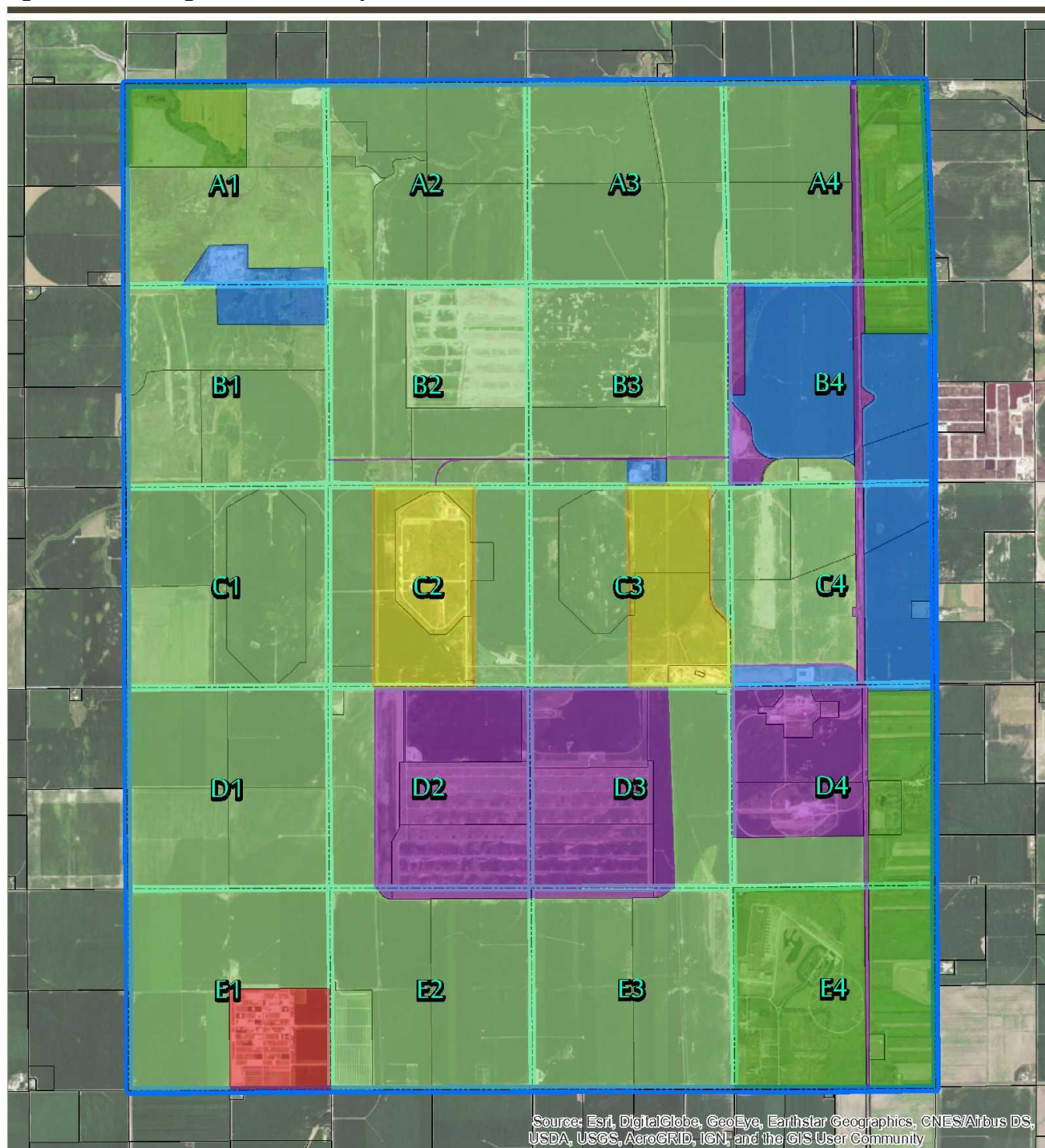
Examples of Existing Land Uses in the Study Area



Examples of Existing Land Uses in the Study Area



**Figure 3: Existing Land Use Map**



## CAAP - EXISTING LAND USE

CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA

- |                             |                     |             |
|-----------------------------|---------------------|-------------|
| Previously Studied Areas    | Hall County Parcels | Industrial  |
| CAAP Blight Study Limits    | Agricultural        | Parks & Rec |
| CAAP Index Mapping Sections | Commercial          | Public      |



DATA SOURCES:  
BASE DATA PROVIDED BY HALL COUNTY  
AERIAL IMAGERY PROVIDED BY ESRI

Printed by: cjanon, File: P:\175008\175708\175708\GIS\MAPS\Grand Island Base Map - Land Use.mxd

Print Date: 12/08/17 PM 6/19/2017

Source: Marvin Planning Consultants And MSA, 2017

## **FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY**

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

### **FORMER DEFENSE SITE**

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

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

Based on the site meeting the criteria found in §§18-2103 and 18-2123.01, this area is eligible for declaring it Blighted and Substandard.

### **OTHER CONTRIBUTING FACTORS**

There were many other conditions examined and evaluated in the field and online. There are several conditions that will be reviewed in detail, on the following pages, which add to the overall condition of Blight and Substandard on the proposed site.

### **Substantial Number of Deteriorating Structures**

The team went through every property record on-line, via the Hall County Assessor's site to identify structures in good or bad condition. Also, a site visit examined many existing structures throughout the Study Area. In addition, the use of aerial photography and a drone flight were utilized in gaining a better view and more insight on the structural conditions of certain areas of the former Army Reservation.

Through the team's observations and analysis, the following was determined:

- 155 structures were in bad or deteriorating condition
- 46 structures were in good condition
- 1 structure burned down

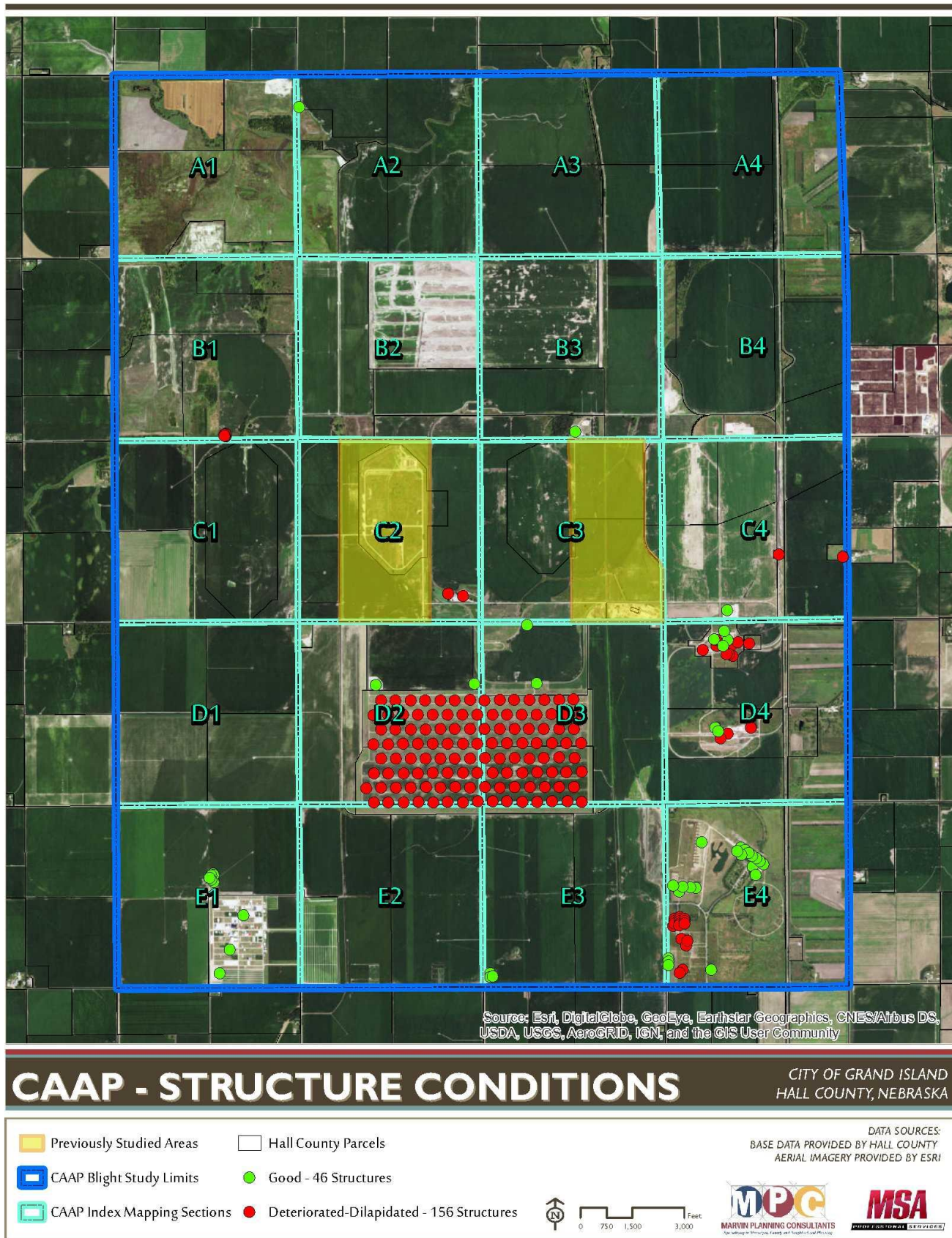
Almost everything constructed during the Army's occupation of the area fits within the category of deteriorated and dilapidated and is in poor condition. The structures deemed to be in good condition have been constructed by the new property owners, including the area around Husker Harvest Days and the actual range at the Heartland Shooting Park.

Besides the actual standing structures, there are several concrete slabs and footings still visible on the old administration area. The above ground portions have been torn down slabs and footings were left behind.

Based upon the review of this issue, it is found that deteriorating structures is a contributing factor in declaring this area blighted.



**Figure 4**  
**Deterioration of Structures**



Source: Hall County Assessor, Marvin Planning Consultants and MSA 2017





Deterioration of Structures – Old Sewage Treatment Plant circa 1970



Deterioration of Structures – Old Administrative Area (left), burned down Base Fire Station (right)



Deterioration of Structures – Old Administrative Area



## Deterioration of Site or Other Improvements

### Drainage Conditions

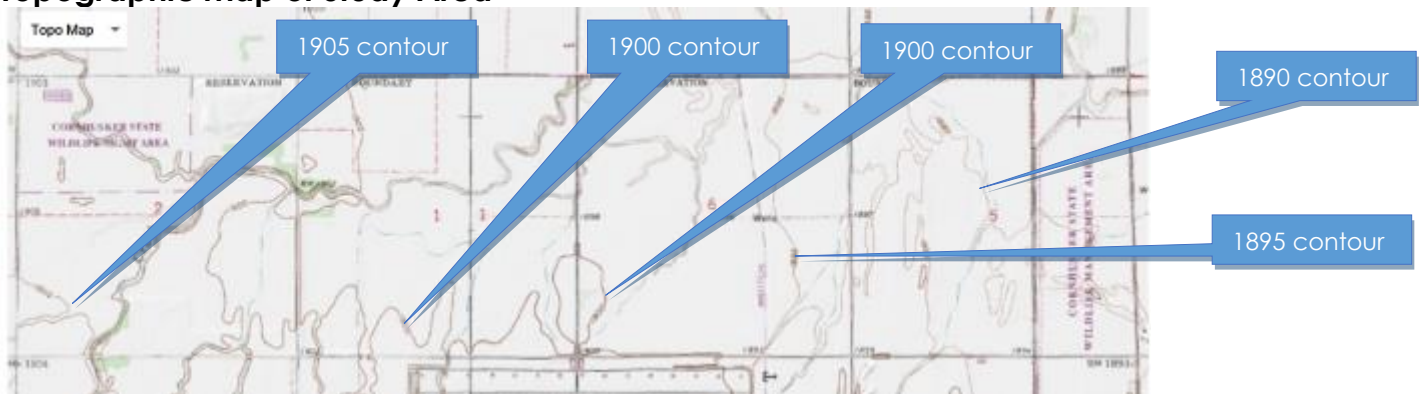
The Grand Island and Hall County area has a long history of drainage issues due to the extreme flatness of the area, as well as the high-water table. Topography and soils can have a major impact on how a given portion of the area drains. The area designated in this Study Area is nearly flat or has an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

- old landfill sites
- berm constructed to defray explosive blasts and
- the old storage bunkers south of Old Potash Road.

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

Figures 5.A through 5.E are existing topographic maps from MyTopo.com showing the study area. The maps confirm the flatness of the area. The following Figures are divided north to south and show a one-mile set of sections at a time. The contours are relatively flat along each set of the topographic areas. The contours range from a low of 1890 feet to 1925 feet.

**Figure 5.A**  
**Topographic Map of Study Area**



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

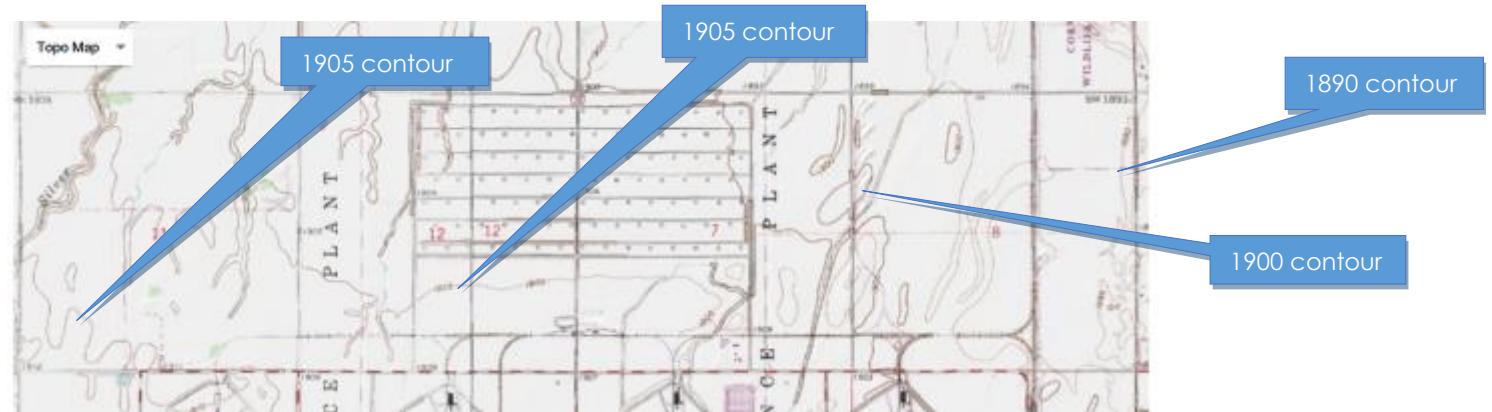
The area shown in Figure 5.A indicates contours as low as 1890 feet on the east side and 1905 on the far west edge of the area. The cross slope of this entire four-mile area is less than 1% slope (0.07%). However, there is a creek flowing through this four-mile area which likely draws some of the drainage on the west edge. Also, this very slight slope is across four sections of land. Therefore, the slopes within each section are likely considerably less than the 0.07%.



**Example of the Existing Topography within the Study Area**



**Figure 5.B**  
**Topographic Map of Study Area**



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

The area shown in Figures 5.B indicates, again, contours as low as 1890 feet on the east side and 1905 on the far west edge of the area. Again, the cross slope of the four-mile area is less than 1% slope (0.07%). Also, this very slight slope is across four sections of land, examination of each section indicates they are all nearly flat with minimal slope anywhere within a section.

**Figure 5.C**  
**Topographic Map of Study Area**



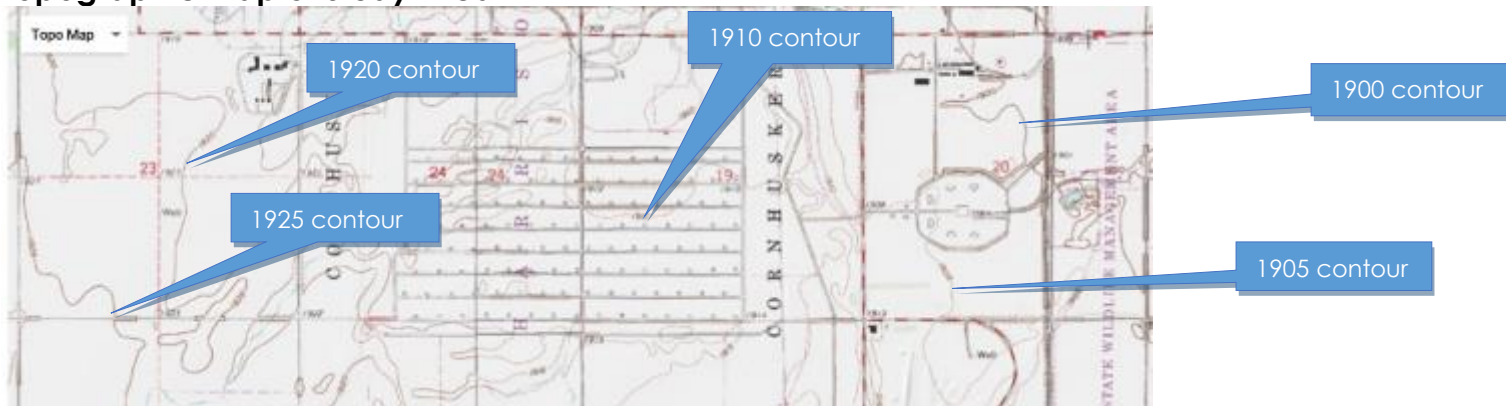
Source: MyTopo.com (topographic map) and Marvin Planning Consultants

The area shown in Figures 5.C is a bit more difficult to quantify since some of the old bomb line sites have been regraded since the removal of the structures. Specifically, there is new construction occurring in Section 13 (old bomb line 3 at present) (However, this area is not part of this study). However, after driving around these sections, as well as flying some of these sections with a drone, it is safe to presume similar slopes are within this area.



**Example of the Existing Roadside Ditches**

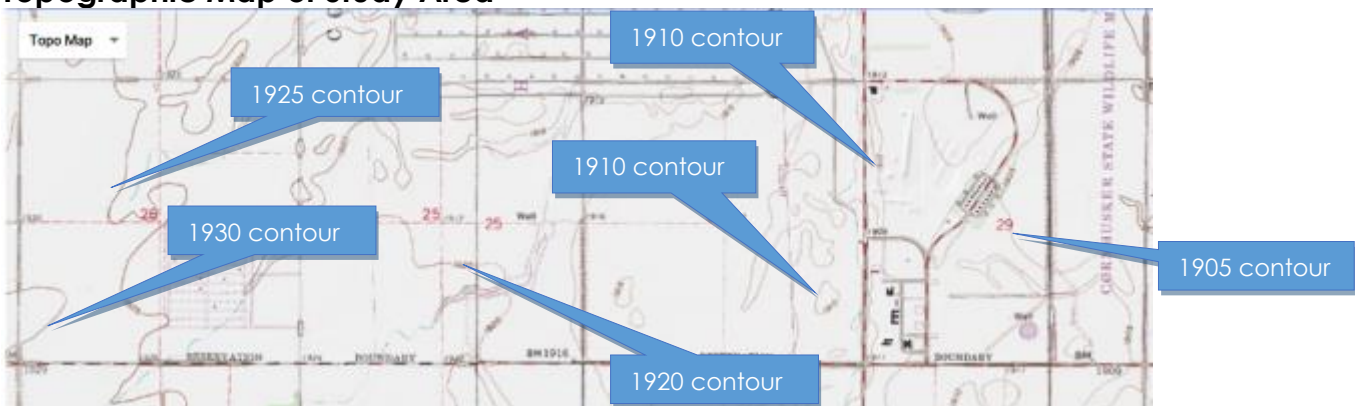
**Figure 5.D**  
**Topographic Map of Study Area**



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

The area shown in Figures 5.D indicates contours as low as 1900 feet on the east side and 1925 on the far west edge of the area. Again, the cross slope of the four-mile area is less than 1% slope (0.12%). Also, this very slight slope is across four sections of land, examination of each section indicates they are all nearly flat with minimal slope anywhere within a section.

**Figure 5.E**  
**Topographic Map of Study Area**



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

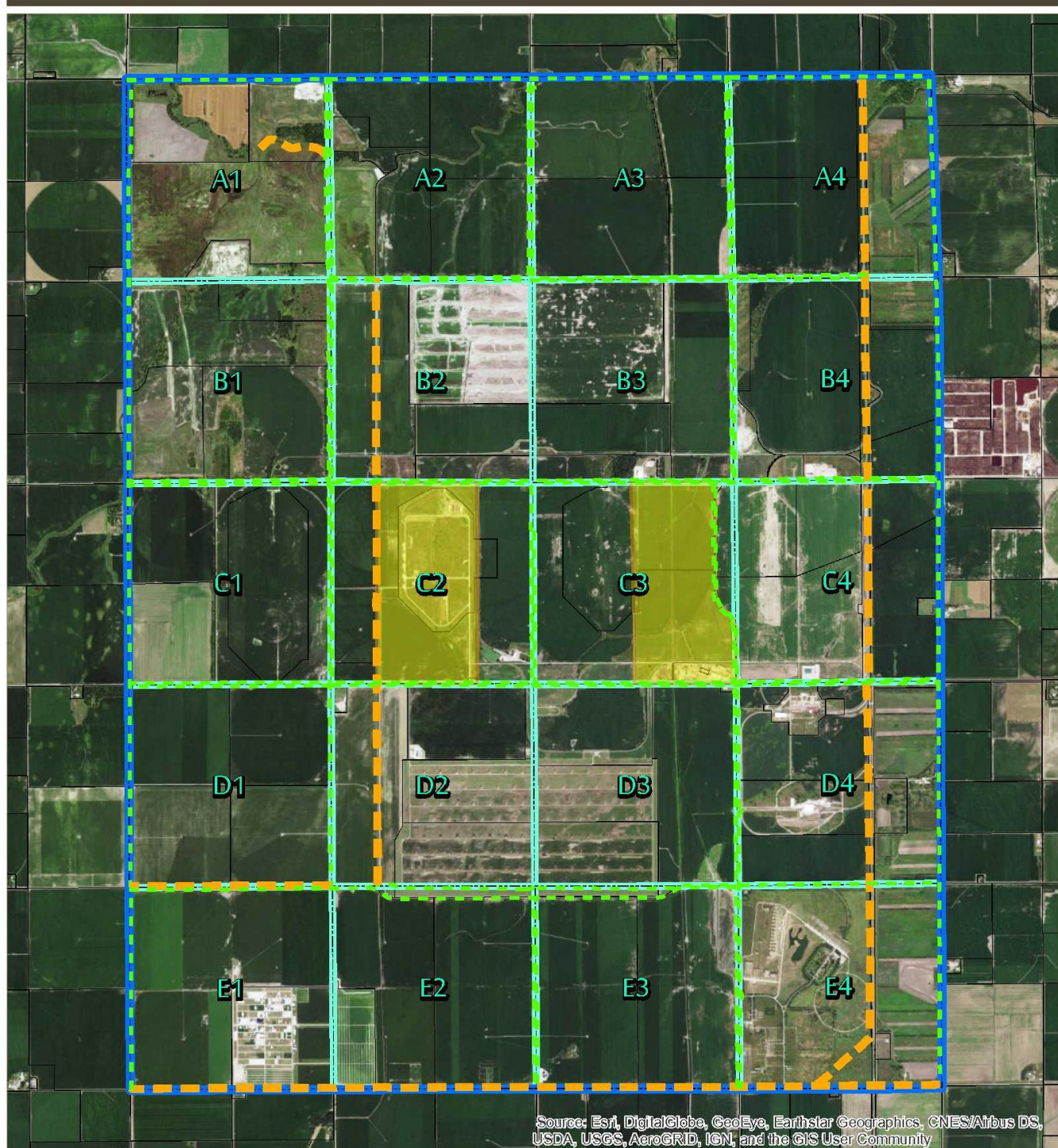
The area shown in Figures 5.E indicates contours as low as 1905 feet on the east side and 1930 on the far west edge of the area. Again, the cross slope of the four-mile area is less than 1% slope (0.12%). Also, this very slight slope is across four sections of land, examination of each section indicates they are all nearly flat with minimal slope anywhere within a section.



**Example of the Existing Topography within the Study Area**



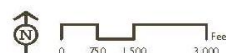
**Figure 6**  
**Drainage Conditions**



## CAAP - DRAINAGE

CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA

- Previously Studied Areas
- Hall County Parcels
- CAAP Blight Study Limits
- Drainage Ditch
- CAAP Index Mapping Sections
- Rural Sections Ditches



DATA SOURCES:  
BASE DATA PROVIDED BY HALL COUNTY  
AERIAL IMAGERY PROVIDED BY ESRI

Printed by: clanson, File: P:\11 750081 75 7081 75 700081\GIS\MAPS\CAAP Drainage.mxd

Print Date: 3:28:00 PM 6/19/2017

Source: Marvin Planning Consultants and MSA, 2017

In addition to the flatness of the study area, the entire study area is designed to drain using "rural section" ditches along all of the county roads in the area, See Figure 6. The flatness of the study area, seen in Figure 5.A through 5.E would indicate the drainage ditches will also have a minimal amount of slope to sufficiently drain the area. Also, a lot of these ditches have not recently been mowed or cleaned which will slow drainage and encourage ponding of water.

Another drainage system employed in this study area is a pair of drainage ditches running north and south with one located on the east side of the area and one on the west side, see Figure 6. These ditches were constructed during the early years of the Army Reservation and may be in need of cleaning and scouring.

All of the conditions discussed above will create the potential for standing water within this study area. Standing water from poor drainage can be a catalyst for health issues like West Nile and other mosquito-borne diseases due to the potential mosquito breeding during the summer months.

Drainage is a contributing factor to the area being declared Blighted and Substandard.

### **County Road Conditions**

The study area contains approximately 44.5 miles of roadways; plus, 4.5 miles of closed roadways along section lines. Of the 44.5 miles of existing roadway, the following conditions exist:

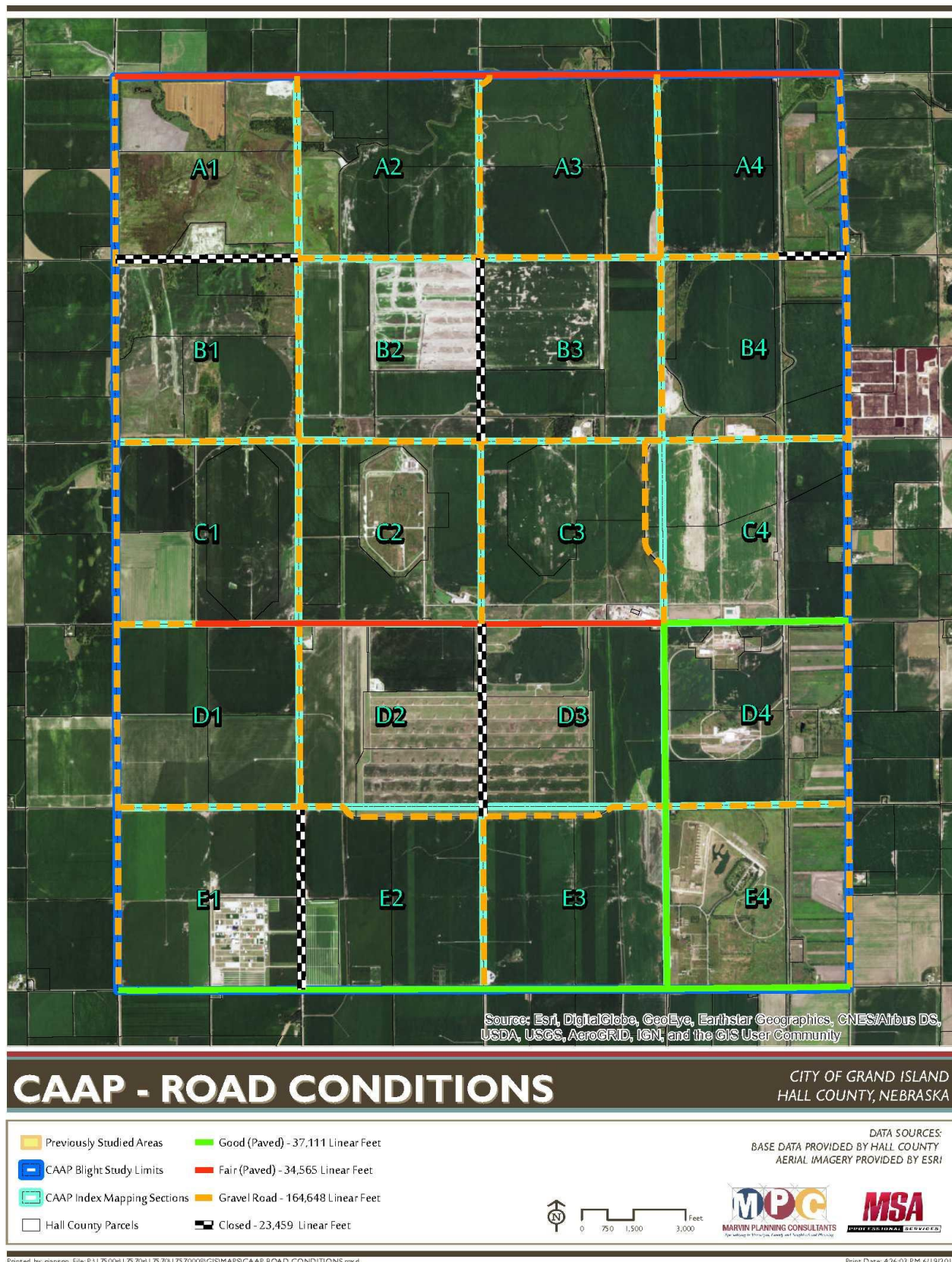
- 7.0 miles are paved and considered in Good condition
- 6.5 miles are paved and considered in Fair condition
- 31.5 miles are gravel and depending upon maintenance and weather conditions, may be in Good or Poor conditions.
- These calculations do not include internal roads within specific sites of the study area, such as the Husker Harvest Days site or the Heartland Public Shooting Park.



**Example of the Existing County Roads within the Study Area**



**Figure 7**  
**County Road Conditions**



Source: Marvin Planning Consultants and MSA, 2017

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

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

The on-site area surrounding CAAP location is made up primarily of gravel roads. The area may need to upgrade these roads if anything substantial is constructed on the site.

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

## Groundwater Contamination

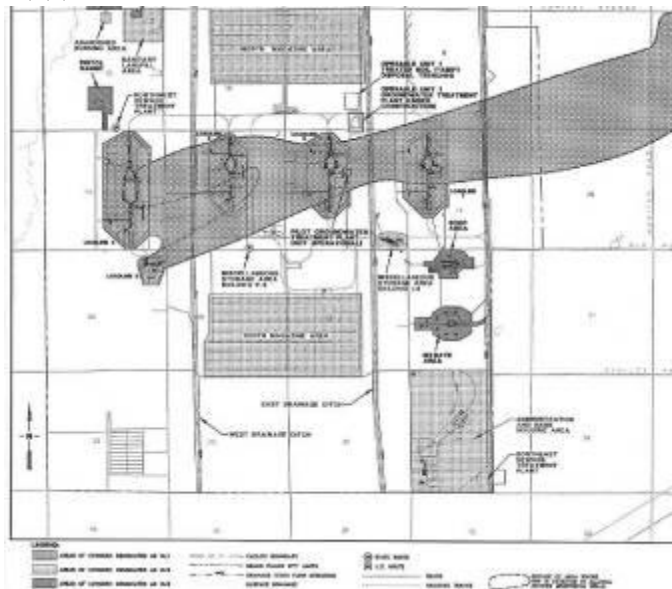
Examining the Blight and Substandard Study Area from the context of the Cornhusker Army Ammunition Plant's 1997 Reuse Plan, the study area contains an area referred to as an "Area of Concern." Figure 8 indicates an area referred to as "Operable Unit 1", which is within the study area. Based upon the report, when cesspools under the old load lines were examined and tested, it was determined:

- The cesspools were found contaminated with explosive residues and heavy metals;
- The groundwater was found contaminated with dissolved explosives, heavy metals, and organic solvents.
- The plume indicated in Figure 8 has decreased since 1997 and is reviewed periodically;
- The deed restrictions for residential development continue and are enforced.

The groundwater contamination is currently in the process of mitigating the contamination through a water treatment plant/process on site.

The entire Cornhusker Army Ammunition Plant site is considered a potentially hazardous area regarding groundwater contamination from explosive residue, heavy metals, and organic solvents. Also, the plume has caused restrictions for potable domestic wells within the entire former ammunition plant site and beyond to be put into place.

### Figure 8 Groundwater Contamination 1997



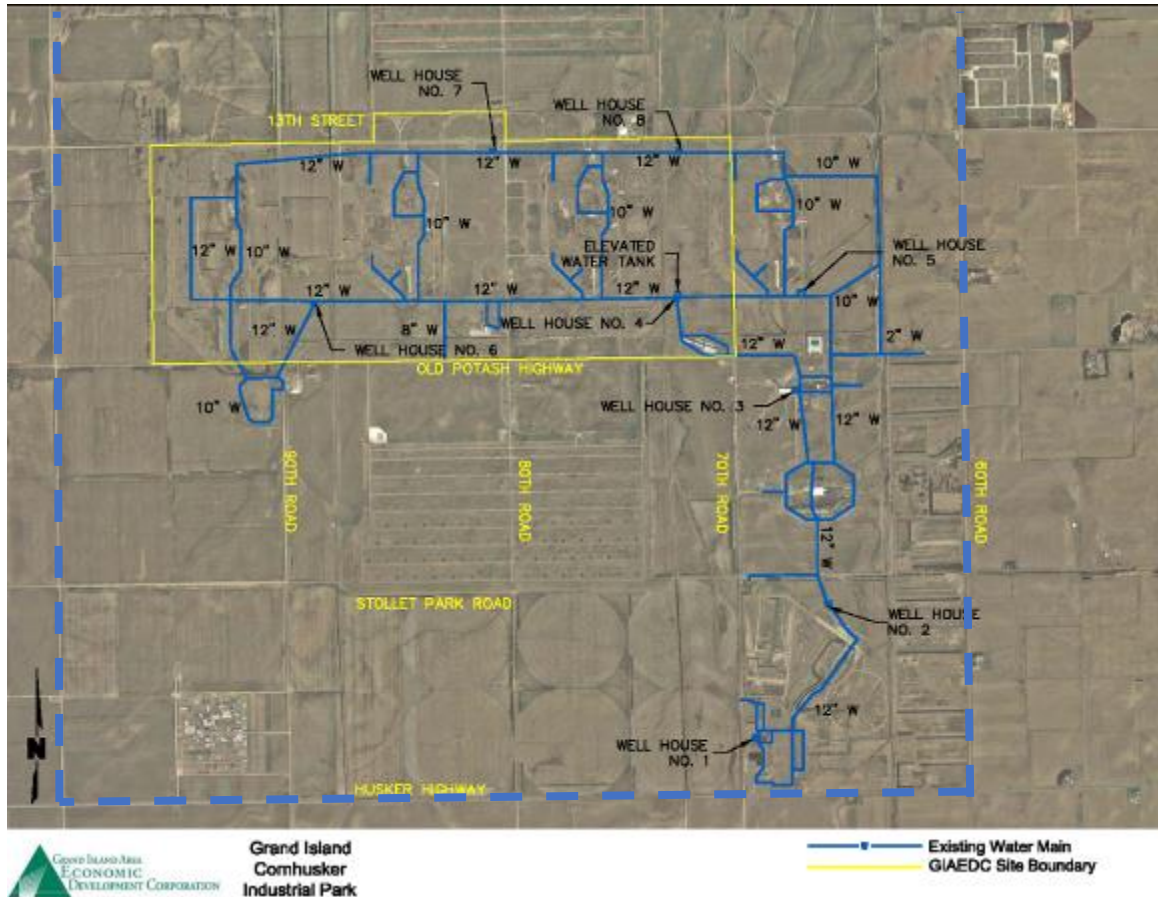
Source: CAAP Reuse Plan 1997



## Water System

Also, there is older wood and asbestos covered water pipes underground that once connected the old water system to the site. Figure 9 indicates the primary water lines throughout the entire CAAP area; the area outlined in red is the actual study site. Any development within this study will likely require the complete or partial removal of these asbestos pipes during demolition and construction, thus exposing the asbestos hazard if not controlled properly.

**Figure 9**  
**Cornhusker Army Ammunition Plant Water System**



Source: Review of Environmental Documentation Related to the Cornhusker Army Ammunition Plant; HDR; 2008

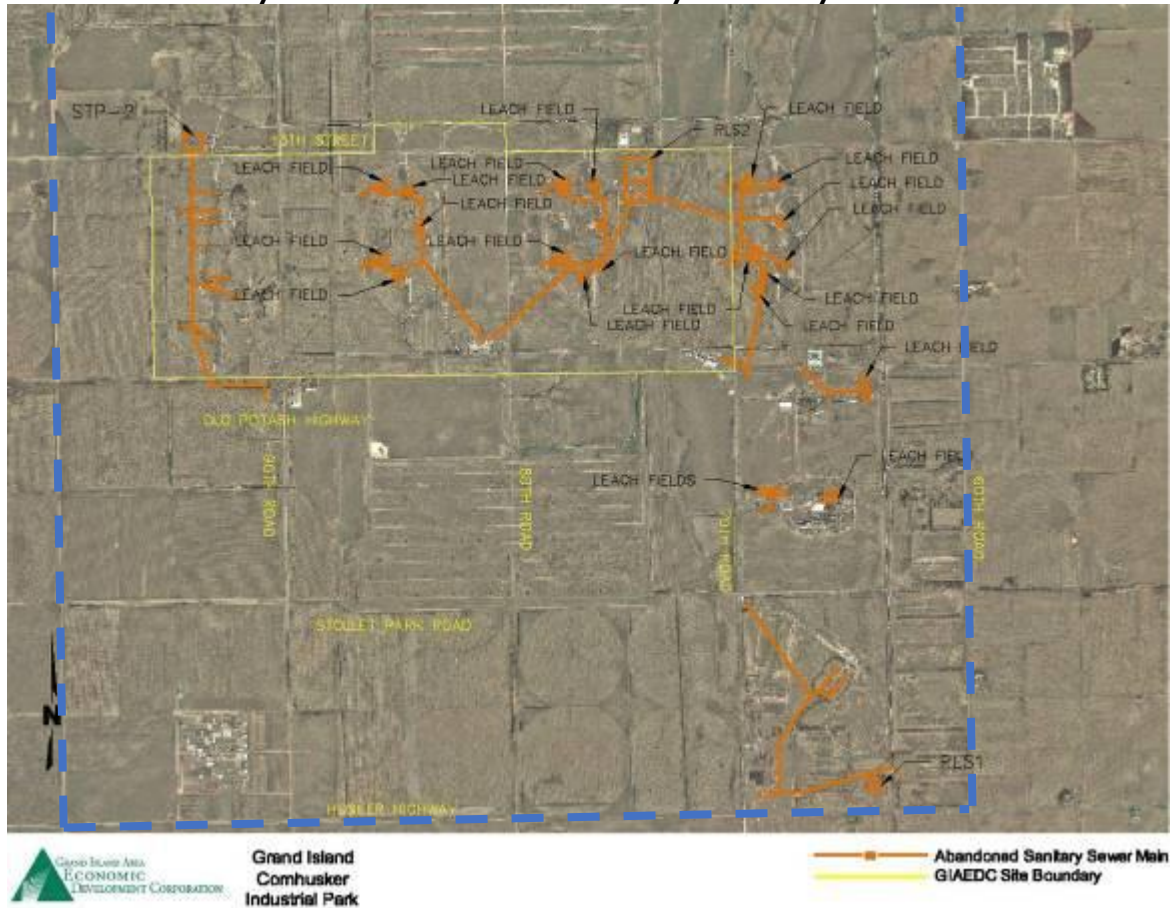


Old Water Tower located on a previously declared property (O'Neill Study)

### Sanitary Sewer System

The existing sanitary sewer lines within the study area are constructed of similar hazardous materials. Similar to the water lines, these lines will likely need to be disturbed during any future development/redevelopment of the property, thus exposing the asbestos hazard if not controlled properly. See Figure 9 for an approximate location of these sanitary sewer lines.

**Figure 10**  
**Cornhusker Army Ammunition Plant Sanitary Sewer System**



Source: Review of Environmental Documentation Related to the Cornhusker Army Ammunition Plant; HDR; 2008



**Abandoned Sewage Treatment Plant**



**Abandoned Sewage Treatment Plant – Aerial View**



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

### **Insanitary or Unsafe Conditions**

There are several factors tending to fall under this category. The study area was found to have several factors falling into insanitary and unsafe. The following will outline the conditions found. The following are some of the more critical elements; however, refer to Figure 10 for additional findings.

#### **Drainage Conditions**

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

Figures 5.A through 5.E show the existing topographic map from MyTopo.com showing the study area. The map confirms the flatness of the area throughout the entire study area, and it varies from one set of sections to the next.

Also, there are two drainage ditches within the Study Area. Both go back to the earlier days of CAAP. These ditches have a minimal slope and need to be cleaned and scoured for water to flow better.

The potential for standing water on this site is great. It is apparent that the lack of adequate drainage will, in fact, create a hazard for mosquito breeding during the summer months.

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

#### **Stormwater management**

The study area contains rural section roads which include drainage ditches. The ditches along with the lack of slope in the area create a negative impact on stormwater management for the area. The impact occurs throughout Hall County.

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

#### **Old Cornhusker Army Ammunition Plant Infrastructure and Contamination**

See narrative above

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

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

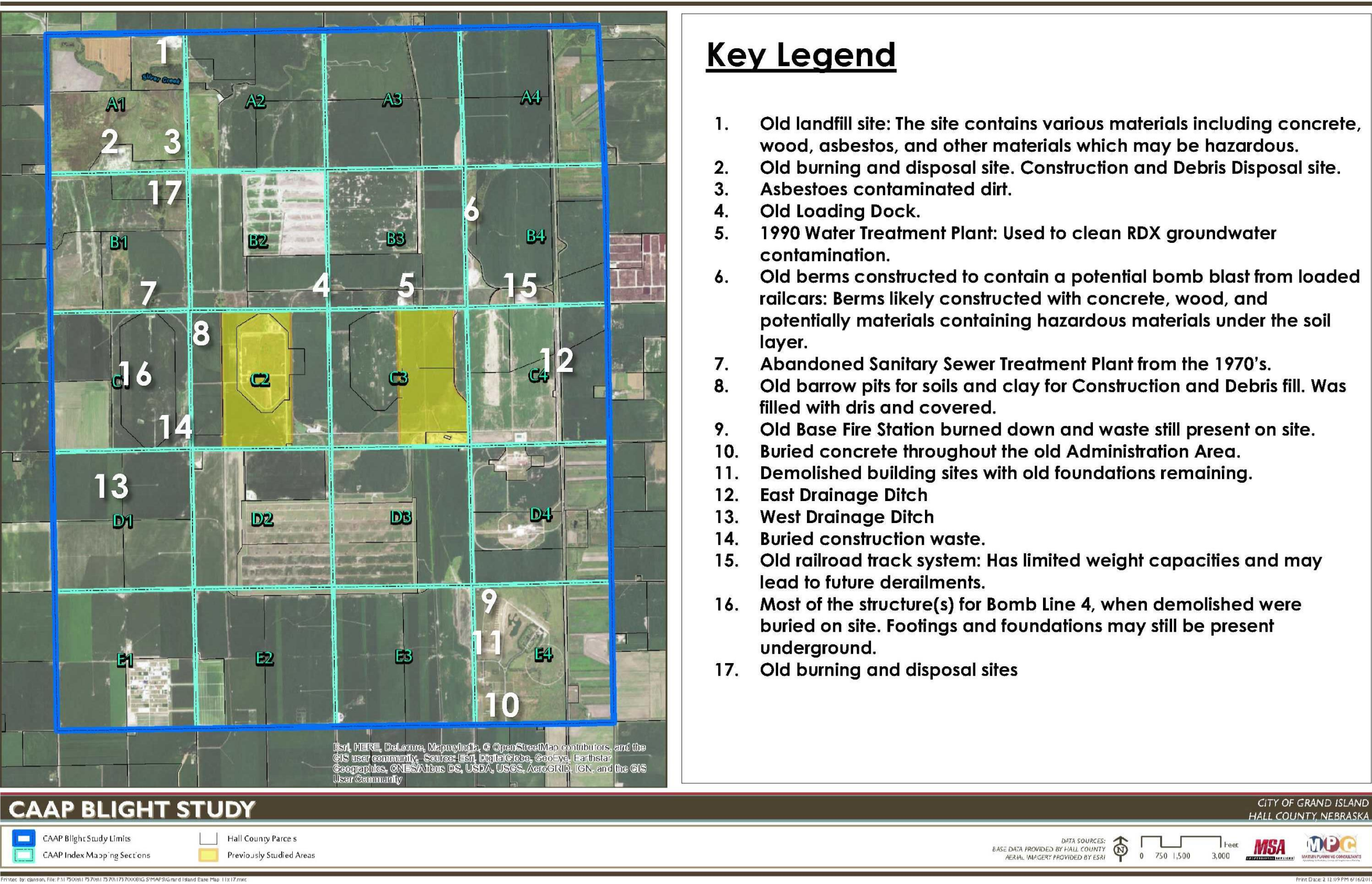
As mentioned earlier, the entire Cornhusker Army Ammunition Plant site is considered a hazardous area regarding ground water contamination. The actual contamination plume is under the study area, see Figure 8. Also, the plume has caused restrictions for potable domestic wells within the entire former ammunition plant site and beyond to be put into place.

The contaminated groundwater has several dangerous materials including RDX, a dangerous carcinogen, which was used in the manufacture of explosive devices during the life of the ammunition plant and is extremely unsafe to humans and other animals. Figure 8 indicates the study area in 1997 was directly over one of the most contaminated areas of CAAP. In addition, the Study Area is within an EPA Superfund Site.

Based on the field analysis there are sufficient elements present to meet the definition of dangerous conditions within the Study Area. Besides groundwater contamination, additional elements contributing to these criteria can be found; however, refer to Figure 10 for additional findings.



**Figure 11**  
**Insanitary and Unsafe Conditions/Existence of Conditions endangering life or property due to fire or other causes/ Combination of factors which are impairing and/or arresting sound growth**



Source: Review of Environmental Documentation Related to the Cornhusker Army Ammunition Plant; HDR; 2008

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#### Example of the Existing Conditions Endangering Life or Property

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

Within this study area, there are many factors impairing or arresting sound growth. A couple of these include:

- The entire Study Area is within an EPA Superfund Site
- The contamination plume is a major condition factor arresting sound growth in the Grand Island area.
- The condition of the railroad track is a deterrent for any business needing rail service
- The numerous landfill/construction and debris sites within the Study Area create unknowns and extreme costs for future clean-up
- Large berms along 70<sup>th</sup> near Capital Avenue
- The existing water system and sanitary sewer systems are not capable of use; except for, specific prescribe uses as defined by the numerous reports for this site
- Drainage capacity of the area is minimal regarding the ability to handle large amounts of runoff during large storm events.



#### Example of Conditions Arresting Growth

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

### **Diversity of Ownership**

The diversity of Ownership implies there are multiple landowners in an area. When there are multiple landowners, then the process of development and redevelopment can be hindered due to a vast number of people and corporations needing a say in the process. In these situations, it "may" become necessary for the public sector to become involved through the use of incentives to guide the effort.

Within the CAAP Study Area, there are 26 different property owners. These property owners include:

- The United States government
- The City of Grand Island
- Hall County
- The Nebraska Game and Parks Commission
- Central Platte Natural Resources District
- 21 different private landowners

The Diversity of Ownership is difficult on an area-wide basis, but there are also sections of ground within the Study Area which have multiple landowners. This diversity can add more difficulty to the redevelopment of a smaller area and requires considerable coordination. One example is the recent area owned by O'Neill Wood Products and Grand Island Economic Development Corporation; both parties needed to work together for a possible redevelopment area to be declared Blighted and Substandard, as well as, moving the project forward. Not saying there were problems, but having multiple owners involved can slow and complicate the process in the future.

Due to the Diversity of Ownership within the Study Area, this is a contributing factor to the area being declared Blighted and Substandard.

### **Faulty Lot Layout**

Within the Study Area, there are multiple parcels/lots throughout the 20 square miles. However, when the Department of Defense/US Government began selling off land within the boundaries of the Army Reserve, they were divided into many different configurations.

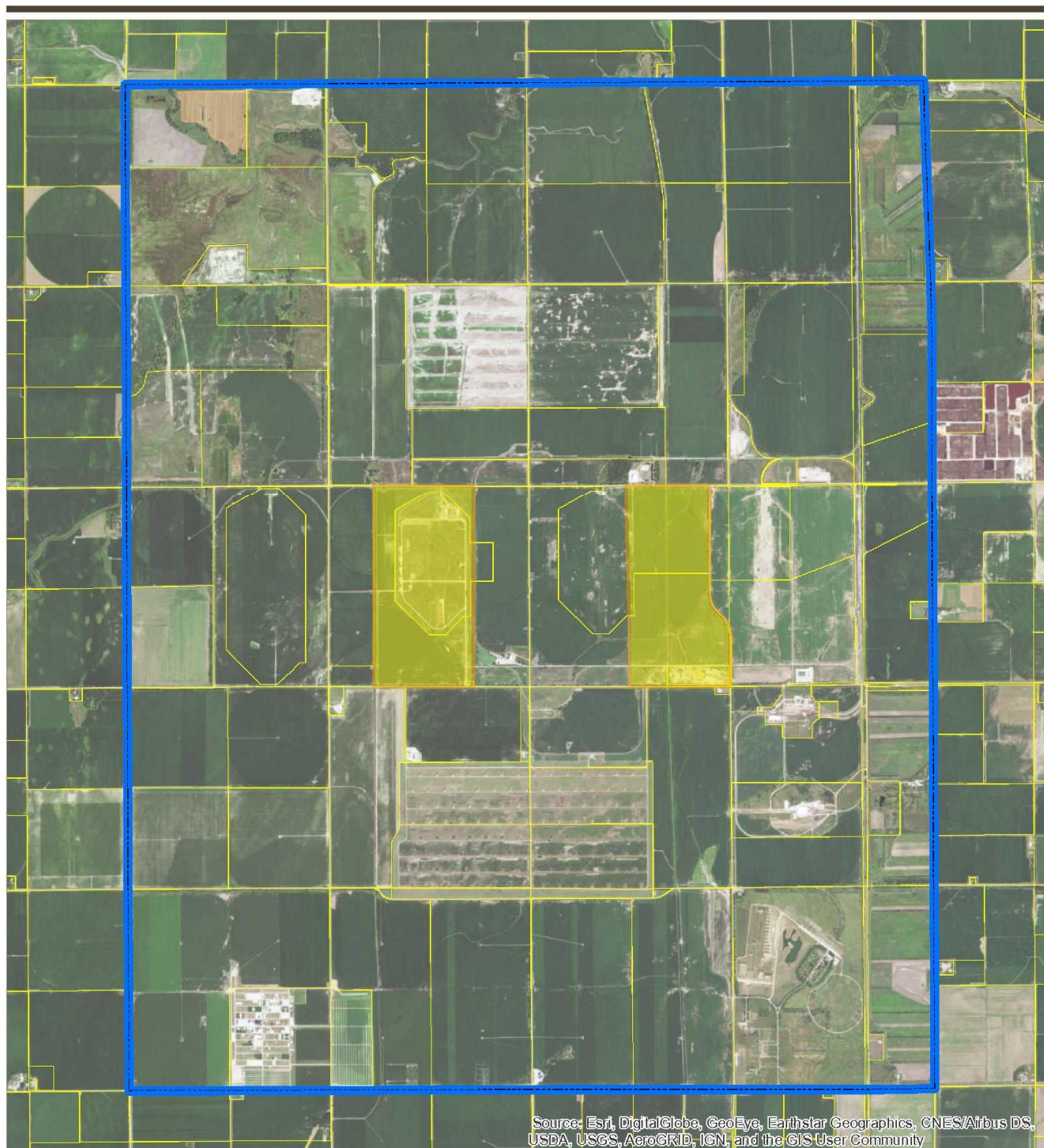
A large reason for this was likely due to what could be split off and sold at a specific time. Examining Figure 11, it is obvious the sale of the parcels, and the shape of the land did not have a specific plan or rationale. The previous section, Diversity of Ownership, identified 26 different landowners; however, there are 89 parcels owned by those landowners.



Blow-up of Figure 12



**Figure 12**  
**Lot/Parcel Layout**

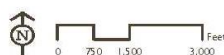


## CAAP - LOT / PACEL LINES

CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA

Previously Studied Areas
  CAAP Blight Study Limits
  Hall County Parcels

DATA SOURCES:  
BASE DATA PROVIDED BY HALL COUNTY  
AERIAL IMAGERY PROVIDED BY ESRI



Printed by: cjanison, File: P:\175008\175708\175708\GIS\MAPS\Figure 11 CAAP Lot Lines.mxd

Print Date: 11:56:17AM 6/19/2017

Source: Hall County Assessor, Marvin Planning Consultants and MSA 2017

## Part B of the Blight Definition

### Age of Commercial Units

Age of commercial units is a contributing factor to the blighted and substandard conditions in an area. The statute allows for a predominance of commercial units 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the commercial units within the Study Area. Note the age of commercial units came from the Appraisal data within the Hall County Assessor's website data.

Within the study area, there are 202 commercial units in some form or another. The age of structure has been determined by researching the structural age on the Hall County Assessor's and Treasurer's websites and reviewing older documents, as well as, a land survey completed on the entire site.

Considering the older commercial units have no specific dates attached to them since the property was a Federal Military facility, the assumption is the older commercial units were a part of the original installation in 1942. Therefore, the older remaining commercial units and any remaining foundations have been in place since 1942 and are currently 74 years old each. For purposes of this study, older utility poles and concrete culverts were not counted in the age calculation; although they contribute to the general deteriorating condition.

The following breakdown was determined:

- 158 (78.2%) units were determined to be 40 years of age or older
- 44 (21.8%) units were determined to be less than 40 years of age

**Table 1:**  
**Age of Units**

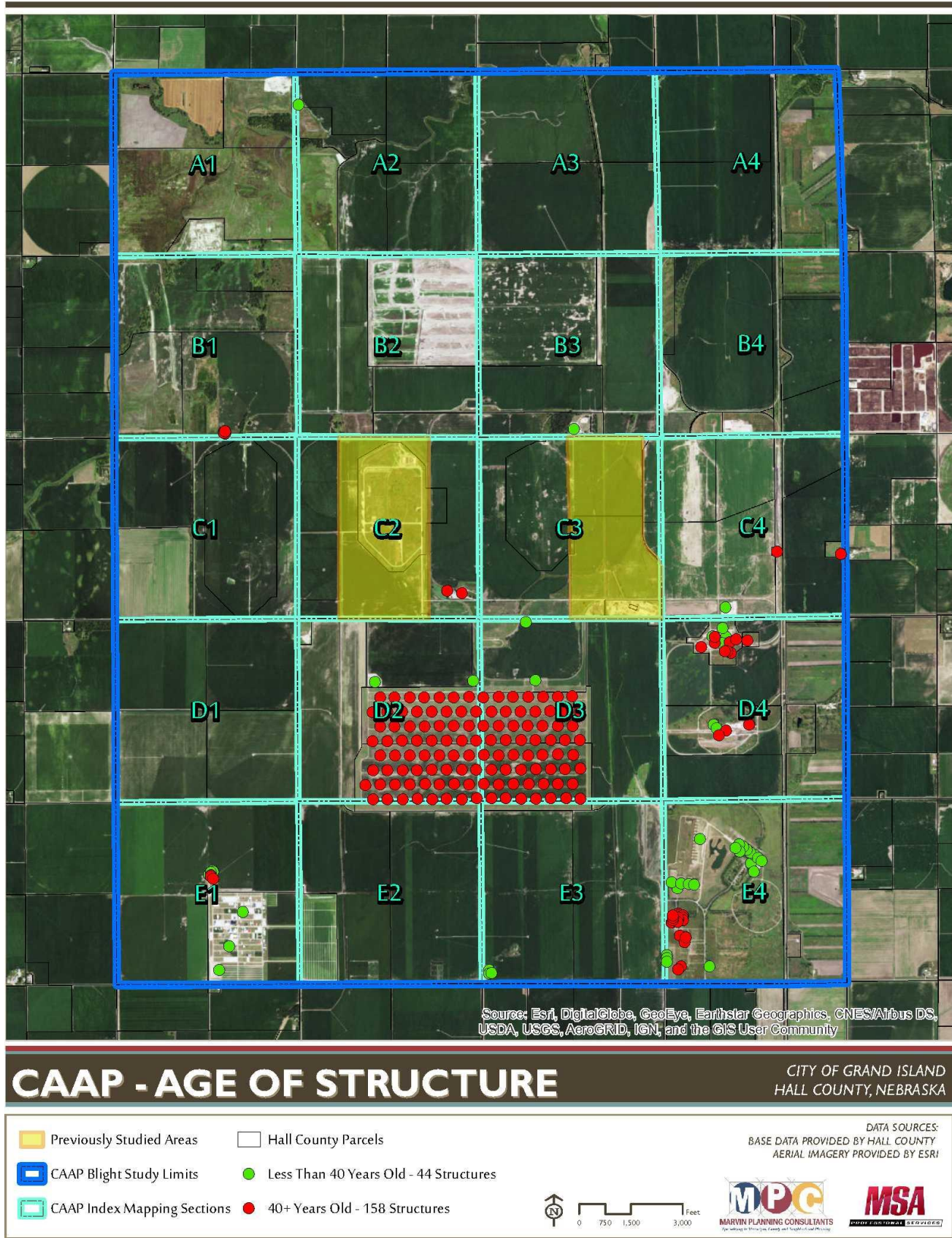
	Number of Units	Construction date	Age of Units	Cummulative Age
	2	1920	97	194
	2	1925	92	184
	1	1940	77	77
	125	1942	75	9375
	12	1945	72	900
	10	1970	47	750
	6	1976	41	450
	5	1990	27	135
	1	1992	25	25
	1	2000	17	17
	9	2003	14	126
	2	2004	13	26
	2	2005	12	24
	2	2006	11	22
	2	2008	9	18
	12	2011	6	72
	1	2012	5	5
	5	2013	4	20
	7	2014	3	21
<b>Total Cummulative</b>	<b>202</b>			<b>11986</b>
<b>Average Age</b>				<b>59.33663366</b>

Source: Hall County Assessor

Also, Table 1, above, examined the commercial units within the study area and calculated a cumulative age and divided by the total number of commercial units to get a mean age. The mean age of all of the commercial units in the study area is 59.3 years.



**Figure 12**  
**Age of Commercial Units**



Source: Hall County Assessor



## **Blighting Summary**

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

- **Qualifies under the Former Defense Site statute**
  - The real property located outside the corporate limits of the city is a formerly used defense site;
  - The formerly used defense site is located within the same county as the city approving such redevelopment project;
  - Formerly used defense site means real property that was formerly owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the United States Secretary of Defense. Formerly used defense site does not include missile silos.
- **Substantial number of deteriorating structures**
  - Based upon the review of Hall County Assessor data, field observations, drone observations and other aerials there are a substantial number of deteriorating structures within the Study Area:
    - 156 structures deemed to be in a deteriorated state.
    - 46 structures deemed to be in good condition.
- **Deterioration of site or other improvements**
  - Drainage of existing site is difficult based upon the existing topography.
  - County Road conditions.
  - Stormwater management.
  - Internal Infrastructure.
  - Old Cornhusker Army Ammunition Plant infrastructure and Contamination.
  - Study area is currently within a EPA Superfund Site, see Appendix B
- **Insanitary or Unsafe Conditions**
  - Drainage of the existing site is difficult based on the existing topography.
  - Stormwater management.
  - Internal Infrastructure.
  - Old Cornhusker Army Ammunition Plant infrastructure and Contamination.
  - Several other issues including landfills filled with asbestos material and potentially other hazardous substances, see Figure 11.
- **Dangerous conditions to life or property due to fire or other causes**
  - Old Cornhusker Army Ammunition Plant Contamination.
  - Several other issues including landfills filled with asbestos material and potentially other hazardous substances, see Figure 11.
- **Combination of factors which are impairing and/or arresting sound growth**
  - The contamination plume is a major condition factor arresting sound growth in the Grand Island area.
  - The condition of the railroad track is a deterrent for any business needing rail service
  - The numerous landfill/construction and debris sites within the Study Area create unknowns and extreme costs for future clean-up
  - Large berms along 70<sup>th</sup> near Capital Avenue
  - The existing water system and sanitary sewer systems are not capable of use; except for, specific prescribe uses as defined by the numerous reports for this site
  - Drainage capacity of the area is minimal regarding the ability to handle large amounts of runoff during large storm events.
  - Study area is currently within a EPA Superfund Site, see Appendix B
- **Diversity of Ownership**
  - The Study Area contains 26 different landowners including six different governmental entities.
- **Faulty Lot Layout**
  - The Study Area contains 89 different parcels owned by 26 different landowners.
  - Many these parcels are not square or rectangular in shape but oddly shaped parcels

- **Stable or decreasing population based on the last two decennial censuses**
  - The Study Area has had no population over the past two decennial censuses. Based upon the DOD criteria for the Study Area, permanent residential structures and units are not permitted; other than the residence for the Park Superintendent for Heartland Shooting Park.

### **Criteria under Part B of the Blight Definition**

- **Average age of commercial units is over 40 years of age**
  - Within the Study Area 78.2% of the commercial units meet the criteria of 40 years of age or older.
  - Based upon the county assessor's assessment records, the average age of the commercial units within the study area is 59.3 years.
- **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 include:**

- Improper Subdivision or Obsolete Platting
  - The land was originally laid out by the U. S. Government during and after World War II.
- Defective/Inadequate street layouts
  - The primary layout in this Study Area are section line roads
- Tax or special assessment delinquency exceeding fair value of the land.
  - NA
- Defective or unusual condition of title
  - NA
- Unemployment in the designated area is at least 120% of the state or national average.
  - NA
- Over one-half of the property is unimproved and has been within the City for over 40 years.
  - NA
- 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.
  - NA

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

## **Substandard Conditions**

### **FORMER DEFENSE SITE**

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

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

### **Predominance of Deteriorating Buildings or Improvements**

The team went through every property record on-line, via the Hall County Assessor's site to identify structures in good or bad condition. Also, a site visit examined many existing structures throughout the Study Area. In addition, the use of aerial photography and a drone flight were utilized in gaining a better view and more insight on the structural conditions of certain areas of the former Army Reservation.

Through the team's observations and analysis, the following was determined:

- 155 structures were in bad or deteriorating condition
- 46 structures were in good condition
- 1 structure burned down

Almost everything constructed during the Army's occupation of the area fits within the category of deteriorated and dilapidated and is in poor condition. The structures deemed to be in good condition have been constructed by the new property owners, including the area around Husker Harvest Days and the actual range at the Heartland Shooting Park.

Besides the actual standing structures, there are several concrete slabs and footings still visible on the old administration area. The above ground portions have been torn down slabs and footings were left behind.

Based upon the review of this issue, it is found that deteriorating structures is a contributing factor in declaring this area substandard.

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

As mentioned earlier, the entire Cornhusker Army Ammunition Plant site is considered a hazardous area regarding ground water contamination. The actual contamination plume is under the study area, see Figure 8. Also, the plume has caused restrictions for potable domestic wells within the entire former ammunition plant site and beyond to be put into place.

The contaminated groundwater has several dangerous materials including RDX, a dangerous carcinogen, which was used in the manufacture of explosive devices during the life of the ammunition plant and is extremely unsafe to humans and other animals. Figure 8 indicates the study area in 1997 was directly over one of the most contaminated areas of CAAP.

Based on the field analysis there are sufficient elements present to meet the definition of dangerous conditions within the Study Area. Besides groundwater contamination, additional elements contributing to these criteria can be found; however, refer to Figure 11 for additional findings.

## **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 meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

### **FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA – CAAP**

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

#### **Blighted Conditions**

- Former Defense Site
- Existence of commercial units over 40 years of age
- Substantial number of Deteriorating Structures
- Deterioration of site or other improvements
- Insanitary and Unsafe Conditions
- Dangerous conditions to life or property due to fire or other causes, including contamination
- Combination of factors which are impairing and/or arresting sound growth
- Diversity of Ownership
- Faulty Lot Layout
- Stable or decreasing population based on the last two decennial censuses

#### **Substandard Conditions**

- Former Defense Site
- Dangerous conditions to life or property due to fire or other causes, including contamination
- Predominance of buildings or improvements which by reason of deterioration and age are conducive to ill health and detrimental to the public health

# Appendix A

## Ownership by Acres by Section

**Ownership Table**

Map Index Number	Owner	Acreage	
A1	Central Platte NRD	428.17	
	USA	51.48	
	Game and Parks	157.3	636.95
A2	Thayer Properties LLC	454.75	
	Central Platte NRD	91.71	634.55
A3	Big B, Inc	299.30	
	Keith Brown	113.77	
	Kaboom	216.54	629.61
A4	Kaboom	402.68	
	ARS	27.65	
	Game and Parks	215.76	646.09
B1	Central Platte NRD	340.01	
	USA	307.23	647.24
B2	4 T Land LLC	240.38	
	Keith Brown	94.81	
	ARS	3.76	
	Panowicz	45.94	
	Big B, Inc	254.72	639.61
B3	4 T Land LLC	257.17	
	Panowicz	40.67	
	USA	16.16	
	Keith Brown	110.38	
	Big B, Inc	212.51	636.89
B4	Southern Public Power	472.59	
	ARS	61.91	
	Hooker Bros	35.64	
	Mid-Nebraska Disposal	12	
	Blessing Premier Property LLC	22.37	
	Game and Parks	56.8	661.31
C1	Uhrich	136.84	
	Stueven	139.77	
	Panowicz	365.88	642.49
C2	ARS	1.73	
	Platte River Ind	316.26	
	GIEDC	1.73	
	Panowicz	295.96	631.66
C3	Panowicz	315.71	
	CAIP LLC	231.28	
	Wojtaszewski	38.56	
	ARS	3.18	
	O'Neill Wood Resources	27.57	600.32
C4	Wojtaszewski	274.87	
	ARS	26.78	
	Southern Public Power	208.12	
	Wojtaszewski	98.51	
	Other	130.23	640.00
D1	Haldeman	160.53	
	Big B, Inc	161.28	
	Petersen	325.49	647.30
D2	Petersen Farms	215.66	
	Heritage Disposal	424.72	640.38
D3	Wojtaszewski	256.64	
	Heritage Disposal	385.83	
	ARS	329.72	
	Southern Public Power	3.57	642.47
D4	Wojtaszewski	104.67	
	Game and Parks	204.44	642.4
E1	Rohwer Family Ltd Partnership	481.24	
	Farm Progress Comp. Inc	162.39	643.63
E2	Farm Progress Comp. Inc	66.47	
	Rohwer Family Ltd Partnership	244.45	
	Heritage Disposal	24.09	
	Petersen Farms	1.94	
	Kaboom	300.93	637.88
	Heritage Disposal	19.08	
	Wojtaszewski	1.88	
	Kaboom	606.63	627.59
E4	City of Grand Island	420.05	
	Game and Parks	204.92	
	ARS	11.82	
	Hall County	5.97	642.76
Total		11,638	

# Appendix B

## CAAP Superfund Information

The following information was taken directly off the EPA Website regarding the CAAP Superfund Site.

### **Site Background**

The Cornhusker Army Ammunition Plant is a 12,042-acre site near Grand Island, Nebraska. The Army built the plant in 1942 to produce munitions and provide support functions during World War II. The plant area includes five major production areas where munitions were loaded, assembled and packed; a fertilizer manufacturer; two major storage facilities; sanitary landfills; and burning grounds where materials contaminated with explosives were ignited. Improper disposal of contaminated wastewater and other plant operations resulted in groundwater contamination on and off the site. The U.S. Army Corps of Engineers (USACE) is conducting the first of two phases of cleanup at one subsite. Operation and maintenance activities and monitoring are ongoing.

### **EPA's Involvement at this Site**

The EPA provides oversight of environmental cleanup work performed by USACE on behalf of the Army. The EPA is a party to an agreement with USACE and the Nebraska Department of Environmental Quality (NDEQ) which describes how that cleanup will be conducted. Based on this agreement, the EPA provides regulatory review and oversight of documents developed and work conducted by the USACE at the site. In addition, EPA is taking an active role in performing groundwater sampling to evaluate the presence of contaminants, including perchlorate, which were not originally identified in the documents which spell out the agreements between EPA, USACE, and the State of Nebraska.

### **Site Status**

Systems are currently in place at the site for extracting and treating contaminated groundwater. In addition to extraction and treatment, the remedy for the groundwater contamination includes monitored natural attenuation and long-term monitoring. Natural attenuation describes a variety of in-place processes that, under favorable conditions, act without human intervention to reduce the mass, toxicity, mobility, volume or concentration of contaminants in groundwater. Remedies for other parts of the site include removal of soil contaminants and debris and institutional controls to prevent the property's use for non-industrial purposes.

The USACE/Army is currently conducting the first stage of cleanup activities at one subsite, including excavating and sifting soil to locate and dispose of gravel mines. Under the second stage of work, sifted soil, as well as the excavated site, will be characterized for contaminant concentrations that exceed cleanup levels. The USACE will transport and dispose of soils with contaminants above cleanup levels to an off-site facility.

### **Work to Protect Human Health and the Environment**

This site is being addressed through Department of Defense (DoD) Federal Facility actions with oversight by EPA and NDEQ. EPA, NDEQ and DoD signed an Interagency Agreement in 1990 that describes how the Army will perform work to investigate and clean up the site.

The EPA has conducted several five-year reviews of the site's remedy. These reviews evaluate whether the remedies put in place protect public health and the environment, and function as intended by site decision documents. The most recent review concluded that response actions at the site are in accordance with the remedy selected by EPA and that the remedy continues to be protective of human health and the environment in the short term. Continued protectiveness of the remedy requires continued groundwater monitoring and implementation of institutional controls.

### **Site Risks**

The greatest health risks to people are ingesting or touching contaminants in soil and groundwater. However, residents have had access to public water supplies since the early 1990s. Currently, there are no known exposures to contaminants at unacceptable levels, and therefore, no known unacceptable human health risks.

### **Emergency Response**

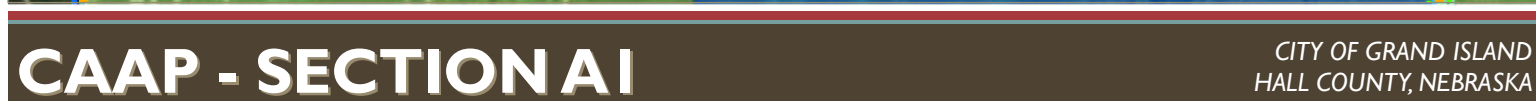
Site cleanup has also included removal actions, or short-term cleanups, to address immediate threats to human health and the environment. Immediate actions included the disconnection of the well from the public water supply and extraction of contaminated groundwater. From 1987 to 1988, the Army incinerated 40,000 tons of contaminated soil in the surface impoundments.



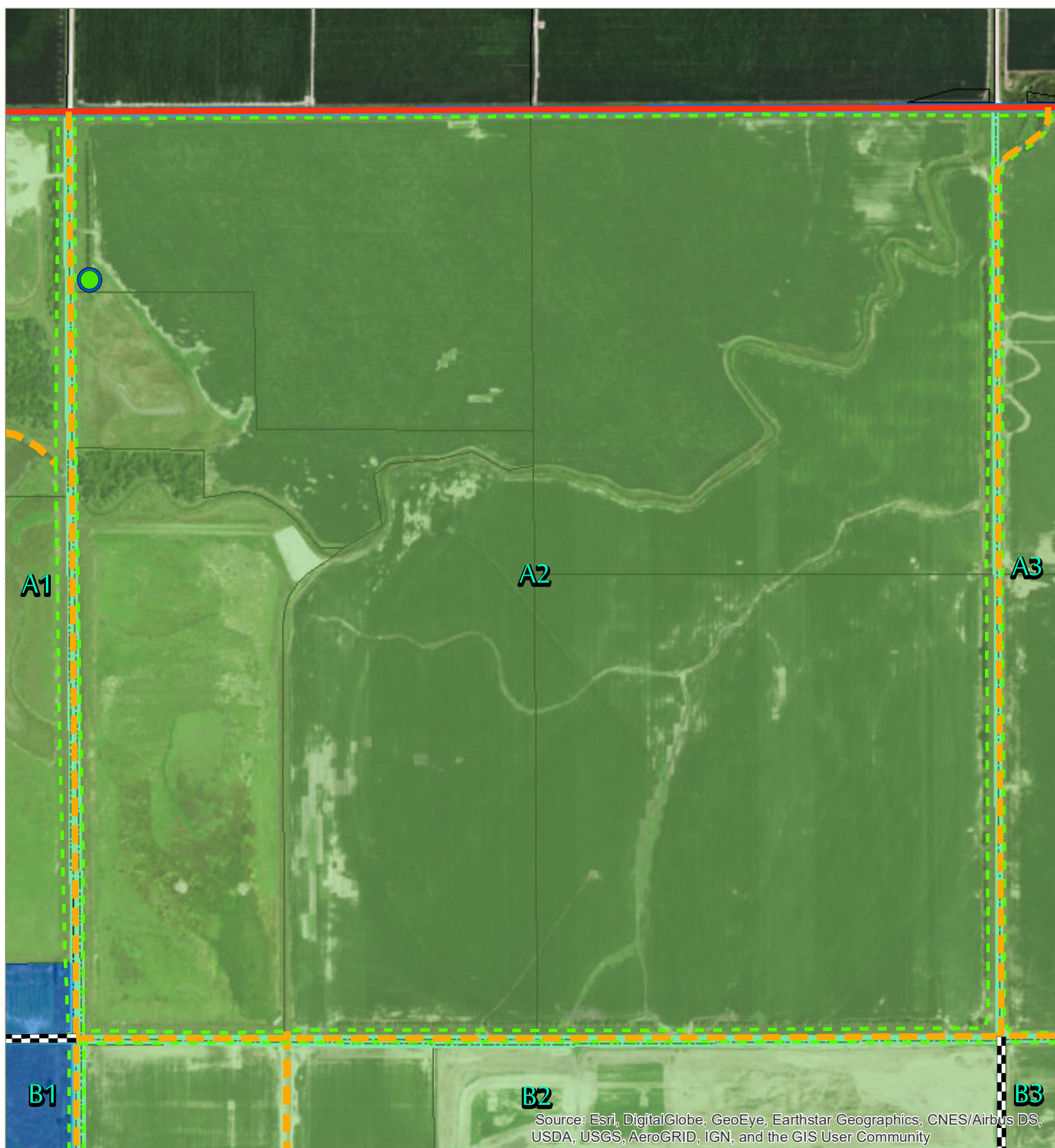
The Army provided bottled water to the 250 homes with contaminated wells until residences were hooked up to the city's water system in 1986. In 1991 and 1992, the Army provided bottled water to additional homes with contaminated wells until residences were hooked up to the city's water system.

# Appendix C

## Section by Section Blow-ups of Conditions







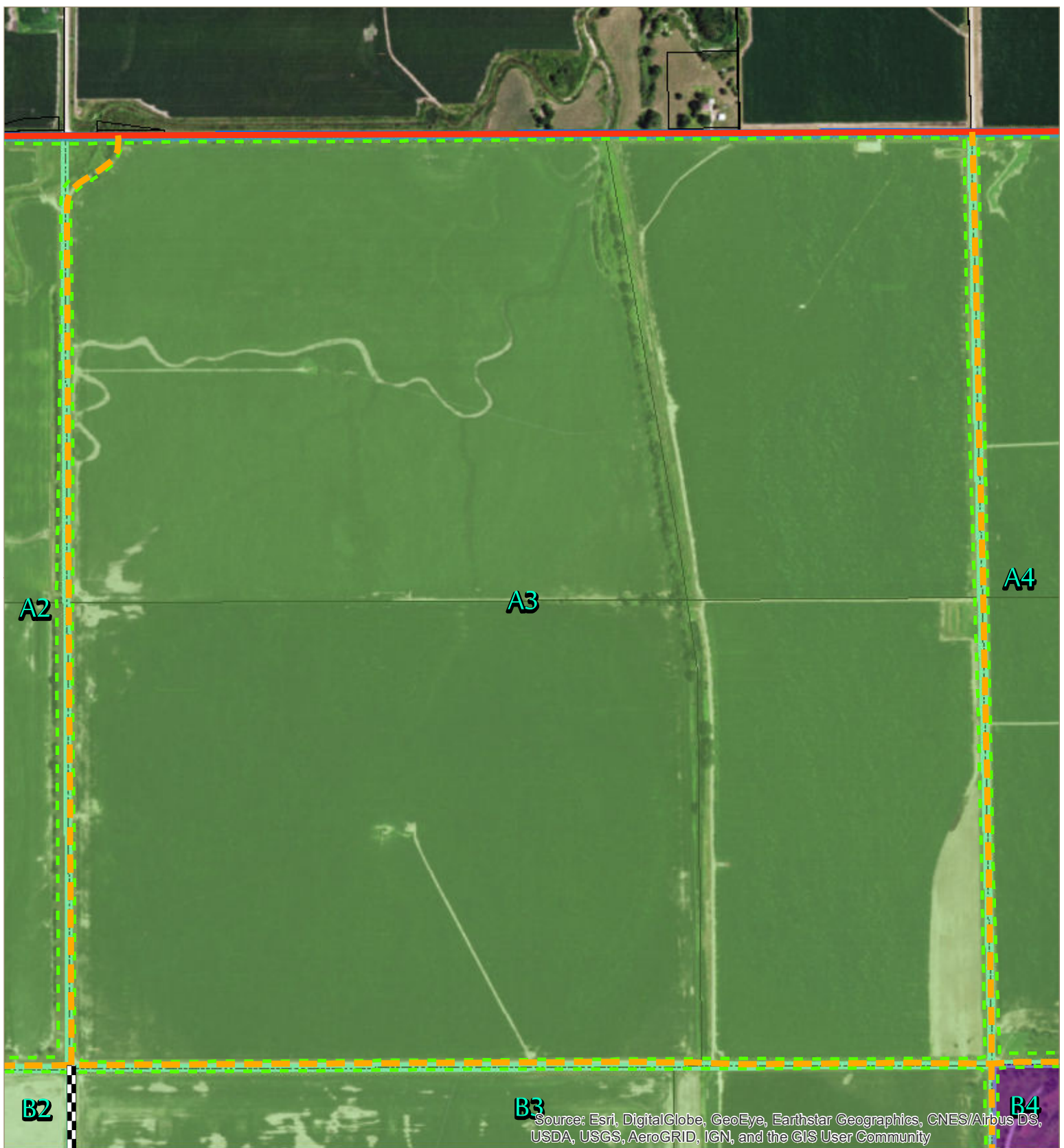
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CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA



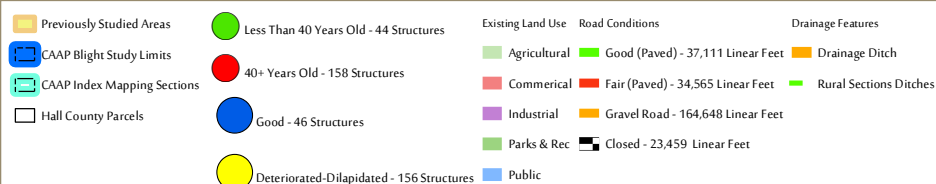
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# CAAP - SECTION A3

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HALL COUNTY, NEBRASKA



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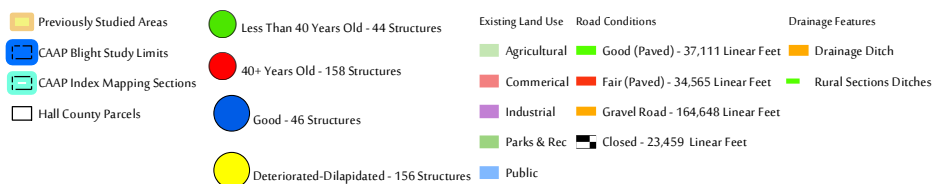






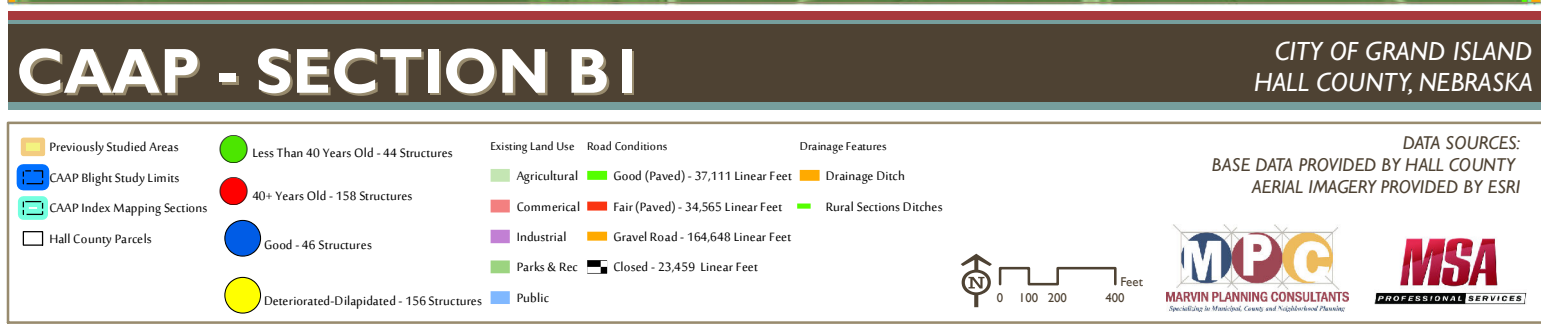
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HALL COUNTY, NEBRASKA

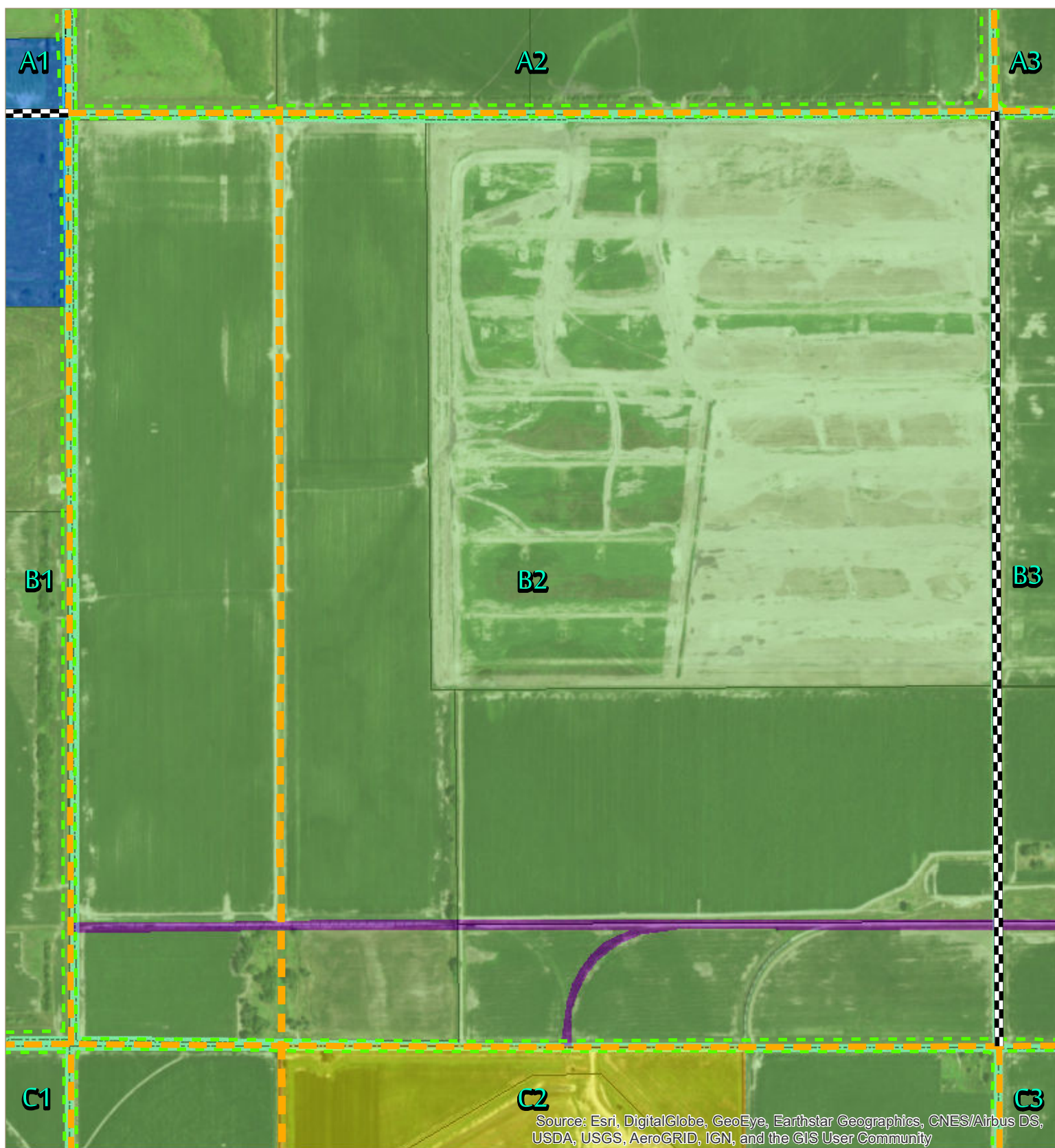


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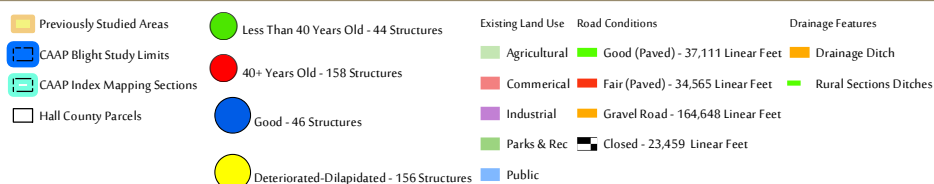






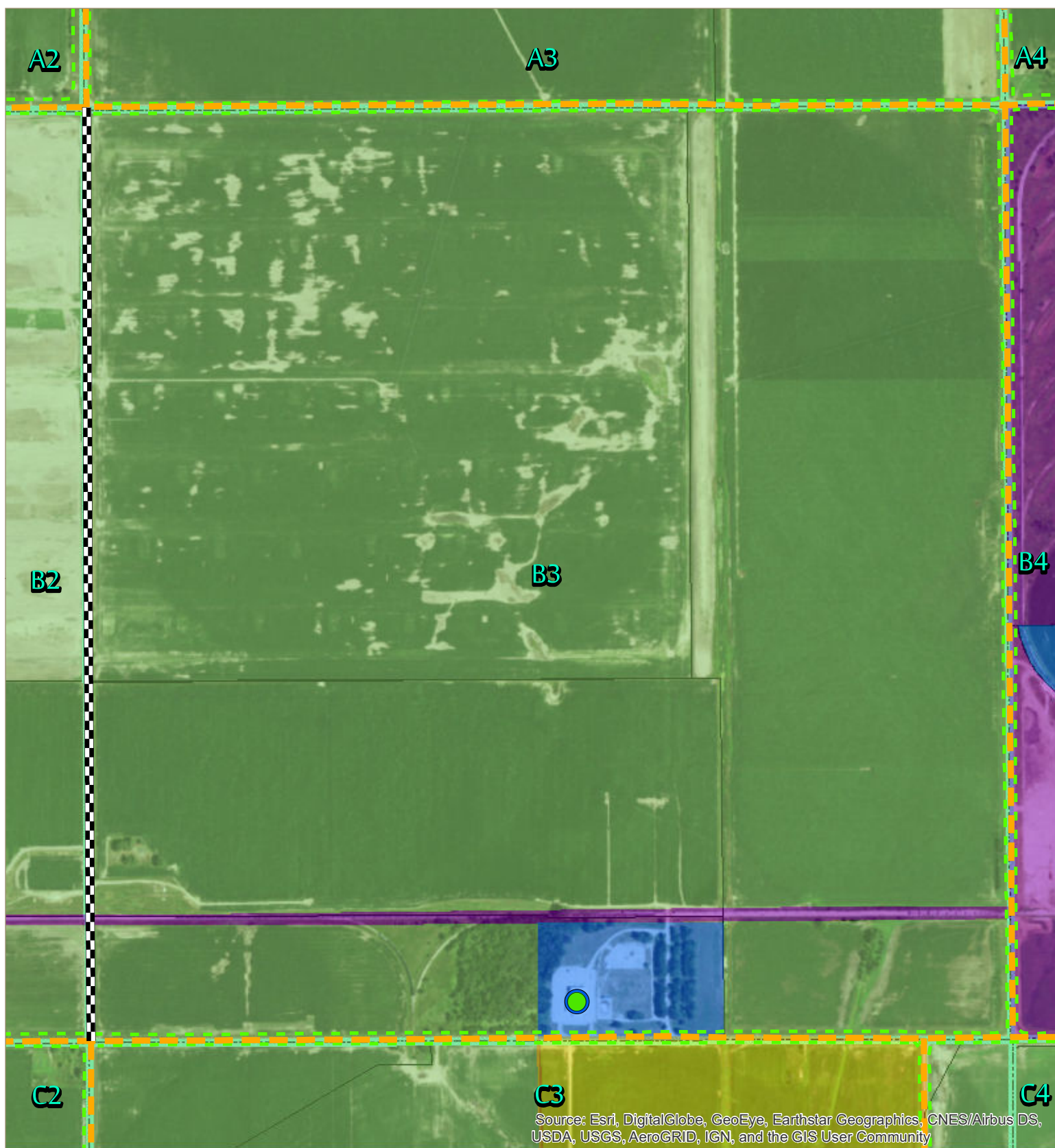
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HALL COUNTY, NEBRASKA



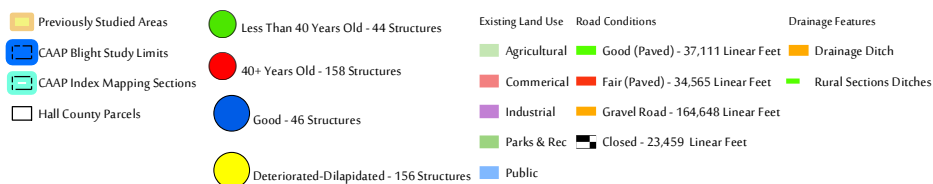
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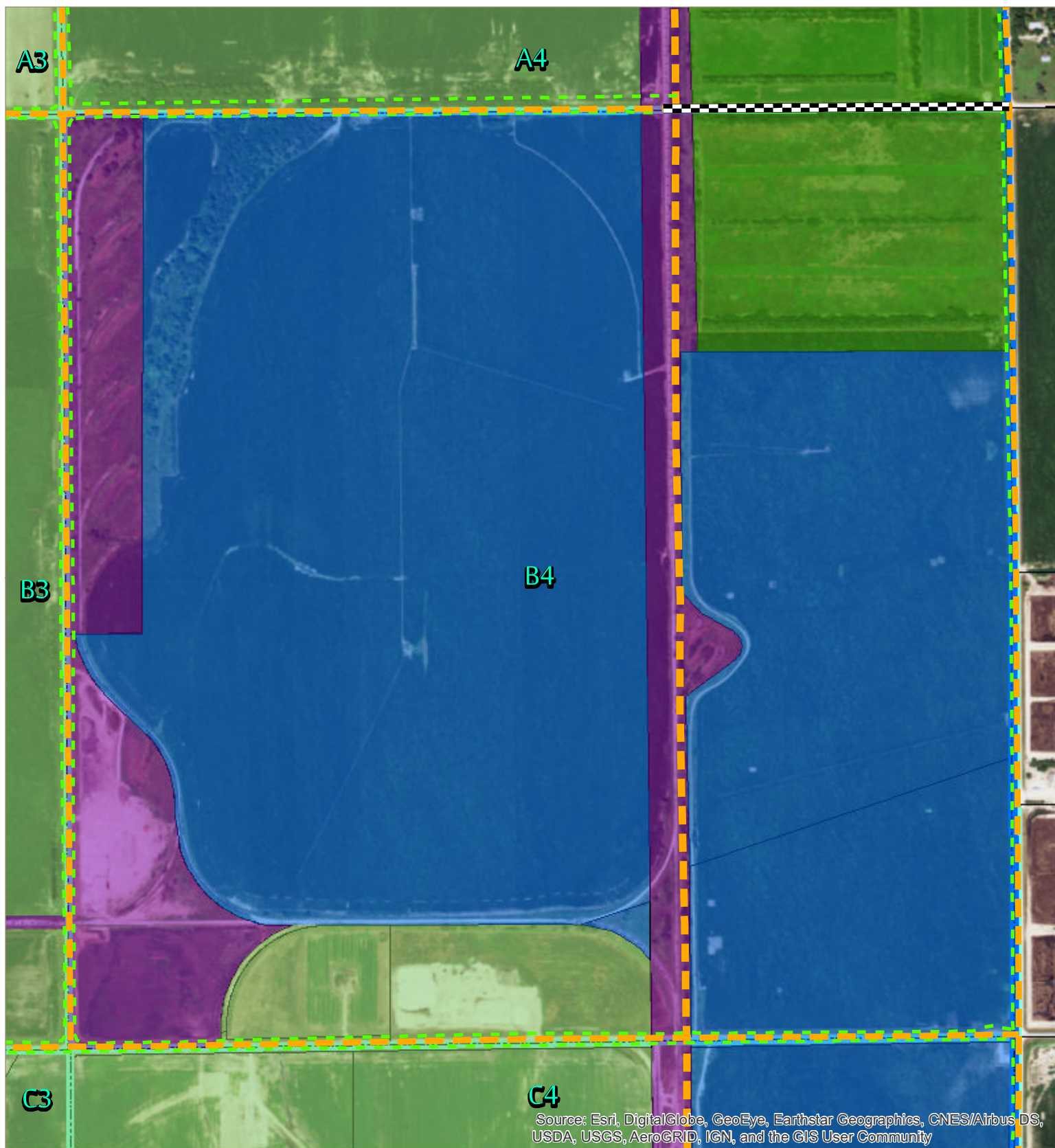
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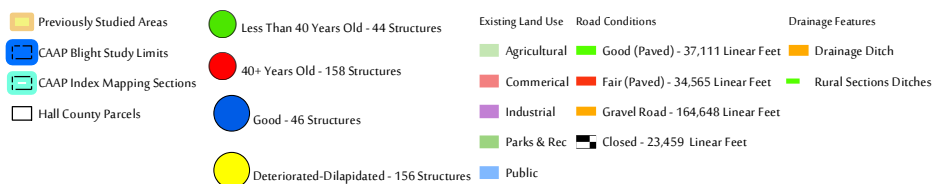






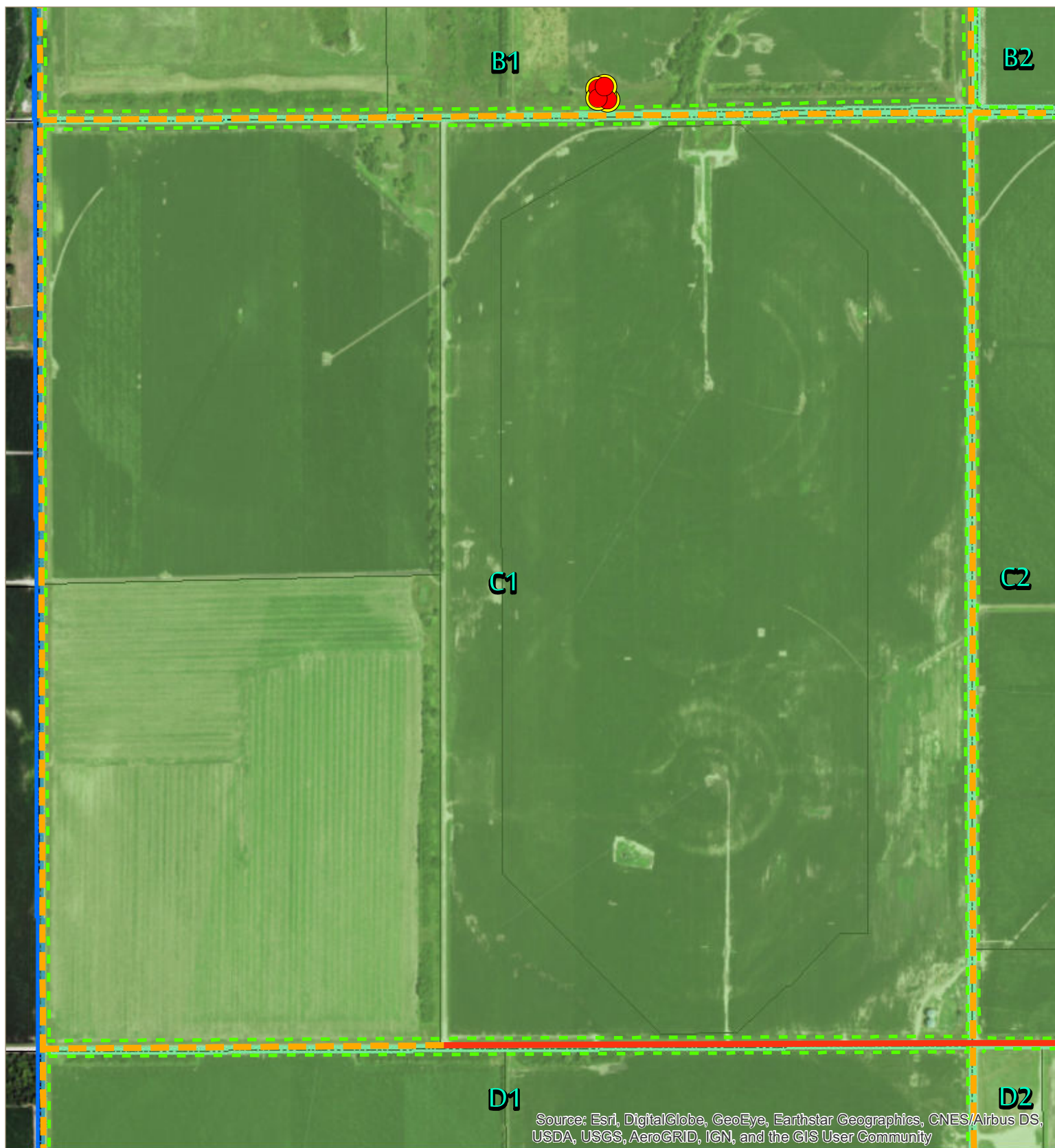
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HALL COUNTY, NEBRASKA



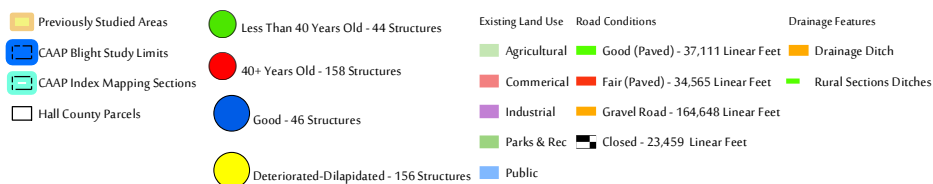
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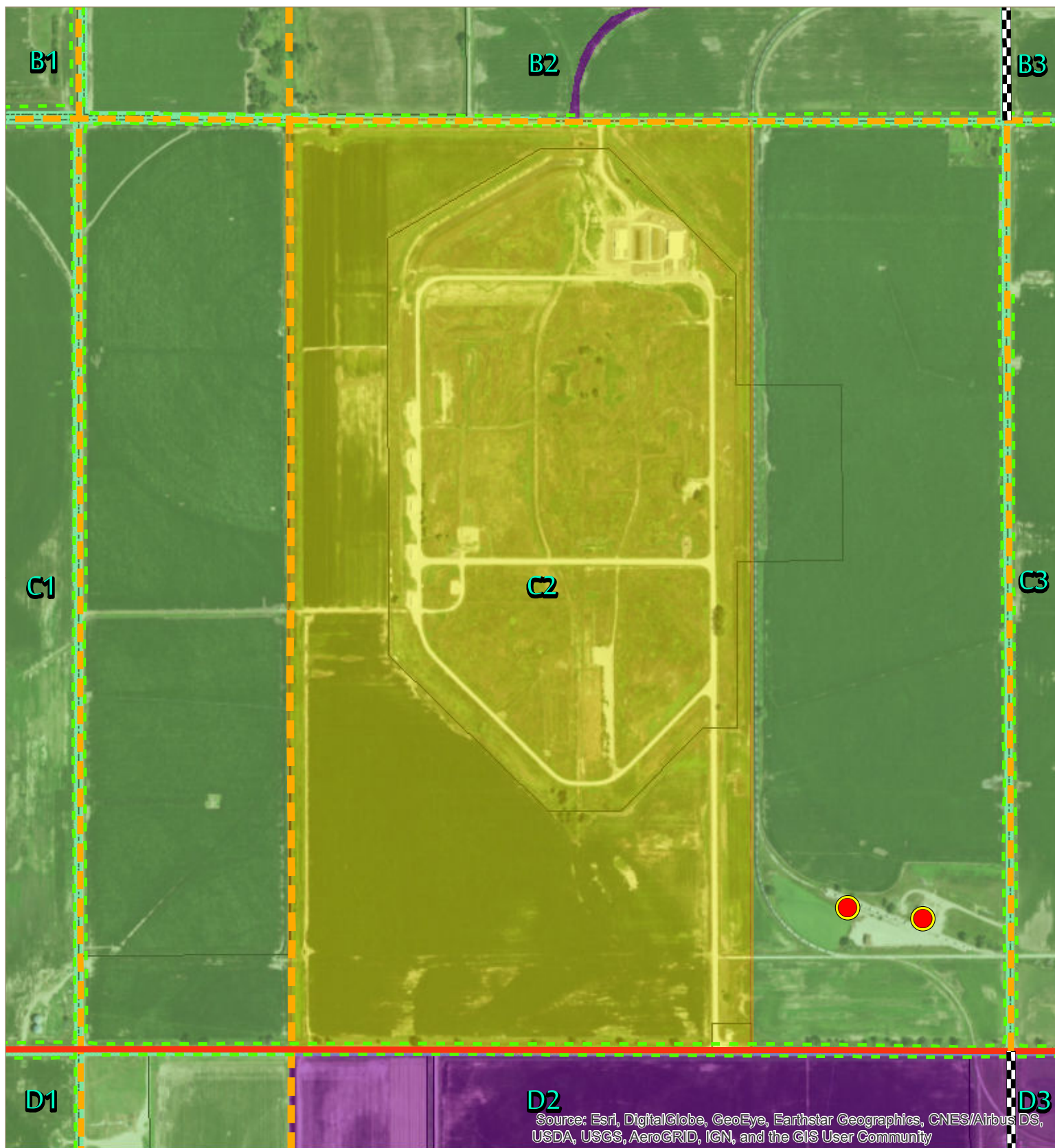


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HALL COUNTY, NEBRASKA

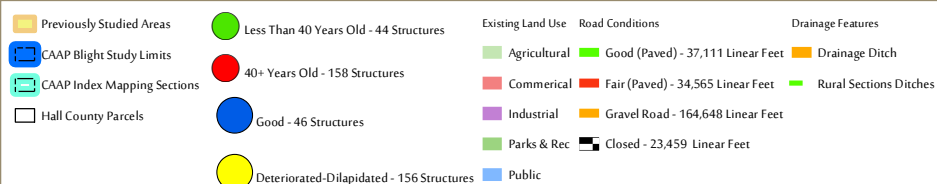






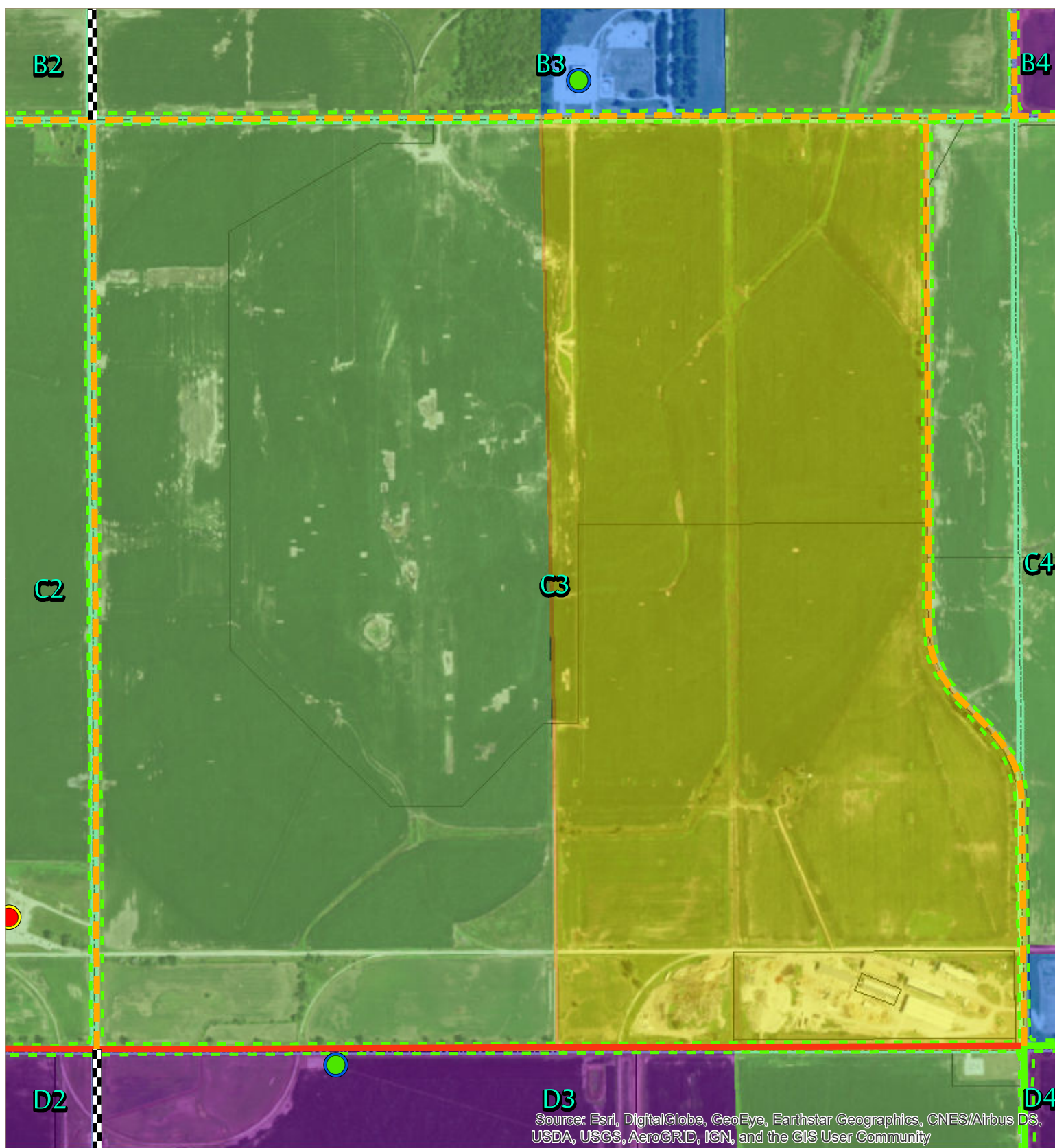
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HALL COUNTY, NEBRASKA



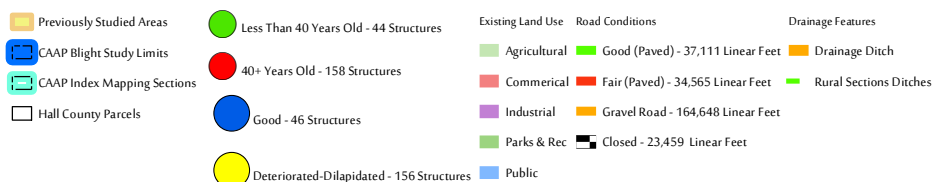
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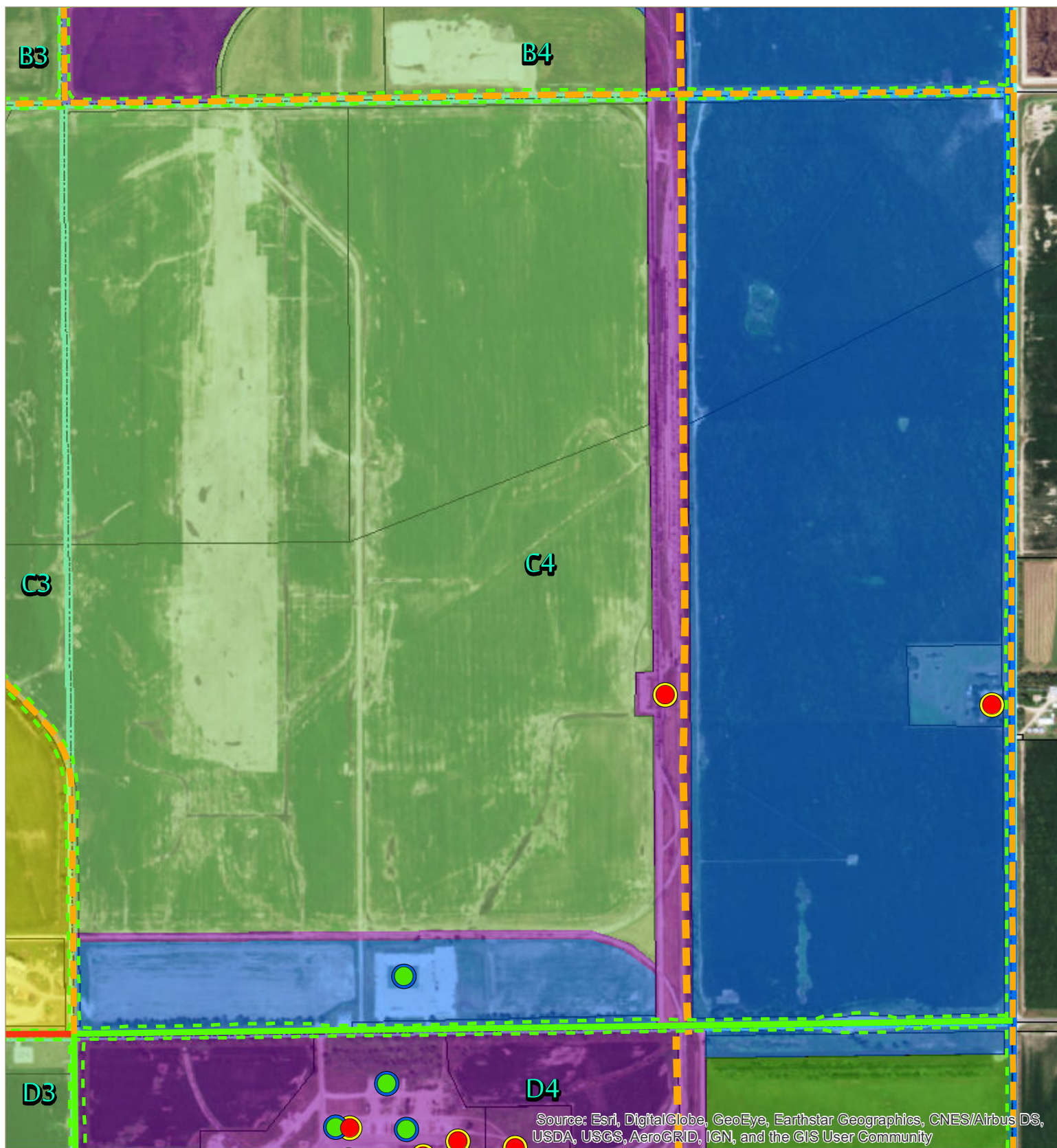


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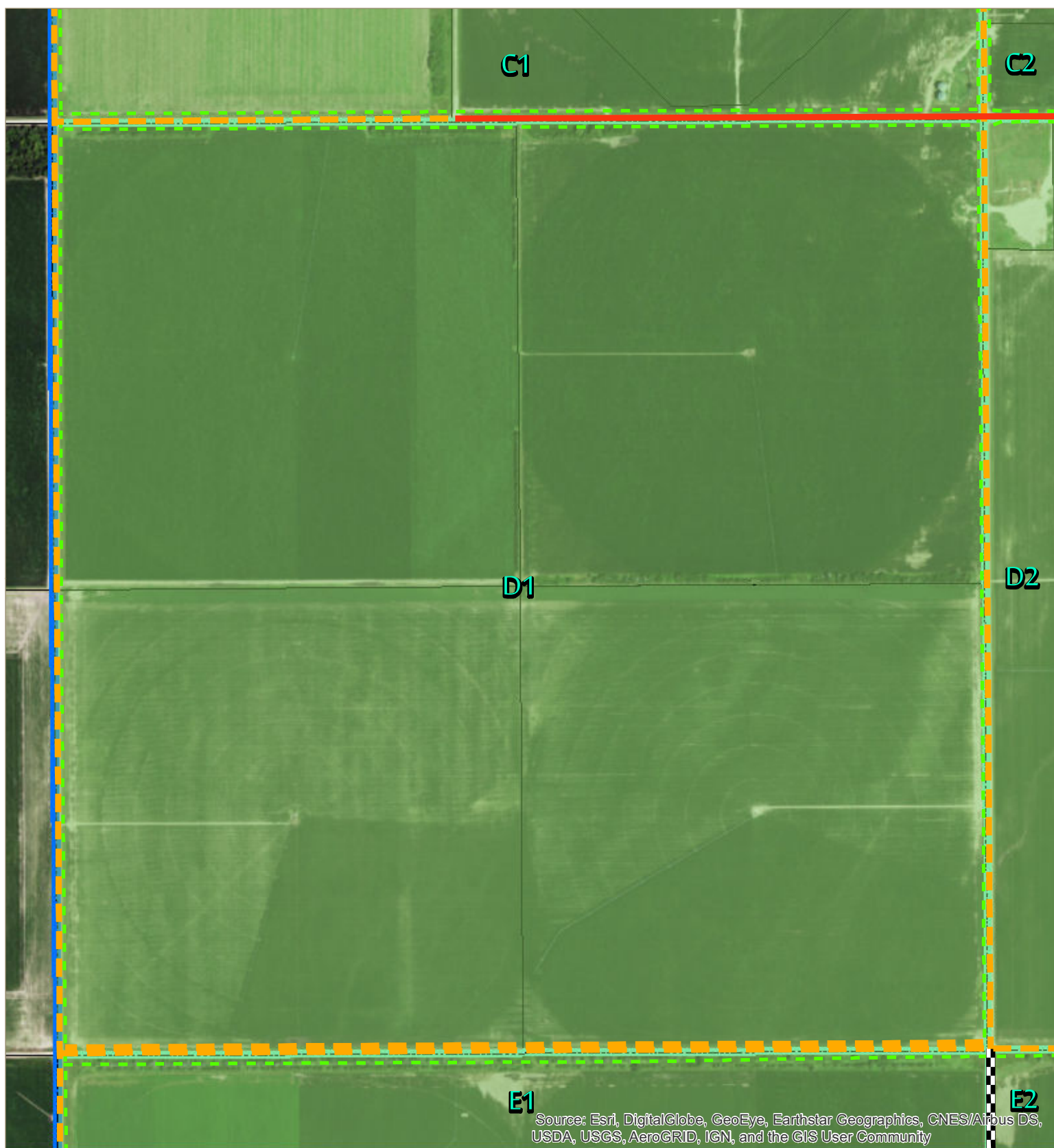




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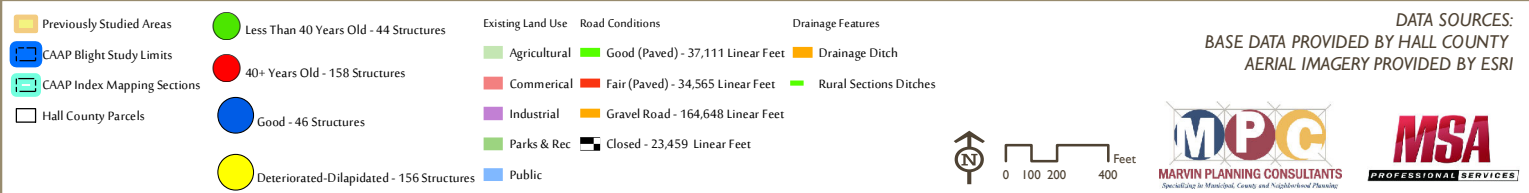
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HALL COUNTY, NEBRASKA



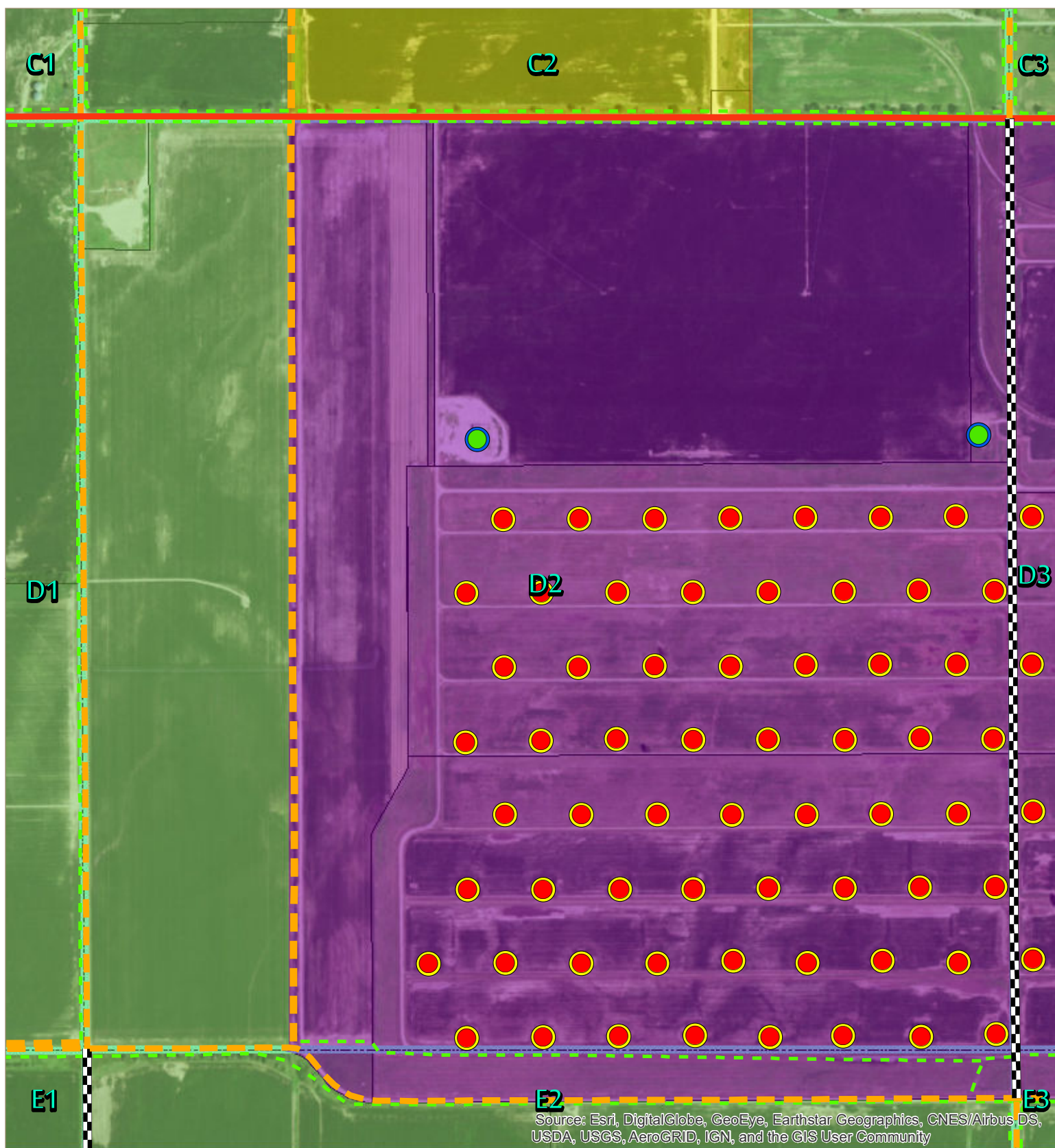


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CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA







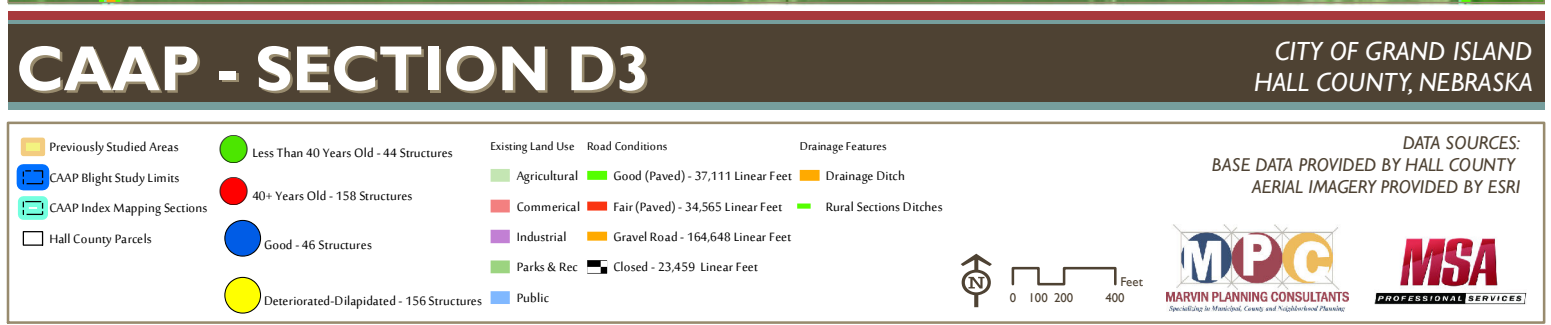
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HALL COUNTY, NEBRASKA

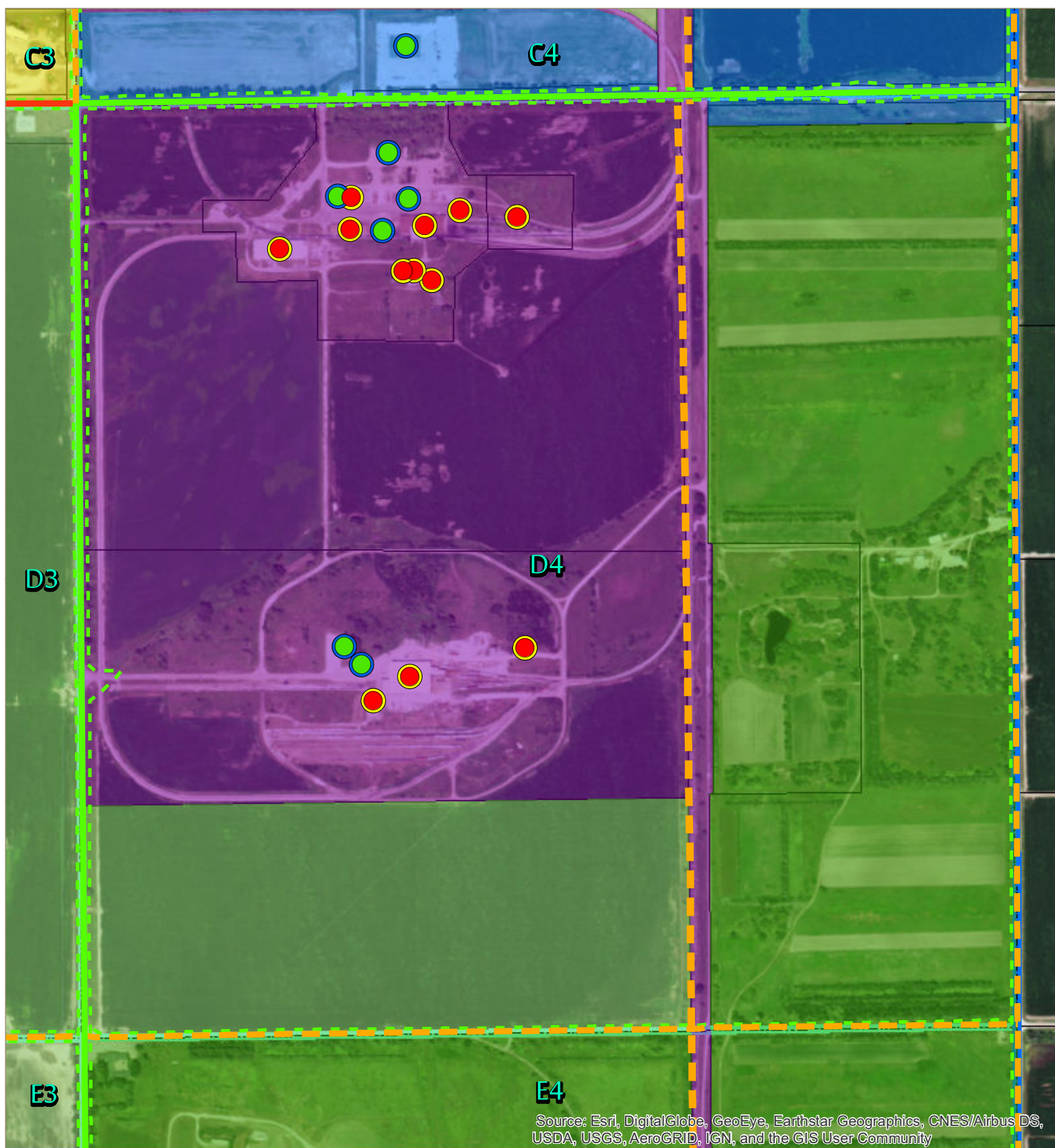


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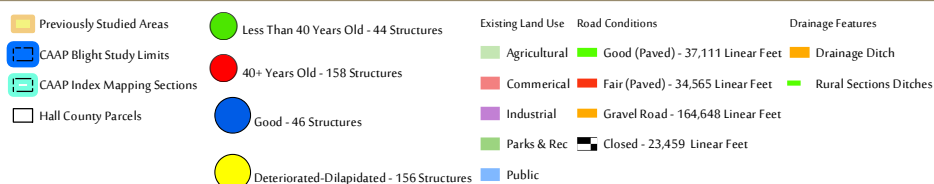






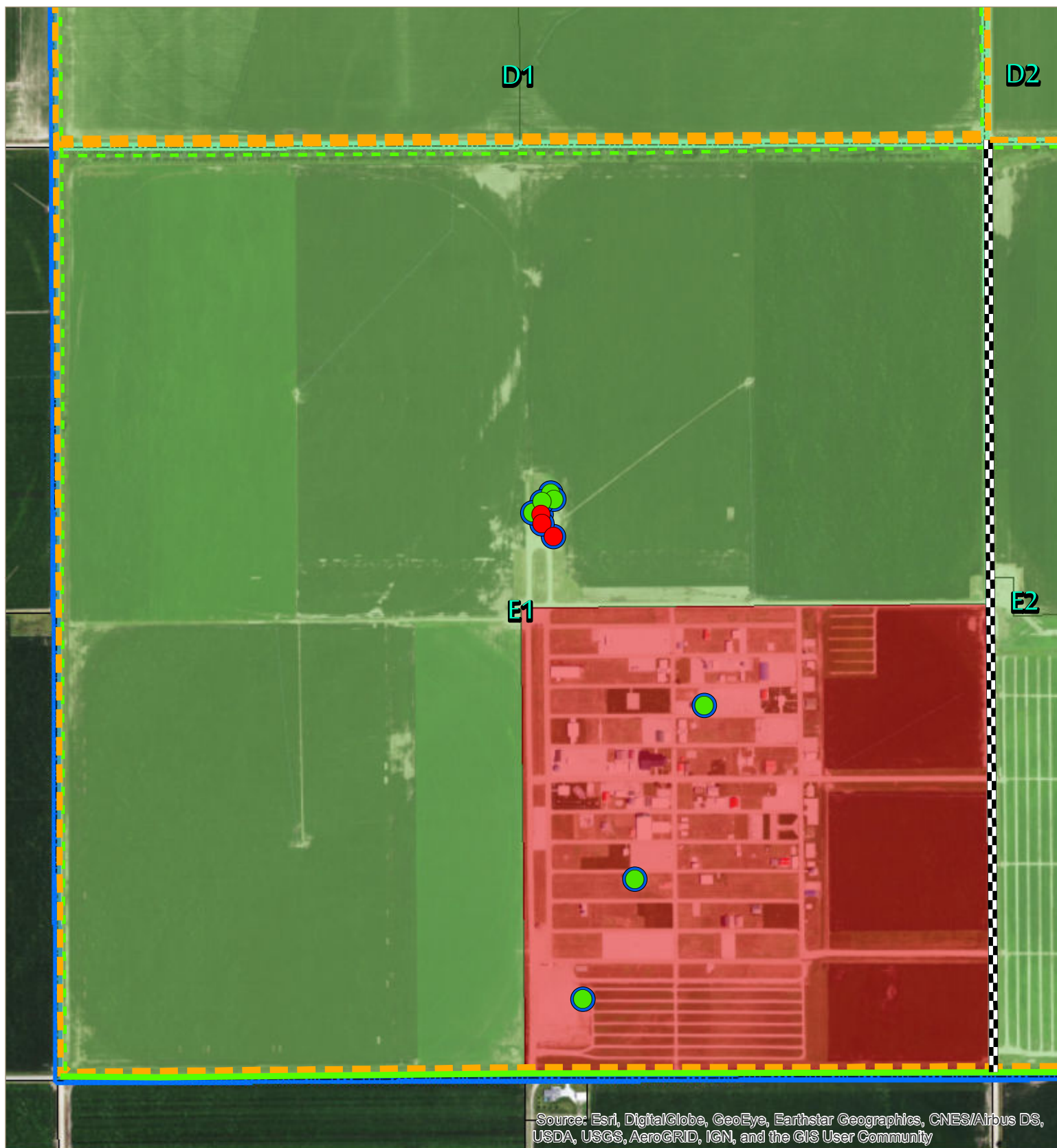
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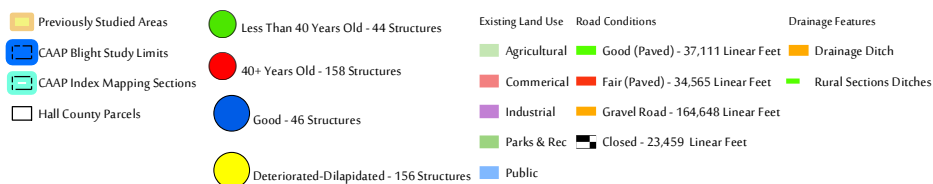
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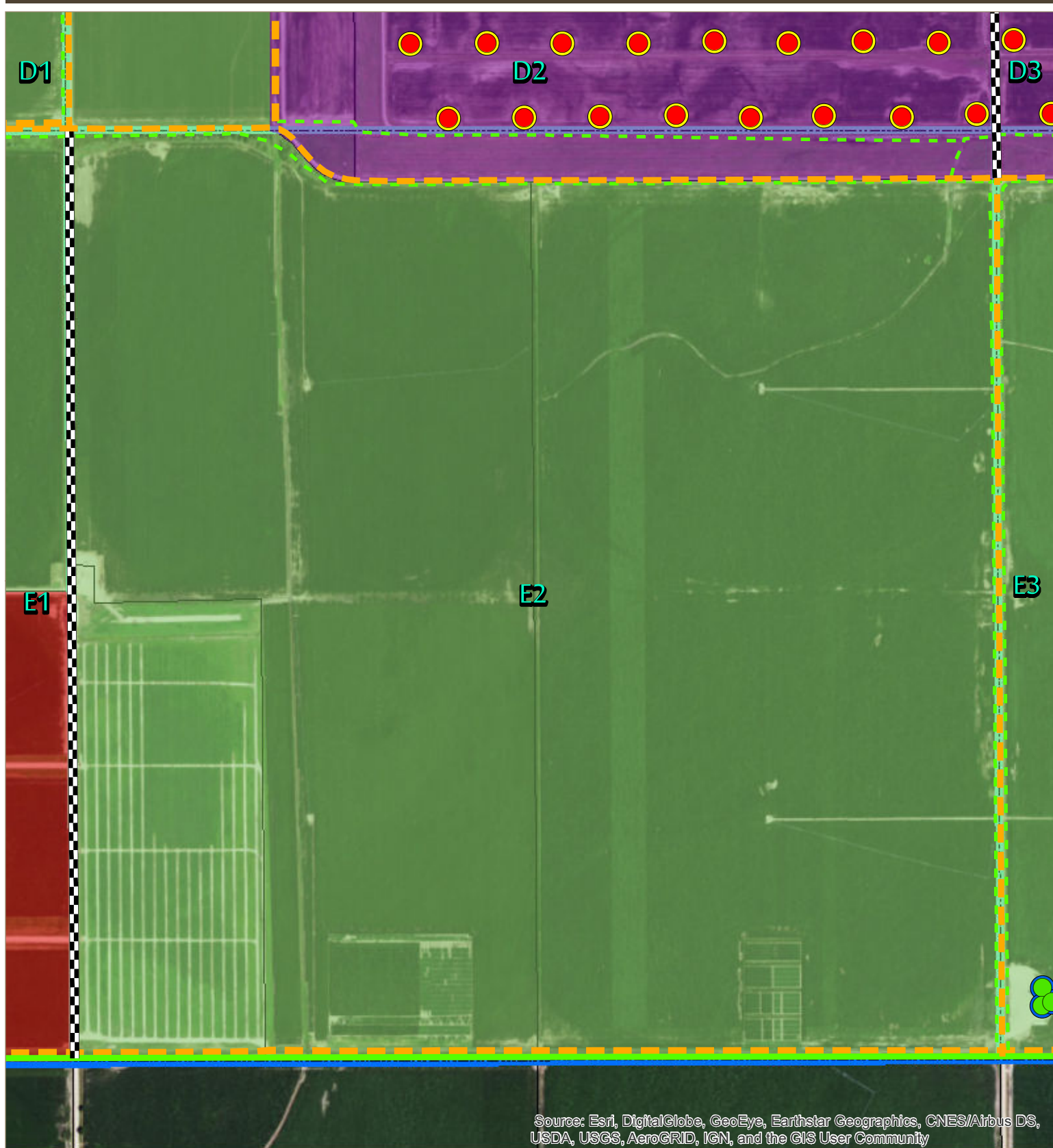


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CITY OF GRAND ISLAND  
HALL COUNTY, NEBRASKA

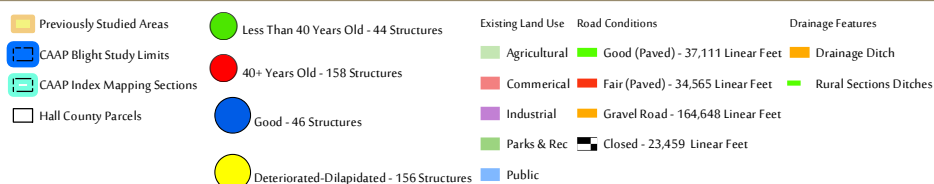




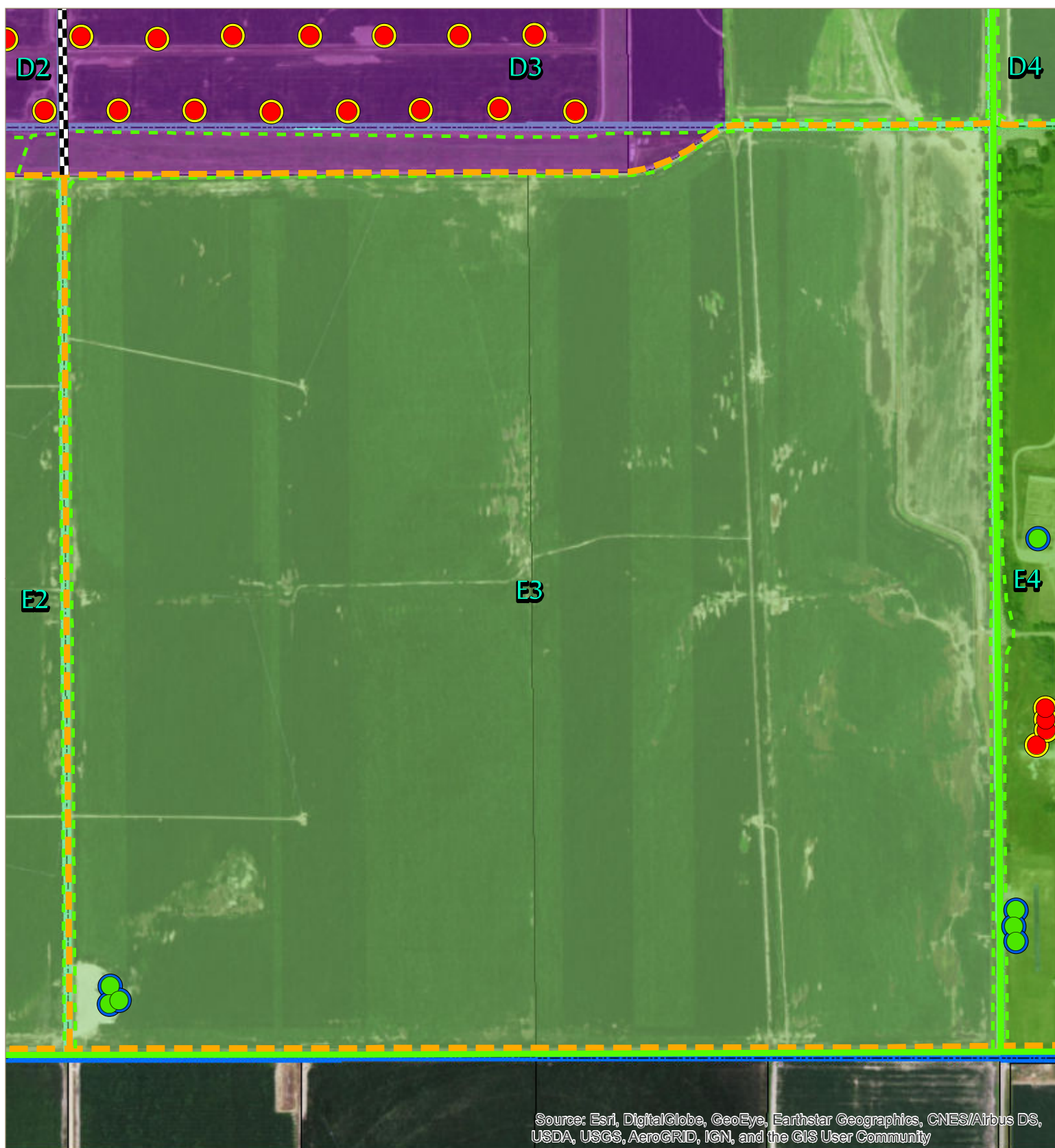


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HALL COUNTY, NEBRASKA

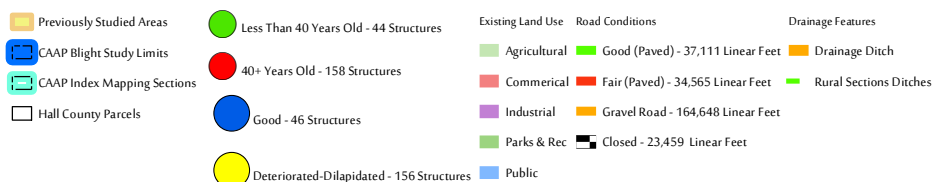


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HALL COUNTY, NEBRASKA



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# CAAP - SECTION E4

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HALL COUNTY, NEBRASKA



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**Resolution Number 2017-13**

**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 June 27, 2017 meeting, referred **the Blight and Substandard Study commissioned by The Central Nebraska Growth Foundation for the balance of the Cornhusker Army Ammunition Plant (CAAP) Property** 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:** July 5, 2017.

**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

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

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







# **Hall County Regional Planning Commission**

**Wednesday, July 5, 2017**

**Regular Meeting**

## **Item J1**

### **GIPS Jefferson Subdivision-Final Plat**

**Staff Contact:**

June 19, 2017

Dear Members of the Board:

**RE: Final Plat – GIPS Jefferson Subdivision.**

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

This final plat proposes to create 2 lots, in a subdivision being all of Lots 1 – 10, Block 10, Lots 1 - 3, Block 11, Lot 5, Block 14, all in Wallichs Addition, in the City of Grand Island, Hall County, Nebraska, in a tract containing 5.004 acres.

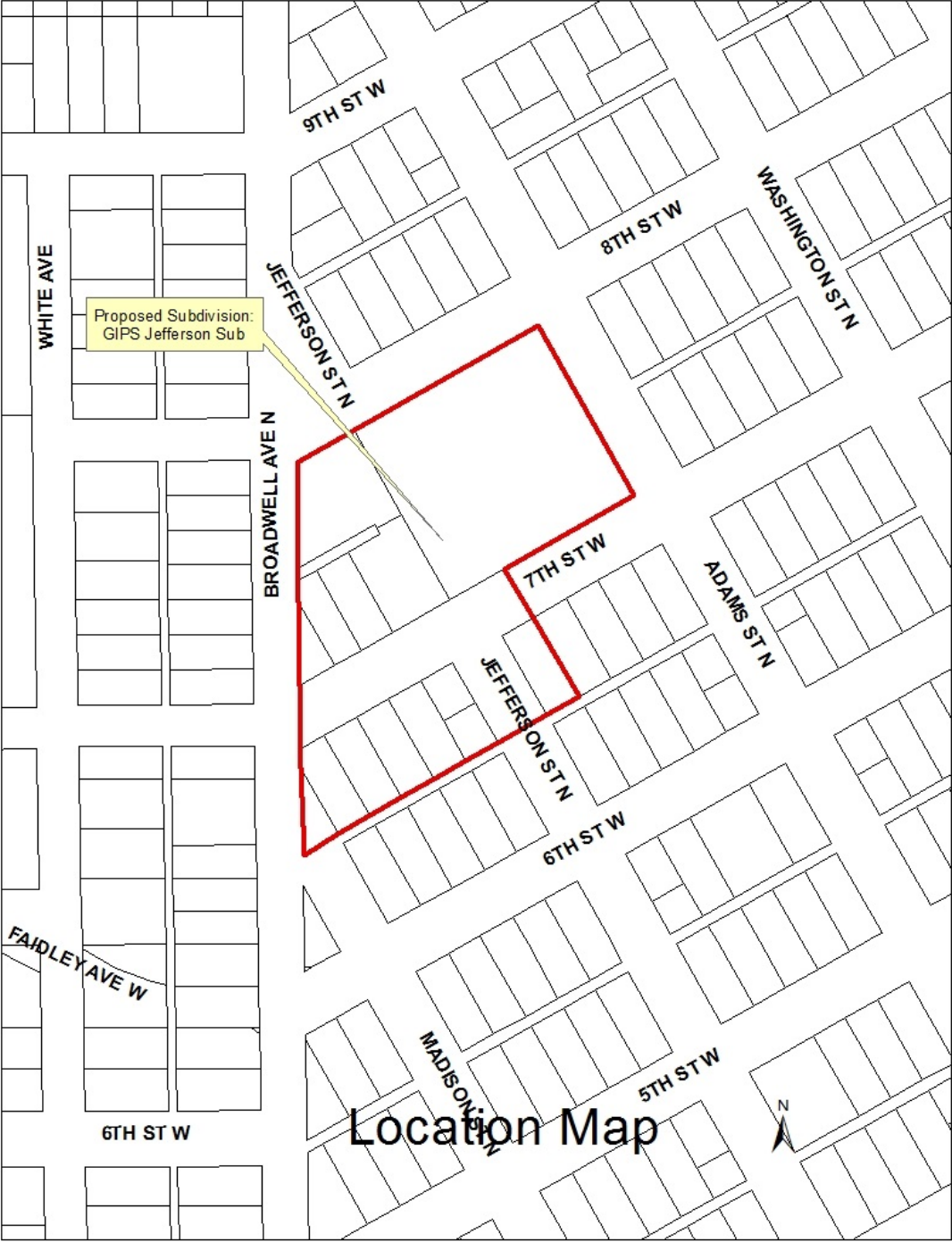
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 5, 2017, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Olsson Associates

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







GIPS JEFFERSON SUBDIVISION  
to the CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
PROPOSED SITE PLAT

OLSSON  
ASSOCIATES

201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2016-0717  
GIPS  
JEFFERSON ELEMENTARY  
SURVEY

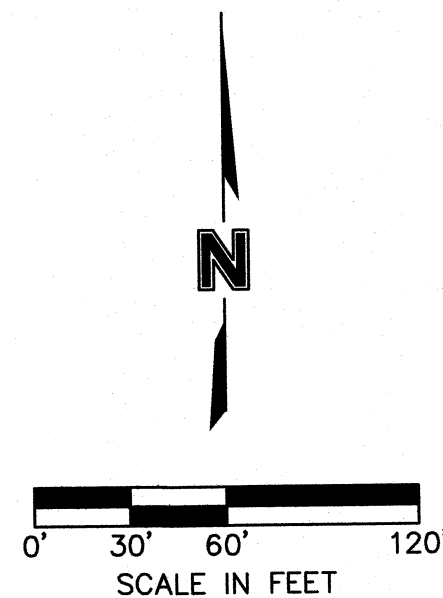
LEGAL DESCRIPTION

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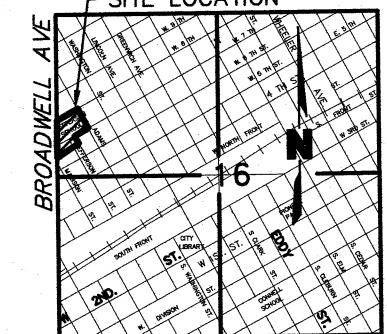
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SAID TRACT CONTAINS A CALCULATED AREA OF 217,986.67 SQUARE FEET OR 5.004 ACRES MORE OR LESS OF WHICH 0.283 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

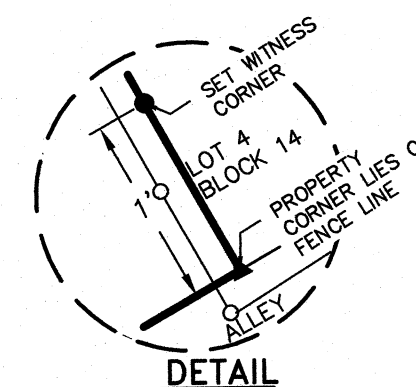


LOCATION MAP

SEC. 16, T11N, R9W  
NOT TO SCALE  
SITE LOCATION



LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S29°22'56"E	32.43
L2	S60°41'43"W	11.20
L3	S60°41'43"W	60.00
L4	S29°22'56"E	32.35
L5	S60°41'43"W	8.60



LEGEND

- ▲ CALCULATED CORNER
- CORNER FOUND (AS NOTED)
- SET CORNER (5/8"x24" REBAR W/CAP)
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- PROPERTY LINE
- SUBDIVISION LINE

CURVE TABLE

CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C2	110.00	65°19'22"	125.41	S03°16'42"W	118.73
C3	170.00	74°19'26"	220.52	S07°46'44"W	205.38

OWNERS: HALL COUNTY DISTRICT 2  
SUBDIVIDER: HALL COUNTY DISTRICT 2  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 2

DWG: F:\2016\0501-1000\016-0717-40-Design\Survey\SRVY\Sheets\V\_FPT\_60717.dwg  
DATE: Jun 16, 2017 10:43am  
USER: jjimenez  
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GIPS JEFFERSON SUBDIVISION  
to the CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
EXISTING SITE PLAT

OLSSON  
ASSOCIATES

201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2016-0717  
GIPS  
JEFFERSON ELEMENTARY  
SURVEY

LEGAL DESCRIPTION

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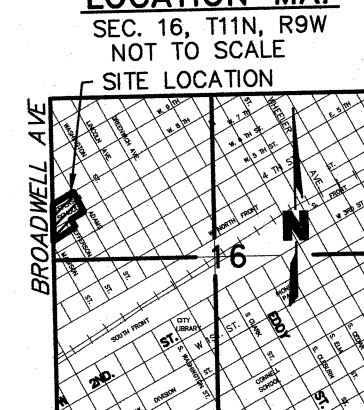
LEGEND

	POWER POLE		BUSH
	ELECTRICAL VAULT		DECIDUOUS TREE
	ELECTRICAL METER		CONIFEROUS TREE
	ELECTRICAL BOX		STORM SEWER LINE
	AIR CONDITIONING UNIT		WATER LINE
	TELEPHONE RISER		GAS LINE
	CABLE VAULT		UNDERGROUND ELECTRIC
	CABLE BOX		OVERHEAD ELECTRIC
	LIGHT POLE		UNDERGROUND TELEPHONE
	GUY WIRE		CHAIN LINK FENCE
	FIBER OPTIC PEDESTAL		CONCRETE
	WATER VALVE		BRICK SIDEWALK
	FIRE HYDRANT		BUILDING
	SIGN		CONTROL POINT
	STEEL POST		CALCULATED CORNER
	FLAG POLE		CORNER FOUND (AS NOTED)
	BASKETBALL HOOP		SET CORNER (5/8"x24" REBAR W/CAP)
	STORM DRAIN MANHOLE		MEASURED DISTANCE
	DRAIN GATE		PLATTED DISTANCE
	GAS METER		PROPERTY LINE
	SANITARY SEWER MANHOLE		SUBDIVISION LINE
	SANITARY SEWER CLEANEST		

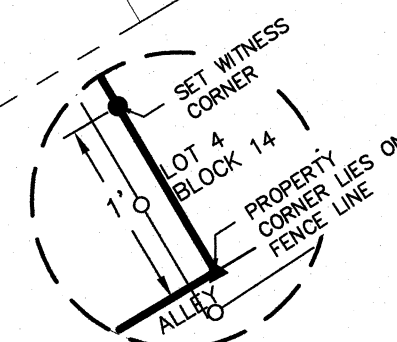
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LOCATION MAP



DETAIL

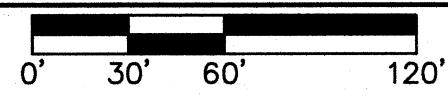


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XREFS: V\_XTPO\_60717 C\_PBASE\_63186  
USER: jimenez



USER: jjimenez

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DATE: Jun 16, 2017 10:39am XREFS: V\_XTP0\_60717 C\_PBASE\_63186



SCALE IN FEET  
SOUTHWESTERLY CORNER  
LOT 5, BLOCK 4  
WALLICHS ADDITION

JEFFERSON STREET  
N01°03'15"W 277.02'(M)  
N01°03'15"W 595.37'(M)

BROADWELL AVENUE  
N01°03'15"W 318.35'(M)

20' UTILITY  
EASEMENT  
TO BE DEDICATED  
WITH THIS PLAT

20' UTILITY  
EASEMENT  
TO BE DEDICATED  
WITH THIS PLAT

20' UTILITY  
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EASEMENT  
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WITH THIS PLAT

SOUTHEASTERLY CORNER  
LOT 10, BLOCK 4  
WALLICHS ADDITION

BLOCK 4  
WALLICHS ADDITION

8TH STREET  
N60°36'33"E 386.52'(M)  
S51°11'36"E 14.66'(E)  
S38°48'24"W 15.00'(E)  
N51°11'36"W 20.66'(E)

POB

ADAMS STREET  
S29°29'43"E 40.20'(M) 40.0'(P)  
S29°29'43"E 280.20'(M)

LOT 1  
199040.33 S.F.  
4.569 ACRES

7TH STREET  
S60°36'33"W 211.41'(M)  
70' R.O.W.  
S29°29'43"E 20.00'(M)  
1/2" REBAR

LOT 2  
6678.12 S.F.  
0.153 ACRES

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

ADAMS STREET  
S29°29'43"E 40.20'(M) 40.0'(P)  
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70' R.O.W.  
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LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

ADAMS STREET  
S29°29'43"E 40.20'(M) 40.0'(P)  
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1/2" REBAR

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0.153 ACRES

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

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LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

# GIPS JEFFERSON SUBDIVISION to the CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

## FINAL PLAT

### LEGAL DESCRIPTION

A REPLAT OF ALL OF LOTS 1-10, BLOCK 10, LOTS 1-3, 7-10, BLOCK 11, LOTS 1-5, BLOCK 13, LOT 5, BLOCK 14, ALL IN WALLICHS ADDITION, VACATED JEFFERSON STREET RIGHT-OF-WAY AS DESCRIBED IN ORDINANCE NUMBER 4872, BOOK 21, PAGE 73, VACATED 16 FT. ALLEY OF BLOCK 10, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER 5258, BOOK 23, PAGE 461, VACATED RIGHT-OF-WAY FOR MADISON STREET, 7TH STREET AND JEFFERSON STREET AS DESCRIBED IN ORDINANCE NUMBER 9624, INSTRUMENT NUMBER 201701021, FILED FEBRUARY 15, 2017 AND VACATED 16 FT. ALLEY OF BLOCK 11, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_, FILED \_\_\_\_\_, 2017, ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2017, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN ALL OF LOTS 1-10, BLOCK 10, LOTS 1-3, 7-10, BLOCK 11, LOTS 1-5, BLOCK 13, LOT 5, BLOCK 14, ALL IN WALLICHS ADDITION, VACATED JEFFERSON STREET RIGHT-OF-WAY AS DESCRIBED IN ORDINANCE NUMBER 4872, BOOK 21, PAGE 73, VACATED 16 FT. ALLEY OF BLOCK 10, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER 5258, BOOK 23, PAGE 461, VACATED RIGHT-OF-WAY FOR MADISON STREET, 7TH STREET AND JEFFERSON STREET AS DESCRIBED IN ORDINANCE NUMBER 9624, INSTRUMENT NUMBER 201701021, FILED FEBRUARY 15, 2017 AND VACATED 16 FT. ALLEY OF BLOCK 11, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_, FILED \_\_\_\_\_, 2017, ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT HALL COUNTY DISTRICT 2, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GIPS JEFFERSON SUBDIVISION" IN ALL OF LOTS 1-10, BLOCK 10, LOTS 1-3, 7-10, BLOCK 11, LOTS 1-5, BLOCK 13, LOT 5, BLOCK 14, ALL IN WALLICHS ADDITION, VACATED JEFFERSON STREET RIGHT-OF-WAY AS DESCRIBED IN ORDINANCE NUMBER 4872, BOOK 21, PAGE 73, VACATED 16 FT. ALLEY OF BLOCK 10, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER 5258, BOOK 23, PAGE 461, VACATED RIGHT-OF-WAY FOR MADISON STREET, 7TH STREET AND JEFFERSON STREET AS DESCRIBED IN ORDINANCE NUMBER 9624, INSTRUMENT NUMBER 201701021, FILED FEBRUARY 15, 2017 AND VACATED 16 FT. ALLEY OF BLOCK 11, WALLICHS ADDITION AS DESCRIBED IN ORDINANCE NUMBER \_\_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_, FILED \_\_\_\_\_, 2017, ALL IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION IS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BONNIE HINKLE - SCHOOL BOARD PRESIDENT

### ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED BONNIE HINKLE, SCHOOL BOARD PRESIDENT, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

### APPROVAL

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

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

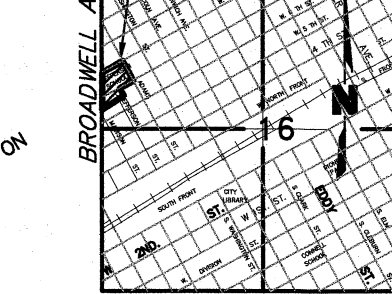
MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C2	110.00	65°19'22"	125.41	S03°16'42"W	118.73
C3	170.00	74°19'26"	220.52	S07°46'44"W	205.38

### LOCATION MAP

SEC. 16, T11N, R9W  
NOT TO SCALE  
SITE LOCATION

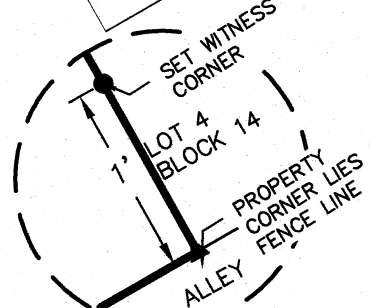


LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S29°22'56"E	32.43
L2	S60°41'43"W	11.20
L3	S60°41'43"W	60.00
L4	S29°22'56"E	32.35
L5	S60°41'43"W	8.60

### LEGEND

- ▲ CALCULATED CORNER
- CORNER FOUND (AS NOTED)
- SET CORNER (5/8"x24" REBAR W/CAP)
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- E EASEMENT DISTANCE
- PROPERTY LINE
- SUBDIVISION LINE

### DETAIL





# **Hall County Regional Planning Commission**

**Wednesday, July 5, 2017**

**Regular Meeting**

## **Item J2**

**Jack Voss Horse Country Club Fifth Subdivision-Final Plat**

**Staff Contact:**



June 19, 2017

Dear Members of the Board:

**RE: Final Plat – Jack Voss Horse Country Club Fifth Subdivision.**

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

This final plat proposes to create 2 lots, in a subdivision being all of Lot 1 (1), Jack Voss Horse Country Club Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska, in a tract containing 1.934 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 July 5, 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  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Rockwell and Associates

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

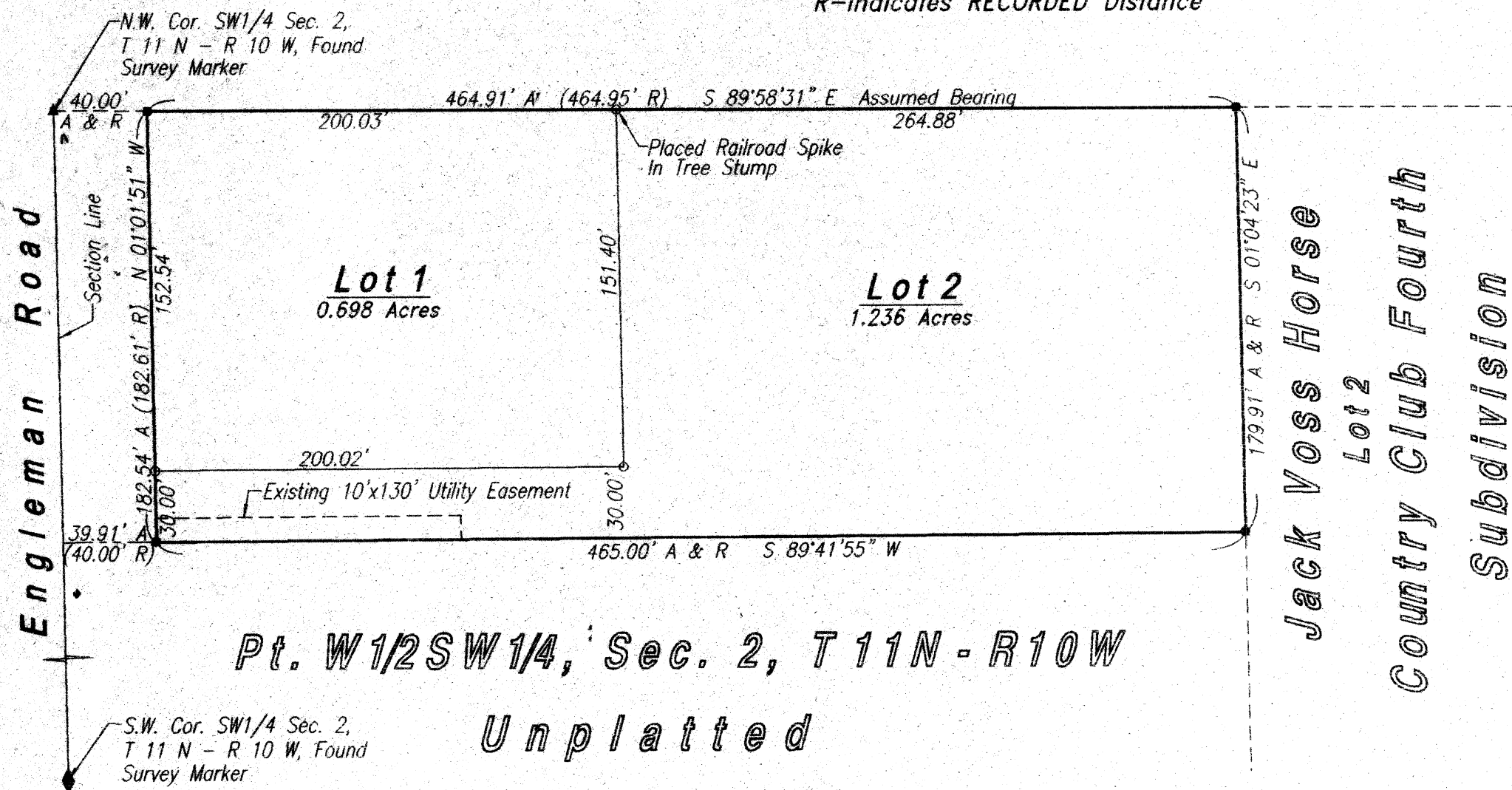






### LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance



### Surveyor's Certificate

I hereby certify that on June 2, 2017, I completed an accurate survey of 'JACK VOSS HORSE COUNTRY CLUB FIFTH SUBDIVISION', in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(Seal)

### Approvals

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

Chairman

Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Mayor

City Clerk

(Seal)

### Legal Description

A tract of land comprising all of Lot One (1), Jack Voss Horse Country Club Fourth Subdivision, in the City of Grand Island, Hall County, Nebraska, said tract containing 1.934 acres more or less.

### Dedication

KNOW ALL MEN BY THESE PRESENTS, that HOPE E. NELSEN, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'JACK VOSS HORSE COUNTRY CLUB FIFTH SUBDIVISION, as shown on the accompanying plat thereof, and does hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Hope E. Nelsen

### Acknowledgement

State Of Nebraska ss  
County Of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me \_\_\_\_\_ a Notary Public within and for said County, personally appeared HOPE E. NELSEN, and to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at \_\_\_\_\_, on the date last above written.  
My commission expires \_\_\_\_\_.

Notary Public

(Seal)

## JACK VOSS HORSE COUNTRY CLUB FIFTH SUBDIVISION IN THE CITY OF GRAND ISLAND, NEBRASKA





# **Hall County Regional Planning Commission**

**Wednesday, July 5, 2017**

**Regular Meeting**

## **Item J3**

### **Phoenix Acres Second Subdivision-Final Plat**

**Staff Contact:**

June 19, 2017

Dear Members of the Board:

**RE: Final Plat – Phoenix Acres Subdivision.**

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

This final plat proposes to create 2 lots, on a tract of land comprising a part of the Northwest Quarter (NW1/4), of Section Twenty Four (24), Township Nine (9) North, Range Ten (10) West of the 6<sup>th</sup> P.M. located in Hall County, Nebraska, said tract containing 5.312 acres.

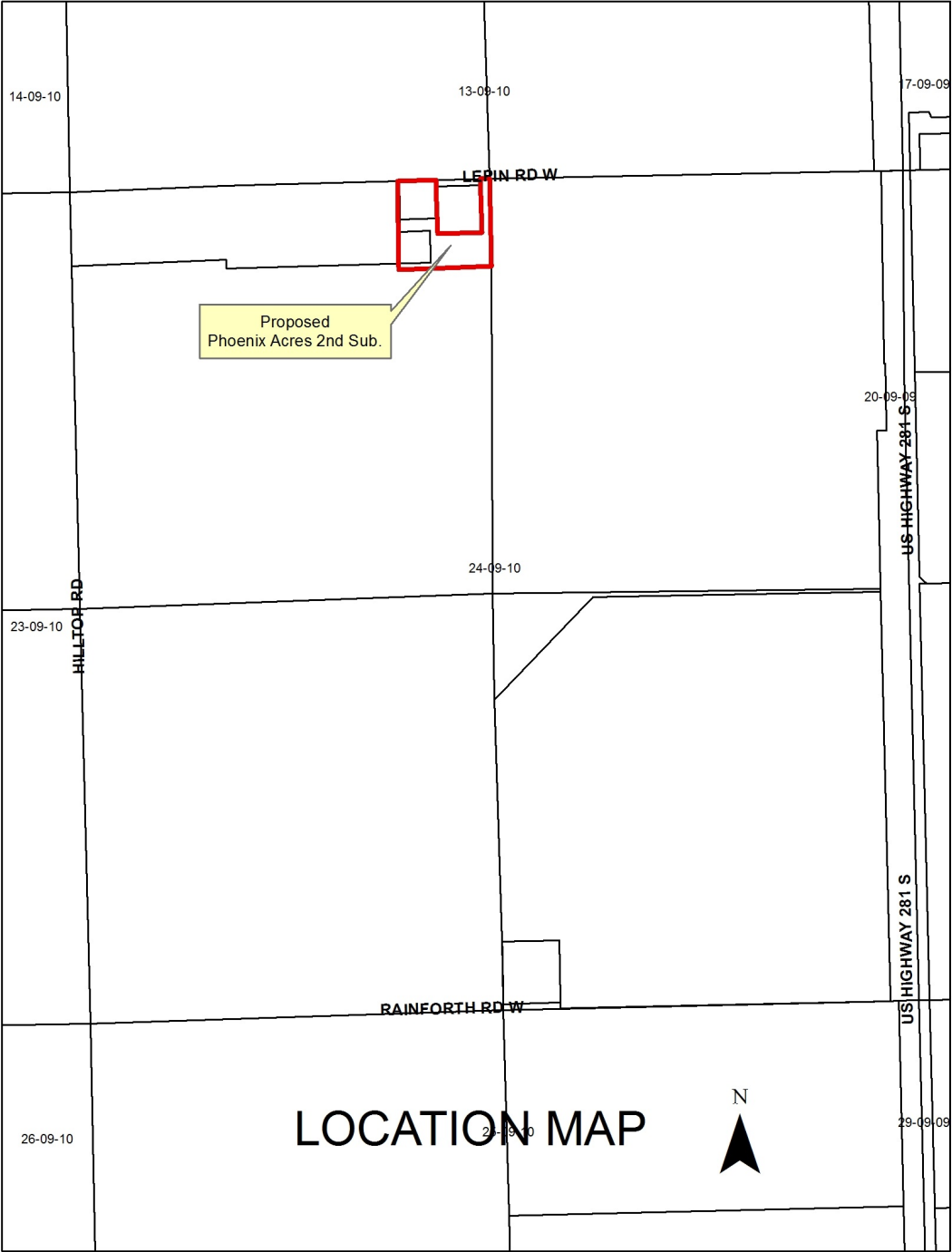
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 5, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

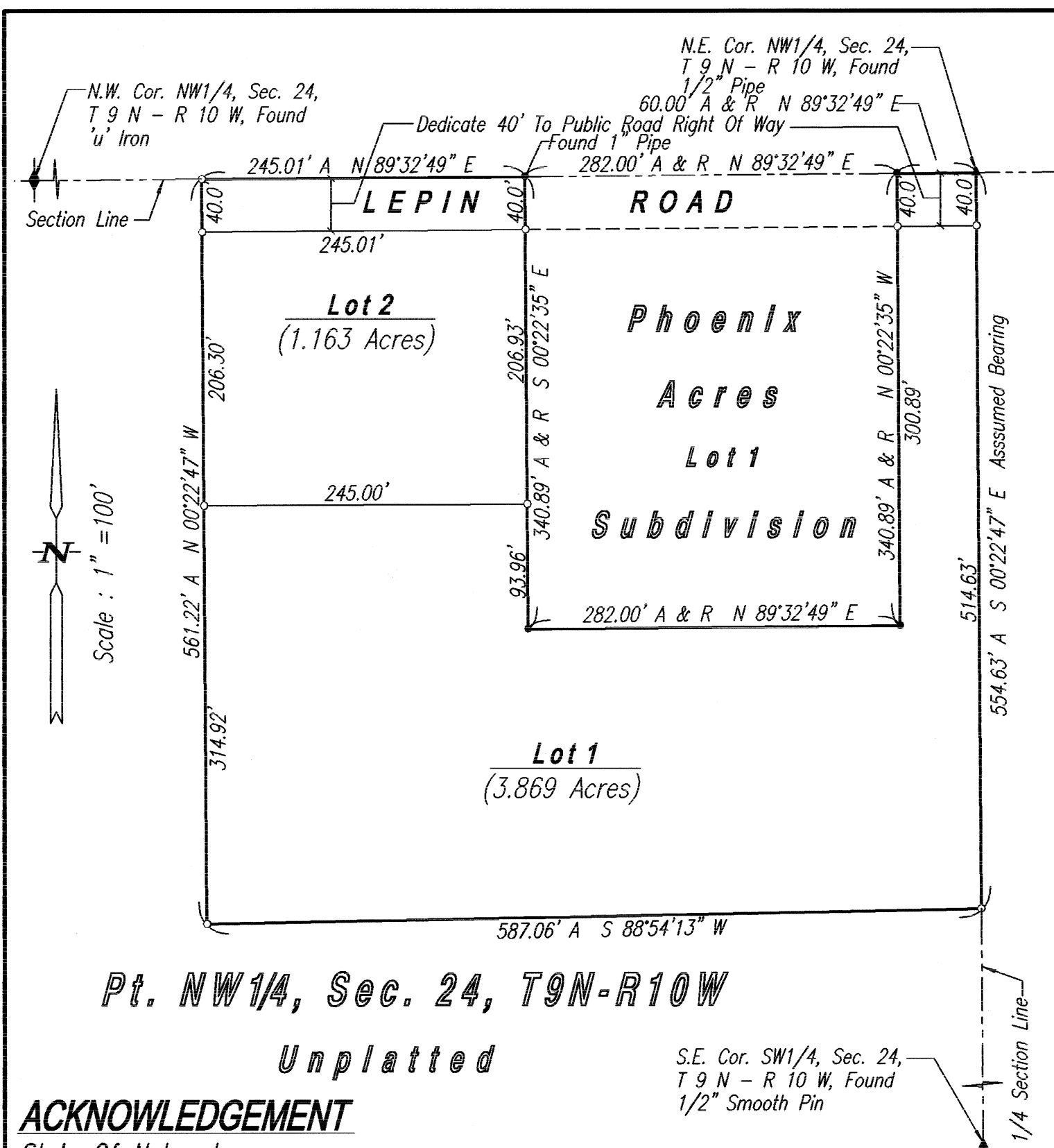
Cc: County Clerk  
County Attorney  
County Assessor/Register of Deeds  
County Zoning  
County Building  
County Public Works  
Manager of Postal Operations  
Rockwell and Associates

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

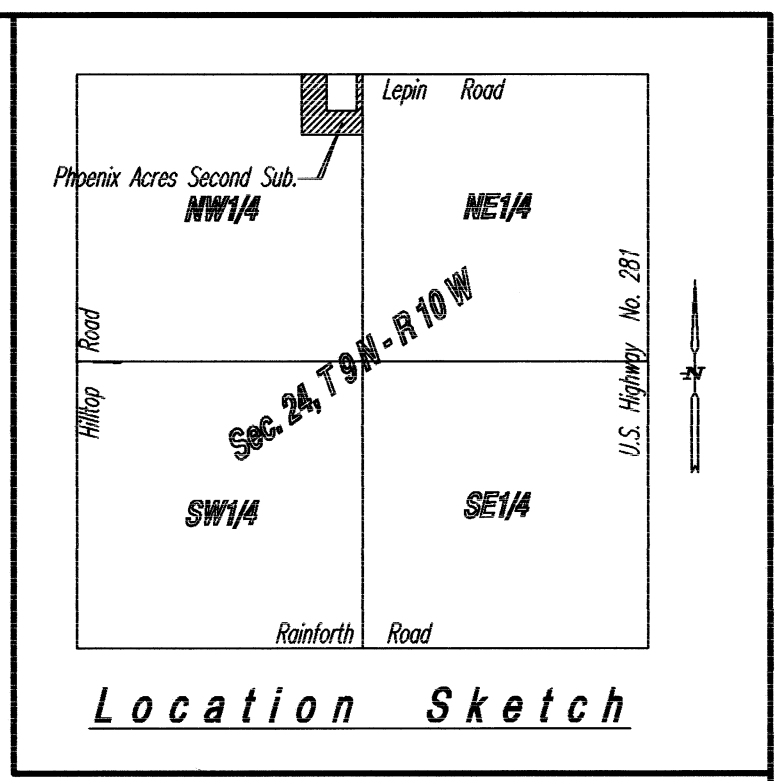








**LEGEND**  
●-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted  
○-Indicates 1/2" Iron Pipe Placed Unless Otherwise Noted  
A-Indicates ACTUAL Distance  
R-Indicates RECORDED Distance



**LEGAL DESCRIPTION**

A tract of land comprising a part of the Northwest Quarter (NW1/4), of Section Twenty Four (24), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:  
Beginning at the northeast corner of said Northwest Quarter (NW1/4); thence running southerly on the east line of said Northwest Quarter (NW1/4), on an Assumed Bearing of S00°22'47"E, a distance of Five Hundred Fifty Four and Sixty Three Hundredths (554.63) feet; thence running S88°54'13"W, a distance of Five Hundred Eighty Seven and Six Hundredths (587.06) feet; thence running N00°22'47"W, a distance of Five Hundred Sixty One and Twenty Two Hundredths (561.22) feet, to a point on the north line of said Northwest Quarter (NW1/4); thence running N89°32'49"E, on the north line of said Northwest Quarter (NW1/4), a distance of Two Hundred Forty Five and One Hundredths (245.01) feet, to the northwest corner of Phoenix Acres Subdivision; thence running S00°22'35"E, on the west line of Phoenix Acres Subdivision, a distance of Three Hundred Forty and Eighty Nine Hundredths (340.89) feet, to the southwest corner of Phoenix Acres Subdivision; thence running N89°32'49"E, on the south line of Phoenix Acres Subdivision, a distance of Two Hundred Eighty Two (282.00) feet, to the southeast corner of Phoenix Acres Subdivision; thence running N00°22'35"W, on the east line of Phoenix Acres Subdivision, a distance of Three Hundred Forty and Eighty Nine Hundredths (340.89) feet to the northeast corner of Phoenix Acres Subdivision and to a point on the north line of said Northwest Quarter (NW1/4); thence running N89°32'49"E, on the north line of said Northwest Quarter (NW1/4), a distance of Sixty (60.00) feet, to the Point of Beginning and containing 5.312 acres more or less of which 0.280 acres more or less is presently occupied by public road right of way.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that GERALD S. JONES, Trustee of the Gerald S. Jones Revocable Living Trust Agreement Dated February 1, 2003, as Amended, and Douglas C. Jones and Michelle L. Jones, husband and wife, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'PHOENIX ACRES SECOND SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever, and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.  
IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this 8<sup>th</sup> day of June, 2017.

**ACKNOWLEDGEMENT**

State Of Nebraska ss  
County Of Hall  
On the 8<sup>th</sup> day of June, 2017, before me Ardith J. Zahnow, a Notary Public within and for said County, personally appeared GERALD S. JONES, Trustee of the Gerald S. Jones Revocable Living Trust Agreement Dated February 1, 2003, as Amended, and Douglas C. Jones and Michelle L. Jones, husband and wife, to me personally known to be the identical persons whose signatures are affixed hereto, and that they did acknowledge the execution thereof to be their voluntary act and deed.  
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.  
My commission expires June 23, 2017.

*Ardith J. Zahnow*  
Notary Public

**SURVEYOR'S CERTIFICATE**

I hereby certify that on May 8, 2017, I completed an accurate survey of 'PHOENIX ACRES SECOND SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.  
(Seal) Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

**APPROVALS**

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.  
\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Date  
Approved and accepted by the Hall County Board of Supervisors, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
\_\_\_\_\_  
Chairman Of The Board  
\_\_\_\_\_  
County Clerk  
(Seal)

*Douglas C. Jones*  
Douglas C. Jones  
*Michelle L. Jones*  
Michelle L. Jones  
Gerald S. Jones, Revocable Living Trust Agreement  
Dated February 1, 2003, As Amended  
*Gerald S. Jones*  
Gerald S. Jones, Trustee

**PHOENIX ACRES SECOND SUBDIVISION  
HALL COUNTY, NEBRASKA**



# **Hall County Regional Planning Commission**

**Wednesday, July 5, 2017**

**Regular Meeting**

## **Item J4**

### **Clough Subdivision-Final Plat**

**Staff Contact:**

June 19, 2017

Dear Members of the Board:

**RE: Final Plat – Clough Subdivision.**

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

This final plat proposes to create 1 lot, on a tract of land comprising a part of the East Half of the Southeast Quarter (E1/2SE1/4) of Section Thirteen (13), Township Twelve (12) North, Range Nine (9) West of the 6<sup>th</sup> P.M. located in Hall County, Nebraska, said tract containing 4.105 acres.

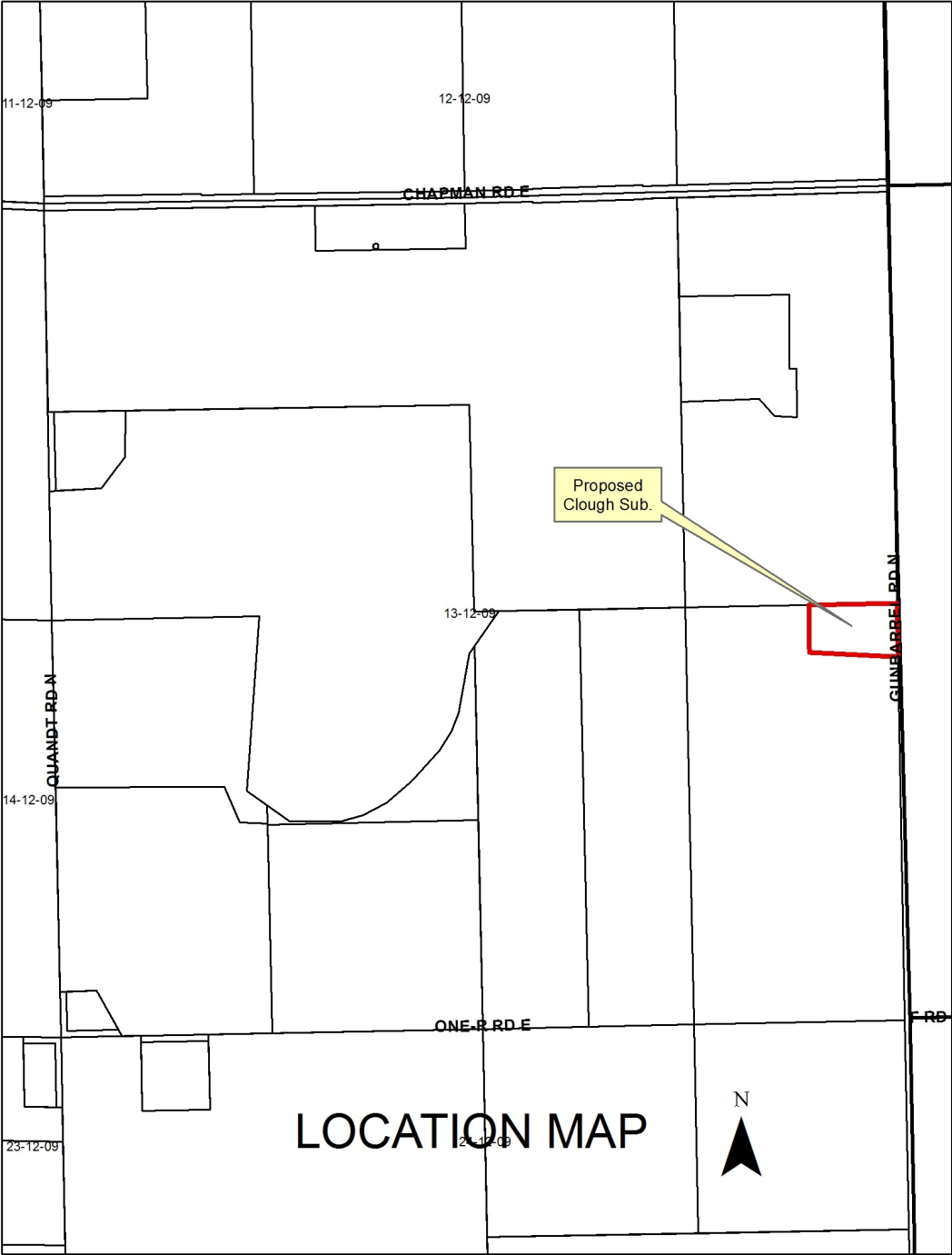
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 5, 2017 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: County Clerk  
County Attorney  
County Assessor/Register of Deeds  
County Zoning  
County Building  
County Public Works  
Manager of Postal Operations  
Rockwell and Associates

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



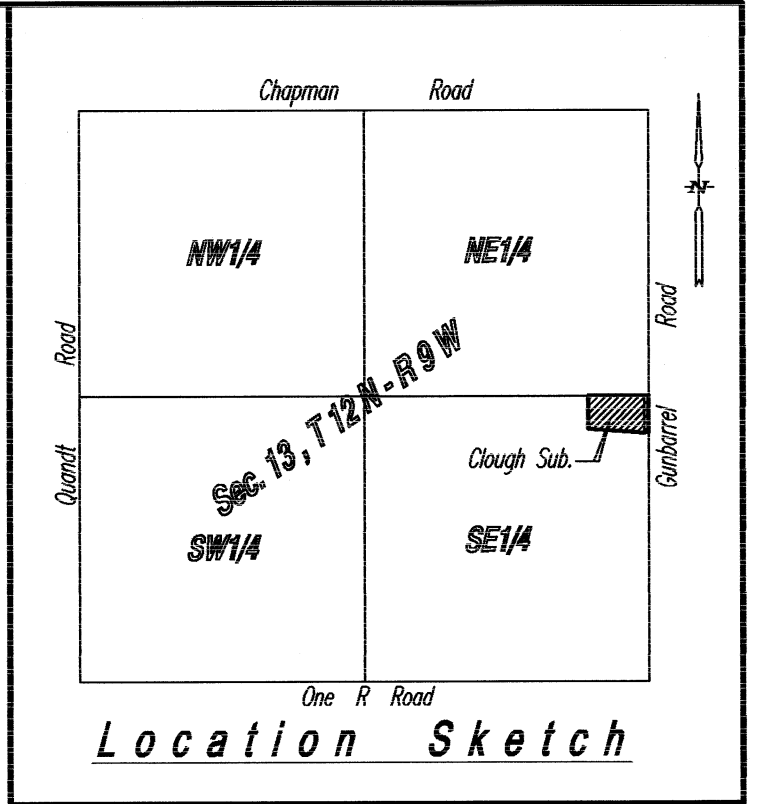
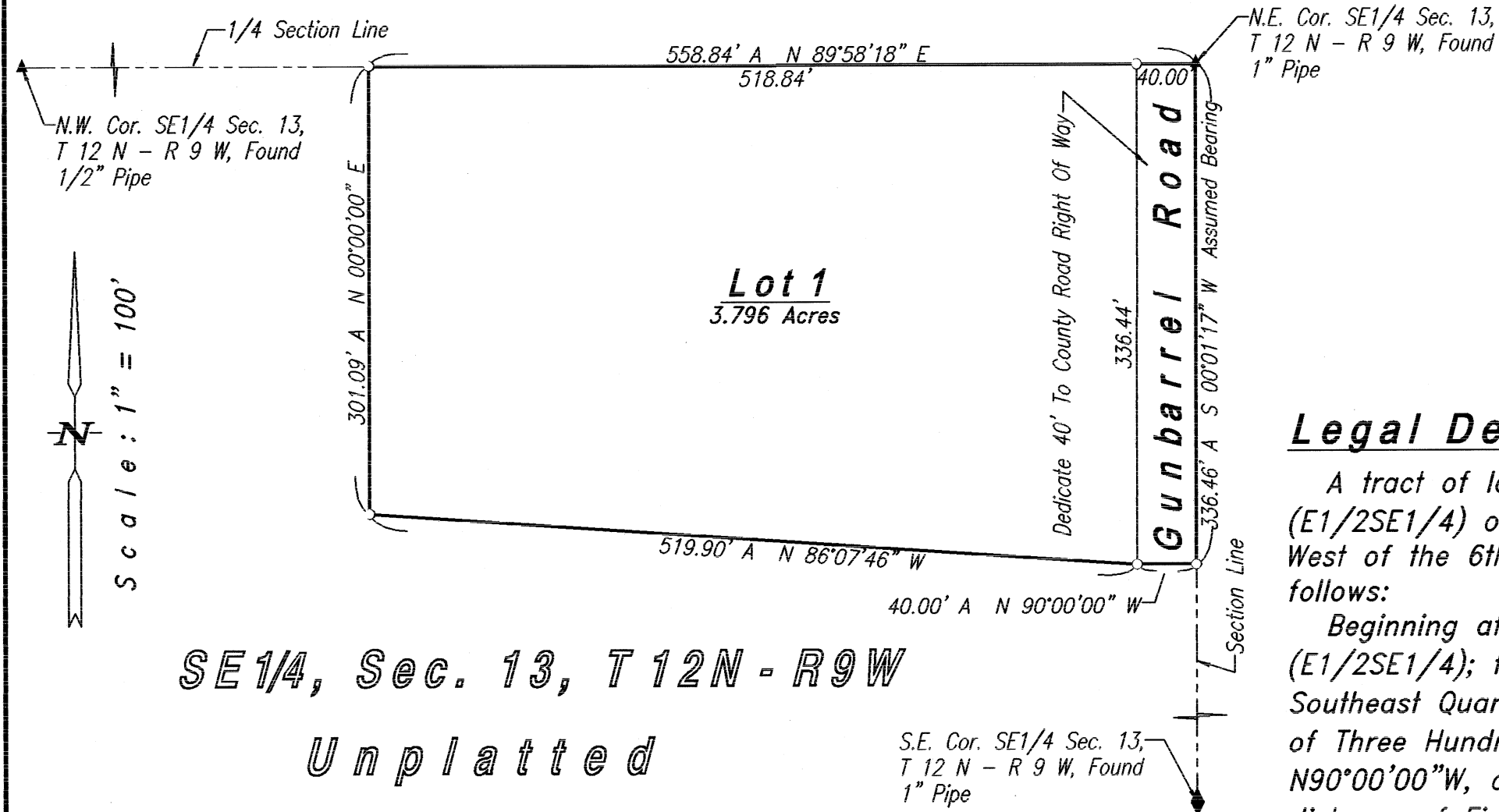






LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A-Indicates ACTUAL Distance
- R-Indicates RECORDED Distance



Legal Description

A tract of land comprising a part of the East Half of the Southeast Quarter (E1/2SE1/4) of Section Thirteen (13), Township Twelve (12) North, Range Nine (9) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said East Half of the Southeast Quarter (E1/2SE1/4); thence running southerly on the east line of said East Half of the Southeast Quarter (E1/2SE1/4) on an Assumed Bearing of S00°01'17"W, a distance of Three Hundred Thirty Six and Forty six Hundredths (336.46); thence running N90°00'00"W, a distance of Forty (40.00) feet; thence running N86°07'46"W, a distance of Five Hundred Ninety and ninety (519.90) feet; thence running N00°00'00"E, a distance of Three Hundred One and Nine Hundredths (301.09) feet, to a point on the north line of said East Half of the Southeast Quarter (E1/2SE1/4); thence running N89°58'18"E, on the north line of East Half of the Southeast Quarter (E1/2SE1/4) a distance of Five Hundred Fifty Eight and Eighty Four Hundredths (558.84) feet, to the Point of Beginning and containing 4.105 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that CAROLYN RUTH CLOUGH, Trustee of the Carolyn Ruth Clough Revocable Trust Dated September 14, 2015, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'CLOUGH SUBDIVISION', as shown on the accompanying plat thereof, and does hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this 31<sup>st</sup> day of May, 2017.

Carolyn Ruth Clough  
Carolyn Ruth Clough, Trustee

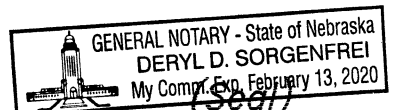
Acknowledgement

State Of Nebraska  
County Of Hall ss

On the 31<sup>st</sup> day of May, 2017, before me Deryl D. Sorgenfrei a Notary Public within and for said County, personally appeared CAROLYN RUTH CLOUGH, and to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed and the voluntary act and deed of said Trust.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written. My commission expires February 13, 2020.

Deryl D. Sorgenfrei  
Notary Public



CLOUGH SUBDIVISION  
HALL COUNTY, NEBRASKA



# **Hall County Regional Planning Commission**

**Wednesday, July 5, 2017  
Regular Meeting**

## **Item N1**

### **2017-2018 Proposed Budget for Hall County Regional Planning Department**

**Staff Contact:**

Date: June 9, 2017

To: Hall County Board of Supervisors  
From: Chad Nabity, Planning Director  
Re: 2017-2018 Budget and Fees

Enclosed you will find the budget for the Hall County Regional Planning Commission. The budget submitted this year assumes the three positions in the Planning Department will be funded as follows:

Position	Planning %	CRA %	Utilities %	Total
Director	80%	20%		100%
Admin. Asst.	80%	20%		100%
Technician	62%		38%	100%

The Regional Planning Department has had a history of cooperation with other city departments and agencies for funding since 1990 when the budget was amended to transfer the planning technician position to the Grand Island Utilities Department for 10 pay periods every year. This has been a beneficial partnership that has kept the costs of maintaining the planning department lower than it would have been without the partnership and increased the efficiency and communication between the Utilities Department and the Planning Department. This arrangement will end during this fiscal year as the position transitions. The partnership with the CRA was formed in 2005 and has resulted in increased efficiency and effectiveness for both agencies. For the past several years, the Grand Island Building Department has also contributed 10% of the salary and benefits for the administrative assistant position. The Grand Island Building Department did hire a person on a part-time basis both last year and this year and I am not including 10% from them in my calculations. If this does continue, it would lower the reimbursement request for Planning Department expenses.

Based on the proposed budget Regional Planning Commission is requesting \$277,687 in budget authority for fiscal year 2017-2018 from both Hall County and the City of Grand Island. The budget as submitted to the County last year was \$275,781, \$270,838 in 2015, and \$254,766 in 2014. This included \$137,890 from both Hall County and Grand Island. Once again the Planning Department is requesting no funding for capital equipment this year from the County. The proposed changes to the budget will cover increased personnel costs. These are estimated costs for personnel. Final salaries and personnel cost will not be approved until later in the city budget process.

Operating expenses have been reviewed and adjusted based on current projections. Overall operating expenses are expected to increase by \$1898 to primarily to reflect increased costs for computer services from the City of Grand Island. Other line items were also adjusted and part of the operating expenses cannot be reduced without impacting the ability of the department to function. Overall personnel expenses are not expected to increase this year, but changes to positions within the department will likely impact the budget for the next fiscal year.



Minimizing expenses or holding line items constant within the department is one piece of the budget puzzle. The other piece is looking at fees and the possibilities available for revenue generation. The current fees have been reviewed, as have the services provided by the Planning Department for which we do not currently charge a fee. The attached fee changes are suggested for this year. These were anticipated with the budget last year. The County receives the revenue for all zoning and subdivision activities outside of Grand Island and its extra-territorial zoning jurisdiction. These funds are received by the County Treasurer and deposited into the County General Fund.

# Hall County Regional Planning Dept. 2017-2018 Budget

		2016-17	2017-18	% Change
Salaries	5105	\$ 182,693	\$ 182,693	0.00
Employer Social Security	5115	\$ 14,229	\$ 14,229	0.00
Employee Insurance-Health*	5120	\$ 45,660	\$ 45,660	0.00
Employee Insurance-Life	5125	\$ 194	\$ 194	0.00
Employee Insurance-Disab.	5130	\$ 372	\$ 372	0.00
Tuition Reimbursement	5135	\$ -	\$ -	0.00
General Pension	5145	\$ 11,159	\$ 11,159	0.00
Workers Compensation	5150	\$ 223	\$ 223	0.00
Other Employee Benefits	5160	\$ 340	\$ 340	0.00
VEBA	5161	\$ 1,178	\$ 1,178	0.00
<b>Total Personnel**</b>		<b>\$ 256,049</b>	<b>\$ 256,049</b>	<b>0.00</b>
Contract Services	5213	0	0	0.00
Administrative Services	5221	1200	1200	0.00
Computer Services	5241	7768	9012	16.01
Printing and Duplicating	5245	192	250	30.21
Repair/Maint.-Off Furn & Equip	5330	280	280	0.00
Insurance Premiums	5405	350		-100.00
Telephone	5410	210	210	0.00
Postage	5413	982	982	0.00
Legal Notices/ Advert.	5419	750	750	0.00
Dues and Subscriptions	5422	800	1000	25.00
Books	5425	100	100	0.00
Travel and Training	5428	4245	4245	0.00
Other Expenditures	5490			
Office Supplies	5505	1605	1800	12.15
Other General Supplies	5590			
Non Capital Office Equipment	5540	1250	1800	44.00
Capital Improvement	5620			
<b>Total Operating</b>		<b>\$ 19,732</b>	<b>\$ 21,629</b>	<b>9.61</b>
<b>Total</b>		<b>\$ 275,781</b>	<b>\$ 277,678</b>	<b>0.69</b>

	2016-17	2017-18	
City and County Shares	\$ 137,890	\$ 138,839	0.69
<b>Projected Increase</b>		<b>\$ 949</b>	

\*Expected insurance costs. These may change before the final city budget.

20% of Director Secretary Expenses are paid by Grand Island CRA

This anticipates 38% of Planning Technician Expenses to be paid by Grand Island Utilities

## REGIONAL PLANNING COMMISSION FEES AND CHARGES: Effective October 1, 2017

### **Service or Product**

### **Fee**

#### **Category 1. Zoning**

a. Zoning Map Amendment (general)	<del>\$800.00</del> <u>\$850.00</u>
b. Zoning Ordinance Text Amendment	<del>\$800.00</del> <u>\$850.00</u>
c. CD or RD Comprehensive Rezoning (Grand Island and 2 mile limit)	<del>\$800.00</del> <u>\$850.00</u>
d. P.U.D. Rezoning (5 or more lots)(Hall County)	<del>\$800.00</del> <u>\$850.00</u> + \$10 per lot

#### **Category 2. Subdivision**

a. Preliminary Plat	\$ 400.00 + \$15/lot
b. Final Plat - (Grand Island and 2 mile limit)	\$ 420.00 + \$10.00/lot
(Elsewhere in region)	\$ 420.00 + \$10.00/lot
c. Plat Vacation	\$ 250.00
d. Administrative Subdivisions	\$ 50.00

#### **Category 3. Comprehensive Plan:**

a. Map Amendment	<del>\$800.00</del> <u>\$850.00</u>
b. Text Amendment	<del>\$800.00</del> <u>\$850.00</u>

#### **Category 4. Planning Publications:**

A. G.I. Street Directory	\$15.00
b. Zoning Ordinances - (Grand Island)	\$30.00
(All other communities)	\$30.00
c. Subdivision Regulations – (Grand Island)	\$30.00
(All other communities)	\$30.00
d. Comprehensive Plans - (Grand Island)	\$85.00
(All other communities)	\$60.00

#### **Category 5. Maps:**

##### **Grand Island**

800 scale zoning map unassembled	\$125.00
Generalized zoning map	\$60.00
Future Land Use Map	\$60.00
Grand Island Street Map	\$15.00

**Hall County**

Zoning Map Generalized 24 X 30	\$60.00
Zoning Map 2" = 1 Mile	\$90.00
Road Map	\$15.00

**Wood River, Cairo, Doniphan, Alda**

Basemap	\$10.00
Zoning Map	\$60.00

**Other Maps**

School District Maps 36 X 36	\$60.00
Election District Maps 36 X 36	\$60.00
Fire District Maps 36 X 36	\$60.00
Custom Printed Maps	\$15.00/sq foot

**Electronic Publications**

GIS Data CD	\$ 100.00
Aerial Photograph DC (Mr SID format)	\$ 100.00
Comprehensive Plans (all jurisdictions)	\$ 100.00
Zoning & Subdivision Regulations (all jurisdictions)	\$ 50.00
Custom Map PDF	\$ 25.00/ ½ hour
Research & Documentation Fee	\$150/hr
	Minimum 2 hr

**Category 6 Flood Plain**

Letter of Map Interpretation	\$20.00
Review and Submission of LOMR	\$50.00

**Category 7 Redevelopment Plan and Blight Studies (Grand Island Only)**

Blight Study Adoption	\$1100.00
Redevelopment Plan Adoption	\$1100.00
Redevelopment Plan Amendment	\$1100.00

\*\* An additional \$50.00 fee is charged in the Villages of Alda, and Doniphan payable to the pertaining clerk's office  
Shaded are amended fees