



Hall County Regional Planning Commission

**Wednesday, April 4, 2018
Regular Meeting Packet**

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Krystal Eucker

**6:00 PM
City Hall**

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

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

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

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

DIRECTOR COMMUNICATION

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



Hall County Regional Planning Commission

Wednesday, April 4, 2018
Regular Meeting

Item A1

Agenda

Staff Contact:

AGENDA AND NOTICE OF MEETING

Wednesday, April 4, 2018

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 the March 14, 2018.

3. Request Time to Speak.

**Special Presentation-Central Nebraska Growth Foundation
Charleston-Ptak Award from Nebraska Chapter of the American
Planning Association**

4. Public Hearing Rezoning- Concerning the rezone of Lot One (1) Block Nine (9) of the Second Amendment to Lot1 Block 9 of Continental Gardens Subdivision, in the City of Grand Island, Hall County, Nebraska from CD Commercial Development to Amended Commercial Development Zone. This property is located east of Webb Road and south of Rue de College. (C-16-2018GI)

5. Public Hearing – Rezoning – Hall County – Request to rezone 33.57 acres from A-1 Agriculture Primary to PUD Planned Unit Development for the Prairie Creek Meadows Second Subdivision located south of One-R Road and east of Webb Road in Hall County, Nebraska. (C-17-2018HC)

6. Public Hearing Blight Study and Redevelopment Plan –Wood River - Concerning a Blight and Substandard Study and Generalized Redevelopment Plan for the City of Wood River including various areas of the community as shown in the study and plan. (C-18-2018WR)

7. Subdivision – Wilkinson Subdivision Hall County Preliminary and Final Plat– Located north of Interstate 80 and west of U.S. Highway 281 in the jurisdiction of Hall County, Nebraska. (3 lots, 8.69 acres). This property is zoned RC Restricted Commercial.

8. Discussion - Text Amendment of Hall County Zoning Resolution.

Concerning proposed amendments to various parts of Article 2 Section 2.03 Definition of Terms, and Article 4 Section 4.02 Agricultural – Primary District and Section 4.03 A-2 Secondary Agricultural District relative to livestock production. (C-06-2017HC)

9. Directors Report

10. Next Meeting May 2, 2018.

11. 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
April 4, 2018**

4. **Public Hearing Rezoning-** Concerning the rezone of Lot One (1) Block Nine (9) of the Second Amendment to Lot1 Block 9 of Continental Gardens Subdivision, in the City of Grand Island, Hall County, Nebraska from CD Commercial Development to Amended Commercial Development Zone. This property is located east of Webb Road and south of Rue de College. They are proposing to build a new Arby's Restaurant on this site north of the existing building. Upon completion they will tear down the old restaurant and reconfigure the space as parking lot. (C-16-2018GI) (Hearing, Discussion, Action)
5. **Public Hearing – Rezoning – Hall County –** Request to rezone 33.57 acres from A-1 Agriculture Primary to PUD Planned Unit Development for the Prairie Creek Meadows Second Subdivision located south of One-R Road and east of Webb Road in Hall County, Nebraska. I approved this would create 6 additional residential lots near One-R School in Hall County. (C-17-2018HC) (Hearing, Discussion, Action)
6. **Public hearing – Blight Study and Redevelopment Plan –Wood River** - Concerning a Blight and Substandard Study and Generalized Redevelopment Plan for the City of Wood River including various areas of the community as shown in the study and plan. (C-18-2018WR) (Hearing, Discussion, Action)
7. **Preliminary and Final Plat – Wilkinson Subdivision –** Located north of Interstate 80 and west of U.S. Highway 281 in the jurisdiction of Hall County, Nebraska. (3 lots, 8.69 acres). This property is zoned RC Restricted Commercial, sewer is available from the City of Grand Island and the sanitary improvement district. Water will be provided by private wells. The proposed development includes proposed sewer lines to serve properties to the west and easements for ingress and egress to provide access to those properties from U.S. Highway 281. The actual to that property along 281 is at the Platte River bridge and is unusable. (Discussion, Action)
8. **Text Amendment of Hall County Zoning Resolution.** Concerning proposed amendments to various parts of Article 2 Section 2.03 Definition of Terms, and Article 4 Section 4.02 Agricultural – Primary District and Section 4.03 A-2 Secondary Agricultural District relative to livestock production. This is a continuation of the discussion of potential changes to the Hall County zoning regulations regarding livestock. No action is expected. This is an opportunity for the whole commission to discuss proposed changes in an open session prior to public hearing. (C-06-2017HC) (Discussion)



Hall County Regional Planning Commission

**Wednesday, April 4, 2018
Regular Meeting**

Item B1

Reserve Time To Speak

Staff Contact:



Hall County Regional Planning Commission

**Wednesday, April 4, 2018
Regular Meeting**

Item 1

Presentation of Charleston-Ptak Award

Staff Contact:



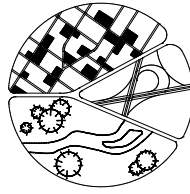
Hall County Regional Planning Commission

**Wednesday, April 4, 2018
Regular Meeting**

Item E1

Approval of Minutes from the March 14, 2018 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
March 14, 2018

The meeting of the Regional Planning Commission was held Wednesday, March 14th, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on **March 2nd, 2018**.

Present: Jaye Monter Leonard Rainforth
 Les Ruge Dean Kjar
 Judd Allan Greg Robb
 Carla Maurer

Absent: Pat O'Neill, Robin Hendricksen, Derek Apfel, Hector Rubio,
 Tony Randone,

Other: Grand Island City Administrator Marlan Ferguson. Brent Lueke

Staff: Chad Nabity, Rashad Moxey.

Press: Austin Koeller, Grand Island Independent.

1. Call to order.

Vice Chairman Monter called the meeting to order at 6:04 p.m.

Monter stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. She 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.

Monter 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 February 7th, 2018 meeting.

A motion was made Maurer and seconded by Allan to approve the minutes of the February 7th, 2018 meeting.

The motion carried with seven members in favor (Maurer, Allan, Robb, Monter, Rainforth, Kjar and Ruge) and no members voting no or abstaining.

3. Request Time to Speak.

The following requested time to speak during discussion: Mayor *Greg Cramer*, 1008 Marshall Street, Item 5,6,7; *Curtis Rohrich*, 15025 West Old Military Road, Item 5,6; *Mark Wooldrik* 1952 Highway 32, Item 5,6; Trent Mettenbrink 4172 Michigan Ave, Item 5,6; *Sonja Weinrich*, 1522 South Gunbarrel Road, Item 7; *Arend Baack*, 2618 Chisholm Trail Circle, Item 8; *K. C. Hehnke*, 8406 North 110th Road, Item 8; Ken Kohlhoff 11225 West Loup River Road, Item 8.

4. Public Hearing- Annexation Wood River- Concerning annexation of land, located between Green Street and Wood River Road and Dodd Street and Walnut Street in Wood River. (C-12-2018WR)

Monter opened the public hearing.

Nabity introduced the proposed annexation area by location. He showed the commission the following maps from the Director's recommendation: A Location map and an Aerial map of the proposed annexation area. He also explained that the annexation was done voluntary by the land owners. Nabity continued to explain the proposed use is aligned with the existing Future Land Use plan for Wood River. Nabity recommended that Wood River also annex the county road adjacent to the property as per Nebraska State statutes Wood River would have to take care of the roadway adjacent to the annexed areas even if it was not a part of the annexation.

Mayor Greg Cramer spoke in favor of the annexation explaining that the proposed area has been in the works for years for development and believes that it is the right time to move forward.

Commissioner Ruge asked if Dodd Street will continue to the north and connect to Wood River Road. Mayor Cramer explained that Dodd Street will be extended, however will not connect to Wood River Road and is planned to go eastwardly towards Walnut Street.

Monter closed the public hearing.

A motion was made by Maurer and seconded by Allen to recommend approval of the Annexation for land, located between Green Street and Wood River Road and Dodd Street and Walnut Street in Wood River. (C-12-2018WR)

A roll call vote was taken and the motion passed with seven members in favor (Maurer, Allan, Robb, Monter, Rainforth, Ruge and Kjar) and no members voting no or abstaining.

Monter combined both agenda items # 5 & 6 for discussion and opened both hearings simultaneously. The public hearings and discussion on both items occurred at the same time.

5. **Public hearing – Re-adoption of and amendment to the Wood River Future Land Use Map** – Public hearing to consider readopting the Wood River Future Land Use Map as produced using the Hall County GIS with changes to designate property located north of U.S. Highway 30 and east of 150th Road for Industrial use and property north of U.S. Highway 30 and east of the intersection of U.S. Highway 30 and Schultz Road for Commercial Use. A copy of the proposed changes is available at the Hall County Regional Planning Department office (C-13-2018WR)
6. **Public hearing- Amendment to the Wood River Zoning Map** – Public hearing to consider changes to the Wood River Zoning Map to change the zoning on property located north of U.S. 30 and east of 150th Road for from AG-Agriculture to I2-Heavy Industry. A copy of the proposed changes is available at the Hall County Regional Planning Department office (C-13-2018WR)

Monter opened the public hearings.

Nabity introduced the Re-adoption and Amendment to Wood River's Future land Use (Agenda item #5), during this time he explained that the digital files needed to make adjustments to the said map were not provided to Wood River or the Regional Planning Commission by the consultant so have been created by planning department staff. He then showed the commission the Recreation of the Future Land Use map which was approved January, 2016 and explained that the map was done as accurately as possible but wanted to have on record what was done. Nabity then went on to show two locations on the map recommended for amendments on the Future Land Use map.

Nabity introduced the proposed location for amendment for the zoning map of Wood River (Agenda item #6). He showed the commission the current zoning map with an outline of the proposed area with a recommendation for zoning change of the from AG to I-2

Curtis Rohrich expressed concern about having an industrial tract located near his residence and spoke about the proposed project expected to be done at this location. He expressed concerns about what will happen 5-10 years from now if the proposed project was sold and the potential of a scrap yard or other heavy industrial use opening up on the property. Rohrich went on to express his concern about more traffic being introduced to the area and the welfare and safety of kids riding their bikes in the vicinity of 150th street or Schultz road.

Nabity explained to Rohrich that in order for a scrap yard to be placed at this particular

site, a conditional use permit would be needed which would require an additional public hearing and notifications. He ensured such permit cannot be given without a public hearing.

Mark Wooldrik explained the investors of the said project mentioned by Rohrich intend on developing a building that fits into the area and will upkeep the exterior of the building. He also explained that the project in mind will be completely enclosed and is built at a high standard comparing it to Minnesota standards. Wooldrik went on to explain that large freight trucks will not be an issue as freight trucks will only be used to bring products to the facility and that most of its products will be sold locally and to the surrounding areas. He explained that there might be a minimal increase in traffic of farmers and their pick-up trailers but no large freight vehicles.

Monter closed the public hearings.

A motion was made by Ruge and seconded by Robb to recommend approval readopting the Wood River Future Land Use Map as produced using the Hall County GIS with changes to designate property located north of U.S. Highway 30 and east of 150th Road for Industrial use and property north of U.S. Highway 30 and east of the intersection of U.S. Highway 30 and Schultz Road for Commercial Use. Along with an adjustment to be made to the commercial area proposed drawn on the map to make the line perpendicular to the ½ section line on the west side of the property.

The motion carried with seven members in favor (Ruge, Robb, Maurer, Monter, Rainforth, Kjar and Allan) and no members voting no or abstaining.

Public hearing- Amendment to the Wood River Zoning Map

A motion was made by Robb and seconded by Rainforth to recommend approval of the Wood River Zoning Map to change the zoning on property located north of U.S. 30 and east of 150th Road from AG-Agriculture to I2-Heavy Industry.

The motion carried with seven members in favor (Robb, Rainforth, Kjar, Allan, Ruge, Maurer and Monter) and no members voting no or abstaining.

7. Public Hearing- Redevelopment Plan – Weinrich Developments Inc. – Concerning an amendment to the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of 408 E. Second, Grand Island, Hall County, Nebraska (C-14-2018GI)

Monter opened the public hearing.

Nabity introduced this project. The Weinrich's have made an offer to purchase property at 408 E. 2nd Street, owned by the CRA. This property has been vacant for 12 years and the CRA has been taking proposals but had not received one that fit the area until now. The Weinrich's are proposing to build a 3 unit apartment building on the site. The apartments will be 2 stories with parking in the rear of the building. The area is planned for downtown commercial development that includes

multifamily housing. There are houses on both sides of this lot and the proposed development is consistent with both the comprehensive plan and the existing uses on the block.

Sonja Weinrich spoke on behalf of Weinrich Development Inc., She stated that the development proposed will fit into the existing environment and structures. She went on to explain that the triplex will be a two story style structure same as the neighboring structures. Weinrich went on to discuss parking explaining that there will be off street parking for residence.

Monter closed the public hearing

A motion was made by Kjar and seconded by Maurer to recommend approval of the redevelopment plan for CRA Area 1 for a Site Specific Redevelopment Plan of 408 E. Second, Grand Island, Hall County, Nebraska and approve resolution 2018-06.

The motion carried with seven members in favor (Kjar, Maurer Allan, Ruge, Robb, Monter and, Rainforth,) and no members voting no or abstaining.

8. Public Hearing - Text Amendment of Hall County Zoning Resolution - Concerning proposed amendments to various parts of Article 2 Section 2.03 Definition of Terms, and Article 4 Section 4.02 Agricultural – Primary District and Section 4.03 A-2 Secondary Agricultural District relative to livestock production. (C-06-2017HC)

Nabity went through the proposed changes to Article 2 section 2.03 and article 4 sections 4.02 and 4.03 on a page by page basis explaining in detail which changes were being made and why they were recommended to be change.

Monter opened the public hearing.

Arend Baack expressed, that the proposed changes addressed his concerns. He went on to explain that he believed the changes made addressed the need of the public and supported the recommendations.

Commissioner Robb expressed his concerns about the language in the proposed changes, particularly, among the amount of cattle considered an operation. He raised concerns about the individuals wanting to have a 4H project, explaining that the proposed changes would make it difficult due to the combination of animal unit numbers and setback distances. He would like more review of this issue.

K.C. Hehnke expressed concerns about the existing regulations, explaining that it is extremely difficult to enforce the current regulations. He expressed concerns about how exactly is one to know the amount of cattle being contained on a particular property. Hehnke went onto say that there should be a solution to regulating and controlling current codes before trying to change them.

Commissioner Robb, also expressed concerns the concerns and suggestions were

proposed by the special committee were not included in the way that they were last suggested.

Nabity explained that the modifications to the article being presented were based on the public comments from previous meetings. He explained that the current modifications were sent out to the committee and a meeting was in the works to go over the changes but due to conflicts in schedules, it never came to fruition. Nabity admitted that he did make changes to the suggested regulations that made them more similar to the existing regulation than some of the changes suggested by the committee.

Both Commissioners Ruge and Robb expressed interest with including more classes to the proposal to allow for smaller livestock businesses and 4H projects to be successful.

Commissioner Kjar asked Nabity who is responsible for regulating the current resolutions and the proposed changes.

Nabity explained that the County and the County Attorney are ultimately those responsible for controlling and regulation the resolution.

Monter closed the public hearing.

A motion was made by Ruge and seconded by Rainforth for continuation to the next meeting and to adjust the necessary text within the proposal.

The motion carried with seven members in favor (Ruge, Rainforth, Kjar, Allan, Maurer, Robb and Monter) and no members voting no or abstaining.

Monter combined both agenda items # 9 & 10 for discussion and opened both hearings simultaneously. The public hearings and discussion on both items occurred at the same time.

9. Public Hearing - Text Amendment of Grand Island Zoning Ordinance

Proposed amendments for Section 36-22 Yard Requirements and Section 36-96 Off Street Parking Requirements relative to garages with doors facing the street. (C-15-18GI)

10. Public Hearing - Text Amendment of Grand Island Subdivision Ordinance

Proposed amendments to Section 33-12 Streets and Alleys relative to street design standards. (C-15-18GI)

Monter opened the public hearings.

Nabity introduce both ordinances with a digital copy of each chapter. Nabity explained that the proposed changes for section 36-22 and 36-96 for off street parking. Nabity went on to say that the proposed changes are not impacting the width of streets allowed but rather how to handle and regulate them. He stated that the current street standard was adopted in 2014 and has had time to be used practically and has shown difficulty in some areas. The propose changes are designed to help combat these issues. This will

be an iterative process and future changes are likely to be needed as well.

Nabity then went on to explain the changes made for section 33-12. He then recommended that a street matrix should be introduced to explain which design is best for and allowed in a particular zoning district

Nabity explained that the proposed changes are so a minimum 20 foot lane is maintained for fire and rescue vehicles.

Monter closed both public hearings.

A motion was made by Robb and seconded by Allan approval of the text amendment of Grand Island Zoning Ordinance (Section 36-22 & Section 36-96)

The motion carried with seven members in favor (Robb, Allan, Monter, Rainforth, Kjar, Ruge, and Maurer,) and no members voting no or abstaining.

A motion was made by Allan and seconded by Ruge approval of text amendment of Grand Island Subdivision Ordinance (Section 33-12)

The motion carried with seven members in favor (Allan, Ruge, Maurer, Robb, Monter, Rainforth and Kjar) and no members voting no or abstaining.

11. Director's Report.

Nabity explained that both he and Rashad Moxey (Planning Technician) were at the Nebraska Planning and Zoning Conference in Kearney, NE.

Nabity went on to say that he is expected to attend the National APA conference in the near future.

9. Next Regular Meeting April 4th, 2017.

10. Adjourn

Monter adjourned the meeting at 7:52 p.m.

Leslie Ruge, Secretary
By Chad Nabity, and Rashad Moxey



Hall County Regional Planning Commission

Wednesday, April 4, 2018

Regular Meeting

Item F1

**Rezoning (Arby's on Webb Road) Lot 1 Block 9 of the Second
Amendment of Lot 1 Block 9 Continental Gardens Subdivision
from CD Zone to Amended CD Zone (C-16-2018GI)**

Staff Contact:

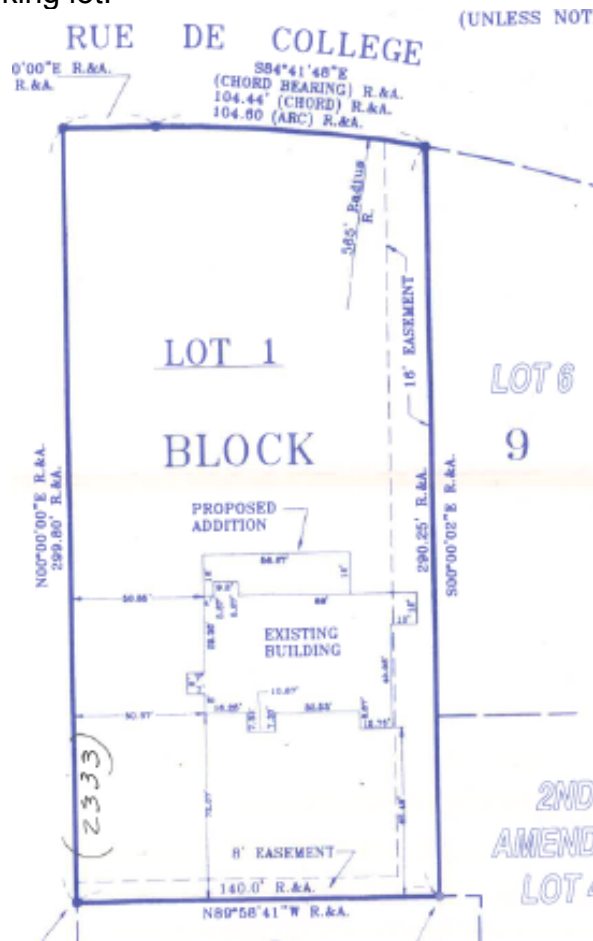
Agenda Item 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

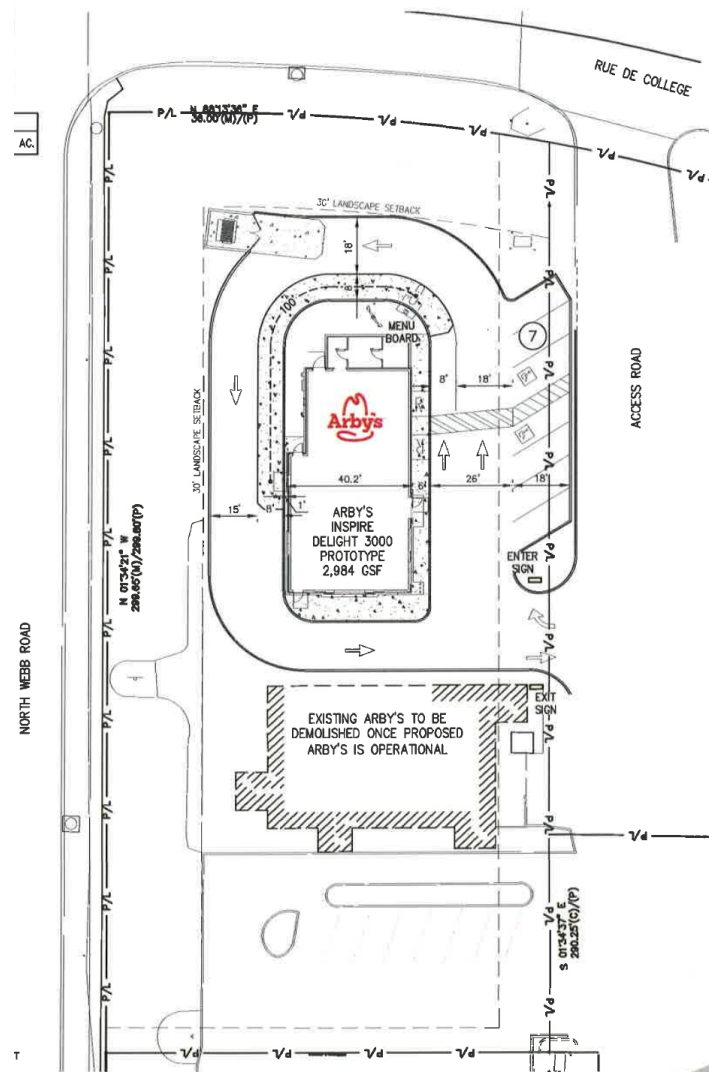
March 26, 2017

SUBJECT: Concerning the rezone of Lot One (1) Block Nine (9) of the Second Amendment to Lot 1 Block 9 of Continental Gardens Subdivision, in the City of Grand Island, Hall County, Nebraska from CD Commercial Development to Amended Commercial Development Zone. This property is located east of Webb Road and south of Rue de College. (C-16-2018GI)

The Development Plan for of Lot One (1) Block Nine (9) of the Second Amendment to Lot 1 Block 9 of Continental Gardens Subdivision was approved by the Grand Island City Council in August of 1997. The amended plan allowed for expansion of the building to the north as shown below. The owners of the building are proposing to build a new restaurant on the parking lot north of the existing building, and then tear down the old building and replace it with parking lot.



Development Plan for Lot 1 as Approved in August 1997



Proposed Development Plan for Lot 1 as submitted March 2018

PROPOSAL: The proposed change would allow a new building oriented north and south will ultimately provide additional parking on site and new drive through access. This lot would not have access directly to Rue de College or Webb Road . The CD Zone allows for up to 50% of the property to be covered with buildings. The proposed coverage within this development at full development as shown is well below the maximum coverage.

OVERVIEW:

Site Analysis

<i>Current zoning designation:</i>	CD-Commercial Development Zone.
<i>Permitted and conditional uses:</i>	Commercial, Office and Retail Uses
<i>Comprehensive Plan Designation:</i>	Commercial development
<i>Existing land uses.</i>	Retail development and vacant property

Adjacent Properties Analysis

Current zoning designations:

South West and East CD Commercial Development Zone

Permitted and conditional uses:

North: R4 High Density Residential
CD – Commercial, office and retail uses as permitted and built according to the approved development plan. R4 Residential uses up to a density of 43 units per acre, along with a variety of non-profit, recreational and educational uses.

Comprehensive Plan Designation: **North, South, East and West:** Designated for commercial development and uses.

Existing land uses:

North: Detention Cell

East: Strip Commercial

West: Northwest Commons, fast food and commercial uses

South: Strip Commercial, parking lot

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for commercial development.
- *Is an infill development.* This development is using property that is within the existing functional and legal boundaries of the City of Grand Island.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area.
- *Monetary Benefit to Applicant:* Would allow the applicant to further develop this site.

Negative Implications:

- *None foreseen*

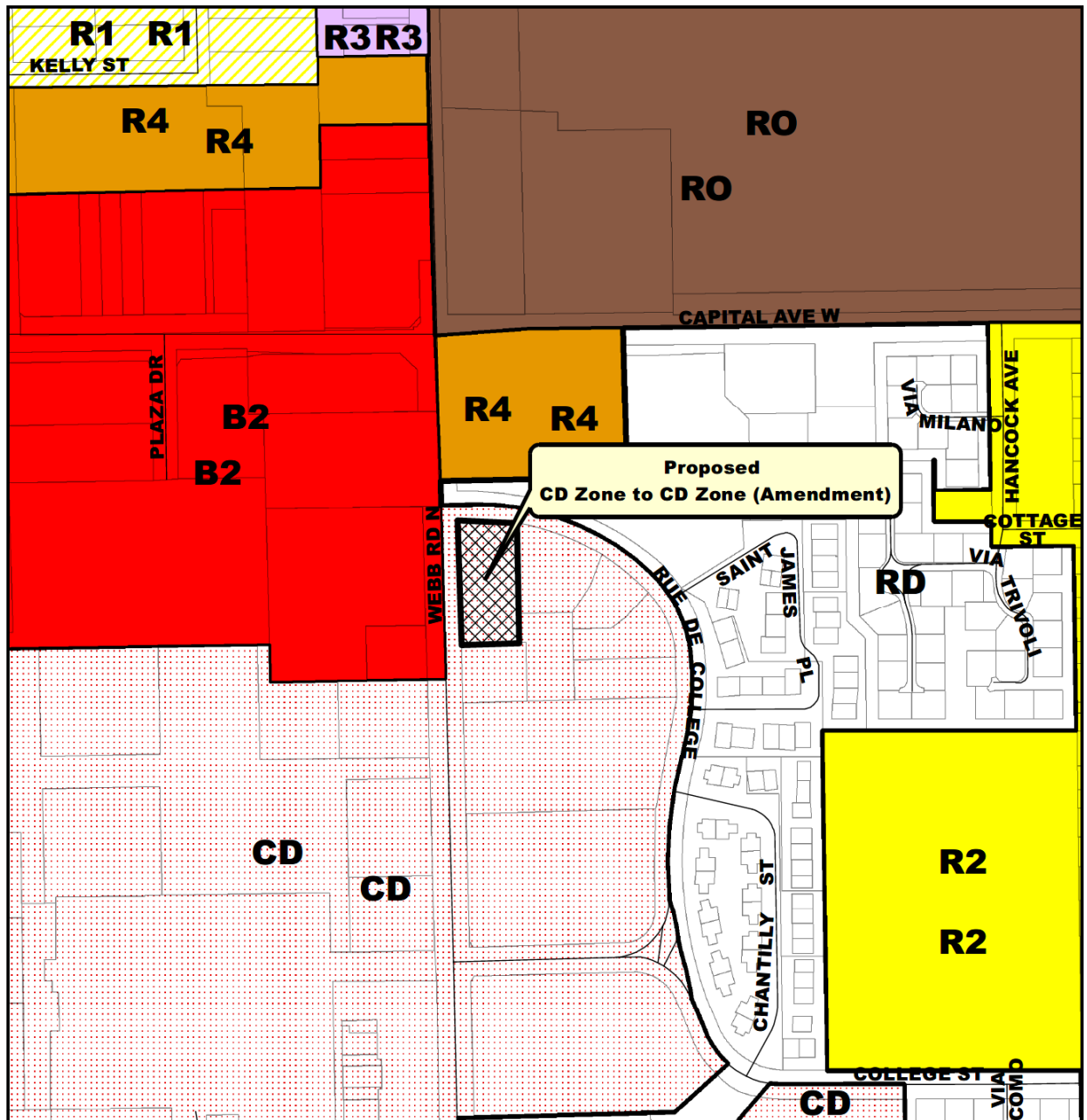
Other Considerations

Commercial development zones allow up to 50% of the property within the CD zone to be covered with buildings.



RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council approve the amended CD zoning district and final development plan as shown.


_____ Chad Nabity AICP, Planning Director




Proposed Zoning

-  Current Zoning (CD Commercial Development Zone)
-  Zoning Amendment (CD Commercial Development Zone)

Scale: None
C-16-2018GI



 Requested Zoning Amendment Area
(SEE MAP)



NUMBER OF
PARKING SPACES

7

SITE SUMMARY

AREA OF OUTPARCEL 0.95 AC.



0 20
10 40
1"=40'

Horizontal Scale in Feet

NORTH WEBB ROAD

RUE DE COLLEGE

ACCESS ROAD

30' LANDSCAPE SETBACK

30' LANDSCAPE SETBACK

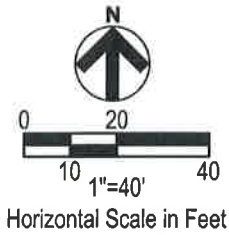


ARBY'S INSPIRE
DELIGHT 3000
PROTOTYPE
2,984 GSF

EXISTING ARBY'S TO BE
DEMOLISHED ONCE PROPOSED
ARBY'S IS OPERATIONAL

NOTES

1. SITE SKETCH IS FOR PRELIMINARY SCHEMATIC PURPOSES ONLY.
2. PROPERTY DIMENSIONS, SITE SQUARE FOOTAGE AND EXISTING SURFACE FEATURES ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE UPON THE ARRIVAL OF A CERTIFIED SURVEY.
3. ALL DIMENSIONS ARE TO FACE-OF-CURB.
4. SITE SKETCH SHOWN IS ALSO SUBJECT TO APPROVAL BY ARBY'S.



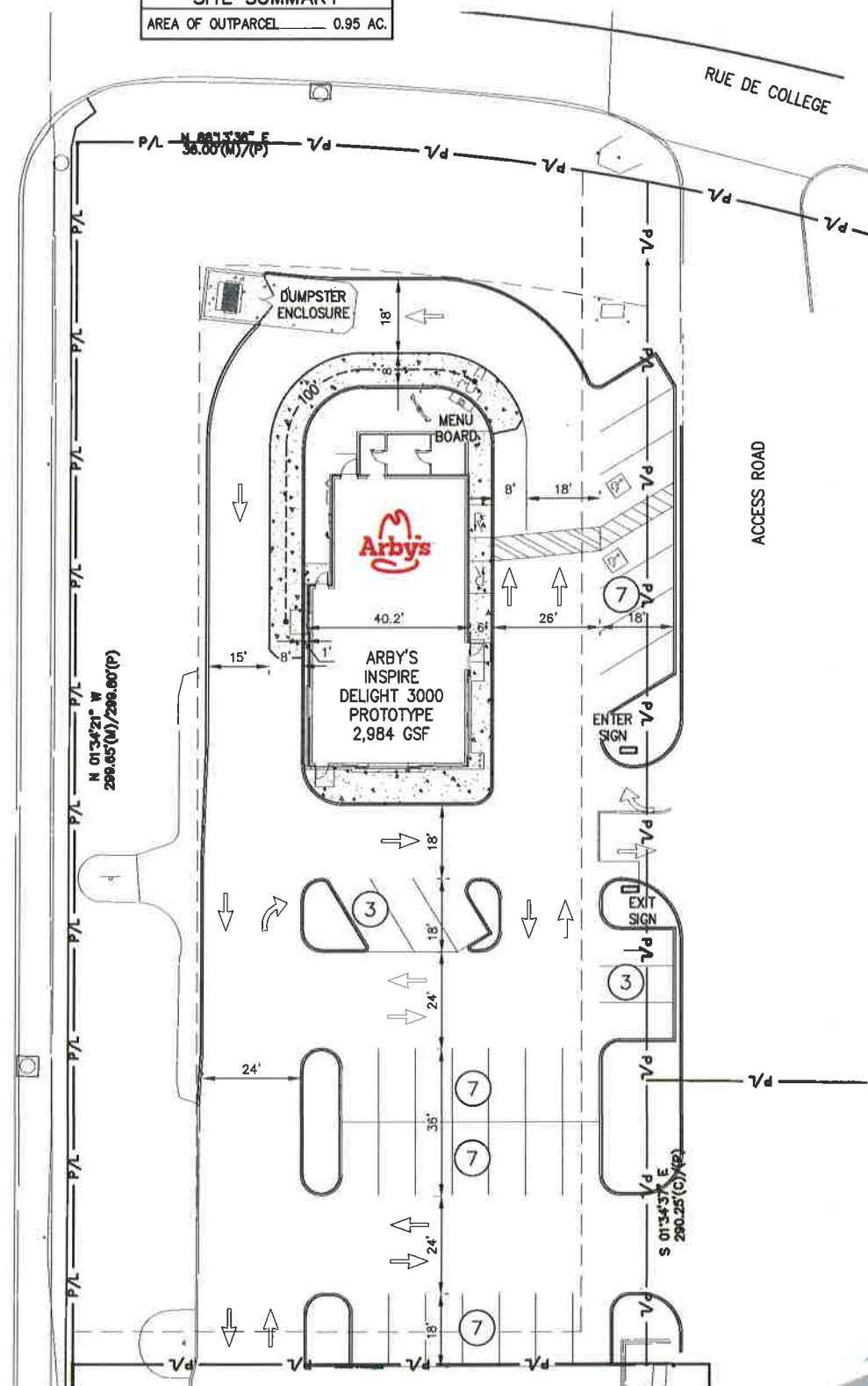
SITE SUMMARY
AREA OF OUTPARCEL: 0.95 AC.

**NUMBER OF
PARKING SPACES**
34

NORTH WEBB ROAD

RUE DE COLLEGE

ACCESS ROAD



NOTES

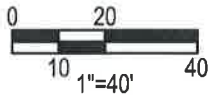
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4. SITE SKETCH SHOWN IS ALSO SUBJECT TO APPROVAL BY ARBY'S.

NUMBER OF
PARKING SPACES

51

SITE SUMMARY

AREA OF OUTPARCEL 0.95 AC.



Horizontal Scale in Feet

NORTH WEBB ROAD

RUE DE COLLEGE

ACCESS ROAD

30' LANDSCAPE SETBACK

10

12

12

10

EXISTING
ARBY'S

7

P/L N 88°13'30" E
38.00'(M)/(P)

P/L N 01°34'21" W
289.65'(M)/299.60'(P)

S 01°34'37" E
290.25'(C)/(P)

NOTES

1. SITE SKETCH IS FOR PRELIMINARY SCHEMATIC PURPOSES ONLY.
2. PROPERTY DIMENSIONS, SITE SQUARE FOOTAGE AND EXISTING SURFACE FEATURES ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE UPON THE ARRIVAL OF A CERTIFIED SURVEY.
3. ALL DIMENSIONS ARE TO FACE-OF-CURB.
4. SITE SKETCH SHOWN IS ALSO SUBJECT TO APPROVAL BY ARBY'S.

APPLICATION FOR REZONING OR ZONING ORDINANCE 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

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name Zanadu Inc. c/o Karl Nance Phone (h) _____ (w) 308-379-3051

Applicant Address 806 South Clark Street, Grand Island, Nebraska 68801

Registered Property Owner (if different from applicant) Zana Trustee/James Scott

Address 209 Lakeside Drive, Grand Island, NE 68801 Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address 2333 Webb Road North, Grand Island, NE 68801

Legal Description: (provide copy of deed description of property)

Lot 1 Block 9 Subdivision Name Continental Gardens, Grand Island, Nebraska, 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) See attached drawings

From CD (Commercial Development Zone) to CD (Commercial Development Zone)

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

Purpose for zoning change is to demolish the existing Arby's building and construct a new Arby's building north of the existing structure. See drawings for location.

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

The proposed demolition and new construction will utilize the new Arby's building model. This plan will also use existing circulation and access drives to public right-of-way. Interior lot parking and drive-thru circulation will be improved with the new building location and orientation.

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

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. 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).
4. 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 _____ Date _____

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



Hall County Regional Planning Commission

Wednesday, April 4, 2018

Regular Meeting

Item F2

**Rezoning 33.57 Acres south of One R Road east of Webb Road
from AG-1 Primary Agriculture to PUD Planned Unit
Development C-17-2018HC)**

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

March 23, 2017

SUBJECT: *Zoning Change (C-17-2018HC)*

PROPOSAL: This application includes approximately 33.57 acres at the east of Webb Road and south of One-R Road. The property is located to the east of One-R School in the Hall County zoning jurisdiction.

The applicant is asking that the zoning on this property be changed from A1-Agricultural Primary District to PUD Planned Unit Development for Single Family Residential. The stated purpose of this rezoning is to allow the applicant to subdivide the property for residential development. The Hall County Zoning Resolution permits Planned Unit Development on property zoned for agricultural uses.

OVERVIEW:

Site Analysis

Current zoning designation:

A1-Agricultural/Primary District

Proposed zoning designation

PUD- Single Family Homes on acreage lots

Permitted and conditional uses:

A1 - Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres
PUD- A variety of housing and commercial, recreational and cultural uses as approved with the development plan.

Comprehensive Plan Designation:

Designated for agricultural uses.

Existing land uses.

Alfalfa and Hay

Adjacent Properties Analysis

Current zoning designations:

North, East and West: A1-Agriculture/Primary District

Permitted and conditional uses:

South: A2-Agricultural/Secondary District
A1- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres.
A2- Same as A1, but more restrictions on new feeding operations due to the proximity to municipal jurisdictions. PUD in September of 2017 Hall County approved 9 lots for residential development at this site.

Comprehensive Plan Designation:

South: Agricultural

Existing land uses:

East: Prairie Creek and farmstead

North: Agricultural and farmstead

West: Agricultural, elementary school, farmstead and residential acreages.

EVALUATION:

Positive Implications:

- *Soil types will support the development:* According to the Hall County Comprehensive Plan the following statements can be made about the soil types on this property:

Characteristic	Limitations	Majority of County
Septic Tanks	Severely Limited	Severely Limited
Dwellings w/ Basements	Not Limited	Not or Severely Limited
Local Roads and Streets	Somewhat Limited	Severely Limited
Paths and Trails	Not Limited	Not Limited

The proposed lot sizes will support both a well and septic systems without any additional approvals by the state of Nebraska. This site would not be appropriate for numerous septic systems on lots with less than 3 acres.

- *Will not remove irrigated prime agricultural ground from production:* The subject property is currently alfalfa and pasture. It is not irrigated prime agricultural ground.
- *Will provide for additional housing lots near Grand Island:* There are very few residential lots available in and around Grand Island. This development would provide for larger acreage lots in the northwest part of Hall County. This development could be compared to Amick Acres in southeast Hall County.
- *Direct Access to Webb Road:* This development will have direct access onto Webb Road. The County will have minimal increased cost for road maintenance as a result of this development.
- *Improved transportation routes:* The addition of the proposed 9 houses will not impact the traffic volumes and capacity of the surrounding road.
- *Close to U.S. Highway 281:* This site is within 1 mile of U.S. Highway 281.
- *Monetary benefit to the applicant:* The applicant will be able to develop the property as proposed if the rezoning is permitted.

Negative Implications:

- *Opens agricultural areas of Hall County to residential development:* As residential uses encroach into the agricultural areas of Hall County, we are likely to see increased conflict between these uses. This is the main reason to limit residential development on prime agricultural ground.
- *Drainage issues on this site:* The same characteristics that make this site a picturesque place for residential development may cause issues with drainage and flooding. The site does drain into the Prairie Creek and primary drainage from the property will be directed toward the creek.

- *Flood Plain:* This site is located within a regulatory flood plain. Structures will need to be elevated to meet flood plain regulations. Fill would be permitted on any of these lots. It would be appropriate to place limitation on the net fill on these lots similar to the provisions approved with the first subdivision.

Other Comments:

This development as presented would allow the development of 8 residential lots (one of the lots is part of the previously approved Prairie Creek Meadows Subdivision one has the existing farm stead) each of which is more than 3.0 acres in size. This property is not prime agricultural ground. It is an old farmstead. It is conducive to housing development for individuals who may want a small acreage in a picturesque setting. The location adjacent to One-R Road (paved) and its proximity to U.S. Highway 281 strengthens the proposal as it will not increase demand on county roads. All new lots will front onto Boxelder Drive a new private road. This private road will be owned and maintained by the property owners similar to the drives at Amick Acres or Equus Lane north of Cairo. Access to One-R Road will be restricted at the request of the Hall County highway superintendent. The larger lots will be able to accommodate development of septic systems with sufficient reserve space.

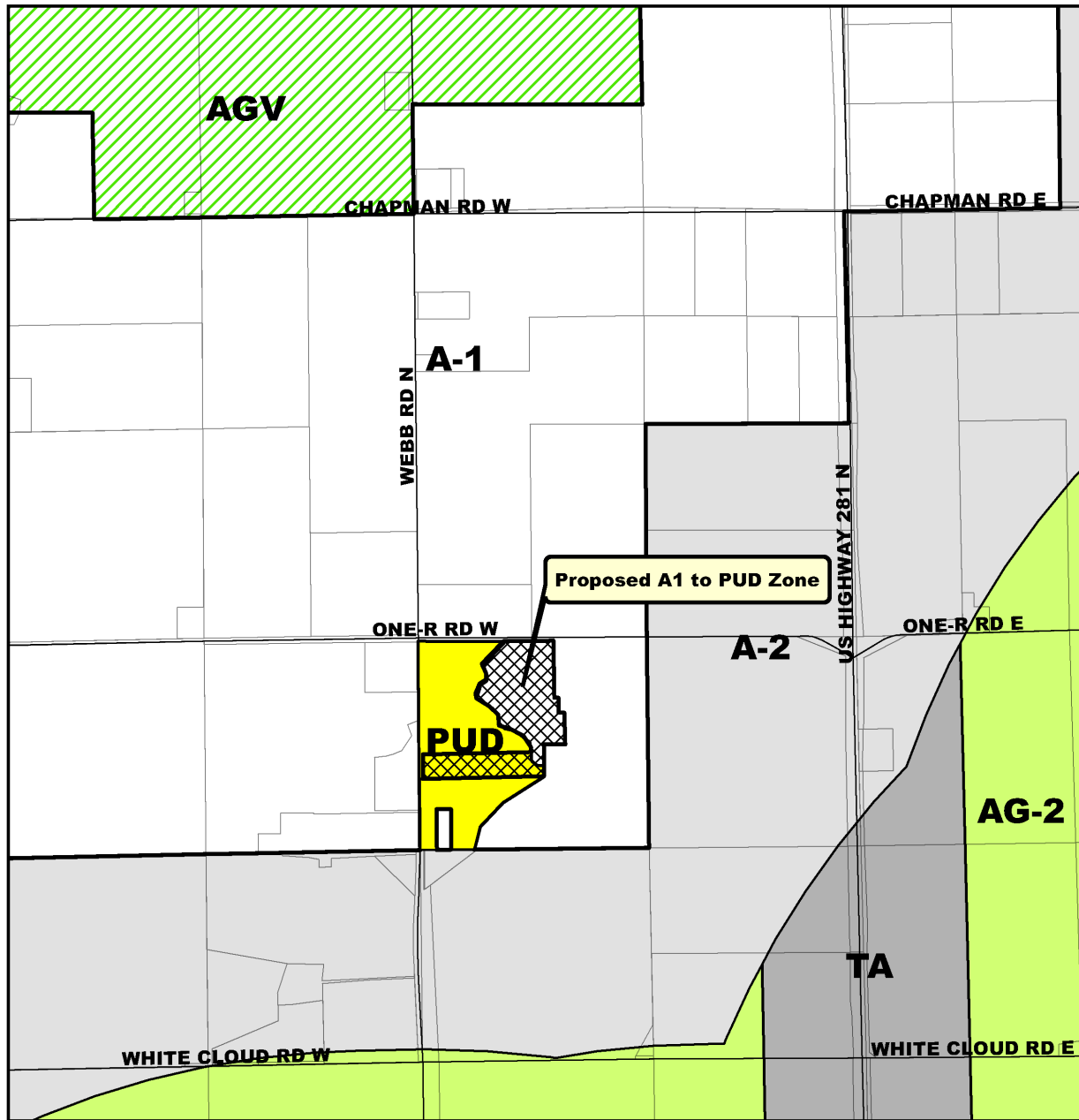
This property is zoned A1 and livestock operations are permitted in the A1 zone but the density of residential development near this site and the proximity of the school would severely limit the potential of this property for livestock production.

Since this property is zoned A1 currently and the properties to the north and east are also A1, it would be appropriate given the size of these lots to follow the A1 setbacks within this subdivision. This should be included in the resolution approving the subdivision and the subdivision agreement.



RECOMMENDATION:

That the Regional Planning Commission recommends that the Hall County Board rezone this site from A1-Agricultural/Primary District to PUD-Planned Unit Development and approve the preliminary plat for this district as presented.


_____ Chad Nabity AICP, Planning Director




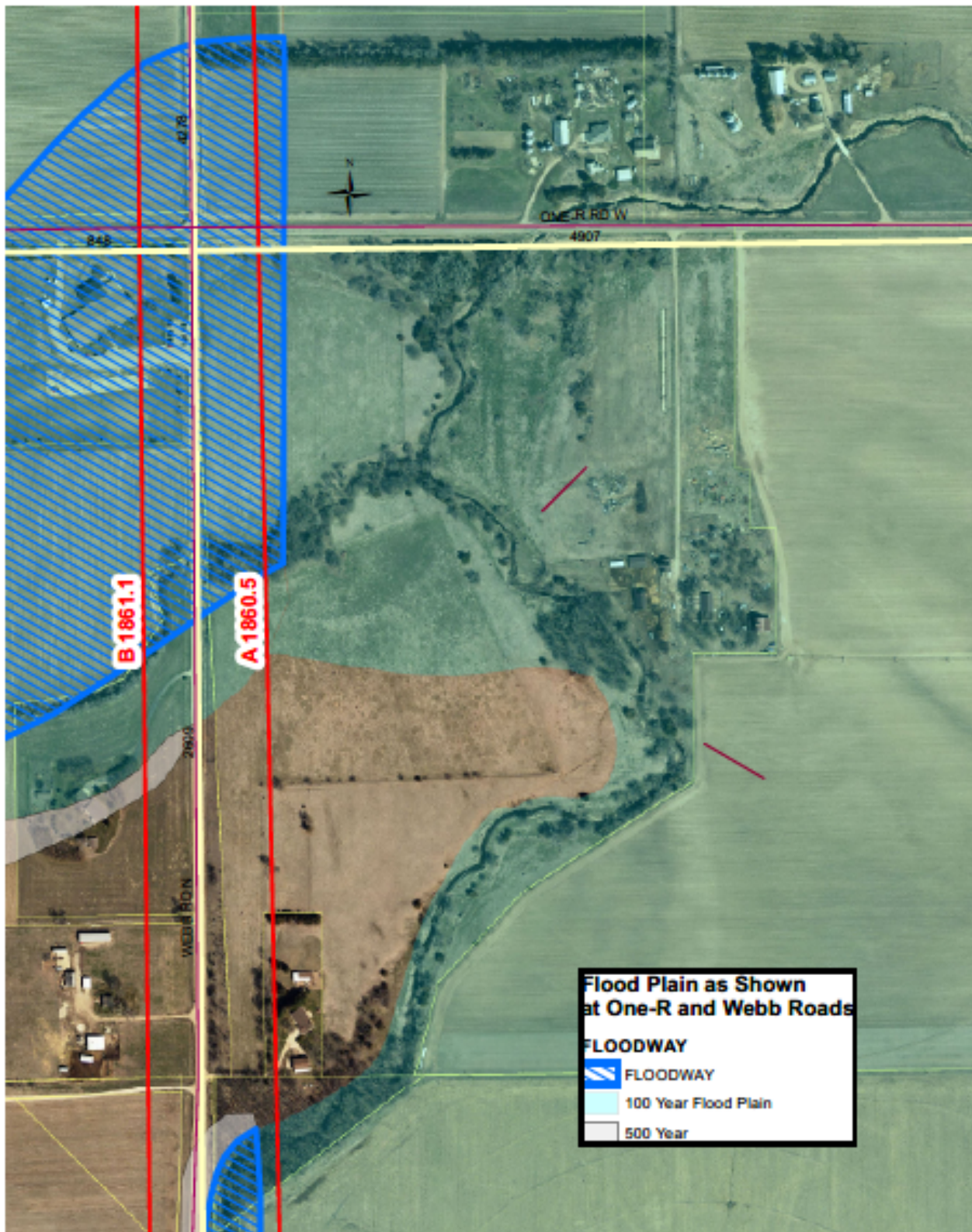
Proposed Zoning

-  Current Zoning (A-1 Agricultural Zone)
-  Proposed Change (PUD Planned Unit Development Zone)

Scale: None
C-17-2018HC



 Requested Zoning Amendment Area
(SEE MAP)



One-R and Webb Road
 100 and 500 Yr Flood Plain with Floodway
 Flood Insurance Study Cross Sections with 100 yr Base Flood

250 125 0 250 Feet

APPLICATION FOR REZONING OR ZONING ORDINANCE 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

(see reverse side)

plus Municipal Fee* \$50.00

*applicable only in Alda, Doniphan, Wood River

A. Applicant/Registered Owner Information (please print):

Applicant Name DMBG INVESTMENTS, LLC Phone (h) _____ (w) 308-380-6551

Applicant Address 2216 WEST LINCOLN HWY., GRAND ISLAND, NE 68803-4733

Registered Property Owner (if different from applicant) DMBG INVESTMENTS, LLC AND DUSTIN AND TAMI COLE

Address _____ Phone (h) _____ (w) _____

B. Description of Land Subject of a Requested Zoning Change:

Property Address _____

Legal Description: (provide copy of deed description of property)

Lot _____ Block _____ Subdivision Name PRAIRIE CREEK MEADOWS SECOND SUBDIVISION and/or
All/part PART 1/4 of Section 12 Twp 9 Rge 9 W6PM, HALL COUNTY, NE

C. Requested Zoning Change:

1. Property Rezoning (yes___) (no___)
(provide a properly scaled map of property to be rezoned)

From A1 to PUD (PLANNED UNIT DEVELOPMENT)

2. Amendment to Specific Section/Text of Zoning Ordinance (yes___) (no___)
(describe nature of requested change to text of Zoning Ordinance)

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

FULFILL NEED FOR DEVELOPMENT OF LARGER COUNTRY ESTATES AND INCREASE VALUATIONS

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

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. 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).
4. 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 [Signature]

Date _____

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

MISCELLANEOUS RECEIPT
COUNTY TREASURER'S OFFICE
HALL COUNTY NEBRASKA

No. 20180434

March 6, 2018

1,870.00

RECEIVED OF PRAIRIE CREEK PARTNERSHIP
the sum of One Thousand Eight Hundred Seventy Dollars And No Cents
collected by CHRISTINEP
for FILING FEES SUBDIVISION APPLICATION FEES FOR DMBG INVESTMENTS LLC/ CK

Credits To:		
100	COUNTY GENERAL	36501 MISC FEES AND
		\$1,870.00

Peggy Pesek
County Treasurer

CHRISTINEP
Deputy

YES New structure for human habitation are prohibited. For any other Floodway development the developer must provide certification by a registered professional engineer that the development would result in no increase along the floodway water surface profile.

NO If a floodway has not been designated, the developer may be required to submit hydraulic data demonstrating that the proposed development will not increase flood heights more than one foot at any location.

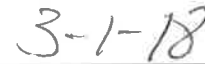
If the development is in a floodplain, the following shall apply:

This permit is issued with the condition that the lowest floor (including basement floor) of any new or substantially improved residential building will be elevated at least one foot above the base flood elevation. If the proposed development is a nonresidential building, this permit is issued with the condition that the lowest floor (including basement) of a new or substantially improved nonresidential building will be elevated or floodproofed at least one foot above the base flood elevation. The Developer/Owner will provide certification by a registered Engineer, Architect, or Land Surveyor of the "as-built" lowest floor elevation (including basement) or floodproofed elevation of any new or substantially improved building covered by this permit.

All provisions of the Grand Island/Hall County Floodplain Management Ordinance/Resolution shall be complied with.



Signature of Developer/Owner/Agent



Date

For Planning Commission Use Only



Authorizing official (Name & Title)



Date

Last Updated: 06/13/01

Hall County/Grand Island

Floodplain Development Permit/Application

Date March 1, 2018

This form is used for any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

Developer must obtain all other necessary federal, state, or local permits (e.g. Corps of Engineers 404 permit, Local Levee District, etc.)

1. Name of Applicant: DMBG Investments, LLC

Address: 2216 W. Old Hwy 30, Grand Island, NE

2. Type and Use of Development: Moving dirt to build pad site

3. Specific Location of Development: Lot 1 Prairie Creek Meadows Subdivision

4. Complete this section if the proposed development involves the improvement of a structure (i.e. walled and roofed building, manufactured home, or gas and liquid storage tanks)

Pre-improvement Value of Structure \$ _____

Cost of Improvement \$ _____

The Following Section is to be Completed by the Community Official:

5. Is the development Substantial Improvement? (see #4) YES ☐ NO ☒

6. Is the development in an identified floodplain? YES ☒ NO ☐

If YES, complete the following:

a. Elevation of the Base (100-Year) Flood 1860 ft.

b. Elevation/Floodproofing Requirement (if applicable) 1861 ft.

Is elevation MSL/NGVD 29 OR NAVD 88? NAVD 29

c. Is the development in a designated Floodway?

Portions of the property are in the floodway but this activity is not in the floodway

Rezoning Pt NW1/4 of 20-12-9

- David W. & Kim A. Bockmann
5537 N. Webb Rd.
Grand Island, NE 68803
Pt NW1/4 of 20-12-9
93-107853
93-107854 & 93-107855
- David W. & Kim A. Bockmann
5537 N. Webb Rd.
Grand Island, NE 68803
Lot 1 WB Sub.
200600942
- Wenzl Farms Inc.
P.O. Box 329
Aurora, NE 68818
Pt S1/2 of 19-12-9
SW1/4 of 20-12-9
200600015 & 200600016
- Tamara K. Petersen
1414 E. Capital Ave.
Grand Island, NE 68801
Pt N1/2 of 20-12-9
94-103317
- Phil A. Mader Trustee
3326 W. Abbott Rd.
Grand Island, NE 68803
Lot 2 Shriner Acres Sub.
201604341
- Raymond Shriner
5450 N. Webb Rd.
Grand Island, NE 68803
Lot 1 Shriner Acres Sub.
91-101987
201604340
- Stephen L. Kathleen J. Adams
5530 N. Webb Rd.
Grand Island, NE 68803
Pt NE1/4 of 24-12-10
91-100269
- Michael J. & Julie A. Diessner
5688 N. Webb Rd.
Grand Island, NE 68803
Pt NE1/4 of 24-12-10
201505922
- Robert & Christy J. Horky
3405 W. One R Road
Grand Island, NE 68803
Pt NE1/4 of 24-12-10
94-100974
Pt SE1/4 of 13-12-10

- School Dist. 1R
3301 W. One R Road
Grand Island, NE 68803

Pt NE1/4 of 24-12-10
WD 165-226
- Daniel & Donna Kruse
2600 One R Road
Grand Island, NE 68803

Pt SW1/4 of 17-12-9
99-100550
99-100551
- Janet L. Hinrichs Trustee
599 E. 18th St.
Grand Island, NE 68801

Pt SW1/4 of 17-12-9
201700317
- DMBG Investments LLC
2216 W. Old Lincoln Hwy
Grand Island, NE 68803

Lot 1, 3, 5 Prairie Creek Meadows
Pt NW1/4 of 20-12-9
201702904 & 201706968
- Zachary Z. Zoul Sr.
2723 Brentwood Blvd.
Grand Island, NE 68801

Lot 2 Prairie Creek Meadows
201707294
- Jonathan A. & Rebecca M. Rosenlund
820 Redwood Rd.
Grand Island, NE 68803

Lot 4 Prairie Creek Meadows
201800193
- Dustin L. & Tami D. Cole
P.O. Box 1283
Grand Island, NE 68802

Lot 6 Prairie Creek Meadows
201705538
- Mark & Kelsey Johnson
308 Orchard Grass Dr.
Grand Island, NE 68803

Lot 7 Prairie Creek Meadows
201707296
- Jonathan & Amanda Wilson
4170 Norwood Dr.
Grand Island, NE 68801

Lot 8 Prairie Creek Meadows
201800452

- Jacob & Brenda Burger
4056 Zola Lane
Grand Island, NE 68803

Lot 9 Prairie Creek Meadows
201707348

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name DMBG Investments, LLC and Dustin and Tami Cole
Address 2216 W. Lincoln Hwy.
City Grand Island, State NE Zip 68803-4733
Phone 308-380-6551 (Cell)

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By:  Josh Grummert - Manager
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Grummert Professional Services, LLC.
Address P.O. Box 37
City Kenesaw, State NE Zip 68956
Phone 402-879-5701
Surveyor/Engineer Name Josh Grummert License Number Nebraska LS-78

SUBDIVISION NAME: Prairie Creek Meadows Second Subdivision

Please check the appropriate location

Grand Island City Limits
2 Mile Grand Island Jurisdiction
☒ Hall County
City of Wood River or 1 Mile Jurisdiction
Alda or 1 Mile Jurisdiction
Cairo or 1 Mile Jurisdiction
Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

☒ Preliminary Plat
Final Plat
Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)
Number of Lots Nine
Number of Acres 33.57

Checklist of things Planning Commission Needs

10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
5 copies if Administrative Plat
Closure Sheet
Utilities Sheet
Receipt for Subdivision Application Fees in the amount of \$

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

FEE SCHEDULE ON REVERSE SIDE

PROJECT: 003-2018.pro

CLOSURE REPORT

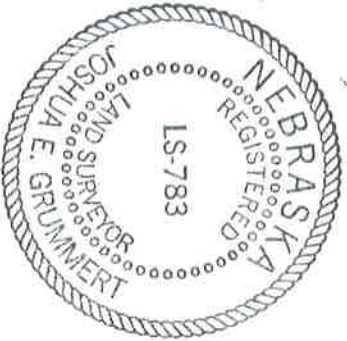
Coordinate values shown are computed based on the rounded bearing and distance, or chord bearing and chord lengths as indicated herein.

Boundary Name:

Bearing	Distance	Sta	Northing	Easting
0		0+00.00	4151.3830	3556.6422
S00°29'05"W	297.60 ft			
0		2+97.60	3853.7937	3554.1246
S90°00'00"E	1487.34 ft			
0		17+84.94	3853.7937	5041.4646
N00°14'41"E	391.24 ft			
0		21+76.18	4245.0301	5043.1356
S89°46'45"E	259.94 ft			
0		24+36.12	4244.0282	5303.0737
N00°14'11"E	285.00 ft			
0		27+21.12	4529.0258	5304.2495
N14°52'06"W	293.34 ft			
0		30+14.47	4812.5442	5228.9789
N86°20'58"W	42.05 ft			
0		30+56.51	4815.2216	5187.0142
N00°43'55"E	699.96 ft			
0		37+56.47	5515.1245	5195.9558
N89°15'41"W	616.99 ft			
0		43+73.46	5523.0780	4579.0171
S44°36'31"W	383.21 ft			
0		47+56.67	5250.2629	4309.9040
S20°12'46"E	124.46 ft			
0		48+81.13	5133.4677	4352.9059
S02°52'19"W	80.83 ft			
0		49+61.96	5052.7392	4348.8560
S55°01'11"W	92.67 ft			
0		50+54.63	4999.6120	4272.9269
S23°10'43"W	133.67 ft			
0		51+88.30	4876.7315	4220.3145
S07°57'54"E	48.81 ft			
0		52+37.12	4828.3924	4227.0780
S56°25'42"E	185.92 ft			
0		54+23.03	4725.5824	4381.9856
S48°11'35"E	150.29 ft			
0		55+73.33	4625.3957	4494.0111
S01°10'07"E	140.00 ft			
0		57+13.33	4485.4248	4496.8663
S71°06'15"E	166.89 ft			
0		58+80.21	4431.3777	4654.7624
S63°41'22"E	151.52 ft			
0		60+31.73	4364.2185	4790.5857
S32°33'27"E	183.25 ft			
0		62+14.98	4209.7659	4889.2009
S05°29'24"W	58.65 ft			
0		62+73.63	4151.3850	4883.5897
N90°00'00"W	1326.94 ft			
0		76+00.57	4151.3850	3556.6497

Closing latitude = 0.00196
Closing departure = 0.00751
Closing bearing = S75°23'33"W
Closing distance = 0.00776
Total traverse length = 7600.57 (7600.57)
Total error of closure = 1/979040
Error of closure in latitude = 1/3882068
Error of closure in departure = 1/1011743

Area = 1462208.23 Sq. Ft.
Area = 33.5677 Acres



SURVEYOR'S CERTIFICATE:

I, JOSHUA E. GRUMMERT, A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DOES HEREBY STATE THIS CLOSURE REPORT WAS CREATED AND REVIEWED BY ME AND IS CORRECT TO MY BEST KNOWLEDGE AND BELIEF.


JOSHUA E. GRUMMERT | LS-783

PRAIRIE CREEK MEADOWS SECOND SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 20, T12N, R9W, OF THE 6TH, P.M., HALL COUNTY, NEBRASKA,
AND ALSO RE-PLATTING LOT 6 OF PRAIRIE CREEK MEADOWS SUBDIVISION.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT DMBG INVESTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY AND DUSTIN L. AND TAMI D. COLE, A MARRIED COUPLE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS PRAIRIE CREEK MEADOWS SECOND SUBDIVISION, IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE ANY STREETS OR EASEMENTS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND ANY OTHER EASEMENTS IF ANY FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBIT THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING ANY OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND THE 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 AT GRAND ISLAND, NEBRASKA, THIS _____ DAY OF _____, 2018.

DMBG INVESTMENTS, L.L.C.
RICHARD BAASCH, JR. MANAGING MEMBER

DUSTIN L. COLE

TAMI D. COLE

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF HALL } SS

ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RICHARD BAASCH, JR., MANAGING MEMBER OF DMBG INVESTMENTS, L.L.C., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

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

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC (SEAL)

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF HALL } SS

ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DUSTIN L. AND TAMI D. COLE, HUSBAND AND WIFE TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

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

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC (SEAL)

APPROVALS:

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUTNY, 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 _____, 2018.

CHAIRMAN OF THE BOARD COUNTY CLERK

LEGAL DESCRIPTION:

A TRACT OF LAND COMPRISING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST, AND ALL OF LOT 6, PRAIRIE CREEK MEADOWS SUBDIVISION, HEREAFTER KNOWN AS LOT 7, PRAIRIE CREEK MEADOWS SECOND SUBDIVISION, OF THE SIXTH (6TH) P.M., HALL COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, OF SAID PRAIRIE CREEK MEADOW SUBDIVISION, THENCE S00°29'05"W (ASSUMED BEARING) ON THE EAST RIGHT OF WAY OF WEBB ROAD, A DISTANCE OF 297.60 FEET TO THE NORTHWEST CORNER OF LOT 7 OF SAID PRAIRIE CREEK MEADOWS SUBDIVISION, THENCE N90°00'00"E ON THE NORTH LINE OF LOT 7 A DISTANCE OF 1487.34 FEET, THENCE N00°14'41"E A DISTANCE OF 391.24 FEET, THENCE S89°46'45"E A DISTANCE OF 259.94 FEET, THENCE N89°15'41"W, ON SAID SOUTH RIGHT OF WAY A DISTANCE OF 616.99 FEET, TO THE SOUTH DEEDED RIGHT OF WAY OF ONE-R ROAD WEST, THENCE N89°15'41"W, ON SAID SOUTH RIGHT OF WAY A DISTANCE OF 616.99 FEET TO THE EAST LINE OF PRAIRIE CREEK MEADOW SUBDIVISION AND ALSO BEING THE APPARENT CENTERLINE OF A CREEK, THENCE ALONG SAID EAST LINE AND CENTERLINE OF THE CREEK THE FOLLOWING: S44°36'31"W A DISTANCE OF 383.21 FEET, THENCE S20°12'46"E A DISTANCE OF 124.46 FEET, THENCE S02°52'19"W A DISTANCE OF 80.83 FEET, THENCE S55°01'11"W A DISTANCE OF 92.67 FEET, THENCE S23°10'43"W A DISTANCE OF 133.67 FEET, THENCE S07°57'54"E A DISTANCE OF 48.81 FEET, THENCE S56°25'42"E A DISTANCE OF 185.92 FEET, THENCE S48°11'35"E A DISTANCE OF 150.29 FEET, THENCE S01°10'07"E A DISTANCE OF 140.00 FEET, THENCE S71°06'15"E A DISTANCE OF 166.89 FEET, THENCE S05°29'24"W A DISTANCE OF 58.65 FEET TO THE SOUTH LINE OF SAID LOT 5, PRAIRIE CREEK MEADOWS SUBDIVISION, THENCE N90°00'00"W, ON SAID SOUTH LINE A DISTANCE OF 1326.94 FEET TO THE POINT OF BEGINNING, CONTAINING 33.57 ACRES MORE OR LESS, AND IS SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT OF WAY BY RECORD.

SURVEYOR'S CERTIFICATE:

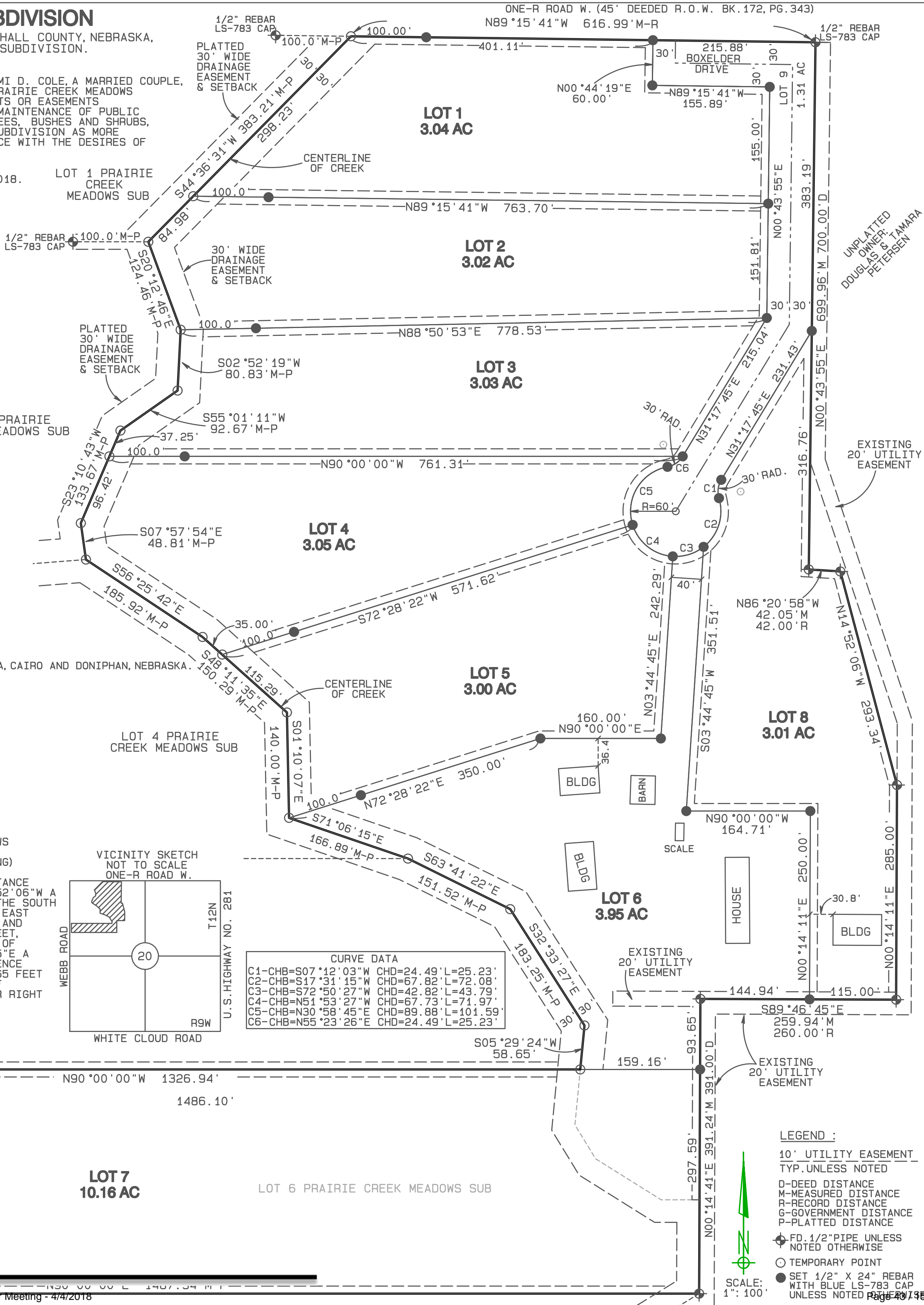
I CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY (MADE BY ME OR UNDER MY SUPERVISION) OF "PRAIRIE CREEK MEADOWS SECOND SUBDIVISION", LOCATED IN HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS AS CONTAINED IN SAID SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, ARE WELL AND ACCURATELY STAKED OFF AND MARKED; THAT A 1/2"x24" REBAR WITH AN AFFIXED BLUE CAP, STAMPED GRUMMERT, LS-783, WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOSHUA E. GRUMMERT, LS-783



GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE, 68956, PHONE-402-879-5701
EMAIL- jmgrummert@yahoo.com
WEBSITE- www.grummertsurveying.com
S.P.S.PROJECT # 003-2018

Regular Meeting - 4/4/2018



PRAIRIE CREEK MEADOWS SECOND SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 20, T12N, R9W, OF THE 6TH, P.M., HALL COUNTY, NEBRASKA,
AND ALSO RE-PLATTING LOT 6 OF PRAIRIE CREEK MEADOWS SUBDIVISION.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT DMBG INVESTMENTS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY AND DUSTIN L. AND TAMI D. COLE, A MARRIED COUPLE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS PRAIRIE CREEK MEADOWS SECOND SUBDIVISION, IN HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE ANY STREETS OR EASEMENTS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND ANY OTHER EASEMENTS IF ANY FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBIT THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING ANY OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS, AND THE 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 AT GRAND ISLAND, NEBRASKA, THIS _____ DAY OF _____, 2018.

DMBG INVESTMENTS, L.L.C.
RICHARD BAASCH, JR. MANAGING MEMBER

DUSTIN L. COLE

TAMI D. COLE

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF HALL } SS

ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RICHARD BAASCH, JR., MANAGING MEMBER OF DMBG INVESTMENTS, L.L.C., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

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

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC (SEAL)

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF HALL } SS

ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED DUSTIN L. AND TAMI D. COLE, HUSBAND AND WIFE TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

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

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC (SEAL)

APPROVALS:

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUTNY, 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 _____, 2018.

CHAIRMAN OF THE BOARD COUNTY CLERK

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY (MADE BY ME OR UNDER MY SUPERVISION) OF "PRAIRIE CREEK MEADOWS SECOND SUBDIVISION", LOCATED IN 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 A 1/2"x24" REBAR WITH AN AFFIXED BLUE CAP, STAMED GRUMMERT, LS-783, WERE PLACED AT ALL CORNERS, AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOSHUA E. GRUMMERT, LS-783



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EMAIL- jmgrummert@yahoo.com
WEBSITE- www.grummertsurveying.com

LOT 1 PRAIRIE CREEK MEADOWS SUB

LOT 2 PRAIRIE CREEK MEADOWS SUB

LOT 4 PRAIRIE CREEK MEADOWS SUB

LOT 4 PRAIRIE CREEK MEADOWS SUB

LOT 5 PRAIRIE CREEK MEADOWS SUB

LOT 6 PRAIRIE CREEK MEADOWS SUB

WEBB ROAD N.

500°29'05"W 297.60'M-P

N90°00'00"W 1326.94'
1486.10'

LOT 7
10.16 AC

SCALE:
1"= 100'

LEGEND :

D-DEED DISTANCE
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE

FD. 1/2" PIPE UNLESS NOTED OTHERWISE

TEMPORARY POINT

SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE



Hall County Regional Planning Commission

Wednesday, April 4, 2018

Regular Meeting

Item F3

Blight Study and Redevelopment Plan for Part of Wood River

Staff Contact:

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 23, 2018

SUBJECT: *Declaration of a portion of the City of Wood River as blighted and substandard. (C-18-2018WR)*

PROPOSAL: This site is located within the City of Wood River a detailed map and legal description are included in the attached study.

OVERVIEW

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

Section 18-2109

Redevelopment plan; preparation; requirements.

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

~Reissue Revised Statutes of Nebraska

If this study is approved subsequent action will be necessary by both the Planning Commission and the Village Board prior to any action involving Tax Increment Financing or the expenditure of tax dollars from the CRA budget within this area.

It is appropriate for the planning commission in conducting its review and considering its recommendations 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 analysis of the substandard and blighted factors is conducted on pages 20 to 45 of the attached study. The following tables are summaries from the study found on pages 7 and 9.

SUBSTANDARD FACTORS

All **four** of the **Substandard Factors** set forth in the **Nebraska Community Development Law** have a “**strong presence**” in **Redevelopment Area #1**. Specific conditions supporting these **Factors** are described below.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #1 - REVISED
WOOD RIVER, NEBRASKA**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ■ |
| 2. | Age or obsolescence. | ■ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ■ |
| 4. | Existence of conditions which endanger life or property by fire and other causes. | ■ |

Strong Presence of Factor ■

Reasonable Presence of Factor ▣

No Presence of Factor ○

Source: Hanna:Keelan Associates, P.C., 2018.

BLIGHT FACTORS

Of the 12 Blight Factors set forth in the Nebraska Community Development Law, 10 represent a “strong presence” within Redevelopment Area #1. The Factor, “tax or special assessment exceeding the fair value of land,” was of “little or no presence.” The Factor “defective or unusual condition of title,” was not reviewed.

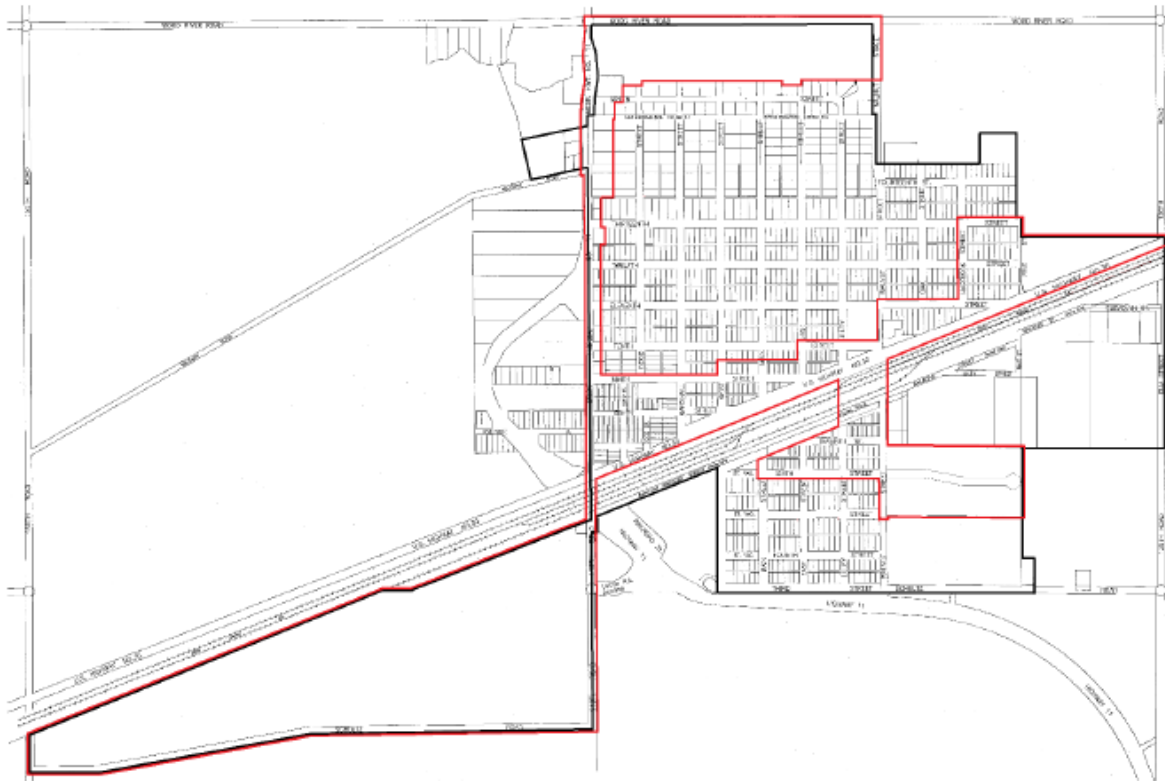
**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #1 - REVISED
WOOD RIVER, NEBRASKA**

1.	A substantial number of deteriorated or dilapidated structures.	■
2.	Existence of defective or inadequate street layout.	■
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	■
4.	Insanitary or unsafe conditions.	■
5.	Deterioration of site or other improvements.	■
6.	Diversity of Ownership.	■
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	■
10.	The existence of conditions which endanger life or property by fire or other causes.	■
11.	Other environmental and blighting factors.	■
12.	One of the other five conditions.	■
	Strong Presence of Factor	■
	Reasonable Presence of Factor	▣
	Little or No Presence of Factor	○
	Not Reviewed	NR

Source: Hanna:Keelan Associates, P.C., 2018

CONTEXT MAP

REDEVELOPMENT AREA #1 - REVISED
WOOD RIVER, NEBRASKA



LEGEND

- Redevelopment Area #1 - Revised Boundary.
- Corporate Limits.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

*** Lincoln, Nebraska * 402.464.5383 ***

ILLUSTRATION 1

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 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. Good areas should not be arbitrarily found to be substandard and blighted simply because of proximity to areas which are substandard and blighted. Is development of adjacent property necessary to eliminate blighted and substandard conditions in the area?
- Is public intervention appropriate and/or necessary for the redevelopment of the area?
- Will a blight declaration increase the likelihood of development/redevelopment in the near future and is that in the best interest of the Village?
- What is the policy of the Village toward increasing development and redevelopment in this area of the Village?

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

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

If the Regional Planning Commission concludes that the area in question does not meet the definition of blighted and substandard and supports such conclusions with findings of fact, they should move to recommend **denial** of the declaration as blighted and substandard based on the facts identified.

_____ Chad Nabity AICP, Planning Director

Wood River, Nebraska

Blight & Substandard Determination Study &
General Redevelopment Plan.
Redevelopment Area #1 – Revised.



Prepared for:

The City of Wood River, Nebraska.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

March, 2018

TABLE OF CONTENTS

Table of Contents	i
List of Tables and Illustrations.....	ii
Blight and Substandard Determination Study	1
Executive Summary	1
Purpose of Study/Conclusion	1
Location	1
Conclusion	12
1. Basis for Redevelopment.....	13
2. The Study Area.....	15
3. The Research Approach	19
4. Eligibility Survey and Analysis Findings	20
Substandard Factors	
(1) Dilapidation/Deterioration of Structures	20
(2) Age of Obsolescence	24
(3) Inadequate Provision for Ventilation, Light, Air Sanitation or Open Space.....	25
(4) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes	26
Blight Factors	
(1) Dilapidation/Deterioration of Structures	28
(2) Existence of Defective or Inadequate Street Layout.....	33
(3) Faulty Lot Layout in Relation to Size, Adequacy Accessibility, or Usefulness.....	34
(4) Insanitary and Unsafe Conditions.....	35
(5) Deterioration of Site Improvements	36
(6) Diversity of Ownership	37
(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land	38
(8) Defective or Unusual Condition of Title	39
(9) Improper Subdivision or Obsolete Platting.....	40
(10) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes.....	41
(11) Other Environmental and Blighting Factors	43
(12) Additional Blighting Conditions	44
5. Determination of Redevelopment Area Eligibility.....	45
Appendix	
Structural/Site Conditions Survey Form	47
Structural/Site Conditions Survey: Results Spreadsheet	48

TABLE OF CONTENTS

General Redevelopment Plan.....	52
Purpose of Plan/Conclusion	52
Location	53
Project Planning and Implementation Recommendations.....	56
Implementation.....	58
1. Future Land Use Plan.....	59
2. Future Zoning Districts	59
3. Recommended Public Improvements	62
4. Alternative Energy Considerations	62

LIST OF TABLES

Tables

1	Substandard Factors	7
2	Blighted Factors	9
3	Existing Land Use.....	16
4/5	Exterior Survey Findings.....	24/32

LIST OF ILLUSTRATIONS

Illustrations

1	Context Map	4
2	Existing Land Use Map	17
3	Existing Zoning Map	18
4	Context Map	55
5	Future Land Use Map.....	60
6	Future Zoning Map	61

HANNA:KEELAN ASSOCIATES, P.C. COMMUNITY PLANNING & RESEARCH

COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS*

Lincoln, Nebraska 402.464.5383 *

* Becky Hanna, Tim Keelan, Lonnie Dickson, AICP & Keith Carl *

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

EXECUTIVE SUMMARY.

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the **re-evaluation** and **revision** of the current **Redevelopment Area #1** in **Wood River, Nebraska**. The results of this **Study** will assist the City in re-declaring **Redevelopment Area #1 - Revised** as both **blighted** and **substandard**.

Location

Redevelopment Area #1 is situated throughout the City of Wood River, Nebraska, generally bound by Wood River Road (north), and Elm Street or County Road 130th (east), Fifth Street (southeast), south Corporate Limits and County Road 150th (southwest) and Highway 11 (northwest). **Redevelopment Area #1** is comprised of mixed land uses, single family residential dwellings, commercial and industrial properties, public/quasi-public facilities and undeveloped tracts of land. Three important land use features in **Area #1** include the Wood River Downtown, industrial uses adjacent the Highway 30/Union Pacific Railroad Corridor and the Green Plains Inc. ethanol facility. Undeveloped tracts of land in the northern and southeastern portions of the City are targeted for future residential and industrial development.

Illustration 1, Context Map, identifies **Redevelopment Area #1** in the City of Wood River. The Thelen Subdivision, at this writing, is not located within the Corporate Limits of Wood River, but will be annexed at the time of official platting. All remaining portions of the **Redevelopment Area** are located within the Corporate Limits of Wood River. **All maps in this document present the entire Redevelopment Area within the Corporate Limits of Wood River.**

The primary streets within the **Redevelopment Area** are Nebraska Highway 11, U.S. Highway 30, Main Street and Ninth Street. The referenced **Wood River Redevelopment Area #1**, in the City of Wood River, Nebraska, includes the following parcels of record on file with the Hall County Assessor Office:

Original Town Plat:

Block 20, lots 7-12; Block 21 lots 7-18; Block 22 all; Blocks 25-28 all.

Cargill Addition:

Lot 1 All.

Cargill Second Addition:

Lots 1 and 2 All.

Clarks Addition:

Blocks 1-7 all.

Clarks 2nd Addition:

Lots 1-2.

Chamberlin's Addition:

Blocks 1-4, Lots 1&2.

MacColl & Leflang's Addition:

Blocks 1-2 and 4-6 All.

Dodd & Marshall's Addition:

Block 7, Lots 7 to 10.

Dodd & Marshall's 2nd Addition:

All of Lots 1, 2,

West North Lawn Second Addition:

Block 3, Lots 1-4.

Thelen Subdivision First Addition:

Lots 36 and 37.

Thelen Second Subdivision:

Lot 1.

Thelen Fourth Subdivision:

Lot 1.

Bond Subdivision:

Lot 1.

F & H Opp Subdivision:

Lots 1 and 2.

Brett Addition:

Lots 1-15 All.

Brett & Johnson's Addition:

Blocks 7 and 12 All.

Reeder Subdivision:

Lots 1-3 All.

Hall County Irregular Tracts Of Land:

- Wood River Village County Sub 19-10-11 Lots 1 & 2.
- Wood River Village County Sub 19-10-11 Pt Lot 3.

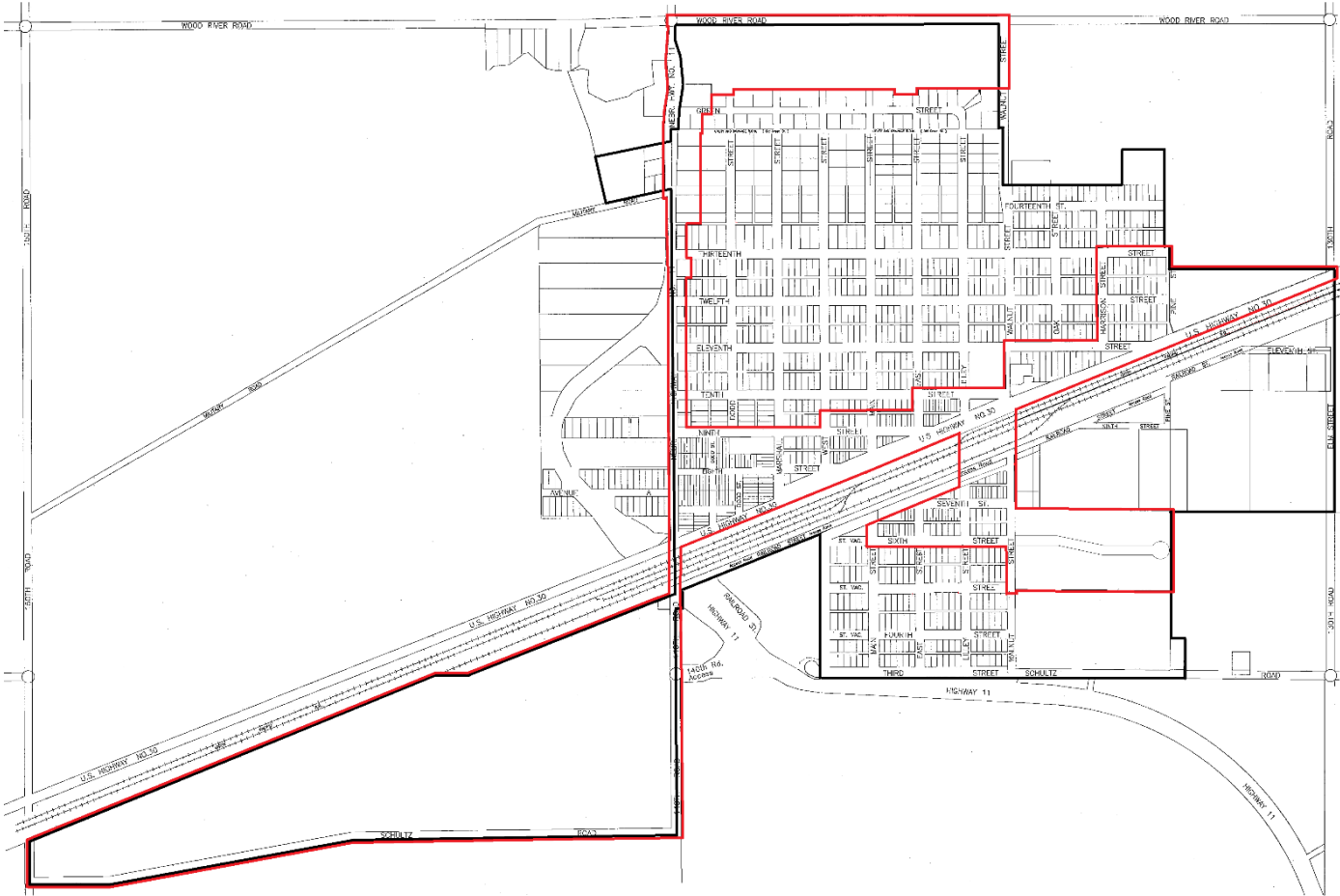
- Wood River TWP XC 2.63 Ac Hwy Pt N 1/2 NW 1/4 19-10-11 (27.83 Ac). (also known as the Thelen property).
- Wood River Village Miscellaneous Tracts 19-10-11 Pt NW Corner in SW 1/4 SE 1/4 (2.91 Ac).
- Jackson TWP Pt SE 1/4 SE 1/4 24-10-12 (0.23 Ac).
- Wood River Village Miscellaneous Tracts 19-10-11 To the City of Wood River PT SE 1/4 (45.90 Ac). ***These structures and uses of land are all included within the right-of-way of the Union Pacific Railroad and do not have individual parcel identifications.***

Additionally, public right-of-ways of municipal streets and alleys, as well as State Highway 11 and U.S. Highway 30, are also included within the boundaries of Redevelopment Area #1.



CONTEXT MAP

REDEVELOPMENT AREA #1 - REVISED
WOOD RIVER, NEBRASKA



LEGEND

- Redevelopment Area #1 - Revised Boundary.
- Corporate Limits.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH
* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 1

REDEVELOPMENT AREA #1 – REVISED.

The **blight and substandard evaluation** for **Wood River Redevelopment Area #1** included a detailed **exterior structural survey of 146 individual buildings**, a parcel-by-parcel **Structural/Site Conditions Survey**, conversations with City of Wood River administrative and utilities staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

SUBSTANDARD AREA

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of the following factors:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

BLIGHTED AREA

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. 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
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #1** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, Wood River Redevelopment Area #1 is found to be eligible as both "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

All four of the Substandard Factors set forth in the Nebraska Community Development Law have a "strong presence" in Redevelopment Area #1. Specific conditions supporting these Factors are described below.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #1 - REVISED
WOOD RIVER, NEBRASKA**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ■ |
| 2. | Age or obsolescence. | ■ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ■ |
| 4. | Existence of conditions which endanger life or property by fire and other causes. | ■ |

Strong Presence of Factor ■

Reasonable Presence of Factor ■

No Presence of Factor ○

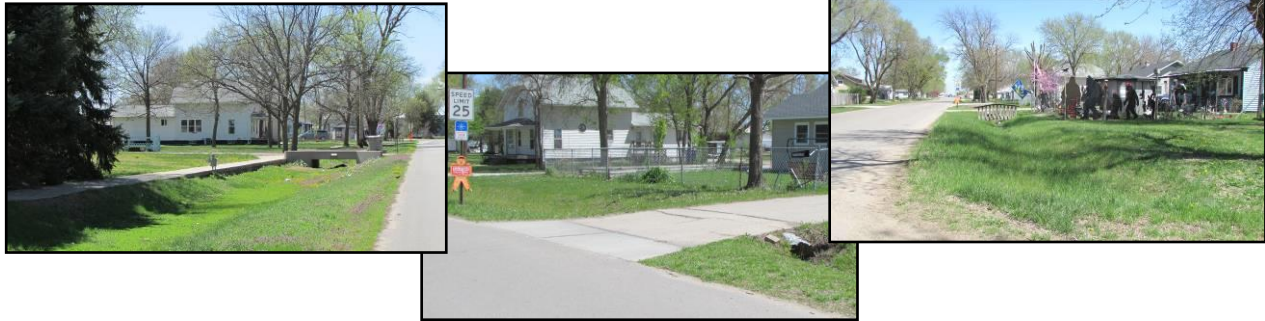
Source: Hanna:Keelan Associates, P.C., 2018.

Strong Presence of Factor -

A Structural/Site Conditions Survey completed for the Area determined that the Factor, *Deterioration/Dilapidation* has a **strong presence** in Redevelopment Area #1. The Survey recorded 57 structures, or 39 percent of the 146 total structures as being *deteriorated with major defects*. An additional 30 structures, or 20.5 percent of the total structures in the Redevelopment Area were recorded as being *dilapidated*. Combined, 87 structures, or 60 percent of the 146 total structures were classified as deteriorating or dilapidated.

A total of 118, or 81 percent of the 146 total structures in the Area are **40+ years of age** (built prior to 1978). According to the Hall County Assessor Office, the **average age of residential structures in the Redevelopment Area is approximately 72 years and the average age of commercial structures is estimated to be 86 years.** The Factor of *Age or Obsolescence* is a **strong presence** throughout the Area.

The conditions which result in the ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are a **strong presence** throughout the **Redevelopment Area**. Undeveloped tracts of land south of Wood River Road and east of Walnut Street are currently lacking public infrastructure. Water and sewer mains are adjacent these undeveloped tracts and will require extensions to promote new development. Additionally, water and sewer mains throughout the **Redevelopment Area** are inadequately sized, significantly aged and constructed of outmoded materials.



The **Structural/Site Conditions Survey** determined that the **Factor, Existence of Conditions Which Endanger Life or Property**, by fire and other causes, is a **strong presence** throughout **Redevelopment Area #1**. Primary contributing elements include deteriorating buildings and the existence of wood frame buildings containing combustible elements and fixtures. Additionally, water and sewer mains are approximately 50 to 60 years of age, undersized and constructed of outmoded materials.

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the Structural/Site Conditions Survey, include:

1. Aging structures;
2. Deteriorating structures;
3. Frame and masonry buildings with wooden structural elements that both contain combustible building components and materials are potential fire hazards;
4. Average age of both residential and commercial structures being 40+ years;
5. A portion of **Redevelopment Area #1** is serviced by water and sewer mains that range from 50 to 60 years of age, are undersized and constructed of outmoded materials; and
6. **Functionally and economically obsolete structures and land areas**, including the undeveloped tract of land south of Wood River Road and east of Walnut Street and the industrial tract in the southeastern portion of the City.

BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law, 10** represent a “**strong presence**” within **Redevelopment Area #1**. The **Factor**, “tax or special assessment exceeding the fair value of land,” was of “little or no presence.” The **Factor** “defective or unusual condition of title,” was not reviewed.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #1 - REVISED
WOOD RIVER, NEBRASKA**

1.	A substantial number of deteriorated or dilapidated structures.	☑
2.	Existence of defective or inadequate street layout.	☑
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	☑
4.	Insanitary or unsafe conditions.	☑
5.	Deterioration of site or other improvements.	☑
6.	Diversity of Ownership.	☑
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	☑
10.	The existence of conditions which endanger life or property by fire or other causes.	☑
11.	Other environmental and blighting factors.	☑
12.	One of the other five conditions.	☑

Strong Presence of Factor	☑
Reasonable Presence of Factor	☐
Little or No Presence of Factor	○
Not Reviewed	NR

Source: Hanna:Keelan Associates, P.C., 2018

Strong Presence of Factor –

Deteriorated and Dilapidated Structures are a **strong presence** in **Redevelopment Area #1**. A total of **57 structures**, or **39 percent** of the **146 total structures** were recorded as **deteriorating to a major extent**. An additional **30 structures**, or **21 percent** of the total structures were recorded as **dilapidated**. **Combined, 87, or 60 percent of the total 146 structures were in a deteriorating to dilapidated condition**. Several structures are substantially dilapidated and not cost-effective to be rehabilitated and should be considered for demolition.

Defective or Inadequate Street Layout is a **strong presence** in **Redevelopment Area #1**, due to a lack of platted and developed streets and existing streets being “fair” in condition. The assessment of street conditions revealed that 18 parcels, or 10 percent of the total 175 parcels front on streets in “fair” condition. The street layout in the **Redevelopment Area** consists of two major highways and local access streets. Undeveloped portions of the **Redevelopment Area** lack adequate street access. **Streets and public infrastructure are needed to support future development on tracts of land south of Wood River Road and east of Walnut Street.**

Faulty Lot Layout is a **strong presence** throughout the **Redevelopment Area**. Conditions contributing to the presence of this **Factor** include parcels that are undersized for development and/or redevelopment activities. The **Redevelopment Area** contains land that is both functionally and economically obsolescent. The undeveloped tract of land in the northern portion of the **Redevelopment Area** has not been platted, but is identified in the **Wood River Comprehensive Plan** as an ideal, future residential growth area.

Insanitary or Unsafe Conditions are a **strong presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include water and sewer mains that range from 50 to 60 years of age, are constructed of outmoded materials and undersized to support modern uses. Sidewalk conditions and the overall lack of sidewalks also contribute to unsafe conditions. Of the 175 parcels evaluated, 120 parcels, or 69 percent were lacking sidewalks. This is a hindrance to pedestrians and makes it difficult if not possible for individuals with disabilities to move throughout the **Area**.

Deterioration of Site or Other Improvements is a **strong presence** throughout the **Redevelopment Area**. The **Structural/Site Conditions Survey** revealed 70 percent, or 122 parcels have “fair” to “poor” overall site conditions.

The ***Diversity of Ownership*** is a **strong presence** throughout **Redevelopment Area #1**. Research of public records from the Hall County Assessor office indicates that **103 individuals or corporations** own property in the **Area**.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout **Redevelopment Area #1**. The undeveloped, irregular tract of land to the south of Wood River Road should be re-platted for future development, guided by the ***City of Wood River Subdivision Regulations***. Also, many lots located within and adjacent the Downtown were platted as 25' and 50' wide and 100' to 140' long, substantially smaller than modern requirements.

The ***Existence of Conditions Which Endanger Life or Property*** by fire or other causes, are a **strong presence** throughout **Redevelopment Area #1**. Conditions associated with this **Factor** include the existence of wood frame buildings containing combustible elements and fixtures. Several buildings are in a state of deterioration and in need of repair or demolition. Additionally, portions of the **Redevelopment Area** are serviced by water and sewer mains that are 50 to 60 years of age, undersized and subject to breakage. Additionally, water and sewer mains south of the Union Pacific Railroad Corridor are less than 4" in diameter and constructed of outmoded materials.



Other Environmental and Blighting Factors including **economically and socially undesirable land uses and functional obsolescence**, is a **strong presence** throughout **Redevelopment Area #1**. Several commercial, industrial and residential buildings exist in the **Area** are primary examples of both functionally and economically obsolete real estate.

Area #1 contains several buildings that are deteriorating with major defects, or dilapidated and in substandard condition. **A total of 60 percent, or 87 of the total 146 buildings are deteriorating with major defects or dilapidated.** Much of the **Area** is serviced by outmoded infrastructure that is 50 to 60 years of age and undersized by today's development standards.

One of the Required Five Additional Blight Factors has a strong presence throughout the Redevelopment Area. The estimated average age of residential buildings is an estimated 72 years, while the average age of commercial buildings is an estimated 86 years.



Conclusion

It is the conclusion of the Consultant retained by the City of Wood River that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant that the findings of this **Blight and Substandard Determination Study** warrant designating **Wood River Redevelopment Area #1** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged by the City of Wood River to examine conditions of **blight and substandard**. The Wood River City Council should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.

BASIS FOR REDEVELOPMENT

For a project in the City of Wood River to be eligible for redevelopment under the **Nebraska Community Development Law**, for the use of Tax Increment Financing, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of the **Redevelopment Area** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. 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;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the Wood River City Council (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout the **Wood River Redevelopment Area #1**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/ substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the **re-evaluation** and **revision** of the current **Redevelopment Area #1** in **Wood River, Nebraska**. The results of this **Study** will assist the City in re-declaring **Redevelopment Area #1 - Revised** as both **blighted** and **substandard**.

Location

Redevelopment Area #1 is situated throughout the City of Wood River, Nebraska, generally bound by Wood River Road (north), and Elm Street or County Road 130th (east), Fifth Street (southeast), south Corporate Limits and County Road 150th (southwest) and Highway 11 (northwest). **Redevelopment Area #1** is comprised of mixed land uses, single family residential dwellings, commercial and industrial properties, public/quasi-public facilities and undeveloped tracts of land. Three important land use features in **Area #1** include the Wood River Downtown, industrial uses adjacent the Highway 30/Union Pacific Railroad Corridor and the Green Plains Inc. ethanol facility. Undeveloped tracts of land in the northern and southeastern portions of the City are targeted for future residential and industrial development.

Illustration 1, Context Map, identifies **Redevelopment Area #1** in the City of Wood River. The Thelen Subdivision, at this writing, is not located within the Corporate Limits of Wood River, but will be annexed at the time of official platting. All remaining portions of the **Redevelopment Area** are located within the Corporate Limits of Wood River. **All maps in this document present the entire Redevelopment Area within the Corporate Limits of Wood River.**

The primary streets within the **Redevelopment Area** are Nebraska Highway 11, U.S. Highway 30, Main Street and Ninth Street.



Redevelopment Area #1 is comprised primarily of single family residential dwellings, mobile homes, commercial and industrial uses, parks/recreation, public/quasi-public and several undeveloped tracts of land. Existing land uses are identified in **Illustration 2. Area #1** contains an estimated 294 acres, of which an estimated 79 percent has been developed.

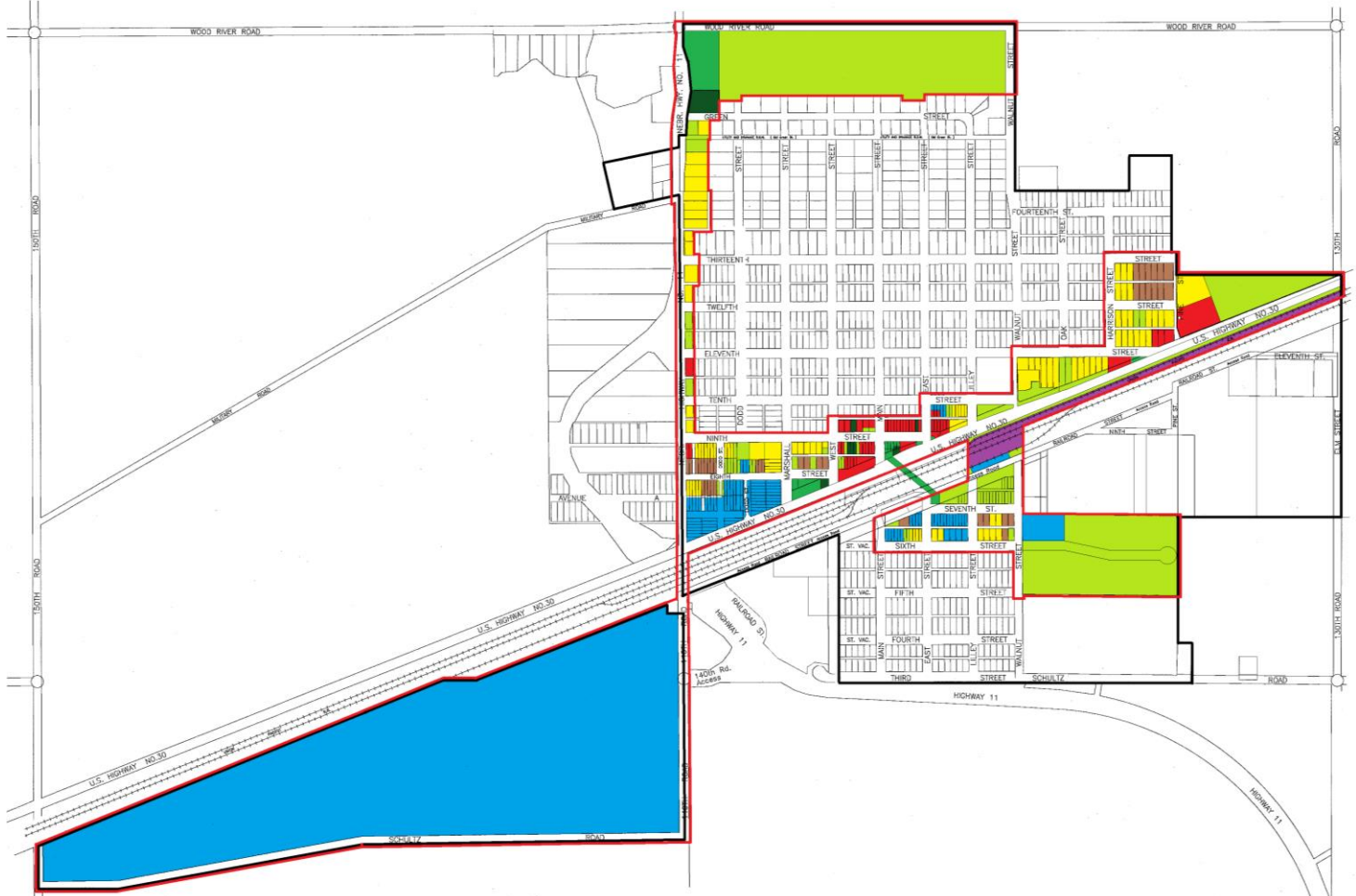
Table 3 identifies the estimated **existing land use** within the **Redevelopment Area** in terms of number of acres and percentage of total for each existing land use.

**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #1
WOOD RIVER, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Parks/Recreation	5.1	1.7%
Public/Quasi Public	2.2	0.8%
Single Family	12.2	4.2%
Mobile Home	5.9	2.0%
Commercial	7.0	2.4%
Industrial	103.0	35.0%
Municipal Streets/Alleys	93.5	31.7%
Railroad Corridor	2.8	1.0%
<u>Undeveloped Land</u>	<u>62.5</u>	<u>21.2%</u>
Total Acreage	294.2	100.0%

Source: Hanna:Keelan Associates, P.C., 2018.

Illustration 3 identifies the existing **Zoning Classifications** in **Redevelopment Area #1**. Zoning activities throughout the **Redevelopment Area** are administered by the City of Wood River and the Hall County Regional Planning Commission. All portions of the **Area** are located within the Wood River Corporate Limits.

EXISTING LAND USE MAP**REDEVELOPMENT AREA #1 - REVISED**
WOOD RIVER, NEBRASKA**LEGEND**

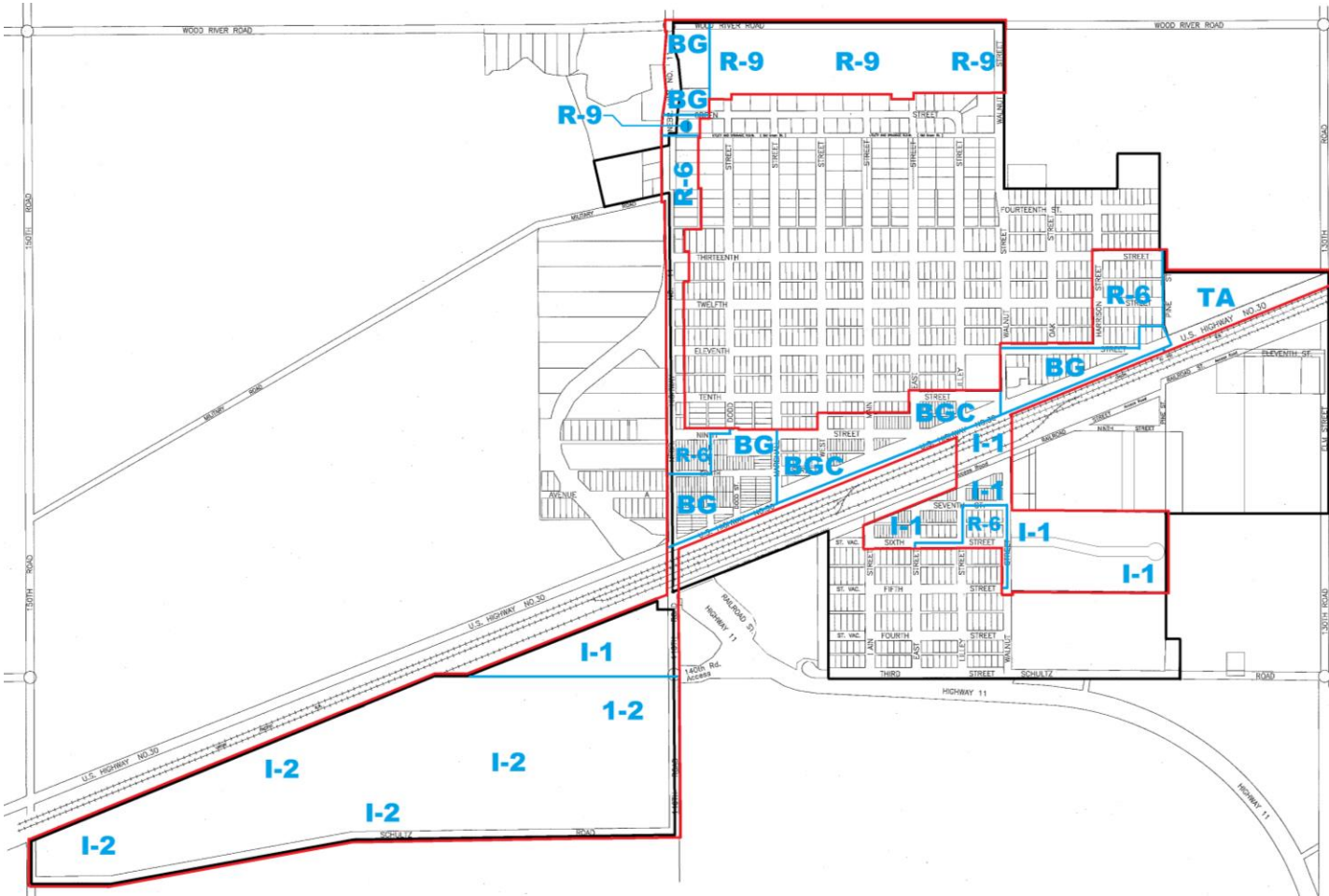
- UNDEVELOPED LAND
- PUBLIC/QUASI-PUBLIC
- PARKS/RECREATION
- SINGLE FAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CORPORATE LIMITS
- REDEVELOPMENT AREA BOUNDARY

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH***Lincoln, Nebraska* 402.464.5383 *****ILLUSTRATION 2****REDEVELOPMENT AREA #1 - REVISED.****17**

EXISTING ZONING MAP

REDEVELOPMENT AREA #1 - REVISED

WOOD RIVER, NEBRASKA



LEGEND

TA	TRANSITIONAL AGRICULTURAL DISTRICT
R-6	MEDIUM DENSITY RESIDENTIAL DISTRICT
R-9	LOW DENSITY RESIDENTIAL DISTRICT
BGC	CENTRAL GENERAL BUSINESS DISTRICT
BG	GENERAL BUSINESS DISTRICT
I-1	LIGHT INDUSTRIAL DISTRICT
I-2	HEAVY INDUSTRIAL DISTRICT
	CORPORATE LIMITS
	REDEVELOPMENT AREA BOUNDARY

HANNA:KEELAN ASSOCIATES, P.C.

COMMUNITY PLANNING & RESEARCH

Lincoln, Nebraska 402.464.5383 *

ILLUSTRATION 3

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **Redevelopment Area #1** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

Structural/Site Conditions Survey Process

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria and that it result in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in April, 2017, and re-evaluated in January, 2018. A total of **146 individual structures** received an exterior evaluation. These structures were evaluated to document structural deficiencies and to identify related environmental deficiencies in **Redevelopment Area #1**. The “**Structural/Site Conditions Survey Form**” utilized in this process is provided in the **Appendix**.

The **Structural/Site Conditions Survey** process, also, included a **parcel-by-parcel evaluation**, conducted in April, 2017, and re-evaluated in January, 2018. A total of **175 separate parcels or sites adjacent individual buildings** were identified and evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The “**Structural/Site Conditions Survey Form**” is included in the **Appendix**, as well as the results of the **Survey**.

Research of Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **Redevelopment Area #1** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Redevelopment Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #1** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in **Redevelopment Area #1**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **146 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railway track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

2. **Criteria for rating components for structural, building and architectural systems.**

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupant, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures / buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual ***Structure/Site Conditions Survey Form*** is completed for each structure/building. The results of the ***Exterior Rating*** of all structures/buildings are presented in a ***Table format.***

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. **Structural/Site Conditions Survey Conclusions.**

The conditions of the **146 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Thirty-Six (36) structures were classified as structurally **sound**;
- Twenty-Three (23) structures were classified as **deteriorating** with **minor** defects.
- Fifty-Seven (57) structures were classified as **deteriorating** with **major** defects; and
- Thirty (30) structures were classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** recorded the status of structures throughout **Redevelopment Area #1**. **Of the 146 total structures, 57 (39 percent) are deteriorated with major defects, while an additional 30 (20.5 percent) are dilapidated. Combined, these buildings equate to 87 (60 percent) of the 146 structures as being deteriorating or dilapidated to a substandard condition.**

Conclusion.

The results of the **Structural/Site Conditions Survey** documented that both **deteriorated and dilapidated structures** are a strong presence throughout the **Redevelopment Area**. **Table 4 identifies the results of the structural rating process per building type.**

TABLE 4
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #1 - REVISED
WOOD RIVER, NEBRASKA

<u>Structural Condition Rating</u>						
<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating Major and/ or Dilapidated</u>
Residential	12	16	32	22	82	54
Commercial	10	3	12	5	30	17
Industrial	11	2	11	2	26	13
<u>Other</u>	<u>3</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>8</u>	<u>3</u>
Totals	36	23	57	30	146	87
Percent	24.7%	15.8%	39.0%	20.5%	100.0%	59.5%

Source: Hanna:Keelan Associates, P.C., 2018.

(2) Age or Obsolescence.

As per the results of the **Structural/Site Conditions Survey**, with confirmation from the Hall County Assessor Office, a total of 118, or 81 percent of the total 146 structures in the **Redevelopment Area** were 40+ years of age, or built prior to 1978. Additionally, the estimated **average age of residential structures in the Area** was **72 years**, while the estimated average age of commercial structures was 86 years.

Conclusion.

Both Age and Obsolescence of structures are a strong presence in Redevelopment Area #1.



(3) **Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.**

The results of the **Structural/Site Conditions Survey**, in addition to other important, pertinent field data, provided the basis for the identification of structures and parcels that contribute to **the inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #1**. Factors contributing to these conditions are discussed below.

There are wood framed buildings with combustible elements and fixtures located within **Redevelopment Area #1**. **A total of 57 structures, or 39 percent of the total 146 buildings were identified as deteriorating with major defects and an additional 30 structures, or 21 percent as dilapidated.**

Site features, such as private driveways, sidewalks and yard and landscaping conditions are noticeably deteriorating on properties in the **Redevelopment Area**. Approximately 44 percent, or 77 of the total 146 parcels were identified as having “fair” overall site conditions, while 45 additional parcels, or 26 percent, have “poor” overall site conditions. **Overall, an estimated 70 percent of the total 146 parcels have “fair” to “poor” overall site conditions.**

According to City personnel, portions of water and sanitary sewer mains within **Redevelopment Area #1** are substandard and will need to be replaced. Water and sewer mains within the **Area** range from 1 ½” to 10” diameter and are an estimated 50 and 60 years of age. Privately owned and maintained service lines to properties are also estimated to be 60 years of age. Water mains generally located south of the Union Pacific Railroad Corridor are an estimated 1 ½” to 4” in diameter. As these utility mains and service lines continue to age, substandard conditions will become more prohibitive to future development in the **Area**.

An estimated 69 percent of the total 175 parcels in **Redevelopment Area #1** lack sidewalks. Properties lacking sidewalks pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with disabilities to safely move throughout the **Area**.

Conclusion

The Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces in Redevelopment Area #1 is a strong presence.

4) **The Existence of Conditions which Endanger Life or Property by Fire and Other Causes.**

1. **Building Elements that are Combustible and Advanced Age of Structures.**

There are wood framed buildings with combustible elements and fixtures located within **Redevelopment Area #1**. A total of **57 structures**, or **39 percent** of the total 146 buildings were rated as **deteriorating with major defects** and an additional **30 structures**, or **21 percent** as **dilapidated**.

A total of 118 structures, or 81 percent of the total 146 structures in the **Redevelopment Area** were built prior to 1978, thus 40+ years of age. The average age of the residential structures is estimated to be 72 years, while the average age of commercial structures is estimated to be 86 years.



2. **Lack of Adequate Utilities.**

According to City personnel, portions of water and sanitary sewer mains within **Redevelopment Area #1** are substandard and will need to be replaced. Water and sewer mains within the **Area** range from 1 ½" to 10" diameter and are an estimated 50 and 60 years of age. Privately owned and maintained service lines to properties are also estimated to be 60 years of age. Water mains generally located south of the Union Pacific Railroad Corridor are an estimated 1 ½" to 4" in diameter. As these utility mains and service lines continue to age, substandard conditions will become more prohibitive to future development in the **Area**.

3. Overall Site Conditions.

The Structural/Site Conditions Survey identified 77 parcels, or 44 percent of the total 175 parcels as being in “fair” condition and an additional 45 parcels, or 26 percent being in “poor” condition. These conditions combine for 70 percent of the total parcels having “fair” to “poor” overall site conditions. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The Conditions which Endanger Life or Property by Fire and Other Causes are a strong presence throughout Redevelopment Area #1.



BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in **Redevelopment Area #1**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of **146 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Redevelopment Area**.

1. Structures/Building Systems Evaluation.

During the on-site field analysis, each component of a structure/building was examined to determine whether it was in sound condition or has minor, major, or critical defects. Structures/building systems included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation, and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts, and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps, and fire escape, and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railway track/right-of-way composition, existence of debris, existence of vagrants, and overall site condition, and the documentation of age and type of structure/building.

2. **Criteria for Rating Components for Structural, Building and Architectural Systems.**

The components for the previously identified Systems, are individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained, and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupant, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging, or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual ***Structure/Site Conditions Survey Form*** is completed for each structure/building. The results of the ***Exterior Rating*** of all structures/buildings are presented in a ***Table format.***

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. Structural/Site Conditions Survey Conclusions.

The conditions of the **146 buildings** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Thirty-Six (36) structures were classified as structurally **sound**;
- Twenty-Three (23) structures were classified as **deteriorating** with **minor** defects.
- Fifty-Seven (57) structures were classified as **deteriorating** with **major** defects; and
- Thirty (30) structures were classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** recorded the status of structures throughout **Redevelopment Area #1**. **Of the 146 total structures, 57 (39 percent) are deteriorated with major defects, while an additional 30 (20.5 percent) are dilapidated. Combined, these buildings equate to 87 (60 percent) of the 146 structures as being deteriorating or dilapidated to a substandard condition.**

Conclusion.

The results of the **Structural/Site Conditions Survey** documented that both **deteriorated and dilapidated structures** are a strong presence throughout the **Redevelopment Area**. **Table 4 identifies the results of the structural rating process per building type.**

TABLE 5
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #1 - REVISED
WOOD RIVER, NEBRASKA

<u>Structural Condition Rating</u>						
<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating Major and/or Dilapidated</u>
Residential	12	16	32	22	82	54
Commercial	10	3	12	5	30	17
Industrial	11	2	11	2	26	13
<u>Other</u>	<u>3</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>8</u>	<u>3</u>
Totals	36	23	57	30	146	87
Percent	24.7%	15.8%	39.0%	20.5%	100.0%	59.5%

Source: Hanna:Keelan Associates, P.C., 2018.



2) Existence of Defective or Inadequate Street Layout.

Streets within **Redevelopment Area #1** are situated in north/south and east/west grid alignments. The primary streets within the **Redevelopment Area** are U.S. Highway 30, Nebraska Highway 11, Main Street and Ninth Street. Conditions that contribute to this **Factor** are discussed below.

1. **Inadequate street layout.**

Irregular tracts of undeveloped land lack adequate access to streets and associated infrastructure. New and improved roads are necessary to attract development opportunities to **Redevelopment Area #1**.

2. **Condition of streets.**

Street conditions throughout **Redevelopment Area #1**, overall, were found to be in “good” condition. The majority of the streets within the **Redevelopment Area** are concrete with curbs and gutters. Ninth Street has asphalt surfacing with curbs and gutters within the Downtown, but has open storm water drainage ditches to the west of Main Street. Highway 11, north of 13th Street, is asphalt surfaced with open storm water drainage ditches. Several privately owned driveways and parking areas are gravel or dirt surfaced. **A total of 76 parcels, in the Area, or 52 percent of the total 146 parcels have gravel or dirt surfaced driveways and parking areas that are deteriorated and in substandard condition.**



3. **Streets with inadequate speed control devices.**

Vehicles traveling within **Redevelopment Area #1**, specifically along Nebraska Highway 11 and U.S. Highway 30, were observed to be moving at speeds in excess of posted limits. Additional traffic control devices are recommended to reduce vehicle speeds that endanger pedestrians and other vehicles.

Conclusion.

The Existence of Defective or Inadequate Street Layout in Redevelopment Area #1 is a strong presence and constitutes a Blight Factor.

3) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.

The review of property ownership and subdivision records and Structural/Site Conditions Surveys resulted in the recording of conditions associated with **faulty lot layout in relation to size, adequacy and accessibility, or usefulness** of land within **Redevelopment Area #1**. The problem conditions include:

1. **Inadequate Lot Size and Adequacy Issues.**

Several irregular, undeveloped tracts of land exist within **Redevelopment Area #1** that, in their present state, cannot support today's municipal development standards. These tracts of land would need to be subdivided and platted to support modern development. Additionally, irregularly subdivided lots exist in the **Area** that lack uniform width or depth within platted subdivisions, including those to the west of Downtown and south of the Union Pacific Railroad Corridor.

2. **Accessibility or Usefulness.**

Irregular tracts of land are either used for agricultural purposes or are undeveloped. **These tracts of land are both functionally and economically obsolete** and will need to be subdivided, as per guidance of the *City of Wood River Subdivision Regulations*, and provide modern infrastructure prior to supporting future growth consistent with the **Land Use Plan** in the *City's Comprehensive Plan*.

Conclusion.

Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness is a strong presence throughout Redevelopment Area #1.



(4) Insanitary and Unsafe Conditions.

The results of the **Structural/Site Conditions Survey**, along with information obtained from City Officials provided the basis for the identification of **insanitary and unsafe conditions** within the **Wood River Redevelopment Area #1**.

1. **Age of Structures.**

The evaluation of 146 structures in the **Redevelopment Area** identified 81 percent, or 118 structures as being 40+ years of age or built prior to 1978. **Additionally, the estimated average age of residential buildings is 72 years, while the estimated average age of commercial structures is 86 years.** The advanced age of these structures can result in the occurrence of deteriorated buildings and other structures with deferred maintenance and, thus, create insanitary and unsafe conditions.

2. **Deteriorating/Dilapidated Buildings.**

The deteriorated and dilapidated conditions of structures were prevalent in an estimated **60 percent, or 87 of the total 146 structures.** Structures in this condition can result in hazards that are detrimental to adjacent properties and, thus, create insanitary and unsafe conditions.

3. **Lack of Adequate Utilities.**

According to City personnel, portions of water and sanitary sewer mains within **Redevelopment Area #1** are substandard and will need to be replaced. Water and sewer mains within the **Area** range from 1 ½" to 10" diameter and are an estimated 50 and 60 years of age. Privately owned and maintained service lines to properties are also estimated to be 60 years of age. Water mains generally located south of the Union Pacific Railroad Corridor are an estimated 1 ½" to 4" in diameter. As these utility mains and service lines continue to age, substandard conditions will become more prohibitive to future development in the **Area**.

4. **Functional and Economic Obsolescence.**

Large irregular tracts of undeveloped land in the **Area**, located south of Wood River Road and east of Walnut Street, lack the necessary underground infrastructure to support modern development. City owned water and sewer mains are adjacent these undeveloped tracts of land. These tracts of land are considered **both functionally and economically obsolete.**

Conclusion.

Insanitary and Unsafe Conditions are a strong presence in Redevelopment Area #1.

(5) Deterioration of Site or Other Improvements.

The condition of site improvements within **Redevelopment Area #1**, were evaluated, including arterial and local streets, storm water drainage ditches, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features. The primary problems in **Redevelopment Area #1** include the condition of buildings and associated property conditions, as well as street and sidewalk conditions and private parking areas.

A total of 77 parcels, or 44 percent of the total 175 parcels within **Redevelopment Area #1** received an overall site condition rating of “fair”, while an additional 45 parcels, or 26 percent were rated as being in “poor” condition. **A total of 122 parcels, or 70 percent have “fair” or “poor” overall site conditions.** The conditions that lead to these findings included:

1. A total of 120, or 69 percent of the parcels lack sidewalks. The lack of adequate sidewalks puts the health, safety and well-being of pedestrians at risk.
2. A total of 48 parcels, or 27 percent of the total 146 parcels that are accessed by privately owned access roads or driveways that were identified as being in “fair” condition. These access roads or driveways within the **Redevelopment Area** are gravel surfaced and in need of resurfacing.
3. Approximately 39 percent of the total 146 structures in **Area #1** were observed to be deteriorated with major defects. An additional 20.5 percent were identified as being dilapidated. **Combined, 60 percent of the total 146 structures, in the Area, need rehabilitation or, in several cases, demolition.** In general, several structures lack upkeep and maintenance and exhibit minimal landscaping or other modern improvements.
4. Irregular and undeveloped tracts of land in **Area #1** lack adequate infrastructure and utility systems and are both **functionally and economically obsolete.** The tracts located south of Wood River Road and east of Walnut Street will require an extension of all infrastructure systems to make these areas viable for future development.

Conclusion.

Deterioration of Site Improvements is a strong presence in Redevelopment Area #1.

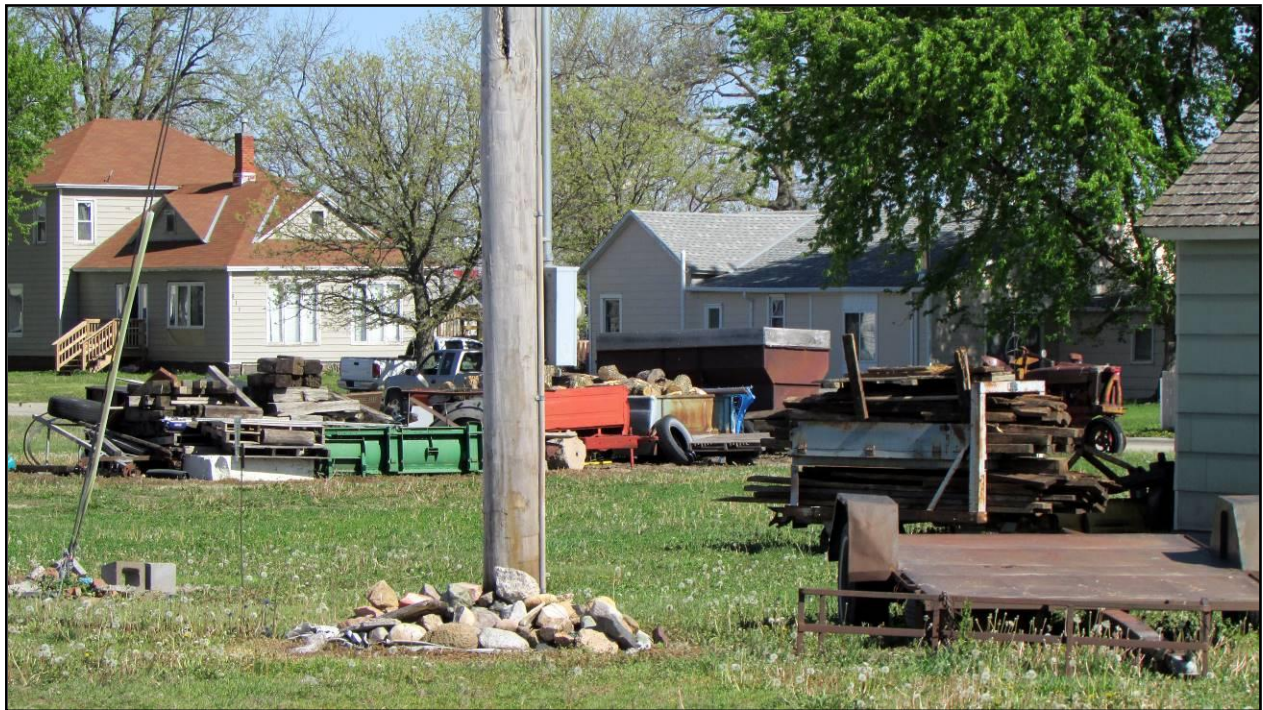
(6) Diversity of Ownership.

The total number of unduplicated owners within **Redevelopment Area #1** is estimated to be **103 private individuals, partnerships or corporations**. Publicly owned lands and local street public rights-of-way are also located throughout the **Redevelopment Area**.

The necessity to acquire numerous lots is a hindrance to redevelopment. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention.

Conclusion.

The Factor, Diversity of Ownership, is a strong presence in Redevelopment Area #1.



(7) **Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.**

An examination of public records was conducted to determine the status of taxation of properties located in **Redevelopment Area #1**. It should be noted, real estate is taxed at approximately 98 percent of fair market value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed (or valued) too high, the public protest system is designed to give the owner appropriate relief and tax adjustment.

1. **Real Estate Taxes.**

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **four** of the **175 parcels** were classified as “delinquent” by the Hall County Treasurer Office.

2. **Real Estate Values.**

The tax values within **Redevelopment Area #1** generally appeared to be equal to or greater than the market value of the properties. The estimated appraised valuation of the properties in the **Redevelopment Area** is **\$39,021,526**.

3. **Tax Exempt.**

There are **12 properties** within the **Redevelopment Area**, identified by the Hall County Assessor and Treasurer Offices, as having full exemption from property taxes. An additional **five residences** have partial **Homestead Exemption**.

Conclusion.

Taxes or Special Assessments Delinquency were of little to no presence in Redevelopment Area #1.

(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been issued, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in Redevelopment Area #1.



(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #1** revealed that **improper subdivision** and **obsolete platting** is present. Several individual lots and parcels within **Area #1** have a range of sizes not in conformance with modern planning standards.

The individual lot sizes designed for single family dwellings vary in size and shape, due to development inconsistent with the original platting. The typical lot sizes in the older portions of the City range in size from 25' to 50' wide and 100' to 140' long. The inadequate small size of these lots is confirmed by homes constructed on multiple lots. Later subdivisions had lot sizes that were an estimated 75' to 107' wide and 104' to 197' long.

The **Photo** at the right depicts older homes fronting on both Eleventh and Twelfth Streets that despite being long and narrow, were not constructed on a single platted lot. The homes on the north side of the block, fronting on Twelfth Street show homes built on two platted lots. Two houses that front on Harrison Street are constructed on corner lots to front on the side street, needing multiple lots to reconfigure the platted lot.



Undeveloped tracts of land, such as the parcel located south of Wood River Road, in the **Redevelopment Area** are both **functionally** and **economically obsolete** and lack infrastructure needed to support development. These tracts of land should be properly subdivided as per the ***City of Wood River Subdivision Regulations***.

For redevelopment/development of functionally and economically obsolete properties to occur, the platting or re-platting of the land areas would be necessary with the provision of modern infrastructure.

Conclusion.

A strong presence of Improper Subdivision or Obsolete Platting exists throughout Redevelopment Area #1.

10) **The Existence of Conditions which Endanger Life or Property by Fire and Other Causes.**

1. **Building Elements that are Combustible and Advanced Age of Structures.**

There are wood framed buildings with combustible elements and fixtures located within **Redevelopment Area #1**. A total of **57 structures, or 39 percent of the total 146 buildings** were rated as **deteriorating with major defects and an additional 30 structures, or 21 percent as dilapidated.**

A total of 118 structures, or 81 percent of the total 146 structures in the **Redevelopment Area** were built prior to 1978, thus 40+ years of age. The average age of the residential structures is estimated to be 72 years, while the average age of commercial structures is estimated to be 86 years.



2. **Lack of Adequate Utilities.**

According to City personnel, portions of water and sanitary sewer mains within **Redevelopment Area #1** are substandard and will need to be replaced. Water and sewer mains within the **Area** range from 1 ½" to 10" diameter and are an estimated 50 and 60 years of age. Privately owned and maintained service lines to properties are also estimated to be 60 years of age. Water mains generally located south of the Union Pacific Railroad Corridor are an estimated 1 ½" to 4" in diameter. As these utility mains and service lines continue to age, substandard conditions will become more prohibitive to future development in the **Area**.

3. Overall Site Conditions.

The Structural/Site Conditions Survey identified 77 parcels, or 44 percent of the total 175 parcels as being in “fair” condition and an additional 45 parcels, or 26 percent being in “poor” condition. These conditions combine for 70 percent of the total parcels having “fair” to “poor” overall site conditions. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The Conditions which Endanger Life or Property by Fire and Other Causes are a strong presence throughout Redevelopment Area #1.



(11) Other Environmental and Blighting Factors.

Included in the **Nebraska Community Development Law** is a statement of purpose that has an additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, **functional obsolescence** relates to the physical utility of a structure and **economic obsolescence** relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Both functional and economic obsolescence is apparent in existing large, irregular tracts of undeveloped land, located south of Wood River Road and east of Walnut Street. These tracts of land currently lack the necessary infrastructure to attract development. City owned water and sewer mains exist adjacent these undeveloped properties. Much of the western portion of the **Redevelopment Area** has streets with open storm water drainage ditches in need of maintenance.



Infrastructure improvements are needed throughout **Redevelopment Area #1**. Numerous development activities exist to allow for the comprehensive development of the undeveloped portions of the **Redevelopment Area**, including the proper subdividing of properties and the installation or improvement of streets, sidewalks, water and sewer systems.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout **Redevelopment Area #1**, containing functionally and economically obsolete parcels.

(12) Additional Blighting Conditions.

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must (1) meet the eleven criteria by reason of presence and (2) contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

One of the aforementioned criteria is prevalent throughout the designated blighted areas.

The average age of the residential or commercial units in the area is at least forty (40) years.

The estimated **average age** of residential structures in **Redevelopment Area #1** is **72 years, while the average age of commercial structures is estimated at 86 years.** Approximately 81 percent, or 118 of the total 146 structures throughout the **Redevelopment Area** are at least 40+ years of age.

Conclusion.

The criteria of Average Age of both Residential and Commercial Units is over 40 years of age as one of five additional blighting conditions is a strong presence throughout Redevelopment Area #1.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #1 meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as **substandard** are present to a strong extent. Of the 12 possible **Factors** that can constitute the **Area blighted**, **10** are a **strong presence** in the **Redevelopment Area**. **Factors** present in each of the criteria are identified below.

Substandard Factors

1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation or open spaces.
4. Existence of conditions which endanger life or property by fire and other causes.

Blight Factors

1. A substantial number of deteriorated or dilapidated structures.
2. Existence of defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
4. Insanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Diversity of Ownership
7. Improper subdivision or obsolete platting.
8. The existence of conditions which endanger life or property by fire or other causes.
9. Other environmental and blighting factors.
10. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #1**, the conclusion is that the condition and age of structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #1** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #1**, addressed in this **Study**, is presented in **Tables 1 and 2, Pages 7 and 9**. The eligibility findings indicate that **Redevelopment Area #1** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Wood River and support any value added developments. Indications are that the **Area**, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.



**Structural/Site Conditions
Survey Form**Parcel # _____
Address: _____**Section I:**

1. Type of Units: ___ SF ___ MF ___ Mixed Use ___ Duplex ___ No. of Units
 2. Units: _____ Under construction/rehab _____ For Sale _____ Both
 3. Vacant Units: _____ Inhabitable _____ Uninhabitable
 4. Vacant Parcel: _____ Developable _____ Undevelopable
 5. Non-residential Use: _____ Commercial _____ Industrial ___ Public
 Other/Specify: _____

Section II: Structural Components

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
___ Concrete ___ Stone ___ Rolled Asphalt ___ Brick ___ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
___ Asphalt Shingles ___ Rolled Asphalt ___ Cedar ___ Combination ___ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
___ Frame ___ Masonry ___ Siding ___ Combination ___ Stucco ___ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

___ Sound ___ Deficient-Minor ___ Deteriorating ___ Dilapidated

Built Within: ___ 1 year ___ 1-5 years ___ 5-10 years
 ___ 10-20 years ___ 20-40 years ___ 40-100 years ___ 100+ years
Section III: Revitalization Area

1. Adjacent Land Usage: _____
 2. Street Surface Type: _____
 3. Street Condition: ___ E ___ G ___ F ___ P
 4. Sidewalk Condition: ___ N ___ E ___ G ___ F ___ P
 5. Parking (Off-Street): ___ N ___ # of Spaces _____
 Surface
 6. Railway Track/Right-of Way Composition: ___ N ___ E ___ G ___ F ___ P
 7. Existence of Debris: ___ MA ___ MI ___ N
 8. Existence of Vagrants: ___ MA ___ MI ___ N
 9. Overall Site Condition: ___ E ___ G ___ F ___ P

WOOD RIVER REDEVELOPMENT AREA #1 - REVISED 2018							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	5	3.4%	1	2	2	N/A	0
5-10 Years	4	2.7%	0	0	4	N/A	0
10-20 Years	7	4.8%	0	1	5	N/A	1
20-40 Years	12	8.2%	5	2	5	N/A	0
40-100 Years	71	48.6%	52	9	7	N/A	3
100+ Years	47	32.2%	24	16	3	N/A	4
TOTAL	146	100.0%	82	30	26	N/A	8
FINAL STRUCTURAL RATING							
Sound	36	24.7%	12	10	11	N/A	3
Deteriorating-Minor	23	15.8%	16	3	2	N/A	2
Deteriorating-Major	57	39.0%	32	12	11	N/A	2
Dilapidated	30	20.5%	22	5	2	N/A	1
TOTAL	146	100.0%	82	30	26	N/A	8
STREET CONDITION							
None	11	6.3%	0	0	0	10	1
Excellent	62	35.4%	32	3	5	15	7
Good	54	30.9%	11	27	13	3	0
Fair	48	27.4%	39	0	9	0	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	175	100.0%	82	30	27	28	8
SIDEWALK CONDITION							
None	120	68.6%	63	8	27	20	2
Excellent	7	4.0%	1	2	0	3	1
Good	43	24.6%	16	19	0	4	4
Fair	5	2.9%	2	1	0	1	1
Poor	0	0.0%	0	0	0	0	0
TOTAL	175	100.0%	82	30	27	28	8
DEBRIS							
None	162	92.6%	78	30	19	28	7
Major	5	2.9%	1	0	4	0	0
Minor	8	4.6%	3	0	4	0	1
TOTAL	175	100.0%	82	30	27	28	8
OVERALL SITE CONDITION							
Excellent	9	5.1%	2	1	0	3	3
Good	44	25.1%	12	14	6	8	4
Fair	77	44.0%	37	10	15	15	0
Poor	45	25.7%	31	5	6	2	1
TOTAL	175	100.0%	82	30	27	28	8
PARKING SPACES							
Ranges	0-300	0.0%	0-2	0-45	0-55	N/A	1-80
None	32	20.8%	4	20	2	0	6
Hard Surfaced	44	28.6%	33	5	6	0	0
Unimproved	78	50.6%	53	5	18	0	2
TOTAL	154	100.0%	90	30	26	0	8

WOOD RIVER REDEVELOPMENT AREA #1 - REVISED 2018							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	2	1.4%	0	1	0	N/A	1
Sound	66	45.2%	37	13	13	N/A	3
Minor	70	47.9%	40	15	12	N/A	3
Substandard	6	4.1%	4	1	0	N/A	1
Critical	2	1.4%	1	0	1	N/A	0
TOTAL	146	100.0%	82	30	26	N/A	8
WINDOWS							
None	8	5.5%	0	2	5	N/A	1
Sound	56	38.4%	29	15	9	N/A	3
Minor	76	52.1%	48	13	11	N/A	4
Substandard	5	3.4%	5	0	0	N/A	0
Critical	1	0.7%	0	0	1	N/A	0
TOTAL	146	100.0%	82	30	26	N/A	8
STREET TYPE							
None	0	0.0%	0	0	0	0	0
Concrete	78	44.6%	39	6	14	17	2
Asphalt	55	31.4%	17	24	0	8	6
Gravel	41	23.4%	25	0	13	3	0
Dirt	1	0.6%	1	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	175	100.0%	82	30	27	28	8
PORCHES...							
None	0	0.0%	0	0	0	N/A	0
Sound	29	19.9%	13	10	4	N/A	2
Minor	57	39.0%	24	15	12	N/A	6
Substandard	59	40.4%	45	5	9	N/A	0
Critical	1	0.7%	0	0	1	N/A	0
TOTAL	146	100.0%	82	30	26	N/A	8
PAINT							
None	9	6.2%	4	1	4	N/A	0
Sound	52	35.6%	22	11	12	N/A	7
Minor	55	37.7%	38	9	8	N/A	0
Substandard	29	19.9%	18	9	1	N/A	1
Critical	1	0.7%	0	0	1	N/A	0
TOTAL	146	100.0%	82	30	26	N/A	8
DRIVEWAY							
None	0	0.0%	0	0	0	N/A	0
Sound	29	19.9%	15	8	2	N/A	4
Minor	41	28.1%	19	14	6	N/A	2
Substandard	75	51.4%	48	8	17	N/A	2
Critical	1	0.7%	0	0	1	N/A	0
TOTAL	146	100.0%	82	30	26	N/A	8

WOOD RIVER REDEVELOPMENT AREA #1 - REVISED 2018							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0%	0	0	0	N/A	0
Sound	32	22%	10	8	11	N/A	3
Minor	85	58%	49	19	13	N/A	4
Substandard	28	19%	23	3	1	N/A	1
Critical	1	1%	0	0	1	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
WALL FOUNDATION							
None	1	1%	0	1	0	N/A	0
Sound	38	26%	14	9	12	N/A	3
Minor	98	67%	63	18	13	N/A	4
Substandard	8	5%	5	2	0	N/A	1
Critical	1	1%	0	0	1	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
FOUNDATION							
None	35	24%	35	0	0	N/A	0
Sound	57	39%	23	10	20	N/A	4
Minor	49	34%	22	18	5	N/A	4
Substandard	2	1%	2	0	0	N/A	0
Critical	3	2%	0	2	1	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
FOUNDATION TYPE							
Concrete	106	73%	46	27	26	N/A	7
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	2	1%	1	1	0	N/A	0
Brick	2	1%	0	1	0	N/A	1
Other/None	36	25%	35	1	0	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
ROOF SURFACE							
None	0	0%	0	0	0	N/A	0
Sound	62	42%	33	11	13	N/A	5
Minor	56	38%	27	16	11	N/A	2
Substandard	25	17%	21	2	1	N/A	1
Critical	3	2%	1	1	1	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
ROOF TYPE							
Asphalt Shingles	55	38%	45	5	2	N/A	3
Rolled Asphalt	53	36%	33	17	0	N/A	3
Cedar	0	0%	0	0	0	N/A	0
Combination	2	1%	0	2	0	N/A	0
Other	36	25%	4	6	24	N/A	2
TOTAL	146	100%	82	30	26	N/A	8

WOOD RIVER REDEVELOPMENT AREA #1 - REVISED 2018							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	126	86%	72	23	23	N/A	8
Sound	6	4%	1	2	3	N/A	0
Minor	10	7%	5	5	0	N/A	0
Substandard	4	3%	4	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
GUTTER, DOWNSPOUTS							
None	62	42%	46	7	8	N/A	1
Sound	58	40%	26	11	17	N/A	4
Minor	21	14%	7	10	1	N/A	3
Substandard	5	3%	3	2	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
WALL SURFACE							
None	0	0%	0	0	0	N/A	0
Sound	64	44%	32	13	15	N/A	4
Minor	74	51%	46	15	9	N/A	4
Substandard	7	5%	4	2	1	N/A	0
Critical	1	1%	0	0	1	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
WALL SURFACE TYPE							
Frame	5	3%	3	1	1	N/A	0
Masonry	22	15%	0	16	0	N/A	6
Siding	103	71%	72	6	24	N/A	1
Combination	11	8%	4	6	1	N/A	0
Stucco	3	2%	1	1	0	N/A	1
Other	2	1%	2	0	0	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
PARKING SURFACE							
None	30	21%	3	20	1	N/A	6
Concrete	36	25%	27	4	5	N/A	0
Asphalt	4	3%	2	1	1	N/A	0
Gravel	55	38%	33	4	18	N/A	0
Dirt	21	14%	17	1	1	N/A	2
Brick	0	0%	0	0	0	N/A	0
TOTAL	146	100%	82	30	26	N/A	8
PARKING SPACES							
None	30	21%	3	20	1	N/A	6
1 to 2	94	64%	78	4	11	N/A	1
3 to 5	6	4%	1	2	3	N/A	0
6 to 10	9	6%	0	1	8	N/A	0
11 to 20	4	3%	0	2	2	N/A	0
21 or More	3	2%	0	1	1	N/A	1
TOTAL	146	100%	82	30	26	N/A	8

GENERAL REDEVELOPMENT PLAN.

Purpose of Plan/Conclusion.

The purpose of this **General Redevelopment Plan** is to serve as a comprehensive guide for implementation of development and redevelopment activities within **Redevelopment Area #1 - Revised** in the City of Wood River, Nebraska. Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote economic and social well-being of the Community.

A **General Redevelopment Plan** prepared for the Wood River Community Development Agency (CDA) must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

- (1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the **General Redevelopment Plan** must further address the items required under Section 18-2113, "Plan; considerations", which the CDA must consider prior to recommending a redevelopment plan to the Hall County Regional Planning Commission and Wood River City Council for adoption. These "considerations" are defined as follows:

"...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, sewage, 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."

Location

Redevelopment Area #1 is situated throughout the City of Wood River, Nebraska, generally bound by Wood River Road (north), and Elm Street or County Road 130th (east), Fifth Street (southeast), south Corporate Limits and County Road 150th (southwest) and Highway 11 (northwest). **Redevelopment Area #1** is comprised of mixed land uses, single family residential dwellings, commercial and industrial properties, public/quasi-public facilities and undeveloped tracts of land. Three important land use features in **Area #1** include the Wood River Downtown, industrial uses adjacent the Highway 30/Union Pacific Railroad Corridor and the Green Plains Inc. ethanol facility. Undeveloped tracts of land in the northern and southeastern portions of the City are targeted for future residential and industrial development.

Illustration 1, Context Map, identifies **Redevelopment Area #1** in the City of Wood River. The Thelen Subdivision, at this writing, is not located within the Corporate Limits of Wood River, but will be annexed at the time of official platting. All remaining portions of the **Redevelopment Area** are located within the Corporate Limits of Wood River. **All maps in this document present the entire Redevelopment Area within the Corporate Limits of Wood River.**

The primary streets within the **Redevelopment Area** are Nebraska Highway 11, U.S. Highway 30, Main Street and Ninth Street. The referenced **Wood River Redevelopment Area #1**, in the City of Wood River, Nebraska, includes the following parcels of record on file with the Hall County Assessor Office:

Original Town Plat:

Block 20, lots 7-12; Block 21 lots 7-18; Block 22 all; Blocks 25-28 all.

Cargill Addition:

Lot 1 All.

Cargill Second Addition:

Lots 1 and 2 All.

Clarks Addition:

Blocks 1-7 all.

Clarks 2nd Addition:

Lots 1-2.

Chamberlin's Addition:

Blocks 1-4, Lots 1&2.

MacColl & Leflang's Addition:

Blocks 1-2 and 4-6 All.

Dodd & Marshall's Addition:

Block 7, Lots 7 to 10.

Dodd & Marshall's 2nd Addition:

All of Lots 1, 2,

West North Lawn Second Addition:

Block 3, Lots 1-4.

Thelen Subdivision First Addition:

Lots 36 and 37.

Thelen Second Subdivision:

Lot 1.

Thelen Fourth Subdivision:

Lot 1.

Bond Subdivision:

Lot 1.

F & H Opp Subdivision:

Lots 1 and 2.

Brett Addition:

Lots 1-15 All.

Brett & Johnson's Addition:

Blocks 7 and 12 All.

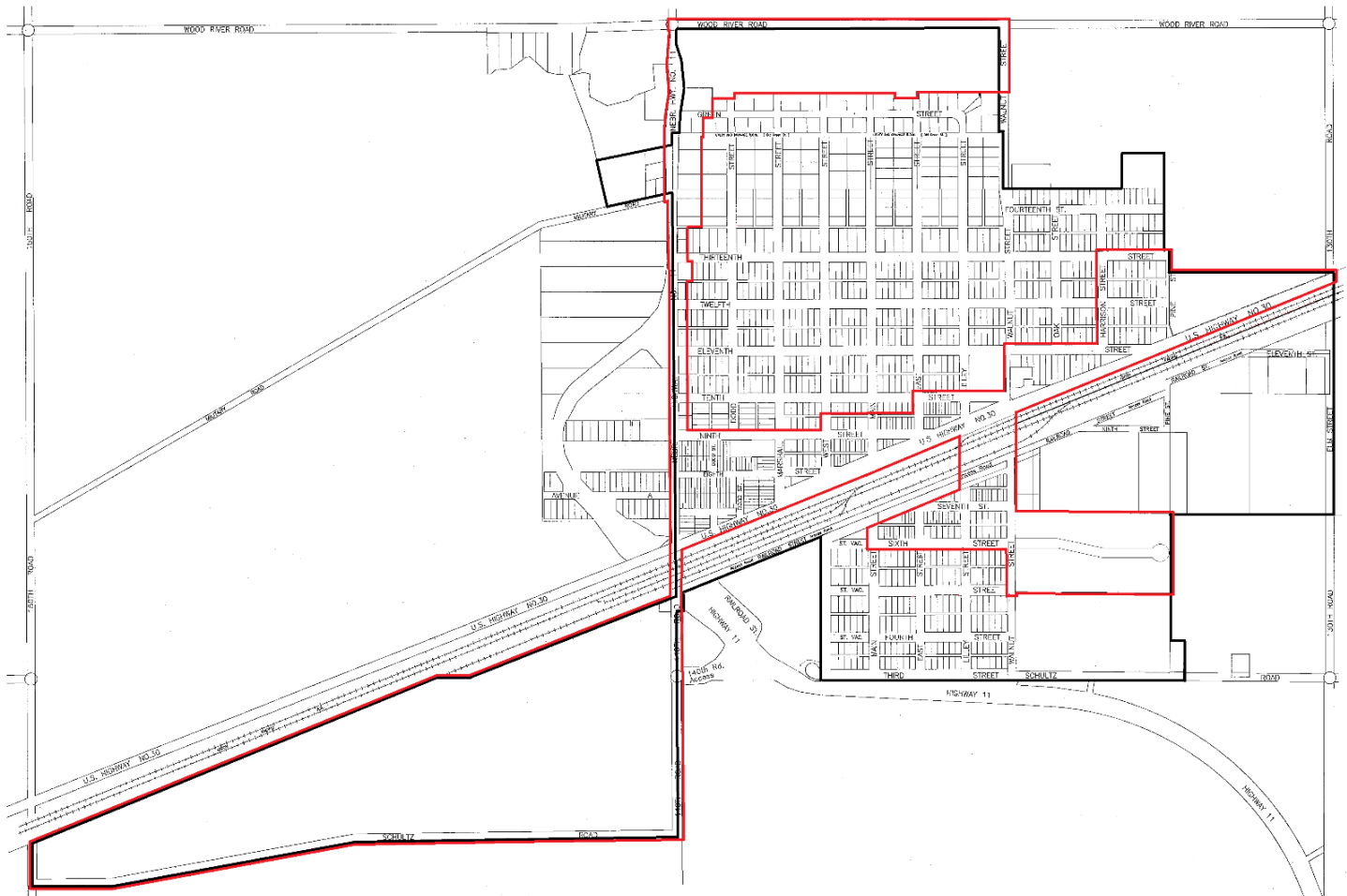
Reeder Subdivision:

Lots 1-3 All.

Hall County Irregular Tracts Of Land:

- Wood River Village County Sub 19-10-11 Lots 1 & 2.
- Wood River Village County Sub 19-10-11 Pt Lot 3.
- Wood River TWP XC 2.63 Ac Hwy Pt N 1/2 NW 1/4 19-10-11 (27.83 Ac). (also known as the Thelen property).
- Wood River Village Miscellaneous Tracts 19-10-11 Pt NW Corner in SW 1/4 SE 1/4 (2.91 Ac).
- Jackson TWP Pt SE 1/4 SE 1/4 24-10-12 (0.23 Ac).
- Wood River Village Miscellaneous Tracts 19-10-11 To the City of Wood River PT SE 1/4 (45.90 Ac). ***These structures and uses of land are all included within the right-of-way of the Union Pacific Railroad and do not have individual parcel identifications.***

Additionally, public rights-of-way of municipal streets and alleys, as well as State Highway 11 and U.S. Highway 30 are also included within the boundaries of **Redevelopment Area #1.**

CONTEXT MAP**REDEVELOPMENT AREA #1 - REVISED
WOOD RIVER, NEBRASKA****LEGEND**

- Redevelopment Area #1 – Revised Boundary.
- Corporate Limits.

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ILLUSTRATION 4

REDEVELOPMENT AREA #1 – REVISED.

55

The planning process for **Redevelopment Area #1 – Revised** has resulted in a listing of **general planning and implementation recommendations**. As discussed in the **Blight and Substandard Determination Study**, the average age of the structures, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #1** as **blighted** and **substandard**.

Project Planning and Implementation Recommendations.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities within **Redevelopment Area #1**, the City of Wood River will need to consider the following **general development and redevelopment initiatives**. **Tax Increment Financing (TIF)** will need to be **considered as a tool to assist in financing both development and redevelopment projects**.

General Development/Redevelopment Initiatives.

- Create an **“Economic Development Initiative”** for **Redevelopment Area #1** directed at increasing the property tax base. Utilize **TIF** and other available sources of economic development funding, including State and Federal and private foundation grants, as well as private investment, for the expansion of existing and the development of new residential, commercial and industrial uses in the **Area** in conformance with the City’s recently completed ***Comprehensive Development Plan*** and current ***Zoning Regulations***, pending changes or amendments to both documents.
- Develop **public** and **private partnerships** with funding entities and property developers to attract residential, commercial and industrial development to **Redevelopment Area #1**. Partnerships can include, but are not limited to the Wood River CDA, Wood River Area Economic Development Corporation, Wood River Housing Authority, South Central Economic Development District and Community Action Partnership of Mid-Nebraska. Utilize the ***Wood River Comprehensive Plan, Wood River Community Housing Study*** and other local, **relevant planning documents** to provide direction for Community development projects.
- **Promote the development of undeveloped land areas within the Redevelopment Area, targeting tracts of land that are currently both functionally and economically obsolete.** Large, undeveloped tracts of land in **Redevelopment Area #1** should be planned for selected mixed uses of commercial and residential development. Modern street and water/sewer systems should be in place to allow for development to occur. **This includes the development of the Thelen Subdivision, in the northern portion of the Redevelopment Area, to allow for new housing programs of varying densities to be developed.**

- Create new **commercial development opportunities** in and around the Downtown; first step, conduct a **Downtown Revitalization Planning and Implementation Program**. This will also enhance the attractiveness of the **Area** and create vibrant commercial nodes in the City of Wood River.

To maintain the Downtown's historic characteristics and designation as the Community's Downtown, commercial building and property rehabilitation is a requirement. This includes the continued rehabilitation of structures with minor defects (paint, doors, windows, awnings, etc.) or major defects (foundations, roofs and other structural elements), or razing and replacing structures that are dilapidated and not cost effective to rehabilitate.

Additional commercial development could include new retail bays for small and large-scale commercial entities along the Highway 30 Corridor.

- The City of Wood River and/or the Wood River CDA could designate an **Enhanced Employment Area** within the **Redevelopment Area** in accordance with Nebraska State Statutes 18-2142.02 through 18-2142.04. These Statutes allow for the City to levy a "general business occupation tax" to pay for any or all costs and expenses of a redevelopment project within the designated **Area**.
- Promote development within the new industrial park with rail-served business and industries in the **Redevelopment Area**. Future industrial development is recommended to be completed in conformance with the *City of Wood River Comprehensive Plan*. Include an **industrial business park streetscape, infrastructure and landscape design plan** to enhance future development within the industrial park.
- Consider the addition of recreational opportunities with new developments in **Redevelopment Area #1**. The new Wood River Aquatic Center, in the northern portion of the **Redevelopment Area**, will benefit both the surrounding neighborhood and the Community as a whole.
- Acquire dilapidated and functionally and economically obsolescent buildings/properties within the Redevelopment Area and retain or "land bank" these tracts for future development. **The proposed LB854 would allow for any municipality in the State of Nebraska to establish a Land Bank Program as a means to promote development of vacant land within a community's corporate limits/**
- Build and utilize **alternative energy systems** throughout **Redevelopment Area #1** in conformance with Nebraska State Statutes regarding "**Net Metering**." This would include the potential use of one or combinations of wind, solar, biomass, geothermal, hydropower and methane energy systems in both existing and new development areas and buildings.

Infrastructure & Utility Systems Initiatives.

- **Replace, as needed, deteriorated and dilapidated municipal water, sewer and storm sewer mains** throughout **Redevelopment Area #1**, to support both existing residential, commercial and industrial development.
- **Install modern water, storm sewer, sanitary sewer and transportation systems** in undeveloped tracts of land in **Redevelopment Area #1** to support future development opportunities.
- Establish a **program** to **improve** the existing sidewalks, streets, street lighting, landscaping, private driveways, access roads and parking areas in the **Area**, identified as being in a state of deterioration and in substandard condition. This includes gravel surfaced streets that need to be hard surfaced.

Implementation.

Both a time line and budget should be developed for the implementation of this **General Redevelopment Plan**. Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable time-line to complete the redevelopment activities identified in the **Plan** would be 10 to 15 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for development and redevelopment projects in **Redevelopment Area #1** is deemed to be an essential and integral element. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan**.

The City agrees, when approving this **General Redevelopment Plan**, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Wood River and Hall County. Proposed projects using TIF must meet the Cost Benefit Analysis and the "But for" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the Community.

1. Future Land Use Patterns.

The existing land use patterns in **Redevelopment Area #1** are described in detail in the **Blight and Substandard Determination Study (Pages 16 and 17)**. In general, the **Redevelopment Area** consists of public/quasi-public, parks/recreation, residential, commercial, industrial and undeveloped land use types. The Structural/Site Conditions Survey identified properties and structures classified as being in deteriorating condition or dilapidated. The irregular tracts of undeveloped land are ideally suited for future residential, commercial and industrial development.

Illustration 5, Future Land Use Map, represents the land use density and coverage, as well as a **general site plan** for **Redevelopment Area #1**. The recommendations in this **General Redevelopment Plan** are consistent with the *Wood River Comprehensive Plan* and the *Wood River Zoning Regulations*. The future land use patterns within **Redevelopment Area #1** support a mix of residential, commercial and industrial development. This **General Redevelopment Plan** recommends that future commercial be concentrated within the Downtown and along the Highway 30 corridor and single family residential land uses be buffered with triplex and four-plex higher density residential uses from the commercial/industrial corridor.

The undeveloped tracts of land in the north portion of **Area #1** are planned as future residential subdivisions to include a variety of residential types. Manufacturing and agricultural related industrial uses are recommended to be located to the south of the Union Pacific Railroad Corridor.

2. Future Zoning Districts.

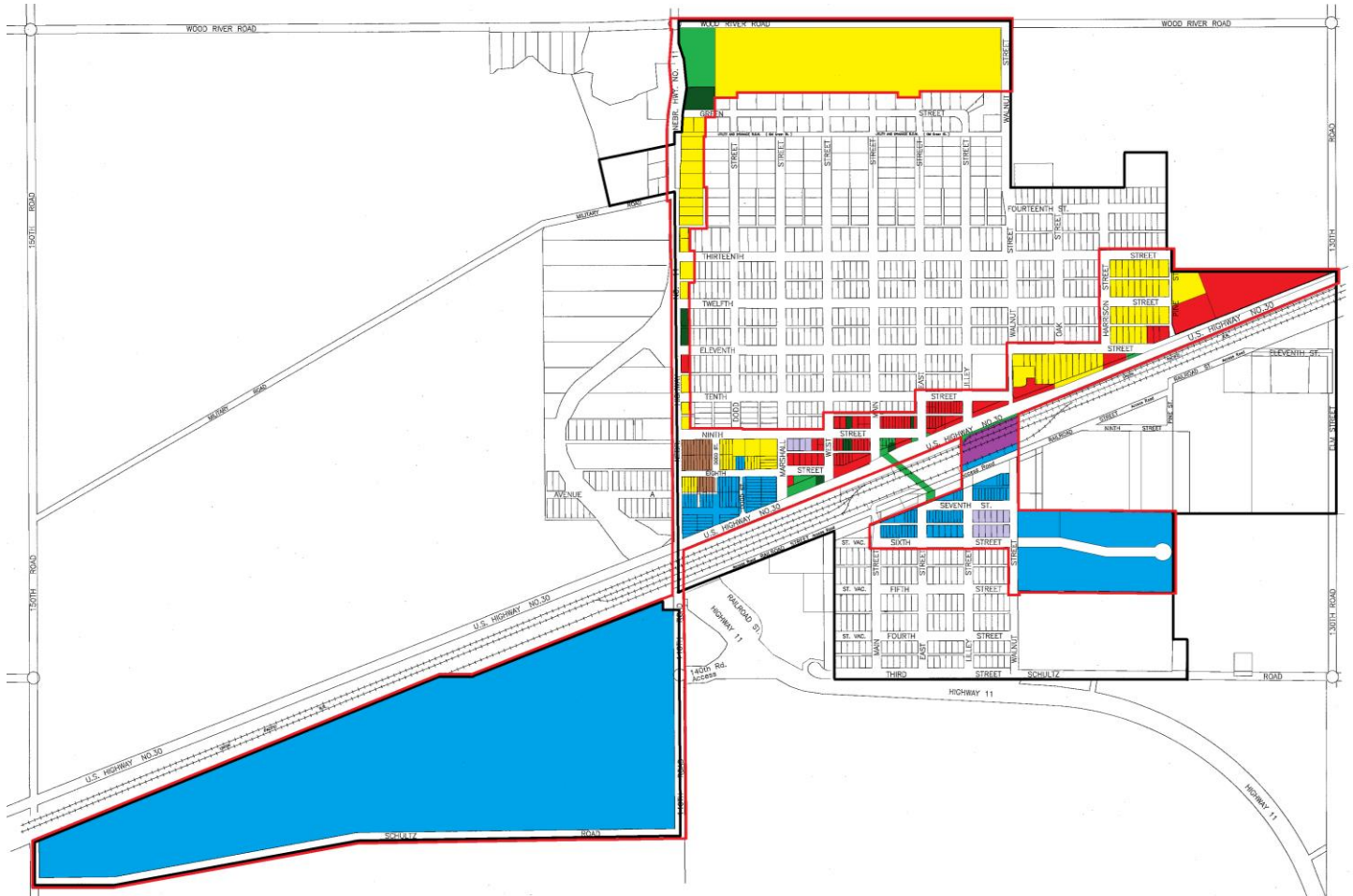
The recommended **Future Zoning Map** for **Redevelopment Area #1** is identified in **Illustration 6**. This also represents the **land development densities, land coverage and potential building intensities of Area #1**. Two changes are recommended to the existing zoning designations, including:

1. The “TA – Traditional Agriculture” District in the eastern portion of Wood River being changed to “BG – General Commercial District;” and
2. “TA – Traditional Agriculture” District in the southern portion of Wood River being changed to “I-1 – Industrial.” The remaining zoning districts will remain as such as per the Hall County Assessor website.

FUTURE LAND USE MAP

REDEVELOPMENT AREA #1 - REVISED

WOOD RIVER, NEBRASKA



LEGEND

	PUBLIC/QUASI-PUBLIC
	PARKS/RECREATION
	SINGLE FAMILY RESIDENTIAL
	MOBILE HOME RESIDENTIAL
	TRIPLEX AND FOURPLEX RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	RAILROAD CORRIDOR
	CORPORATE LIMITS
	REDEVELOPMENT AREA BOUNDARY

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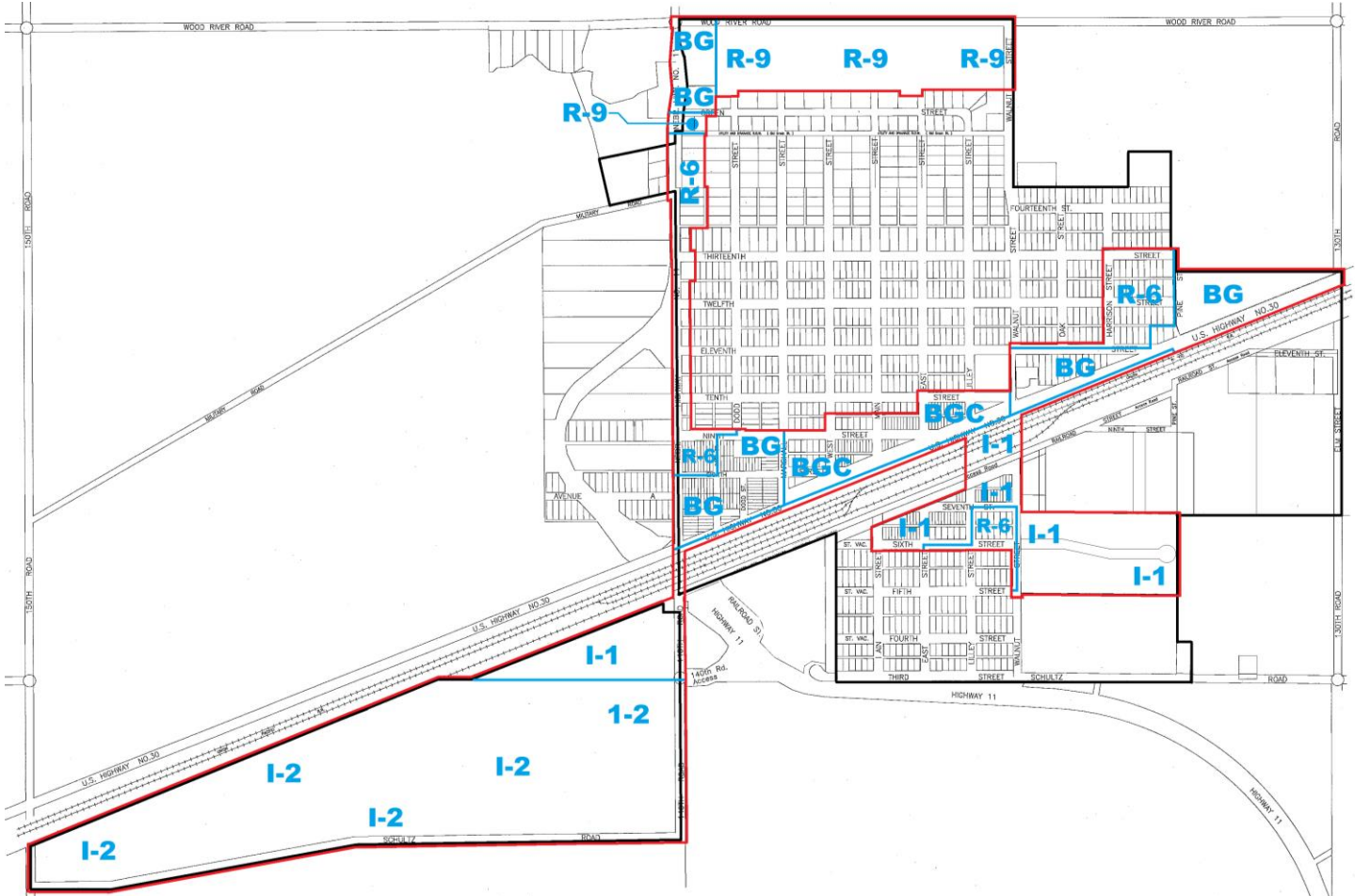
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ILLUSTRATION 5

FUTURE ZONING MAP

REDEVELOPMENT AREA #1 - REVISED

WOOD RIVER, NEBRASKA



LEGEND

R-6	MEDIUM DENSITY RESIDENTIAL DISTRICT
R-9	LOW DENSITY RESIDENTIAL DISTRICT
BGC	CENTRAL GENERAL BUSINESS DISTRICT
BG	GENERAL BUSINESS DISTRICT
I-1	LIGHT INDUSTRIAL DISTRICT
I-2	HEAVY INDUSTRIAL DISTRICT
	CORPORATE LIMITS
	REDEVELOPMENT AREA BOUNDARY

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ILLUSTRATION 6

3. Recommended Public Improvements.

The primary purpose of a **General Redevelopment Plan** is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the **Redevelopment Area**. The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the **Redevelopment Area** are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age, as well as by expansion of modern infrastructure to undeveloped and agricultural land areas.

The **Blight and Substandard Determination Study** focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service developed and undeveloped land throughout the **Redevelopment Area**. It is recommended that the City of Wood River work closely with developers to ensure that future public roads and private driveways and parking areas within **Redevelopment Area #1** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the Subdivision Regulations of Wood River.

4. Alternative Energy Considerations.

Development within **Redevelopment Area #1** is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and larger industrial business are strongly recommended to access these alternative energy sources in combination with **“green building”** techniques.

“LEED” building certification also guides the use of energy conservation methods to reduce the consumption of energy by HVAC systems in new and rehabilitated buildings. In the United States, LEED certification is recognized as a standard for measuring building sustainability. Achieving this certification demonstrates that the building meets the ideals of being “green.”

Conclusions.

A successful **General Redevelopment Plan** for **Redevelopment Area #1** should guide redevelopment and development opportunities, while supporting adjacent industrial uses. New construction should be compatible with similar materials exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The Wood River CDA and the City of Wood River should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in **Redevelopment Area #1**. The demolition of substantially dilapidated existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the City and the CDA should develop a plan to accommodate efficient infrastructure development and improvements.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area #1.

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$52 per square yard. Asphalt overlay has a cost of \$3.45 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$170 per linear foot.
The cost to construct a 6" thick, 60' wide concrete street is \$345 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$25 per linear foot.
The cost to construct a 2" thick, 60' wide asphalt overlay is \$50 per linear foot.

Ramped Curb Cuts

\$1,400 each

Sanitary Sewer

\$60 to \$70 per linear foot

Water Valves

\$850 each

Fire Hydrants

\$2,800 each

Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay. Therefore, the cost of a 2" overlay of a 150 x 150 foot parking lot is \$17,000.

Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows:

15" RCP costs \$25 per linear foot
18" RCP costs \$30 per linear foot
24" RCP costs \$40 per linear foot
30" RCP costs \$50 per linear foot
36" RCP costs \$57 per linear foot
42" RCP costs \$65 per linear foot
48" RCP costs \$75 per linear foot

Inlets cost an estimated \$2,800 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$35,100.

Public and Private Foundations.

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #1**, in Wood River, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this **General Redevelopment Plan**. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

Building Improvement District
Tax Increment Financing
LB 840 or LB 1240
Historic Preservation Tax Credits (State & Federal)
Low Income Housing Tax Credits
Sales Tax
Community Development Block Grants - Re-Use Funds
Local Lender Financing
Owner Equity
Small Business Administration-Micro Loans
Community Assistance Act
Donations and Contributions
Intermodal Surface Transportation Efficiency Act

Private Foundations

American Express Foundation
Kellogg Corporate Giving Program
Marietta Philanthropic Trust
Monroe Auto Equipment Company Foundation
Norwest Foundation
Piper, Jaffray & Hopwood Corporate Giving
Target Stores Corporate Giving
Pitney Bowes Corporate Contributions
Burlington Northern Santa Fe Foundation
US West Foundation
Woods Charitable Fund, Inc.
Abel Foundation
ConAgra Charitable Fund, Inc.
Frank M. and Alice M. Farr Trust
Hazel R. Keene Trust
IBP Foundation, Inc.
Mid-Nebraska Community Foundations, Inc.
Northwestern Bell Foundation
Omaha World-Herald Foundation
Peter Kiewit and Sons Inc. Foundation
Thomas D. Buckley Trust
Valmont Foundation
Quivey-Bay State Foundation

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Mid-Nebraska Community Foundations, Inc.
Northwestern Bell Foundation
Omaha World-Herald Foundation
Peter Kiewit and Sons Inc. Foundation
Thomas D. Buckley Trust
Valmont Foundation
Quivey-Bay State Foundation

GENERAL REDEVELOPMENT PLAN AMENDMENTS

<u>PROJECT NAME / LOCATION AND COST</u>	<u>RESOLUTION #</u>
1. _____ \$ _____	_____
2. _____ \$ _____	_____
3. _____ \$ _____	_____
4. _____ \$ _____	_____
5. _____ \$ _____	_____
6. _____ \$ _____	_____
7. _____ \$ _____	_____
8. _____ \$ _____	_____
9. _____ \$ _____	_____
10. _____ \$ _____	_____

RESOLUTION NO. 2018-124

WHEREAS, The City Council of The City of Wood River, Hall County, Nebraska requested and has received a Blight and Substandard Determination Study and General Redevelopment Plan from Hannah:Keelan Associates, P.C.; and

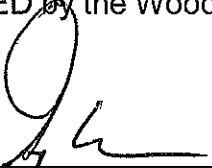
WHEREAS, The City of Wood River wishes the Blight and Substandard Determination Study and General Redevelopment Plan to be referred to the Regional Planning Commission for public hearing, review, and approval.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA AS FOLLOWS:

1. The City Council of The City of Wood River, Hall County, Nebraska hereby refers the Blight and Substandard Determination Study and General Redevelopment Plan prepared by Hanna:Keelan Associates, P.C; to the Grand Island Hall County Regional Planning Commission for its approval; and
2. Request that the Grand Island Hall County Regional Planning Commission hold a Public Hearing on the proposed Blight and Substandard Determination Study, and General Redevelopment Plan and provide its advice and recommendations regarding the Plan to the City to Wood River.

PASSED AND APPROVED.

THE ABOVE AND FOREGOING RESOLUTION WAS PASSED AND APPROVED by the Wood River City Council the 20th day of March 2018.



Greg Cramer, Mayor

ATTEST:



Holly Plejdrup, City Clerk

Resolution Number 2018-07

HALL COUNTY REGIONAL PLANNING COMMISSION

**A RESOLUTION RECOMMENDING APPROVAL OF A SUBSTANDARD AND
BLIGHTED AREA STUDY AND A GENERAL REDEVELOPMENT PLAN FOR
THE CITY OF WOOD RIVER NEBRASKA; AND APPROVAL OF RELATED
ACTIONS**

WHEREAS, the Mayor and City Council of Wood River, Nebraska, referred Substandard and Blighted Study and Generalized Redevelopment Plan the City of Wood River. 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 Wood River, 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 Substandard and Blight Study and Redevelopment Plan as to its conformity with the general plan for the development of the City of Wood River, Hall County finding;

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

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: April 4, 2018

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

**Wednesday, April 4, 2018
Regular Meeting**

Item L1

Wilkinson Subdivision (Hall County)

Staff Contact:

Hall County Regional Planning Commission

SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.
Planning Commission meetings are typically held on the first Wednesday of the month.


Owners Information

Name Bosselman Carriers, LLC / Fred Bosselman
Address PO Box 1567
City Grand Island, State NE Zip 68802
Phone 308-530-0714

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By:  - CFO
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Cory Reinke/ Alfred Benesh & Company
Address 825 M Street Suite 100
City Lincoln, State NE Zip 68508
Phone 402-479-2200
Surveyor/Engineer Name Cory Reinke License Number LS-713

SUBDIVISION NAME: Wilkinson Subdivision

Please check the appropriate location

☐ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☒ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

☒ Preliminary Plat
☒ Final Plat
☐ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

Number of Lots 3

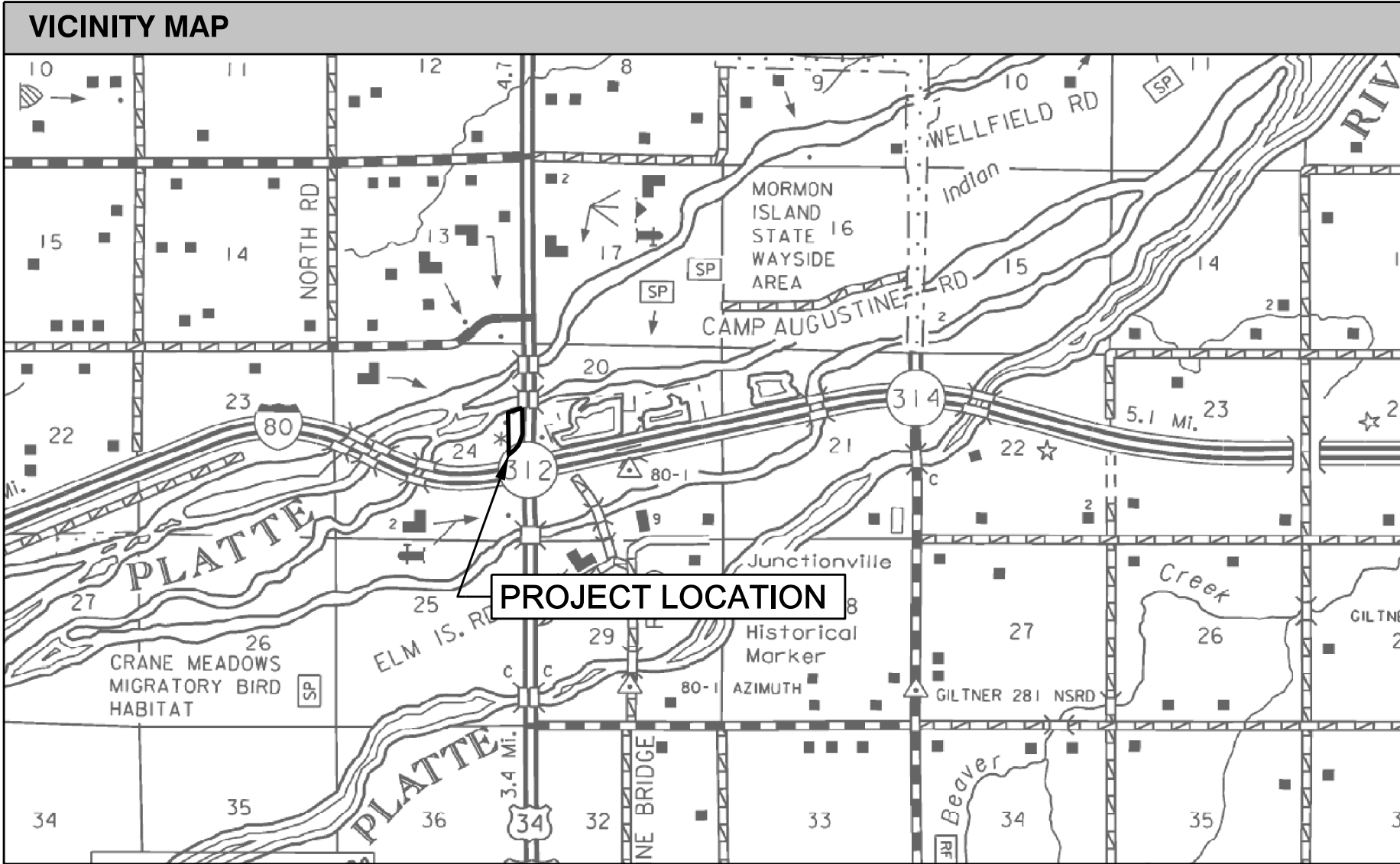
Number of Acres 8.69

Checklist of things Planning Commission Needs

☐ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☒ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☐ Closure Sheet
☐ Utilities Sheet
☐ Receipt for Subdivision Application Fees in the amount of \$

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Department call (308) 384-3341.

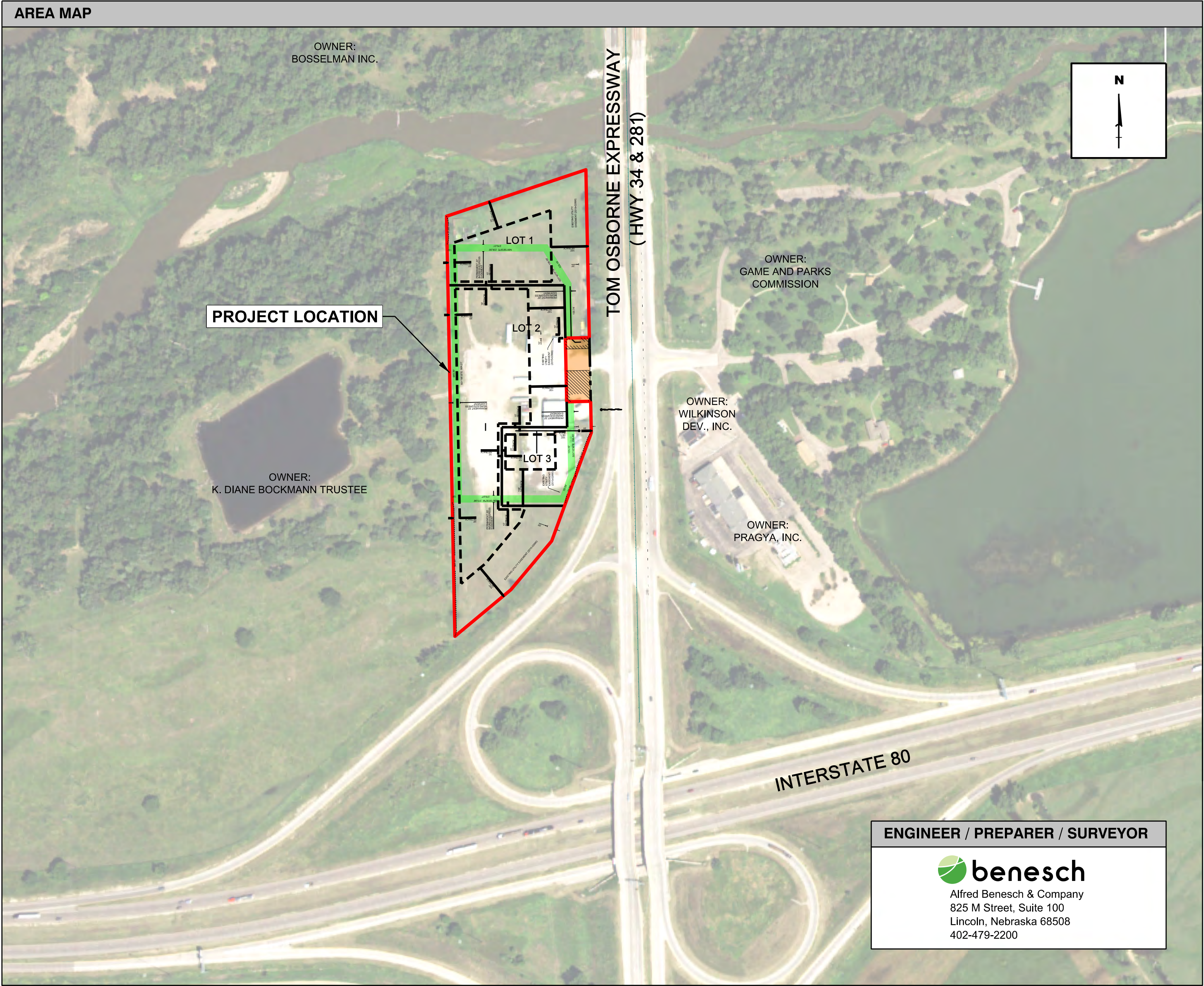
Y:\Lincoln\11600S\00111650\00\Eng_Docs\Sheets\Preliminary Plat\01 - Cover.dgn -- 200,0000 ft / in. -- 3/14/2018



WILKINSON SUBDIVISION PRELIMINARY PLAT

SHEET INDEX

COVER	1
SITE PLAN	2
GRADING PLAN	3
EXISTING DRAINAGE PATTERNS	4
PROPOSED DRAINAGE PATTERNS	5
UTILITY / STORM DRAIN OVERVIEW	6
UTILITY / STORM DRAIN PROFILES	7



ENGINEER / PREPARER / SURVEYOR



Alfred Benesch & Company
825 M Street, Suite 100
Lincoln, Nebraska 68508
402-479-2200

GENERAL NOTES

- SANITARY SEWER TO BE 8" AND WATER LINES TO BE 8" MIN. PIPE UNLESS OTHERWISE SHOWN. STORM SEWER SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE SHOWN. PUBLIC AND PRIVATE UTILITIES TO BE BUILT TO CITY OF GRAND ISLAND SPECIFICATIONS.
- THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF HALL COUNTY FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION.
- ALL ROADS ARE PROPOSED TO BE PUBLIC WITH PUBLIC UTILITIES UNLESS NOTED OTHERWISE. PUBLIC UTILITIES ARE LOCATED IN PUBLIC STREET RIGHT OF WAY.
- THE PROPOSED AREA IS CURRENTLY ZONED RESTRICTED COMMERCIAL (RC).
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
- ALL ELEVATIONS ARE NAVD 1988.
- PROPOSED INTERNAL LOT DIMENSIONS, SIZES AND CONFIGURATIONS SHOWN ARE CONCEPTUAL ONLY AND CAN BE ADJUSTED AT THE TIME OF FINAL PLATS AND BUILDING PERMITS.
- SPECIFIC DETAILED PLANS FOR PARKING AND BUILDING LAYOUT WILL BE SUBMITTED WITH PLANS AS THEY ARE DEVELOPED AND SHALL BE APPROVED THROUGH THE BUILDING PERMIT PROCESS PROVIDED THEY MEET ZONING AND SETBACK REQUIREMENTS.
- UNLESS OTHERWISE SHOWN, BUILDING ENVELOPES FOR INDIVIDUAL LOTS SHALL BE IN ACCORDANCE WITH THE HALL COUNTY PLANNING AND ZONING REGULATIONS. BUILDING STRUCTURES INCLUDING EAVES, OVERHANGS, CANOPIES, PATIOS, ETC. CAN BE LOCATED ANYWHERE WITHIN THE LOT PROVIDED THEY DO NOT ENCROACH ANY REQUIRED FRONT YARDS, EASEMENTS OR EXTEND ACROSS LOT LINES. PARKING LOTS SHALL NOT ENCROACH INTO PUBLIC ACCESS EASEMENTS ALONG ANY DESIGNATED ROADWAY.
- TOTAL USAGE: TOTAL BLOCKS - 1
TOTAL LOTS - 3 (RC ZONING)
- A DEVELOPMENT ASSOCIATION SHALL BE CREATED TO MAINTAIN STORM WATER DETENTION CELLS AND OTHER PRIVATE IMPROVEMENTS.
- ANY RELOCATION OF EXISTING UTILITY FACILITIES WILL BE AT THE DEVELOPER'S EXPENSE.
- ALL PROPERTY CORNERS HAVE BEEN VERIFIED AND PROPERTY CORNER MONUMENTS FOUND OR SET BY A LICENSED SURVEYOR.

LEGAL DESCRIPTION

A TRACT OF LAND COMPRISED OF LOT 1 NEBMO SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION, A VACATED PORTION OF PLATTE ST., AND A PART OF GOVERNMENT LOT 9, ALL LOCATED IN THE EAST HALF OF SECTION 24, TOWNSHIP TEN NORTH, RANGE TEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 24; THENCE S00°47'14"E (ASSUMED BEARING) ON THE EAST LINE OF SAID SECTION 24, 1767.26 FEET; THENCE S89°12'46"W, 112.35 FEET TO A POINT ON THE WEST RIGHT OF WAY OF HIGHWAY 281, SAID POINT BEING THE POINT OF BEGINNING; THENCE S01°10'36"E ON SAID WEST RIGHT OF WAY OF HIGHWAY 281, 461.14 FEET; THENCE S88°49'24"W, 66.00 FEET; THENCE S01°10'36"E, 175.00 FEET; THENCE N88°49'24"E, 66.00 FEET TO A POINT ON SAID WEST RIGHT OF WAY OF HIGHWAY 281; THENCE S01°10'36"E ON SAID WEST RIGHT OF WAY OF HIGHWAY 281, 86.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF INTERSTATE 80; THENCE ON SAID NORTH RIGHT OF WAY OF INTERSTATE 80 FOR THE NEXT THREE (3) COURSES: 1) S20°04'26"W, 316.82 FEET, 2) S40°00'34"W, 174.38 FEET, 3) S50°15'59"W, 200.08 FEET; THENCE N01°08'35"W, 1153.52 FEET; THENCE N71°32'00"E, 403.69 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAIN 8.69 ACRES, MORE OR LESS.

OWNER / DEVELOPER

BOSSELMAN ENERGY, INC.
3123 W. STOLLEY PARK ROAD SUITE B
GRAND ISLAND, NE 68801

DATE FRED BOSSELMAN

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

DATE CORY L. REINKE RLS #713

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

DATE FRANK J. DOLAND E-7854

APPROVAL

THE PRELIMINARY PLAT OF WILKINSON ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF HALL COUNTY, NEBRASKA, THIS ____ DAY OF _____, 20____.

DATE PLANNING COMMISSION CHAIRMAN

DATE COUNTY CLERK

COVER

WILKINSON SUBDIVISION
PRELIMINARY PLAT
HALL COUNTY NEBRASKA



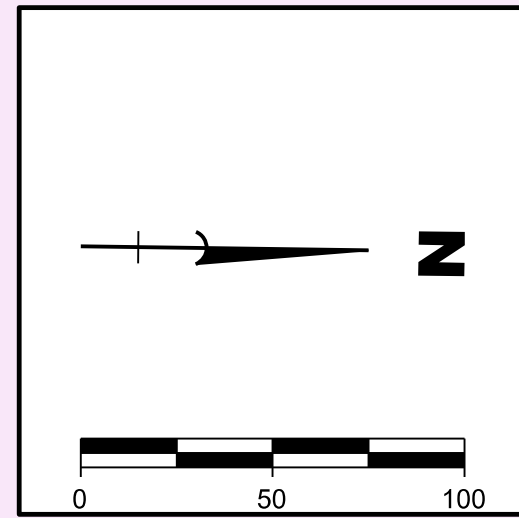
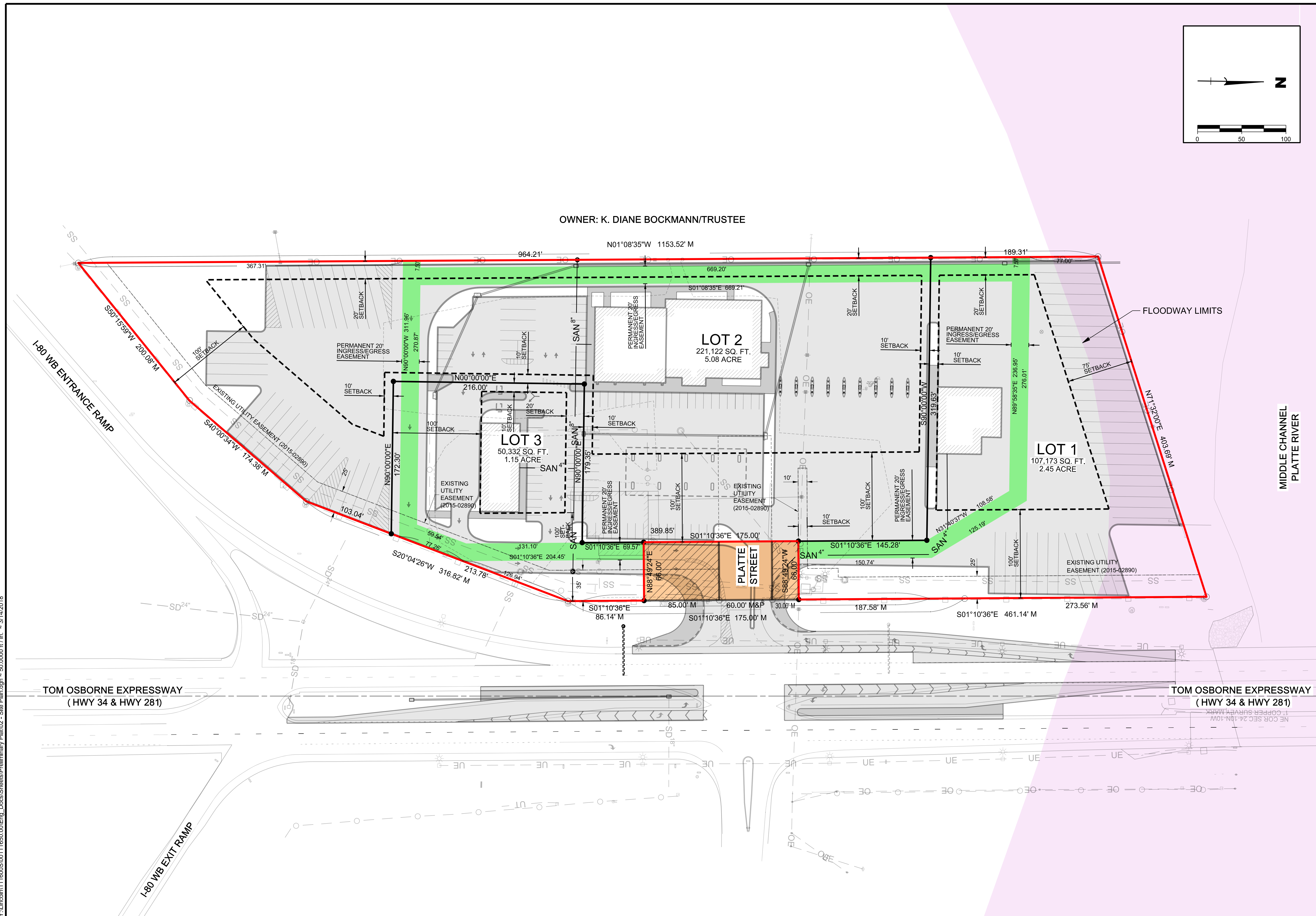
Alfred Benesch & Company
825 M Street, Suite 100
Lincoln, Nebraska 68508
402-479-2200
Job No. 111650.00

PROJECT 111650.00

DATE 3/14/2018

SHEET

1 OF 7



OWNER: K. DIANE BOCKMANN/TRUSTEE

SITE PLAN

**WILKINSON SUBDIVISION
PRELIMINARY PLAT
HALL COUNTY NEBRASKA**



Alfred Benesch & Company
825 M Street, Suite 100
Lincoln, Nebraska 68508
402-479-2200 Job No. 111650.00

PROJECT _____
111650.00

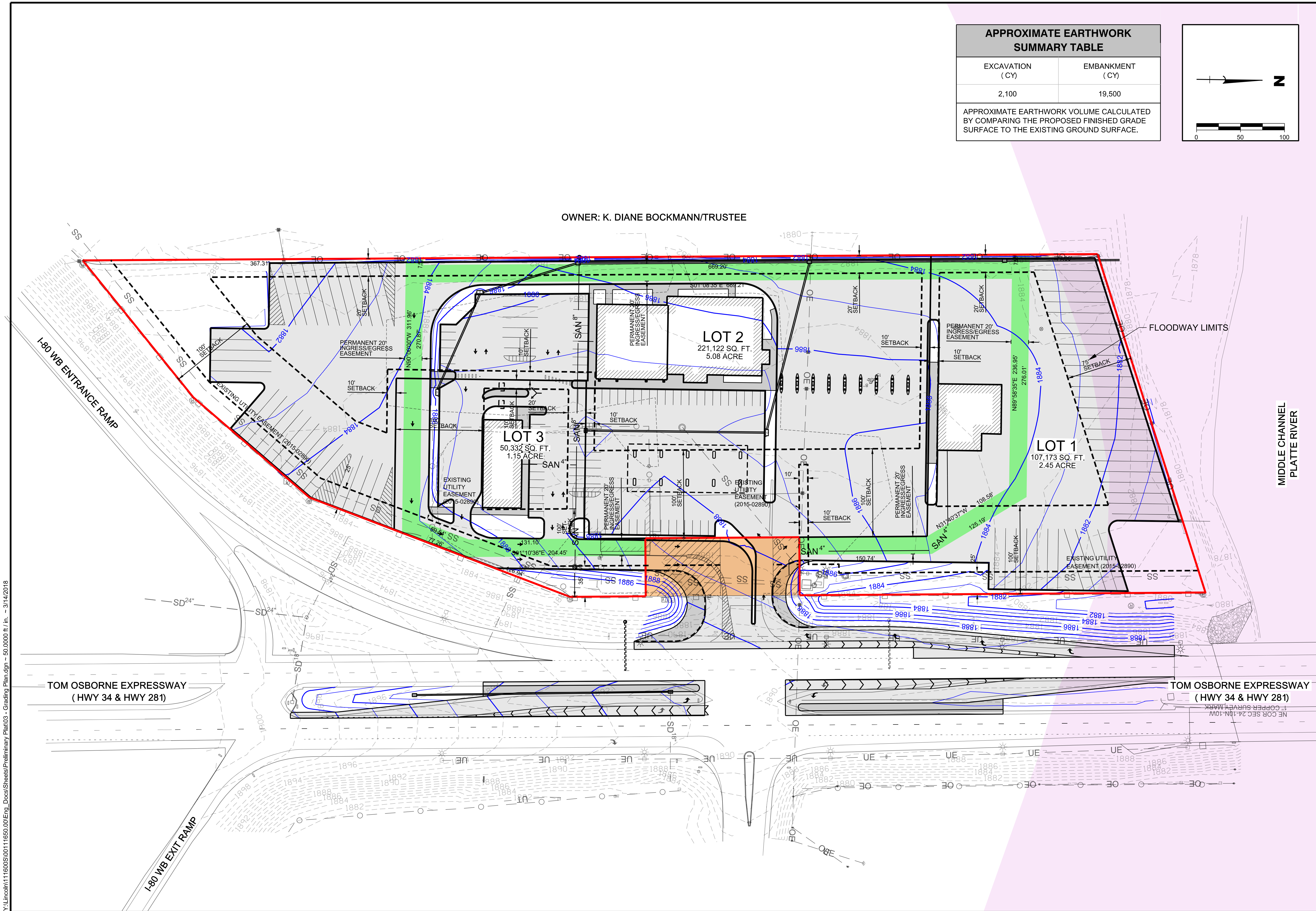
DATE 3/14/2018

SHEET

2 OF 7

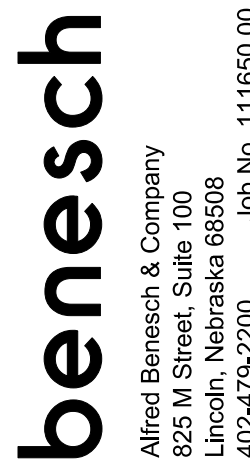
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GRADING PLAN

WILKINSON SUBDIVISION
PRELIMINARY PLAT
HALL COUNTY NEBRASKA



PROJECT
111650.00

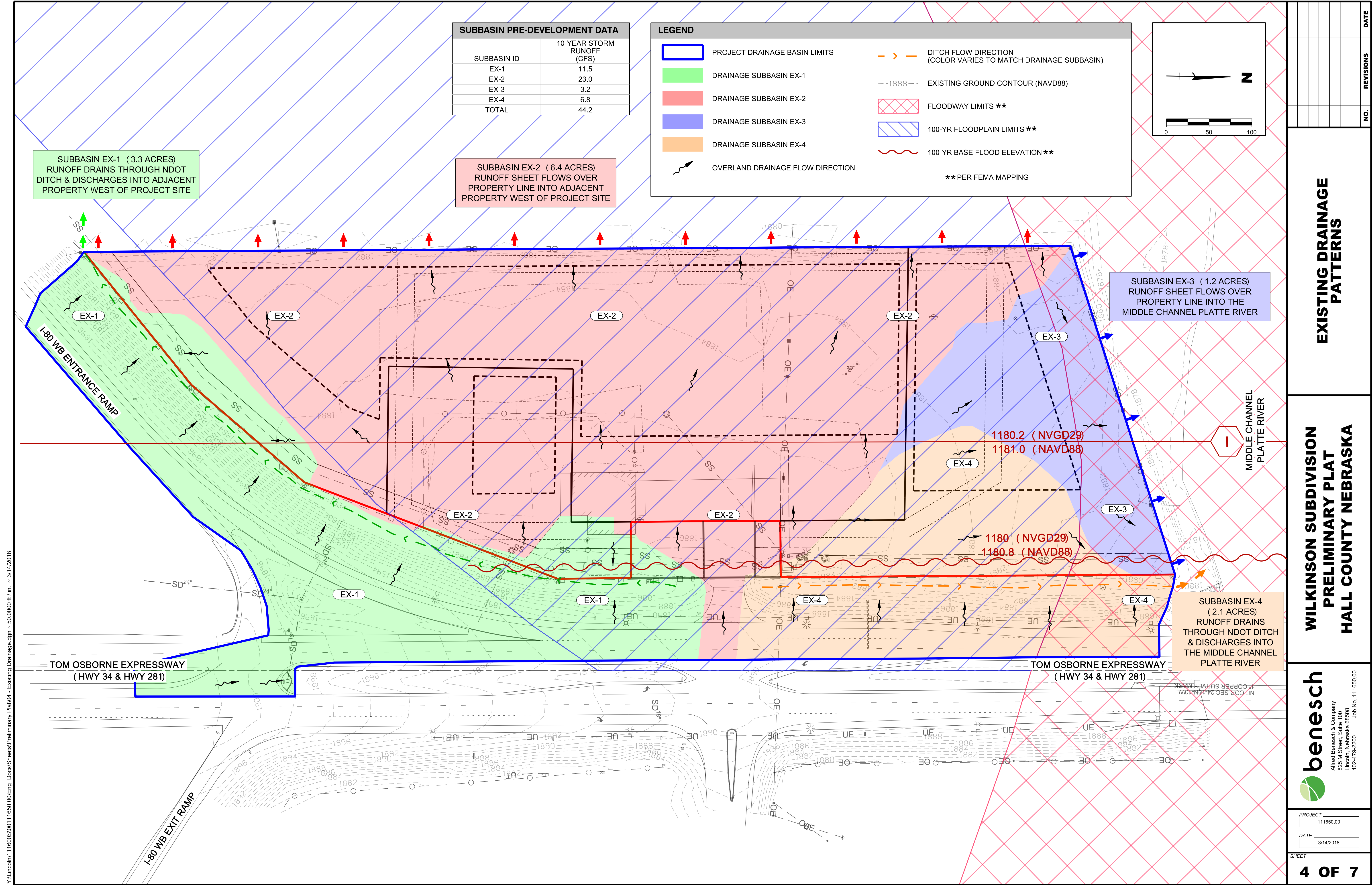
DATE
3/14/2018

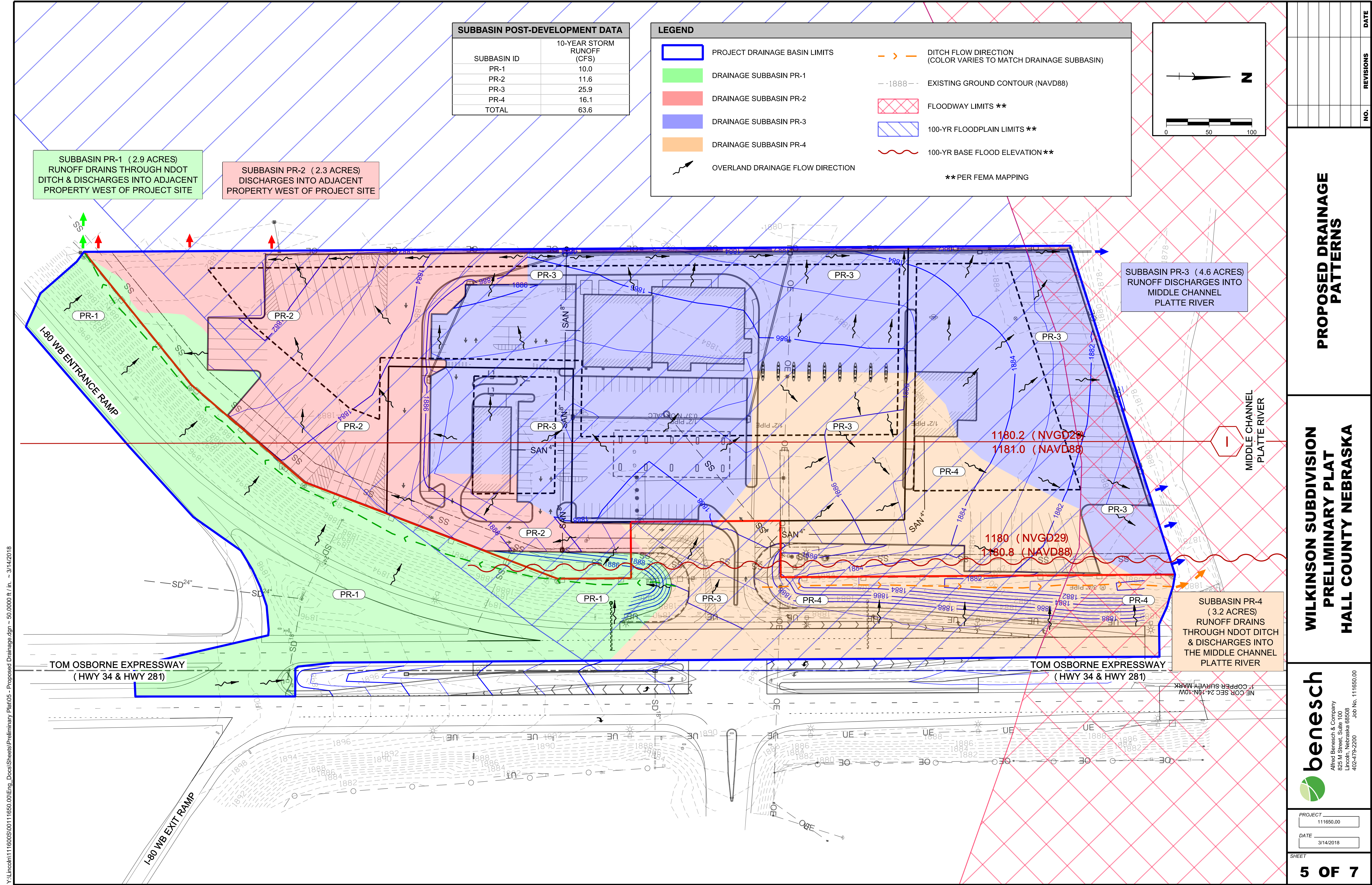
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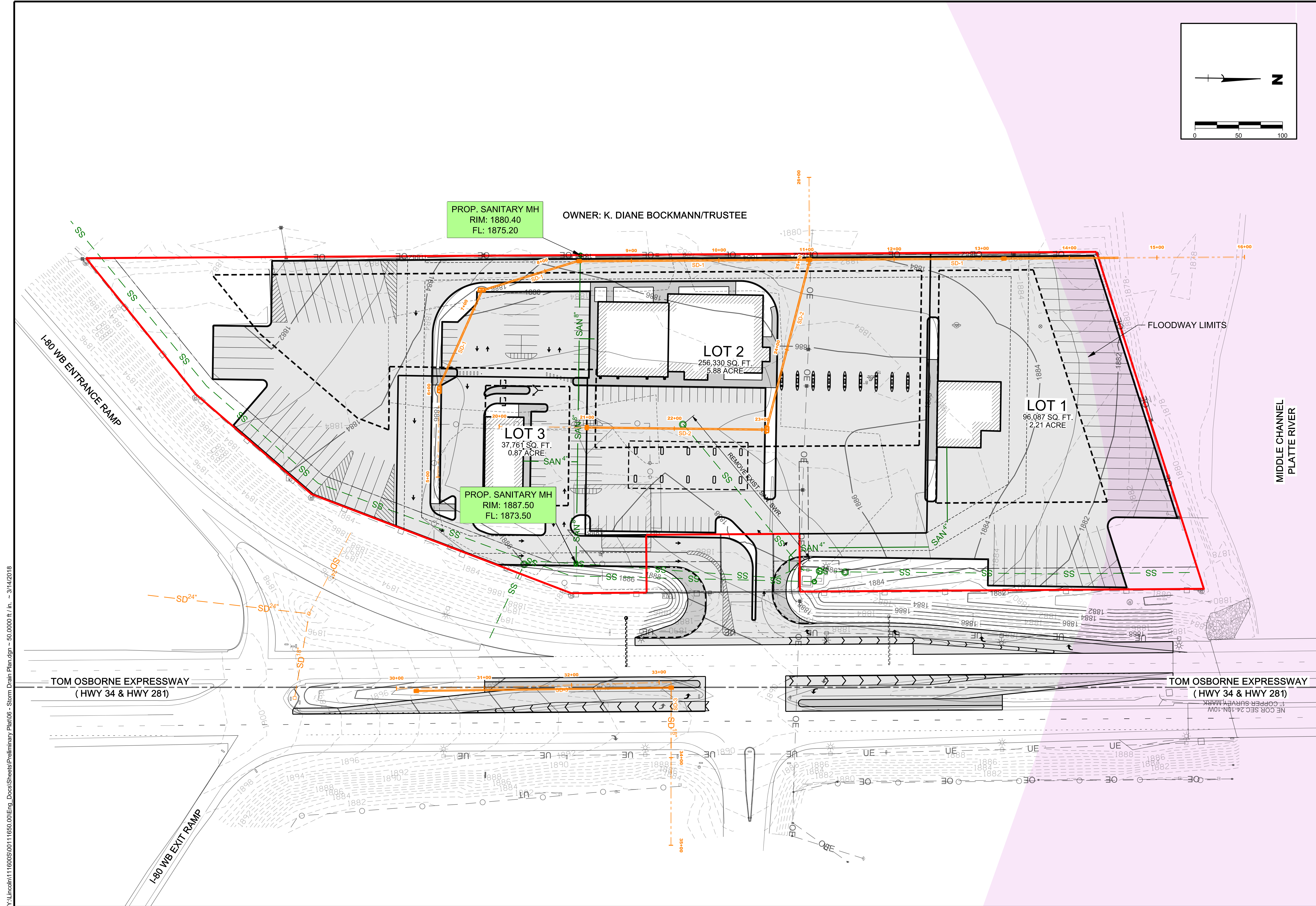
3 OF 7

Alfred Benesch & Company
825 W Street, Suite 100
Lincoln, Nebraska 68508
402-475-2200
Job No. 111650.00

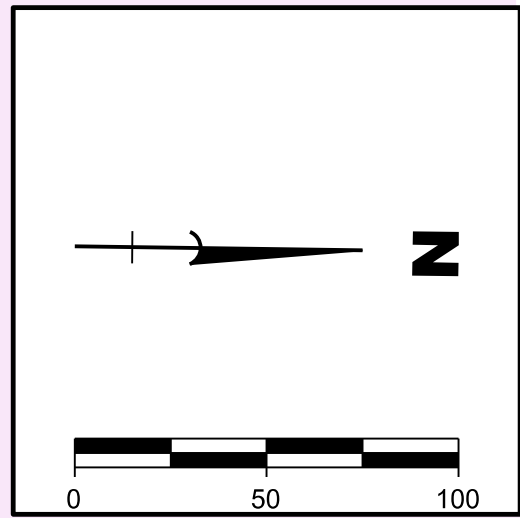
NO.	REVISIONS	DATE








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NO.	REVISIONS	DATE

UTILITY / STORM DRAIN
OVERVIEW

WILKINSON SUBDIVISION
PRELIMINARY PLAT
HALL COUNTY NEBRASKA

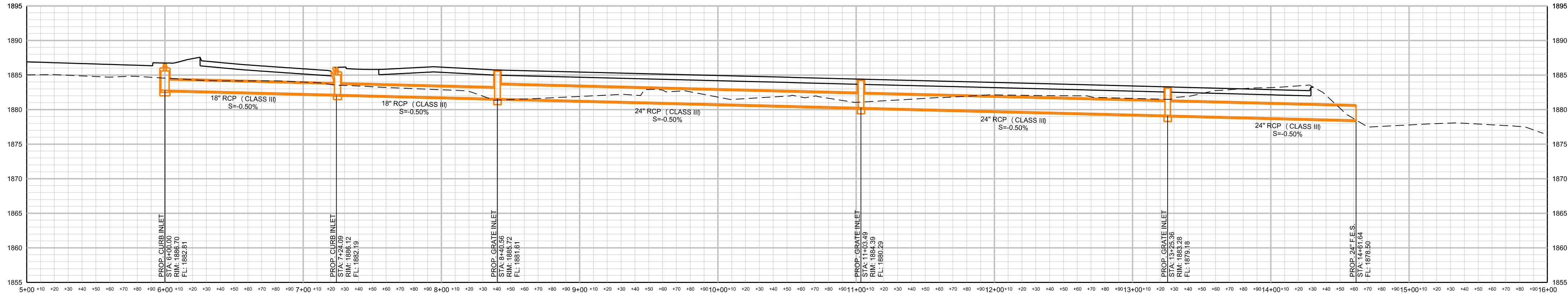


benesch
Alfred Benesch & Company
825 W Street, Suite 100
Lincoln, Nebraska 68506
402-475-2200
Job No. 111650.00

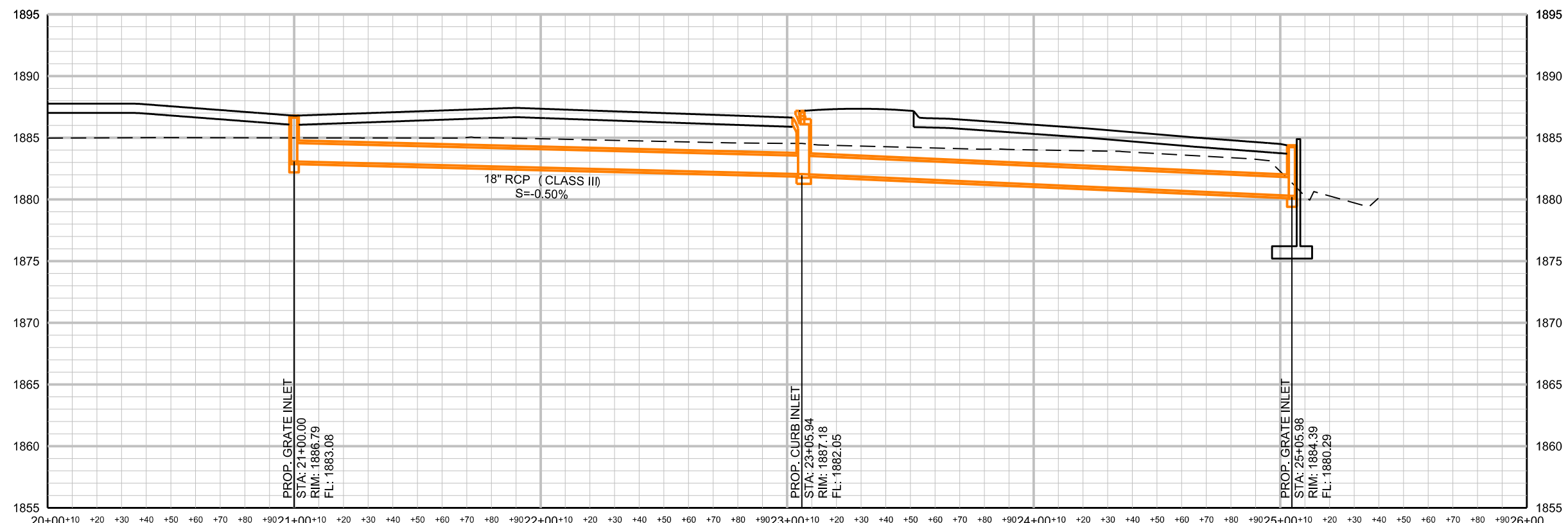
PROJECT
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DATE
3/14/2018

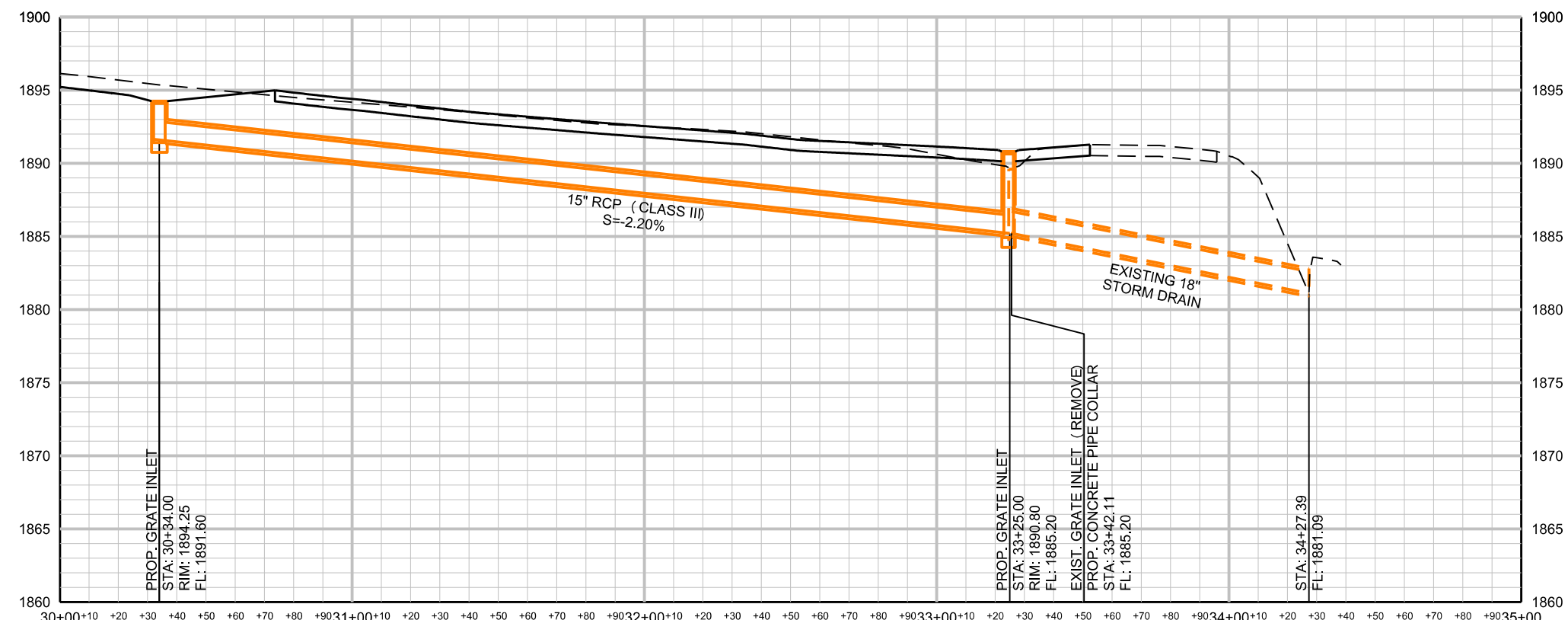
Y:\Lincoln\11600\00111650\00Eng_Docs\Sheets\Preliminary Plat\07 - Utility-Storm Drain Profiles.dgn ~ 50,000 ft./in. ~ 3/14/2018



STORM DRAIN 'SD-1'
PROFILE
NOT TO SCALE



STORM DRAIN 'SD-2'
PROFILE
NOT TO SCALE



STORM DRAIN 'SD-3'
PROFILE
NOT TO SCALE

NO.	REVISIONS	DATE

UTILITY / STORM DRAIN
PROFILES

WILKINSON SUBDIVISION
PRELIMINARY PLAT
HALL COUNTY NEBRASKA



PROJECT	111650.00
DATE	3/14/2018

SHEET

7 OF 7



Hall County Regional Planning Commission

**Wednesday, April 4, 2018
Regular Meeting**

Item M1

Wilkinson Subdivision (Hall County)

Staff Contact:

WILKINSON
SUBDIVISION

HALL COUNTY, NEBRASKA
FINAL PLAT

APPROVALS

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 HALL COUNTY BOARD OF SUPERVISORS
THIS ____ DAY OF _____, 2018.

COUNTY CLERK _____ DATE _____

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS: THAT I, FRED BOSSELMAN, BOSSELMAN ENERGY INC., BEING THE OWNER OF THE LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS WILKINSON SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY FREELY AND VOLUNTARILY DEDICATE THE EASEMENTS AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, FOREVER, TOGETHER WITH THE RIGHT ON 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 DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

FRED BOSSELMAN
BOSSELMAN ENERGY INC.

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____ SS.

ON THIS _____ DAY OF _____, 2018, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED FRED BOSSELMAN, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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 ON _____.

NOTARY PUBLIC _____

LEGAL DESCRIPTION

A TRACT OF LAND COMPRISED OF LOT 1 NEBMO SUBDIVISION, A PLATTED AND RECORDED SUBDIVISION, A VACATED PORTION OF PLATTE ST., AND A PART OF GOVERNMENT LOT 9, ALL LOCATED IN THE EAST HALF OF SECTION 24, TOWNSHIP TEN NORTH, RANGE TEN WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

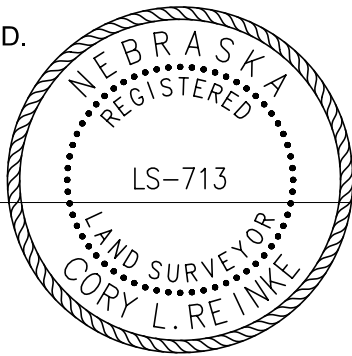
REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 24; THENCE S00°47'14"E (ASSUMED BEARING) ON THE EAST LINE OF SAID SECTION 24, 1767.26 FEET; THENCE S89°12'46"W, 112.35 FEET TO A POINT ON THE WEST RIGHT OF WAY OF HIGHWAY 281, SAID POINT BEING THE POINT OF BEGINNING; THENCE S01°10'36"E ON SAID WEST RIGHT OF WAY OF HIGHWAY 281, 461.14 FEET; THENCE S88°49'24"W, 66.00 FEET; THENCE S01°10'36"E, 175.00 FEET; THENCE N88°49'24"E, 66.00 FEET TO A POINT ON SAID WEST RIGHT OF WAY OF HIGHWAY 281; THENCE S01°10'36"E ON SAID WEST RIGHT OF WAY OF HIGHWAY 281, 86.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF INTERSTATE 80; THENCE ON SAID NORTH RIGHT OF WAY OF INTERSTATE 80 FOR THE NEXT THREE (3) COURSES: 1) S20°04'26"W, 316.82 FEET, 2) S40°00'34"W, 174.38 FEET, 3) S50°15'59"W, 200.08 FEET; THENCE N01°08'35"W, 1153.52 FEET; THENCE N71°32'00"E, 403.69 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAIN 8.69 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE

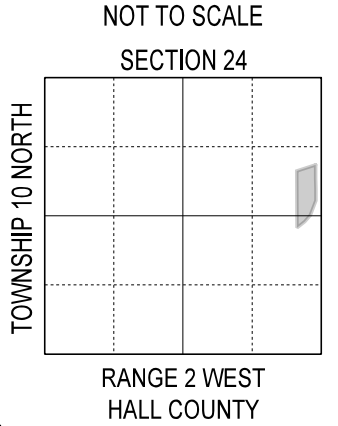
I, CORY L. REINKE, A REGISTERED LAND SURVEYOR OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT OF WILKINSON SUBDIVISION LOCATED IN SECTION 24, TOWNSHIP TEN NORTH, RANGE TEN WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT SURVEY THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND OR PLACED AT ALL LOT CORNERS AND THAT THE DIMENSIONS OF THE LOTS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

DATED THE _____ DAY OF _____, 2018 A.D.

CORY L. REINKE
NEBRASKA L.S. NO. 713



LOCATION MAP



NE CORNER
SEC 24-10N-10W
1" SURVEY MARK
TIES:
NW 21.34'
CHISELED 'X'
CONC. LIGHT BASE
NE 83.78'
CHISELED 'X'
CONC. LIGHT BASE
W 25.70'
CHISELED 'X'
CONC. S.B. LANE

LEGEND

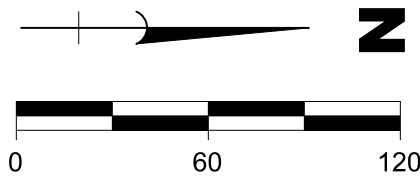
- M MEASURED DISTANCE
- P PLAT DISTANCE
- PROPERTY CORNER FOUND - LS 557
- PLASTIC CAP ON PIPE UNLESS NOTED OTHERWISE
- PROPERTY CORNER SET - #6 REBAR
- W/LS 713 PLASTIC CAP IN NON-PAVED AREAS / 1" BRASS MARKER IN PAVED AREAS
- ⊙ SECTION CORNER
- SECTION LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - PROPERTY LINE
- ▨ DEDICATED AS ADDITIONAL PLATTE ST. RIGHT OF WAY UNDER SEPARATE INSTRUMENT



Alfred Benesch & Company
825 M Street, Suite 100
Lincoln, Nebraska 68508
402-479-2200 Job No. 111650.00

SE COR
SEC 24-10N-10W
1/2" REBAR
NW 73.33'
NAIL TOP
FENCE POST
SW 80.44'
NAIL TOP
FENCE POST
WSW 71.55'
NAIL IN
POWER POLE

E 1/4 COR
SEC 24-10N-10W
2.5" ALUMINUM DISK
TIES:
SW 66.54'
CENT. OF BOLT
NE CORNER OF
LIGHT POLE
NNW 64.23'
SOUTH END
CONCRETE MARK
SE 35.95'
CHISELED 'X'
IN CONC. PAVE.



TOM OSBORNE EXPRESSWAY
(HWY 34 & HWY 281)

EAST LINE SECTION 24-10N-10W

S0°47'14"E 2961.59' M 2961.54' R



Hall County Regional Planning Commission

**Wednesday, April 4, 2018
Regular Meeting**

Item 1

**Livestock Regulation Changes including Definitions, A-1
Agricultural Primary and A-2 Agricultural Secondary Discussion
Only**

Staff Contact:

Agenda Item # 8

PLANNING DIRECTOR MEMO TO REGIONAL PLANNING March 29, 2018

SUBJECT: Proposed changes regarding livestock operations in Hall County.

In January of 2017 the Hall County Regional Planning Commission appointed a committee to review livestock zoning regulations within Hall County. The committee was composed of five planning commissioners - all four of those appointed by Hall County, Pat O'Neill, Len Rainforth, Judd Allan, and Greg Robb, and Les Ruge of Alda, who was appointed in 1990 and is the longest-serving planning commissioner. The Planning Commission requested that the Hall County Board assign one or two members of the board to the committee as well and Steve Schuppan and Karen Bredthauer were appointed. The committee began meeting in the latter part of January and has met several times since then to review the A-1 zoning regulations, livestock definitions, livestock operation siting matrix as developed for the Nebraska Department of Agriculture (NDA) and the Livestock Friendly County designation through the Nebraska Department of Agriculture.

The committee began with a review of the current Hall County agriculture regulations and a comparison of those regulations with regulations from the surrounding counties. It was concluded that Hall County's regulations, allowing 1,000 animal units as a permitted use on a farming operation were less strict than Adams, Buffalo and Howard Counties. Hamilton County regulations do not provide any guidance regarding the size of operation and Merrick County regulations would permit 2,500 animal units without a conditional use permit. Hamilton, Merrick, Howard and Adams counties have all been designated as Livestock Friendly by the Nebraska Department of Agriculture.

The ag zoning regulation changes as proposed add a localized version of the Livestock Siting Matrix into the decision-making process. They do not proposed to change size categories within the livestock operation mix although earlier versions did contemplate adding a size between 1001 and 5000. They do address newer confinement technologies, such as hoop buildings. The committee did review the Nebraska Department of Agriculture definitions of types of feeding operations based on the manure management and the setbacks proposed by the NDA. The committee is recommending that Hall County continue to divide Livestock Feeding Operations (LFOs) by open lots and environmentally-controlled housing. It is recommended that the separation distances between LFOs and other uses remain as they are in the current regulations. The required separation for environmentally-controlled housing would remain the same for all classes.

The Livestock Siting Matrix is a major change to the regulations. As proposed, the LFO Class II and above (1,001 animal units or more) would need to score at least 75 points to be considered as a permitted use. The first 25 point would come from approval and compliance with Nebraska Department of Environmental Quality (NDEQ) permits and regulations that apply to all LFOs with more than 1,000 animal units. The second 25 points would come from meeting the county separation distances or having impact easements that waive the separation distance. Those 50 points would be required. The other 25 points would be based on management practices including, but not limited to, environmental compliance, water quality protection, odor and dust control, manure application practices, traffic, economic impact and aesthetics.

Another significant change that has been suggested is that the county would recognize impact easements that could be agreed upon by all property owners that would allow feeding operations to locate closer to a neighboring use than the regulations would allow or allow a house to locate closer to a feeding operation than would otherwise be allowed. The Nebraska courts have validated these mutually agreed upon impact easements for livestock operations.

The Planning department did receive a number of comments on the proposed regulations after the meeting in April of 2017 many of the comments referenced both the Livestock Friendly County Designation and the proposed

changes. Copies of those comments were included in the March 14 Regional Planning Commission packet and are available online or from the office.

In May of 2017, the Hall County Board authorized the Planning Department to make an application to the State of Nebraska Department of Agriculture for Hall County to be designated as Livestock Friendly. The Livestock Friendly County Designation was officially awarded to the Hall County during the Governor's Breakfast the first Sunday of the 2017 Nebraska State Fair.

At the March 2018 Regional Planning Commission meeting a hearing was held on the proposed changes. The commission chose to take no action on the proposed changes and referred them back to the committee for further discussion. The commission specifically directed the committee to consider expanding the number of classifications to allow a classification between the type I and type II operations as had been previously considered and to eliminate the need for conditional use permit for at least some of the operations with more than 1000 animal units. The commission also wanted to clarify the ability of people living in the primary agricultural zone to house animals for 4-H projects and similar activities.

The committee decided to recommend no changes to the minimum size for the type I operation. Their suggestion is that operations with between 301 and 1000 animal units continue to be classified as a type I LFO. The previous version would have classified any operation with less than 1001 animal units as a type I LFO. This should also help address 4-H projects and other activities.

At the meeting on April 4, 2018, the planning commission will be considering these changes for discussion only. Prior to making a final recommendation to the Hall County Board regarding any proposed changes the planning commission will advertise and hold a public hearing to gather additional public comments. A recommendation will not occur before the May 2, 2018 regular meeting of the Hall County Regional Planning Commission.

_____ Chad Nabity AICP, Planning Director

HALL COUNTY, NEBRASKA

ZONING RESOLUTION

A resolution, consistent with the Comprehensive Development Plan, Adopted for the purpose of promoting health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Hall County, Nebraska, to regulate and restrict the location, height, bulk, number of stories, size of buildings and other structures, including tents, cabins, house trailers, and automobile trailers; the percentage of lot areas which may be occupied, building setback lines; size of yards, courts, and other open spaces; the density of population; the uses of buildings; and the uses of the land for agriculture, forestry, recreation, residence, industry, and trade, after considering factors relating to soil conservation, water supply conservation, surface water drainage and removal, or other uses; to divide the County into districts of such number, shape, and area as may be best suited to carry out the purposes of this resolution to regulate, restrict, or prohibit the erection, construction, reconstruction, alteration or use of non-farm buildings or structures, and the use, conditions of use or occupancy of land in the unincorporated areas of the County; to provide for the adoption of a zoning map; to provide for a board of adjustment, its members, powers, and duties; to provide for off-street parking and loading area requirements; to provide for conditional uses by conditional use permit; to provide for the proper subdivision and development of land, as provided in the Subdivision Regulations; to provide for non-conforming uses, to provide for the administration and the enforcement of these provisions, and for the violations of its provisions and the prescribed penalties, and including among others such specific purposes as:

- (1) Developing both urban and non-urban areas;
- (2) Lessening congestion in the streets or roads;
- (3) Reducing the waste of excessive amounts of roads;
- (4) Securing safety from fire and other dangers;
- (5) Lessening or avoiding the hazards to persons and damage to property resulting from the accumulation or run-off of storm or flood waters;
- (6) Providing adequate light and air;
- (7) Preventing excessive concentration of population and excessive and wasteful scattering of population or settlement;
- (8) Promoting such distribution of population, such classification of land uses, and such distribution of land development as will assure adequate provisions for transportation, water flowage, water supply, drainage, sanitation, recreation, soil fertility, food supply, and other public requirements;
- (9) Protecting the tax base;
- (10) Protecting property against blight and depreciation;
- (11) Securing economy in governmental expenditures;
- (12) Fostering the County's agriculture, recreation, and other industries;
- (13) Encouraging the most appropriate use of land in the County; and
- (14) Preserving, protecting, and enhancing historic buildings, places, and districts, all in accordance with the comprehensive plan.

WHEREAS Nebraska Revised Reissued Statutes, 1943, Sections 23-114 through 23-114.05 and 23-164 through 23-174.06 as amended, empowers the County to adopt a zoning and subdivision resolution and to provide for its administration, enforcement, and amendment; and

WHEREAS, the Hall County Board of Supervisors deem it in the interest of the public health, safety, morals, convenience, order, prosperity, and welfare of said County and its present and future residents; and WHEREAS, the Hall County Board of Supervisors has adopted a Comprehensive Development Plan pursuant to Neb. R. R. S. 1943, Sections 23-114 through 23-114.03, as amended, and known as Hall County Comprehensive Development Plan, 2003, as amended; and

WHEREAS, the Hall County Planning Commission has recommended the division of the unincorporated areas of the County into districts and recommended regulations pertaining to such districts consistent with the adopted Comprehensive Development Plan based on a future land use plan designed to lessen congestion on roads and highways, to secure safety from fire, panic and other dangers, to provide adequate light and air, to prevent the

overcrowding of land, to avoid undue concentration of population, to conserve agricultural land and values, to facilitate sewerage, schools, parks, and other public needs; and

WHEREAS, the County Planning Commission has given reasonable consideration, among other things, to the prevailing agricultural and rural characteristics now predominant in the County, to the character of the districts and their peculiar suitability for the particular permitted uses, with a reasonable understanding of the objective to conserve the value of lands and improvements while encouraging the development of the most appropriate uses of land throughout the County; and

WHEREAS, the County Planning Commission has made a preliminary report, held public hearings, submitted its recommended final report to the County Board of Supervisors; and the County Board of Supervisors have given due public notice of hearings relating to the Comprehensive Development Plan, to the zoning districts, regulations, subdivision regulations, and restrictions, and has held such public hearing; and

WHEREAS, The County Board of Supervisors have deemed it necessary to adopt the Comprehensive Development Plan, the zoning districts, regulations, subdivision regulations, and restrictions for the purpose of the conservation of the existing rural agricultural developments and land uses, of providing for the harmonious development and orderly expansion of urban areas radiating outwardly from existing rural communities, for the orderly extension and planned arrangements of county roads, utilities, for adequate sanitary facilities, for safe and health drinking water, and for reducing flood damage potentials; and

WHEREAS, the requirements of Neb. R.R.S. 1943, Section s 23-114 through 23-124.05, Sections 23-164 through 23-174, and Section 23-174.02, as amended, with regard to the recommendations of the Planning Commission, the Comprehensive Development Plan, the zoning districts, regulations, subdivision regulations and restrictions and the subsequent action of the County Board of Supervisors have been met;

NOW THEREFORE BE IT RESOLVED BY THE COUNTY BOARD OF SUPERVISORS OF HALL COUNTY, NEBRASKA.

Definitions

- 2.03.09 **ACREAGE** shall mean any tract or parcel of land that does not qualify as a farm or development.
- 2.03.23 **AGRICULTURAL AND FARM BUILDINGS AND STRUCTURES** shall mean any building or structure which is necessary or incidental to the normal conduct of a farm including but not limited to residence of the operator, residence of hired men, barns, buildings and sheds for housing livestock, poultry and farm machinery, buildings for the storage or shelter of grain, hay and other crops, silos, windmills and water storage tanks.
- 2.03.24 **AGRICULTURAL OPERATIONS** (see "Farming")
- 2.03.25 **AGRICULTURE** shall mean the use of land for agricultural purposes, of obtaining a profit by raising, harvesting, and selling crops or by the feeding, breeding, management, and sale of, or the produce of, livestock, poultry, fur-bearing animals, or honeybees, or for dairying and the sale of dairy products, or any other agricultural or horticultural use. Agricultural use shall not be construed to include any parcel of land of less than twenty acres or any non-agricultural commercial or industrial development.
- 2.03.79 **BUFFER ZONE** shall mean an area of land that separates two zoning districts and/or land uses that acts to soften or mitigate the effects of one use on the other.
- 2.03.92 **CEMETERY** shall mean land used or intended to be used for the burial of the dead and dedicated for such purposes, including columbariums, crematoriums, and mausoleums.
- 2.03.104 **COMMERCIAL FEEDING OPERATION** (See Livestock Feeding Operation)
- 2.03.112 **COMPATIBLE USES** shall mean a land use that is congruous with, tolerant of, and has no adverse effects on existing neighboring uses. Incompatibility may be affected by pedestrian or vehicular traffic generation, volume of goods handled and environmental elements such as noise, dust, odor, air pollution, glare, lighting, debris generated, contamination of surface or ground water, aesthetics, vibration, electrical interference, and radiation.
- 2.03.114 **CONDITIONAL USE** shall mean a use allowed by the district regulations that would not be appropriate generally throughout the entire zoning district without special restrictions. However, said use if controlled as to number, size, area, location, relation to the neighborhood or other minimal protective characteristics would not be detrimental to the public health, safety, and general welfare.
- 2.03.115 **CONDITIONAL USE PERMIT** shall mean a permit issued by the ~~Planning Commission and~~ County Board that authorizes the recipient to make conditional use of property in accordance with the provisions of Article 5 and any additional conditions placed upon, or required by said permit.

2.03.117 ~~CONFINED ANIMAL FEEDING OPERATION, LARGE~~ shall mean an farming operation which meets the following minimum numbers:

~~700 mature dairy cows~~

~~1,000 beef cattle or heifers~~

~~2,500 swine (each 55lbs or more)~~

~~10,000 swine (each under 55 lbs.)~~

~~30,000 ducks (other than liquid manure handling system)~~

~~5,000 ducks (liquid manure systems)~~

~~30,000 chickens (liquid manure systems)~~

~~125,000 chickens except laying hens (other than liquid manure handling system)~~

~~82,000 laying hens (other than liquid manure handling system)~~

~~1,000 veal calves~~

~~500 horses~~

~~10,000 sheep~~

~~55,000 turkeys~~

~~Any combination of animals shall follow the definition of Animal Units in order to establish the intensity of Confined Animal Feeding Operation~~

2.03.122 CONFINED ANIMAL FEEDING OPERATION, MEDIUM shall mean an farming operation which meets the following minimum numbers:

200 mature dairy cows

300 beef cattle or heifers

750 swine (each 55lbs or more)

3,000 swine (each under 55 lbs.)

10,000 ducks (other than liquid manure handling system)

1,500 ducks (liquid manure systems)

9,000 chickens (liquid manure systems)

37,500 chickens except laying hens (other than liquid manure handling system)

25,000 laying hens (other than liquid manure handling system)

300 veal calves

150 horses

3,000 sheep or lambs

16,500 turkeys

Any combination of animals shall follow the definition of Animal Units in order to establish the intensity of Confined Animal Feeding Operation

2.03.123 CONFINEMENT shall mean totally roofed buildings, which may be open-sided (for ventilation purposes only) or completely enclosed on the sides, wherein animals or poultry are housed over solid concrete or dirt floors, or slatted (partially open) floors over pits or manure collection areas in pens, stalls, cages, or alleys, with or without bedding materials and mechanical ventilation. The word "confinement" shall not mean the temporary confined feeding of livestock during seasonal adverse weather.

2.03.124 CONFLICTING LAND USE shall mean the use of property that transfers over neighboring property lines, negative economic or environmental effects. Including, but not limited to, noise, vibration, odor, dust, glare, smoke, pollution, water vapor, mismatched land uses and/or density, height, mass, mismatched layout of adjacent uses, loss of privacy, and unsightly views.

2.03.135 DAIRY FARM shall mean any place or premises upon which milk is produced for sale or other distribution.

2.03.170 ENVIRONMENTALLY CONTROLLED HOUSING shall mean any livestock operation meeting the definition of a Livestock Feeding Operation (LFO) and is contained within a building which is roofed, and may or may not have open sides and contains floors which are hard surfaced, earthen, slatted or other type of floor. The facility is capable of maintaining and regulating the environment in which the livestock are kept. Does not include Hoop Houses with dry bedding.

2.03.179 FARM shall mean an area containing at least 20 acres or more which is used for growing of the usual farm products such as vegetables, fruit, and grain, and the storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals. The term farming includes the operating of such area for one or more of the above uses with the necessary accessory uses for treating or storing the produce and the feeding of livestock as hereinafter prescribed; provided such accessory uses do not include the feeding of garbage or offal to swine or other animals.

2.03.180 FARMING shall mean the planting, cultivating, harvesting and storage of grains, hay or plants commonly grown in Nebraska with the necessary accessory uses for treating or storing the produce and the feeding of livestock as prescribed hereunder, provided such accessory uses do not include the feeding of garbage or offal to swine or other animals.

2.03.181 FARMSTEAD, In contrast to a farmstead dwelling, a tract of land of not less than one (1) acre and not more than 20 acres, upon which a farm dwelling and other outbuildings and barns existed at the time of the adoption of this resolution and was used for single-family resident purposes.

2.03.182 FEED LOT shall mean the confinement of horses, sheep, pigs, and other food animals in buildings, lots, pens, pools or ponds which normally are not used for raising crops or for grazing animals.

HOOP HOUSE shall mean a temporary or permanent structure typically constructed with, but not limited to, piping or other material covered with translucent material. Hoop houses are typically used for the purpose of growing food, ornamental crops and livestock, but not for storage of inorganic materials. A hoop house for raising livestock that uses a dry bedding systems shall be treated as an open feed lot. A hoop house for raising livestock with a slatted floor, deep pit or other liquid manure management system shall be treated as environmentally controlled housing."

IMPACT EASEMENT shall mean an easement or deed restriction recorded in the office of the County Register of Deeds. Impact easements shall run with the land. Impact easements are an agreement between property owners where the grantor shall hold the grantee harmless for odor, smoke, dust, or other legal impacts associated with such use on the grantor's property when such use is operated in accordance with the terms of such easement or deed restriction. Eg. The owner of a home may grant an impact easement to a Livestock Feeding Operation allowing the operation to expand or locate closer to the home than permitted by the County regulations. Conversely, the owner of a Livestock Feeding Operation may grant an impact easement to allow the construction of a house within the separation distance required between the feeding operation and a new residential structure under different ownership than the feeding operation.

2.03.233 **LAGOON** shall mean a wastewater treatment facility that is a shallow, artificial pond where sunlight, bacterial action, and oxygen interact to restore wastewater to a reasonable state of purity. This includes both human and livestock wastes. All lagoons shall meet the minimum design criteria established by the Nebraska Department of Environmental Quality and the Nebraska Department of Health and Human Services. All lagoons shall have the proper permits approved prior to starting construction.

2.03.239 **LIQUID MANURE** shall mean that type of livestock waste that is in liquid form, collected in liquid manure pits or lagoons and which can be sprayed or injected beneath the surface.

2.03.240 **LIQUID MANURE STORAGE PITS** shall mean earthen or lined pits wholly or partially beneath a semi or totally housed (ECH) livestock operation or at some removed location used to collect waste production.

2.03.241 **LIVESTOCK** (See Animals, Farm)

2.03.242 **LIVESTOCK FEEDING OPERATION (LFO)** shall mean any farming operation exceeding the per acre Animal Unit (A.U.) ratio as defined under "farming" or the feeding, farrowing, or raising cattle, swine, sheep, poultry, or other livestock, in a confined area where grazing is not possible, and where the confined area is for more than six (6) months in any one calendar year, and where the number of animals so maintained exceeds ~~three~~ 300 Animal Units as defined below. The confined area of the LFO shall include the pens, corrals, sheds, buildings, feed storage areas, waste disposal ponds, and related facilities. Such facilities shall be constructed and operated in conformance with applicable county, state, and federal regulations. Two (2) or more LFO's under common ownership are deemed to be a single LFO if they are adjacent to each other, or if they utilize a common area of system for the disposal of livestock wastes **regardless of ownership.**

Animal Units (A.U.) are defined as follows:

One (1) A.U.= One (1) Cow/Calf combination;

One (1) A.U.= One (1) Slaughter, Feeder Cattle;

One (1) A.U.= One-half (1/2) Horse;

One (1) A.U.= Seven Tenths (.7) Mature Dairy Cattle;

One (1) A.U.= Two and One Half (2.5) Swine (55 lbs or more);

One (1) A.U.= Twenty Five (25) Weaned Pigs (less than 55 lbs);

One (1) A.U.= Two (2) Sows with Litters;

One (1) A.U.= Ten (10) Sheep;

One (1) A.U.= One Hundred (100) Chickens;

One (1) A.U.= Fifty (50) Turkeys;

One (1) A.U.= Five (5) Ducks.

2.03.242a **LIVESTOCK SITING MATRIX** shall mean the matrix attached to this zoning resolution as **APPENDIX B** as adopted by the Hall County Board of Supervisors for the purpose of determining if a new

livestock operation in classes II, III, and IV should be allowed or if an existing operation should be allowed to expand into classes II, III or IV.

2.03.243 **LIVESTOCK WASTES** shall mean animal and poultry excreta and associated feed losses, bedding, spillage, or overflow from watering systems, wash and flushing waters, sprinkling waters from livestock cooling, precipitation polluted by falling on or flowing onto a livestock operation, and other materials polluted by livestock or their direct product.

2.03.282 **NON-FARM BUILDINGS** are all buildings except those buildings utilized for agricultural purposes on a farmstead of twenty acres or more which produces one thousand dollars or more of farm products each year.

NON-FARM RESIDENCE any residential dwelling not located on a farm.

2.03.289 **OPEN LOTS** shall mean pens or similar concentrated areas, including small shed-type areas or open-front buildings, with dirt, or concrete (or paved or hard) surfaces, wherein animals or poultry are substantially or entirely exposed to the outside environment except for possible small portions affording some protection by windbreaks or small shed-type areas.

2.03.309 **POULTRY, COMMERCIAL FEEDING** shall mean a poultry commercial feed lot, whether the confined feeding operations are enclosed or outdoors.

2.03.438 **WASTE HANDLING SYSTEM** shall mean any and all systems, public or private, or combination of said structures intended to treat human or livestock excrement and shall include the following types of systems

1. **Holding pond** shall mean an impoundment made by constructing an excavated pit, dam, embankment or combination of these for temporary storage of liquid livestock wastes, generally receiving runoff from open lots and contributing drainage area.
2. **Lagoon** shall mean an impoundment made by constructing an excavated pit, dam, embankment or combination of these for treatment of liquid livestock waste by anaerobic, aerobic or facultative digestion. Such impoundment predominantly receives waste from a confined livestock operation.
3. **Liquid manure storage pits** shall mean earthen or lined pits located wholly or partially beneath a semi or totally housed livestock operation or at some removed location used to collect waste production.
4. **Sediment** shall mean a pond constructed for the sole purpose of collecting and containing sediment.

2.03.439 **WASTEWATER LAGOON** (See Lagoon)

2.03.440 **WATERS OF THE STATE** shall mean all waters within the jurisdiction of this state, including all streams, lakes, ponds, impounding reservoirs, marshes, wetlands, watercourses, waterways, wells, springs, irrigation systems, drainage systems, and all other bodies or accumulations of water surface or underground, material or artificial, public or private, situated wholly within or bordering upon the state.

Article 3: General Regulations

Section 3.23 Building Setback

1. The building setback lines shall be determined by measuring the horizontal distance from the property line to the furthest architectural projection of the existing or proposed structure.
2. All new non-farm residences shall locate no less than at the corresponding distances provided in Section 4.02.08 from an Existing *permitted* LFO with more than *100_300* animal units. *located in any affected adjacent Zoning District*

Section 4.02: A-1 Agricultural – Primary District

4.02.01 Intent

The A-1 Agricultural District regulations are intended to provide for the preservation of lands best suited for agricultural uses of all types including feed lots and the commercial feeding of livestock and accessory uses; to prevent encroachment of uses of land that could be mutually incompatible and continue to provide for agricultural uses as a major uses to the economy of the area for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses. The A-1 Agricultural District is also intended to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization. The district intends to provide for the location and to govern the establishment and operation of land uses that are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable. In addition, to provide for the location and to govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and to govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses that are named as permitted or conditional uses in this district and are appropriate to other property in the area.

The nature of the A-1 Agricultural District and the uses allowed outright or by conditional use permit precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 Agricultural District regulations afford such services, amenities and protection to residential uses located therein.

4.02.02 Permitted Principal Uses

The following principal uses are permitted in the Agriculture A-1 District.

- A Agricultural operations, and the usual agricultural and farm buildings and structures, including the residences of the owners and their families and any tenants and employees who are engaged in agricultural operations on the premises.
 - 1. State Agencies shall govern all use of farm chemicals, including application of pesticides and herbicides, and applicants using restricted-use pesticides shall be required to be certified as required by law.
 - 2. The spreading of manure by a “Farming” Operation. (as defined in Article 2 of this Resolution)
 - 3. Agricultural operations having up to 1,000 A.U.’s are considered a farm and are permitted by right, provided other requirements in this district are met and submission of a no-fee livestock registration permit to the Hall County Regional Planning Director is done.
 - 4. Operations having up to 1,000 animal units shall locate at least 1,320 feet from a platted residential area, Public Park, recreational area, church, cemetery, religious area, school, historical site, and Residential District.
 - 5. Mobile homes are permitted only when the land is used or intended to be used only for agricultural operations. ~~All mobile homes require a special one (1) year permit which must be renewed annually and which shall be subject to the conditions of the permit.~~
- B Ranch and farm dwellings, subject to Section 4.02.08.
- C Recreational camps, parks, playgrounds, golf courses, country clubs, tennis courts, riding academies and other similar recreational uses.
- D Single family dwelling subject to Section 4.02.08
- E Utility substation, pumping station, water reservoir and telephone exchange
- F Fire Stations.
- G Churches, seminary and convent.
- H Public and parochial school; college.
- I Publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries, museums.
- J Private kennels and facilities, provided that all buildings and facilities be at least 100 feet from the property line and 300 feet from any neighboring residence.
- K Roadside stands offering agricultural products for sale on the premises.

- L Seed and feed sales, machine repair shop, livestock equipment construction and sales, as a primary occupation in conjunction with an agricultural operation and be operated on the premises.
- M Farm and industrial equipment sales.
- ~~N~~ Public and private riding academies provided that no stable, building or structure in which horses or other animals are kept is no closer than 100 feet from the property line
- ~~O~~ *Keeping of livestock on properties of less than 20 acres at a density not to exceed 2 animal units per acre regardless of other setback requirements*
- ~~NP~~ *Class II Livestock Feeding Operations provided they meet the minimum setback/separation requirements with 25 points (or have impact easements) and NDEQ requirements with 25 points (NDEQ requirements can be met after issuance of the conditional use permit but prior to operation) and score at least 25 additional points for a minimum score of 75 points on the Livestock Siting Matrix found in Appendix B*
- ØQ All other Permitted Uses as indicated as Permitted within the Zoning Matrix.

4.02.03 Conditional Uses

The following uses are subject to any conditions listed in this Resolution and are subject to conditions relating to the placement of said use on a specific tract of ground in the A-1 Agricultural District.

- A Bed and breakfast residence subject to the following conditions in addition to those imposed by the County Board:
 - A. The bed and breakfast residence shall be within a conforming single-family dwelling.
 - B. Guest rooms shall be within the principal residential building only and not within an accessory building.
 - C. Each room that is designated for guest occupancy must be provided with a smoke detector which is kept in good working order.
 - D. Two (2) off-street parking spaces shall be provided for each dwelling unit plus one (1) off-street parking space for each sleeping room designated for guests. Such parking areas shall not be within the required front or side yards.
 - E. One (1) identification sign on not more than four (4) square feet of sign area shall be permitted.
- B Publicly and privately owned dude ranches, forest and conservation areas, and golf driving ranges, motorized cart tracks, or other outdoor recreational areas such as gun clubs, and archery, trap and skeet ranges.
- C Industrial uses as provided in the Zoning Matrix and the following minimum conditions are met:
 - A. Meets minimum lot requirements as established by this Resolution.
 - B. Meets minimum off-street parking requirements as established by this Resolution.
 - C. Meets minimum sanitary sewer requirements for the proposed use.
 - D. The lot(s) takes access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway.
- D Commercial uses as provided in the Zoning Matrix and the following minimum conditions are met:
 - A. Meets minimum lot requirements as established by this Resolution.
 - B. Meets minimum off-street parking requirements as established by this Resolution.
 - C. Meets minimum sanitary sewer requirements for the proposed use.
 - D. The lot(s) takes access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway.
- E All other Conditional Uses as indicated within the Zoning Matrix, provided the following minimum conditions are met:
 - A. Meets minimum lot requirements as established by this Resolution.
 - B. Meets minimum off-street parking requirements as established by this Resolution.
 - C. Meets minimum sanitary sewer requirements for the proposed use.
 - D. The lot(s) takes access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway.
- F Development of natural resources and the extraction of raw materials such as rock, gravel, sand, etc., including gas and oil extraction and exploration, and subject to the requirements of the Supplementary Regulations.
- G Radio, cellular and television towers and transmitters and are subject to the requirements of Section 6.01 of the Supplementary Regulations.
- H Airports.

I	Manufacture of light sheet metal products including heating and ventilation equipment.
J	Manufacture and/or processing of agricultural products including but not limited to ethanol plants and mills.
K	Truck and freight terminals.
L	Commercial mining, quarries, sand and gravel pits and accessory uses.
M	Storage of trucks, tractors, and trailers engaged in the transportation of explosives.
N	Race tracks, drag strips and similar uses and associated accessory uses.
O	Wind Energy devices.
P	Community sewage disposal facilities.
Q	Sanitary landfill siting or expansion conducted in a manner and method approved by the County Board of Supervisors, provided said landfill is not closer than 1,000 feet to a municipal well and/or one mile to any village or city limits or any subdivision, addition or residence platted as of the effective date of this resolution, see Section 6.04 of the Supplemental Regulations.
R	Lawn and Garden Nurseries.
S	Commercial Kennels and facilities for the raising, breeding and boarding of dogs and other small animals, including exotic, non-farm and non-domestic animals, provided that all buildings and facilities be at least 100 feet from the property line and 300 feet from any neighboring residence.
T	The spreading, stockpiling, or composting of dead livestock, sludge, by-products from manufacturing or any processing plant, and/or paunch manure on agricultural land by municipalities or operations inside or outside of the County.
U	The application of livestock manure in Hall County by operations located outside the County.
V	Class III, and IV Livestock Feeding Operations, subject to the license requirements, waste disposal requirements and recommendations of the State of Nebraska and the Land Use specifications in the Hall County Comprehensive Plan.

4.02.04 Standards for Livestock Feeding Operations

1. The following setbacks and design standards are the minimum sanitation and odor practices for Hall County. In addition, the Hall County Board of Supervisors, when considering the health, safety, and general welfare of the public, may impose more restrictive requirements. These requirements should consider such things as:
 - property values,
 - dust,
 - lighting,
 - waste disposal and
 - Dead livestock.
3. A Conditional Use Permit may be approved after public notice has been given and public hearing is conducted as required by law.
4. Agricultural Operations of 1,000 A.U. and under are considered a farm as defined in these Regulations and do not require a Conditional Use Permit
5. All existing LFO's that have been granted a conditional use permit may expand within their designated level; except for the 20,000 and above which requires a new Conditional Use Permit for each expansion beyond 20,000 A.U.'s, as outlined in Table 1, without applying for another conditional use permit. All new LFO's and those expanding to the next level shall require a Conditional Use Permit and shall be located no less than at a distance from non-farm residences or other residences not on an owner's property in any affected Zoning District as hereafter described:
 - A. Livestock Feeding Operations (LFO) will be categorized either as Environmentally Controlled Housing (ECH) Operations or Open Lot Operations. LFOs having more than one type of feeding operation at one location shall be categorized according to the operation which constitutes the majority of the total operation. Each operation type shall be classified in one of four levels according to total number of animal units (A.U.) in the operation at any one time. Levels will include:
 - Class I Facility = 300-1,000 animal units;
 - Class II Facility = 1,001-5,000 animal units;
 - Class III Facility = 5,001-20,000 animal units; and
 - Class IV Facility = 20,001 or more animal units.

LFOs having more than one type feeding operation at one location shall be categorized according to the total number of animal units.

6.

TABLE 1: LFO SPACING AND DISTANCE (Distances given in **feet/miles**)

Size of Proposed LFO in Animal Units.		Non-farm or Other Residence and Other LFOs (feet)
Class I 301-1000	ECH	1,320
	OPEN	1,320
Class II 1001-5000	ECH	5,280
	OPEN	2,640
Class III 5001-20,000	ECH	5,280
	OPEN	2,640
Class IV 20,000+	ECH	7,920
	OPEN	3,960

ECH = Environmentally Controlled Housing

OPEN = Open Lot Operations

- B. LFOs having more than a ~~1,000-300~~ animal units shall also locate at a distance as specified under the ECH or Open Lots, in Table 1 from ~~a-a house under different ownership than the owner/operator of the LFO a~~ platted, ~~a~~ residential area, public park, recreational area, church, cemetery ~~(excluding abandoned and personal historic cemeteries)~~, religious area, school, ~~state or nationally designated~~ historical site, and ~~Residential District~~. LFO's may locate closer than the specified distance if the owner of said property has granted an impact easement (distance waiver) and filed said documents against the property granting the easement.

- C. All LFO's over 20,000 Animal Units shall be required to obtain a new Conditional Use Permit prior to any expansion, unless it meets the standards of the exceptions in the Exceptions Section.

- D. The producer shall have a Pre-submission meeting with the Hall County Regional Planning Director and Hall County Building Inspector to discuss tentative plans and layouts prior to formal submission of the Conditional Use Permit for Livestock Feeding Operations.
 1. A proposed site plan and conditions or requirements of this regulation pending approval of application for a proposed operation and waste disposal plan from the Nebraska Department of Environmental Quality (NDEQ) or any other applicable State Agency.
 2. The applicant shall submit all pertinent materials and designs, as per the Conditional Use Permit Application for Livestock Feeding Operations.
 3. The applicant shall file a copy of the proposed Operation and Maintenance Plan and proposed Manure Management Plan. The approved plans shall be submitted after NDEQ approval if different from the proposed. Said plans shall be filed with the Hall County Regional Planning Director.
 4. Shall also file a copy of all approved NDEQ plans and permits with the Hall County Regional Planning Director within 30 days after they are issued by the NDEQ.
 5. An annual manure management plan shall be submitted to the Hall County Regional Planning Director which shall follow "best possible management practices" as specified by NDEQ in order to protect the environment, as well as the health, safety and general welfare of the public and their property values.
 6. If stockpiling of animal waste and/or composting of dead carcasses, as per State Statutes, are part of the manure management plan, the waste shall be maintained in an area as outlined in Table 1 of this Section. Said area shall also located on the proposed site plan indicated in number (A) above.
 7. All ground surfaces within outside livestock pens shall be maintained to insure proper drainage of animal waste and storm or surface runoff in such a manner as to minimize

- manure from being carried into any roadway ditch, drainage area or onto a neighbor's property.
8. In no event shall any manure storage unit or system be constructed where the bottom of the unit or system is either in contact with or below the existing water table where the unit or system is to be constructed. Application of manure in flooded areas of standing water shall be prohibited.
 9. All runoff or waste generated by an LFO facility shall be contained within the associated farming operation, or, on the premises upon which the confined feeding facility or feedlot is located. The applicant must verify that all runoff control ponds, lagoons, methods of manure disposal and dust control measures are designed to minimize offer and air pollution, and avoid surface or groundwater contamination as regulated by the State of Nebraska.
 10. The setbacks from an LFO to any non-farm dwelling, other residence or other LFO are as follows in Table 2:
5. Exceptions:
- A. Any Class I Livestock Feeding Operation use in existence as of the effective date of this Resolution, and which is located within the minimum spacing distance in Table 1 to any church, school, public use, other LFO or single-family dwelling within the current class or to the next class, may expand in animal units and/or land area under a Conditional Use Permit, provided the proposed expansion complies with all of the following limitations:
1. Such expansion will not decrease the distance from the LFO use to any church, school, public use, other LFO or single-family dwelling not of the same ownership and not on the same premises with said LFO which is less than the minimum prescribed spacing distance.
 2. Any physical expansion of the existing LFO shall be immediately contiguous with the facilities of the existing LFO.
 3. Such expansion may occur in phases over time, but in no event shall such expansion(s) result in a LFO that is more than 50% larger in animal units than the one-time capacity of the use which existed as of the effective date of this Resolution. Any expansion beyond this limitation is prohibited unless a Conditional Use Permit for expansion that meets all requirements is heard by the Planning Commission and authorized by the County Board of Supervisors.
 4. If such expansion results in such LFO being required to obtain a new construction permit from NDEQ, introduction of additional animals shall be prohibited until said permit is issued by NDEQ or other applicable or successor agency has been issued and such LFO shall be operated at all times in a manner consistent with the requirements of said permit and applicable regulations of this Resolution.

4.02.05. Accessory Uses

The following accessory buildings and uses are permitted in the A-1 District.

1. Buildings and uses customarily incidental to the permitted and conditional uses.
2. Home occupation.
3. Temporary buildings and uses incidental to construction work which shall be removed upon the completion or abandonment of the construction work.

4.02.06 Lot Requirements and Intensity of Use

1. The following table lists the minimum lot requirements and maximum building requirements in an A-1 District. These requirements shall be followed unless otherwise modified by this Resolution

Uses	Min Lot Area (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage	Min Lot Area per dwelling unit (sq. ft.)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)			
Permitted Uses	20	100	35	35	20	10%	20,000	35 ¹
Conditional Uses	20	100	35	35	20	10%	20,000	35 ¹

ARTICLE 4: DISTRICTS AND INTERPRETATION OF DISTRICT BOUNDARIES

Agricultural uses	1	100	35	35	20	10%	20,000	35¹
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¹for structures intended for human occupancy, all others no restrictions.

2. The following requirements are allowed in specific situations within the jurisdiction of Hall County. These requirements are:

A. ANY PERSON OR PERSONS WHO:

- (1) owns a tract of 80 acres or more may sell one tract per 80 acres for a single family dwelling, providing such sale has not been previously exercised on the large tract; and/or
- (2) owns an existing ranch or farm dwelling that is 10 years old or more may sell a tract containing such dwelling;
- (3) providing the following space limitations are complied with:

		Setbacks				
Min Lot Area (sq. ft.)	Min. Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Max. Lot Coverage	Max. Building Height (feet)
20,000	80	30	25	15	40%	35 ¹

¹for structures intended for human occupancy, all others no restrictions.

4.02.07 Prohibited Uses

1. Any use not specifically listed as a permitted principal use or permitted accessory use.

4.02.08. Supplementary Regulations

1. Residential dwelling units on non-agricultural land existing at the time of passage of these regulations, may construct accessory structures, make repairs, replace, remodel, rebuild or replace the residential structure in case of damage regardless of the percent of damage or extent of structural change provided the use does not change.

2. All new and existing livestock feeding operations and farms with livestock of 300 animal units or less shall require a no-fee livestock registration permit. In addition, all new or expanded Livestock Feeding Operations of over 300 animal units shall meet the minimum setback/separation requirements with 25 points (or have impact easements) and NDEQ requirements with 25 points (NDEQ requirements can be met after issuance of the conditional use permit but prior to operation) and score at least 25 additional points for a minimum score of 75 points on the Livestock Siting Matrix found in Appendix B and require a Conditional Use Permit as subject to in Section 4.03, subsection B of this Article.

- A. New ~~non farm~~ residences shall be located no less than at the following distances and those shown in Table 2: ~~Non farm~~ Residential~~lee~~ Spacing and Distance, from an existing agricultural operation having between ~~50 and 300~~ 1000 animal units and an LFO based upon the type of operation. New residences may be located closer to an LFO if the owner of such residence has been granted an impact easement from the owner of the LFO and the owner of the residence has granted an impact easement to the LFO.. Both easements shall be filed with the Register of Deeds.

TABLE 2: ~~NON FARM~~ RESIDENTIAL~~LEE~~ SPACING AND DISTANCE (Distances given in feet)

	100-300	301-1,000	1,001-20,000	20,000+
New Residence* near open lots	1,980	1,980 <u>3,960</u>	3,960	5,940
New Residence* near ECH	1,980	1,980 <u>7,920</u>	7,920	11,880

*This shall not prohibit building a residence within the specified distance as part of the farming/feeding operation.

Section 4.03: A-2 ~~Secondary~~ Agricultural ~~Secondary~~ District

4.03.01 Intent

The intent of this district is to recognize the agricultural uses of land and communities; to encourage the continued use of that land which is suitable for agriculture, but limit the land uses that may be a detriment to the efficient pursuit of agricultural production.

4.03.02 Permitted Principal Uses

The following principal uses are permitted in the A-2 ~~Secondary~~ Agricultural ~~Secondary~~ District:

1. Agriculture, farming, dairy farming, livestock and poultry raising, and all uses commonly classed as agricultural, with no restrictions as to operation of such vehicles or machinery as are customarily incidental to such uses, and with no restrictions as to the sale or marketing of products raised on the premises; provided that the operation is no more than 500 animal units and, that any building, structure or yard for the raising, confinement, housing, or sale of livestock or poultry shall be located at least 1,320 feet from a neighbor's dwelling, and further provided, that there shall be no feeding, spreading, accumulation or disposal of garbage, rubbish, or offal on any open surface of the land.
2. Churches and publicly owned and operated community buildings, public museums, public libraries.
3. Single-family dwellings, provided the intensity of use and all other requirements of this district are met. In no case are single-family dwellings permitted on tracts without legal access to an improved road.
4. Fish hatcheries, apiaries, aviaries.
5. Forests and wildlife reservations, or similar conservation projects.
6. Fur farming for the raising of fur bearing animals.
7. Golf courses and clubhouses customarily accessory thereto, except miniature golf, driving ranges and other similar activities operated as a business.
8. Hospitals, sanitariums, homes for the aged and feeble minded.
9. Private Kennels, provided the buildings and pens shall be located at least 100 feet from the property line and 300 feet from any neighboring residence.
10. Mushroom barns and caves.
11. Nurseries, greenhouses, and truck gardens.
12. Philanthropic or eleemosynary institutions.
13. Picnic groves.
14. Publicly owned parks and playgrounds, including public recreation or service building within such parks, public administrative building, police and fire stations and public utility buildings and structures.
15. Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning, including stadiums and dormitories in conjunction, if located on the campus.
16. Railroad rights-of-way not including railroad yards.
17. Riding stables and riding tracks.
18. Cemeteries and mortuaries.
- ~~18,19.~~ Keeping of livestock on properties of less than 20 acres at a density not to exceed 2 animal units per acre regardless of other setback requirements
- ~~19,20.~~ All Permitted Uses as indicated in the Zoning Matrix.

4.03.03 Conditional Uses

The following conditional uses may be allowed as per Article 5 of this Resolution. Approval shall depend upon the ability of the application to meet specific minimum conditions/requirements. The final consideration may require additional conditions to be met that are specific to the site in question.

1. Airports and heliports.
2. Bed and breakfast residence subject to the following conditions in addition to those imposed by the Governing Body:
 - A. The bed and breakfast residence shall be within a conforming single-family dwelling.
 - B. Guest rooms shall be within the principal residential building only and not within an accessory building.

- C. Each room that is designated for guest occupancy must be provided with a smoke detector which is kept in good working order.
 - D. Two (2) off-street parking spaces shall be provided for each dwelling unit plus one (1) off-street parking space for each sleeping room designated for guests. Such parking areas shall not be within the required front or side yards.
 - E. One (1) identification sign on not more than four (4) square feet of sign area shall be permitted.
3. Commercial kennels and facilities for the raising, breeding and boarding of dogs and other small animals, including exotic, non-farm and non-domestic animals, provided that all buildings and facilities be at least 100 feet from the property line and 300 feet from any neighboring residence.
4. Industrial uses as provided in the Zoning Matrix and the following minimum conditions are met:
- A. Meets minimum lot requirements as established by this Resolution.
 - B. Meets minimum off-street parking requirements as established by this Resolution.
 - C. Meets minimum sanitary sewer requirements for the proposed use.
 - D. The lot(s) takes access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway.
5. Commercial uses as provided in the Zoning Matrix and the following minimum conditions are met:
- A. Meets minimum lot requirements as established by this Resolution.
 - B. Meets minimum off-street parking requirements as established by this Resolution.
 - C. Meets minimum sanitary sewer requirements for the proposed use.
 - D. The lot(s) takes access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway.
6. All other Conditional Uses as indicated within the Zoning Matrix, provided the following minimum conditions are met:
- A. Meets minimum lot requirements as established by this Resolution.
 - B. Meets minimum off-street parking requirements as established by this Resolution.
 - C. Meets minimum sanitary sewer requirements for the proposed use.
 - D. The lot(s) takes access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway.
7. Farm and industrial equipment sales
8. Development of natural resources and the extraction of raw materials, such as rock, gravel, sand and soil and conditions referred to in Section 6.02 of the Supplemental Regulations.
9. Wind Energy systems
10. The application of manure by any livestock feeding operation (LFO as defined in these Regulations) from inside or outside the County.
11. Utility installations such as electric substations, sewer lift stations, telephone exchanges, gas regulators and major transmission lines (not including utility office, repair, storage or production facilities).
12. Radio, Cellular and television towers and transmitters and subject to the requirements of Section 6.01 of the Supplemental Regulations.

4.03.04 Permitted Accessory Uses.

The following accessory buildings and uses are permitted in the A-2 District.

- 1. Buildings and uses customarily incidental to the permitted and conditional uses.
 - 2. Home occupation.
 - 3. Temporary buildings and uses incidental to construction work and shall be removed upon the completion or abandonment of the construction work.

4.03.05 Area and Intensity Regulations

In the A-2 - ~~Secondary~~ -Agricultural ~~Secondary~~ District the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

The minimum lot requirements shall be as follows:

Uses	Min Lot Area (acres)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage	Min Lot Area per dwelling unit (sq. ft.)	Max. Building Height (feet)
			Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)			
Permitted Uses	3	100	30	25	15	25%	20,000²	35¹
Conditional Uses	3	100	30	25	15	25%	20,000²	35¹

¹for structures intended for human occupancy, all others no restrictions.

4.03.06 Prohibited Uses

Any use not specifically listed as a permitted principal use or permitted accessory use.

Hall County Nebraska Animal Feeding Operation Siting Matrix

Livestock Operation Name
 Address
 Legal Description
 Acreage of Property Owned with Operation

BASIC INFORMATION

A Livestock Operation Size		Number		Points	Score
1	Number of animals (for multiple species or production phases, record separately)				
2	Animal Units (see Animal Units tab for calculator)				
		Yes	No		
1	Class II or Larger+ livestock operation (1,001 animal units or more)				
2					
3					

NDEQ STATUS

B Environmental Protection Plans		Yes	No	Points	Score
1	NDEQ has issued letter that no construction and/or operating permit is required			25	
2	All NDEQ construction and operating permit(s) will be in place prior to operation, as required, including the following (if not applicable, write NA):			25	
3	Nutrient Management Plan				
4	Animal Mortality Management Plan				
5	Request for Inspection of Animal Feeding Operation (Title 130 - Form A)				
6	Permit Application (Title 130 - Form B)				
7	Applicant Disclosure (Title 130 - Form C)				
8	Livestock Feeding Operation Narrative				
9	Livestock Feeding Operation Site Plan, Construction Drawings, and Maps				
10	Construction Quality Assurance Plan				
11	Manure Production and Storage/Treatment Calculations				
12	Operation and Maintenance Plan				
13	Chemical Management Plan				
14	Emergency Response Plan				
15	Sludge Management Plan				
16	Livestock Operation Closure Plan				
17	Best Management Practices for Odor Control				
SUBTOTAL (subtotal not to exceed 25 points for this section)					0

SETBACKS/SEPARATION DISTANCES

C Siting relative to dwellings and public places (refer to Separation Distances tab)		Yes	No	Points	Score
1	Separation meets or exceeds county setbacks, or an impact easement / distance waiver is in place			25	
SUBTOTAL (total not to exceed 25 points for this section)					0

OTHER CONSIDERATIONS

D Environmental Compliance Record		Yes	No	Points	Score
1	Owner has operated an animal feeding operation (AFO) for at least 5 years AND is in good standing with all State and Federal enforcement agencies			5	
SUBTOTAL					0
E Water Quality Protection - Livestock Facilities		Yes	No	Points	Score
1	The majority of animals housed within a confinement building			2	
	For only the facility that contains the majority of manure or effluent, select any that describe the livestock waste control facility:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Open lot with stockpile			0	
3	Vegetative treatment system for runoff			1	
4	Runoff containment structures			2	
5	Roofed manure containment			2	
6	Concrete-equivalent containment structure			2	
7	Clay-lined or Geomembrane-lined containment structure			1	
10	Additional storage capacity (25% or more than NDEQ requirements)			2	
8	Select the smallest separation distance between any well used for domestic purposes and a Livestock Waste Control Facility:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	100 to 150 feet			0	
	151 to 300 feet			1	
	301 feet to 1,000 feet			2	
SUBTOTAL (total not to exceed 15 points for this section)					0

F Odor and Dust Control for Facilities		Yes	No	Points	Score
	Check all that apply for the majority of animal confinement or manure storage:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1	Biofilter treatment of exhaust air from fans (primarily for odor control)			3	
2	Oil/water sprinkling for dust control in animal areas			2	
3	Electrostatic/Ionization system for dust control in animal areas			2	
4	Windbreaks placed to intercept air emissions			2	
5	Solids routinely separated from liquids and:			1	
	Stockpiled for later application to land			0	
	Composted, dried and used for bedding, or equivalently treated.			1	
6	Cover on manure storage or first (settling) cell of multi-cell system			1	
	Impermeable cover with flare or gas treatment			2	
7	Aerobic treatment			1	
8	Anaerobic digester			3	
9	Other supplemental odor reduction measures (supported by verifiable scientific data)			2	
SUBTOTAL					0

G Manure Application Practices		Yes	No	Points	Score
1	Select the <u>primary method of manure application under normal conditions for the majority of manure applied</u> and indicate any <u>control practices followed for application to 50% or more of the land receiving manure</u> :				
1a	Subsurface application (also referred to as "injection")			3	
1b	Surface-applied solids			-2	
	Incorporated within 2 days of application			3	
	Incorporated within 3 to 7 days of application			2	
	Incorporated prior to planting but more than 7 days after application			1	
1c	Surface-applied slurry or effluent (excl. sprinkler irrigation)			-5	
	Application equipment discourages drift and encourages entry into soil			2	
	Incorporated within 2 days of application			3	
	Incorporated within 3 to 7 days of application			1	
1d	Sprinkler irrigation			-3	
	Utilize drop nozzles or distribution hoses			1	
	Utilize a monitoring and alarm system			1	
	Irrigation distribution system has a complete disconnect from the water source or appropriate mechanical devices, as specified by NDEQ, during application			1	
	Irrigation distribution system does NOT have a complete disconnect from the water source during application or appropriate mechanical devices, as specified by NDEQ			-2	
2	Cover conditions for manure application (Indicate all that apply for the selected method and majority of land receiving manure)				
	Conservation tillage is implemented			1	
	No-till farming is implemented			2	
	Application is primarily to fields with a growing crop			1	
	Application is primarily to fields with an established crop canopy			2	
	Cover crops or additional approved erosion-control practices are used			2	
	SUBTOTAL (total not to exceed 6 points for this section)				0
H Manure Application Separation		Yes	No	Points	Score
1	Additional separation provided, above and beyond minimum requirements, from land application areas to closest dwelling or public place. Applies to all application areas.				
	Additional 50 to 100 feet			1	
	Additional 101 to 500 feet			2	
	Additional 501 to 1,320 feet			3	
	Additional 1,321 to 2,640 feet			4	
	Additional 2,641 feet and greater			5	
2	Vegetative buffer (minimum 50 feet width) will be maintained between land application areas and any dwellings or public places			2	
3	Vegetative buffer (minimum 50 feet width) will be maintained between land application areas and any surface waters			3	
4	Vegetative buffers present on 25 to 50% of natural surface drains on all application areas			1	
5	Vegetative buffers present on 51 to 100% of natural surface drains			3	
	SUBTOTAL				0

I Additional Assurance of Environmental Protection		Yes	No	Points	Score
1	Assurance that the following plans will be kept current, displayed and/or readily accessible on site, and included in training procedures during operation:				
	Operation and Maintenance Plan			1	
	Animal Mortality Composting Plan			1	
	Chemical Management Plan			1	
	Emergency Response Plan			1	
	BMP for Odor Control Plan			1	
	Nutrient Management Plan			1	
2	Assurance that earthen livestock waste control facilities having compacted-soil liners will be constructed to meet and be verified as having a permeability rate ≤ 0.125 inch/day			1	
3	Assurance that earthen livestock waste control facilities having geomembrane liners will be installed according to the construction quality assurance / quality control plan and documentation will be maintained			1	
SUBTOTAL					0
J Traffic		Yes	No	Points	Score
1	Main entrance to livestock operation located on minimum maintenance road			-3	
2	Livestock operation has a cost-share agreement with the county for road maintenance			5	
3	Vehicle entrance and turnaround is designed so that traffic will not be required to back into the livestock operation from the county road			3	
4	Heavy vehicle route established that avoids bridges or roads with weight restrictions			3	
5	For the primary application method under normal conditions, the livestock operation can avoid county roads to apply:				
	Up to 25% of manure nutrients generated			1	
	25 to 50% of manure nutrients generated			2	
	More than 50% manure nutrients generated			3	
SUBTOTAL					0

K Authorized Representative and Manager Residency		Yes	No	Points	Score
1	Authorized representative lives or will live within one year of beginning operation:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	On the site or within the separation distance for odor	<input type="checkbox"/>	<input type="checkbox"/>	5	
3	Between separation distance for odor and 10 miles of the livestock operation	<input type="checkbox"/>	<input type="checkbox"/>	3	
4	Between 10 miles and 50 miles of the livestock operation	<input type="checkbox"/>	<input type="checkbox"/>	1	
5	Manager lives or will live within one year of beginning of operation:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	On the site or within the separation distance for odor	<input type="checkbox"/>	<input type="checkbox"/>	5	
7	Between separation distance for odor and 10 miles of the livestock operation	<input type="checkbox"/>	<input type="checkbox"/>	3	
8	Between 10 miles 50 miles of the livestock operation	<input type="checkbox"/>	<input type="checkbox"/>	1	
SUBTOTAL					0
L Economic Impact Factors		Yes	No	Points	Score
1	Will add property value as of county permit issue date by:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	\$50,000-\$250,000	<input type="checkbox"/>	<input type="checkbox"/>	1	
	\$250,000-500,000	<input type="checkbox"/>	<input type="checkbox"/>	2	
	\$500,000-\$1,000,000	<input type="checkbox"/>	<input type="checkbox"/>	3	
	More than \$1,000,000	<input type="checkbox"/>	<input type="checkbox"/>	4	
2	Will create the following number of new full-time or equivalent jobs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	1 to 3	<input type="checkbox"/>	<input type="checkbox"/>	1	
	4 to 9	<input type="checkbox"/>	<input type="checkbox"/>	2	
	10 or more	<input type="checkbox"/>	<input type="checkbox"/>	3	
SUBTOTAL					0
M Landscape and Aesthetic Appearance		Yes	No	Points	Score
	Check all that will apply:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1	Landscaping plan will be implemented	<input type="checkbox"/>	<input type="checkbox"/>	2	
2	Visual barriers (i.e. fences, gating, trees) will be put in place	<input type="checkbox"/>	<input type="checkbox"/>	2	
3	Animal mortality will be managed so as to not be viewable from a public road	<input type="checkbox"/>	<input type="checkbox"/>	1	
	Handling of animal mortalities will be viewable from public road	<input type="checkbox"/>	<input type="checkbox"/>	-3	
4	Site designed to facilitate clean surface water drainage away from livestock operation	<input type="checkbox"/>	<input type="checkbox"/>	2	
5	Separation distance of at least 1.5 times county required distance from centerline of frontage road to livestock facility	<input type="checkbox"/>	<input type="checkbox"/>	3	
SUBTOTAL					0
Cummulative Points					#REF!

Score (A project that reaches 75 points or above shall be granted a conditional/special use permit by the county) = **#REF!**