



# Hall County Regional Planning Commission

**Wednesday, July 11, 2018**  
**Regular Meeting Packet**

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## **Commission Members:**

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

**Regional Planning Director: Chad Nabity**

**Planning Technician:**  
**Rashad Moxey**

**Administrative Assistant:**  
**Norma Hernandez**

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

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## **Call to Order**

## **Roll Call**

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### **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

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

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

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

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### **DIRECTOR COMMUNICATION**

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



# Hall County Regional Planning Commission

Wednesday, July 11, 2018

Regular Meeting

## Item A1

### Agenda

Staff Contact:



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

## **AGENDA AND NOTICE OF MEETING**

**Wednesday, July 11, 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 June 6, 2018.**

- 3. Request Time to Speak.**

- 4. Public Hearing- Redevelopment Plan Grand Island Area 21 - Concerning a site specific redevelopment plan amendment for Lots 1 and 2 of Bosselman Brothers Second Subdivision located north of U.S. Highway 30 and east of Stuhr Road in the City of Grand Island. This plan would approve tax increment financing for the development of a cattle pot and truck wash at this location. (C-22-2018GI).**

- 5. Public Hearing – Zoning Change.** Concerning an application to rezone lots 30 and 31 for Scudder's Second Addition to the Village of Doniphan from R3-Multiple Family Residential District to I-2 Heavy Industrial. This property is located south of Cedar Street and east of York Street in the Village of Doniphan (C-23-2018D)

### **Consent Agenda:**

- 6. Final Plat – B & M Estates Grand Island - Located north of 13<sup>th</sup> Street W., east of Mansfield Road, west of North Road N. and south of Craig Drive in the jurisdiction of Grand Island, Nebraska (2 lots, 9.8759 acres). This property is zoned R1 Suburban Residential Zone.**



7. **Final Plat – Hayes Family 2<sup>nd</sup> Doniphan**- Located north of Cedar Street E. and east of First Street N. in the jurisdiction of Doniphan, Nebraska. (3 lots, 11.37 acres). This property is zoned I2 Heavy Industrial Zone, R6 Multiple-Family Residential Zone and TA Transitional Agriculture Zone.
8. **Final Plat – Lowry Acres Cairo** - Located north of White Cloud Road W, and east of 150<sup>th</sup> Road N. in the jurisdiction of Cairo, Nebraska (1 lot, 2.631 acres). This property is zoned AG Agriculture Zone.
9. **Budget** – Proposed budget for 2018-19 fiscal year beginning October 1, 2018. (C-24-2018)
10. **Directors Report**
11. **Next Meeting August 1, 2018.**
12. **Adjourn.**

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

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
July 11, 2018**

- 4. Public Hearing – Redevelopment Plan – Grand Island** – Concerning a Site Specific Redevelopment Plan for CRA Area 21 for property located at 2008 and 2030 E. U.S. Highway 30 by Central Nebraska Truck Wash Inc. They have plans to demolish the existing facilities and replace them with a cattle pot and truck wash facility. A motion to approve Resolution No. 2018-10 is in order. (C-22-2018GI) (Hearing, Discussion, Action)
- 6. Public Hearing – Rezone – Doniphan** - Concerning an application to rezone lots 30 and 31 for Scudder’s Second Addition to the Village of Doniphan from R3-Multiple Family Residential District to I-2 Heavy Industrial. This property is located south of Cedar Street and east of York Street in the Village of Doniphan. The proposed use for this property includes a storage building. (C-23-2018D) (Hearing, Discussion, Action)

***Consent Agenda***

- 7. Final Plat – B & M Estates Grand Island** - Located north of 13<sup>th</sup> Street W., east of Mansfield Road, west of North Road N. and south of Craig Drive in the jurisdiction of Grand Island, Nebraska (2 lots, 9.8759 acres). This property is zoned R1 Suburban Residential Zone. (Discussion/Action)
- 8. Final Plat – Hayes Family 2<sup>nd</sup> Doniphan**- Located north of Cedar Street E. and east of First Street N. in the jurisdiction of Doniphan, Nebraska. (3 lots, 11.37 acres). This property is zoned I2 Heavy Industrial Zone, R6 Multiple-Family Residential Zone and TA Transitional Agriculture Zone. (Discussion/Action)
- 9. Final Plat – Lowry Acres Cairo** - Located north of White Cloud Road W, and east of 150<sup>th</sup> Road N. in the jurisdiction of Cairo, Nebraska (1 lot, 2.631acres). This property is zoned AG Agriculture Zone. (Discussion/Action)
- 10. Budget** Consideration of recommending the proposed 2018-19 Budget to the Hall County Board of Supervisors and Grand Island City Council. The budget has been adjusted to accommodate the changes in staffing over the last year. No changes are being suggested to the fee schedule for the 2018-19 budget year. (Discussion/Action)



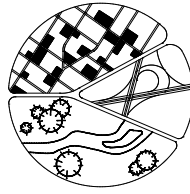
# **Hall County Regional Planning Commission**

**Wednesday, July 11, 2018  
Regular Meeting**

## **Item E1**

### **Minutes of the June 6, 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  
June 6<sup>th</sup>, 2018

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The meeting of the Regional Planning Commission was held Wednesday, June 6<sup>th</sup>, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on May 25<sup>th</sup>, 2018.

Present: Pat O'Neill,	Leonard Rainforth	Hector Rubio
Les Ruge	Carla Maurer	Tony Randone
Greg Robb	Robin Hendricksen	

Absent: Judd Allan, Jaye Monter, Dean Kjar, Derek Apfel

Other: Steve Riehle

Staff: Chad Nabity, Rashad Moxey, Norma Hernandez

Press: Julie Blum, Grand Island Independent.

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**1. Call to order.**

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

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

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

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

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

**2. Minutes of the May 2<sup>nd</sup>, 2018 meeting.**

A motion was made by Randone and seconded by Rubio to approve the minutes of the May 2<sup>nd</sup>, 2018 meeting.

The motion carried with six members in favor (O'Neill, Ruge, Hendricksen, Rainforth, Rubio and Randone) and one member abstaining (Maurer). Robb was not present at the time of voting.

**3. Request Time to Speak.**

The following requested time to speak during discussion: *Arend Baack*, 104 N Wheeler Ave, Item 5

**4. Public Hearing- Hall County One & Six year Road Plan** - concerning adoption of the 1 & 6 year street improvement plan, for Hall County, Nebraska for 2019-2024 (C-21-2018HC).

O'Neill opened the public hearing.

Steve Riehle represented the Hall County Roads Department. Riehle explained that Hall County has over 550 square miles of roadway consisting of 630 gravel roads, 186 asphalt road, 189 bridges over 20ft. and 194 bridges under 20ft. He also explained that a ranking system was put into place to help determine the order of which each project should be completed. Riehle stated that throughout the County, both municipalities and the county roads department has worked together to maintain and complete numerous projects. He explained that Gas Tax covers 2/3 of the County Roads Department budget while the other 1/3 comes from Property Taxes. Riehle noted that within the one year plan notable projects consist of a Box Culvert project in conjunction with the NRD as a part of the Prairie Silver Moore Project on Engleman near Highway 2. He explained that the project is being jointly funded by the City of Grand Island, Hall County & the State. He also noted that 2 bridge projects are projected to be worked on during the one year plan.

Commissioner O'Neil asked if construction cost will affect projects listed and Riehle stated there are concerns on the price of steel explaining that as prices for steel increase the cost of construction may potentially increase as well.

Within the six year plan Riehle noted that a 95ft bridge is the most notable project, locating on Monitor Road South of white Cloud. He also noted that major paving projects for County Roads will be in the six year plan particularly 60<sup>th</sup> street east of Alda and portions of One R road.

O'Neill closed the public hearing.

A motion was made by Randone and seconded by Rainforth to recommend adoption of the 1 & 6 year street improvement plan, for Hall County, Nebraska for 2019-2024.

The motion carried with eight members in favor (O'Neill, Ruge, Robb, Maurer, Hendricksen, Rainforth, Rubio and Randone) and no members voting no or abstaining.

5. **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)

O'Neill opened the public hearing.

Nabity explained that the language presented at the meeting is exactly what has been discussed at previous meetings. He noted that changes made throughout the document were that of typos, grammatical errors and some numbering inaccuracies.

Andy Baack raised his concern about having up to 4,999 animal units' operations right next to each other. His concern was that a string of small operations can be right next to each other once they meet the requirements based on the matrix. Baack noted that if an operation exceed more than 10,000 animal units a conditional use permit is required. However, Baack expressed concerns about allowing two Class II LFO's small operations of 4,999 concentrated in one area while being owned by separate ownership; due to the fact that a conditional use permit can be avoided as they are two separate entities even though they can raise the same issues as 1 large operation.

O'Neill closed the public hearing.

A motion was made by Rainforth and seconded by Ruge to recommend 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.

The motion carried with seven members in favor (Ruge, Robb, Maurer, Hendricksen, Rainforth, Rubio and Randone) and one member voting no (O'Neill).

#### **Consent Agenda:**

6. **Subdivision – Carey Subdivision Grand Island Final Plat-** Located north of Bismark Road E. and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (2 lots, 4.695 acres). This property is zoned B2 General Business Zone.
7. **Subdivision – Copper Creek 11th Estates Subdivision Grand Island Final Plat -** Located south of Indian Grass Road and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska (8 lots, 1.71 acres). This property is zoned R2 Low Density Residential.
8. **Subdivision – Copper Creek 12th Estates Subdivision Grand Island Final Plat -** Located south of Indian Grass Road, east of Switch Grass Street and west of Brome Grass Road in the jurisdiction of Grand Island, Nebraska (8 lots, 1.88 acres). This

property is zoned R2 Low Density Residential.

- 9. Subdivision – Copper Creek 13<sup>th</sup> Estates Subdivision Grand Island Final Plat-** Located south of Indian Grass Road and to the west and east of Buffalo Grass Road in the jurisdiction of Grand Island, Nebraska. (13 lots, 3.37 acres). This property is zoned R2 Low Density Residential.
- 10. Subdivision – Fonner View Estates Subdivision Grand Island Final Plat-** Located south of Stolley Park Road and west of Stuhr Road in the jurisdiction of Grand Island, Nebraska. (6 lots, 34.848 acres). This property is zoned LLR Large Lot Residential.
- 11. Subdivision – Knuth Acres Subdivision Grand Island Final Plat-** Located south of Wildwood Drive W and west of Elk Drive in the jurisdiction of Grand Island, Nebraska. (1 lot, 1.19 acres). This property is zoned TA Transitional Agricultural Zone.
- 12. Subdivision – MCK Estates Subdivision Grand Island Final Plat-** Located South of Platte River Drive and west of US Highway 281 S and east of Hilltop Road in the jurisdiction of Doniphan, Nebraska. (1 lot, 4.157 acres). This property is zoned TA Transitional Agriculture Zone.
- 13. Subdivision – Nelson Subdivision Hall County Final Plat-** Located north of Lowry Road E, East of Stuhr Road S and west of Shady Bend Road S in the jurisdiction of Hall County, Nebraska. (2 lots, 6.69acres). This property is zoned A-1 Agricultural Zone – Primary District.
- 14. Subdivision- Prairie Creek Meadows 2<sup>nd</sup> Subdivision Hall County Final Plat –** Located south of One-R Road and east of Webb Road in Hall County, Nebraska. (9 lots, 33.57 acres). This property is zoned PUD Planned Unit Development.
- 15. Subdivision- Prairieview Plaza Subdivision Grand Island Final Plat —** Located north of Husker Highway, west of James Road and east of Prairieview Street in the jurisdiction of Grand Island, Nebraska, Nebraska. (4 lots, 6.359 acres). This property is zoned B2 General Business Zone.
- 16. Subdivision- RCI Subdivision Grand Island Final Plat –** Located west of Midaro Drive and east of Locust Street S. in the jurisdiction of Grand Island, Nebraska, Nebraska. (2 lots, 4.599 acres). This property is zoned B2 General Business Zone.
- 17. Subdivision- Rief Acres Subdivision Grand Island Final Plat –** Located north of Wildwood Drive W. and west of Locust Street S. the jurisdiction of Grand Island, Nebraska, Nebraska. (1 lot, 3.592 acres). This property is zoned GWC Gateway Corridor Zone.
- 18. Subdivision- Schup Subdivision Hall County Final Plat –** Located south of Lowry Road W., west of Locust Street S. and east of Blaine Street S. in the jurisdiction of Hall County, Nebraska, (1 lots, 4.84 acres). This property is zoned A-3 Agricultural - Transitional District Zone.

A motion was made by Ruge and seconded by Rainforth to recommend approval of all Consent Agenda Items.

The motion carried with eight members in favor (O'Neill, Ruge, Robb, Maurer, Hendricksen, Rainforth, Rubio and Randone) and no members voting no or abstaining.

#### **19. Directors Report**

Nabity noted that the upcoming Regional Planning Commission is going to be moved from the projected date of July 4<sup>th</sup> to July 11<sup>th</sup>. At the July 11<sup>th</sup> meeting Nabity stated that he anticipates having a Redevelopment Plan for a Truck Wash Stop area located on East Highway 30. Nabity also noted that the Community Beautification award is accepting nominations.

#### **20. Next Meeting July 11<sup>th</sup>, 2018.**

#### **21. Adjourn**

O'Neill adjourned the meeting at 6:45 p.m.

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Leslie Ruge, Secretary  
By Rashad Moxey





# **Hall County Regional Planning Commission**

**Wednesday, July 11, 2018**

**Regular Meeting**

## **Item F1**

### **Public Hearing Redevelopment Plan Grand Island Area 21**

**Staff Contact:**

## Agenda Item #4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 25, 2018

#### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area 21 for a Site Specific Redevelopment Plan for property located between U.S. Highway 30 and the Union Pacific Railroad tracks and east of Stuhr Road in Grand Island, in Hall County, Nebraska to support this development. (C-22-2018GI)*

#### PROPOSAL:

The Central Nebraska Truck Wash Inc. is proposing to build a cattle pot and truck wash facility at this location. The property is zoned M-2 Heavy Manufacturing the proposed uses are permitted in this zoning district..

#### OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for this area within the City of Grand Island. This is evident by the fact that the property is zoned M-2 Heavy Manufacturing. The M-2 zone allows uses such as a truck was as permitted principal use and requires a minimum lot size of 6000 square feet.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan call for the development of Industrial uses at this location. This proposed facility will be able to connect to city utilities including sewer and water at this location. The location is also in close proximity to the JBS Plant so will minimize the need for livestock trucks to travel through town prior to washing out in an appropriate location.

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

**RECOMMENDATION:**

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

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

**Redevelopment Plan Amendment  
Grand Island CRA Area 21  
June 2018**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 21 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific project in Area 18.**

**Executive Summary:**

**Project Description**

THE REDEVELOPMENT OF PROPERTY LOCATED BETWEEN U.S. HIGHWAY 30 AND THE UNION PACIFIC RAILROAD TRACKS EAST OF STUHR ROAD (LOTS 1 AND 2 OF BOSSELMAN BROTHERS SECOND SUBDIVISION). CENTRAL NEBRASKA TRUCK WASH, INC., INTENDS TO CONSTRUCT A NEW CATTLE POT AND TRUCK WASH FACILITY AT THIS LOCATION, INCLUDING DEMOLITION OF AN EXISTING STRUCTURE ON THE SITE IN PREPARATION FOR REDEVELOPMENT AND NECESSARY INFRASTRUCTURE AND GRADING IMPROVEMENTS.

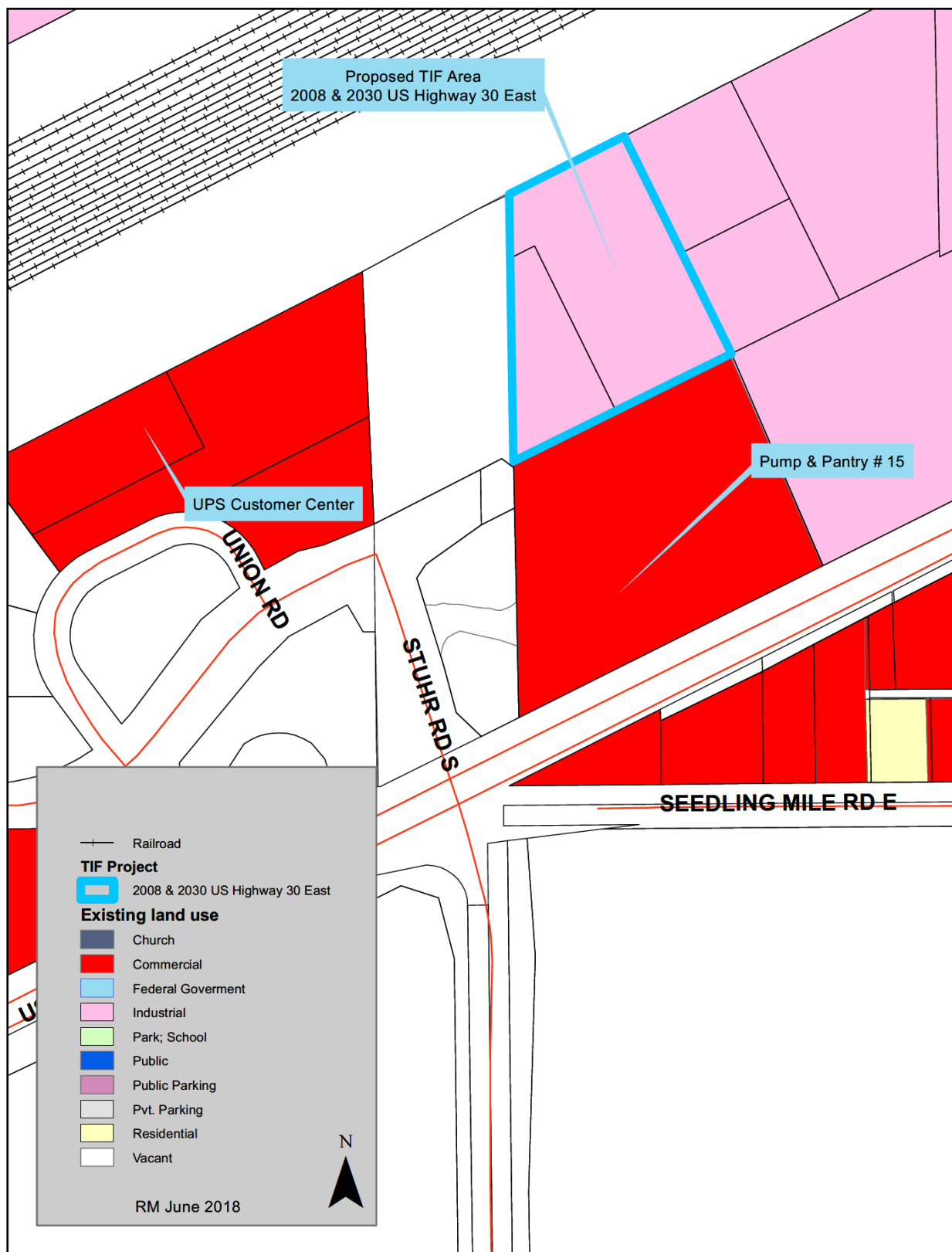
The use of Tax Increment Financing to aid in demolition, site clearance, and necessary infrastructure, grading improvements and private roadways to redevelop 2030 and 2008 E. U.S. Highway 30 (Lots 1 and 2 of Bosselman Brothers Second Subdivision in the City of Grand Island). The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in the construction of a new cattle pot and truck wash at this location. The developer has indicated that this development would not be considered for at this location without the use of TIF.

Central Nebraska Truck Wash Inc owns the subject property and will operate in conjunction with Midwest Express, Inc., a Grand Island based trucking company providing transportation services to JBS and other Grand Island and regional manufacturers. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2019 (should this be 1/1/19?) towards the allowable costs.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:  
Property Description (the “Redevelopment Project Area”)

2030 and 2008 E. U.S. Highway 30

**Legal Descriptions:** Lots 1 and 2 of Bosselman Brothers Second Subdivision in the City of Grand Island)



**Existing Land Use and Subject Property**

**This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 15 tax years the payments for which become delinquent in years 2020 through 2034 inclusive or as otherwise dictated by the contract.**

**The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the construction of a new cattle pot and truck wash facility at this location as permitted in the M2 Heavy Manufacturing Zoning District.**

**Statutory Pledge of Taxes.**

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

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

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

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

Redevelopment Plan Amendment Complies with the Act:

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

**1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on February 14, 2017.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

**2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (26) (a) and §18-2110]**

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on \_\_\_\_\_ and passed Resolution 2018-?? confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.**

**3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(26) (b)]**

***a. Land Acquisition:***

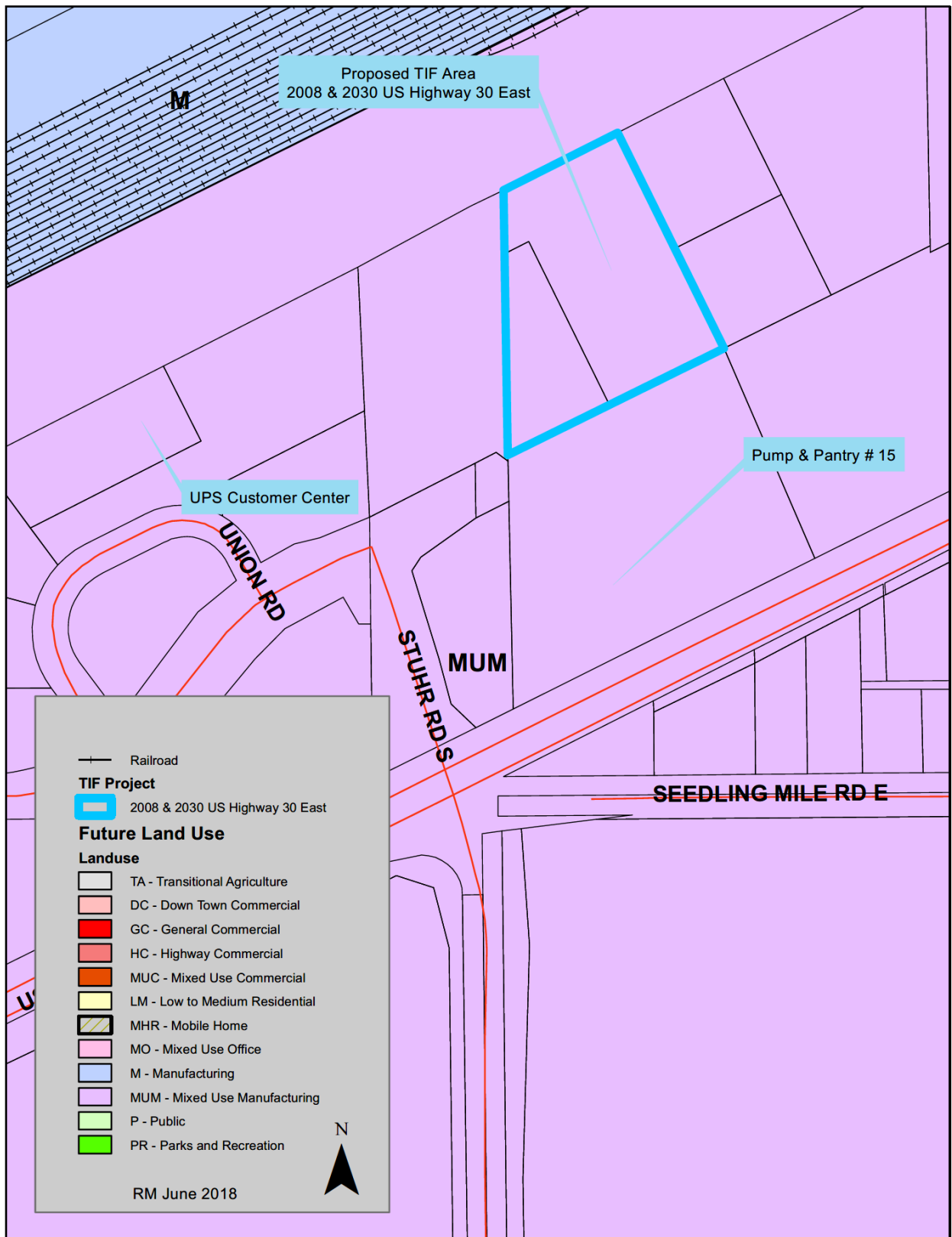
This Redevelopment Plan for Area 18 does not anticipate real property acquisition by the developer. This property was acquired by the developer to support their trucking company in 2015 for \$568,000. There is no proposed acquisition by the authority.

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

The project to be implemented with this plan provides for the demolition and removal of the existing structures and concrete on the property.

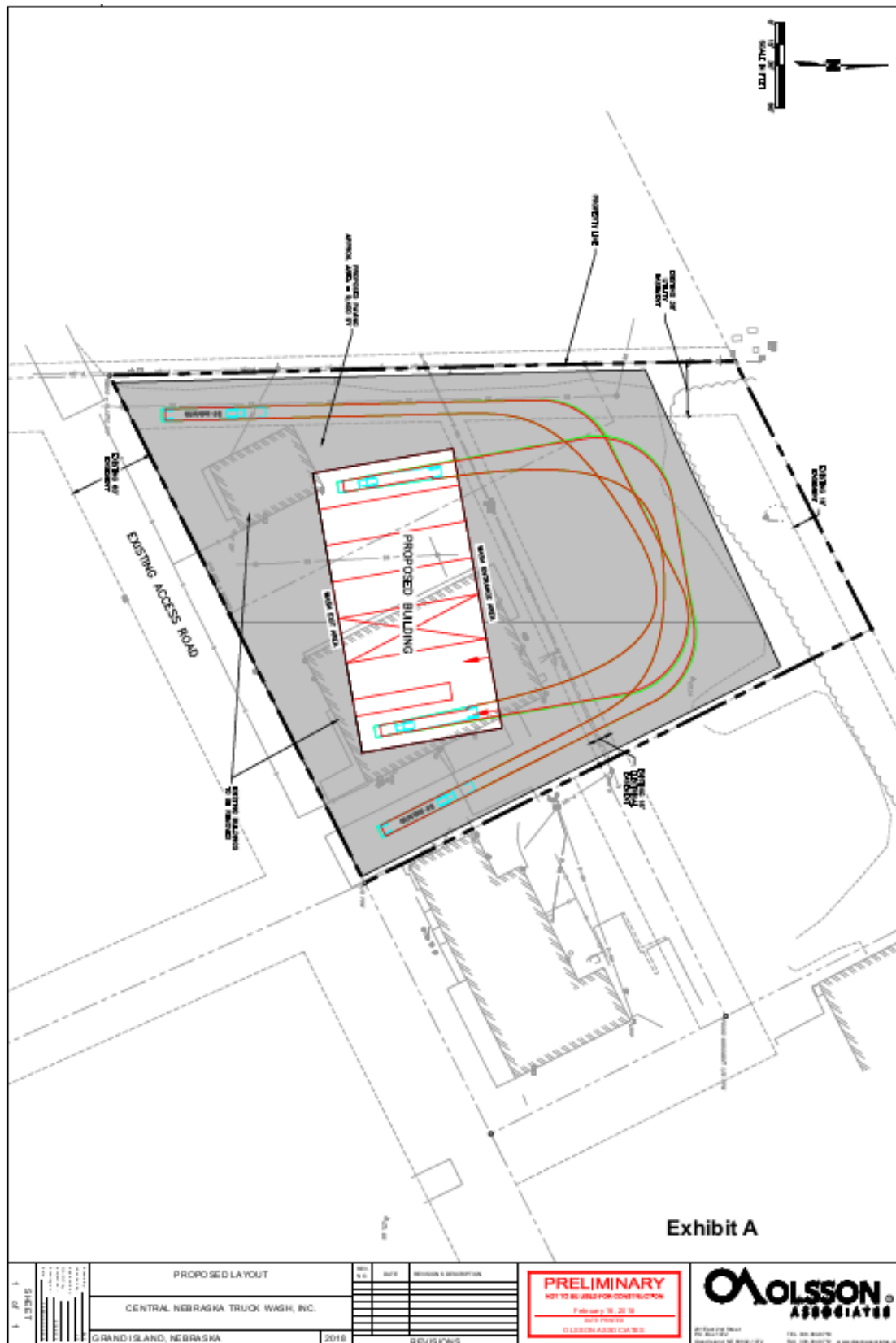
***c. Future Land Use Plan***

See the attached map from the 2004 Grand Island Comprehensive Plan. This property is in private ownership and surrounding properties are planned for mixed use manufacturing. The property south of Old Highway 30 is owned by the Union Pacific Rail Road. [§18-2103(26) (b) and §18-2111] A site plan of the area after redevelopment is also attached as Exhibit A. [§18-2111(5)]

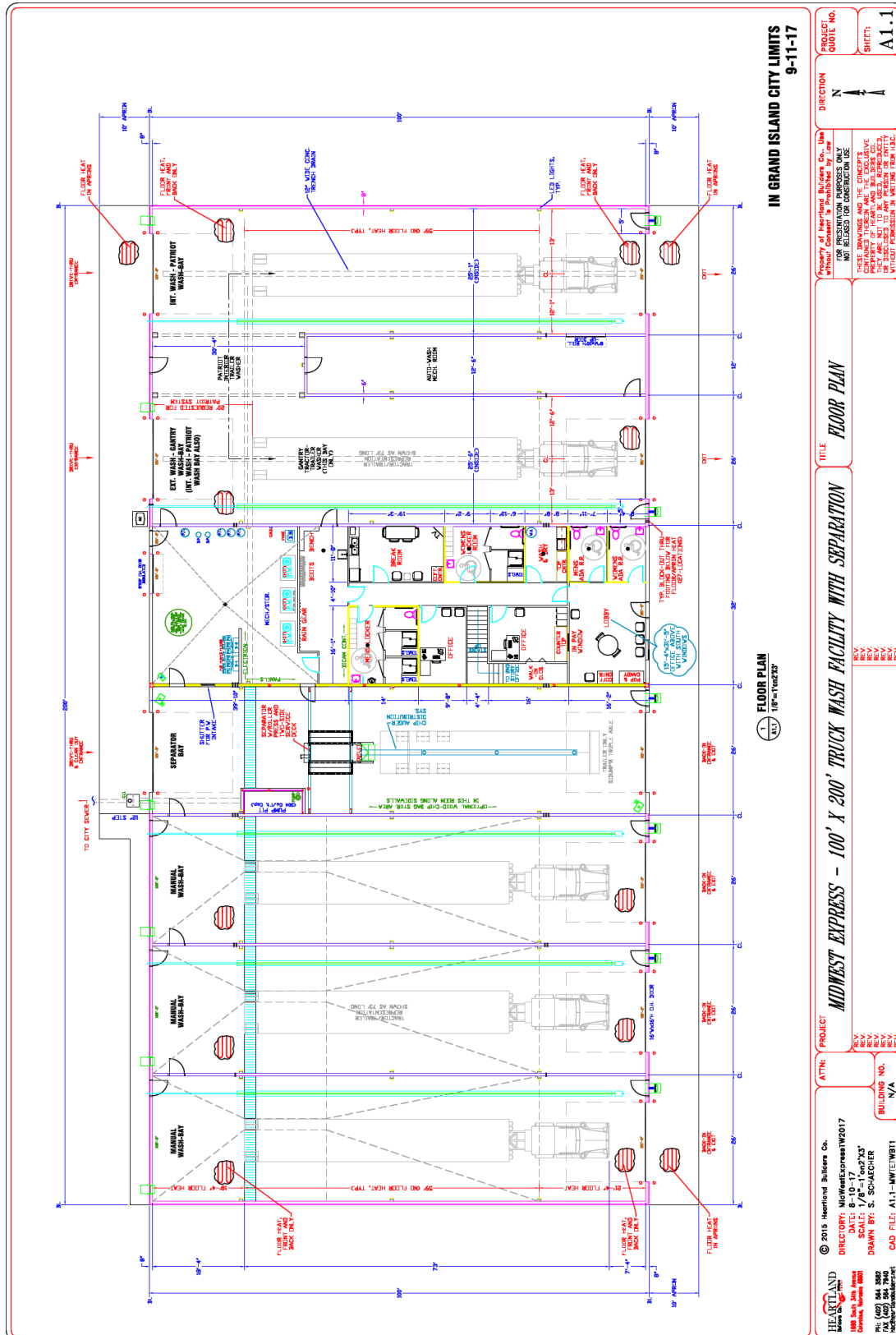


City of Grand Island Future Land Use Map





Proposed Site Plan as developed.



## Exhibit A

### Floor Plan of Proposed Building

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

The area is zoned M2 Heavy Manufacturing zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(26)(b) and §18-2111]

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

The developer is proposing to build on the site within the constraints allowed by the current zoning district. The M2 zoning district allows for up to 65% of each lot to be covered with buildings. The proposed cattle pot and truck wash will cover approximately 20,000 square feet or 16.4% of the lot. [§18-2103(26)(b) and §18-2111]

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

Sewer and water are available to support this development. No new services are anticipated with this development. However, the Redeveloper will install new gas, sewer, water and electrical lines to the new buildings. Those improvements will be on site and not impact the city's main lines. . [§18-2103(26)(b) and §18-2111]

**4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. No individuals or families will be relocated due to this development. [§18-2103.02]**

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

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

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

The developer purchased this property in 2015 for \$568,000. This purchase price is a TIF eligible expense due to changes in the state statutes in during the 2018 legislative session. Demolition of the existing buildings is estimated at \$58,609 and is a TIF eligible expense. Site preparation including grading, dirt work, and paving of private road ways to serve the cattle pot and truck wash is estimated at \$967,769. Architecture, engineering planning, survey, legal expenses and fees for the project are estimated at \$86,512. Utility connections and extensions are estimated to cost \$166,170 and are a TIF eligible expense. The total of eligible expenses for this project is \$ 1,848,060.

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

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$849,240 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2020 through December 2034. The developer will use the TIF Note to secure debt financing in the amount of \$596,524 with \$849,240 to be paid to the note holder during the term of the financing.

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

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

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

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of blighted conditions including demolition of obsolete building and reuse/redevelopment of property within the City Limits.

**8. Time Frame for Development**

Development of this project is anticipated to be completed between August of 2018 and December of 2019. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

## **9. Justification of Project**

Demolition, extension of utilities and substantial site grading are necessary to facilitate rebuilding at this site. The redevelopment of this property by Central Nebraska Truck Wash Inc. will result in greater investment by the company in their Grand Island location and will expand their fulltime employee base within the community. The proposed use as a cattle pot (trailer washout) meets a community need to serve the JBS Plant located on the south side of U.S. Highway 30 and the trucking community supported by that facility.

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

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

**Project Sources and Uses.** Approximately \$849,240 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$4,243,375 in private sector financing and investment; a private investment of \$5.00 for every TIF dollar invested.

<b>Use of Funds.</b>			
<b>Description</b>	<b>TIF Funds</b>	<b>Private Funds</b>	<b>Total</b>
Acquisition	\$ 568,000		\$568,000
Demolition	\$58,609		\$58,609
Site Preparation and Paving	\$41,287	\$926,482	\$967,769
<b>Utilities</b>			
Sewer, Water, Electric	\$166,170		\$166,170
Telecommunications		\$5,316	\$5,316
Arch/Engineering/Planning/Legals/Fees		\$86,512	\$86,512
Building Costs		\$3,112,565	\$3,112,565
Permits	\$15,174		\$15,174
Construction Interest		\$112,500	
TOTALS	\$849,240	\$4,243,375	\$5,092,615

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2018 valuation of approximately \$491,539. Based on the 2017 levy this would result in a real property tax of approximately \$10,640. It is anticipated that the assessed value will increase by \$2,615,615 upon full completion, as a result of the site redevelopment. This

development will result in an estimated tax increase of over \$56,616 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2018 assessed value:	\$ 491,539
Estimated value after completion	\$ 3,107,154
Increment value	\$ 2,615,615
Annual TIF generated (estimated)	\$ 56,616
TIF bond issue	\$ 849,240

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

The redevelopment project area currently has an estimated valuation of \$491,539. The proposed redevelopment will create additional valuation of \$2,615,615. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

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

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

This will have minimal impact on employers or employees within the redevelopment project area. It will create the opportunity for additional employees within the Grand Island area.

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

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Grand Island area. The Grand Island labor market is tight but this will create additional full time jobs in the regions. This will allow a local company to expand in our community.

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

One of the direct results of this project will be the cattle pot or trailer washout. Because of the JBS facility just south of U.S. Highway 30 there is a real and immediate need for a place that livestock haulers can clean out their trailer before getting back on the road. This particular location is close to the JBS plant but not in a highly visible location. It is ideally suited for a use that is needed to support one of the largest employers in Grand Island and the region.

### **Time Frame for Development**

Development of this project is anticipated to be completed between August of 2018 and December of 2019. The base tax year should be calculated on the value of the property as of January 1, 2018. Excess valuation should be available for this project for 15 years beginning in 2019 with taxes due in 2020. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$849,520 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the project the developer will spend more than \$1,848,000 on TIF eligible activities.

**Resolution Number 2018-10**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

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

**WHEREAS**, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred **the Site Specific Redevelopment Plan for CRA Area 21 requested by Central Nebraska Truck Wash Inc.** to the Hall County Regional Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

**WHEREAS**, the Commission held a public hearing on the proposed plan on July 11, 2018, and

**WHEREAS**, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

**WHEREAS**, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Saturday June 23<sup>rd</sup> and Saturday June 30<sup>th</sup>, and

**WHEREAS**, there are no Neighborhood Associations registered with the City of Grand Island, and

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

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

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

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

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

**DATED:** July 11, 2018.



**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

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

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



# **Hall County Regional Planning Commission**

**Wednesday, July 11, 2018  
Regular Meeting**

## **Item G1**

**Public Hearing Change of Zoning Doniphan R3 to I2 Lots 30 and  
31 of Scudder's Second Addition**

**Staff Contact:**

## Agenda Item #5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

#### COMMISSION:

June 25, 2018

**SUBJECT:** *Zoning Change (C-23-2018D)*

**PROPOSAL:** This application includes approximately 2 lots at the south of Cedar Street east of York Street.. The property is located within the Village of Doniphan.

The applicant is requesting that the zoning on this property be changed from R3 Multiple Family Residential to I2 – Heavy Industrial. The stated purpose of this rezoning is to allow the applicant to build a commercial storage building.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

R3-Multiple Family Residential,

*Permitted and conditional uses:*

R3 - Agricultural uses, a variety of residential uses at a density of up to 1 unit per 3000 square feet of property.

*Comprehensive Plan Designation:*

Designated for residential purposes but the adjacent property immediately to the north and east are both designated for Industrial

*Existing land uses.*

Vacant property

##### Adjacent Properties Analysis

*Current zoning designations:*

**North:** TA-Transitional Agriculture and I-2 Heavy Industrial

**East:** TA-Transitional Agriculture.

*Permitted and conditional uses:*

**South and West:** R3-Multiple Family Residential  
TA- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres.

*Comprehensive Plan Designation:*

**North and East** Industrial

**South and West:** Residential

*Existing land uses:*

**North:** Agricultural and Industrial Truck Parking

**East:** Agricultural

**South and West:** Residential

## **EVALUATION:**

### **Positive Implications:**

- *Will provide for additional industrial space near Doniphan:* Doniphan has been struggling to find property that could be developed for industrial uses over the past several years.
- *Property is immediately adjacent to property already being used for Industrial purposes and next to property that is planned for Industrial uses.*
- *Increases Development within the Village Limits without Increasing any Strain on the Doniphan Sewer System.* At the present time Doniphan is severely limited in the amount of increase they can allow within their sewer treatment plant. This is a constraining factor for community growth. The proposed use for this property would not negatively impact the sewer treatment facilities.
- *Monetary benefit to the applicant:* The applicant will be able to develop the property as proposed if the rezoning is permitted.

### **Negative Implications:**

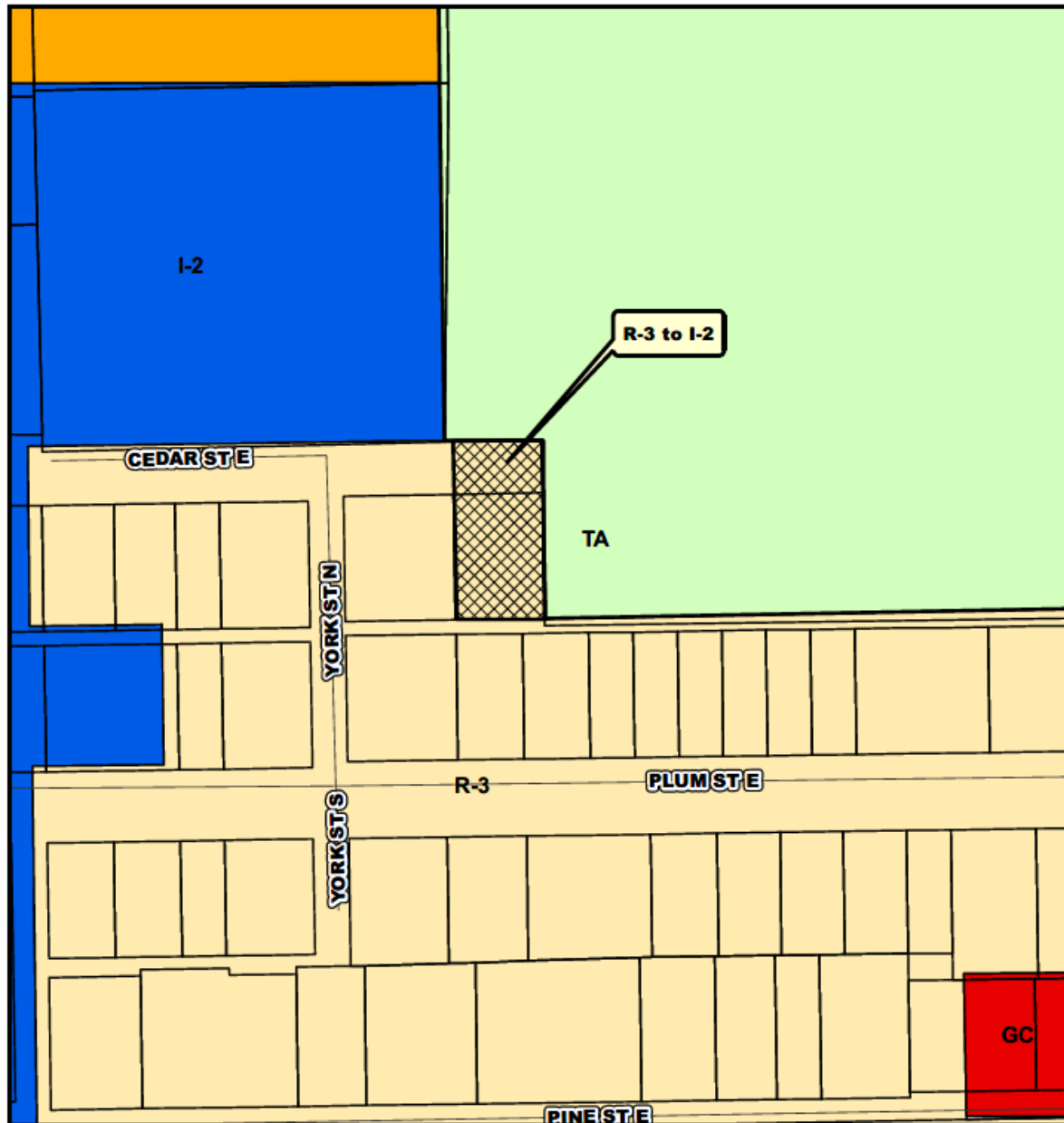
- *Could negatively impact existing residential properties.* This does encroach with Industrial uses adjacent to the residential. This type of transition was anticipated to the east of this property however. The house to the immediate west faces onto York Street so will back on to this property. Cedar Street is platted but has not been built along the north side of the subject property.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Village of Doniphan rezone this site from R3 Multiple Family Residential to I2 – Heavy Industrial.

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

# Proposed Rezoning Map



## Legend

- Location of Requested Zoning Change
- From: R-3-Multiple-Family Residential Zone
- To: I-2- Heavy Industrial Zone

Scale: NONE  
C-23-2018D



THE REGIONAL PLANNING COMMISSION of MAUI  
County, Oahu, Maui, and the Villages  
of Hilo, Kailua and Waipahoehoe



# **Hall County Regional Planning Commission**

**Wednesday, July 11, 2018**

**Regular Meeting**

## **Item J1**

### **Final Plat B & M Estates Subdivision Grand Island**

**Staff Contact:**

June 28<sup>th</sup>, 2018

Dear Members of the Board:

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

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on July 11<sup>th</sup>, 2018, in the Community Meeting Room located in Grand Island's City Hall.

Sincerely,

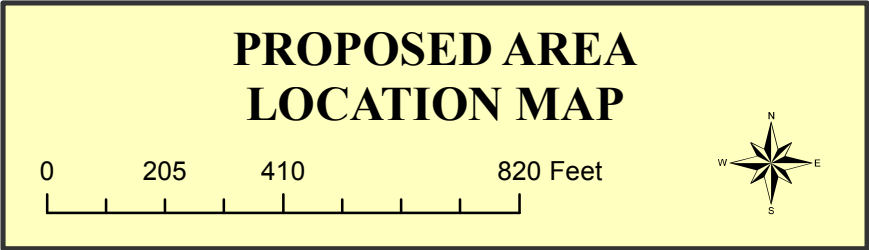
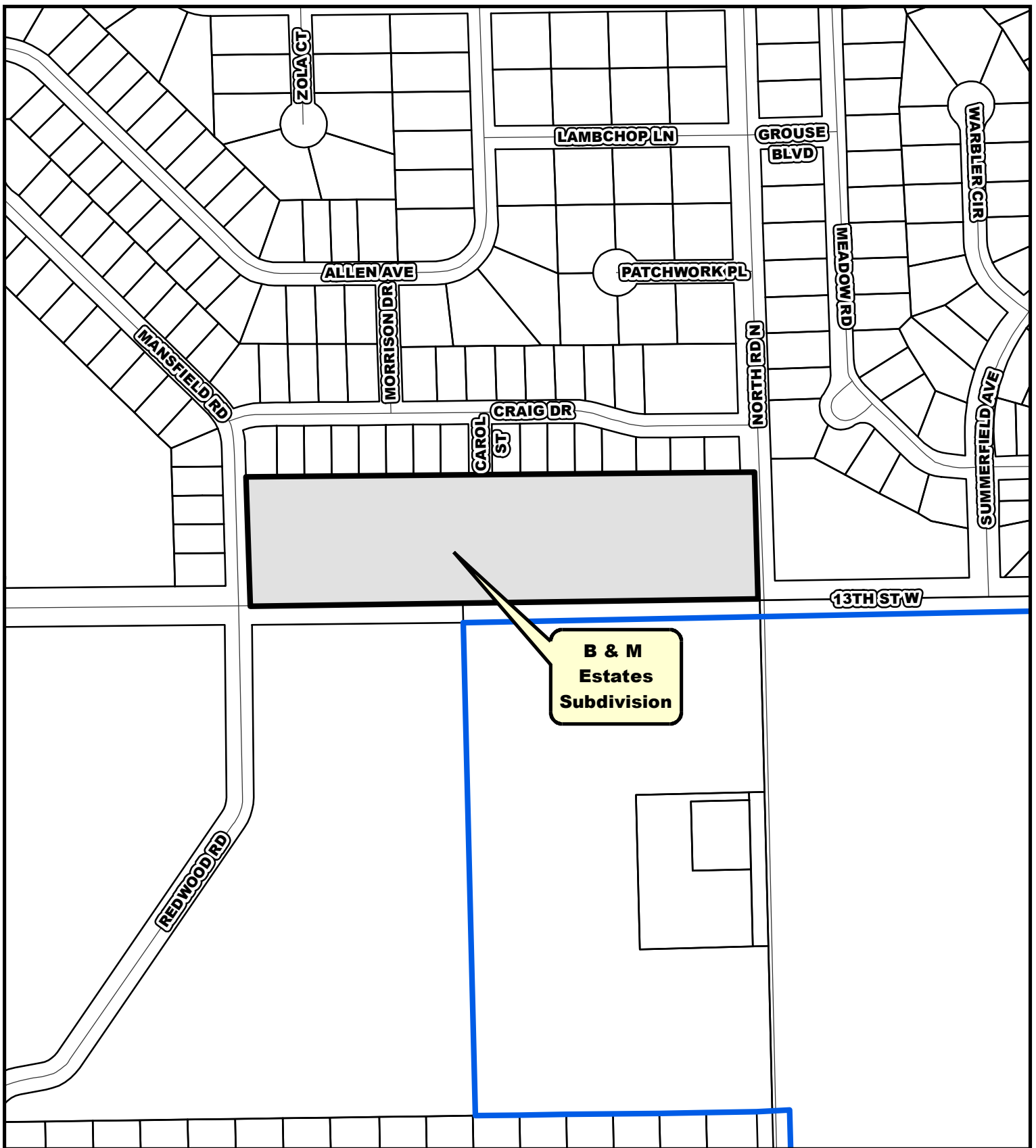
Chad Nabity, AICP  
Planning Director

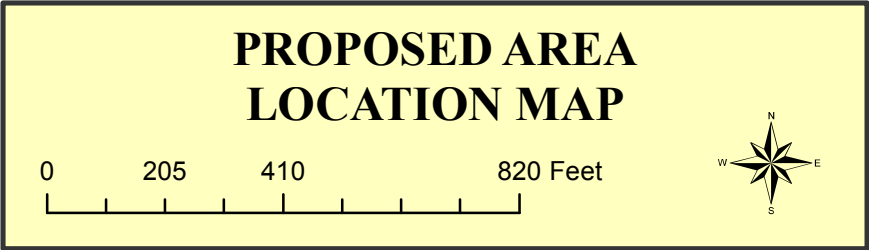
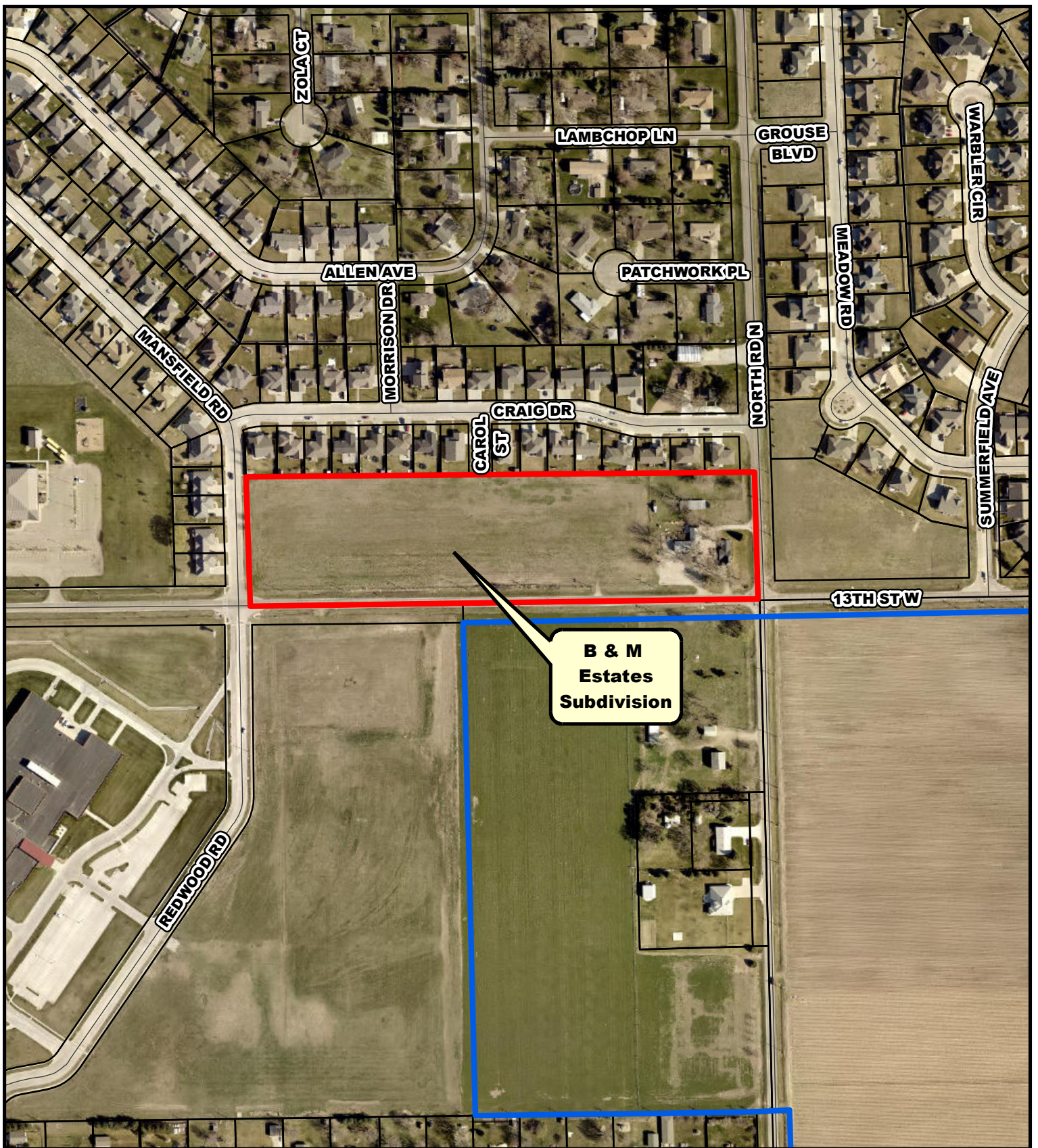
CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Applicant's Surveying Company  
Applicant

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

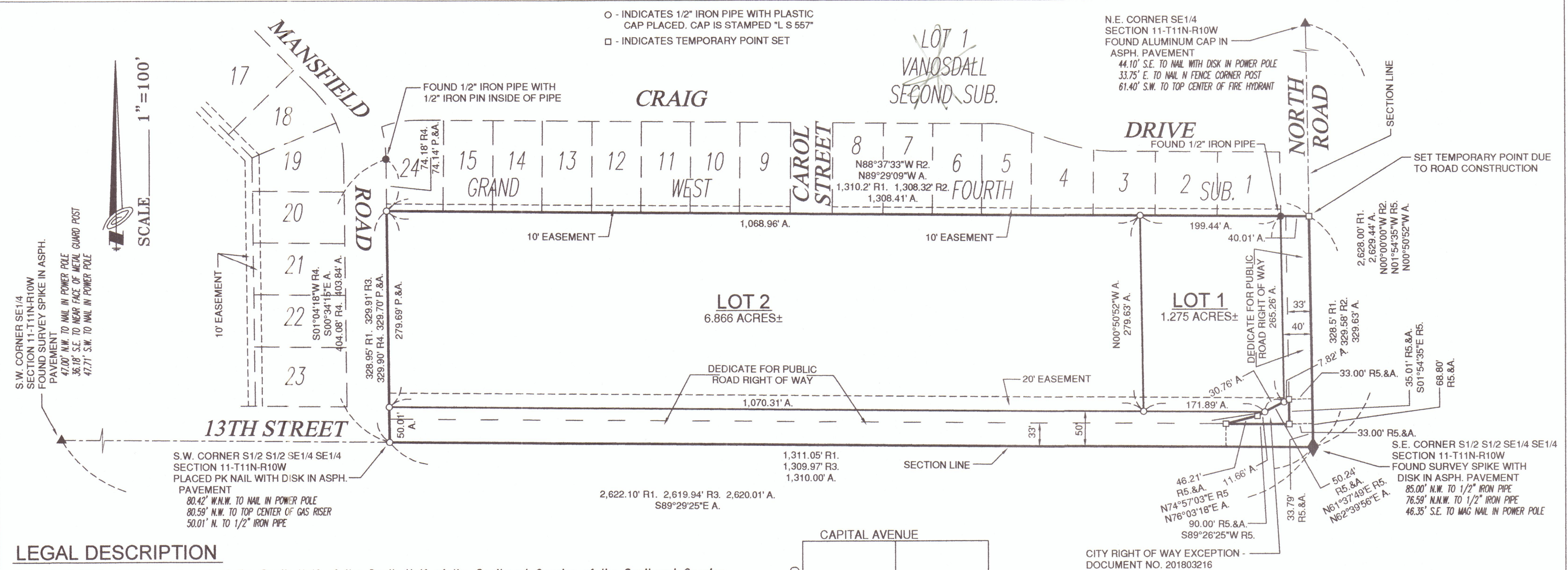
<b>Name</b>	<b>Acres</b>	<b>Lots</b>	<b>Legal Description</b>
B & M Estates Subdivision	9.876	2	A tract of land comprising a part of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2,S1/2,SE1/4,SE1/4) Section Eleven (11), Township Eleven (11) North, Range Ten (10) West of the 6 <sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska.
Hayes Family 2 <sup>nd</sup> Subdivision	1.71	8	A tract of land being a replat of all of lot 1 Hayes Family Subdivision, a replat of lot 6, County Subdivision of the E1/2 of SW1/4, and West1/2 of SE1/4 of Sec. 5, and part of the Northwest Quarter of the Southeast Quarter(NW1/4 SE1/4) of Section Five (5), all in Township Nine (9) North, Range Nine (9) West of the 6 <sup>th</sup> Principal Meridian, Hall County, Nebraska
Lowry Acres	2.63.1	1	A tract of land comprising a part of the Southwest Quarter (SW1/4), Section Twenty-Four (24), Township Twelve (12) North, Range Twelve (12) West of 6 <sup>th</sup> P.M., Hall County, Nebraska.











LEGAL DESCRIPTION

A tract of land comprising a part of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 SE1/4 SE1/4) Section Eleven (11), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

Beginning at the southeast corner of said South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 SE1/4 SE1/4); thence N00°50'52"W, along and upon the east line of said South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 SE1/4 SE1/4), a distance of Three Hundred Twenty Nine and Sixty Three (329.63) feet to a point on the easterly prolongation of the south line of Grand West Fourth Subdivision in the City of Grand Island, Nebraska; thence N89°29'09"W, along and upon the easterly prolongation of the south line of said Grand West Fourth Subdivision, and along and upon the south line of said Grand West Fourth Subdivision, and along and upon the south line of Lot Twenty Four (24), Grand West Subdivision in the City of Grand Island, Nebraska, a distance of One Thousand Three Hundred Eight and Forty One Hundredths (1,308.41) feet to the southwest corner of said Lot Twenty Four (24), Grand West Subdivision, said point also being on the easterly right of way of Mansfield Road; thence S00°34'15"E, along and upon said easterly right of way of Mansfield Road and it's southerly prolongation, a distance of Three Hundred Twenty Nine and Seven Tenths (329.70) feet to the southwest corner of said South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 SE1/4 SE1/4); thence S89°29'25"E, along and upon the south line of said South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 SE1/4 SE1/4), a distance of One Thousand Three Hundred Ten (1,310.00) feet to the point of beginning; excepting therefrom, a parcel described in a document denoted as Public Right Of Way, recorded on May 22, 2018 as Document No. 201803216, Hall County Register of Deeds Office, said Public Right Of Way Document being described as follows:

A tract of land located in the South One-Half of the South One-Half of the Southeast Quarter of the Southeast Quarter of Section 11, Township 11 North, Range 10 West of the Sixth Principle Meridian in Hall County, Nebraska, described as follows:

Referring to the southeast corner of said Section 11, thence N01°54'35"W (Assumed Bearing) on the east line of said Section 11, 33.79 feet; thence S88°05'25"W, 33.00 feet to a point at the intersection of the west right of way of North Road and the north right of way of 13th Street, said point being the point of beginning; thence S89°26'25"W on said north right of way of 13th Street, 90.00 feet; thence N74°57'03"E, 46.21 feet; thence N61°37'49"E, 50.24 feet to a point on said right of way of North Road; thence S01°54'35"E on said west right of way, 35.01 feet to the point of beginning. Containing an area of 1,307.57 square feet (0.030 acres), more or less.

Said total tract less exception, containing 9.876 acres, more or less.

B AND M ESTATES SUBDIVISION  
IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

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

SHEET 1 OF 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Mitchel Pedersen and Brandi Pedersen, husband and wife, being the owners of the land described hereon, have caused same to be subdivided, platted and designated as "B AND M ESTATES SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby the streets as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mitchel Pedersen

\_\_\_\_\_  
Brandi Pedersen

ACKNOWLEDGEMENT

State of Nebraska ss  
County of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Mitchel Pedersen and Brandi Pedersen, 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 and her voluntary act and deed.

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

My commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

(SEAL)

APPROVALS

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

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**B AND M ESTATES SUBDIVISION**  
**IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA**  
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA



# **Hall County Regional Planning Commission**

**Wednesday, July 11, 2018  
Regular Meeting**

## **Item J2**

**Final Plat Hayes Family 2nd Subdivision Doniphan**

**Staff Contact:**

June 28<sup>th</sup>, 2018

Dear Members of the Board:

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

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on July 11<sup>th</sup>, 2018, in the Community Meeting Room located in Grand Island's City Hall.

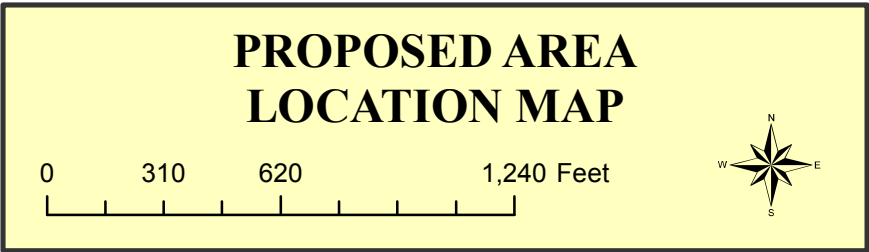
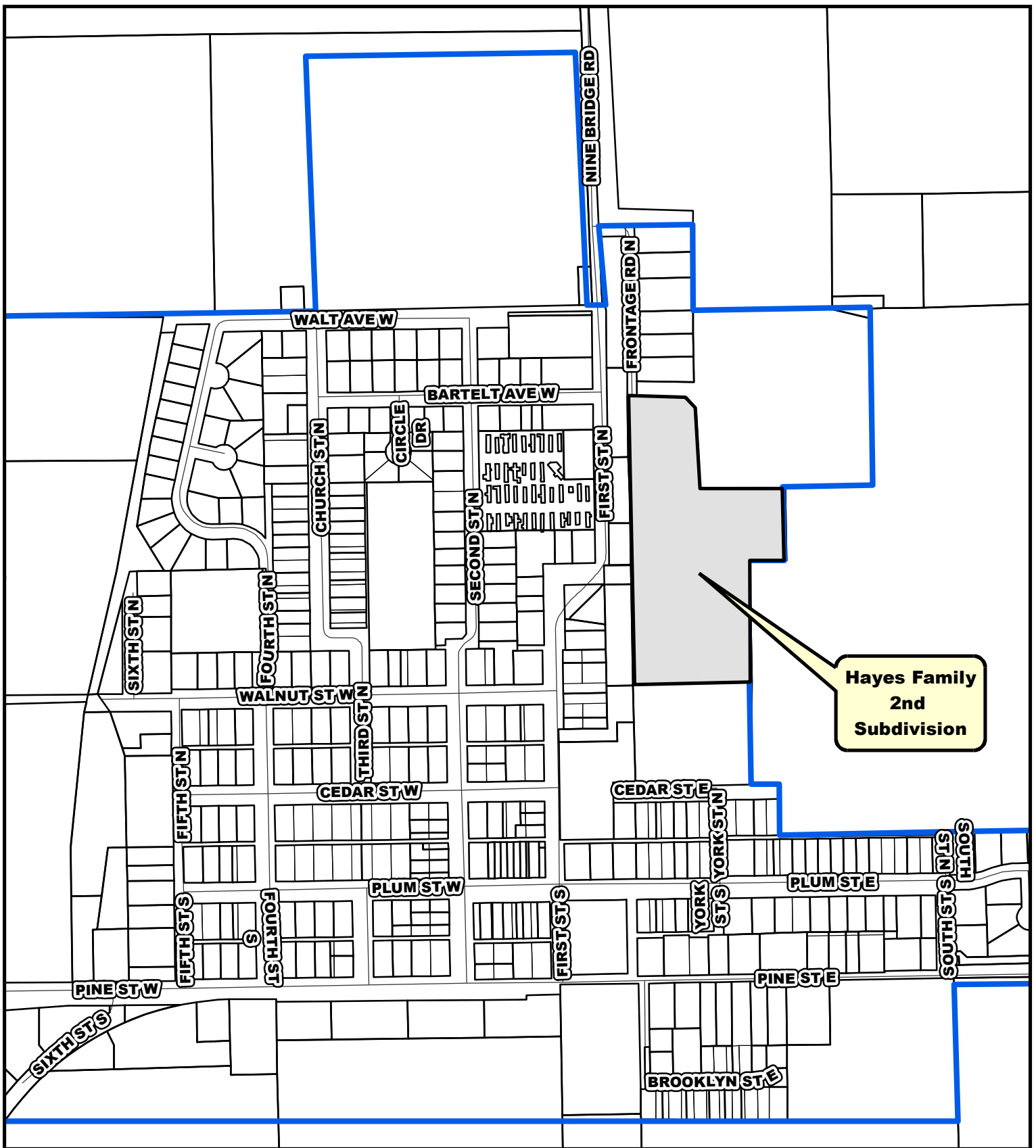
Sincerely,

Chad Nabity, AICP  
Planning Director

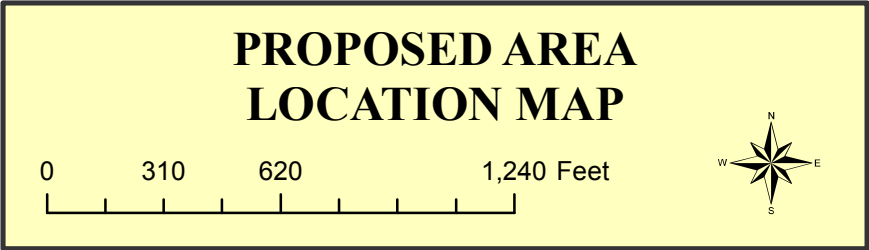
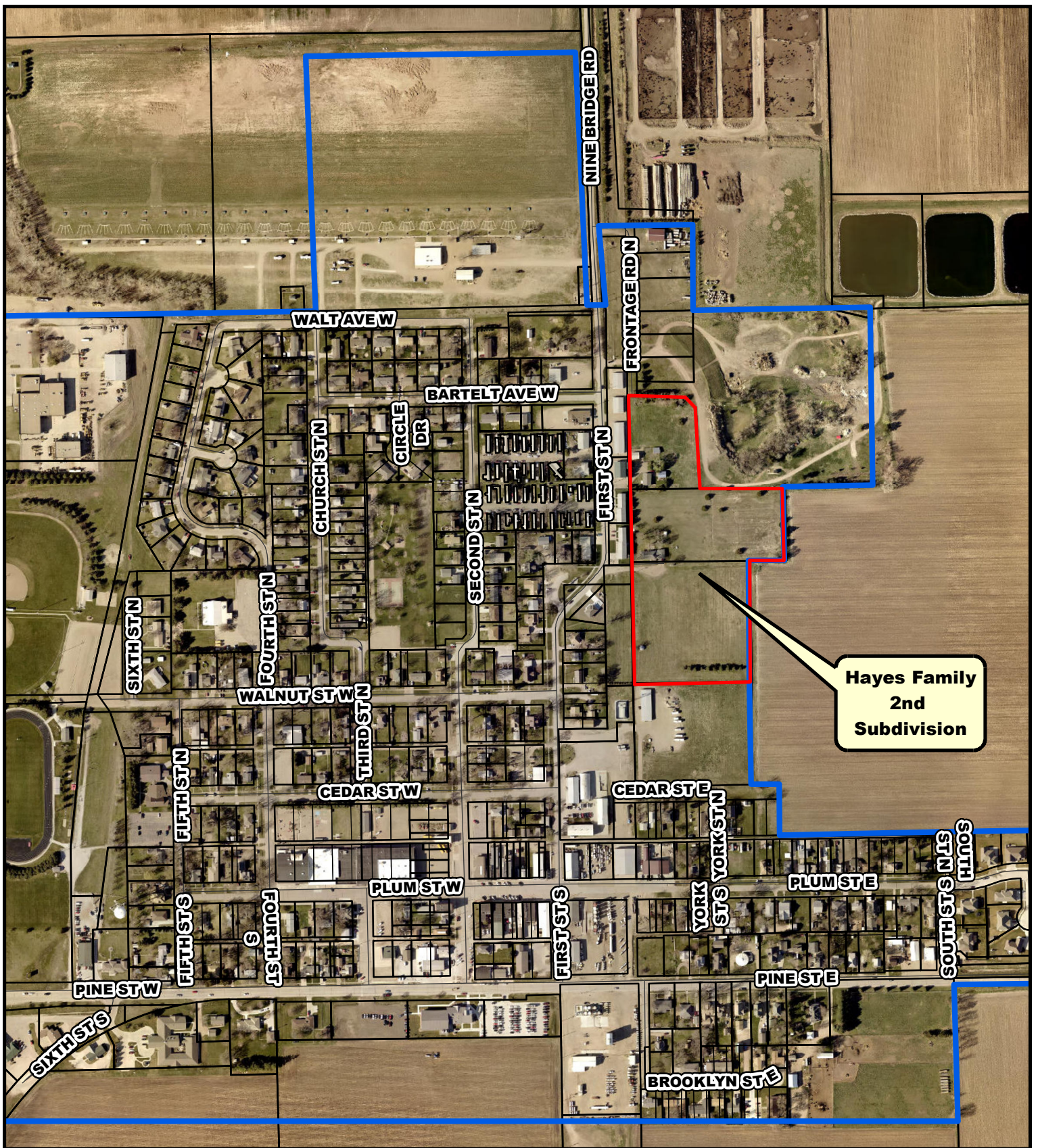
CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Applicant's Surveying Company  
Applicant

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

<b>Name</b>	<b>Acres</b>	<b>Lots</b>	<b>Legal Description</b>
B & M Estates Subdivision	9.876	2	A tract of land comprising a part of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2,S1/2,SE1/4,SE1/4) Section Eleven (11), Township Eleven (11) North, Range Ten (10) West of the 6 <sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska.
Hayes Family 2 <sup>nd</sup> Subdivision	1.71	8	A tract of land being a replat of all of lot 1 Hayes Family Subdivision, a replat of lot 6, County Subdivision of the E1/2 of SW1/4, and West1/2 of SE1/4 of Sec. 5, and part of the Northwest Quarter of the Southeast Quarter(NW1/4 SE1/4) of Section Five (5), all in Township Nine (9) North, Range Nine (9) West of the 6 <sup>th</sup> Principal Meridian, Hall County, Nebraska
Lowry Acres	2.63.1	1	A tract of land comprising a part of the Southwest Quarter (SW1/4), Section Twenty-Four (24), Township Twelve (12) North, Range Twelve (12) West of 6 <sup>th</sup> P.M., Hall County, Nebraska.

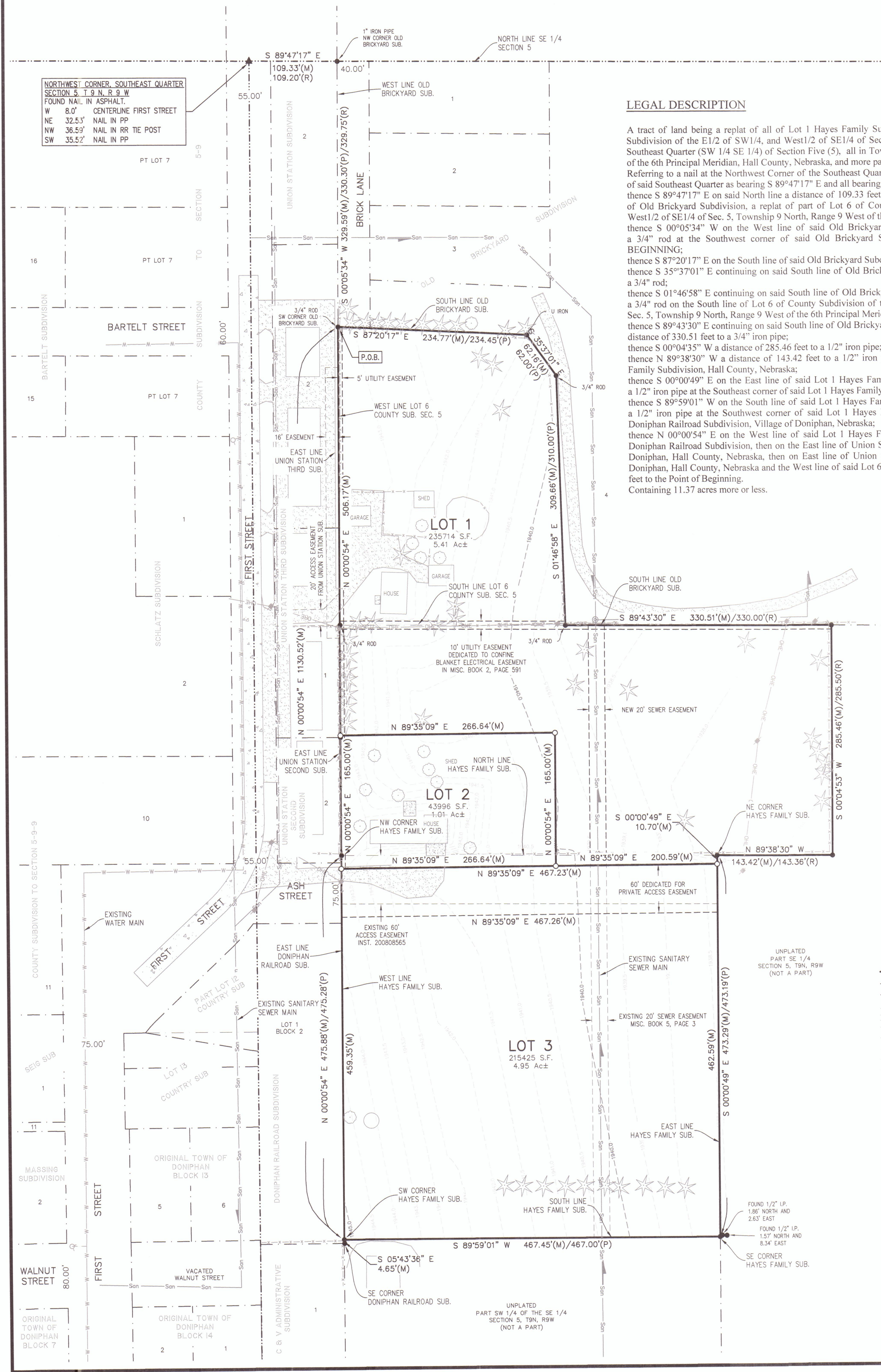






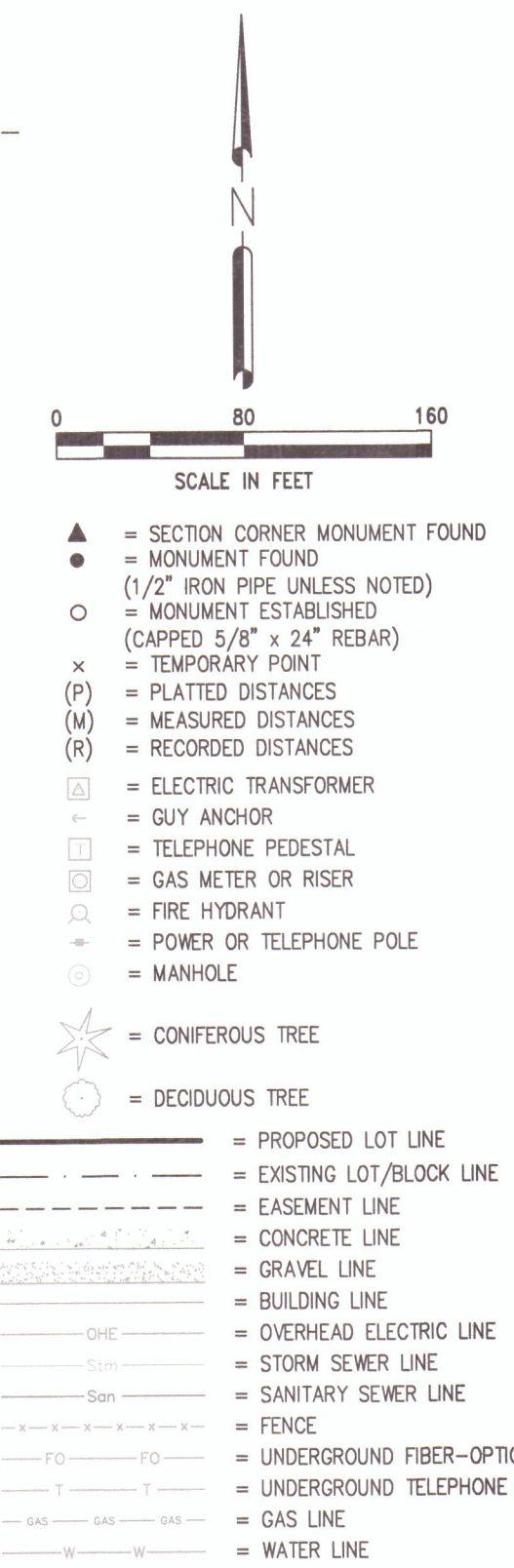


PRELIMINARY PLAT  
-HAYES FAMILY SECOND SUBDIVISION-  
IN THE VILLAGE OF DONIPHAN, HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION

A tract of land being a replat of all of Lot 1 Hayes Family Subdivision, a replat of part of Lot 6, County Subdivision of the E1/2 of SW1/4, and West1/2 of SE1/4 of Sec. 5, and part of the Northwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Five (5), all in Township Nine (9) North, Range Nine (9) West of the 6th Principal Meridian, Hall County, Nebraska, and more particularly described as follows:  
Referring to a nail at the Northwest Corner of the Southeast Quarter of Section 5 and assuming the North line of said Southeast Quarter as bearing S 89°47'17" E and all bearings contained herein are relative thereto;  
thence S 89°47'17" E on said North line a distance of 109.33 feet to a 1" IRON PIPE at the Northwest Corner of Old Brickyard Subdivision, a replat of part of Lot 6 of County Subdivision of the E1/2 of SW1/4, and West1/2 of SE1/4 of Sec. 5, Township 9 North, Range 9 West of the 6th Principal Meridian, Hall County;  
thence S 00°05'34" W on the West line of said Old Brickyard Subdivision a distance of 329.59 feet to a 3/4" rod at the Southwest corner of said Old Brickyard Subdivision and the ACTUAL POINT OF BEGINNING;  
thence S 87°20'17" E on the South line of said Old Brickyard Subdivision a distance of 234.77 feet to a U iron;  
thence S 35°37'01" E continuing on said South line of Old Brickyard Subdivision a distance of 62.16 feet to a 3/4" rod;  
thence S 01°46'58" E continuing on said South line of Old Brickyard Subdivision a distance of 309.66 feet to a 3/4" rod on the South line of Lot 6 of County Subdivision of the E1/2 of SW1/4, and West1/2 of SE1/4 of Sec. 5, Township 9 North, Range 9 West of the 6th Principal Meridian, Hall County;  
thence S 89°43'30" W a distance of 143.42 feet to a 1/2" iron pipe at the Northeast corner of Lot 1 Hayes Family Subdivision, Hall County, Nebraska;  
thence S 00°00'49" E on the East line of said Lot 1 Hayes Family Subdivision a distance of 473.29 feet to a 1/2" iron pipe at the Southeast corner of said Lot 1 Hayes Family Subdivision;  
thence S 89°59'01" W on the South line of said Lot 1 Hayes Family Subdivision a distance of 467.45 feet to a 1/2" iron pipe at the Southwest corner of said Lot 1 Hayes Family Subdivision and on the East line of Doniphan Railroad Subdivision, Village of Doniphan, Nebraska;  
thence N 00°00'54" E on the West line of said Lot 1 Hayes Family Subdivision and the East line of said Doniphan Railroad Subdivision, then on the East line of Union Station Second Subdivision, in the Village of Doniphan, Hall County, Nebraska, then on East line of Union Station Third Subdivision, in the Village of Doniphan, Hall County, Nebraska and the West line of said Lot 6 of County Subdivision a distance of 1130.52 feet to the Point of Beginning.  
Containing 11.37 acres more or less.



NOTES  
This plat prepared June 2018 for:

Casey McGooden  
329 N First Street  
Doniphan, NE 68832

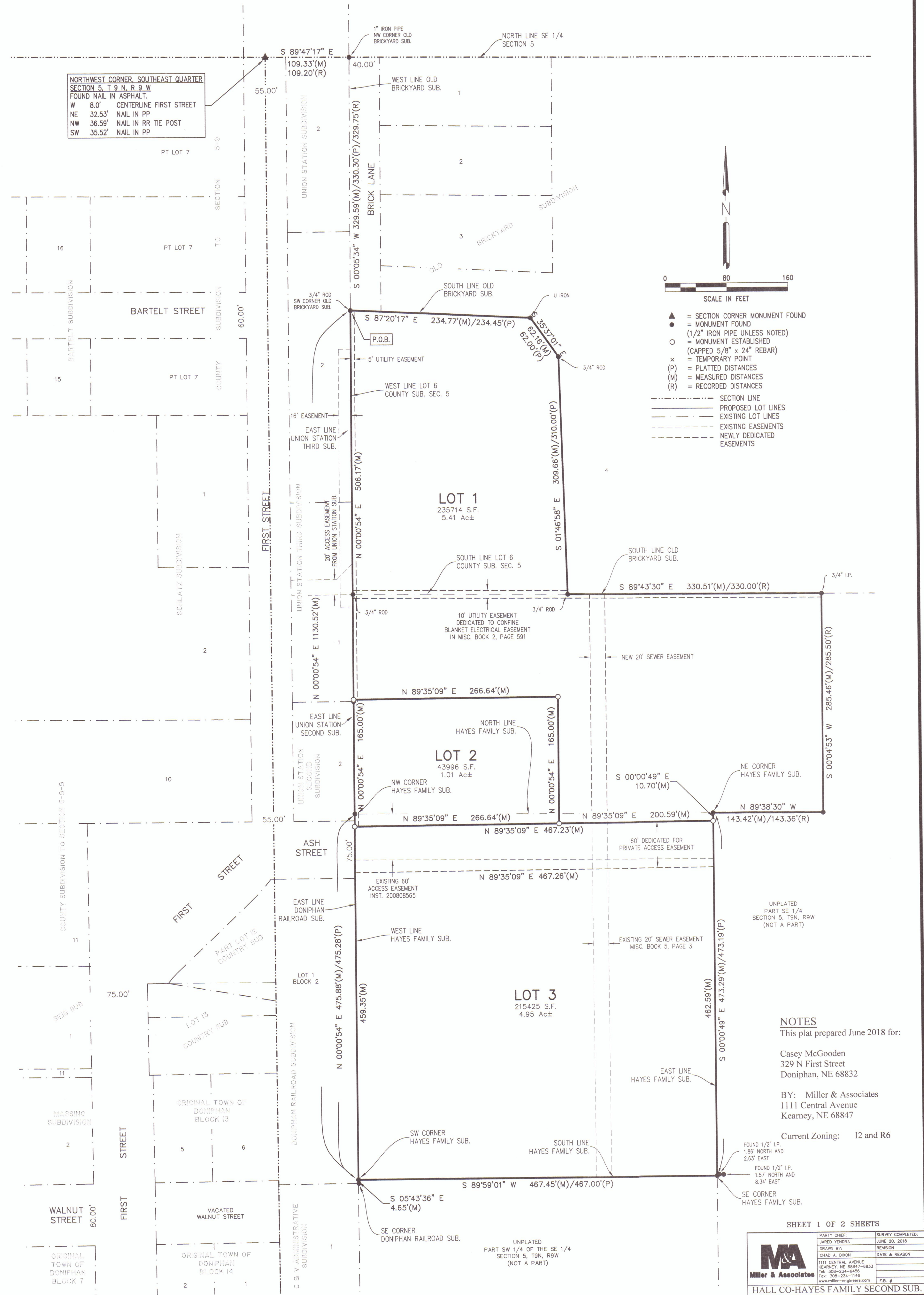
BY: Miller & Associates  
1111 Central Avenue  
Kearney, NE 68847

Current Zoning: I2 and R6

PARTY CHIEF JARED TENDRA CREATED BY CHAD A. DIXON 1111 CENTRAL AVENUE KEARNEY, NE 68847 TEL: 308-234-1146 WWW.MILLER-ANDASSOCIATES.COM	SURVEY COMPLETED JUNE 30, 2018 SECTION DATE & REASON F.B. #
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FINAL PLAT  
-HAYES FAMILY SECOND SUBDIVISION-  
IN THE VILLAGE OF DONIPHAN, HALL COUNTY, NEBRASKA







# **Hall County Regional Planning Commission**

**Wednesday, July 11, 2018**

**Regular Meeting**

## **Item J3**

**Final Plat Lowry Acres Subdivision Cairo**

**Staff Contact:**

June 28<sup>th</sup>, 2018

Dear Members of the Board:

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

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on July 11<sup>th</sup>, 2018, in the Community Meeting Room located in Grand Island's City Hall.

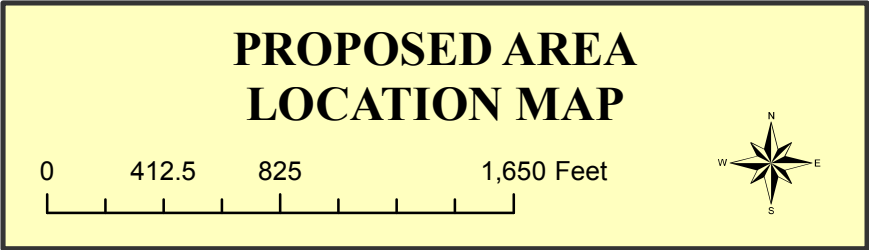
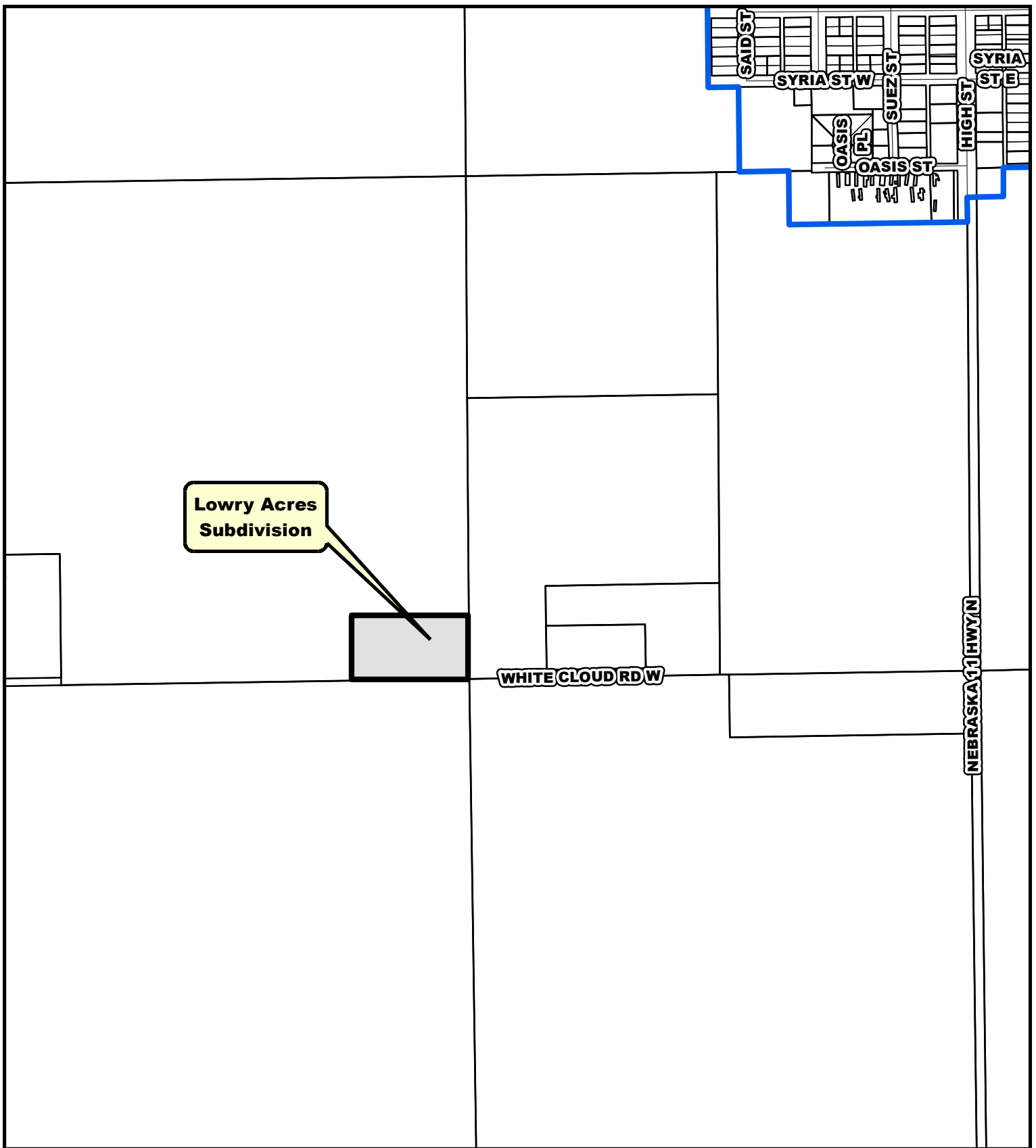
Sincerely,

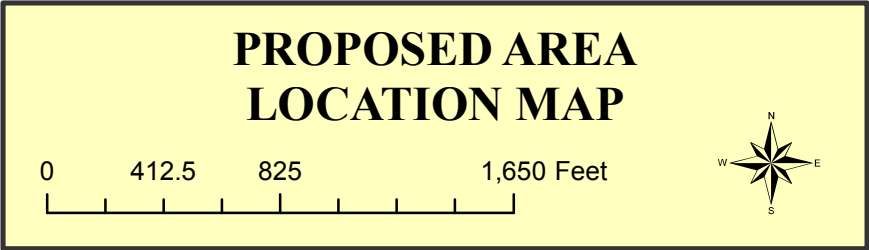
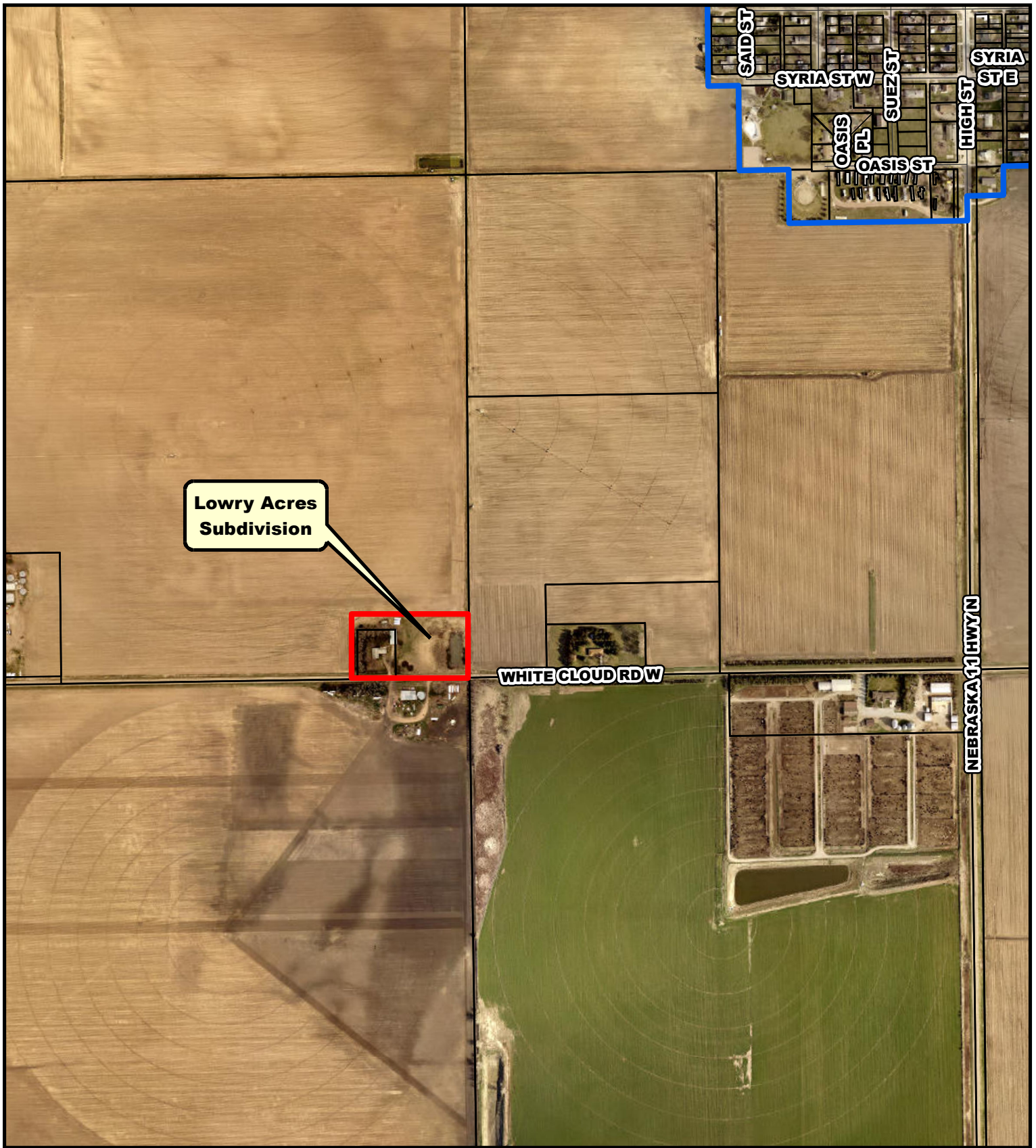
Chad Nabity, AICP  
Planning Director

CC: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
County Assessor/Register of Deeds  
Manager of Postal Operations  
Applicant's Surveying Company  
Applicant

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

<b>Name</b>	<b>Acres</b>	<b>Lots</b>	<b>Legal Description</b>
B & M Estates Subdivision	9.876	2	A tract of land comprising a part of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2,S1/2,SE1/4,SE1/4) Section Eleven (11), Township Eleven (11) North, Range Ten (10) West of the 6 <sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska.
Hayes Family 2 <sup>nd</sup> Subdivision	1.71	8	A tract of land being a replat of all of lot 1 Hayes Family Subdivision, a replat of lot 6, County Subdivision of the E1/2 of SW1/4, and West1/2 of SE1/4 of Sec. 5, and part of the Northwest Quarter of the Southeast Quarter(NW1/4 SE1/4) of Section Five (5), all in Township Nine (9) North, Range Nine (9) West of the 6 <sup>th</sup> Principal Meridian, Hall County, Nebraska
Lowry Acres	2.63.1	1	A tract of land comprising a part of the Southwest Quarter (SW1/4), Section Twenty-Four (24), Township Twelve (12) North, Range Twelve (12) West of 6 <sup>th</sup> P.M., Hall County, Nebraska.







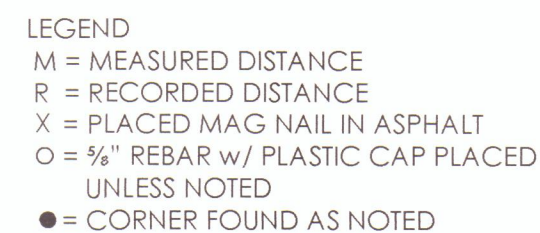
PT. SW 1/4, SECTION 24 - T12N - R12W  
HALL COUNTY, NEBRASKA

SW1/4  
SEC. 24 - T12N - R12W  
(NOT A PART)



## SURVEYORS CERTIFICATE

Evan A. Jasnowski R.L.S. #776



VICINITY MAP (NOT TO SCALE)  
SECTION 24, T 12 N, R 12 W

NW 1/4 NE 1/4

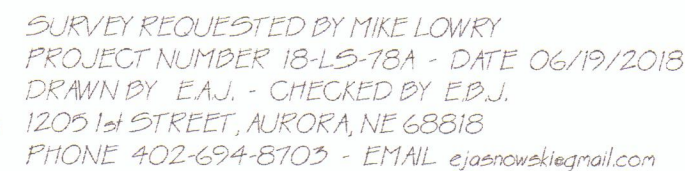
SW 1/4 SE 1/4

SW COR. SITE LOCATION SE 1/4 COR.

WHITE CLOUD RD

## CORNER TIES

S1/4 COR, SEC 24 - T12N - R12W  
FOUND SURVEY SPIKE w/ WASHER IN ASPHALT  
33.30' SSW to NAIL IN CORNER FENCE POST  
35.72' SSE to NAIL IN FENCE GATE POST  
34.49' E to NAIL IN FENCE POST





# **Hall County Regional Planning Commission**

**Wednesday, July 11, 2018**

**Regular Meeting**

## **Item N1**

**2018 -19 Budget as Proposed**

**Staff Contact:**

# Hall County Regional Planning Dept. 2018-2019 Budget

		2017-18	2018-19	% Change	2018-19**	% Change
Salaries	5105	\$ 182,693	\$ 178,663	-2.21	\$ 178,663	-2.21
Employer Social Security	5115	\$ 14,229	\$ 13,667	-3.95	\$ 13,667	-3.95
Employee Insurance-Health*	5120	\$ 45,660	\$ 24,757	-45.78	\$ 24,757	-45.78
Employee Insurance-Life	5125	\$ 194	\$ 216	11.50	\$ 216	11.50
Employee Insurance-Disab.	5130	\$ 372	\$ 456	22.63	\$ 456	22.63
Tuition Reimbursment	5135	\$ -	\$ -	0.00	\$ -	0.00
General Pension	5145	\$ 11,159	\$ 12,270	9.95	\$ 12,270	9.95
Workers Compensation	5150	\$ 223	\$ 222	-0.51	\$ 222	-0.51
Other Employee Benefits	5160	\$ 340	\$ 325	-4.53	\$ 325	-4.53
VEBA	5161	\$ 1,178	\$ 1,139	-3.31	\$ 1,139	-3.31
<b>Total Personnel**</b>		<b>\$ 256,049</b>	<b>\$ 239,666</b>	<b>-6.40</b>	<b>\$ 231,715</b>	<b>-9.50</b>
Contract Services	5213	0	0	0.00	0	0.00
Administrative Services	5221	1200	1200	0.00	1200	0.00
Computer Services	5241	9012	7273	-19.30	9012	0.00
Printing and Duplicating	5245	250	250	0.00	192	-23.20
Repair/Maint.-Off Furn & Equip	5330	280	280	0.00	280	0.00
Telephone	5410	210	210	0.00	210	0.00
Postage	5413	982	1432	45.82	1432	45.82
Legal Notices/ Advert.	5419	750	750	0.00	750	0.00
Dues and Subscriptions	5422	1000	1200	20.00	1000	0.00
Books	5425	100	100	0.00	100	0.00
Travel and Training	5428	4245	4250	0.12	4250	0.12
Office Supplies	5505	1800	1800	0.00	1800	0.00
Other General Supplies	5590					
Non Capital Office Equipment	5540	1800	1800	0.00	1800	
Capital Improvement	5620					
<b>Total Operating</b>		<b>\$ 21,629</b>	<b>\$ 20,545</b>	<b>-5.01</b>	<b>\$ 22,026</b>	
<b>Total</b>		<b>\$ 277,678</b>	<b>\$ 260,211</b>	<b>-6.29</b>	<b>\$ 253,741</b>	
		<b>2017-18</b>	<b>2018-19</b>		<b>2018-19</b>	
City and County Shares		\$ 137,890	\$ 130,106	-5.65	\$ 126,871	-7.99%
		<b>Projected Decrease</b>	<b>\$</b>	<b>(7,785)</b>	<b>\$</b>	<b>(11,020)</b>

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

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

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

\*\* Totals with 10% of Admin Assistant Expenses Covered by Grand Island Building Dept.