



# Hall County Regional Planning Commission

**Wednesday, September 2, 2020**  
**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**  
**Council Chambers**

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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.



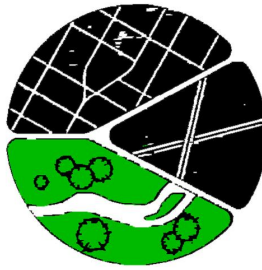
# **Hall County Regional Planning Commission**

**Wednesday, September 2, 2020  
Regular Meeting**

## **Item A1**

**Agenda 9/2/20**

**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, September 2, 2020**

**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 August 5, 2020.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Rezoning- Grand Island** Concerning a change of zone on property described a portion of the NW ¼ of Section 23, Township 11 north, Range 10 west of the 6<sup>th</sup> P.M. in Grand Island, Hall County Nebraska (part of Copper Creek Subdivision) from R2 Low Density Residential R-3SL Medium Density Residential Small Lot Zone. (C-21-2020GI)

- 5. Public Hearing – Zoning Text Amendments – Grand Island –** Concerning changes to Sections §36-8 Definitions and §36-61. (LLR) Large Lot Residential Zone (C-20-2020GI)

### **Consent Agenda:**

- 6. Final Plat – NWE North Subdivision- Grand Island-** Located west of Engleman Road and north of Capital Avenue in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (1 lot, 0.0227 acres). This property is zoned AG 2 Secondary Agricultural Zone and is an addition to the City of Grand Island.

- 7. Final Plat – NWE South Subdivision- Grand Island-** Located west of Engleman Road



and south of Husker Highway in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (1 lot, 0.064 acres). This property is zoned AG 2 Secondary Agricultural Zone and is an addition to the City of Grand Island.

8. **Final Plat – Copper Creek 16th- Grand Island** - Located south of Indian Grass Road and east of Little Bluestem Drive in Grand Island, Nebraska. (27 lots, 4.085 acres). This property is currently zoned R2 Low Density Residential but there is a request to change it to R3-SL Medium Density Small Lot Residential.
9. **Final Plat – A & N Subdivision –Hall County** Located west of Schauppsville Road and south of Guenther Road in Hall County, Nebraska (1 lots 3.003 acres). This property is zoned AG 1 Primary Agriculture. This is a one time split from a tract of 80 acres or more.

#### **10. Directors Report**

Community Beautification Award

#### **11. Next Meeting October 7, 2020.**

#### **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  
September 2, 2020**

- 4. Public Hearing – Rezoning- Grand Island** Concerning a change of zone on property described a portion of the NW ¼ of Section 23, Township 11 north, Range 10 west of the 6<sup>th</sup> P.M. in Grand Island, Hall County Nebraska (part of Copper Creek Subdivision) from R2 Low Density Residential R-3SL Medium Density Residential Small Lot Zone. (C-21-2020GI) **See Full Recommendation** (Hearing, Discussion Action)
- 5. Public Hearing – Zoning Text Amendments – Grand Island –** Concerning changes to Sections §36-8 Definitions and §36-61. (LLR) Large Lot Residential Zone (C-20-2020GI). The changes to the Definitions will harmonize the definition of Street Frontage between the subdivision regulations and the zoning regulations. The changes to the LLR zoning district will add private recreation and keeping of livestock as conditional use permits to tracts of 5 acres or more in the LLR zoning district. **See Full Recommendation** (Hearing, Discussion Action)
- 6. Final Plat – NWE North Subdivision- Grand Island-** Located west of Engleman Road and north of Capital Avenue in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (1 lot, 0.0227 acres). This property is zoned AG 2 Secondary Agricultural Zone and is an addition to the City of Grand Island. Staff is recommending waving the minimum lot size for this subdivision for this use.
- 7. Final Plat – NWE North Subdivision- Grand Island-** Located west of Engleman Road and south of Husker Highway in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (1 lot, 0.064 acres). This property is zoned AG 2 Secondary Agricultural Zone and is an addition to the City of Grand Island. Staff is recommending waving the minimum lot size for this subdivision for this use
- 8. Final Plat – Copper Creek 16th- Hall County-** Located south of Indian Grass Road and east of Little Bluestem Drive in Grand Island, Nebraska. (27 lots, 4.085 acres). This property is currently zoned R2 Low Density Residential but there is a request to change it to R3-SL Medium Density Small Lot Residential. Approval of this subdivision as submitted is contingent on approval of the rezoning.
- 9. Final Plat – Kroeger Subdivision –Hall County** Located west of Schauppsville Road and south of Guenther Road in Hall County, Nebraska (1 lots 3.003 acres). This property is zoned AG 1 Primary Agriculture. This is a one time split from a tract of 80 acres or more.

**Next Meeting October 7, 2020.**



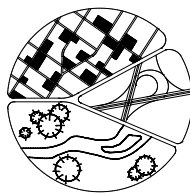
# **Hall County Regional Planning Commission**

**Wednesday, September 2, 2020  
Regular Meeting**

## **Item E1**

### **Minutes - 8/5/20 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  
August 5, 2020

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The meeting of the Regional Planning Commission was held Wednesday, August 5, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on July 25, 2020.

Present: Leslie Ruge      Pat O’Neill      Tony Randone  
            Jaye Monter      Carla Maurer      Robin Hendricksen  
            Hector Rubio      Darrel Nelson  
            Leonard Rainforth      Greg Robb

Absent: Judd Allan

Other:

Staff: Chad Nabity, Norma Hernandez

Press: Brandon Summers

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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 July 1, 2020 meeting.**

A motion was made by Rainforth and second by Maurer to approve the minutes of the July 1, 2020 meeting.

The motion carried with seven members in favor (O'Neill, Ruge, Monter, Maurer, Rainforth, Hendricksen and Rubio) and three abstaining (Randone, Robb and Nelson).

**3. Request Time to Speak.**

The following requested time to speak during discussion:  
*Ron Depue, 308 N. Locust item #4 available for questions*

**4. Public Hearing – Redevelopment Plan Area #25 CAAP J & L Westward Enterprises – Grand Island.** Proposed redevelopment plan for a TIF project at 60<sup>th</sup> and Old Potash at the Cornhusker Army Ammunition Plant in CRA Area #25 6060 W. Old Potash Highway (C-19-2020GI)

O'Neill opened the public hearing.

Nabity explained the redevelopment plan is 10 acres at 60<sup>th</sup> and Old Potash at the Cornhusker Army Ammunition Plant. J&L Westward Enterprises is relocating and expanding Webb Cutting Components. The redevelopment plan would allow use of Tax Increment Financing. The project is consistent with the existing zoning and future land use plan for this area within Hall County and consistent with the comprehensive plan.

O'Neill closed the public hearing.

A motion was made by Randone and second by Nelson to recommend approval for the Redevelopment Plan Area #25 and Resolution 2020-08.

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

**5. Public Hearing – One and Six Year Street Improvement Plan – Grand Island –** Public Hearing and action on the 2020 to 2025 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-20-2020GI)

O'Neill opened the public hearing.

Grand Island Public Works Director John Collins detailed this year's plan for capital projects that was part of the one and six street improvement plan. Collins displayed a spreadsheet with a list of 2020 projects that were in progress, underway and completed. Collins went on and talked about projects- the last section of Capital Avenue, Moore's

Creek to North Road should be under construction next summer, Eddy Street Underpass Rehabilitation, Custer Avenue Rehabilitation and Annual Curb Ramp Installation. Collins also mentioned the closing of the intersection of Old Potash and North Road for 90 day construction. Maurer asked when the roundabout on North Road and Capital would be completed. Collins stated work would start in a couple of weeks and the project will be completed by the end of the construction season.

O'Neill closed the public hearing

A motion was made by Maurer and second by Randone recommend approval for the one and six year street improvement plan.

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

#### **Consent Agenda:**

- 6. Final Plat – Crane View Second Subdivision – Doniphan.** Located east of U.S. Highway 281 and north of Clarice Street in Hall County, Nebraska within the 1 mile ETJ of Doniphan, Nebraska. (1 lot, 1.19 acres). This property is zoned GC General Commercial Zone and is an addition to the Village of Doniphan.
- 7. Final Plat – A&N Shriner- Krohn Subdivision – Hall County** – Located south of the Loup River Road and east of U.S. Highway 281 in Hall County, Nebraska. (1 lot, 3.092 acres). This property is zoned AGV Primary Agriculture with Valentine Soil Overlay.
- 8. Final Plat – Kroeger Subdivision – Grand Island** – Located south of NE Hwy 2, west of Idaho Avenue north of east of Nevada Avenue in Grand Island, Nebraska. (15 lots, 5.516 acres). This property is zoned RO – Residential Office and LLR Large Lot Residential.

A motion was made by Robb and second by Hendricksen to approve all items on the consent agenda.

The motion was carried with ten members voting in favor (O'Neill, Ruge, Nelson, Monter, Maurer, Robb, Rubio, Randone, Hendricksen and Rainforth) with no members voting no.

#### **9. Director's Report.**

Community Beautification Award.

Nabity stated the community beautification award deadline is next week. Committee includes O'Neill, Maurer and Ruge.

Proposed updates/amendments to the Grand Island Future Land Use Map, Zoning Map and Regulations.

Nabity mentioned he received phone calls about potentially rezoning a strip of Eddy Street south of Five Points for commercial uses. The phone call was in response to the Planning Commission discussion in June.

O'Neill adjourned the meeting at 6:34 p.m.

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Leslie Ruge, Secretary  
By Norma Hernandez



# **Hall County Regional Planning Commission**

**Wednesday, September 2, 2020  
Regular Meeting**

## **Item F1**

**Public Hearing - Rezoning - Copper Creek**

**Staff Contact:**



# 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

\$850

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

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

Applicant Name GUARANTEE GROUP LLC Phone (h) (308) 379-1482 (w) \_\_\_\_\_

Applicant Address PO BOX 5916

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

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

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

Property Address SEE ATTACHED

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

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

All/Part \_\_\_\_\_ 1/4 of Section \_\_\_\_\_ TWP \_\_\_\_\_ RGE \_\_\_\_\_ W6PM

## C. Requested Zoning Change:

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

From R2 to R3-SL

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:

TO ALLOW FOR LOT SIZE FLEXABILITY

**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 8.13.2020

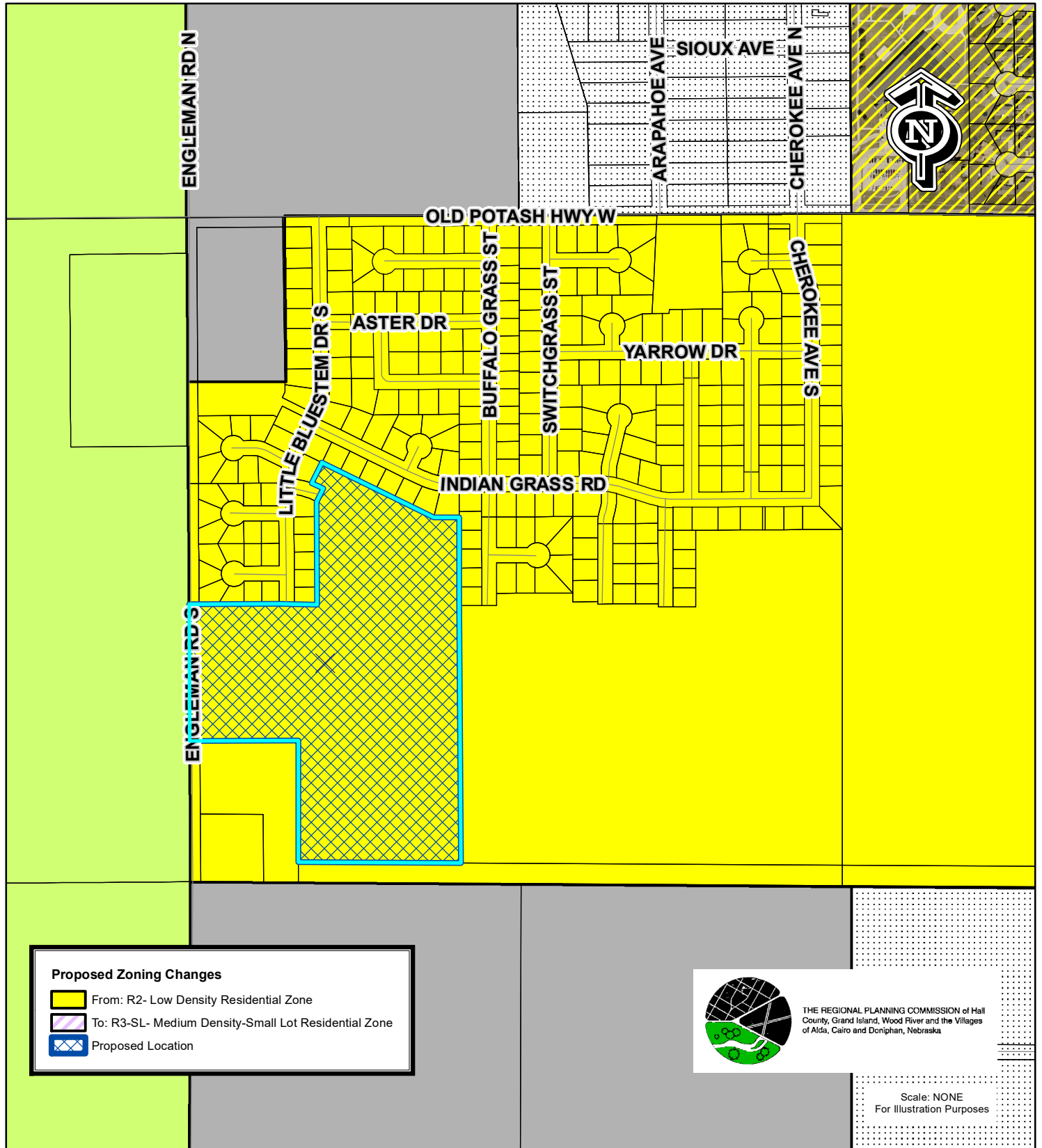
Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, 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 10/23/19

# Proposed Zoning Change Location Map

A TRACT OF LAND LOCATED IN THE NORTH WEST QUARTER, SECTION 23, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 24, 2020

**SUBJECT:**     *Zoning Change*(C-21-2020GI)

**PROPOSAL:**   To rezone tract of land consisting of 26.767 acres located in the North West Quarter, Section 23, Township 11 North, Range 10 West of the 6th P.M., in the City Of Grand Island, Hall County, Nebraskan from R2: Medium Density Residential Zone to R3-SL: Medium Density-Small Lot Residential Zone. This property is located east of Engleman Road and south Indian Grass Road.

### OVERVIEW:

#### Site Analysis

<i>Current zoning designation:</i>	<b>R2:</b> Medium Density Residential Zone
<i>Permitted and conditional uses:</i>	Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district
<i>Comprehensive Plan Designation:</i>	Designated for low to medium density residential uses.
<i>Existing land uses:</i>	Vacant
<i>Proposed Zoning Designation:</i>	<b>R3-SL:</b> Medium Density-Small Lot Residential Zone
<i>Permitted and conditional uses:</i>	<b>R3-SL:</b> Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 3,000 square feet. Attached Single Family with a density of 1 unit per 2,100 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

#### **Adjacent Properties Analysis**

<i>Current zoning designations:</i>	<b>North:</b> R2: Medium Density Residential Zone
	<b>South:</b> TA: Transitional Agricultural Zone
	<b>East:</b> AG-2: Secondary Agricultural Zone
	<b>West:</b> R2: Medium Density Residential Zone
<i>Intent of zoning district:</i>	<b>R-2:</b> To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.
	<b>TA:</b> for a transition from rural to urban uses, and is generally located on the fringe of the urban area. This zoning district permits both farm and non-farm dwellings

at a maximum density of two dwelling units per acre. The intent of the zoning district also would allow the raising of livestock to a limit and within certain density requirements.

**AG-2:** To provide for the preservation of lands best suited for agricultural uses of all types including feed lots and the commercial feeding of livestock to specific limits 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 asset to the economy of the area of 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..

*Permitted and conditional uses:*

**R2:** Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district

**TA:** farm and non-farm dwellings at a maximum density of two dwelling units per acre, churches, schools, and parks.

**AG-2:** Agricultural operation, residential uses such as single family dwellings, ranch and farm dwellings, recreational camps, parks, playgrounds, churches, and schools.

*Comprehensive Plan Designation:*

**North, South,East:** Designated for low to medium density residential

**West:** No Designation

*Existing land uses:*

**North:** Single family residential

**South, West and East:** Vacant /Agricultural commercial uses

**EVALUATION:**

**Positive Implications:**

- *Largely Consistent with the City's Comprehensive Land Use Plan: The property is designated for low to medium density residential use.*
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services have been extended to serve the rezoning area.
- *Would provide additional housing:* This would provide for more modernized housing stock allowing for more housing choices throughout the community

**Negative Implications:**

- *Non-foreseen*

**Other Considerations:**

**RECOMMENDATION:**

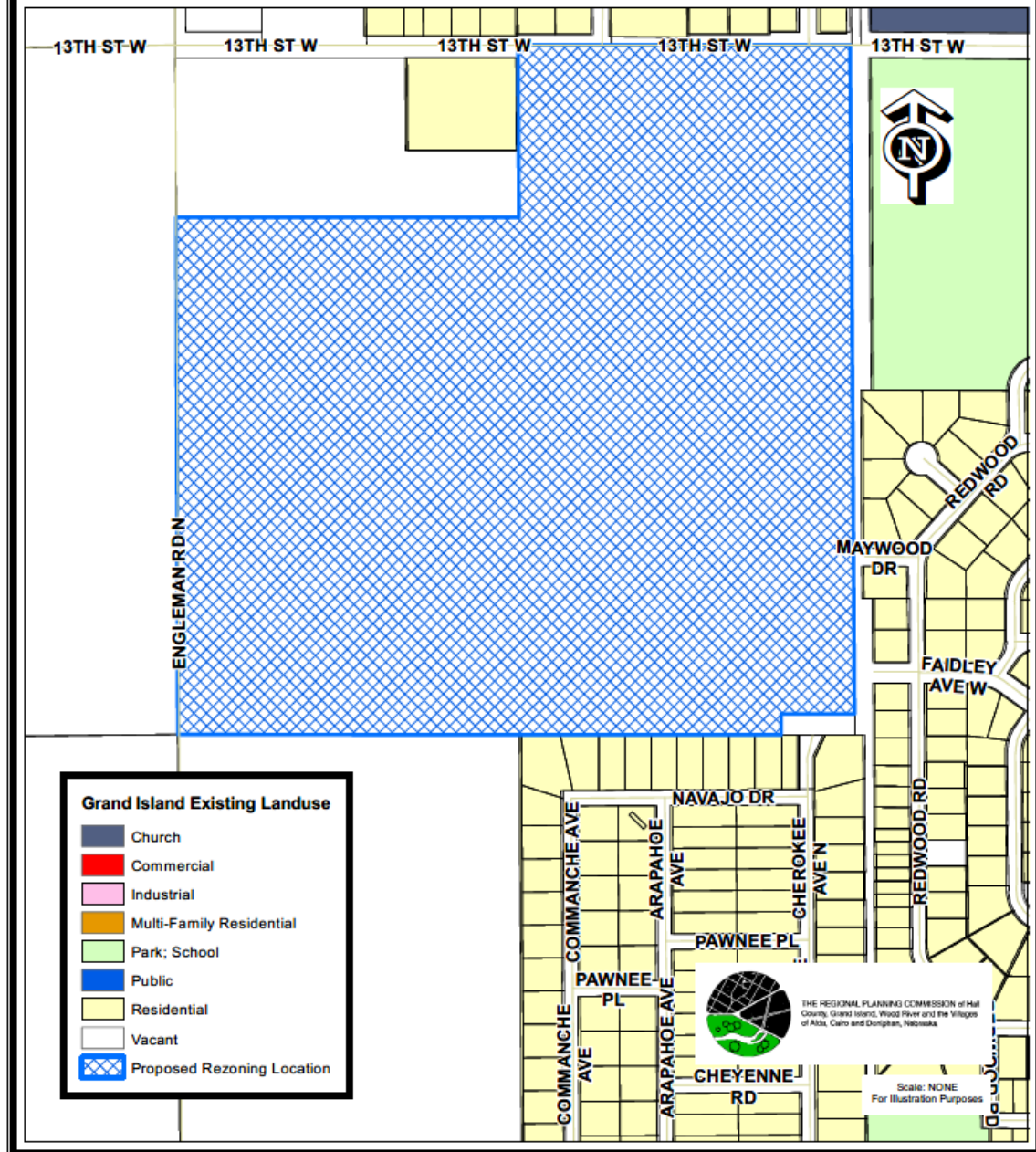
That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from ***R2: Medium Density Residential Zone*** to ***R3-SL: Medium Density-Small Lot Residential Zone***.

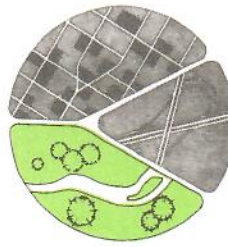
\_\_\_\_\_ Chad Nabity AICP, Planning Director



## Proposed Zoning Change Existing Landuse Map

A tract of land located in the NW ¼ of Section 14 Township 11 range 10  
West of the 6th Principal Meridian Hall County, Nebraska.





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

August 20, 2020

**RE: Rezone Request**

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Hall County Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday, September 2, 2020 concerning the following changes:

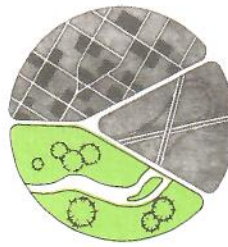
*A request to rezone a tract of land from R2 Low Density Residential Zone to R3-SL Medium Density-Small Lot Residential Zone. This property is located east of Engleman Road and south Indian Grass Road. in the NW 1/4 of Section 23, Township 11 N, Range 10 W, of the 6th P.M., in Grand Island, Hall County, Nebraska. (C-21-2020GI)*

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

If you have questions please call me at my office (308) 385-5240 or email [cnabity@grand-island.com](mailto:cnabity@grand-island.com).

Sincerely,

Chad Nabity, AICP  
Hall County Regional Planning Director



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

August 20, 2020

The Guarantee Group LLC  
PO Box 5916  
Grand Island, NE 68802

**RE: Rezone Request**

Dear Property Owner:

Your request to rezone property will be considered at the Hall County Regional Planning Commission Meeting, to be held at 6:00 p.m., Wednesday, September 2, 2020 in the Council Chambers, located in Grand Island's City Hall, 100 E First Street. A public hearing will be concerning the following changes:

*A request to rezone a tract of land from R2 Low Density Residential Zone to R3-SL Medium Density-Small Lot Residential Zone. This property is located east of Engleman Road and south Indian Grass Road. in the NW 1/4 of Section 23, Township 11 N, Range 10 W, of the 6th P.M., in Grand Island, Hall County, Nebraska. (C-21-2020GI)*

You're invited to attend this hearing and give testimony before the Regional Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement.

If you have questions please call me at my office (308) 385-5240 or email [cnabity@grand-island.com](mailto:cnabity@grand-island.com).

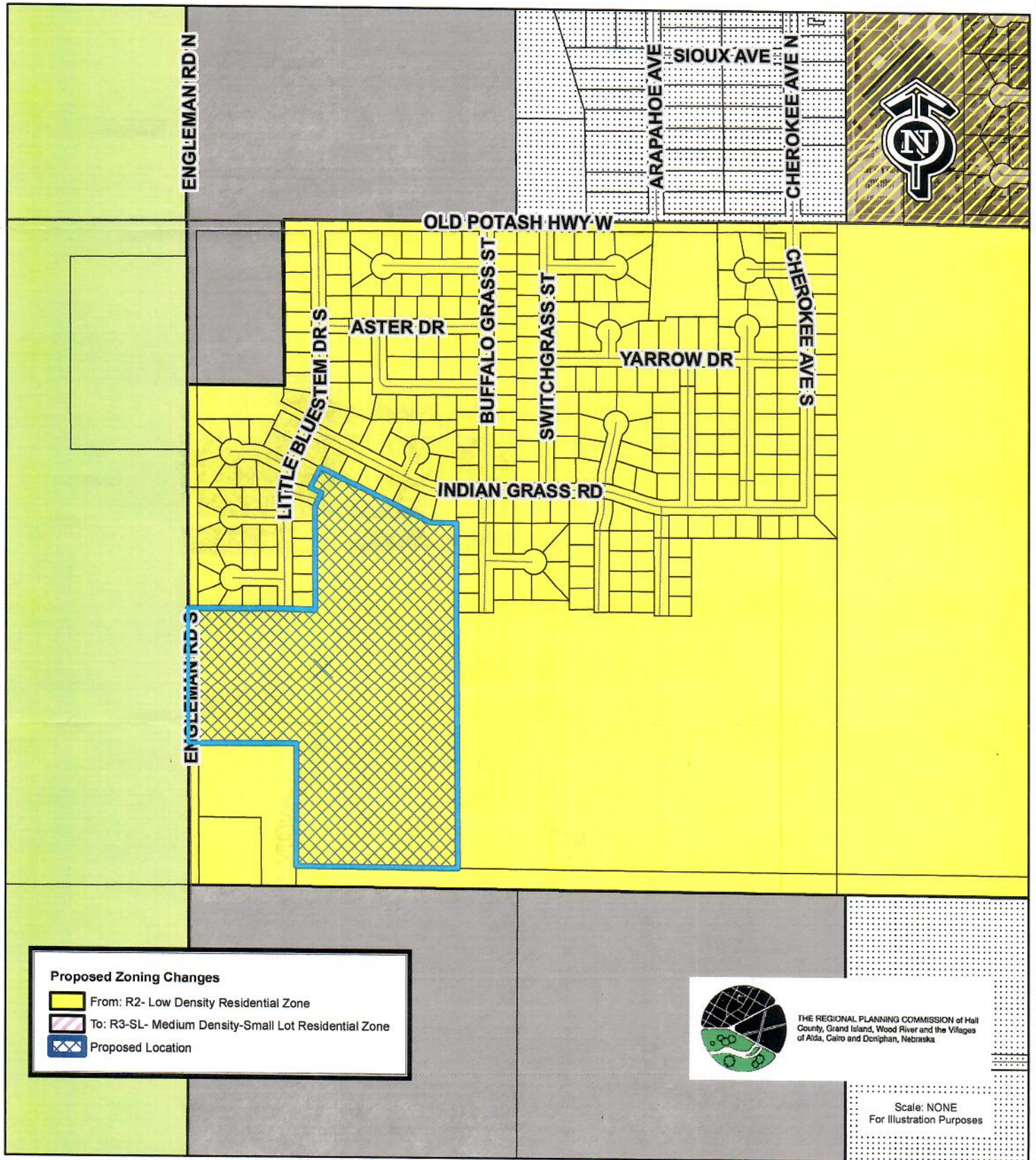
Sincerely,

Chad Nabity, AICP  
Hall County Regional Planning Director



# Proposed Zoning Change Location Map

A TRACT OF LAND LOCATED IN THE NORTH WEST QUARTER, SECTION 23, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA





# **Hall County Regional Planning Commission**

**Wednesday, September 2, 2020  
Regular Meeting**

## **Item F2**

**Public Hearing - Zoning Text Amendments -**

**Staff Contact:**

## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 25, 2020

### SUBJECT:

*Concerning proposed amendments to Chapter 36 of the Grand Island City Code specifically to Sections 36-108 (S) Definitions, and 36-61 Large Lot Residential Zone LLR (C-22-2020GI)*

### PROPOSAL:

To update the applicability section of the 36-108 (S) Definitions to harmonize the definition of Street Frontage between Chapter 33 and 36 of the City Code. To amend section 36-61 Large Lot Residential Zone (LLR) to expand the uses allowed by conditional use permit on tracts of five acres or more.

### OVERVIEW:

More than 20 years ago after approval of the Heavenly Haven Subdivision on Blaine Street south of U.S. Highway 30 the Grand Island Subdivision regulations were amended to define Lot Street Frontage as:

- (4) Street Frontage: Each lot shall have frontage (minimum width of twenty (20) feet) on a street that will allow for practical, physical vehicular ingress/egress, and allow for the proper provision of present or future municipal services to the lot.

The purpose of this change was to avoid situations created by the Heavenly Haven Subdivision where the street frontage along Blaine Street while technically present did not provide any possibility of actual vehicular access to the property without either a bridge or ferry.

The definition of Street Frontage was not, however, changed in the Zoning regulations. This can result in a situation where unsubdivided parcels (greater than 10 acres in size) may be created with frontage on a public right of way that does not provide physical vehicular access to the property. Staff is suggesting that the following change be considered to the definition of Street Frontage in Chapter 36 to harmonize these sections of the code:

**Street Frontage** shall mean the distance for which a lot parcel line of a zone lot adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street. Each property shall have frontage on a street that will allow for practical, physical vehicular ingress/egress, and allow for the proper provision of present or future municipal services to the lot (Suggested minimum of 20 feet).



Recently issues have come up with larger tracts of land in the Large Lot Residential Zoning district specifically how to allow certain uses on tracts of more than 5 acre. The LLR Zoning District was adopted in 2004 with the updated zoning regulations and comprehensive development plan to separate lower density acreage developments especially those around the East Lakes and Northwest Grand Island area that had been developed with half acre lots and single family residences. Some of these areas though have lots of up to and over 10 acres or properties that can be subdivided into smaller tracts some of which are still larger than 5 acres. We recently had a number of issues with owners of these properties wanting an electric service to provide a well for animals, or building a large picnic shelter on a lot without a house. The owners would need to have a permitted principal use or a permitted conditional use on the property to add these kinds of accessory uses. As a solution to this situation staff is recommending that the following adding the following permitted conditional uses to the LLR Zoning District:

(8) Private recreational areas subject to the following minimum conditions:

Size of property is at least 5.0 acres

All buildings requiring a building permit are identified on the application

All services such as water, sewer, natural gas and electric are identified on the application whether provide privately or publicly.

Additions of services or buildings accessory to this approved use will require an additional hearing for a conditional use permit to review the proposed additions.

(9) Keeping of Livestock subject to the following minimum conditions:

Size of property is at least 5.0 acres

All buildings requiring a building permit are identified on the application

All services such as water, sewer, natural gas and electric are identified on the application whether provide privately or publicly.

Number and/or type of animals is consistent with the limitations of the Grand Island Animal Ordinance Chapter 5 of the City Code.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as presented.

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

§



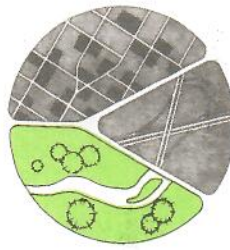
# **Hall County Regional Planning Commission**

**Wednesday, September 2, 2020  
Regular Meeting**

## **Item J1**

### **School Board Letter**

**Staff Contact:**



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

August 20, 2020

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 September 2, 2020** in the City Council Chambers located in Grand Island's City Hall.

Sincerely,

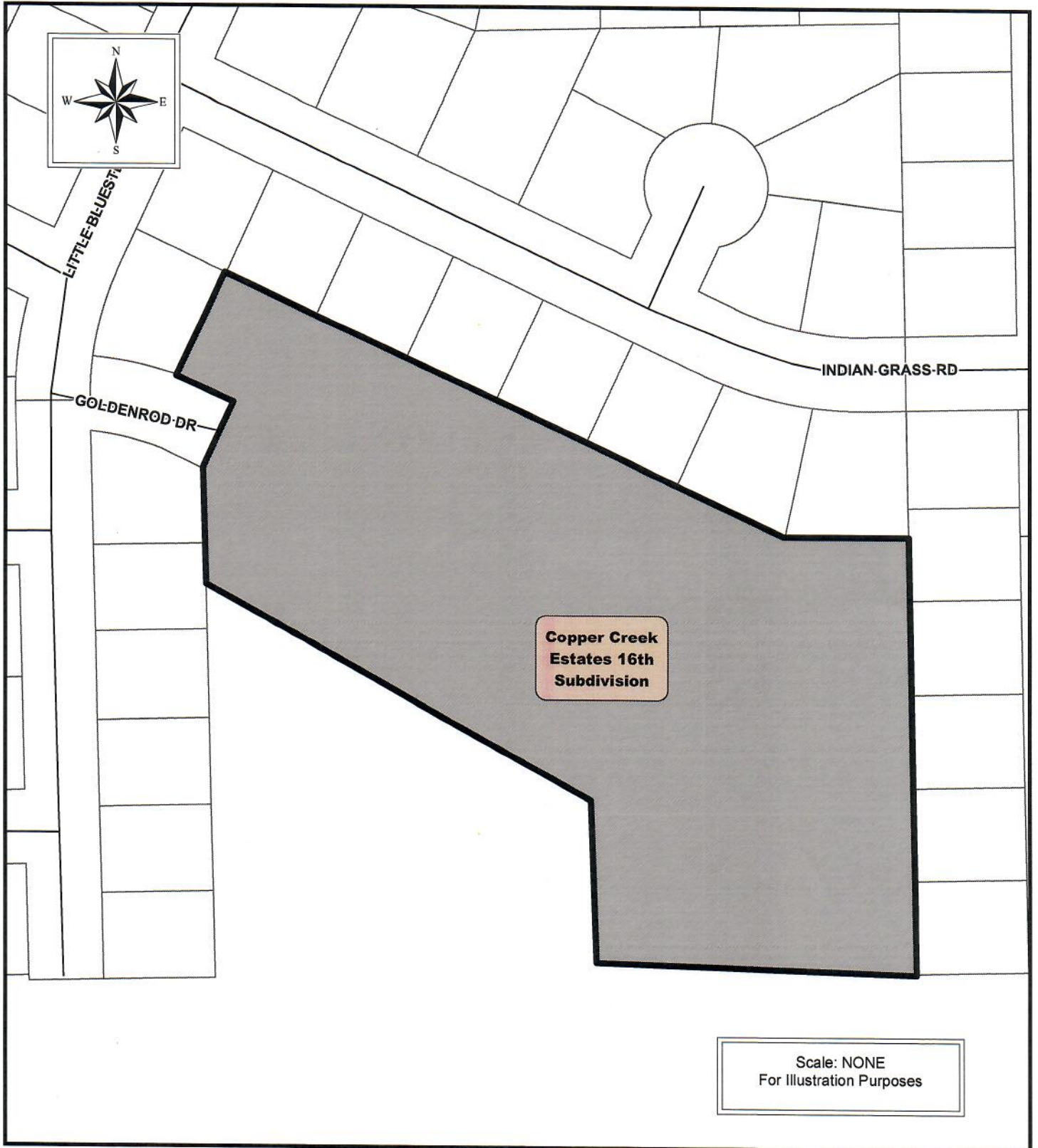
Chad Nabity, AICP  
Planning Director

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

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>
A&N Subdivision	14.3115	1	A Tract Of Land Comprising a Part of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) and a part of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section Fifteen (15), Township Ten (10) North, Range Eleven (11) West Of The 6th P.M. Hall County Nebraska
Cooper Creek 16 <sup>th</sup> Subdivision	4.086	27	A Tract of Land Consisting of Part of The Northwest Quarter (NW1/4) of Section Twenty-Three (23), Township Eleven(11) North, Range Ten (10) West of the 6th P.M., in The City Of Grand Island, Hall County, Nebraska
NWE North Subdivision	0.227	1	A Tract Of Land Consisting Of Part Of The Southeast Quarter Of The Southeast Quarter (Se1/4, Se1/4) Of Section Three (3), Township Eleven (11) North, Range Ten (10) West Of The 6th P.M.
NEW South Subdivision	0.064	1	Tract Of Land Consisting Of Part Of The Northeast Quarter Of The Northeast Quarter (Ne1/4, Ne1/4) Of Section Thirty-Four (34), Township Eleven (11) North, Range Ten (10) West Of The 6th P.M., Hall County, Nebraska

# PROPOSED SUBDIVISION LOCATION MAP



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



# PROPOSED SUBDIVISION LOCATION MAP



CAPITAL AVE W

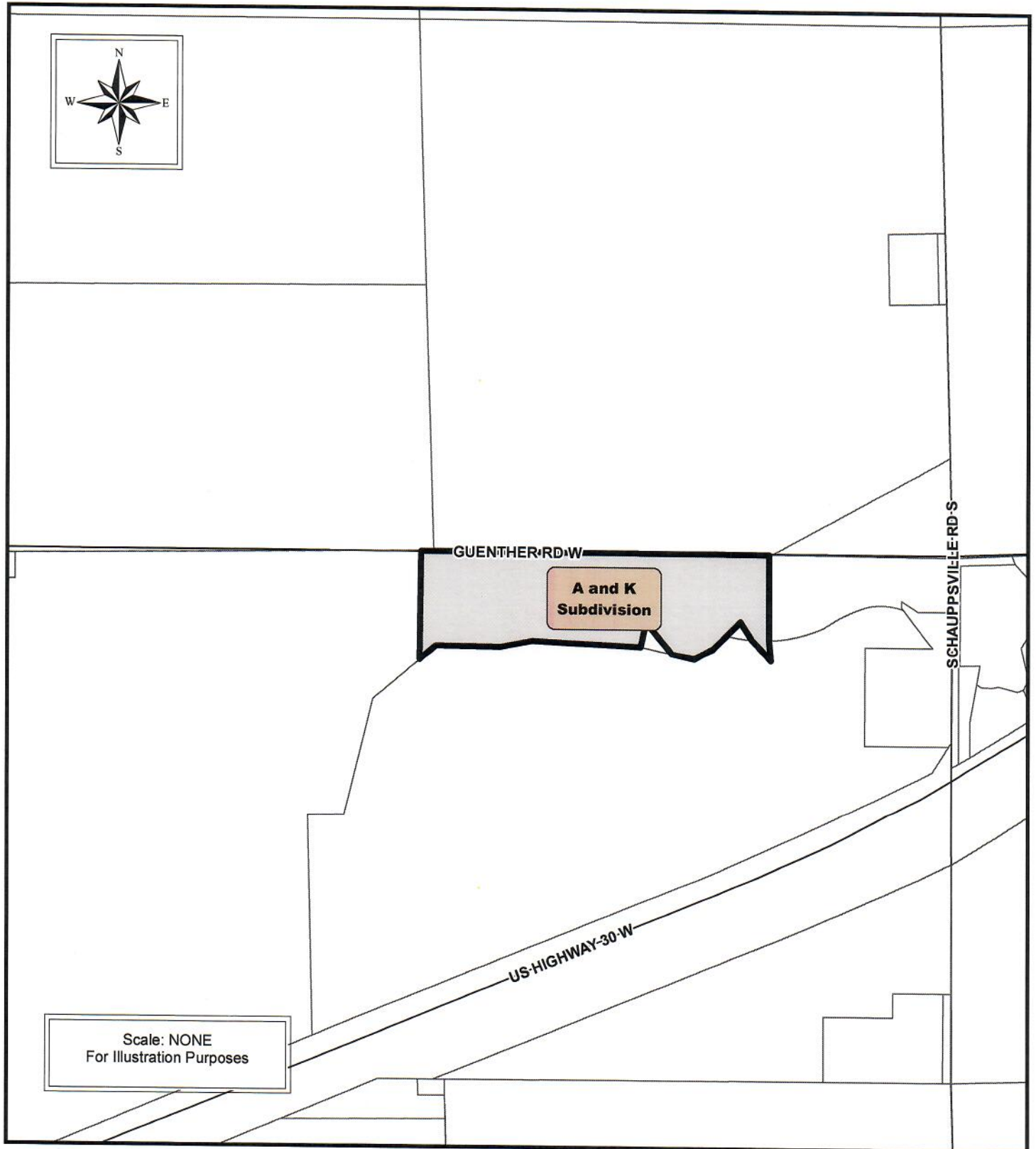
ENGLEMAN RD N

Scale: NONE  
For Illustration Purposes



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

# PROPOSED SUBDIVISION LOCATION MAP



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

# PROPOSED SUBDIVISION LOCATION MAP



HUSKER HWY

**NWE South  
Subdivision**

ENGLEMAN RD-S

Scale: NONE  
For Illustration Purposes



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



# **Hall County Regional Planning Commission**

**Wednesday, September 2, 2020  
Regular Meeting**

## **Item J2**

**Final Plat - NWE North Subdivision - Grand Island**

**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 METTENBRINK FAMILY INVESTMENTS, L.L.C.  
Address 3042 N ENGLEMAN RD  
City GRAND ISLAND, State NE Zip 38803  
Phone 308-382-7667

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

All owners, lien holders, 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: Jesse Hurt Date: 8/13/2020  
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm OLSSON  
Address 201 E 2ND STREET  
City GRAND ISLAND, State NE Zip 68801  
Phone 308-384-8750  
Surveyor/Engineer Name JESSE E. HURT License Number 674

SUBDIVISION NAME: NORTHWESTERN-METTENBRINK SUBDIVISION

Please check the appropriate location

- ☐ Grand Island City Limits or ETJ
- ☒ The City of Grand Island 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 1  
Number of Acres 0.227

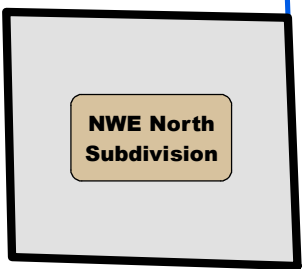
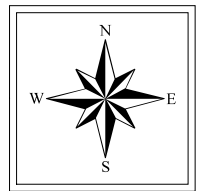
Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☒ 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.
- ☒ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 480.00

\* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

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) 385-5240.

# PROPOSED SUBDIVISION LOCATION MAP



CAPITAL-AVE-W

ENGLEMAN-RD-N

Scale: NONE  
For Illustration Purposes



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



# PROPOSED SUBDIVISION AERIAL MAP



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





# **Hall County Regional Planning Commission**

**Wednesday, September 2, 2020  
Regular Meeting**

## **Item J3**

**Final Plat - NWE South Subdivision - Grand Island**

**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 STEVEN D. HOSTLER AND ELAINE S. HOSTLER  
Address 4513 W HUSKER HWY  
City ALDA, State NE Zip 68810  
Phone 308-381-8640

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

All owners, lien holders, 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: Jesse Hurt Date: 8/13/2020  
(Applicant)

### Surveyor/Engineers Information

Surveyor/Engineering Firm OLSSON  
Address 201 E 2ND STREET  
City GRAND ISLAND, State NE Zip 68801  
Phone 308-384-8750  
Surveyor/Engineer Name JESSE E. HURT License Number 674

**SUBDIVISION NAME:** NORTHWESTERN-HOSTLER SUBDIVISION

### Please check the appropriate location

- ☐ Grand Island City Limits or ETJ
- ☒ The City of Grand Island 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

### Please check the appropriate Plat

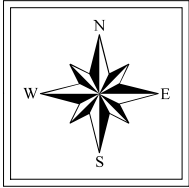
- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 1

Number of Acres 0.064

### Checklist of things Planning Commission Needs

# PROPOSED SUBDIVISION LOCATION MAP



HUSKER HWY

**NWE South  
Subdivision**

ENGLEMAN RD S

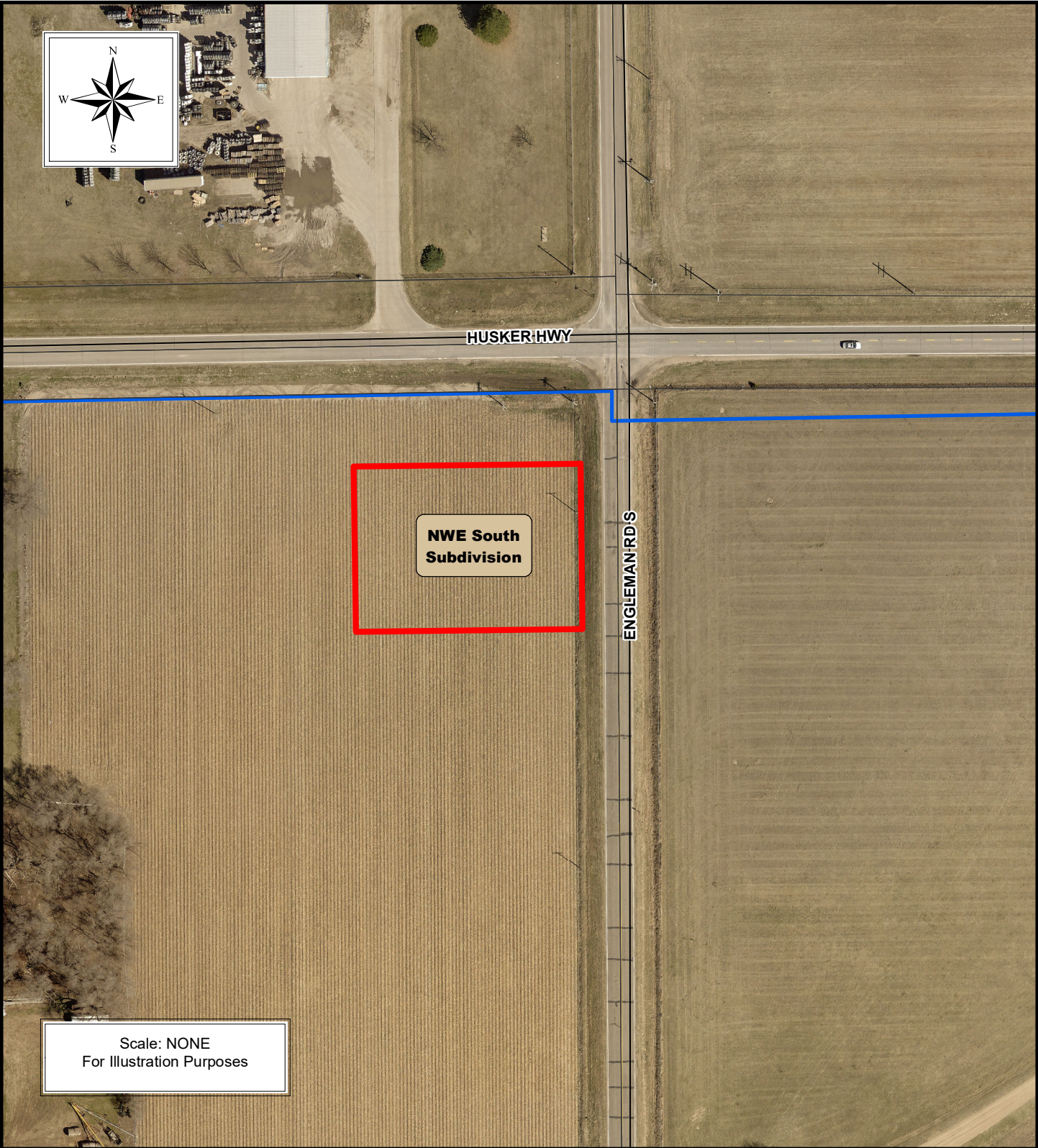
Scale: NONE  
For Illustration Purposes



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



# PROPOSED SUBDIVISION AERIAL MAP



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



# **Hall County Regional Planning Commission**

**Wednesday, September 2, 2020  
Regular Meeting**

## **Item J4**

**Final Plat - Copper Creek 16th - Grand Island**

**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 GUARANTEE GROUP LLC  
Address PO BOX 5916  
City GRAND ISLAND, State NE Zip 68802  
Phone (308) 379-1482

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

All owners, lien holders, 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: \_\_\_\_\_ Date: 8.13.2020  
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm OLSSON  
Address 201 EAST 2ND STREET  
City GRAND ISLAND, State NE Zip 68801  
Phone (308) 384-8750  
Surveyor/Engineer Name JAI ANDRIST License Number 630

SUBDIVISION NAME: COPPER CREEK ESTATES SIXTEENTH SUBDIVISION

Please check the appropriate location

- ☒ Grand Island City Limits or ETJ
- ☐ The City of Grand Island 2-Mile Grand Island Jurisdiction
- ☐ The City of Wood River or 1 Mile Jurisdiction
- ☐ Village of Alda or 1 Mile Jurisdiction
- ☐ Village of Cairo or 1 Mile Jurisdiction
- ☐ Village of Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 27

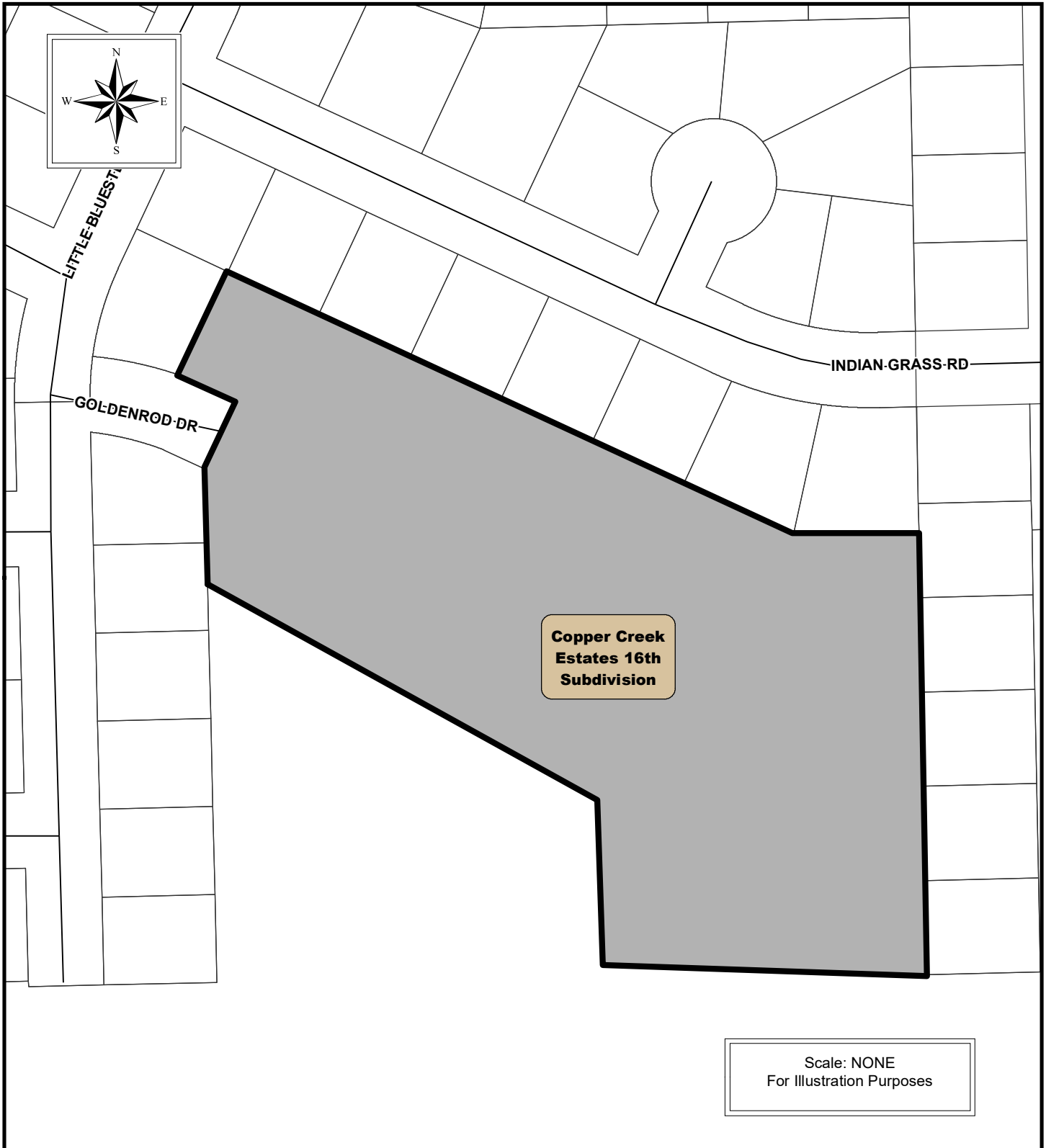
Number of Acres 4.086

Checklist of things Planning Commission Needs

- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☒ 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.
- ☐ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$ 740.00

\* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

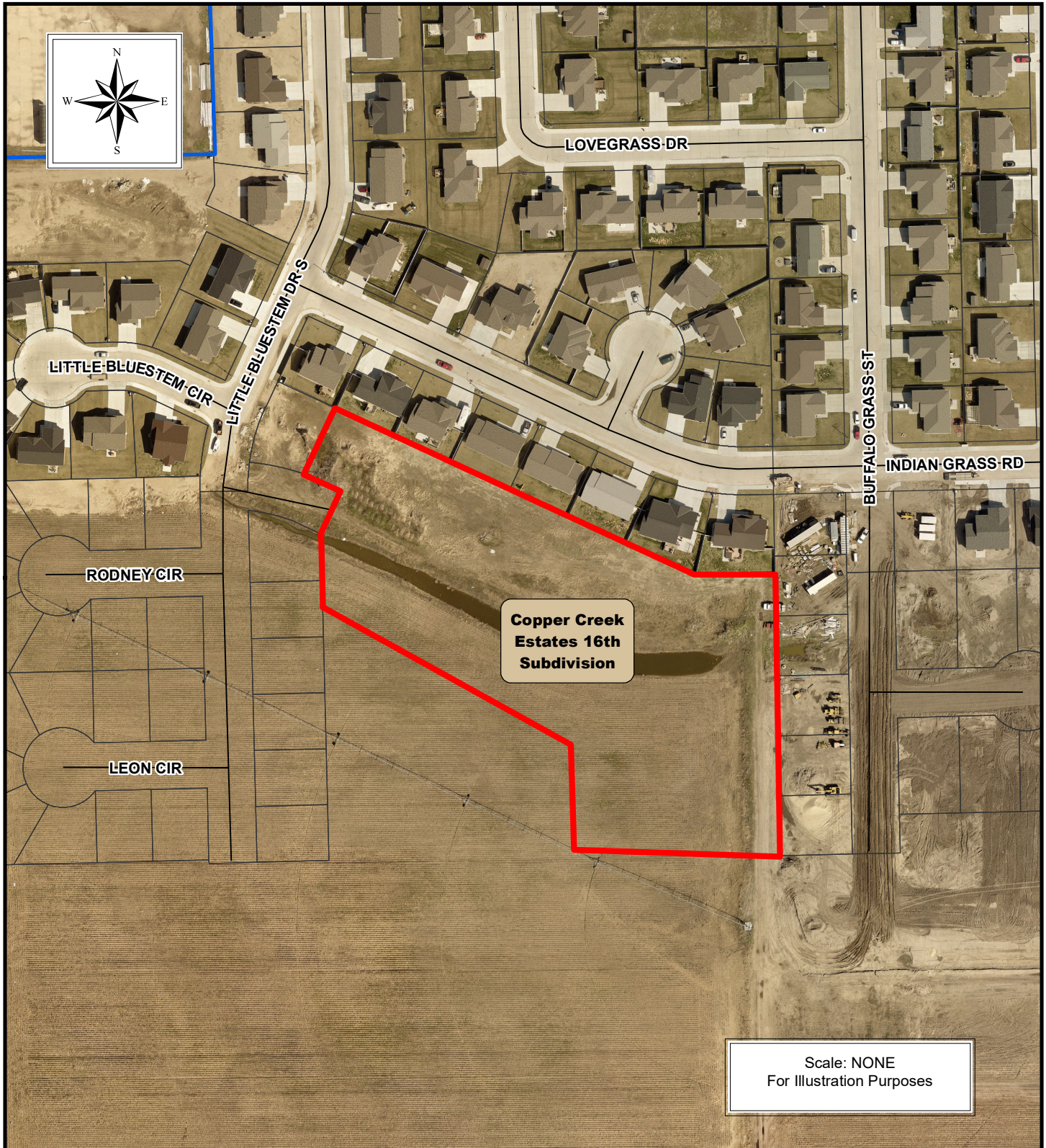
# PROPOSED SUBDIVISION LOCATION MAP



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



# PROPOSED SUBDIVISION AERIAL MAP



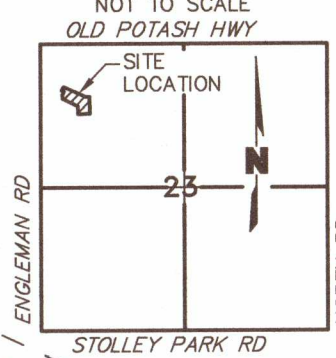
THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska



COPPER CREEK ESTATES SIXTEENTH SUBDIVISION  
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT

LOCATION MAP

SEC. 23-T11N-R10W  
NOT TO SCALE  
OLD POTASH HWY



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" REBAR)
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- SUBDIVISION LINE
- EXIST. DRAINAGE EASEMENT LINE
- EXIST. UTILITY EASEMENT LINE
- PROPOSED DRAINAGE EASEMENT LINE
- PROPOSED UTILITY EASEMENT LINE
- MEASURED DISTANCE
- P1 PLATTED DISTANCE COPPER CREEK RODNEY LEON SUB
- P2 PLATTED DISTANCE COPPER CREEK ESTATES EIGHTH SUB
- P3 PLATTED DISTANCE COPPER CREEK ESTATES 13TH SUB

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), 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:

COMMENCING AT THE SOUTHERLY CORNER OF LOT 24, COPPER CREEK ESTATES EIGHTH SUBDIVISION, ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S65°08'44"E ALONG THE SOUTHWESTERLY LINE OF SAID COPPER CREEK ESTATES EIGHTH SUBDIVISION, A DISTANCE OF 500.06 FEET TO THE SOUTHWEST CORNER LOT 17, SAID COPPER CREEK ESTATES EIGHTH SUBDIVISION; THENCE N88°14'16"E A DISTANCE OF 100.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE S00°54'44"E ALONG THE WEST LINE OF COPPER CREEK ESTATES 13TH SUBDIVISION, A DISTANCE OF 349.31 FEET TO THE SOUTHWEST CORNER OF LOT 5, COPPER CREEK ESTATES 13TH SUBDIVISION; THENCE S89°37'46"W A DISTANCE OF 253.27 FEET; THENCE N01°22'27"W, A DISTANCE OF 150.77 FEET; THENCE N64°58'48"W A DISTANCE OF 351.45 FEET TO A POINT BEING ON THE EAST LINE OF COPPER CREEK RODNEY LEON SUBDIVISION; THENCE N01°22'22"W A DISTANCE OF 101.41 FEET TO THE NORTHEAST CORNER LOT 24, SAID COPPER CREEK RODNEY LEON SUBDIVISION; THENCE N25°02'34"E A DISTANCE OF 60.00 FEET TO A POINT THE NORTH RIGHT-OF-WAY LINE OF KENNETH DRIVE; THENCE N65°08'42"W ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 37.86 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 02°19'53", HAVING A RADIUS OF 300.00 FEET, AND CHORD BEARING N68°33'09"W A CHORD DISTANCE OF 12.21 FEET TO THE SOUTHEAST CORNER LOT 25, SAID COPPER CREEK RODNEY LEON SUBDIVISION, THENCE N25°02'34"E ALONG THE EAST LINE OF SAID LOT 25 A DISTANCE OF 91.05 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 177,998.25 SQUARE FEET OR 4.086 ACRES MORE OR LESS OF WHICH 0.931 ACRES IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2020, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND CONSISTING OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

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

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS **"COPPER CREEK ESTATES SIXTEENTH SUBDIVISION"** IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, 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 ADDITION 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, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

SEAN P. O'CONNOR, A MEMBER  
THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED SEAN P. O'CONNOR, A MEMBER, THE GUARANTEE GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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 \_\_\_\_\_

NOTARY PUBLIC

APPROVAL

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

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

MAYOR

CITY CLERK

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	300.00	2°19'53"	12.21	N68°33'09"W	12.21
C2	99.90	31°29'45"	54.92	N47°18'02"W	54.23
C3	100.00	63°02'26"	110.02	N31°30'45"W	104.56
C4	100.00	22°33'58"	39.39	S20°17'05"E	39.13
C5	99.83	9°01'29"	15.72	S04°29'49"E	15.71
C6	50.00	50°00'13"	43.64	S30°45'58"E	42.26

0' 30' 60' 120'  
SCALE IN FEET

olsson

201 East 2nd Street  
Grand Island, NE 68801  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2020-0378-A  
GUARANTEE GROUP  
SURVEY  
FB

OWNERS: THE GUARANTEE GROUP, LLC  
SUBDIVIDER: THE GUARANTEE GROUP, LLC  
SURVEYOR: OLSSON  
ENGINEER: OLSSON  
NUMBER OF LOTS: 27

V\_XBASE\_A200378\_7-2-20

USER: jlmenez  
PBASE\_70270

V\_FPT\_COPPER\_CREEK\_ESTATES\_16TH\_0200378A.dwg  
V\_FPT\_COPPER\_CREEK\_15TH\_0180480

V\_XTPO\_gm\_80480

DATE: Aug 14, 2020 1:00pm  
XREFS:

DWC: F:\2020\0001-0500\020-0378-A\40-Design\Survey\SRV\Sheets\16TH\_0200378A.dwg  
DATE: Aug 14, 2020 1:00pm





# **Hall County Regional Planning Commission**

**Wednesday, September 2, 2020  
Regular Meeting**

## **Item J5**

**Final Plat - A& K 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 RATHMAN BYPASS "B" TRUST - Maxine D. Rathman, Truste  
Address 4079 Timberline Street Apt. 104  
City Grand Island, State NE Zip 68803  
Phone 308 583-2773

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

All owners, lien holders, 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: \_\_\_\_\_ Date: \_\_\_\_\_  
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Benjamin & Associates, Inc.  
Address P. O. Box 339  
City Grand Island, State NE Zip 68802  
Phone 308 382-8465  
Surveyor/Engineer Name Lee Wagner License Number 557

SUBDIVISION NAME: A AND K SUBDIVISION

Please check the appropriate location

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

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 1  
Number of Acres 14.3115

Checklist of things Planning Commission Needs

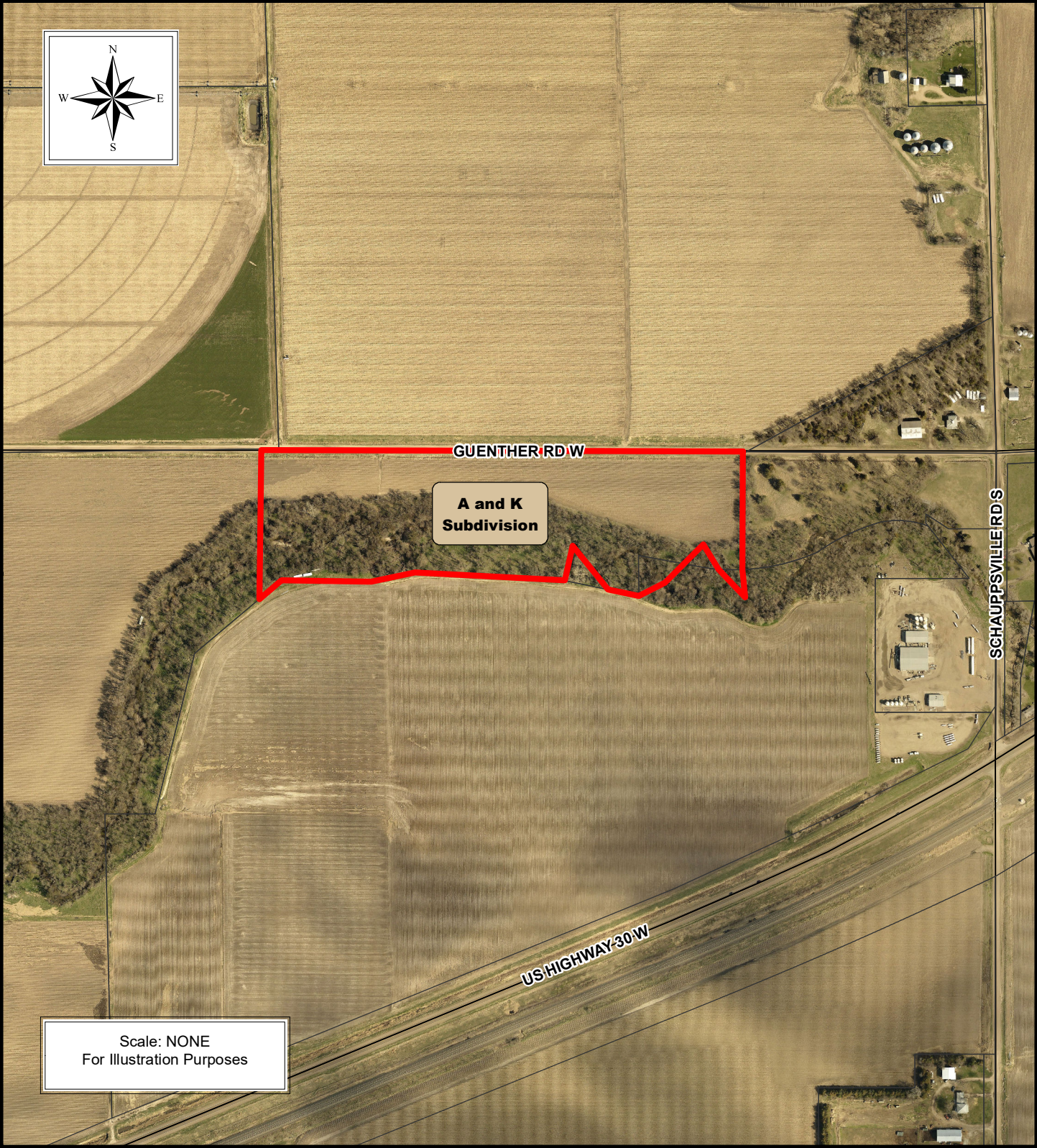
- ☒ AutoCAD file (Scaled 1:100) and a PDF sent to rashadm@grand-island.com
- ☐ 10 + 15\* copies if in City limits or the two mile jurisdiction of Grand Island
- ☒ 5 + 15\* copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
- ☒ Closure Sheet
- ☐ Utilities Sheet
- ☒ Receipt for Subdivision Application Fees in the amount of \$480.00

\* 15 Pages are to be printed on 11X17, larger sizes maybe requested if needed

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) 385-5240.

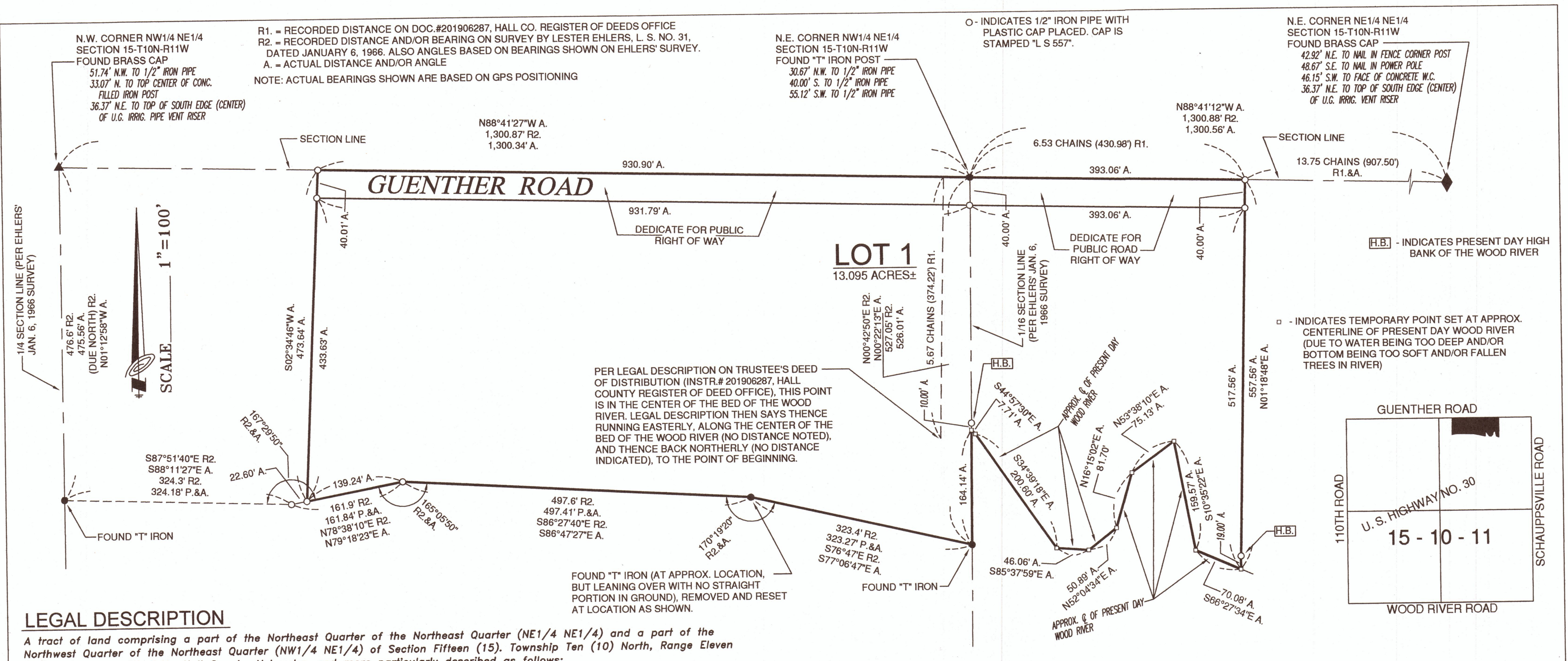


# PROPOSED SUBDIVISION AERIAL MAP



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





### LEGAL DESCRIPTION

A tract of land comprising a part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) and a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Fifteen (15), Township Ten (10) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at a point on the north line of said Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), said point being Nine Hundred Seven and Five Tenths (907.50) feet west of the northeast corner of said Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4); thence N88°41'12"W, along and upon the north line of said Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), a distance of Three Hundred Ninety Three and Six Hundredths (393.06) feet to the northeast corner of said Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4); thence N88°41'27"W, along and upon the north line of said Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4), a distance of Nine Hundred Thirty and Nine Tenths (930.90) feet; thence S02°34'46"E, a distance of Four Hundred Seventy Three and Sixty Four Hundredths (473.64) feet; thence N79°18'23"E, a distance of One Hundred Thirty Nine and Twenty Four Hundredths (139.24) feet; thence S86°47'27"E, a distance of Four Hundred Ninety Seven and Forty One Hundredths (497.41) feet; thence S77°06'47"E, a distance of Three Hundred Twenty Three and Twenty Seven Hundredths (323.27) feet to a point on the east line of said Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4); thence N00°22'13"E, along and upon the east line of said Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4), a distance of One Hundred Sixty Four and Fourteen Hundredths (164.14) feet to a point in the approximate centerline of the present day Wood River; thence S44°57'30"E, along and upon the approximate centerline of the present day Wood River, a distance of Seven and Seventy One Hundredths (7.71) feet; thence S34°39'18"E, along and upon the approximate centerline of the present day Wood River, a distance of Two Hundred and Six Tenths (200.60) feet; thence S85°37'59"E, along and upon the approximate centerline of the present day Wood River, a distance of Forty Six and Six Hundredths (46.06) feet; thence N52°04'34"E, along and upon the approximate centerline of the present day Wood River, a distance of Fifty and Eighty Nine Hundredths (50.89) feet; thence N16°15'02"E, along and upon the approximate centerline of the present day Wood River, a distance of Eighty One and Seven Tenths (81.70) feet; thence N53°38'10"E, along and upon the approximate centerline of the present day Wood River, a distance of Seventy Five and Thirteen Hundredths (75.13) feet; thence S10°35'22"E, along and upon the approximate centerline of the present day Wood River, a distance of One Hundred Fifty Nine and Fifty Seven Hundredths (159.57) feet; thence S66°27'34"E, along and upon the approximate centerline of the present day Wood River, a distance of Seventy and Eight Hundredths (70.08) feet; thence N01°18'48"E, a distance of Five Hundred Fifty Seven and Fifty Six Hundredths (557.56) feet to the point of beginning and containing 14.312 acres, more or less.

## A AND K SUBDIVISION

### HALL COUNTY, NEBRASKA

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

### SURVEYOR'S CERTIFICATE

I hereby certify that on \_\_\_\_\_, 2020, I completed an accurate survey (made under my supervision) of "A AND K SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Lee D. Wagner, Registered Land Surveyor No. 557



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Maxine D. Rathman, Trustee of the RATHMAN BYPASS "B" TRUST, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "A AND K SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road 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 owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Maxine D. Rathman, Trustee of the  
RATHMAN BYPASS "B" TRUST

ACKNOWLEDGMENT

State of Nebraska ss  
County of \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Maxine D. Rathman, Trustee of the RATHMAN BYPASS "B" TRUST, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution to be her voluntary act and deed.

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

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

Notary Public

(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 Hall County Board of Supervisors, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Chairman of the Board

County Clerk

A AND K SUBDIVISION

HALL COUNTY, NEBRASKA

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

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