



# Hall County Regional Planning Commission

**Wednesday, May 11, 2022**  
**Regular Meeting Packet**

---

## **Commission Members:**

<b>Judd Allan</b>	<b>Hall County</b>	
<b>Tony Randone</b>	<b>Grand Island</b>	
<b>Darrell Nelson</b>	<b>Grand Island</b>	
<b>Hector Rubio</b>	<b>Grand Island</b>	
<b>Leonard Rainforth</b>	<b>Hall County</b>	
<b>Nick Olson</b>	<b>Doniphan</b>	
<b>Tyler Doane</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**

---

**6:00 PM**

---

## **Call to Order**

## **Roll Call**

---

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

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

---

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

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

---

### **DIRECTOR COMMUNICATION**

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



# **Hall County Regional Planning Commission**

**Wednesday, May 11, 2022  
Regular Meeting**

## **Item A1**

### **Agenda - May 11, 2022**

**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, May 11, 2022**

**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 April 6, 2022.**

3. **Request Time to Speak.**

4. **Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 36 to allow for redevelopment of property located south of Nebraska Highway 2 and east of Independence Avenue along Montana Avenue in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses. Resolution 2022-10 (C-25-22GI)

5. **Public Hearing – Proposed Rezoning – Hall County.** Proposed amendment to the PUD for Wild Rose Ranch Estates Subdivision specific to Lots 1, 2 3, and Outlot D (Tern Drive). Located south of Whooping Crane Drive in Hall County Nebraska. (C-27-2022GI)

### **1. Wild Rose Ranch Second Subdivision**

6. **Public Hearing – Zoning Text Amendment- Grand Island.** Public Hearing to consider amending section 36-55 Secondary Agriculture Zone to add Trailer Washout as a listed conditional use. (C-28-22HC).

## **Consent Agenda**



7. **Final Plat – Riskowski Acres Subdivision – Wood River ETJ:** Located west of Burwick Road and south of north of Wood River Road (1 lot, 3.32 acres).
8. **Final Plat – Graham Acres Subdivision – Wood River:** Generally located north of Wood River Road and east of Walnut Street extended. (1 lot, 0.63 acres).
9. **Comprehensive Plans**
  - Update June 8 Kickoff Meeting**
  - Payment of Claims**
10. **Directors Report**
  - Hazard Mitigation Plan Update**
  - Community Beautification Award**
11. **Next Meeting June 1, 2022.**
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  
May 11, 2022**

- 4. Public Hearing – Redevelopment Plan-Grand Island.** Public Hearing Concerning a redevelopment plan for CRA Area No. 36 to allow for redevelopment of property located south of Nebraska Highway 2 and east of Independence Avenue along Montana Avenue in Grand Island, Hall County, Nebraska. The request calls for redevelopment of this property for residential uses 3 duplexes on 3 lots on property zoned RO Residential Office. Resolution 2022-10 (C-25-22GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 5. Public Hearing – Proposed Rezoning – Hall County.** Proposed amendment to the PUD for Wild Rose Ranch Estates Subdivision specific to Lots 1, 2 3, and Outlot D (Tern Drive). Located south of Whooping Crane Drive in Hall County Nebraska. This proposed change will combine Lots 1, 2 and 3 along with the proposed Tern Drive into a single building lot. (C-27-2022GI) Also includes the final plat for Wild Rose Ranch Estates Second Subdivision. **See Full Recommendation** (Hearing, Discussion, Action)
- 6. Public Hearing – Zoning Text Amendment- Grand Island.** Public Hearing to consider amending section 36-55 Secondary Agriculture Zone to add Trailer Washout as a listed conditional use. (C-28-22HC). **See Full Recommendation** (Hearing, Discussion, Action)

**Consent Agenda**

- 7. Final Plat – Riskowski Acres Subdivision – Wood River ETJ:** Generally located west of Burwick Road and south of north of Wood River Road (1 lot, 3.32 acres). This is an existing farmstead. The property is zoned AG Agricultural.
- 8. Final Plat – Graham Acres Subdivision – Wood River:** Generally located north of Wood River Road and east of Walnut Street extended. This is a farmstead lot split and is an addition to the City of Wood River. The property is zoned TA Transitional Agriculture. The existing house is served by both water and sewer. (1 lot, 0.63 acres.)

**9. .Comprehensive Plan Update**

1. Payment of Claims

## **10. Director's Report**

**Hazard Mitigation Plan Update** City and county staff have been working with the Central Platte NRD and JEO Consulting on the update of the Hazard Mitigation Plan.

**Community Beautification Award** – Time to begin submitting nominations.

**Next Meeting June 1, 2022.**



# **Hall County Regional Planning Commission**

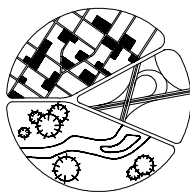
**Wednesday, May 11, 2022**

**Regular Meeting**

## **Item E1**

**Meeting Minutes - April 6, 2022**

**Staff Contact:**



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

Minutes  
for  
April 7, 2022

---

The meeting of the Regional Planning Commission was held Wednesday, April 7, 2022 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on March 26, 2022.

Present:	Leslie Ruge	Nick Olson	Judd Allan
	Pat O’Neill	Leonard Rainforth	Tyler Doane
	Jaye Monter	Hector Rubio	Tony Randone
	Greg Robb	Darrell Nelson	

Absent: Robin Hendricksen

Other:

Staff: Chad Nabity and Norma Hernandez

Press:

---

**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. She noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

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

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

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

**2. Minutes of the March 2, 2022 meeting.**

A motion was made by Ruge and second by Rubio to approve the minutes of the March 2, 2022 meeting.

The motion carried with nine members voting in favor (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rainforth and Rubio) and two members abstaining and no members voting no.

**3. Request Time to Speak.**

*Ashley Shultz – 4232 Indian Grass Rd, Grand Island, NE – Item #6*

*Sean O'Connor – PO Box 5916 Grand Island, NE – Item #6*

**4. Contract Approval –** Consideration of approval of a contract with Marvin Planning Consultants to update the Comprehensive Development Plans along with a review of the zoning and subdivision regulations for Grand Island and Hall County.

Nabity stated staff secured funding from the City of Grand Island and Hall County to update the plans and regulations for these entities during the 2022, 23 and 24 fiscal years. Two firms responded to the RFQ and a committee of Planning Commissioners, Planning Department Staff, City and County Staff and Elected Officials representing the City and the County met to review the qualifications and select a firm to negotiate a contract with.

Marvin Planning Consultants was the first choice of the committee and staff has been negotiating the price and scope of the contract. The attached contract for \$220,000 is slightly less than the amount committed by Grand Island and Hall County toward the project. The contract also calls for adding in the small towns if they wish to join in. Marvin Planning has indicated the cost for Alda to participate would be \$15,000. Alda is planning to budget funds during the 23 and 24 fiscal years. Doniphan would be between \$20,000 and \$25,000, and they are still considering the proposal. Wood River and Cairo both have newer plans and are not expected to participate.

It is expected that the process will take between 18 and 24 months from the time it begins. Nabity also stated the contract was reviewed by City of Grand Island Legal staff.

A motion was made by Rainforth and second by Randone to approve the contract with Marvin Planning Consultants.

The motion was carried with eleven members voting in favor (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio, Randone and Doane) and no members voting no or abstaining.

**5. Public Hearing – Zoning Regulations – Hall County –** Public Hearing to consider

reapproval of the Hall County Zoning Resolution with changes as recommended by Planning Department Staff. (C-24-22HC)

O'Neill opened the public hearing.

Nabity stated Regional Planning department staff has reviewed the Hall County Zoning Regulations and is suggesting a number of small changes throughout the document and redrafted and has redrafted Article 8

No members of the public testified and no members of the commission had additional questions.

O'Neill closed the public hearing.

A motion was made by Ruge and second by Rubio to recommend approval of the Hall County Zoning Regulations with the suggested changes.

The motion was carried with eleven members voting in favor (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio, Randone and Doane) and no members voting no or abstaining.

- 6. Public Hearing – Proposed Rezoning – Grand Island – Proposed** rezoning of a Tract of Land Located in the Northwest Quarter (NW ¼) of Section 23, Township 11 North, Range 10 West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, along with Lots 21, 23, 24, and 25 of Copper Creek 17<sup>th</sup> Subdivision generally located east of Kenneth Drive and south of Indian Grass Road, from R2 – Low Density Residential Zone to R3-SL - Medium Density Small Lot Residential Zone. (C-23-2022GI)

O'Neill opened the public hearing.

Nabity stated a request was received change the remainder of Copper Creek the undeveloped area from R2- Low Density Residential Zone to R3-SL – Medium Density Small Lot Residential Zone. The R3-SL zoning district has less restrictive setbacks. The property is designated for low to medium density residential use and is consistent with the comprehensive plan and there are no proposed changes to the subdivision layout. Nabity explained even if city council does not pass the proposed rezoning change it does not impact the plat for the property because it is consistent with both. Staff is recommending approval and is consistent with the comprehensive plan. Nabity also mentioned he received emails in reference to the proposed rezoning.

Ashley Shultz – Mrs. Shultz was in attendance to protest the proposed rezoning request. Mrs. Shultz read a letter to the commissioners and also provided a copy to the commissioners. Mrs. Shultz presented a petition signed opposing the proposed rezoning.

Sean O'connor – Mr. O'Connor explained the plans for the proposed rezoning area. He stated that his primary reason is that the setbacks in the R3-SL allow for smaller front

yards which will create larger backyards. His other reason is that the cost of construction has increased tremendously over the past year and there is not any sign that it will improve. This subdivision was intended to produce housing that people can afford to buy. In order to meet that goal the style and types of housing in the subdivision are going to have to change. The R3-SL zoning district gives more flexibility to make those changes as needed.

O'Neill read the letters that were received to protest against the proposed rezoning change and they were entered into the record. The letters (emails) were sent by Derek Zulkolsoi and Nicole Zulkoski

O'Neill closed the public hearing

A motion was made by Ruge and second by Rubio to the recommendation to approve the proposed rezoning from R2 – Low Density Residential Zone to R3-SL to Medium Density Small Lot Residential Zone.

The motion did not carry with six members voting no (Nelson, Allan, O'Neill, Olson, Rainforth and Randone) and five members voting yes (Ruge, Robb, Monter, Rubio and Doane).

A motion was made by Rainforth and second by Allan to recommend denial of the proposed rezoning from R2 – Low Density Residential Zone to R3-SL to Medium Density Small Lot Residential Zone.

The motion did not carry with eleven members voting no (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rainforth, Rubio, Randone and Doane) and no members voting yes or abstaining.

A recommendation of no recommendation will be sent to City Council.

### **Consent Agenda**

- 7. Final Plat – Rewerts Subdivision – Hall County** - Located west Monitor Road and south of Lepin Road. (2 lots, 7.721 acres)
- 8. Final Plat – Copper Creek 21<sup>st</sup> Subdivision – Grand Island** – Generally located east of Kenneth Drive and south of Thomas Street (20 lots, 4.917 acres)
- 9. Final Plat – Eynetich Subdivision – Grand Island ETJ** – Located South of Abbott Road and east of North Road. (1 lot, 3 acres)
- 10. Final Plat – Sargent Subdivision – Grand Island** – Located north of Dodge Street and west of Eugene Street (2 lots, 0.299 acres).
- 11. Final Plat – Tjaden Subdivision – Hall County** – Located east of 60<sup>th</sup> Road and south of Schultz Road (1 lot, 2.06 acres)



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

The motion was carried with eleven members voting in favor (Nelson, Allan, O'Neill, Ruge, Olson, Robb, Monter, Rubio, Randone, and Randone) with no members voting no. Allan abstained from Tjaden Subdivision.

## **12. Director's Report**

### **Comprehensive Plan Update –**

**Hazard Mitigation Plan Update** – should be ready next month will be brought forward and incorporated with comprehensive plan updates.

**May meeting date change to May 11, 2022**

**O'Neill adjourned the meeting at 7:15 p.m.**

**Next meeting Wednesday, May 11, 2022**

---

Leslie Ruge, Secretary  
By Norma Hernandez



# **Hall County Regional Planning Commission**

**Wednesday, May 11, 2022**

**Regular Meeting**

## **Item F1**

**Public Hearing - Redevelopment Plan - CRA Area #36 - south of  
Nebraska Highway 2 and east of Independence Avenue along  
Montana Avenue**

**Staff Contact:**

## Agenda Item #

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 21, 2022

### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area 36 located south of Nebraska Highway 2 and east of Independence Avenue along Montana Avenue, in Hall County, Nebraska to support this development. (C-24-22G)*

### PROPOSAL:

Paramount Development is proposing to develop the properties described above for residential purposes, 3 duplexes for a total of 6 dwelling units. The property is zoned RO Residential Office and 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 existing zoning. This development will promote housing construction in Grand Island.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for the development of a mix of commercial and residential uses at this location. This proposed development will install, extend and connect to city utilities including sewer and water at this 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 residential development at this location appears to be supported by the plan.

**RECOMMENDATION:**

That the Regional Planning Commission recommends find that the redevelopment plan is consistent with the Comprehensive Plan (general plan for development) of the city of Grand Island. A resolution is attached for your consideration.

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

**Redevelopment Plan Amendment  
Grand Island CRA Area 36  
April 2022**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 36 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area 36.**

**Executive Summary:**

**Project Description**

THE REDEVELOPMENT OF LOTS 10, 11, AND 12 OF NORTHWEST GATEWAY SUBDIVISION LOCATED SOUTH OF MONTANA AVENUE AND WEST OF IDAHO AVENUE IN NORTHWEST GRAND ISLAND FOR A RESIDENTIAL DEVELOPMENT 6 UNITS OF HOUSING IN 3 DUPLEXES.

The use of Tax Increment Financing to aid in redevelopment expenses associated with building 3 duplexes (6 units of housing) including acquisition, fill and grading, sidewalks and utility improvements. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The 2020 Housing Study for the City of Grand Island identified a need of 1361 new rental and owner occupied housing units by 2024.

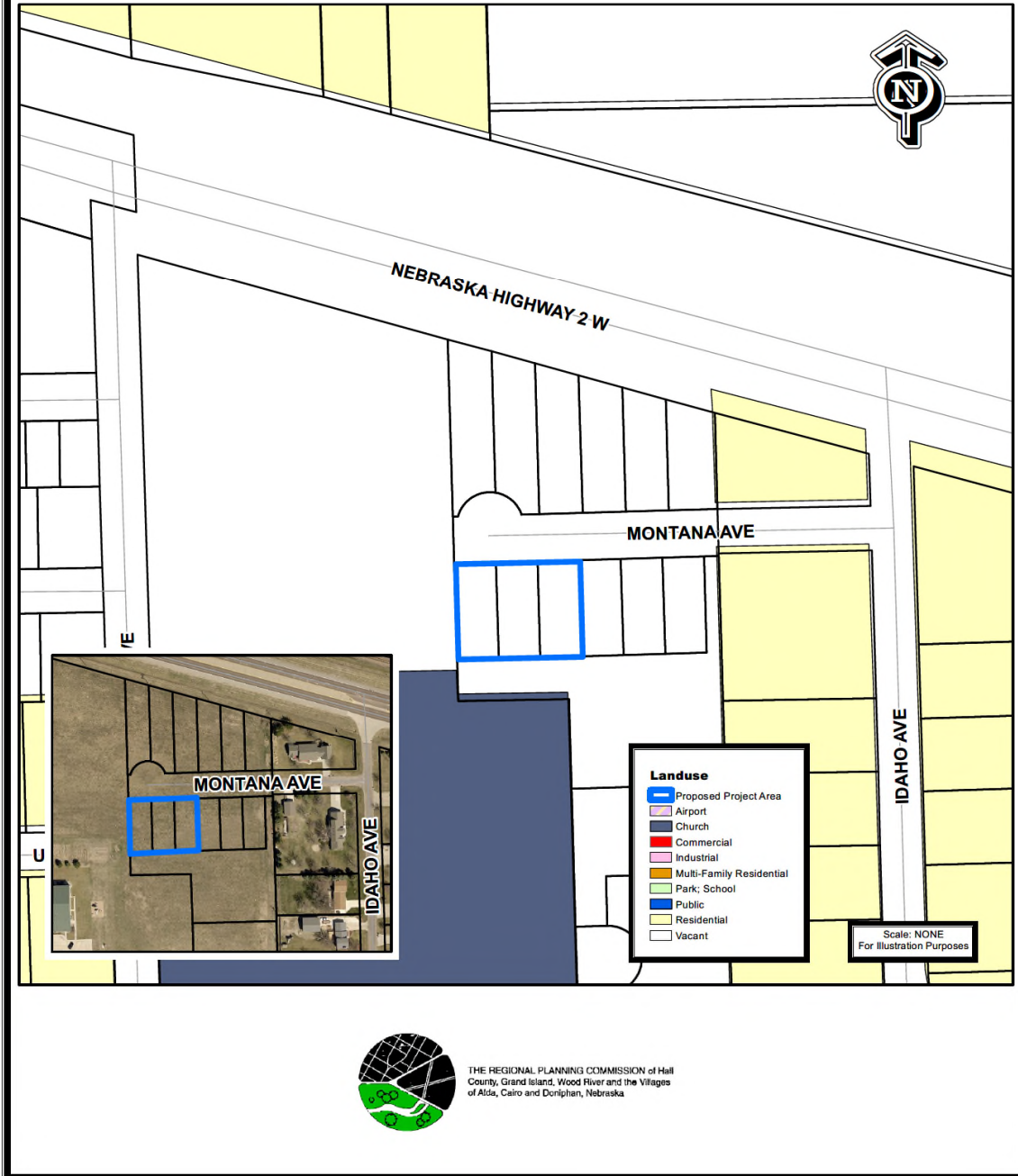
Paramount Development will be acquiring this property from O’Neill Wood Resources who acquired it in 2021. Changes in the cost of construction, availability of materials have led to this application for assistance with the project. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the construction of units. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over multiple 15 year periods beginning January 1, 2024 towards the allowable costs and associated financing for the development of this property.

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

Property Description (the “Redevelopment Project Area”)

**Legal Descriptions:** Lots 10, 11 and 12 of Northwest Gateway Subdivision in the City of Grand Island, Hall County, Nebraska.

## TAX INCREMENT FINANCING - PROJECT SITE EXISTING LANDUSE MAP



**Existing Land Use and Subject Property**

**The tax increment will be captured for the tax years the payments for which become delinquent in years 2024 through 2039 inclusive.**

**The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from development of the property for residential and commercial uses as previously described.**

**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 or any amendment to 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 January 25, 2022.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

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

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on May 11, 2022 and passed Resolution 2022-XX confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment prior to it being submitted to the CRA for initial consideration.

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

***a. Land Acquisition:***

This Redevelopment Plan for Area 36 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

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

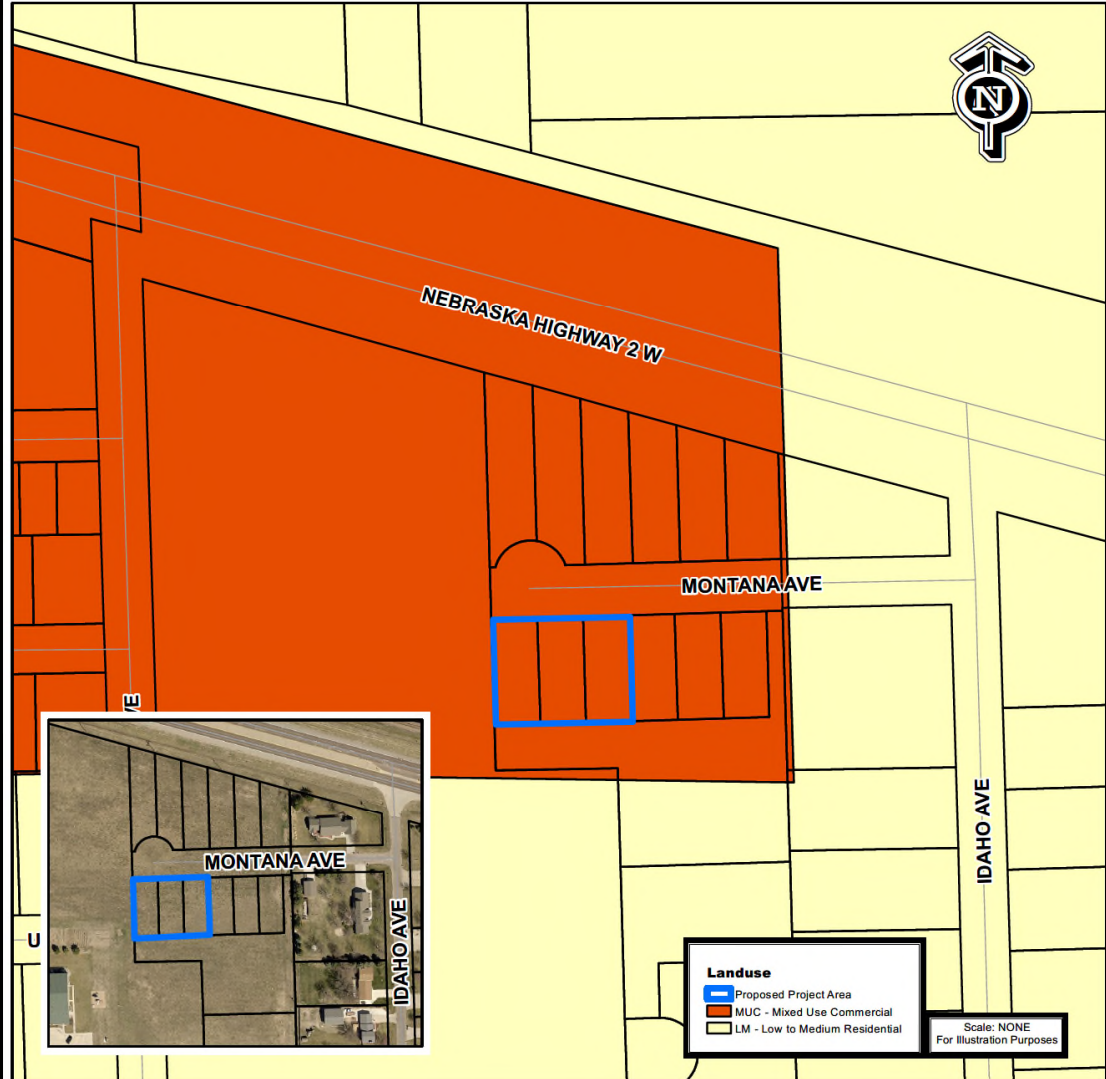
The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

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

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for mixed use commercial development which includes residential, commercial and office uses. The property is zoned RO residential office and residential or office uses would be permitted. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



## TAX INCREMENT FINANCING - PROJECT SITE FUTURE LANDUSE MAP



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

**City of Grand Island Future Land Use Map**

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

The area is zoned RO Residential Office. The future land use map calls for mixed use commercial development across this entire site. New public streets and utilities have been extended throughout the site and the cost of the property included payments for those improvements. TIF revenues will offset the cost of acquisition and sitework of those improvements. No changes are anticipated in building codes or other ordinances. No other planning changes contemplated. [§18-2103(b) and §18-2111]

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

The RO zoning district allows does not have a minimum density does require a 600 square foot minimum lot size. Two off street parking spaces are required for each dwelling unit constructed. [§18-2103(b) and §18-2111]

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

Sanitary sewer and water are available to support this development.

Electric utilities are sufficient for the proposed use of this property. Electric lines, transformers, and conduit will need to be extended throughout the property.

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

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

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

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

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

The purchase price of the property is \$135,000 as an eligible expense. The estimated costs of utilities including sewer, water and electric is \$38,000. The cost of grading, site prep and dirt work is \$45,000. Sidewalks and drainage are estimated at \$28,500. Other costs including landscaping and financing fees are estimated at \$33,000 Planning activities including engineering, architecture, legal fees and government fees are

estimated at \$12,700. The total of the eligible expenses for this project is estimated by the developer at over \$1,220,000.

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 \$263,200 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2024 through December 2039.

***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. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of increasing the number of residential units within the City of Grand Island and encouraging infill development.

**8. Time Frame for Development**

Development of this project is anticipated to begin in the 2022 year. The duplexes should be completed before the end of 2023. It is anticipated that the units in this development will be fully built out in 2023 with the tax increment on those homes beginning with the

2024 tax year. Based on the projected valuation of this project it is estimated that the TIF Bonds will pay off in just under 8 years.

## **9. Justification of Project**

The 2020 housing study for the City of Grand Island projected that by 2024 we would need an additional 1361 new housing units. There should be 902 non-age restricted units with 518 owner occupied and with 384 rental units. There should be 459 age restricted unit 459 with 222 as 55+ owner occupied and with 237 as 55+ rental units. Between January 1 of 2020 and December of 2021 the city issued permits for 430 new housing units including both restricted and unrestricted units leaving a need for 931 additional units by 2024. The current housing market, a combination of the cost of producing housing and the prevailing wages, has not created a situation that gives the markets sufficient incentive to build the number housing units required to meet community needs. This lack of housing options impacts a variety of other areas within the community including work force development, overcrowding, and maintenance of residential units. This project will create new housing options for all citizens and potential citizens of Grand Island and will likely result in the sale of existing homes around the city.

**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.* (2019), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$263,200 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 \$961,083 in private sector financing; a private investment of \$3.65 for every TIF dollar invested.

<b>Use of Funds</b>	<b>Source of funds</b>		
<b>Description</b>	<b>TIF Funds</b>	<b>Private Funds</b>	<b>Total</b>
Site Acquisition	\$135,000		\$135,000
Building Costs		\$932,083	\$932,083
Sewer	\$10,000		\$10,000
Water	\$10,000		\$10,000
Electric	\$18,000		\$18,000
Public Streets/ sidewalks	\$28,500		\$28,500
Site prep/ Dirt work	\$45,000		\$45,000
Planning (Arch. & Eng.)	\$3,000		\$3,000
Financing fees/ audit	\$0	\$5,000	\$5,000
Legal/ TIF contract	\$9,700		\$9,700
Other	\$4,000	\$24,000	\$28,000
			\$0
Total	\$263,200	\$961,083	\$1,224,283

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2022 valuation of approximately \$22,014. Based on the 2021 levy this would result in a real property tax of approximately \$477. It is anticipated that the assessed value will increase by \$1,681,986 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$36,472 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for the period of the bonds, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2022 assessed value:	\$	22,014
Estimated value after completion	\$	1,704,000
Increment value	\$	1,681,986
Annual TIF generated (estimated)	\$	36,472
TIF bond issue	\$	285,500

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

The redevelopment project area currently has an estimated valuation of \$22,014. The proposed redevelopment will create additional valuation of \$1,704,000 over the course of the next year. The project creates additional valuation that will support taxing entities long after the project is paid off along with providing 6 additional housing units. The tax shift from this project will be equal to the total of the bond principal of \$263,200 if fully funded and any associated interest on the bond to be assigned with contract approval.

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

Existing water and waste water facilities will not be negatively impacted by this development. The electric utility has sufficient capacity to support the development. This is infill development with services connecting to existing line with capacity. This development will result in a larger number of students in the Engleman Elementary School service area. Fire and police protection are available and should not be negatively impacted by this development though there will be some increased need for officers and fire fighters as the City continues to grow whether from this project or others.

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

This will provide additional housing options for the residents of Grand Island.

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

This project will not have a negative impact on other employers different from any other expanding business within the Grand Island area. Grand Island does have tight labor market and part of that is due to the availability and cost of housing. This development may help alleviate some of those pressures.

***(e) Impacts on student populations of school districts within the City or Village:***

**This development will have an impact on the Grand Island School system and will likely result in additional students at the elementary and secondary school levels.**

The average number of persons per household in Grand Island for 2015 to 2019 according the American Community Survey is 2.61. Six additional households would house 16 people. According to the 2010 census 19.2% of the population of Grand Island was over 4 years old and under 18 years old. 2020 census number for this population cohort are not yet available but 27.6% of the 2021 population is less than 18 years of age this is the same percentage as the under 18 age cohort in 2010. If the averages hold it would be expected that there would be an additional 3 school age children generated by this development. According to the National Center for Educational Statistics<sup>1</sup> the 2019-20 enrollment for GIPS was 10,070 students and the cost per student in 2017-18 was \$12,351 of that \$4,653 is generated locally.

The Grand Island Public School System was notified on April 6, 2022 that the CRA would be considering this application at their April 13, 2022 meeting.

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

This project is consistent the goals of the 2020 Housing Study for the City of Grand Island to create more than 1361 new housing units. Between January of 2020 and December of 2021 the City of Grand Island has issue permits for 430 housing units. The local housing market is not capable of producing the number of units needed at market rate given the costs of building and development.

**Time Frame for Development**

Development of this project is anticipated to be completed during between Fall of 2022 and the end of 2023. The base tax year should be calculated on the value of the property as of January 1, 2023. Excess valuation should be available for this project beginning in 2024 with taxes due in 2025. 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 on each property or an amount not to exceed \$263,200 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$263,200 on TIF eligible activities.

---

<sup>1</sup> [https://nces.ed.gov/ccd/districtsearch/district\\_detail.asp?ID2=3100016](https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016)



## BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

### Project Redeveloper Information

Business Name:

\_\_\_\_\_

Address:

\_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

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

Contact:

\_\_\_\_\_

Application Submission Date: \_\_\_\_\_

Brief Description of Applicant's Business:

Legal Description/Address of Proposed Project

\_\_\_\_\_

Community Redevelopment Area Number

\_\_\_\_\_

Present Ownership Proposed Project Site:

Is purchase of the site contingent on Tax Increment Financing Approval? Yes      No

Proposed Project:    Building square footage, size of property, description of buildings –  
materials, etc.    Please attach site plan, if available.

If Property is to be Subdivided, Show Division Planned:

VI.    Estimated Project Costs:

Acquisition Costs:

A. Land	\$ _____
B. Building	\$ _____

Construction Costs:

A. Renovation or Building Costs:	\$ _____
B. On-Site Improvements:	
Sewer	\$ _____
Water	\$ _____
Electric	\$ _____
Gas	\$ _____
Public Streets/Sidewalks	\$ _____



Private Streets	\$ _____
Trails	\$ _____
Grading/Dirtwork/Fill	\$ _____
Demolition	\$ _____
Other	\$ _____
<b>Total</b>	<b>\$ _____</b>

Soft Costs:

A. Architectural & Engineering Fees:	\$ _____
B. Financing Fees:	\$ _____
C. Legal	\$ _____
D. Developer Fees:	\$ _____
E. Audit Fees	\$ _____
F. Contingency Reserves:	\$ _____
G. Other (Please Specify)	\$ _____

TOTAL \$ \_\_\_\_\_

Total Estimated Market Value at Completion: \$ \_\_\_\_\_

Source for Estimated Market Value \_\_\_\_\_

Source of Financing:

A. Developer Equity:	\$ _____
B. Commercial Bank Loan:	\$ _____
C. Tax Credits:	
1. N.I.F.A.	\$ _____
2. Historic Tax Credits	\$ _____
3. New Market Tax Credits	\$ _____
4. Opportunity Zone	\$ _____
D. Industrial Revenue Bonds:	\$ _____
E. Tax Increment Assistance:	\$ _____
F. Enhanced Employment Area	\$ _____

G. Nebraska Housing Trust Fund	\$ _____
H. Other	\$ _____

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:

Estimated Real Estate Taxes on Project Site Upon Completion of Project:  
(Please Show Calculations)

Project Construction Schedule:

Construction Start Date:

\_\_\_\_\_

Construction Completion Date:

\_\_\_\_\_

If Phased Project:

_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete
_____	Year	_____	% Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma  
(With Appropriate Schedules)

**TAX INCREMENT FINANCING REQUEST INFORMATION**

Describe Amount and Purpose for Which Tax Increment Financing is Requested:

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing  
for Proposed Project:

Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

Post Office Box 1968  
Grand Island, Nebraska 68802-1968  
Phone: 308 385-5240  
Fax: 308 385-5423  
Email: cnabity@grand-island.com

## 4157, 4161 and 4163 Montana 3 Duplexes Project

Prepared Feb 22, 2022 by Sonja Weinrich

### Net Operating Income

#### Revenue Assumptions:

	Monthly rent	Annual Rent
<b>4157 Montana</b>		
<b>Unit #1</b>	\$1,375.00	\$16,500.00
3 bedroom 2 bath		
<b>Unit #2</b>		
3 bedroom 2 bath	\$1,375.00	\$16,500.00
<b>4161 Montana</b>		
<b>Unit #1</b>	\$1,375.00	\$16,500.00
3 bedroom 2 bath		
<b>Unit #2</b>	\$1,375.00	\$16,500.00
3 bedroom 2 bath		
<b>4163 Montana</b>		
<b>Unit #1</b>	\$1,375.00	\$16,500.00
3 bedroom 2 bath		
<b>Unit #2</b>	\$1,375.00	\$16,500.00
3 bedroom 2 bath		
	<b>\$8,250.00</b>	<b>\$99,000.00</b>

<b>Annual Rent</b>	<b>\$99,000.00</b>	<b>Gross Potential Income</b>
<b>5% Vacancy Rate</b>	<b>\$4,950.00</b>	
	<b>\$94,050.00</b>	<b>Gross Operating Income</b>

## Project Costs

Acquisition	\$135,000	New Building w/ garage & back patios	9,240
Hard Construction Costs	\$1,039,582.58		
Project Cost	\$1,174,582.58	\$139.83 per building sq ft	

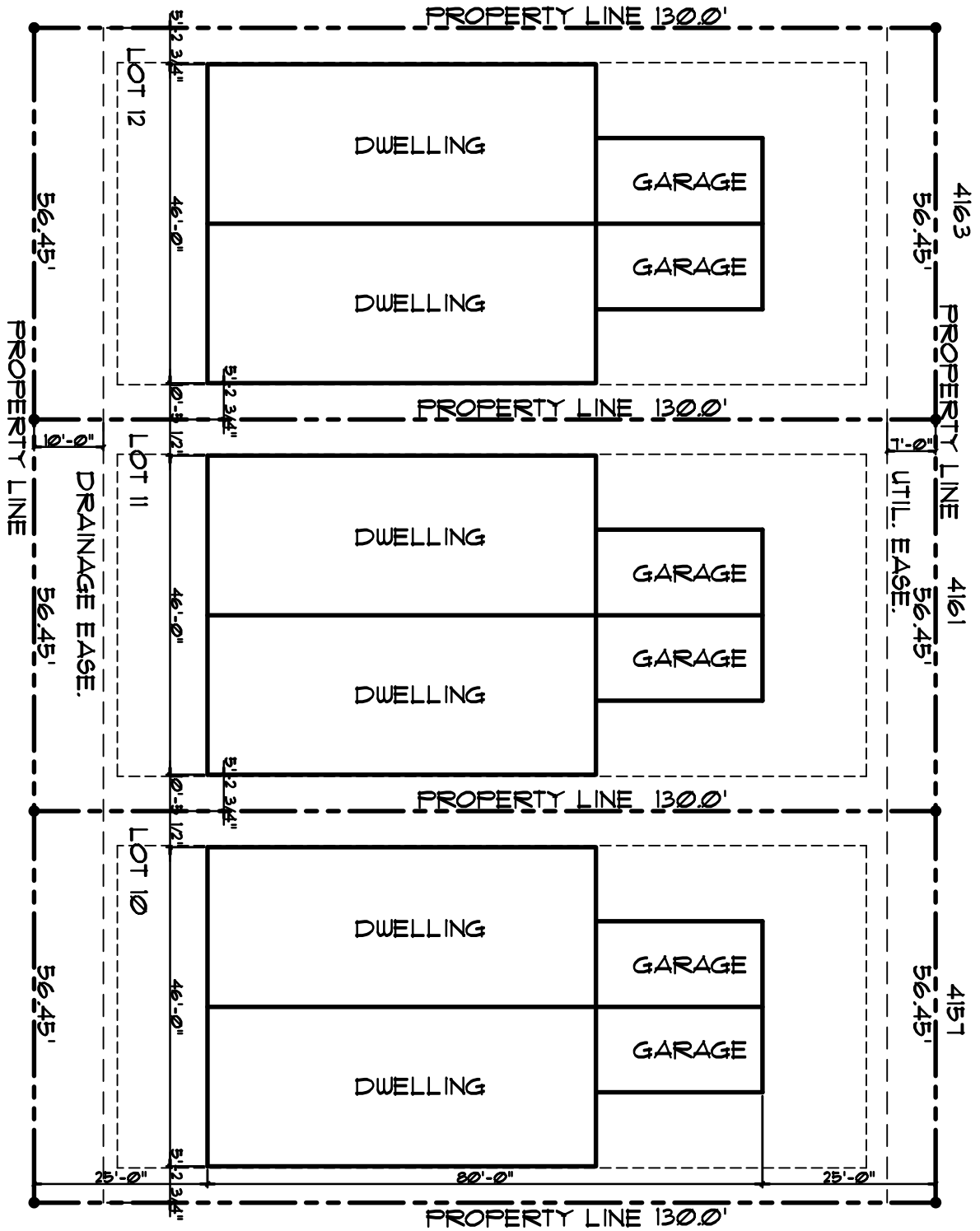
## Cash Flow

Project Cost add 10% contingency **\$1,292,040.84**

	Loan amt	Without TIF		Loan amt	With TIF	
		Monthly	Annual		Monthly	Annual
Monthly Payment	\$1.292 M	\$6,817.00	\$81,804.00	\$1.021 M	\$5,287.00	\$63,444.00
Taxes		\$1,000.00	\$12,000.00		\$1,000.00	\$12,000.00
Insurance		\$479.17	\$5,750.00		\$479.17	\$5,750.00
Trash		\$90.00	\$1,080.00		\$90.00	\$1,080.00
Maintenance		\$250.00	\$3,000.00		\$250.00	\$3,000.00
Snow Removal and Lawn Care		\$400.00	\$4,800.00		\$400.00	\$4,800.00
		\$9,036.17	\$108,434.00		\$7,506.17	\$90,074.00

Annual Cash Flow above debt service and operating expenses **-\$14,384.00** **\$3,976.00**

MONTANA AVE.

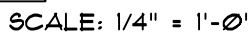
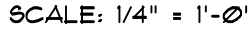
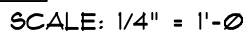
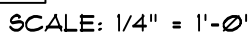


NORTH



**SITE PLAN**

SCALE: 1" = 20'-0"



1612 SOUTH WEBB ROAD, GRAND ISLAND, NE 68801  
PHONE: (308) 384-1666 FAX: (308) 384-1669

DESIGNED EXPRESSLY FOR:

CONTRACTOR

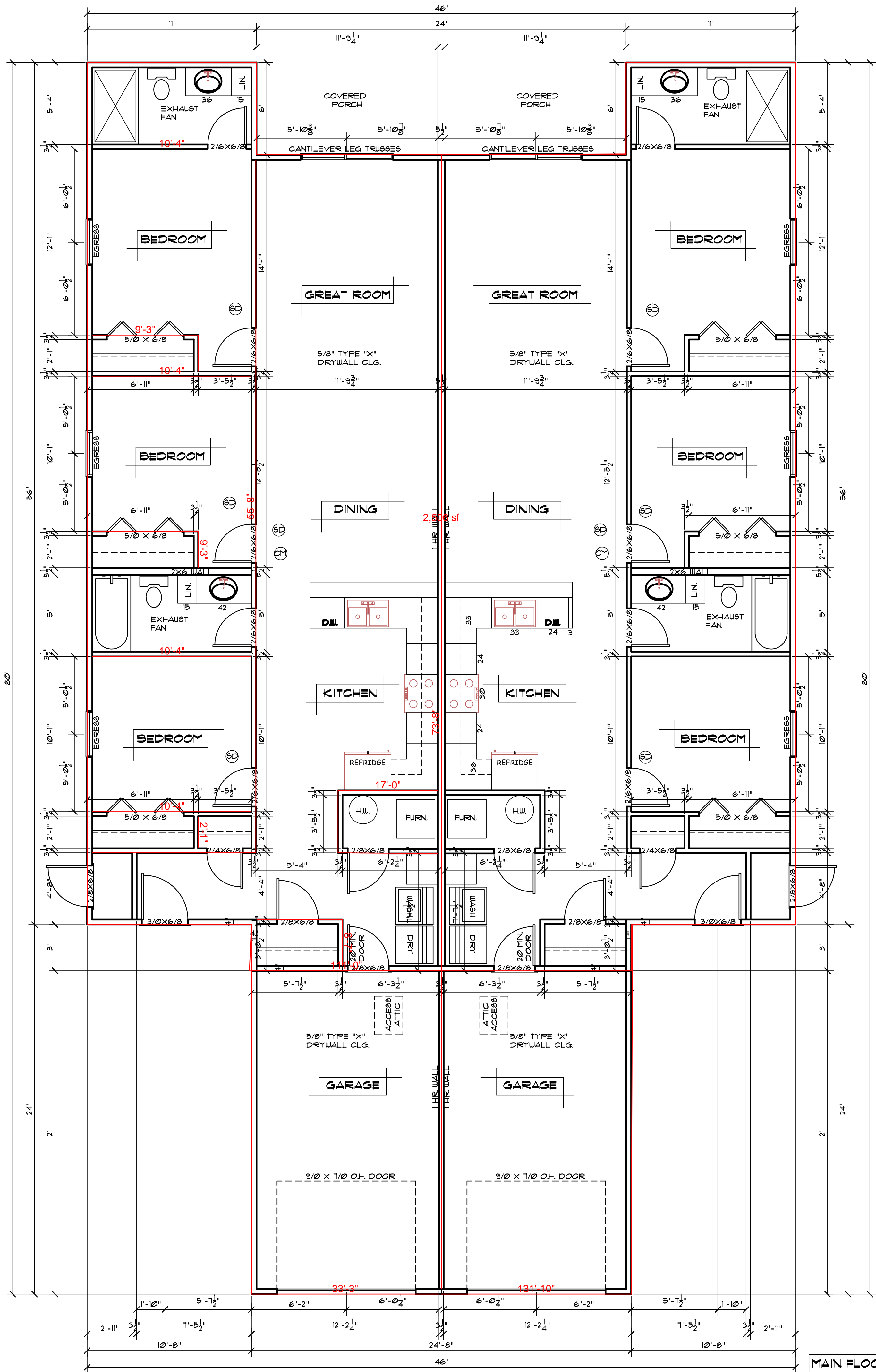
PROJECT STATUS:

DATE:

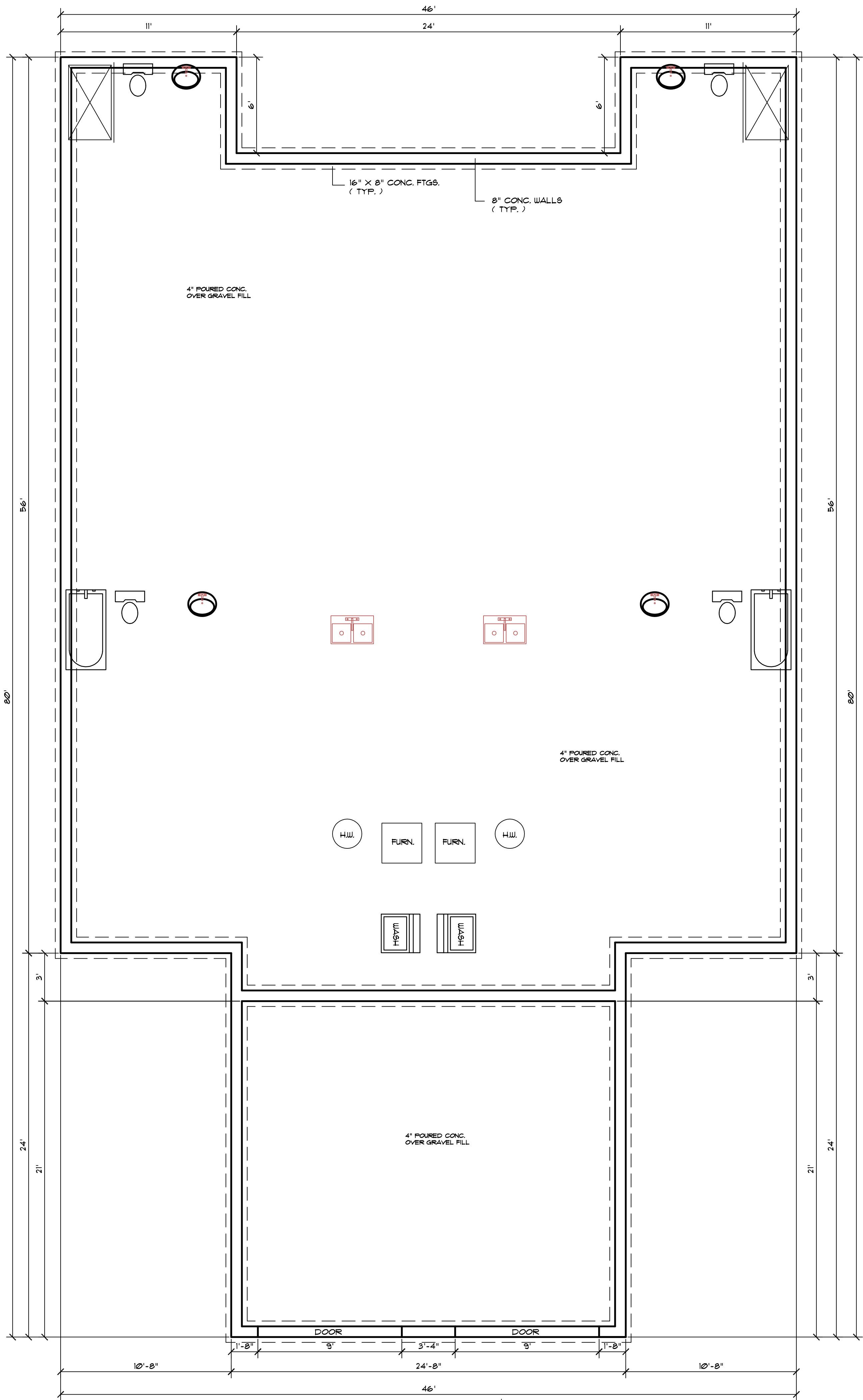
DRAWN BY: C. MEISTER

SHEET





MAIN FLOOR PLAN



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

DESIGNED EXPRESSLY FOR:

PARAMOUNT DEVELOPMENT

CONTRACTOR

THESE DRAWINGS HAVE BEEN PREPARED USING INFORMATION PROVIDED BY THE PURCHASER, WHO IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION. IT IS THE RESPONSIBILITY OF THE PURCHASER TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL LOCAL BUILDING CODES. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS, THE GENERAL CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS, WHOSE SIZES MAY VARY FROM THE DIMENSIONS SHOWN ON THESE DRAWINGS. THE STATES MEAD LUMBER SERVICE DOES NOT REQUIRE RESIDENTIAL HOME INSPECTIONS OR INSURANCE. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF MEAD LUMBER SERVICE. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF MEAD LUMBER SERVICE. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN APPROVAL OF MEAD LUMBER SERVICE.

PROJECT STATUS:

DATE:

DRAWN BY: C. MEISTER

SHEET:

Mead Lumber

1612 SOUTH WEBB ROAD, GRAND ISLAND, NE 68801

PHONE: (308) 384-1666 FAX: (308) 384-1669



## PARAMOUNT DEVELOPMENT

[illegible]

SHEET:

# Mead Lumber

1612 SOUTH WEBB ROAD, GRAND ISLAND, NE 68801  
PHONE: (308) 384-1666 FAX: (308) 384-1669

**Projected 3 Duplexes Cost**  
**4157, 4161 and 4163 Montana Grand Island, NE**

<b>Acquisition</b>		<b>\$135,000.00</b>
<b>Earthwork</b>		<b>\$45,000.00</b>
<b>Concrete</b>		
Footings, House pad, front and back patios, dirt work		<b>\$176,772.00</b>
Sidewalks and drives		<b>\$28,500.00</b>
<b>HVAC</b>	Island Indoor Climate	<b>\$43,770.00</b>
<b>Electrical</b>	Island Electrical	<b>\$40,500.00</b>
New service to building		<b>\$18,000.00</b>
<b>Plumbing</b>		
Plumbing bid		<b>\$59,616.00</b>
New sewer line to building		<b>\$18,000.00</b>
	Sewer Rooter	
<b>Drafting Fees</b>		
		<b>\$3,000.00</b>
<b>Employee Labor</b>		
Site prep		<b>\$4,000.00</b>
<b>Landscaping</b>		
UGS, Sod, Plants, Rocks, Mulch and Trees		<b>\$24,000.00</b>
<b>Mead Lumber</b>		
Roof Framing & Trusses		\$104,481.09
Main Framing		\$49,586.22
Roofing Materials		\$16,335.90
Siding, Soffit & Fascia		\$17,835.27
Drwall & Insulation		\$28,902.99
Ext Doors & Windows		\$19,790.22
Int Doors & Hardware		\$18,037.65
Moulding		\$1,151.68
Cabinets		\$24,597.66
Subtotal		\$280,718.68
7.5% Tax		\$21,053.90
		<b>\$301,772.58</b>
<b>Sheet Rock</b>		
Install, Mud and Finish		JPR Drywall
		<b>\$30,000.00</b>
<b>Fiber Cement Siding</b>		
4 ft back building		<b>\$5,000.00</b>
<b>Gutters</b>		
Meister Gutter		

**\$4,500.00**

**Vinyl Fencing**

Back patio dividers

\$600.00

Concrete and forms

\$600.00

Posts

\$600.00

**\$1,800.00**

**Painting**

Paint and Primer

\$3,450.00

Labor

\$25,500.00

**\$28,950.00**

**Labor**

**3 full time laborers - 8 month project**

Includes all framing, roofing, siding, soffit, fascia,  
Install of cabinetry, interior and exterior doors,  
windows, trim, countertops

**\$139,800.00**

**Kitchen**

Cabinets

White Shaker Style

On Mead Quote

Hardware

\$30.00

Appliances

Blk 4 pc each kitchen

\$2,200.00

Countertops

\$350.00

Backsplash

\$275.00

Sink

\$200.00

Faucet

\$185.00

Garbage Disposal

\$125.00

**Per Unit \$3,365.00** X

6

**\$20,190.00**

**Lighting Fixtures**

Int/Ext Lighting fixtures, Ceiling Fans

**\$4,860.00**

**2 Full Baths Each Unit**

Tub/Shower Combo

\$600.00

Master Shower

\$1,500.00

Toilet

\$410.00

Vanity w/ Top and Sink

\$600.00

Tri-View Med Cabinet

\$130.00

Backsplash

\$300.00

Towel Bar Set

\$70.00

Lighting

\$150.00

Faucet

\$300.00

**Per Unit \$4,060.00** X

6

**\$24,360.00**

**Flooring**

Bdrm Carpets

\$6,500.00

VPL and adhesive

\$10,692.00

	All Units	\$17,192.00
<b>Garages</b>		
Insulated Door/ Openers		\$4,500.00
<b>Total Build Cost</b>		<b>\$1,179,082.58</b>



**COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF GRAND ISLAND, NEBRASKA**

**RESOLUTION NO. 390**

**RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY  
OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED  
REDEVELOPMENT CONTRACT TO THE HALL COUNTY REGIONAL PLANNING  
COMMISSION FOR ITS RECOMMENDATION**

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and

WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this 13<sup>th</sup> day of April, 2022

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
GRAND ISLAND, NEBRASKA.

By

  
Chairperson

ATTEST:

  
Secretary

Paramount Development Northwest Gateway Area 36

**Resolution Number 2022-10**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN 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 amendment of the Redevelopment Plan for CRA Area 36 requested by Paramount Development** 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 May 11, 2022, 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 April 23<sup>rd</sup> and Saturday April 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 finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

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

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

**DATED:** May 11, 2022

**HALL COUNTY REGIONAL PLANNING COMMISSION**

ATTEST:

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

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



# **Hall County Regional Planning Commission**

**Wednesday, May 11, 2022**

**Regular Meeting**

## **Item F2**

**Public Hearing - Proposed Rezoning - Hall County - Wild Rose  
Estates Subdivision**

**Staff Contact:**



## Agenda Item 6

### PLANNING RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

April 25, 2022

**SUBJECT:** *Zoning Change (C-27-22HC)*

**PROPOSAL:** To amend the Planned Unit Development for approximately 2.042 acres of land in a part of Wild Rose Ranch Estates Subdivision located south of Whooping Crane Drive including Lots 1, 2, 3, part of outlot "B" and Outlot D (Tern Drive) to consolidate these lots and the outlots into a single building lot for one house and associated out buildings..

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

**PUD:** Planned Unit Development Zone: Single Family Homes on acreage lots. This area was planned for 3 homes and road access.

*Intent of zoning district*

**PUD:** This development was approved with up to 18 single family homes around the lake. To date, five houses and associated out buildings have been constructed.

*Permitted and conditional uses:*

**PUD:** A variety of housing and commercial, recreational and cultural uses as approved with the development plan.

*Proposed zoning district*

**PUD:** Planned Unit Development Zone: Single Family Homes on around the existing lake.ge lots.

*Permitted and conditional uses:*

**PUD:** A variety of housing and commercial, recreational and cultural uses as approved with the development plan.

*Comprehensive Plan Designation:*

Designated for agricultural/river uses.

*Existing land uses:*

Existing subdivision

##### Adjacent Properties Analysis

*Current zoning designations:*

**North: AG-R:** River Corridor Agricultural Zone

**South, East, West: PUD:** Planned Unit Development

*Permitted and conditional uses:*

**PUD:** A variety of housing and commercial, recreational and cultural uses as approved with the development plan. This plan was approved with single family homes.

**AG-R:** Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres. Special provisions are made for flood plain and to

preserve the scenic and environmental qualities of the area.

*Comprehensive Plan Designation:* **All Directions:** Designated as River Protection Corridor.

*Existing land uses:* **North:** Agricultural  
**South, East and West:** Part of the Planned Lake and River Development As Approve Homestead & Farm Ground

## EVALUATION:

### Positive Implications:

- *Consolidate existing building envelopes in a manner more consistent with current regulations regarding waste water treatment systems.* The original plan approved for this property were done in compliance with the regulation in place in 1990. Those regulations changed in 1999. This will combine several lots approved in 1990 and bring them closer into compliance with the current regulations.
- *Will not remove irrigated prime agricultural ground from production:* The subject property is currently alfalfa and pasture. It is not irrigated prime agricultural ground.
- *Along an existing private road:* This development included private roads and they have been that way since 1992. The expectation is that they will remain private. The County will have no increased cost for road maintenance as a result of this development.

### Negative Implications:

- *Flood Plain:* This site is located within a regulatory floodplain. The property will need to meet all flood plain regulations when it is built upon.

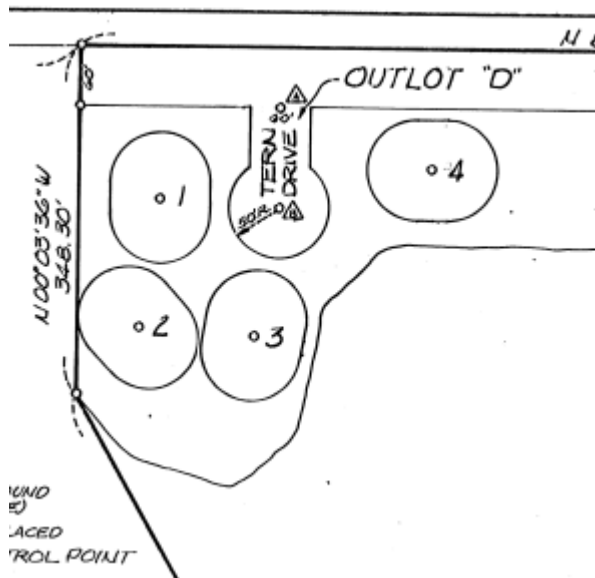
## Other Considerations

This proposal is consistent with the 2004 comprehensive plan and with the proposed uses and development as it was approved in 1990. It will reduce the amount of development in the floodplain.

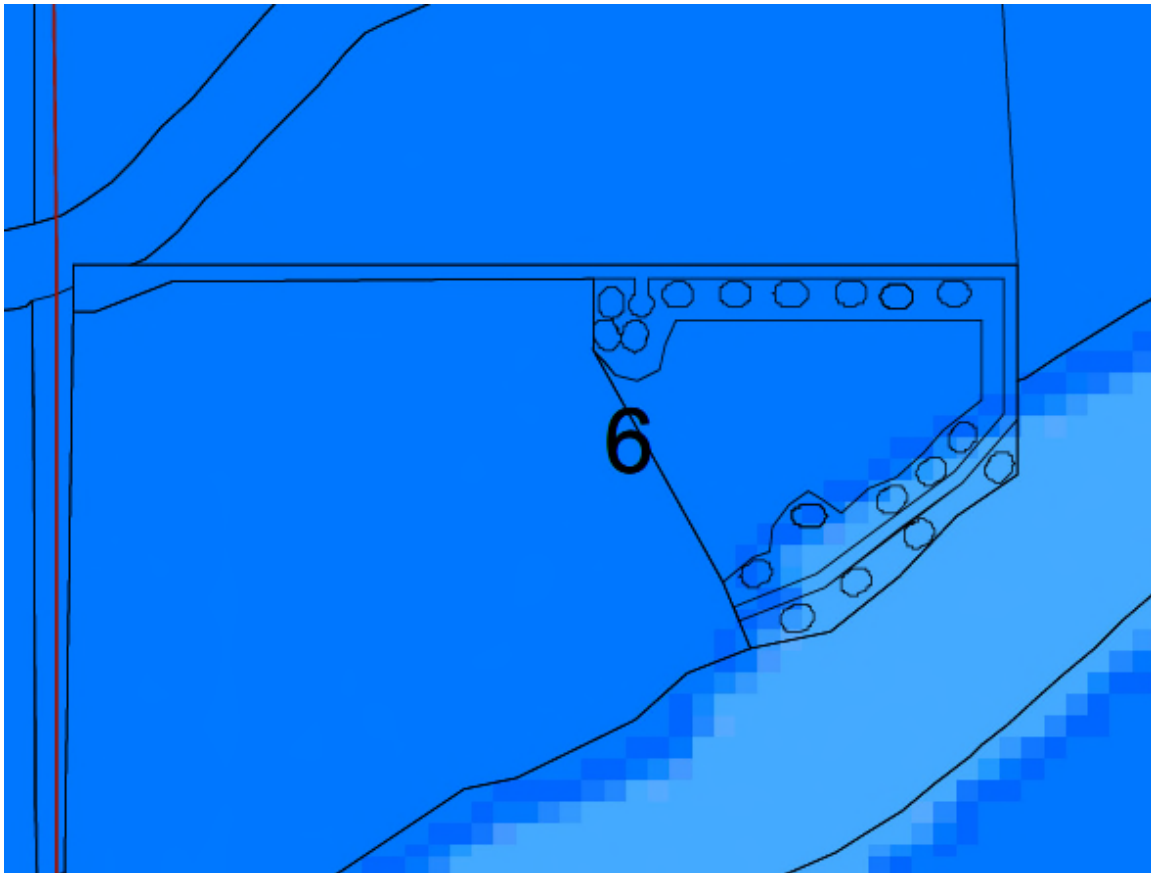
## RECOMMENDATION:

That the Regional Planning Commission recommend that the Hall County Board of Supervisors amend the Wild Rose Ranch Estates Subdivision as shown on the Wild Rose Ranch Estates Second Subdivision Plat and combine lots 1, 2 3, part of outlot "B" and Outlot D "Tern Drive" into Lo1 1 of Wild Rose Ranch Estates Second Subdivision.

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



Property as Originally Approved in 1990.



Future Landuse Map from 2004 Comprehensive Plan Designating this area as River Protection Corridor



Proposed Plan for Lot 1 of Wild Rose Ranch Estates Second Subdivision

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

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

RPC Filing Fee

(see reverse side)

plus Municipal Fee\* \$50.00

\*applicable only in Alda, Doniphan, Wood River

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

Applicant Name Wild Rose Lake Properties, Inc. Phone (h) (w) 402 463-4545

Applicant Address 129 E. 2nd Street Hastings, NE 68901

Registered Property Owner (if different from applicant)

Address Phone (h) (w)

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

Property Address Whooping Crane Drive

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

Lot Block Subdivision Name Wild Rose Ranch Estates Subdivision, and/or All/Part 1/4 of Section TWP RGE W6PM

C. Requested Zoning Change:

- Property Rezoning (yes) (no) (provide a properly scaled map of property to be rezoned) From P.U.D. Zoning to Amended P.U.D. Zoning
- 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:

Change in Lot(s) configuration

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

- Evidence that proper filing fee has been submitted.
- A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
- The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
- 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 4/14/22

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).

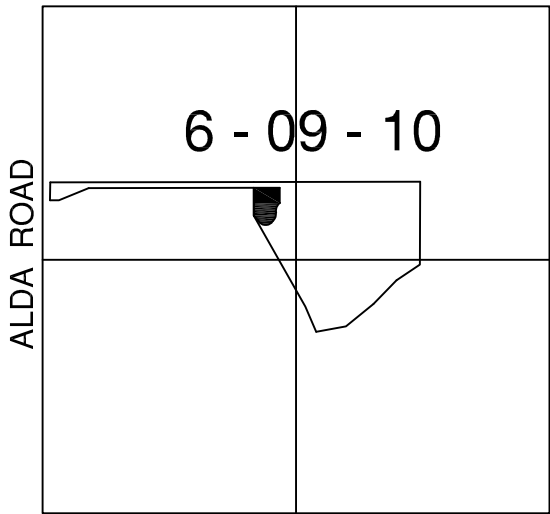
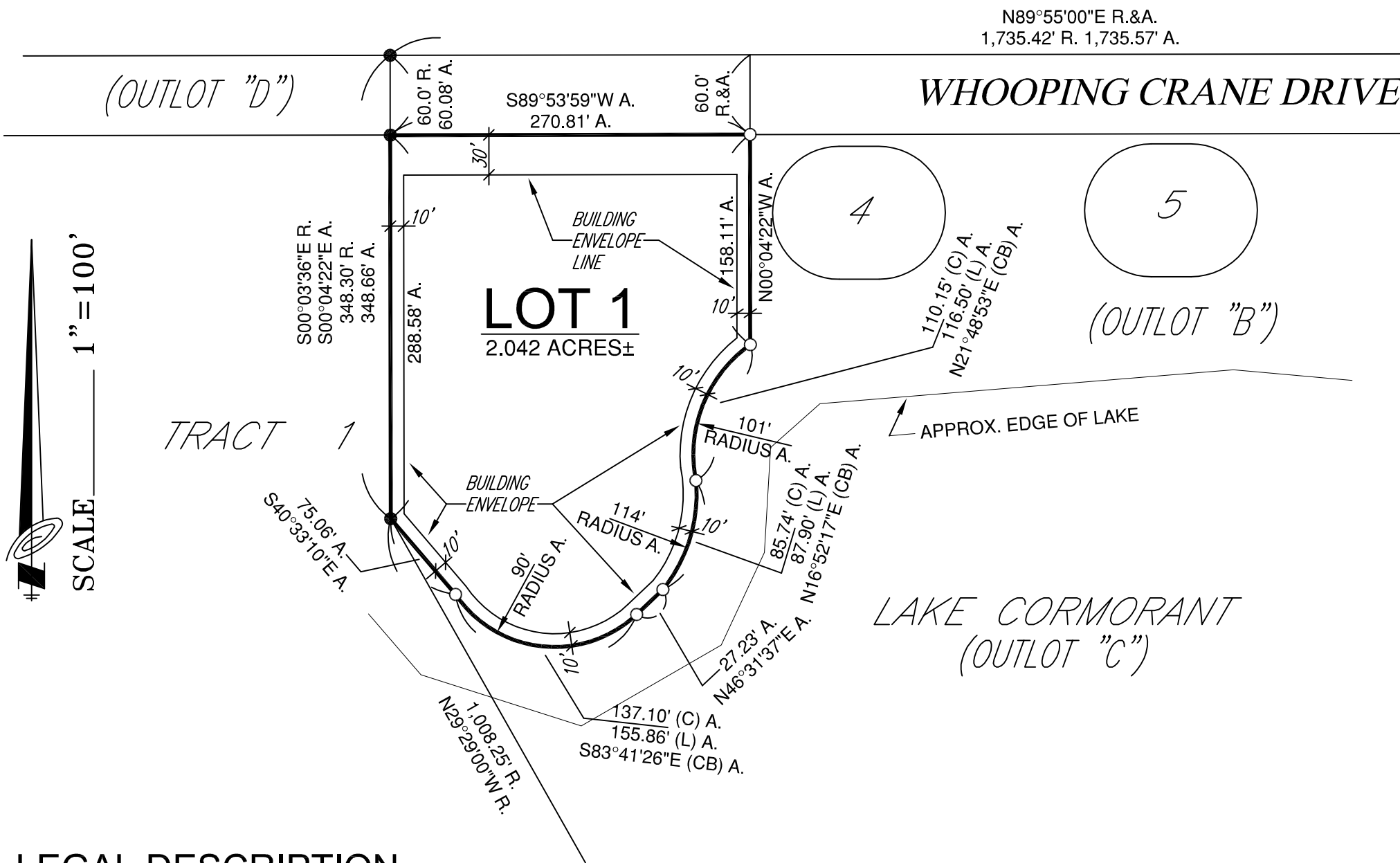
Application Deemed Complete by RPC: mo. day. yr. Initial

RPC form revised 10/23/19

R. = RECORDED DISTANCE AND/OR BEARING ON PLAT OF WILD ROSE RANCH ESTATES SUBDIVISION  
A. = ACTUAL DISTANCE AND/OR BEARING  
(C) = CHORD DISTANCE  
(L) = LENGTH OF CURVE DISTANCE  
(CB) = CHORD DISTANCE

● - INDICATES 1/2" IRON PIPE FOUND (UNLESS NOTED OTHERWISE)  
○ - INDICATES 1/2" IRON PIPE WITH PLASTIC CAP PLACED. CAP IS STAMPED "L S 557".

N.E. CORNER OF WILD ROSE ESTATES SUB.  
FOUND AXLE (NOTE: ALSO FOUND 3/4" GALVANIZED PIPE, APPROX. 0.65'± SOUTH AND APPROX. 0.48'± EAST OF AXLE, DID NOT USE GALVANIZED PIPE)



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 Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman of the Board

County Clerk

LEGAL DESCRIPTION

A tract of land comprising all of Lots One (1), Two (2) and Three (3), a part of Outlot "B", and all of that part of Outlot "D" which is referred to as Tern Drive, all being in Wild Rose Ranch Estates Subdivision, Hall County, Nebraska, and more particularly described as follows:

First to ascertain the point of beginning, start at the northeast corner of said Wild Rose Estates Subdivision, thence S89°55'00"W, along and upon the north line of said Wild Rose Ranch Estates Subdivision, and also being along and upon the north line of Outlot "D", which is also the north line of Whooping Crane Drive, a distance of One Thousand Seven Hundred Thirty Five and Fifty Seven Hundredths (1,735.57) feet to a point on the northerly prolongation of a west line of said Outlot "B"; thence S00°04'22"E, along and upon the northerly prolongation of a west line of said Outlot "B", a distance of Sixty and Eight Hundredths (60.08) feet to a northwest corner of said Outlot "B", said point also being on the south line of said Outlot "D", which is also the south line of said Whooping Crane Drive, and being the ACTUAL point of beginning; thence continuing S00°04'22"E, along and upon a west line of said Outlot "B", a distance Two Hundred Eighty Eight and Fifty Eight Hundredths (288.58) feet to a corner of said Outlot "B"; thence S40°33'10"E, a distance of Seventy Five and Six Hundredths (75.06) feet; thence running along and upon the arc of a curve to the left whose radius is 90.0 feet, a distance of One Hundred Fifty Five and Eighty Six Hundredths (155.86) feet (long chord bearing = S83°41'26"E, long chord distance = 137.10'); thence N46°31'37"E, a distance of Twenty Seven and Twenty Three Hundredths (27.23) feet; thence running along and upon the arc of a curve to the left whose radius is 114.0 feet, a distance of Eighty Seven and Nine Tenths (87.90) feet (long chord bearing = N16°52'17"E, long chord distance = 85.74'); thence running along and upon the arc of a curve to the right whose radius is 101.0 feet, a distance of One Hundred Sixteen and Five Tenths (116.50) feet (long chord bearing = N21°48'53"E, long chord distance = 110.15'); thence N00°04'22"W, a distance of One Hundred Fifty Eight and Eleven Hundredths (158.11) feet to a point of the south line of Outlot "D", which is also the south line of said Whooping Crane Drive; thence N89°53'59"W, along and upon the south line of said Outlot "D", which is also the south line of said Whooping Crane Drive, a distance of Two Hundred Seventy and Eighty One Hundredths (270.81) feet to the ACTUAL point of beginning and containing 2.042 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on \_\_\_\_\_, 2022, I completed an accurate survey (made under my supervision) of "WILD ROSE RANCH ESTATES SECOND SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all 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

WILD ROSE RANCH ESTATES SECOND SUBDIVISION

HALL COUNTY, NEBRASKA

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

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that WILD ROSE LAKE PROPERTIES, INC., a Nebraska Corporation, being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "WILD ROSE RANCH ESTATES SECOND SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the easements, if any, for the location, construction and maintenance of public 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, I have affixed my signature hereto at \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

WILD ROSE LAKE PROPERTIES, INC.  
a Nebraska Corporation

\_\_\_\_\_  
Philip F. Werner, Jr., President

ACKNOWLEDGEMENT

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

On the \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared Philip F. Werner, Jr., President of WILD ROSE LAKE PROPERTIES, INC., a Nebraska Corporation, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed as such officer, and the voluntary act and deed of said Nebraska Corporation, and that he was empowered to make the above dedication for and in behalf of said Nebraska Corporation.

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)

WILD ROSE RANCH ESTATES SECOND SUBDIVISION  
HALL COUNTY, NEBRASKA

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



# PROPOSED SUBDIVISION AERIAL MAP

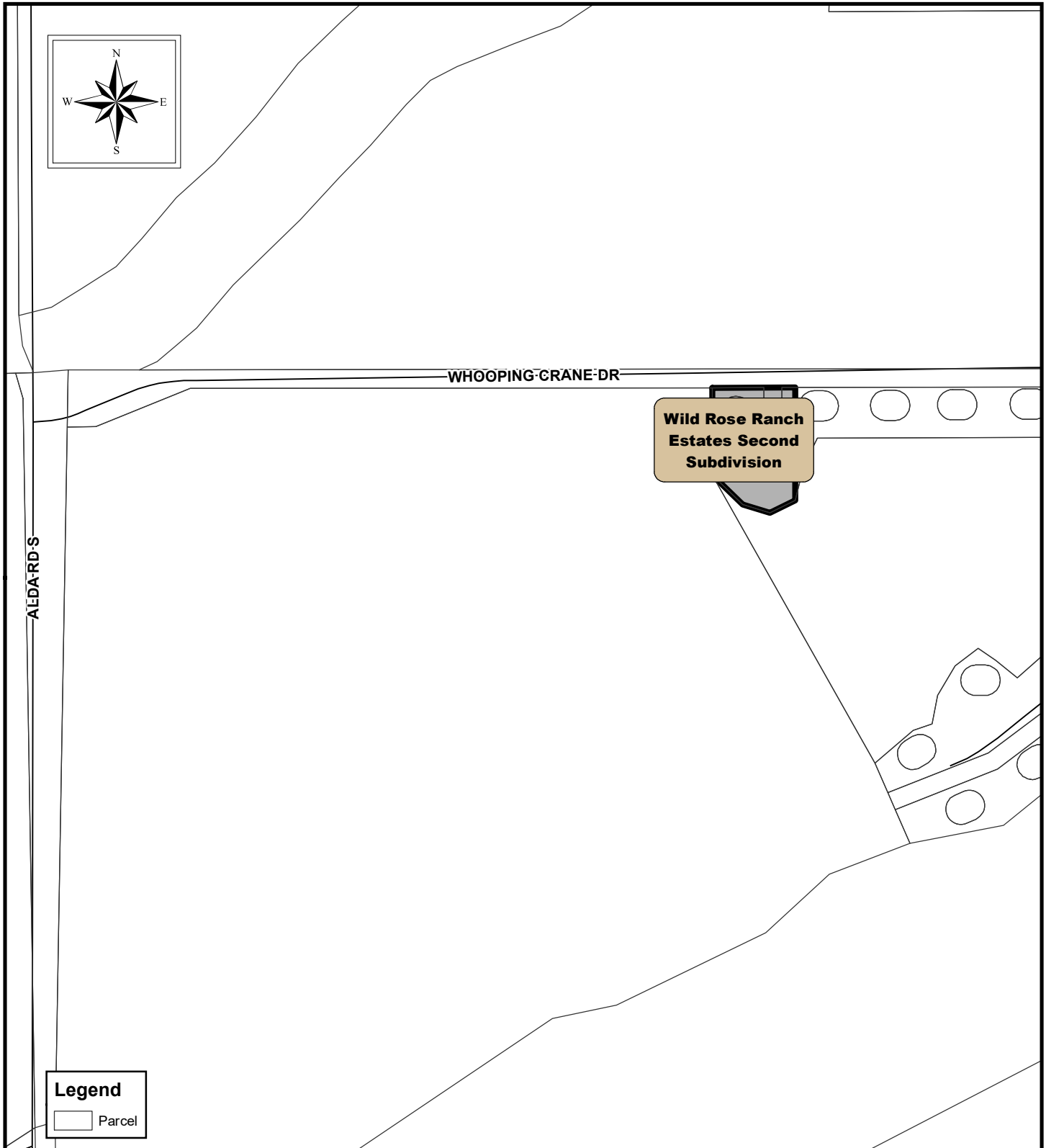


THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

Scale: NONE  
For Illustration Purposes



# PROPOSED SUBDIVISION LOCATION MAP



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

Scale: NONE  
For Illustration Purposes

**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 WILD ROSE LAKE PROPERTIES, INC. Phillip F. Werner, President  
Address 129 E. 2nd Street  
City Hastings, State NE Zip 68901  
Phone 402 463-4545

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:** WILD ROSE RANCH ESTATES SECOND 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 2.042

**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



# **Hall County Regional Planning Commission**

**Wednesday, May 11, 2022**

**Regular Meeting**

## **Item F3**

**Public Hearing - Zoning Text Amendment - Grand Island -  
Consider amending section 36-55 Secondary Agriculture Zone to  
add Trailer Washout as a listed conditional use**

**Staff Contact:**

## **Agenda Item # 8**

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

#### **COMMISSION:**

April 25, 2022

#### **SUBJECT:**

*Concerning requested amendments to 36-55 Secondary Agriculture; adding Trailer Washouts as allowed by Conditional Use Permit (C-28-22GI)*

#### **PROPOSAL:**

The requested changes to 36-55 would allow the Grand Island City Council to consider applications for a Trailer Washout as a conditional use in the AG-2 Secondary Agricultural Zone.

#### **OVERVIEW:**

The proposed changes to all sections of the code are attached. Additions to the code are identified as highlighted and underlined italics print.

Stephen Mossman, on behalf of Mid America Truck LLC has submitted a request for the text amendment to the AG-2 Secondary Agriculture Zone to consider allowing Trailer Washouts as a conditional use in this zoning district. The stated reason for the request is "Trailer Washouts are vital to Hall County/Grand Island economy and compatible with the AG-2 uses." A copy of the request to change the regulations and cover letter are attached.

The (AG-2) Secondary Agricultural Zoning District regulations are intended to provide for the preservation of lands best suited for agricultural uses of all types including feed lots and the commercial feeding of livestock 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. The (AG-2) Secondary Agricultural Zoning District is also intended to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization. The zoning district intends to provide for the location and to govern the establishment and operation of land uses that are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable. In addition, to provide for the

location and to govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide the location and to govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses that are named as permitted or conditional uses in this zoning district and are appropriate to other property in the area.

The nature of the (AG-2) Secondary Agricultural Zoning District and the uses allowed outright or by conditional use permit precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other zoning districts, and it is not intended that the AG-2 Secondary Agricultural Zoning District regulations afford such services, amenities and protection to residential uses located therein.

The AG-2 District is generally located that the periphery of the Grand Island Zoning Jurisdiction and in most cases is separated from the more intense districts near the city by a Transitional Agriculture Zone. The AG-2 District was designed to be similar to the Hall County A-3 Agricultural Transitional District. The county A-3 District allows Truck Washes as a conditional use permit. Allowing a Trailer Washout, a similar but less intensive use in the Grand Island AG-2 District would be consistent with the intent of the district and the uses allowed in the typically adjacent district in the county jurisdiction.

**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

### **§36-55. (AG-2) Secondary Agricultural Zone**

*Intent:* The (AG-2) Secondary Agricultural Zoning District regulations are intended to provide for the preservation of lands best suited for agricultural uses of all types including feed lots and the commercial feeding of livestock 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. The (AG-2) Secondary Agricultural Zoning District is also intended to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization. The zoning district intends to provide for the location and to govern the establishment and operation of land uses that are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable. In addition, to provide for the location and to govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide the location and to govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses that are named as permitted or conditional uses in this zoning district and are appropriate to other property in the area.

The nature of the (AG-2) Secondary Agricultural Zoning District and the uses allowed outright or by conditional use permit precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other zoning districts, and it is not intended that the AG-2 Secondary Agricultural Zoning District regulations afford such services, amenities and protection to residential uses located therein.

**(A) Permitted Principal Uses:** The following principal uses are permitted in the (AG-2) Secondary Agriculture Zoning District.

- (1) Agricultural operations, and the usual agricultural and farm buildings and structures, including the residences of owners and their families and any tenants and employees who are engaged in agricultural operations on the premises
  - (a) State agencies shall govern all use of farm chemicals, including application of pesticides and herbicides, and applicants using restricted-use pesticides shall be required to be certified as required by law
  - (b) The spreading of manure by a "farming" operation (as defined in §36-8 of this chapter)
  - (c) Agricultural operations having up to 300 animal units are considered a farm and are permitted by right, provided other requirements in this zoning district are met and submission of a no-fee livestock registration permit to the Hall County Regional Planning Director is done
  - (d) Operations having up to 300 animal units shall locate at least 300 feet from a platted residential area, public park, recreational area, church, cemetery, religious area, school, and residential district
- (2) Ranch and farm dwellings, subject to §36-55(e)
- (3) Recreational camps, parks, playgrounds, golf courses, country clubs, tennis courts, and other similar recreational uses
- (4) Single family dwelling subject to §36-55(e)
- (5) Utility substation, pumping station, water reservoir and telephone exchange
- (6) Fire stations
- (7) Churches, seminary and convent
- (8) Public and parochial school; college
- (9) Publicly owned and operated buildings and facilities such as community centers, auditoriums, libraries, museums
- (10) Private kennels and facilities, provided that all buildings and facilities be at least one hundred feet from the property line and three hundred feet from any neighboring residence
- (11) Roadside stands offering agricultural products for sale on the premises
- (12) Seed and feed sales, machine repair shop, livestock equipment construction and sales, as a primary occupation in conjunction with an agricultural operation and be operated on the premises
- (13) Farm and industrial equipment sales
- (14) Public and private riding academies provided that no stable, building or structure in which horses or other animals are kept are no closer than one hundred (100) feet from the property line

(15) All other Permitted Uses as indicated as permitted within the Zoning Matrix [Attachment A hereto]

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to conditions relating to the placement of said use on a specific tract of ground in the (AG-2) Secondary Agricultural Zoning District:

(1) Bed and breakfast residence subject to the following conditions in addition to those imposed by the City Council

- (a) The bed and breakfast residence shall be within a conforming single-family dwelling
- (b) Guest rooms shall be within the principal residential building only and not within an accessory building
- (c) Each room that is designated for guest occupancy must be provided with a smoke detector which is kept in good working order
- (d) Two (2) off-street parking spaces shall be provided for each dwelling unit plus one (1) off-street parking space for each sleeping room designated for guests. Such parking areas shall not be within the required front or side yards
- (e) One (1) identification sign on not more than four (4) square feet of sign area shall be permitted

(2) Publicly and privately owned dude ranches, forest and conservation areas, and golf driving ranges, motorized cart tracks, or other outdoor recreational areas such as gun clubs, and archery, trap and skeet ranges

(3) Industrial uses as provided in the Zoning Matrix [Attachment A hereto] and the following minimum conditions are met:

- (a) Meets minimum lot requirements as established in this chapter
- (b) Meets minimum off-street parking requirements as established by this chapter
- (c) The lot(s) take access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway

(4) Commercial uses as provided in the Zoning Matrix [Attachment A hereto] and the following minimum conditions are met:

- (a) Meets minimum lot requirements as established in this chapter
- (b) Meets minimum off-street parking requirements as established by this chapter
- (c) The lot(s) take access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway

(5) All other Conditional Uses as indicated within the Zoning Matrix [Attachment A hereto], provided the following minimum conditions are met:

- (a) Meets minimum lot requirements as established in this chapter
- (b) Meets minimum off-street parking requirements as established by this chapter
- (c) The lot(s) take access from an improved county road or highway or are along a developed public or private road that accesses an improved county road or highway

(6) Development of natural resources and the extraction of raw materials such as rock, gravel, sand, etc., including gas and oil extraction and exploration, and subject to the requirements of the Supplementary Regulations herein

(7) Radio, cellular and television towers and transmitters and subject to the requirements of the Supplementary Regulations herein

(8) Airports

(9) Manufacture of light sheet metal products including heating and ventilation equipment

(10) Manufacture and/or processing of agricultural products including but not limited to ethanol plants and mills

(11) Truck and freight terminals

(12) Commercial mining, quarries, sand and gravel pits and accessory uses

(13) Storage of trucks, tractors, and trailers engaged in the transportation of explosives

(14) Race tracks, drag strips and similar uses and associated accessory uses

(15) Wind Energy devices

(16) Community sewage disposal facilities

(17) Sanitary landfill siting or expansion conducted in a manner and method approved by the City Council provided said landfill is not closer than one thousand (1,000) feet to a municipal well and/or one mile to any village or city limits or any subdivision, addition or residence. See the Supplementary Regulations herein

- (18) Lawn and garden nurseries
- (19) Commercial kennels and facilities for the raising, breeding and boarding of dogs and other small animals, including exotic, non-farm and non-domestic animals, provided that all buildings and facilities be at least one hundred (100) feet from the property line and three hundred (300) feet from any neighboring residence.
- (20) The spreading, stockpiling, or composting of dead livestock, sludge, by-products from manufacturing or any processing plant, and/or paunch manure on agricultural land by municipalities or operations inside or outside of the Grand Island jurisdiction
- (21) The application of livestock manure within the jurisdiction of Grand Island by operations located outside Hall County
- (22) Livestock feeding operations, subject to the licensure requirements, waste disposal requirements and recommendations of the State of Nebraska and the Land Use specifications of the Grand Island Comprehensive Development Plan

**(23) Trailer Washout**

**(C) Standards for Livestock Feeding Operations:**

- (1) The following setbacks and design standards are the minimum sanitation and odor practices for Grand Island and its extra territorial jurisdiction. In addition, the City Council of Grand Island, when considering the health, safety, and general welfare of the public, may impose more restrictive requirements. These requirements should consider such things as:
    - (a) property values
    - (b) dust
    - (c) lighting
    - (d) waste disposal
    - (e) dead livestock
  - (2) A Conditional Use Permit may be approved after public notice has been given and public hearing is conducted as required by law
  - (3) Agricultural operations of 300 animal units and under are considered a farm as defined in these regulations and do not require a Conditional Use Permit, see §36-8 of this chapter
  - (4) All existing livestock feeding operations over 300 animal units shall be required to meet specific density requirements for a Class I facility. These density requirements are:
    - (a) One (1) acre of ground for the first animal unit and one-half (1/2) acre for each additional animal unit. Class II, III, IV facilities are not permitted in the (AG-2) Secondary Agricultural Zoning District
  - (5) All existing livestock feeding operations that have been granted a conditional use permit may expand within their designated level, as outlined in Table 1, without applying for another conditional use permit. All new livestock feeding operations and those expanding to the next level shall require a Conditional Use Permit and shall be located no less than at a distance from non-farm residences or other residences not on an owner's property in any affected zoning district as hereafter described:
    - (a) Livestock feeding operations (LFO) will be categorized either as Environmentally Controlled Housing (ECH) operations or Open Lot Operations. Livestock feeding operations having more than one type of feeding operation at one location shall be categorized according to the operation which constitutes the majority of the total operation. Each operation type shall be classified in one of four levels according to total number of animal units (A.U.) in the operation at any one time. Levels will include:
      - Class I facility = 301 - 1,000 animal units
      - Class II facility = 1,001 – 5,000 animal units
      - Class III facility = 5,001 – 20,000 animal units
      - Class IV facility = 20,001 or more animal units
- Livestock feeding operations having more than one type of feeding operation at one location shall be categorized according to the total number of animal units



**TABLE 3: Livestock Feeding Operations Spacing and Distance** (Distances given in feet)

Size of Proposed LFO in Animal Units		Non-farm or Other Residence and Other LFOs (feet)
<b>Class I</b> <b>301-1000</b>	ECH	1,320
	OPEN	1,320
<b>Class II</b> <b>1001-5000</b>	ECH	Not allowed in the AG-2 Zoning District
	OPEN	Not allowed in the AG-2 Zoning District
<b>Class III</b> <b>5001-20,000</b>	ECH	Not allowed in the AG-2 Zoning District
	OPEN	Not allowed in the AG-2 Zoning District
<b>Class IV</b> <b>20,000+</b>	ECH	Not allowed in the AG-2 Zoning District
	OPEN	Not allowed in the AG-2 Zoning District

ECH = Environmentally Controlled Housing

OPEN = Open Lot Operations

(b) The applicant shall have a Pre-Submission meeting with the Hall County Regional Planning Director and the Grand Island Building Director or his/her designee to discuss tentative plans and layouts prior to formal submission of the Conditional Use Permit for Livestock Feeding Operations

(i) A proposed site plan and conditions or requirements of this regulation pending approval of application for a proposed operation and waste disposal plan from the Nebraska Department of Environmental Quality (NDEQ) or any other applicable state agency

(ii) The applicant shall submit all pertinent materials and designs, as per the Conditional Use Permit application for Livestock Feeding Operations

(iii) The applicant shall file a copy of the proposed Operation and Maintenance Plan and proposed Manure Management Plan. The approved plans shall be submitted after NDEQ approval if different from the proposed. Said plans shall be filed with the Hall County Regional Planning Director

(iv) The applicant shall file a copy of all approved NDEQ plans and permits with the Hall County Regional Planning Director within thirty (30) days after they are issued by the NDEQ

(v) An annual manure management plan shall be submitted to the Hall County Regional Planning Director which shall follow "best possible management practices" as specified by NDEQ in order to protect the environment, as well as the health, safety and general welfare of the public and their property values

(vi) If stockpiling of animal waste and/or composting of dead carcasses, as per state statutes, is part of the manure management plan, the waste shall be maintained in an area as outlined in Table 1 of this section. Said area shall also be located on the proposed site plan.

(vii) All ground surfaces within outside livestock pens shall be maintained to insure proper drainage of animal waste and storm or surface runoff in such a manner as to minimize manure from being carried into any roadway ditch, drainage area or onto a neighbor's property

(viii) In no event shall any manure storage unit or system be constructed where the bottom of the unit or system is either in contact with or below the existing water table where the unit or system is to be constructed. Application of manure in flooded areas of standing water shall be prohibited

(ix) All runoff or waste generated by a livestock feeding operation facility shall be contained within the associated farming operation, or, on the premises upon which the confined feeding facility or feedlot is located. The applicant must verify that all runoff control ponds, lagoons, methods of manure disposal and dust control measures are designed to minimize offal and air pollution, and avoid surface or groundwater contamination as regulated by the State of Nebraska

(x) The setbacks from a livestock feeding operation to any non-farm dwelling, other residence, or other livestock feeding operation are as follows in Table 3.

(5) Exceptions:

(a) Any Class I livestock feeding operation use in existence as of August 1, 2004, and which is located within the minimum spacing distance in Table 1 to any church, school, public use, other livestock feeding operation or single-family dwelling within the current class or to the next class may expand in animal units and/or land area under a Conditional Use Permit, provided the proposed expansion complies with all the following limitations:

- (i) Such expansion will not decrease the distance from the livestock feeding operation use to any church, school, public use, other livestock feeding operation or single-family dwelling not of the same ownership and not on the same premises with said livestock feeding operation which is less than the minimum prescribed spacing distance
- (ii) Any physical expansion of the existing livestock feeding operation shall be immediately contiguous with the facilities of the existing livestock feeding operation
- (iii) Such expansion may occur in phases over time, but in no event shall such expansion(s) result in a livestock feeding operation that is more than fifty (50) percent larger in animal units than the one-time capacity of the use which existed as of August 1, 2004. Any expansion beyond this limitation is prohibited unless a Conditional Use Permit for expansion that meets all requirements is heard by and authorized by the City Council of Grand Island
- (iv) If such expansion results in such livestock feeding operation being required to obtain a new construction permit from NDEQ, introduction of additional animals shall be prohibited until said permit is issued by NDEQ or other applicable or successor agency has been issued and such livestock feeding operation shall be operated at all times in a manner consistent with the requirements of said permit and applicable regulations of this chapter

(D) Accessory Uses: The following accessory buildings and uses are permitted in the (AG-2) Secondary Agricultural Zoning District.

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

(E) Lot Requirements and Intensity of Use: The following table lists the minimum lot requirements and maximum building requirements in an (AG-2) Secondary Agricultural Zoning District. These requirements shall be followed unless otherwise modified by this chapter.

			Setbacks						
		A	B	C	D	E			
Uses	Min Lot Area (acres)	Min. Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Max. Lot Coverage	Min Lot Area per dwelling unit (sq. ft.)	Max. Building Height (feet)
Permitted Uses	20	100	35	35	20	20	10%	20,000	35 <sup>1</sup>
Conditional Uses	20	100	35	35	20	20	10%	20,000	35 <sup>1</sup>
Agricultural Uses	1	100	35	35	20	20	10%	20,000	35 <sup>1</sup>

<sup>1</sup> for structures intended for human occupancy, all others no restrictions.

<sup>2</sup> The following requirements are allowed in specific situations within the jurisdiction of Grand Island. These requirements are:

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

Min Lot Area (sq. ft.)	Min. Lot Width (feet)	Setbacks			Max. Lot Coverage	Max. Building Height (feet)
		Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
20,000	100	30	25	15	25%	35 <sup>1</sup>

<sup>1</sup> for structures intended for human occupancy, all others no restrictions.

(F) Prohibited Uses:

(1) Any use not specifically listed as a permitted principal use, conditional use or permitted accessory use.

(G) Supplementary Regulations:

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

(2) All new and existing livestock feeding operations and farms with livestock of 300 animal units or less shall require a no-fee livestock registration permit. In addition, all new or expanded livestock feeding operations of over 300 animal units shall require a Conditional Use Permit.

(a) New non-farm residences in the AG-1 or AG-2 zoning districts shall be located no less than at the following distances as those shown in Table 4: Non-farm Residence Spacing and Distance, from an existing agricultural operation having between 50 and 300 animal units and a livestock feeding operation based upon the type of operation.

TABLE 4: NON-FARM RESIDENCE SPACING AND DISTANCE (Distances given in feet)

	Size of Existing Agricultural Operation and Livestock Feeding Operation in Animal Units				
	100-300	301-1,000	1,001-5,000	5,001-10,000	10,000+
<b>New Non-farm Residence</b>	0	1,980	3,960	3,960	5,940

**M♦R**  
**MATTSON RICKETTS**  
**LAW FIRM**

Jacob C. Garbison  
Reginald S. Kuhn  
Stephen D. Mossman ◊  
Jenniffer A. Panko-Rahe △  
Sally A. Rasmussen △  
Andrew R. Spader  
J. L. Spray △  
Scott W. Steele  
Christina L. Usher ◊  
Patricia L. Vannoy ◊  
Joseph A. Wilkins △  
Hon. Randall L. Rehmeier (Ret.), Of Counsel

◊ Also Admitted in Colorado  
△ Also Admitted in Iowa

Offices in Lincoln, Nebraska City, and Syracuse

[www.mattsonricketts.com](http://www.mattsonricketts.com)

April 11, 2022

**VIA E-MAIL**

Chad Nabity  
Grand Island Zoning Administrator  
City Hall, 100 E. First St.  
Grand Island, NE 68801  
[ChadN@grand-island.com](mailto:ChadN@grand-island.com)

Re: Mid America Truck Wash

Dear Chad:

Enclosed please find a signed Zoning Ordinance Change Application. Please file the document, and have your assistant call my assistant, Sophia, at (402) 475-8433 about paying the filing fee.

Very Truly Yours,



Stephen D. Mossman  
For the Firm  
[sdm@mattsonricketts.com](mailto:sdm@mattsonricketts.com)

SDM/smy  
Enclosure

134 South 13th Street, Suite 1200  
Lincoln, Nebraska 68508

(402) 475-8433 Phone  
(402) 625-0775 Fax

# APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

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

RPC Filing Fee

(see reverse side)

plus Municipal Fee\*

\$50.00

\*applicable only in Alda, Doniphan, Wood River

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

Applicant Name Mid America Truck Wash, LLC c/o Stephen D. Mossman Phone w) (402)-475-8432

Applicant Address 134 S. 13<sup>th</sup> St, Suite 1200, Lincoln, NE 68508

Registered Property Owner (if different from applicant) Bosselman Pump and Pantry, Inc.

Address PO Box 4905, Grand Island 68302 Phone (w) (308)-381-2800

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

Property Address \_\_\_\_\_

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

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

All/part \_\_\_\_\_ ¼ 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 \_\_\_\_\_ to \_\_\_\_\_

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

Add "trailer washouts" as Conditional Use Permit uses in § 36-55(B)(AG-2)

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

Trailer washouts are vital to Hall County/Grand Island economy and compatible with other AG-2 uses

**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 4-11-22

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

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

RPC form revised 4/30/07



# **Hall County Regional Planning Commission**

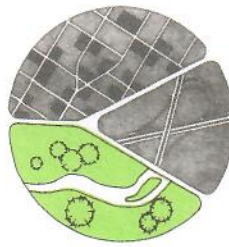
**Wednesday, May 11, 2022**

**Regular Meeting**

## **Item J1**

**Final Plat - Riskowski Acres Subdivision - Wood River ETJ**

**Staff Contact:**



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

April 27, 2022

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 the following Subdivision Plat at the next meeting that will be held at **6:00 p.m. on May 11, 2022** 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.



Name	Acres	Lots	Legal Description
Graham Acres	0.63	1	A Parcel of Land Located In The Southwest Quarter of The Southeast Quarter of Section 18, Township 10 North, Range 11 West of The Sixth P.M., Hall County, Nebraska
Riskowski Acres	3.32	1	A tract of Land being Part of The Southeast Quarter of The Southeast Quarter of Section 17, Township 10 North, Range 11 West of The Sixth P.M., Hall County, Nebraska
Wild Rose Ranch Estates Second Subdivision	2.042	1	A Tract of Land Comprising all of Lots One, Two, Three, a part of Outlot "B" and a part of Outlot "D" which is referred to as Tern Drive, all being in Wild Rose Ranch Estates Subdivision, Hall County Nebraska



# PROPOSED SUBDIVISION LOCATION MAP




WOOD-RIVER-RD-W

BURWICK-RD-S

BURWICK-RD-S

US-HIGHWAY-30-W

**Legend**

 Parcel



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

Scale: NONE  
For Illustration Purposes

# PROPOSED SUBDIVISION LOCATION MAP



Graham Acres

WOOD RIVER RD-W

GREEN ST-E

VILLEY ST

EAST ST

WALNUT ST

## Legend

Parcel



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

Scale: NONE  
For Illustration Purposes

# PROPOSED SUBDIVISION LOCATION MAP




WHOOPING-CRANE-DR

ALDA RD S

**Wild Rose Ranch  
Estates Second  
Subdivision**

**Legend**

 Parcel



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

Scale: NONE  
For Illustration Purposes



# RISKOWSKI ACRES

A SUBDIVISION BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA

## LEGAL DESCRIPTION

A tract of land being part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Seventeen (17), Township Ten (10) North, Range Eleven (11) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 17 and assuming the south line of said Southeast 1/4 of the Southeast 1/4 as bearing N 89°24'57" E and all bearings contained herein are relative thereto; thence N 89°24'57" E on the aforesaid south line a distance of 346.00 feet; thence N 01°52'00" W a distance of 423.10 feet; thence S 89°24'57" W parallel with the aforesaid south line a distance of 338.81 feet to a point on the west line of said Southeast 1/4 of the Southeast 1/4; thence S 00°53'36" E on the aforesaid west line a distance of 423.00 feet to the place of beginning. Containing 3.32 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, do hereby certify that I surveyed "RISKOWSKI ACRES", a subdivision being part of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 10 North, Range 11 West of the Sixth Principal Meridian, Hall County, Nebraska, as shown on the above plat. The lots are well and accurately staked and marked; the dimensions of the lots are as shown on the above plat; the lots bear their own number; and the survey was made using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)

Trenton D. Snow  
Nebr. Reg. L.S. No. 626

Date

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Cheryl Riskowski and John Riskowski, wife and husband, being the sole owners of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "RISKOWSKI ACRES", a subdivision being part of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 10 North, Range 11 West of the Sixth Principal Meridian, Hall County, Nebraska, and said owners hereby ratify and approve the disposition of the property as shown on the above plat, and hereby dedicate to the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledges said subdivision to be made with the free consent and in accord with the desires of said owners.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(signature)  
Cheryl Riskowski, wife of John Riskowski

\_\_\_\_\_  
(signature)  
John Riskowski, husband of Cheryl Riskowski

## ACKNOWLEDGMENTS

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
by Cheryl Riskowski, wife of John Riskowski.

\_\_\_\_\_  
(signature) (S E A L)  
Notary Public  
My Commission Expires \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
by John Riskowski, husband of Cheryl Riskowski.

\_\_\_\_\_  
(signature) (S E A L)  
Notary Public  
My Commission Expires \_\_\_\_\_

## 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 Wood River, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
(S E A L)  
Mayor

Attested

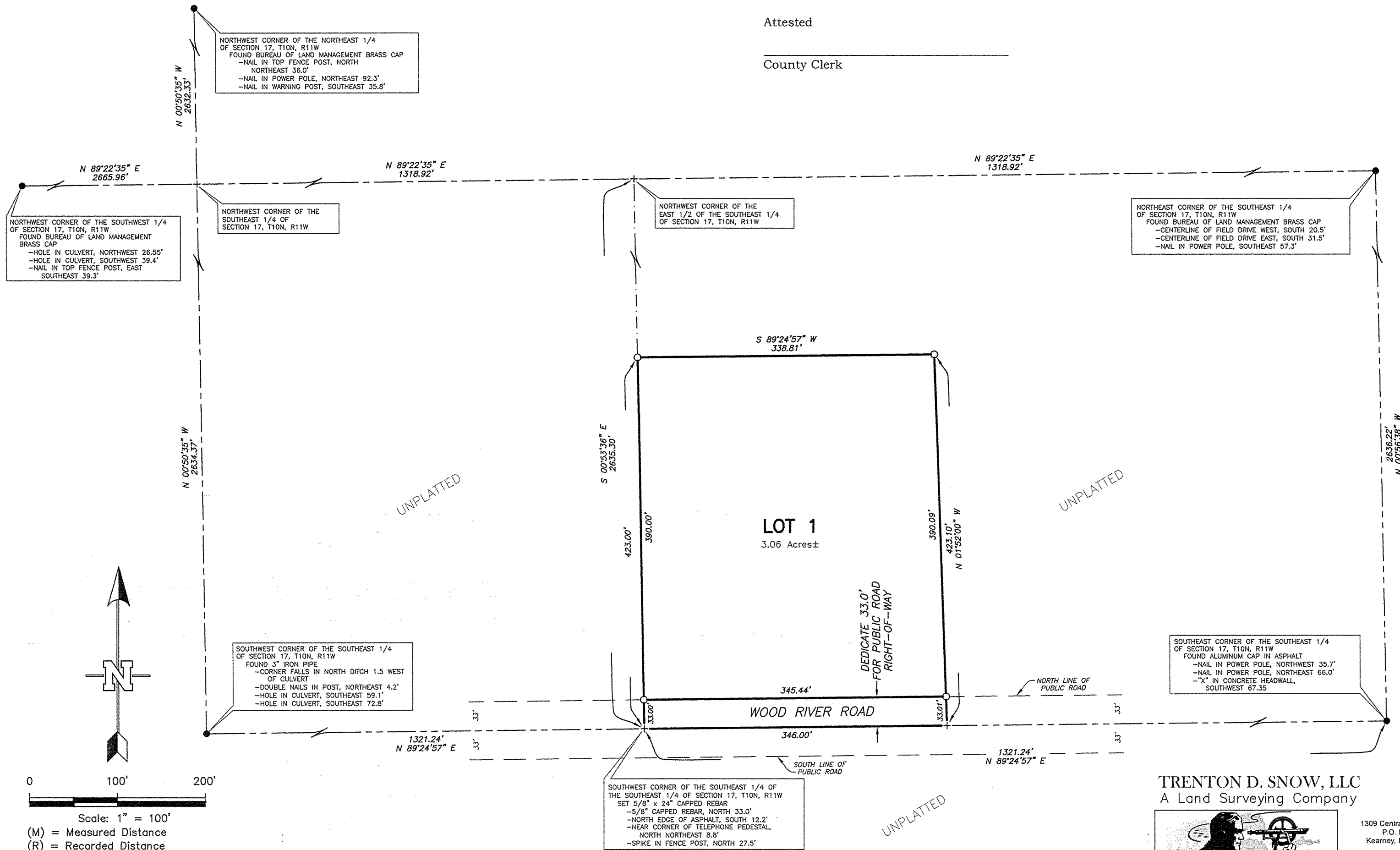
City Clerk

Approved and Accepted by the Hall County Board of Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

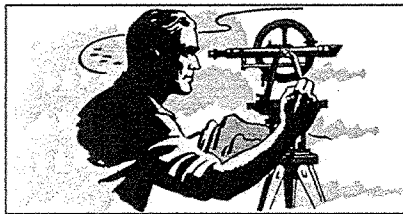
\_\_\_\_\_  
(S E A L)  
Chairman of the Board

Attested

County Clerk



TRENTON D. SNOW, LLC  
A Land Surveying Company



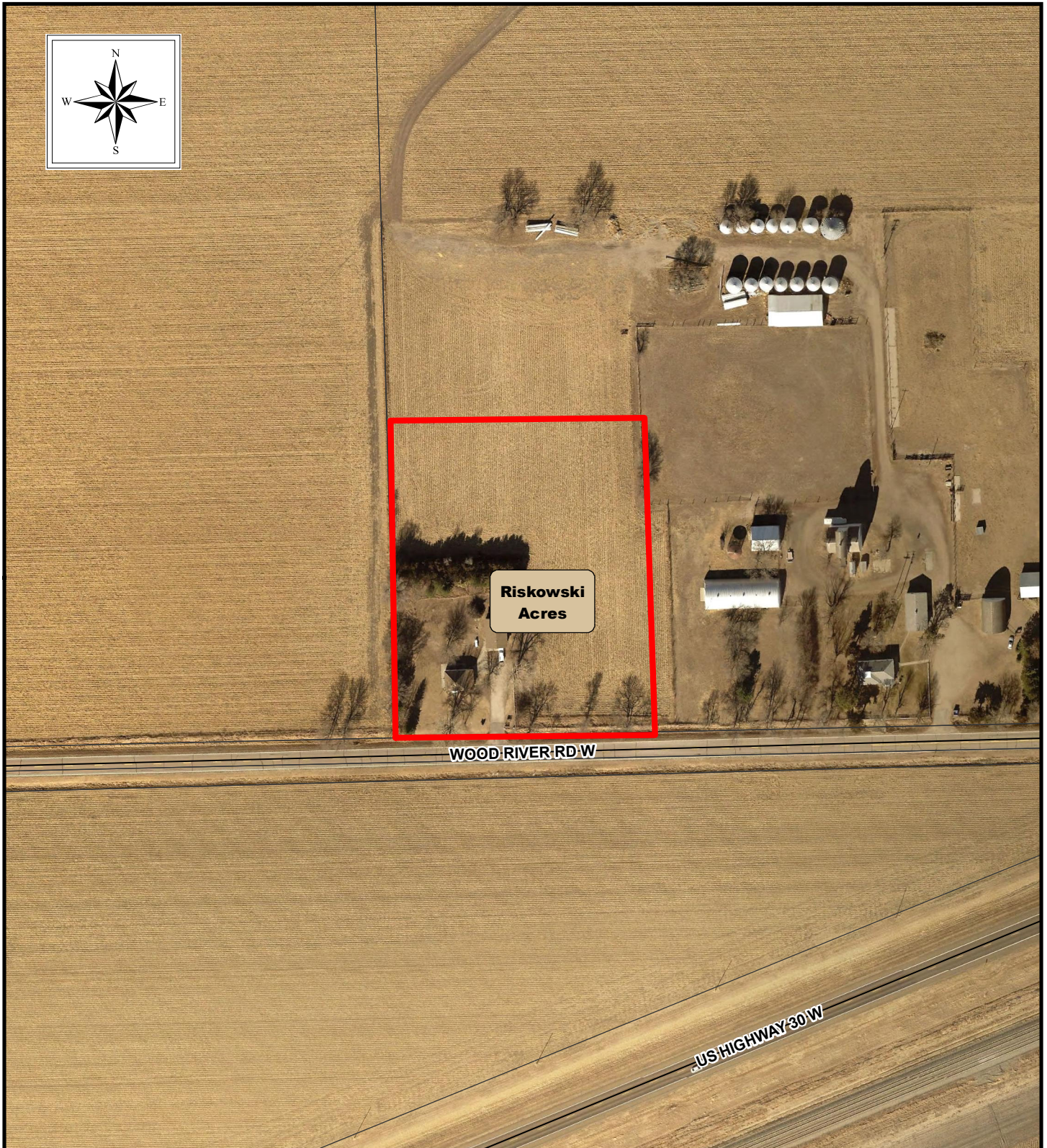
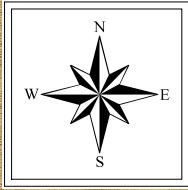
1309 Central Avenue  
P.O. Box 1772  
Kearney, NE 68848  
Office: (308) 234-1764  
Fax: (308) 237-7679  
Cellular: (308) 293-1085

www.nebraskasurveys.com

FINAL PLAT



# PROPOSED SUBDIVISION AERIAL MAP

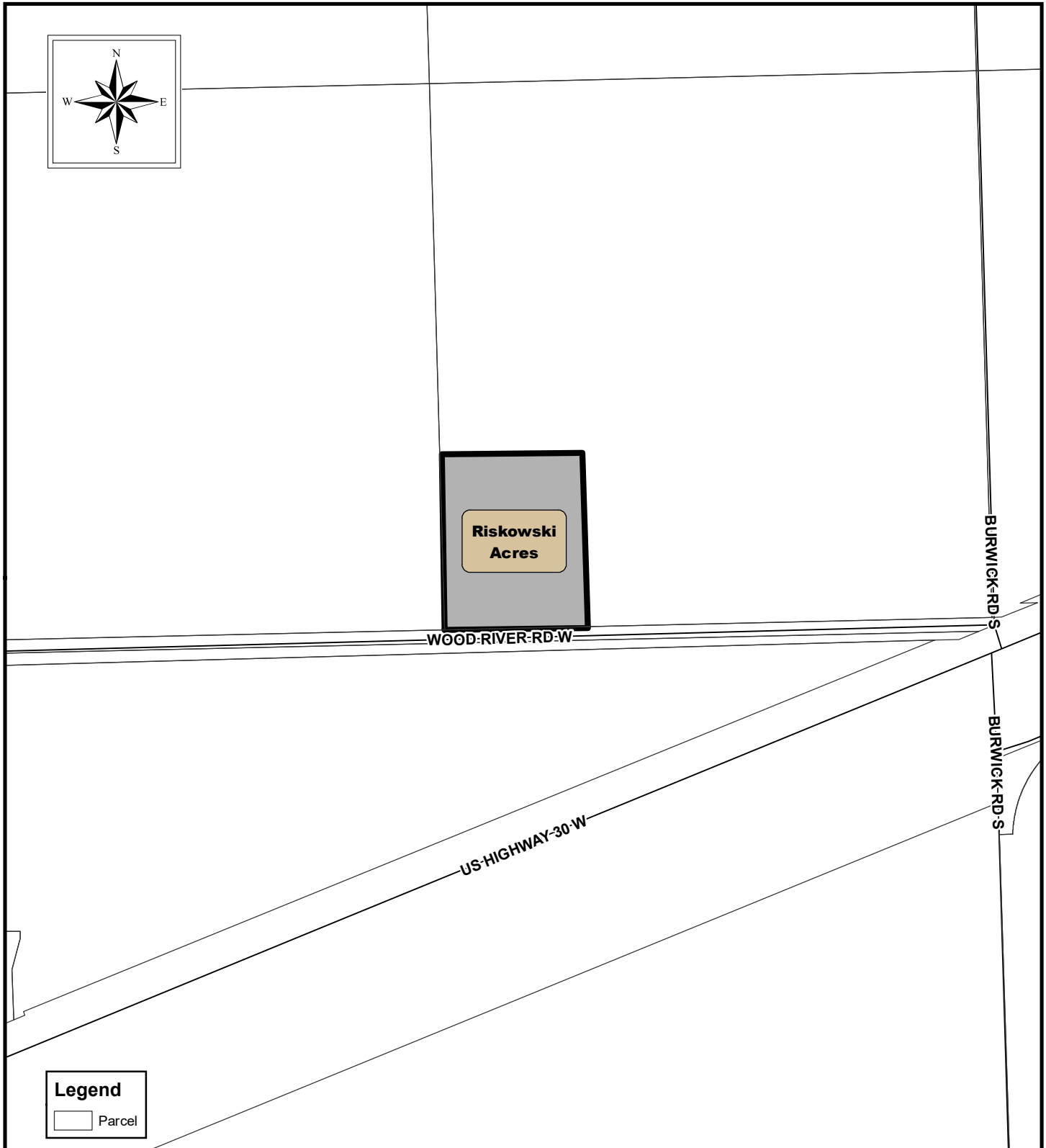


THE REGIONAL PLANNING COMMISSION of Hall  
County, Grand Island, Wood River and the Villages  
of Alda, Cairo and Doniphan, Nebraska

Scale: NONE  
For Illustration Purposes



# PROPOSED SUBDIVISION LOCATION MAP



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

Scale: NONE  
For Illustration Purposes



# **Hall County Regional Planning Commission**

**Wednesday, May 11, 2022**

**Regular Meeting**

## **Item J2**

**Final Plat - Graham Acres Subdivision - Wood River**

**Staff Contact:**



# **Hall County Regional Planning Commission**

**Wednesday, May 11, 2022  
Regular Meeting**

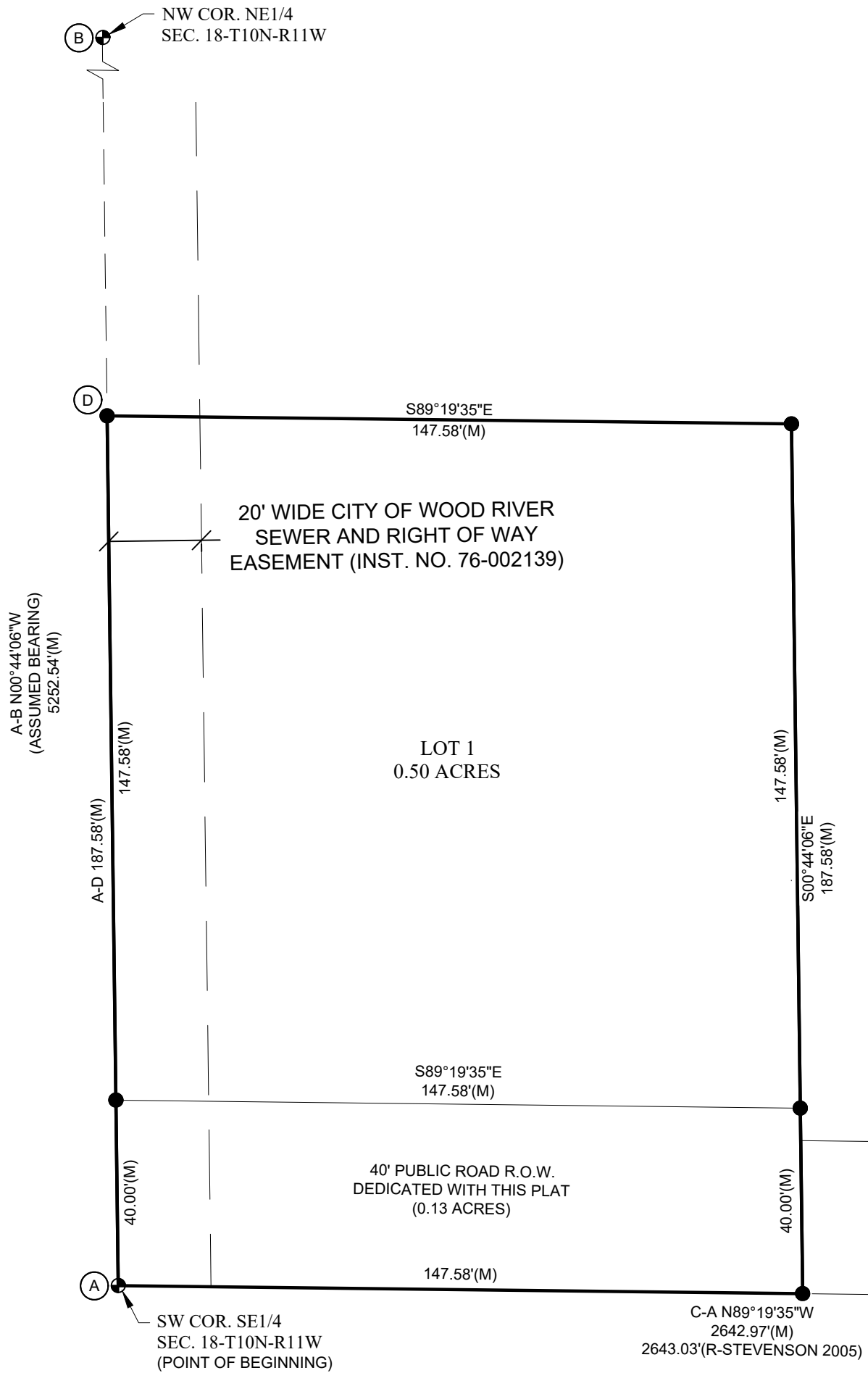
## **Item J3**

### **Final Plat - Graham Acres**

**Staff Contact:**



GRAHAM ACRES SUBDIVISION
A PART OF THE SW1/4 SE1/4 OF
SECTION 18-T10N-R11W
AN ADDITION TO WOOD RIVER
HALL COUNTY, NEBRASKA
FINAL PLAT



LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE N00°44'06"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 187.58 FEET; THENCE S89°19'35"E, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 147.58 FEET; THENCE S00°44'06"E, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 187.58 FEET TO SAID SOUTH LINE; THENCE N89°19'35"W ON SAID SOUTH LINE, A DISTANCE OF 147.58 FEET TO THE POINT OF BEGINNING, CONTAINING 0.63 ACRES, MORE OR LESS.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT ELAINE E. GRAHAM, TRUSTEE OF THE ELAINE E. GRAHAM REVOCABLE TRUST, BEING THE OWNER OF THE LAND DESCRIBED HERE, HAS CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GRAHAM ACRES SUBDIVISION" AN ADDITION TO WOOD RIVER, HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF. AND DOES HEREBY DEDICATE THE EASEMENTS, IF ANY, AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS, 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,
THIS DAY OF , 2022.

ELAINE E. GRAHAM

STATE OF )
COUNTY OF ) SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME, ELAINE E. GRAHAM, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL ON DAY OF , 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES

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

CHAIRMAN DATE

APPROVED AND ACCEPTED BY THE CITY OF WOOD RIVER, NEBRASKA, THIS DAY OF , 2022.

MAYOR CITY CLERK

OWNER: ELAINE E. GRAHAM
LAND SURVEYOR: JEO CONSULTING GROUP
NUMBER OF LOTS: 1

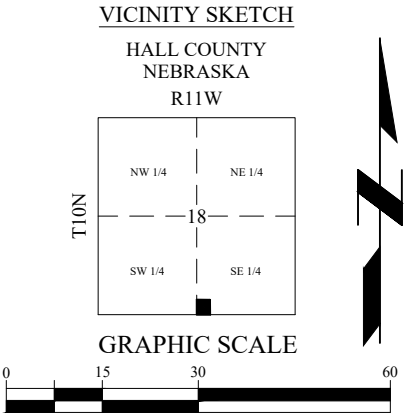
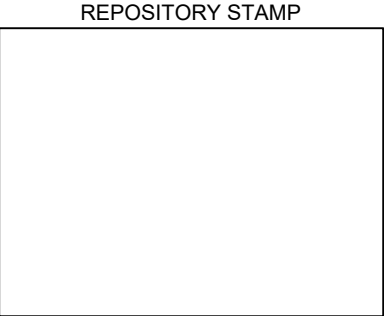
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT ON APRIL 6TH, 2022, I COMPLETED AN ACCURATE SURVEY OF "GRAHAM ACRES SUBDIVISION" AN ADDITION TO WOOD RIVER, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS OF EACH LOT ARE AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.
ADAM J. GOERTZEN L.S. 704

SURVEYOR'S REPORT:
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 11 WEST OF THE SIXTH P.M., HALL COUNTY, NEBRASKA.
EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN, LS 704".
ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK.

- CORNER TIES:
- A SW CORNER SE1/4 SECTION 18-T10N-R11W
FOUND A SURVEY NAIL MARKER WITH AN ALUMINUM DISK STAMPED "HALL COUNTY, LS 636, G.C., FLUSH WITH ASPHALT SURFACE.
NW 47.59' TO A NAIL AND AN ALUMINUM DISK STAMPED "BAKER LS 731" FOUND IN THE SW FACE OF A POWER POLE (2.5' ABOVE GROUND)
NE 61.54' TO THE TOP CENTER BOLT OF A WELL
SE 35.71' TO A CHISELED "X" SET IN THE TOP NORTH END THE EAST END OF A CONCRETE HEADWALL OVER A 36"x96" BOX CULVERT
SW 68.65' TO A NAIL AND AN ALUMINUM DISK STAMPED "BAKER LS 731" FOUND IN THE WEST FACE OF A POWER POLE (2.5' ABOVE GROUND)
E 0.5' TO THE CENTERLINE OF AN ASPHALT ROAD SOUTH
E 6' TO THE CENTERLINE OF A GRAVEL ROAD NORTH
ON CENTERLINE OF AN EAST-WEST ASPHALT ROAD
- B NW CORNER NE1/4 SECTION 18-T10N-R11W
FOUND A 1-1/2" PIPE WITH A 3" BRASS CAP (NO STAMPING), 0.5' DEEP.
NNE 35.44' TO A NAIL FOUND IN THE WEST FACE OF A BRACE POST (2' ABOVE GROUND)
NE 54.45' TO A NAIL FOUND IN THE SOUTH FACE OF A FENCE POST (1' ABOVE GROUND)
SE 50.36' TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2022" SET FLUSH WITH GROUND IN THE SOUTH TOP OF BANK OF A ROAD DITCH
NW 55.02' TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2022" SET FLUSH WITH GROUND IN THE NORTH TOP OF BANK OF A ROAD DITCH
N 2' TO THE CENTERLINE OF AN EAST-WEST ASPHALT ROAD
ON LINE WITH FENCE LINE NORTH
- C SE CORNER SE1/4 SECTION 18-T10N-R11W
FOUND THE SHAFT OF A SHEARED OFF SURVEY NAIL MARKER, FLUSH WITH ASPHALT SURFACE.
NW 49.15' TO A NAIL FOUND IN THE NE FACE OF A TELEPHONE PEDESTAL POST (2.5' ABOVE GROUND)
NE 46.75' TO A NAIL FOUND IN THE SOUTH FACE OF A POWER POLE (0.5' ABOVE GROUND)
SE 44.65' TO A MAG NAIL WITH AN ALUMINUM DISK STAMPED "A. GOERTZEN LS 704" SET IN THE TOP EAST END OF A 42" CMP
SW 61.31' TO A MAG NAIL WITH AN ALUMINUM DISK STAMPED "A. GOERTZEN LS 704" SET IN THE TOP WEST END OF A 42" CMP
N 0.5' TO THE CENTERLINE OF AN EAST-WEST ASPHALT ROAD
ON CENTERLINE OF A GRAVEL ROAD NORTH
ON CENTERLINE OF AN ASPHALT ROAD SOUTH



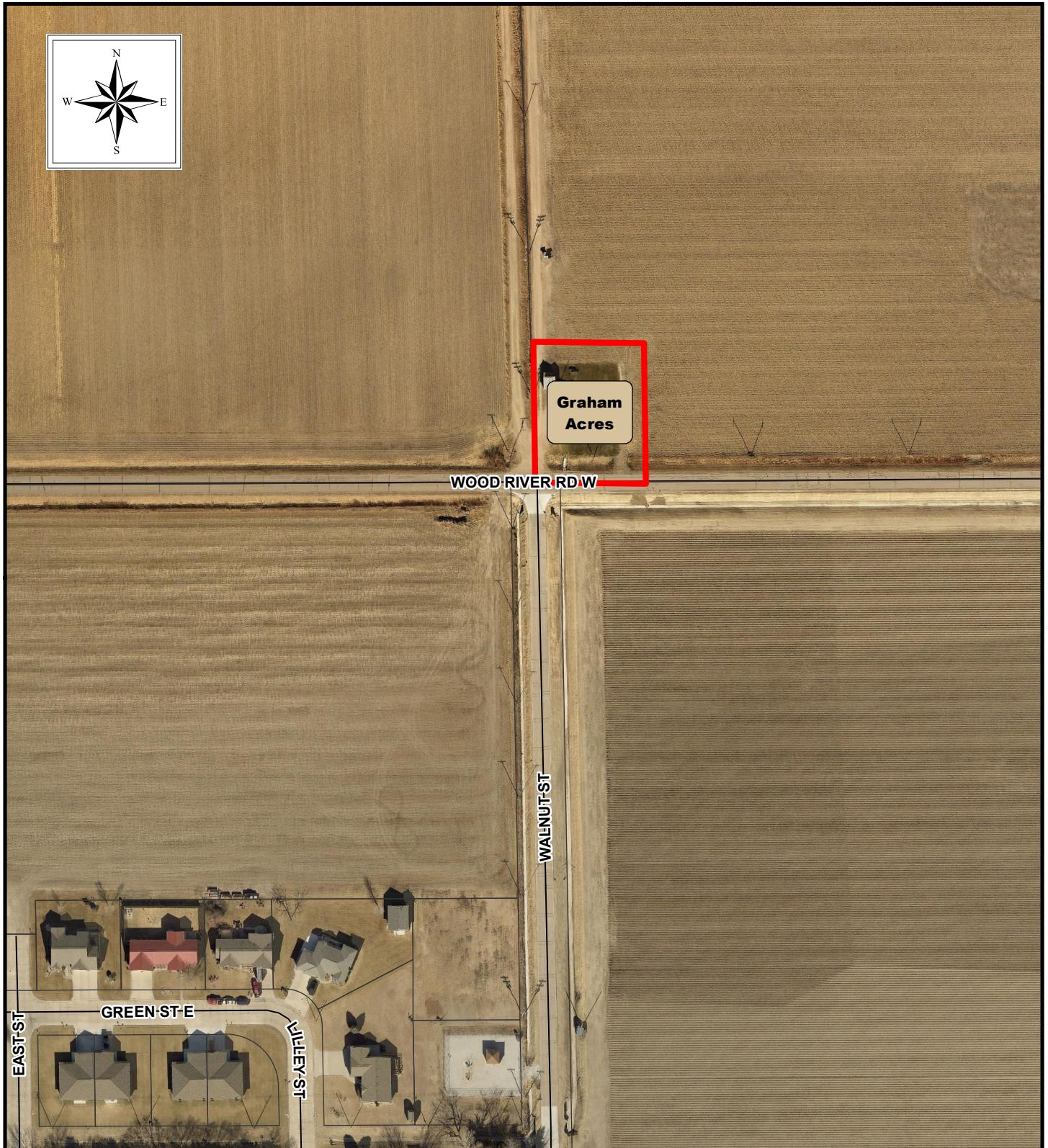
- LEGEND
MONUMENT FOUND
MONUMENT SET
CALCULATED POINT
MEASURED DISTANCE
GOVERNMENT DISTANCE
DEEDED DISTANCE



PROJECT NO. R220304
DATE 4/6/2022
DRAWN BY AG
FILE NAME 220304 Survey.dwg
FIELD BOOK HALL CO #6
FIELD CREW BS
SURVEY FILE NO. 2022-47



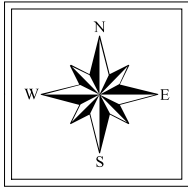
# PROPOSED SUBDIVISION AERIAL MAP



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

Scale: NONE  
For Illustration Purposes

# PROPOSED SUBDIVISION LOCATION MAP



Graham Acres

WOOD RIVER RD W

GREEN ST E

EAST ST

VILLEY ST

WALNUT ST

## Legend

Parcel



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

Scale: NONE  
For Illustration Purposes



# **Hall County Regional Planning Commission**

**Wednesday, May 11, 2022**

**Regular Meeting**

## **Item S1**

### **Comprehensive Plan**

**Staff Contact:**





Marvin Planning Consultants, Inc  
382 N. 4th Street  
PO Box 410  
David City, NE 68632

# Invoice

Date	Invoice #
4/27/2022	1227

## Bill To

Hall County Regional Planning Commission  
Chad Nabity  
PO Box 1968  
Grand Island, NE 68802-1968

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	5/27/2022		
Description		Qty	Rate	Amount
See attached pdf Out-of-state sale, exempt from sales tax			1,875.00 0.00%	1,875.00 0.00
<b>Total</b>				\$1,875.00
<b>Payments/Credits</b>				\$0.00
<b>Balance Due</b>				\$1,875.00

Phone #
402.367.5031

E-mail
kmarvin@marvinplanning.com

Project  
HCRPC Comprehensive Plan

Phase	Contracted Amount	% Complete	Amount Complete	Amount left	Cummulative Amount Due
Project Kick-off and Organization	\$ 37,335.00	5%	\$ 1,875.00	\$ 35,460.00	\$ 1,875.00
Envision HCRPC	\$ 45,700.00	0%	\$ -	\$ 45,700.00	\$ 1,875.00
HCRPC Profile	\$ 33,500.00	0%	\$ -	\$ 33,500.00	\$ 1,875.00
HCRPC Tomorrow	\$ 49,465.00	0%	\$ -	\$ 49,465.00	\$ 1,875.00
Implementation Plan	\$ 9,000.00	0%	\$ -	\$ 9,000.00	\$ 1,875.00
HCRPC Zoning	\$ 30,000.00	0%	\$ -	\$ 30,000.00	\$ 1,875.00
Housing	\$ 15,000.00	13%	\$ 1,875.00	\$ 13,125.00	
	\$ 220,000.00		\$ 3,750.00	\$ 216,250.00	\$ 1,875.00
<b>Total Contract</b>	<b>\$ 220,000.00</b>		<b>Total Amount Complete</b>		<b>\$ 1,875.00</b>
			<b>% Complete to date</b>		<b>0.9%</b>
			<b>Previously billed</b>		<b>\$ -</b>
<b>Amount Remaining on Contract</b>	<b>\$ 218,125.00</b>		<b>Amount due</b>		<b>\$ 1,875.00</b>
			<b>% due</b>		<b>0.9%</b>

Actually Complete

Project  
HCRPC Comprehensive Plan

Phase	Contracted Amount	% Complete	Amount Complete	Amount left	Cummulative Amount Due
Project Kick-off and Organization	\$ 2,000.00	15.0%	\$ 300.00	\$ 1,700.00	\$ 300.00
Envision GI	\$ 6,000.00	0.0%	\$ -	\$ 6,000.00	\$ 300.00
GI Profile	\$ 5,500.00	0.0%	\$ -	\$ 5,500.00	\$ 300.00
GI Tomorrow	\$ 5,500.00	0.0%	\$ -	\$ 5,500.00	\$ 300.00
Implementation Plan	\$ 1,500.00	0.0%	\$ -	\$ 1,500.00	\$ 300.00
GI Zoning	\$ 10,000.00	0.0%	\$ -	\$ 10,000.00	\$ 300.00
Housing	\$ -	0.0%	\$ -	\$ -	\$ 300.00
Subtotal	\$ 30,500.00		\$ 300.00	\$ 30,200.00	

Project Kick-off and Organization	\$ 9,000.00	17.5%	\$ 1,575.00	\$ 7,425.00	\$ 1,875.00
Envision Hall County	\$ 12,500.00	0.0%	\$ -	\$ 12,500.00	\$ 1,875.00
Hall County Profile	\$ 12,000.00	0.0%	\$ -	\$ 12,000.00	\$ 1,875.00
Hall County Tomorrow	\$ 12,000.00	0.0%	\$ -	\$ 12,000.00	\$ 1,875.00
Implementation Plan	\$ 7,000.00	0.0%	\$ -	\$ 7,000.00	\$ 1,875.00
Hall County Zoning	\$ 20,000.00	0.0%	\$ -	\$ 20,000.00	\$ 1,875.00
Subtotal	\$ 72,500.00		\$ 1,575.00	\$ 70,925.00	

Total Contract	\$ 103,000.00		Total Amount Complete	\$ 1,875.00
			% Complete to date	1.8%
			Previously billed	\$ -
Amount Remaining on Contract	\$ 101,125.00		Amount due	\$ 1,875.00
			% due	1.8%

Actually Complete