



# Hall County Regional Planning Commission

**Wednesday, July 2, 2014  
Regular Meeting Packet**

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## **Commission Members:**

<b>Terry Connick</b>	<b>Hall County</b>	
<b>Karen Bredthauer</b>	<b>Grand Island</b>	<b>Vice Chairperson</b>
<b>Julie Connelly</b>	<b>Grand Island</b>	
<b>Craig Vincent</b>	<b>Grand Island</b>	
<b>Mark Haskins</b>	<b>Hall County</b>	
<b>Bill Hayes</b>	<b>Doniphan</b>	
<b>Dean Kjar</b>	<b>Wood River</b>	
<b>Dennis McCarty</b>	<b>Grand Island</b>	
<b>Richard Heckman</b>	<b>Cairo</b>	
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Deb Reynolds</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>

**Regional Planning Director: Chad Nabity**

**Planning Technician:**  
**Edwin Maslonka**

**Planning Secretary:**  
**Rose Rhoads**

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**6:00 PM  
City Hall**

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## **Call to Order**

## **Roll Call**

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

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

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

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

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### **DIRECTOR COMMUNICATION**

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



# Hall County Regional Planning Commission

Wednesday, July 2, 2014

Regular Meeting

## Item .A1

### Agenda

Staff Contact: Chad Nabity

## REGIONAL PLANNING COMMISSION

### AGENDA AND NOTICE OF MEETING

Wednesday, July 2, 2014

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.

**2. Minutes of June 4, 2014.**

**3. Request Time to Speak.**

**4. Public Hearing – Amendment to the Cairo Zoning Map. (C-14-2014Cairo).**

**5. Public Hearing - Concerning the declaration of a site known as Redevelopment Area 13R located west of Lincoln Avenue and north of Phoenix Avenue in the City of Grand Island, Nebraska, as blighted and substandard in accordance with Section 18-2116 Reissue Revised Statutes of Nebraska, Nebraska Community Development Act, as amended, in Grand Island. (C-15-2014GI).**

#### **Consent Agenda**

**6. Final Plat – S.R.N Subdivision – located south of Stolley Park Rd. and east of Shady Bend Road., in the two mile jurisdiction of the City of Grand Island, in Hall County, Nebraska. Consisting of 3 acres and (1 Lot).**

**7. Final Plat – Woodland Park 15<sup>th</sup> Subdivision – located west of Idaho Ave and north of Capital Ave., in the City of Grand Island, in Hall County, Nebraska. Consisting of 5.27 acres and (12 Lots).**

**8. Budget**

**9. Directors Report – Community Beautification Committee.**

**10. Next Meeting August 6, 2014.**

**11. Adjourn**

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



# Hall County Regional Planning Commission

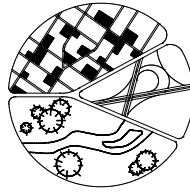
Wednesday, July 2, 2014

Regular Meeting

## Item E1

### Meeting Minutes

Staff Contact: Chad Nabity



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

Minutes  
for  
June 4, 2014

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The meeting of the Regional Planning Commission was held Wednesday, June 4, 2014, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 24, 2014.

Present: Pat O'Neill            Les Ruge  
          Richard Heckman      Terry Connick  
          Mark Haskins            Karen Bredthauer  
          Craig Vincent            Bill Hayes  
          Deb Reynolds            Dennis McCarty

Absent: Julie Connelly and Dean Kjar

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

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**1. Call to order.**

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

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

**2. Minutes of May 7, 2014 meeting.**

A motion was made by McCarty and seconded by Bredthauer to approve the Minutes of the May 7, 2014 meeting.

The motion carried with 10 members present and 9 voting in favor (O'Neill, Haskins, Bredthauer, McCarty, Hayes, Connick, Ruge, Reynolds and Heckman) and 1 member present abstaining (Vincent).

**3. Request Time to Speak.**

**4. Public Hearing -** Concerning adoption of the Hall County 1 & 6 Year Road Improvement Plan. (C-12-2014HC)

O'Neill opened the Public Hearing.

Casey Sherlock reviewed the Hall County 1 & 6 Year Road Improvement Plan.

O'Neill closed the Public Hearing.

A motion was made by Bredthauer and seconded by Reynolds to approve the Hall County 1 & 6 Year Road Improvement Plan.

The motion carried with 10 members present and all voting in favor (McCarty, Connick, O'Neill, Ruge, Hayes, Reynolds, Heckman, Haskins, Bredthauer and Kjar) and no member present voting against.

**5. Energy Elements –** Discussion on Energy Elements for the Cities of Grand Island and Wood River and Hall County.

The commission discussed adding and analysis of energy sources and uses to the Grand Island, Wood River, and Hall County Energy Elements plans as mandated by the Nebraska Legislature. O'Neill wanted more data on biomass energy opportunities, Reynolds noted that wind energy is a challenge to produce in Hall County due to the sandhill crane migration and hydroelectric energy is also a challenge due to a lack of slope in the Hall County topography.

Brian Whitecalf, 1506 Saint Paul Rd., Grand Island, NE 68801, spoke in favor of creating wind energy.

The Energy Elements will be brought back in July or August for approval.

**Consent Agenda**

**6. Final Plat – Karle Subdivision –** located south of Old Potash Hwy and east of Monitor Road, in the 2 mile extra territorial jurisdiction of the City Of Grand Island, in Hall County, Nebraska, consisting of 4.92 acres and (2 Lots).

**7. Final Plat – Copper Creek Estates Eighth Subdivision –** located south of Old Potash Hwy and east of Engleman Road, in the City Of Grand Island, in Hall County, Nebraska, consisting of 13.203 acres and (44 Lots).

A motion was made to approve the plats as presented by Vincent and seconded by Hayes.

The motion carried with 10 members present and all voting in favor (Vincent, McCarty, O'Neill, Reynolds, Hayes, Haskins, Bredthauer, Heckman, Ruge, and Connick) and no members present abstaining.

**8. Planning Director's Report**

**9. Next Meeting July 2, 2014**

**10. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 7:04 p.m.

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Leslie Ruge, Secretary

By Rose Rhoads





# Hall County Regional Planning Commission

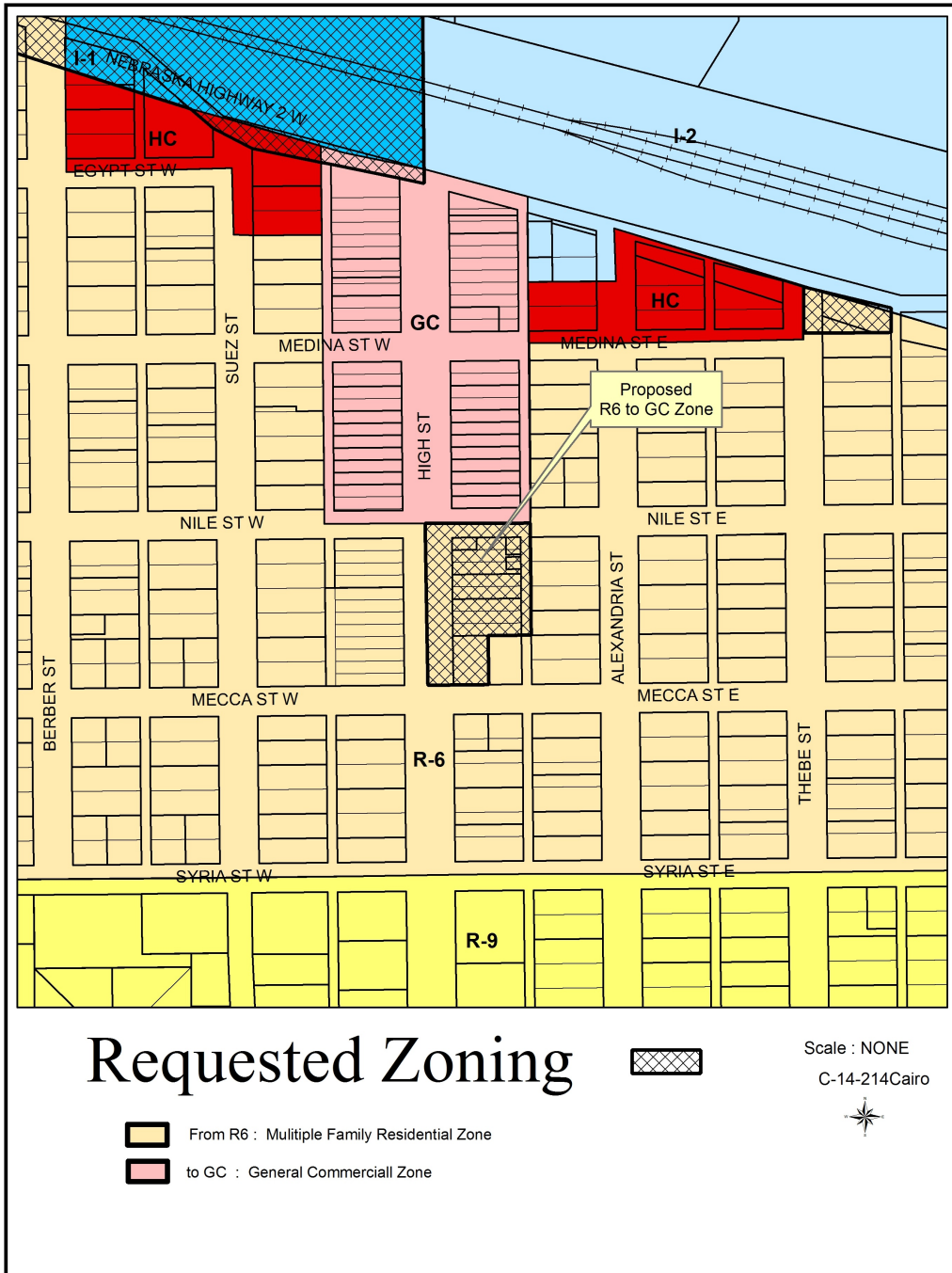
Wednesday, July 2, 2014

Regular Meeting

## Item F1

### Amendment to the Cairo Zoning Map

Staff Contact: Chad Nabity





# Hall County Regional Planning Commission

Wednesday, July 2, 2014

Regular Meeting

## Item F2

### Redevelopment Area 13R

Staff Contact: Chad Nabity



**City of Grand Island, NE**  
**Blight and Substandard Study**  
**Area #13 Revised**  
**June 2014**



## **PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY**

The purpose of completing this Blight and Substandard study is to examine existing conditions within the city of Grand Island as well as surrounding conditions. This study has been commissioned by an individual property owner within the community with the hope that the City will consider the study area for future redevelopment activity. The area is bordered on the south by a major transportation route and the general area of the community has begun to see some new investment in properties as well as considerable redevelopment activities.

The City of Grand Island, when considering conditions of Blight and Substandard, will be looking at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

*“The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of Sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements”.*

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for formulation of a workable program. The statute reads,

*“The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof.”*

Blight and Substandard are defined as the following:

*“Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”*

*“Blighted area means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been*

*within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a shall not designate an area larger than one hundred percent of the as blighted;"*

This Blight and Substandard Study is intended to give the Grand Island Community Redevelopment Authority and Grand Island City Council the basis for identifying and declaring Blighted and Substandard conditions existing within the City's jurisdiction. Through this process, the City and property owner will be attempting to address economic and/or social liabilities which are harmful to the well-being of the entire community.

The study area can be seen in Figure 1 of this report. The Redevelopment Plan portion of this report will contain, in accordance with the law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present which qualify the area as blighted and substandard.

### **BLIGHT AND SUBSTANDARD ELIGIBILITY STUDY**

This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report. The existing uses in this area include industrial uses and public open space (primarily hike/bike trail).

Through the redevelopment process the City of Grand Island can guide future development and redevelopment throughout the area. Even though this is a smaller area than normal, it does meet the concept of the Micro-Blight process the City has been analyzing over the past couple of years. The use of the Community Redevelopment Act by the City of Grand Island is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of Grand Island can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

The following is the description of the designated area within Grand Island.

#### ***Study Area***

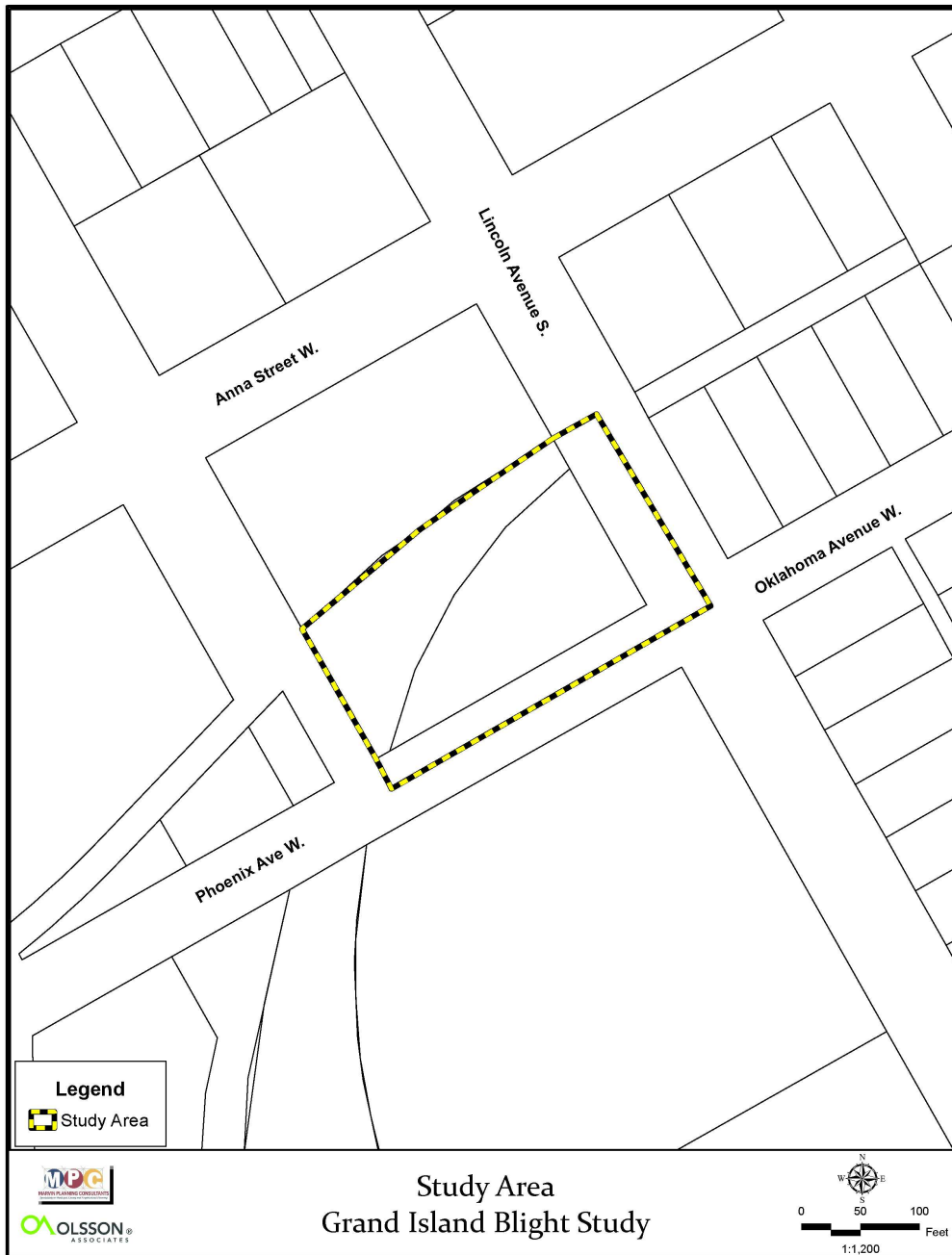
POINT OF BEGINNING IS THE INTERSECTION OF THE CENTERLINES OF LINCOLN AVENUE S. AND PHOENIX AVENUE W; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF PHOENIX AVENUE W TO THE SOUTHERLY EXTENDED EAST RIGHT-OF-WAY LINE OF THE UNOPENED PORTION OF PLATTED WASHINGTON STREET; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF A PROPERTY DESCRIBED AS WASH TWP PT NE ¼ PT FORMER BLKS 7-8-9-10 SOUTH PARK 21-11-9 PT VAC WASHINGTON STREET; THENCE NORTHEASTERLY ALONG THE SOUTHERN PROPERTY LINE OF SAID DESCRIBE PROPERTY TO THE INTERSECTION WITH THE CENTERLINE OF LINCOLN AVENUE S; THENCE; SOUTHEASTERLY TO THE POINT OF BEGINNING.

#### **Figure 1**

Study

Area

Map



Source: Olsson Associates 2014

## **EXISTING LAND USES**

The term “Land Use” refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community, and produce a number of impacts that either benefit or detract from the community. Because of this, the short and long-term success and sustainability of the community is directly contingent upon available resources utilized in the best manner given the constraints the City faces during the course of the planning period. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

### **Existing Land Use Analysis within Study Area**

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Hall County Assessors website. This survey noted the use of each parcel of land within the study area. These data from the survey are analyzed in the following paragraphs.

Table 1 includes the existing land uses for the entire study area. The table contains the total acres determined per land use from the survey; next is the percentage of those areas compared to the total developed land; and finally, the third set of data compare the all land uses to the total area within the Study Area.

The Study Area is predominately Industrial uses with 38.1% of land in this use. The remaining 68.2% is either Public or Transportation related, specifically public right-of-way and streets.

**TABLE 1: EXISTING LAND USE, GRAND ISLAND - 2014**

Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	0	0.0%	0.0%
Single-family	0	0.0%	0.0%
Multi-family	0	0.0%	0.0%
Manufactured Housing	0	0.0%	0.0%
Commercial	0	0.0%	0.0%
Industrial	0.48	38.1%	38.1%
Quasi-Public/Public	0.41	32.5%	32.5%
Parks/Recreation	0	0.0%	0.0%
Transportation	0.37	29.4%	29.4%
<b>Total Developed Land</b>	<b>1.26</b>	<b>100.0%</b>	
Vacant/Agriculture	0		0.0%
<b>Total Area</b>	<b>1.26</b>		<b>100.0%</b>

Source: 2014 Grand Island Blight Study Area 13R, Marvin Planning Consultants and Olsson Associates



Figure 2  
Existing

Land

Use

Map



Source: Marvin Planning Consultants and Olsson Associates, 2013

## FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

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

### CONTRIBUTING FACTORS

There are a number of conditions that were examined and evaluated in the field and online. There are a number of conditions that will be reviewed in detail, on the following pages, while some of the statutory conditions are present, other are not.

#### Age of Structure

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures that are 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note that the age of structure was determined from the Appraisal data within the Hall County Assessor's website data.

Within the study area there is a total of two structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- One (100.0%) unit was determined to be 40 years of age or older
- Also there are numerous structures outside of the boundary in another previously blighted area that are 40 years of age or older and are negatively impacting the area under discussion.

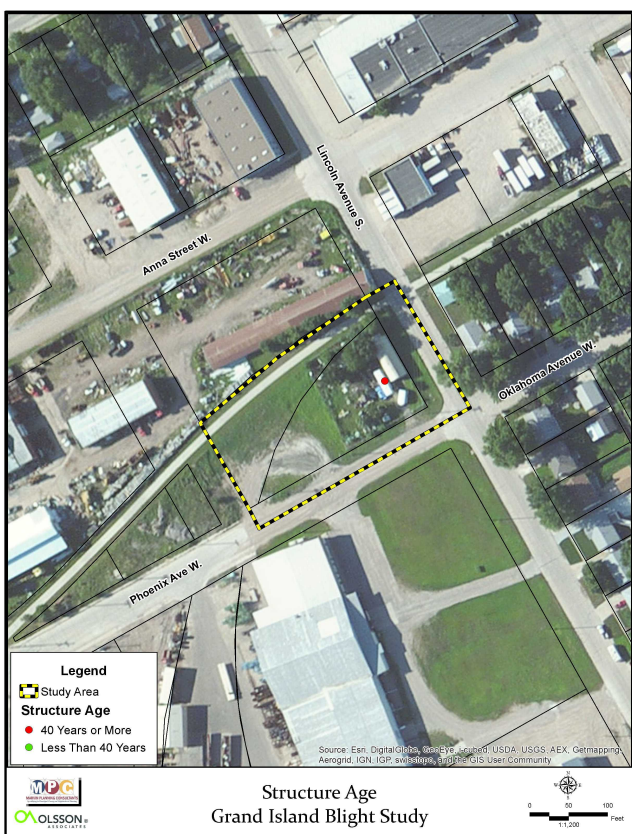
The age of the structures would be a direct contributing factor.

**Figure 3**

**Unit**

**Age**

**Map**



Source: Marvin Planning Consultants and Olsson Associates, 2014

#### Structural Conditions

Where structural conditions were evaluated, structures were either rated as: No problems, Adequate, Deteriorating, or Dilapidated. The following are the definitions of these terms:

**No Problem/ Adequate Conditions**

- No structural or aesthetic problems were visible, or
- Slight damage to porches, steps, roofs etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window sills and frames.

**Deteriorating Conditions**

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, or roof (up to 1/4 of wall or roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked window panes,
- Some rotted or loose windows or doors (no longer wind- or water-proof), and
- Missing bricks, or cracks, in chimney or makeshift (uninsulated) chimney.

**Dilapidated Conditions**

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large areas of foundation,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

These are criteria used to determine the quality of each structure in the Study Area.

In a recent conditions survey, the structures within the corporate limits were rated. Within the corporate limits portion of the study area there are a total of two structures.

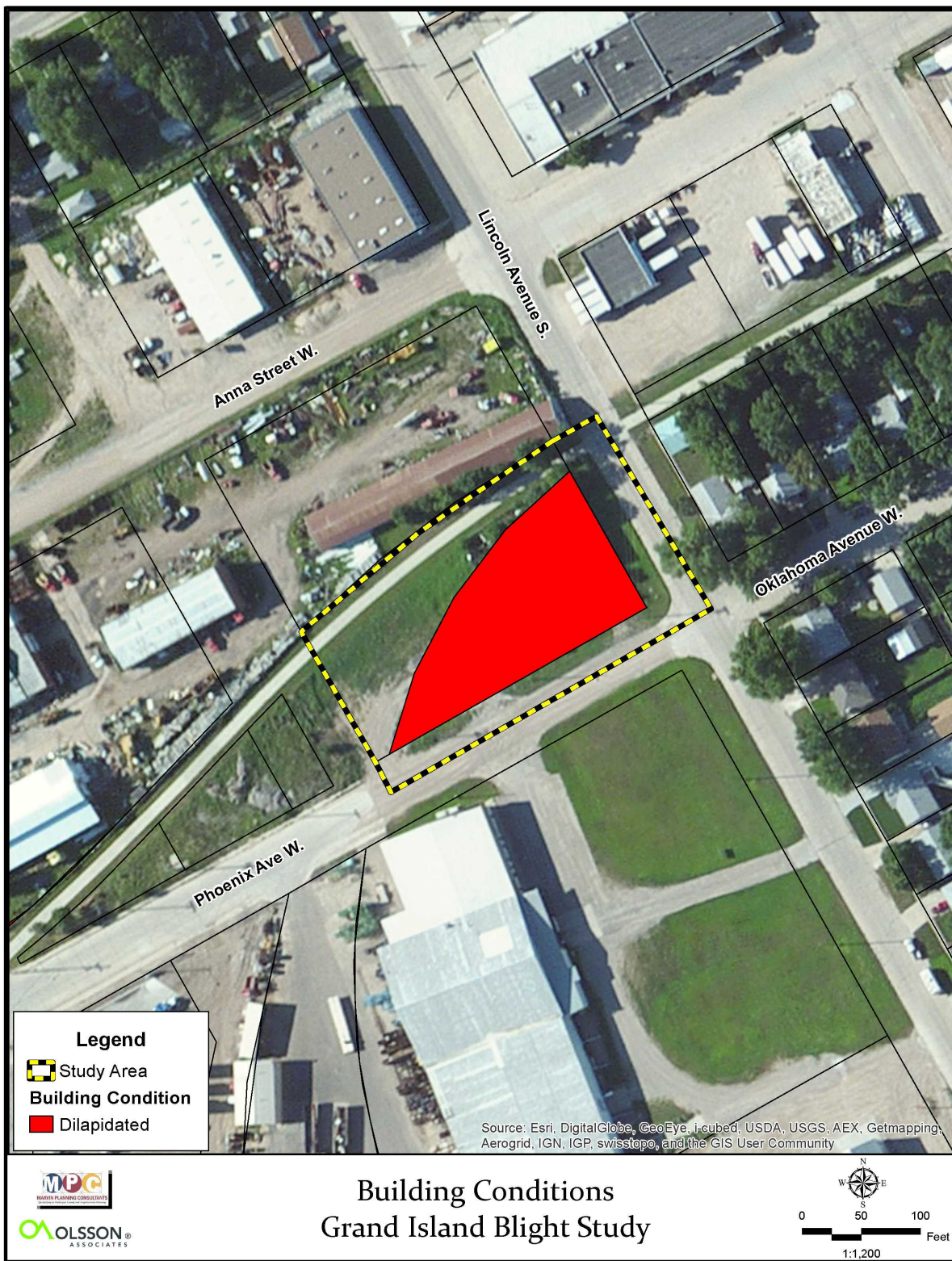
After reviewing the overall conditions of the structures in the corporate limits portion include:

- 0 (0.00%) structures rated as adequate
- 0 (0.00%) structures rated as deteriorating
- 1 (100.0%) structure rated as dilapidated

Overall, 100.0% of the structures in this area are in a state of disrepair. Figure 3 shows the data on a block level as opposed to structure. Typically, if there were several structures deemed to be deteriorating or dilapidated then the entire block was downgraded. For purposes of this study there is approximately 100.0% of the block area within the Study Area has dilapidated structures.

Due to the state of disrepair of a number of properties in the area, the conditions represent conditions which are Dangerous to conditions of life or property due to fire or other causes.

**Figure 4**  
**Structural Conditions**



Source: Marvin Planning Consultants and Olsson Associates, 2014

**Sidewalk Conditions**

The sidewalk conditions were analyzed in the Study Area. The sidewalks were rated on four categories; adequate, deteriorating, dilapidating, and missing completely.

Within the study area there is approximately 430 lineal feet of sidewalk. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

- 0 (0.00%) lineal feet of adequate sidewalk
- 0 (0.00%) lineal feet of deteriorating sidewalk
- 428 (100.00%) lineal feet of no sidewalk. There was no sidewalk deemed to be dilapidated.

Overall, 100% of the area had no sidewalks available along the public streets. Missing sidewalk is as bad as dilapidated or deteriorating sidewalk since there is no safe place to walk other than across someone else’s property or in the street. See Figure 5 for the locations of these sidewalks.

Due to the large amount of deteriorating and missing sidewalk, the sidewalk conditions would be a direct contributing factor.



**Street Conditions**

The street conditions were analyzed in the Study Area. The streets were also rated on four categories; adequate, deteriorating, dilapidating, and missing completely. The following is the breakdown for the area.

Within the study area there is approximately 500 lineal feet of street. After reviewing the conditions in the field, the following is how the street conditions breakdown within the corporate limits:

- 0 (0.00%) lineal feet of adequate street
- 189 (37.9%) lineal feet of deteriorating street
- 310 (62.1%) lineal feet of gravel streets.
- There was no street deemed to be dilapidated.

Overall, 100.0% of the streets are in either a deteriorating state or were paved with gravel, thus an obsolete material for an urban area. See Figure 6 for the locations of these streets.

Due to the large amount of deteriorating and missing street, the street conditions would be a direct contributing factor.



**Curb and Gutter**

Curb and Gutters have a number of direct and indirect roles in neighborhoods. Their primary functions is to be a barrier that collects and directs water to be drained away. On a secondary level, they can help define where the streets start and stop, and they act as a physical barrier between pedestrian and vehicular traffic.

Curb and gutter for the Study Area were examined similarly to streets and sidewalks. The curb and gutter will be graded as either adequate, deteriorating, dilapidated, or missing. In addition, curb and gutter will be examined based upon their location, within the incorporated area or within the county industrial park.

Within the study area there is approximately 460 lineal feet of curb and gutter possible. After reviewing the conditions in the field, the following is how the curb and gutter conditions breakdown within the corporate limits:

- 0.00 (0.0%) lineal feet of adequate curb and gutter
- 173 (37.8%) lineal feet of deteriorating curb and gutter



- 285 (62.2%) lineal feet of no curb and gutter or rural section. There was no curb and gutter deemed to be dilapidated.

In total, 100% of the curb and gutters are in either a deteriorating state or are missing. See Figure 7 for the locations of these curb and gutter.

Due to the large amount of deteriorating and missing curb and gutter, the curb and gutter conditions would be a direct contributing factor.

#### **Deterioration of site or other improvements**

Throughout this Area, there is a large portion of sidewalk that is either deteriorating or missing. In addition, a large portion of the curb and gutter has been determined to be either deteriorating or missing.

Finally, the area has a large amount of deteriorating streets. The streets have been patched over and over due to large amounts of cracking that has been occurring in the pavement.

These are major considerations in determining if the area has deteriorated sites or improvements.

Based upon the field analysis, there are sufficient elements present to meet the definition of deterioration of site and other improvements in the Study Area.

#### **Improper Platting or Obsolete Platting**

The majority of this area was platted in the 1800's as the city began to grow and when there was still an active railroad line serving this part of Grand Island. The vast number of the lots, as they are platted today, will be difficult to redevelop.

Based upon the review of the plat of the area, there are sufficient elements present to meet the definition of improper platting or obsolete platting within the Study Area.

#### **Unsanitary / Unsafe conditions**

The area being evaluated for the conditions of blighted and substandard needs to be examined for the unsanitary and unsafe conditions. A primary item that was examined was the drainage conditions of the area.

##### *Drainage Conditions*

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

The field survey examined the entire area for potential drainage problems. One field survey was completed the same day of a rain event. During the field visit there was standing water throughout the entire area. Water was standing in large potholes, in drainage ditches, along areas that were supposed to drain the water away.

Standing water from poor drainage can be a catalyst for Health issues like West Nile due to the potential mosquito breeding that can occur.

Drainage also can be tied directly to the next issue that was analyzed during the field investigations, curb and gutter conditions.

Based upon the field analysis, there are sufficient elements present to meet the definition of unsanitary/unsafe conditions within the Study Area.

### **Blighting Summary**

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

- Substantial number of deteriorating structures
  - 100.00% of the structures identified within the corporate limits, of the Study Area, were deemed to be in a state of deterioration or dilapidation



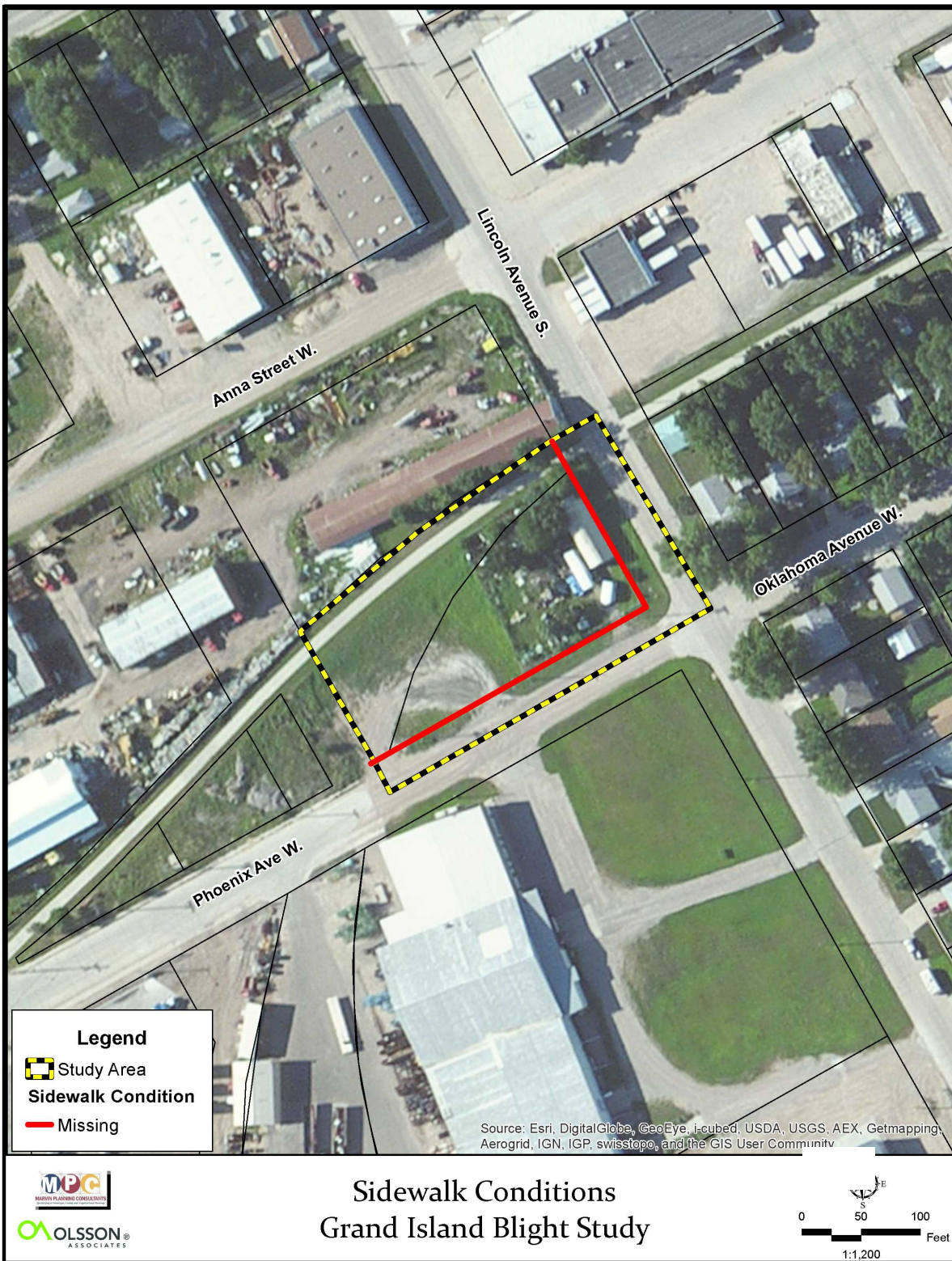
- Deterioration of site or other improvements
  - A large amount of sidewalk either in a deteriorated state or missing from properties in the area.
  - The existence of gravel streets within the study area.
  - The condition of the streets within the corporate limits.
- Dangerous conditions to life or property due to fire or other causes
  - The number of deteriorating structures
- Average age of structures is over 40 years of age
  - Within the Study Area 100.00% of the structures meet the criteria of 40 years of age or older.
- Improper Subdivision or obsolete platting
- Unsanitary / Unsafe conditions
  - The area has major drainage issues and does not drain well and has the potential for standing water to be present for long periods of time.
- The area has had either stable or decreasing population based upon the last two decennial censuses.

The other criteria for Blight were not present in the area, these included:

- Combination of factors which are impairing and/or arresting sound growth
- Defective/Inadequate street layouts,
- Faulty lot layout,
- Defective or unusual condition of title,
- Economic or social liability detrimental to health, safety and welfare,
- Conditions provision of housing accommodations,
- One-half of unimproved property is over 40 years old,
- Inadequate provisions for ventilation, light, air, open spaces or sanitation, and
- Diversity of ownership.

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

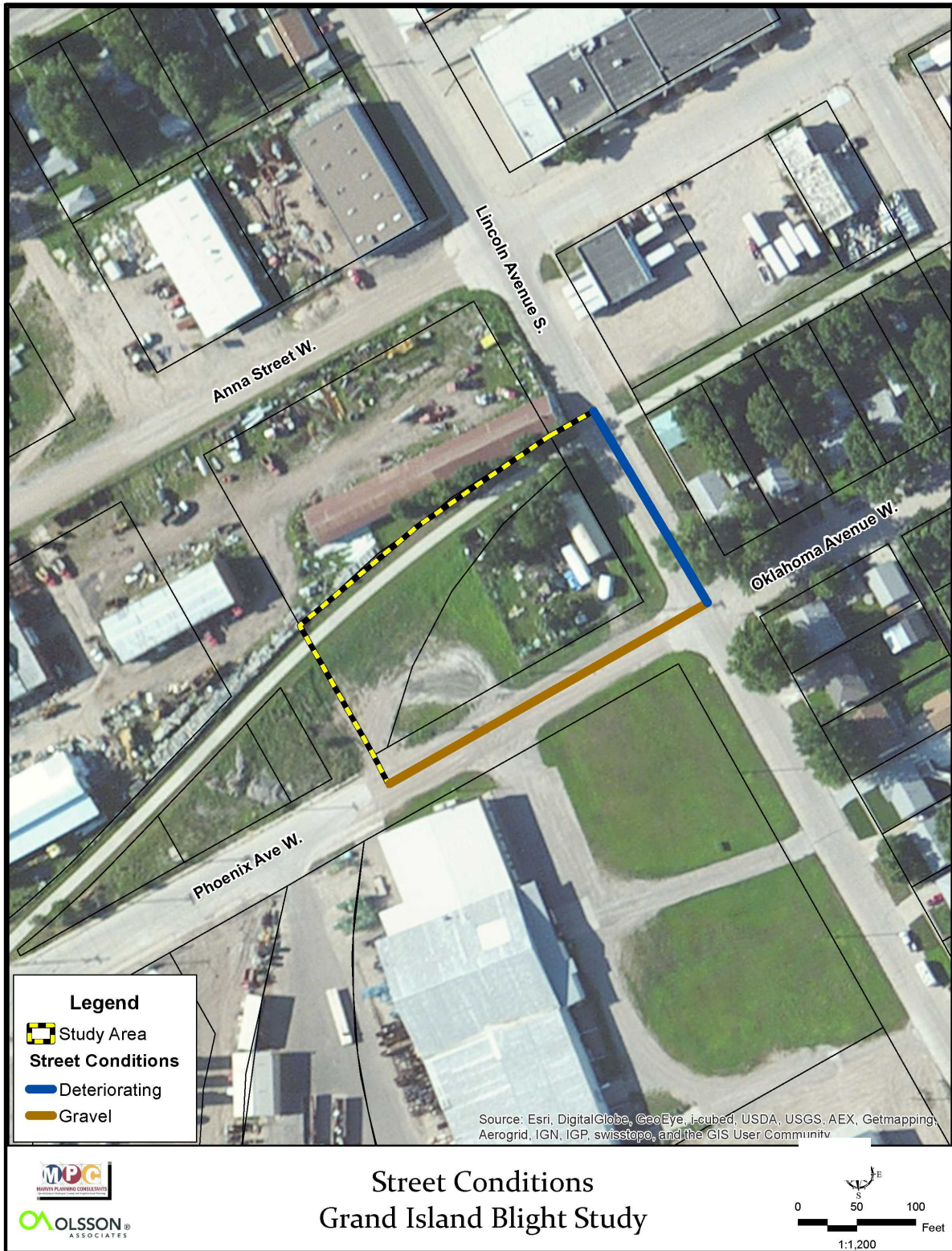
Figure 5  
Sidewalk Conditions



Source: Marvin Planning Consultants and Olsson Associates, 2014

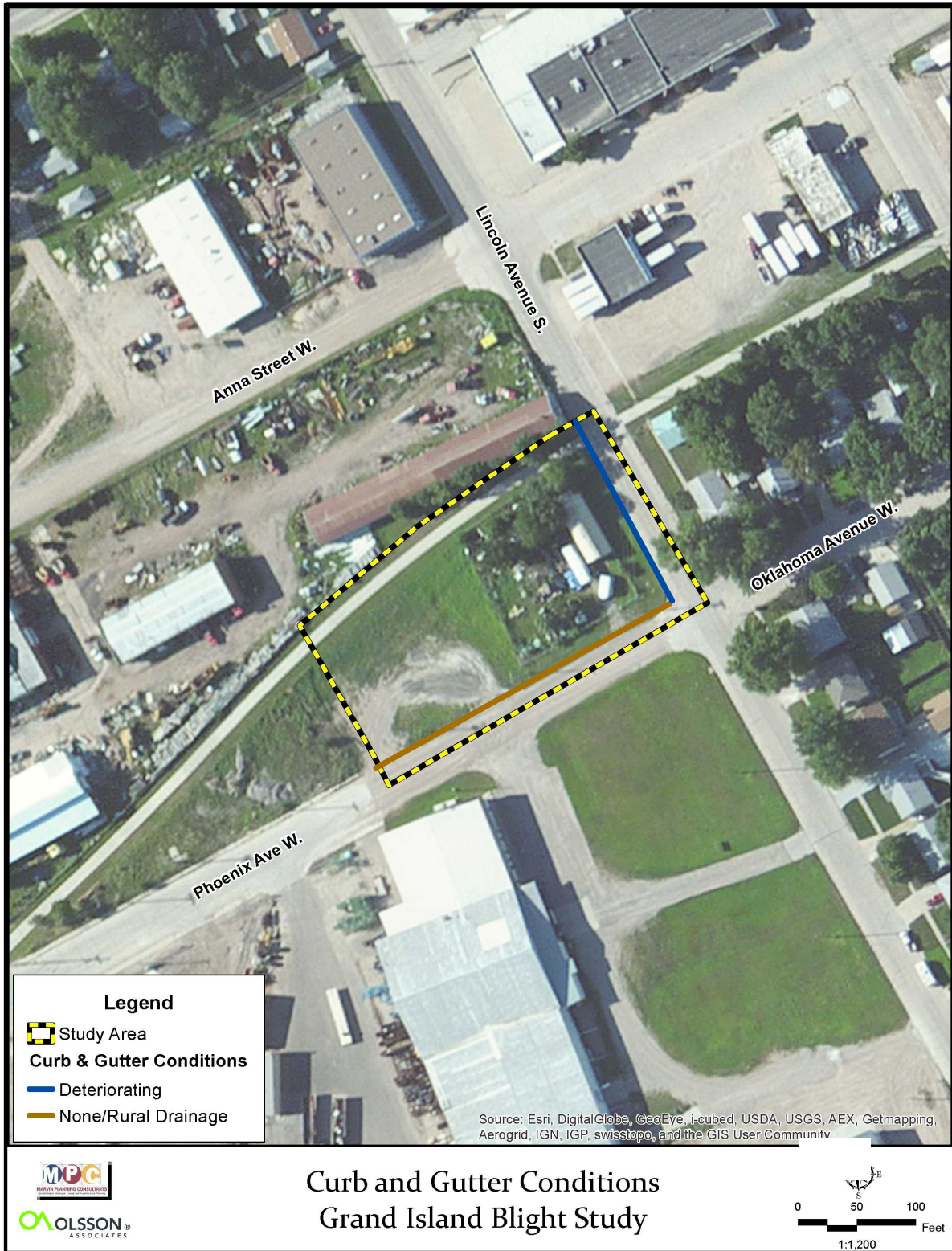


**Figure 6**  
**Street Conditions**



Source: Marvin Planning Consultants and Olsson Associates, 2014

**Figure 7**  
**Curb and Gutter Conditions**



Source: Marvin Planning Consultants and Olsson Associates, 2014

## Substandard Conditions

### **Predominance of improvements**

There is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces.

- There are several public improvements in the area that are in a dilapidated, deteriorated or missing
- Where there are some public improvements, such as streets, a majority of them are in a state of obsolescence.

In addition, there is one structure in the area and it is over 40 years old.

- 1 (100.00%) unit was determined to be 40 years of age or older

There is a predominance of units 40 years of age or older.

## Substandard Summary

Nebraska State Statute requires “...an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

This Study Area in Grand Island meets the definition with the average age of the structures being more than 40 years of age. In addition, the area meets the criteria for the existence of conditions which endanger life or property by fire and other causes.

## FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #13R

Blight Study Area #13R has several items contributing to the Blight and Substandard Conditions. These conditions include:

### **Blighted Conditions**

- Substantial number of deteriorating structures.
- Improper subdivision or obsolete platting.
- Deterioration of site or other improvements.
- Dangerous conditions to life or property due to fire or other causes.
- Average age of units is over 40 years of age.
- Unsanitary/unsafe conditions.
- The area has had either stable or decreasing population based upon the last two decennial censuses.

### **Substandard Conditions**

- Predominance of deteriorated infrastructure due to age and obsolescence.
- Average age of the structures in the area is at least forty years.
- Existence of conditions which endanger life or property by fire and other causes.



# Hall County Regional Planning Commission

Wednesday, July 2, 2014

Regular Meeting

## Item J1

### Final Plat

Staff Contact: Chad Nabity

June 20, 2014

Dear Members of the Board:

**RE: Final Plat – S.R.N Subdivision**

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

This final plat proposes to create 1 lot, on a tract of land comprising a part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Twenty Five (25), Township Eleven (11) North, Range Nin (9) West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska, said tract containing 3.0 acres.

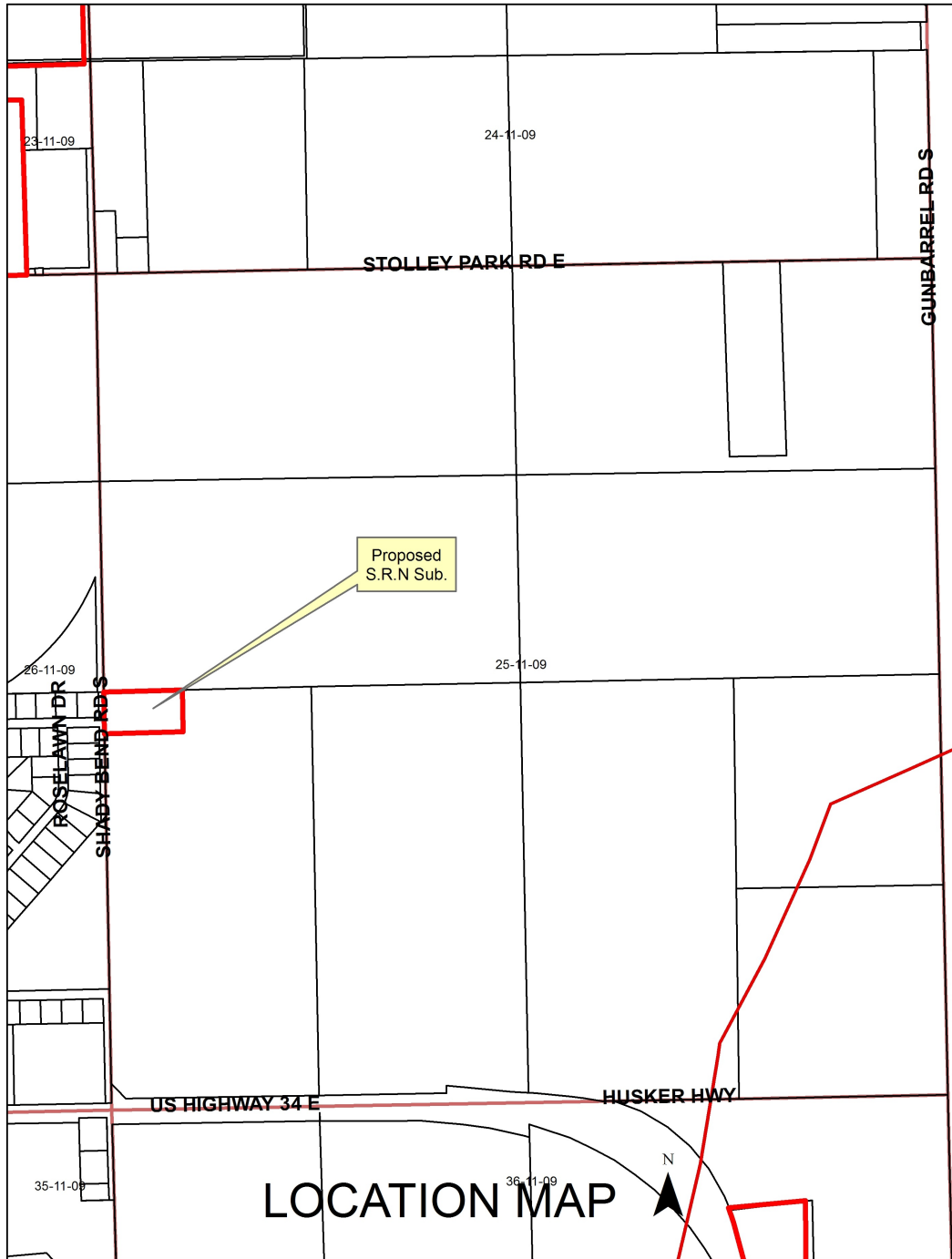
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 2, 2014 in the Council Chambers located in Grand Island's City Hall.

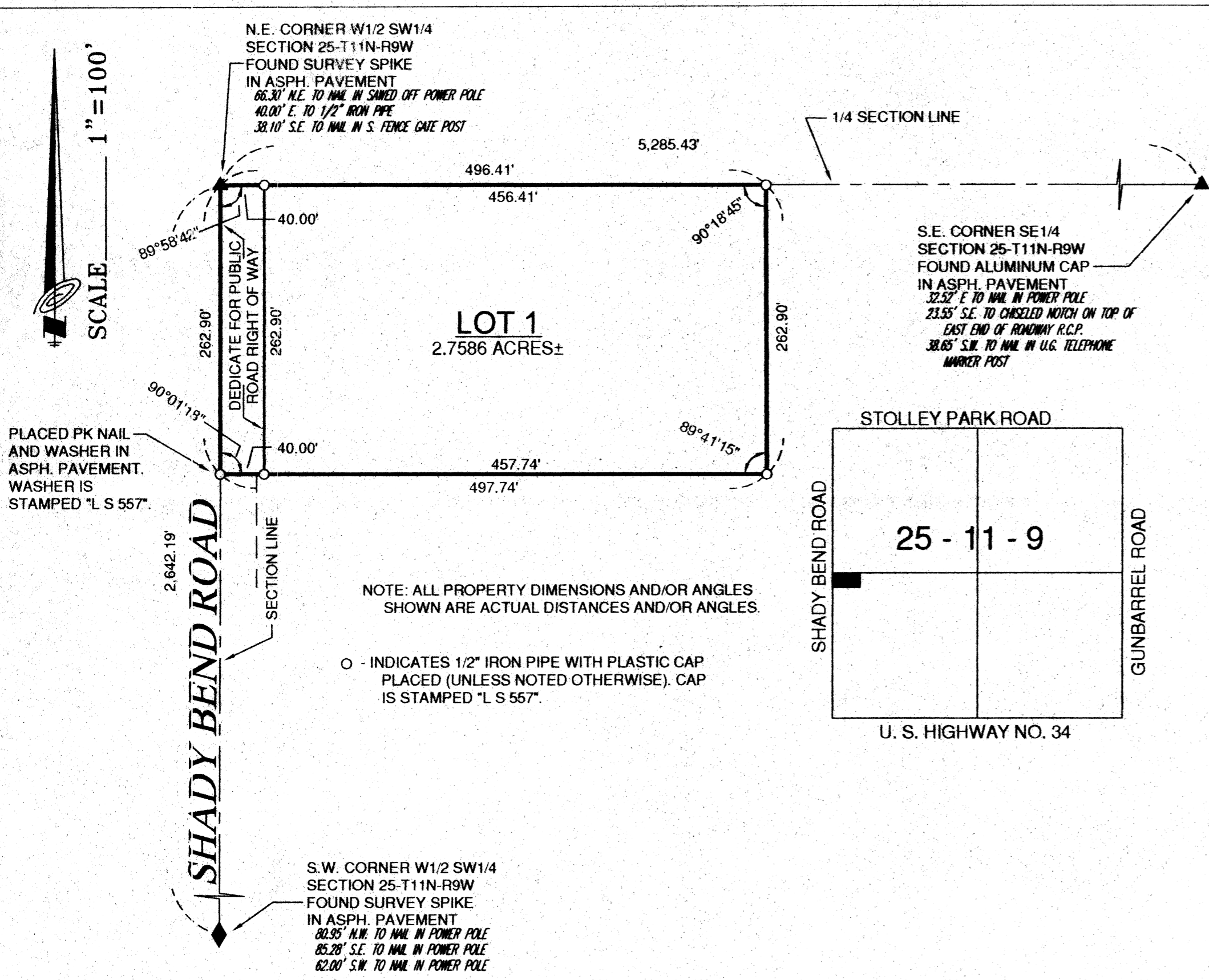
Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities  
Manager of Postal Operations  
Benjamin & Associates, Inc.

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.





**LEGAL DESCRIPTION**

A tract of land comprising a part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Twenty Five (25), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

Beginning at the northwest corner of said West Half of the Southwest Quarter (W1/2 SW1/4); thence running southerly, along and upon the west line of said West Half of the Southwest Quarter (W1/2 SW1/4), a distance of Two Hundred Sixty Two and Nine Tenths (262.90) feet; thence deflecting left 89°58'42" and running easterly, parallel with the north line of said West Half of the Southwest Quarter (W1/2 SW1/4), a distance of Four Hundred Ninety Seven and Seventy Four Hundredths (497.74) feet; thence deflecting left 90°18'45" and running northerly, a distance of Two Hundred Sixty Two and Nine Tenths (262.90) feet to a point on the north line of said West Half of the Southwest Quarter (W1/2 SW1/4); thence deflecting left 89°41'15" and running westerly, along and upon the north line of said West Half of the Southwest Quarter (W1/2 SW1/4), a distance of Four Hundred Ninety Six and Forty One Hundredths (496.41) feet to the point of beginning and containing 3.000 acres, more or less.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that B.D.N. FARM ENTERPRISES PREFERRED, L.L.C., a Nebraska Limited Liability Company, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as "S. R. N. SUBDIVISION" in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at \_\_\_\_\_, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

B.D.N. FARM ENTERPRISES PREFERRED, L.L.C.  
a Nebraska Limited Liability Company

Barry W. Niedfelt, Member

**ACKNOWLEDGEMENT**

State of Nebraska ss  
County of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me, \_\_\_\_\_ a Notary Public within and for said County, personally appeared Barry W. Niedfelt, Member of B.D.N. FARM ENTERPRISES PREFERRED, L.L.C., a Nebraska Limited Liability Company, 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 Member, and the voluntary act and deed of said Nebraska Limited Liability Company, and that he was empowered to make the above dedication for and in behalf of said Nebraska Limited Liability Company.

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

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

Notary Public (SEAL)

**APPROVALS**

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

Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Mayor City Clerk

**SURVEYOR'S CERTIFICATE**

I hereby certify that on \_\_\_\_\_, 2014, I completed an accurate survey (made under my supervision) of "S. R. N. SUBDIVISION", in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all 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

**S. R. N. SUBDIVISION**  
**IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA**  
BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

June 20, 2014

Dear Members of the Board:

**RE: Final Plat – Woodland Park 15th Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Woodland Park 15th Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 12 lots, on a tract of land consisting of part of Outlot A of Woodland Park Tenth Subdivision in the City of Grand Island, located in the West Half of the Southeast Quarter (W1/2, SE1/4) of Section Two (2), Township Eleven (11) North, Range Ten (10) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 5.27 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 2, 2014 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities  
Manager of Postal Operations  
Olsson Associates

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.





# WOODLAND PARK FIFTEENTH SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

#### LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF OUTLOT A OF WOODLAND PARK TENTH SUBDIVISION IN THE CITY OF GRAND ISLAND, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 3, OF WOODLAND PARK FOURTH SUBDIVISION, AND SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF IDAHO AVENUE AND THE POINT OF BEGINNING; THENCE S00°07'47"W, UPON AND ALONG SAID WEST ROW OF WAY LINE OF IDAHO AVENUE, A DISTANCE OF 387.09 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, WOODLAND PARK ELEVENTH SUBDIVISION; THENCE N88°28'19"W, UPON AND ALONG THE NORTH LINE OF SAID BLOCK 1 WOODLAND PARK ELEVENTH SUBDIVISION AND BLOCK 1, WOODLAND PARK TENTH SUBDIVISION, A DISTANCE OF 605.00 FEET TO A POINT ON THE NORTH LINE OF LOT 2, BLOCK 1, WOODLAND PARK TENTH SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 3, WOODLAND PARK SECOND SUBDIVISION; THENCE N00°04'49"E, UPON AND ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 156.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF MICHIGAN AVENUE; THENCE N00°07'47"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MICHIGAN AVENUE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK 2, WOODLAND PARK SECOND SUBDIVISION; THENCE N00°07'17"E, UPON AND ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 156.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, WOODLAND PARK FOURTH SUBDIVISION; THENCE S89°52'13"E, UPON AND ALONG SAID SOUTH LINE OF BLOCK 3, WOODLAND PARK FOURTH SUBDIVISION, A DISTANCE OF 604.98 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 229,689 SQUARE FEET OR 5.27 ACRES MORE OR LESS OF WHICH 0.83 ACRES IS NEW DEDICATED ROAD ROW.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2, SE1/4) OF SECTION TWO (2), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

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

#### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED SAME TO BE SURVEYED, PLATTED AND DESIGNATED AS "WOODLAND PARK FIFTEENTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION IS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013.

(signature)  
 \_\_\_\_\_  
 (title)  
 \_\_\_\_\_  
 (print owner name)  
 HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

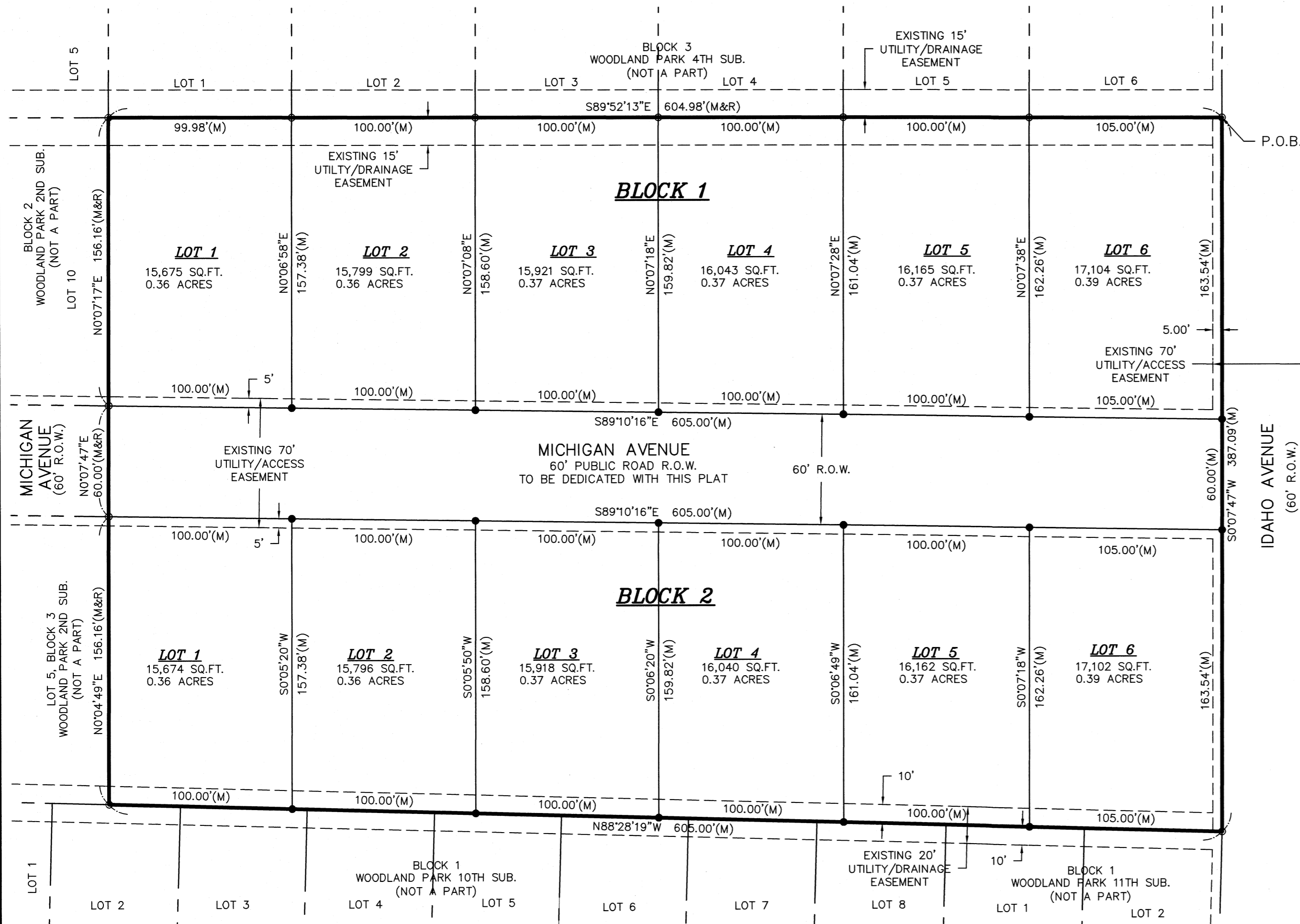
#### ACKNOWLEDGMENT

STATE OF NEBRASKA \_\_\_\_\_  
 COUNTY OF HALL \_\_\_\_\_  
 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2013, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED \_\_\_\_\_, (print owner name), (title), HASTINGS VENTURES L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_

#### APPROVAL

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

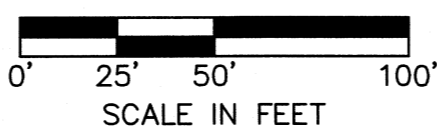
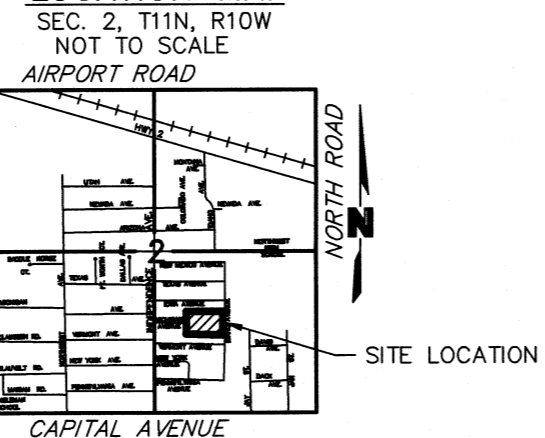
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.  
 MAYOR \_\_\_\_\_  
 CITY CLERK \_\_\_\_\_



#### LEGEND

- ⊕ SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- ⊙ FOUND CORNER
- EXISTING PROPERTY LINE
- PROPERTY LINE
- - - LOT LINE
- - - EXISTING EASEMENT LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE WOODLAND PARK 10TH SUB.
- R2 RECORDED DISTANCE WOODLAND PARK 11TH SUB.

#### LOCATION MAP



DWG: F:\projects\012-0865\SRVY\_2014\Master\Xrefs\0120865\_XBASE\_15th\_Sub.dwg USER: jwheller  
 DATE: Jun 20, 2014 8:45am XREFS: 040242\_xrow Row-Combined 1st thru 11th 1:27:2011

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

PROJECT NO. 2012-0865
WOODLAND PARK SURVEY
FB

OWNERS: HASTINGS VENTURES L.L.C.  
 SUBDIVIDER: HASTINGS VENTURES L.L.C.  
 SURVEYOR: OLSSON ASSOCIATES  
 ENGINEER: OLSSON ASSOCIATES  
 NUMBER OF LOTS: 12



# Hall County Regional Planning Commission

Wednesday, July 2, 2014

Regular Meeting

## Item N1

### Budget

Staff Contact: Chad Nabity

Date: June 16, 2014

To: Hall County Board of Supervisors  
From: Chad Nabity, Planning Director  
Re: 2014-2015 Budget and Fees

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

Position	Planning %	CRA %	Utilities %	Building %	Total
Director	80%	20%			100%
Secretary	70%	20%		10% <sup>1</sup>	100%
Technician	62%		38%		100%

The Regional Planning Department has had a history of cooperation with other city departments and agencies for funding since 1990 when the budget was amended to transfer the planning technician position to the Grand Island Utilities Department for 10 pay periods every year. This has been a beneficial partnership that has kept the costs of maintaining the planning department lower than it would have been without the partnership and increased the efficiency and communication between the utilities department and the planning department. The partnership with the CRA was formed in 2005 and has resulted in increased efficiency and effectiveness for both agencies. The funding from the Grand Island Building Department may be extended into the 2014-15 fiscal year. The Building Department had planned to fill their vacant position in the latter part of the 2011-12 fiscal year but the position is not likely to be filled until well into the 2014-15 fiscal year, it is likely that they will continue to subsidize the planning department secretary position for the 2014-15 fiscal year.

Based on the proposed budget Regional Planning Commission is requesting \$123,609 in budget authority for fiscal year 2014-2015 from both Hall County and the City of Grand Island. The budget as submitted to the County last year was \$238,310; \$216,761 in 2012, and \$199,302 in 2011. This included \$119,155 from both Hall County and Grand Island. Once again the Planning Department is requesting no funding for Capital equipment this year from the County though the City of Grand Island will budget \$10,000 for the possible replacement of the large format printer used by the planning department. The proposed changes to the budget will cover increased personnel costs. Final salaries and personnel cost will not be approved until later in the city budget process.

Operating expenses have been reviewed and were kept at essentially the same levels as last year. Operating expenses cannot be reduced without impacting the ability of the department to function. Overall personnel expenses will increase by between \$16,847 and \$9,299. This is all due to personnel costs. Employees pay 16% of the cost of the policy through a payroll deduction.

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<sup>1</sup> It appears that the Grand Island Building Department will cover 10% of the Planning Department Secretary expenses for the 2014-2015 fiscal year but the budget as presented shows the impact to the planning budget both with and without this input.

Decreasing expenses or holding line items constant within the department is one piece of the budget puzzle. The other piece is looking at fees and the possibilities available for revenue generation. The current fees have been reviewed as have the services provided by the planning department for which we do not currently charge a fee. Modest fee increases are suggested this year. Proposed fee increases are shown in the attached fee schedule. The only fees impacted for Hall County would be the cost for a change to a map or text in the Comprehensive Plan from \$750 to \$800. Last year the department raised fees for changes to zoning or zoning regulations. The County receives the revenue for all comprehensive plan or zoning changes outside of the Grand Island and its extra territorial zoning jurisdiction. These funds are received by the County Treasurer and deposited into the County General Fund.

Hall County Regional Planning Dept. 2014-2015 Budget

	2013-14		2014-15		% Change	2014-15**		% Change
Salaries	5105	\$ 152,909	\$ 164,877		7.83	\$ 180,289		4.83
Employer Social Security	5115	\$ 11,897	\$ 12,613		7.83	\$ 12,262		4.83
Employee Insurance-Health*	5120	\$ 42,281	\$ 45,412		7.41	\$ 43,157		2.07
Employee Insurance-Life	5125	\$ 195	\$ 194		-0.66	\$ 185		-5.13
Employee Insurance-Disab.	5130	\$ 274	\$ 297		8.50	\$ 289		5.47
Tuition Reimbursement	5135	\$ -	\$ -			\$ -		0.00
General Pension	5145	\$ 9,174	\$ 9,893		7.84	\$ 9,618		4.84
Workers Compensation	5150	\$ 143	\$ 230		60.64	\$ 222		55.24
Other Employee Benefits	5160	\$ 340	\$ 340		0.13	\$ 325		-4.41
VEBA	5161	\$ 1,174	\$ 1,178		0.34	\$ 1,139		-2.98
<b>Total Personnel**</b>		<b>\$ 218,187</b>	<b>\$ 235,034</b>		<b>7.72</b>	<b>\$ 227,486</b>		<b>4.28</b>
Contract Services	5213	0	0			0		0.00
Administrative Services	5221	1200	1200		0.00	1200		0.00
Computer Services	5241	7768	7768		0.00	7768		0.00
Printing and Duplicating	5245	240	192		-20.00	192		-20.00
Repair/Maint.-Off Furn & Equip	5330	240	280		16.67	280		16.67
Insurance Premiums	5405	350	350		0.00	350		0.00
Telephone	5410	400	210		-47.50	210		-47.50
Postage	5413	935	982		5.03	982		5.03
Legal Notices/ Advert.	5419	750	750		0.00	750		0.00
Dues and Subscriptions	5422	800	800		0.00	800		0.00
Books	5425	100	100		0.00	100		0.00
Travel and Training	5428	4245	4245		0.00	4245		0.00
Other Expenditures	5490							
Office Supplies	5505	1905	1605		-15.75	1605		-15.75
Other General Supplies	5590							
Non Capital Office Equipment	5540	1190	1250		5.04	1250		5.04
Capital Improvement	5620							
<b>Total Operating</b>		<b>\$ 20,123</b>	<b>\$ 19,732</b>		<b>-1.94</b>	<b>\$ 19,732</b>		<b>-1.94</b>
<b>Total</b>		<b>\$ 238,310</b>	<b>\$ 254,766</b>		<b>6.91</b>	<b>\$ 247,218</b>		<b>3.74</b>
		<b>2013-14</b>	<b>2014-15</b>			<b>2014-15**</b>		
City and County Shares		\$ 119,155	\$ 127,383		6.91	\$ 123,609		3.74
		<b>Projected Increase</b>			<b>\$ 8,228</b>	<b>Possible Increase**</b>		<b>\$ 4,454</b>

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

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

\*\* If 10% of Secretary Expenses are paid by Grand Island Building Department for this year and 38% of Planning Technician Expenses continue to be paid by Grand Island Utilities

**REGIONAL PLANNING COMMISSION FEES AND CHARGES: Effective October 1, 2014**

<i>Service or Product</i>	<i>Fee</i>
<b>Category 1. Zoning</b>	
a. Zoning Map Amendment (general)	\$ 800.00
b. Zoning Ordinance Text Amendment	\$ 800.00
c. CD or RD Comprehensive Rezoning (Grand Island and 2 mile limit)	\$ 800.00
d. P.U.D. Rezoning (5 or more lots)(Hall County)	\$ 800 + \$10 per lot
<b>Category 2. Subdivision</b>	
a. Preliminary Plat	\$ 400.00 + \$ 15.00/lot
b. Final Plat - (Grand Island and 2 mile limit)	\$ 420.00 + \$ 10.00/lot
(Elsewhere in region)	\$ 420.00 + \$ 10.00/lot
c. Plat Vacation	\$ 250.00
d. Administrative Subdivisions	\$ 50.00
<b>Category 3. Comprehensive Plan:</b>	
a. Map Amendment	\$ 750.00 <b>\$800.00</b>
b. Text Amendment	\$ 750.00 <b>\$800.00</b>
<b>Category 4. Planning Publications:</b>	
a. G.I. Street Directory	\$ 15.00
b. Zoning Ordinances - (Grand Island)	\$ 30.00
(All other communities)	\$ 30.00
c. Subdivision Regulations – (Grand Island)	\$ 30.00
(All other communities)	\$ 30.00
d. Comprehensive Plans - (Grand Island)	\$ 85.00
(All other communities)	\$ 60.00
<b>Category 5. Maps:</b>	
<b>Grand Island</b>	
800 scale zoning map unassembled	\$ 125.00
Generalized zoning map	\$ 60.00
Future Land Use Map	\$ 60.00
Grand Island Street Map	\$ 15.00

**Hall County**

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

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

Basemap	\$ 10.00
Zoning Map	\$ 60.00

**Other Maps**

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

**Electronic Publications**

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

**Category 6 Flood Plain**

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

**Category 7 Redevelopment Plan and Blight Studies**

Blight Study Adoption	\$ 600.00
Redevelopment Plan Adoption	\$ 600.00
Redevelopment Plan Amendment	\$ 600.00

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

Shaded are amended fees