



Hall County Regional Planning Commission

Wednesday, February 18, 2015
Regular Meeting Packet

Commission Members:

Terry Connick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Jerry Huisman	Grand Island	
Mark Haskins	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Dean Sears	Grand Island	
Richard Heckman	Cairo	
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Edwin Maslonka

Planning Secretary:
Rose Rhoads

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, February 18, 2015
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, February 4, 2015

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 January 7, 2015.

3. Request Time to Speak.

4. Public Hearing – Concerning adoption of the Grand Island 1 & 6 Year Street Improvement Plan. (C-03-2015GI) (Hearing, Discussion, Action)

5. Public Hearing - Concerning an amendment to the redevelopment plan for Downtown Upper Story Residential Life Safety Grant. (C-05-2015GI) (Hearing, Discussion, Action)

6. Public Hearing - Concerning changes to the Wood River Zoning Ordinance to amend Article 5, Section 5.1.03 by adding the following Permitted Conditional Uses within the I-1 Light Industrial District (C-06-2015WR) (Hearing, Discussion, Action)

7. Final Plat – Hannon Subdivision – located east of Nine Bridge Road and north of Lowry Road, in Hall County, Nebraska. Consisting of (1 Lot) and 7.93 acres.

8. Final Plat – A & E Second Subdivision – located west of 70th Road and south of State Highway 2, in Hall County, Nebraska. Consisting of (2 Lots) and 12.0307 acres.

9. Vacate Regents Park Subdivision.

Final Plat – Grand Island Public Schools Subdivision – located east of Adams Street and north of Stolley Park Road, in the City of Grand Island, in Hall County, Nebraska. Consisting of (1 Lot) and 30.71 acres.

10. Discussion on Definitions and Zoning Matrix.

11. Directors Report.

12. Next Meeting March 4, 2015

13. 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.



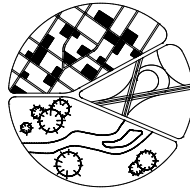
Hall County Regional Planning Commission

Wednesday, February 18, 2015
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
January 7, 2015

The meeting of the Regional Planning Commission was held Wednesday, January 7, 2015 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" December 20, 2014.

Present: Pat O'Neill Jerry Huismann
 Karen Bredthauer Mark Haskins
 Les Ruge Richard Heckman
 Dean Sears Greg Robb
 Dean Kjar Carla Maurer
 Terry Connick

Absent: Julie Connelly

Other:

Staff: Chad Nabity, Rose Rhoads, Craig Lewis, Fred Hotz

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. 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 December 3, 2014 meeting.

A motion was made by Bredthauer and seconded by Kjar to approve the Minutes of the December 3, 2014 meeting.

The motion carried with 10 members present and 10 voting in favor (O'Neill, Ruge, Huisman, Maurer, Heckman, Kjar, Bredthauer, Haskins, Robb, Sears) and no member abstaining.

Connick joined the meeting at 6:04 p.m.

3. Request Time to Speak.

Greg Baxter, 4444 W 13th St, Grand Island, item 6; Dan Lau, 2550 N Gunbarrel Rd, Grand Island, item 4; Richard Landell, 12079 South McGuire Rd., Shelton, item 4; Don Mehring, 3421 State Street Plaza 4, Grand Island, item 4.

4. Public Hearing – Rezone - A request to rezone the properties from M1 Light Manufacturing Zone to M2 Heavy Manufacturing Zone in the City of Grand Island, Hall County, Nebraska. (C-02-2015GI)

O'Neill opened the Public Hearing.

Nabity explained the rezone request.

Dan Lau, 2550 N Gunbarrel, Grand Island, NE spoke against the rezone request. His property is adjacent to 4430 Capital Ave., he is concerned about any changes to the slough that runs along the property could cause potential drainage issues.

Rich Landell, 12079 South McGuire Rd., Shelton, NE, stated as long as he owns the property he didn't have any plans to disturb the slough, he was just cleaning it up.

O'Neill closed the Public Hearing.

A motion was made by Haskins and seconded by Robb to approve the rezone request as presented. A roll call vote was taken and the motion passed with 11 members present and 11 voting in favor (Bredthauer, Ruge, O'Neill, Maurer, Robb, Heckman, Haskins, Huisman, Sears, Connick and Kjar) and no one abstaining.

5. Public Hearing – Rezone – A request to rezone the properties from TA Transitional Agriculture to B2 General Business Zone in the City of Grand Island, Hall County, Nebraska. (C-04-2015GI)

O'Neill opened the Public Hearing.

Nabity explained the rezone request.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Huisman to approve the rezone as presented.

A roll call vote was taken and the motion passed with 11 members present and 11 voting in favor (O'Neill, Connick, Huisman, Bredthauer, Ruge, Maurer, Robb, Heckman, Haskins, Sears, and Kjar) and no one abstaining.

6. Discussion on Definitions and Zoning Matrix.

7. Next Meeting February 4, 2015

8. Planning Directors Report.

NPZA Conference March 11-13, 2015.

9. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:18 p.m.

Leslie Ruge, Secretary
By Rose Rhoads



Hall County Regional Planning Commission

Wednesday, February 18, 2015
Regular Meeting

Item F1

Grand Island 1 & 6

Staff Contact: Chad Nabity

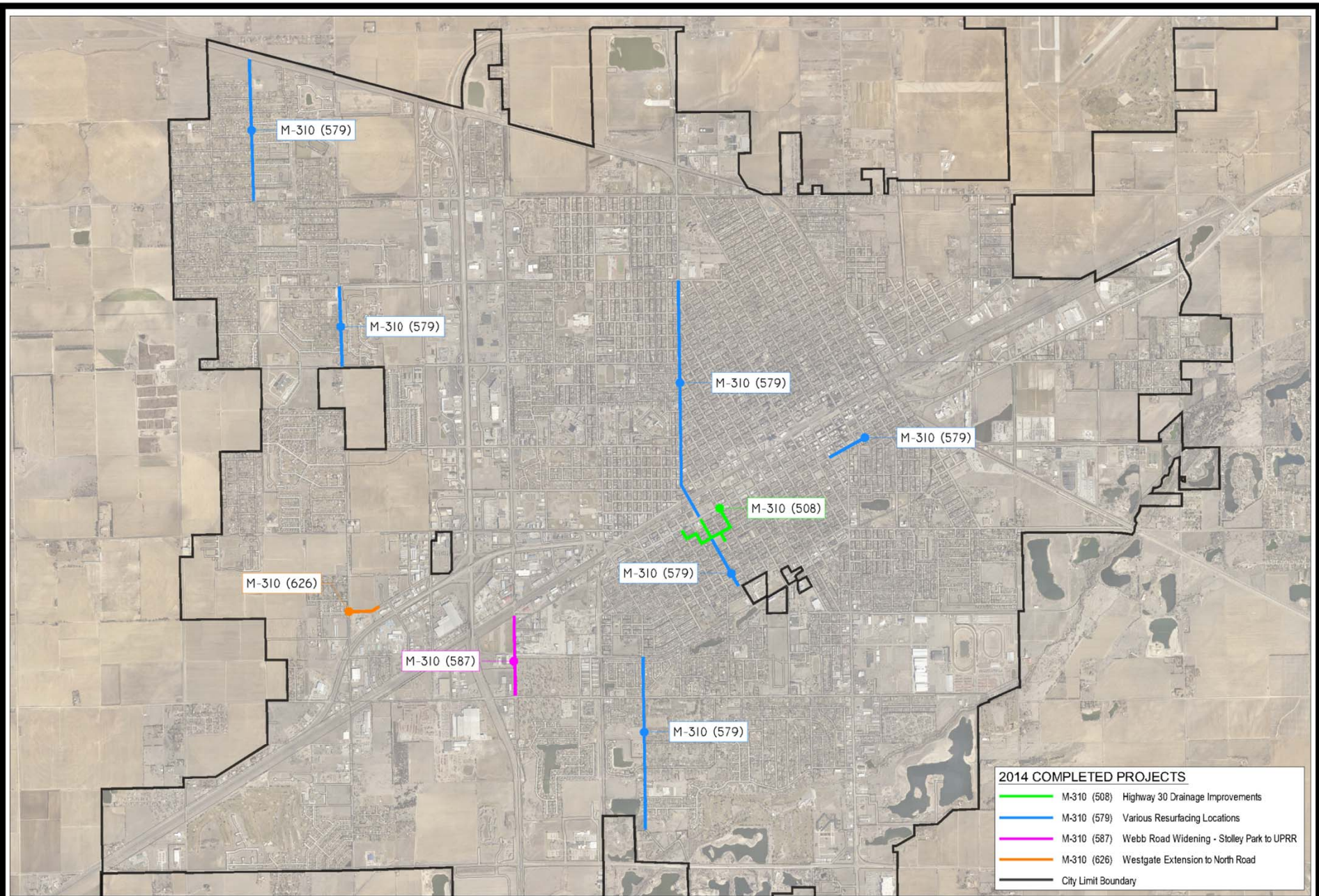
**1 & 6 YEAR STREET
IMPROVEMENT PLAN
2015-2020**

Presented by: John Collins, PE

2014 SUBSTANTIALLY COMPLETE PROJECTS (FROM 1 & 6 STREET IMPROVEMENT PLAN)

PROJECT	TOTAL PROJECT
US 30 Drainage Improvements [NDOR project]	\$ 1,825,000.00
Various Locations Resurfacing [Federal Aid Project]	\$ 3,950,000.00
Webb Road Street Improvement District No. 1260	\$ 1,700,000.00
Westgate Road Street Improvement District No. 1261	\$ 626,000.00
<i>TOTAL</i>	<i>\$ 8,101,000.00</i>

**DOES NOT INCLUDE ALL CIP PROJECTS



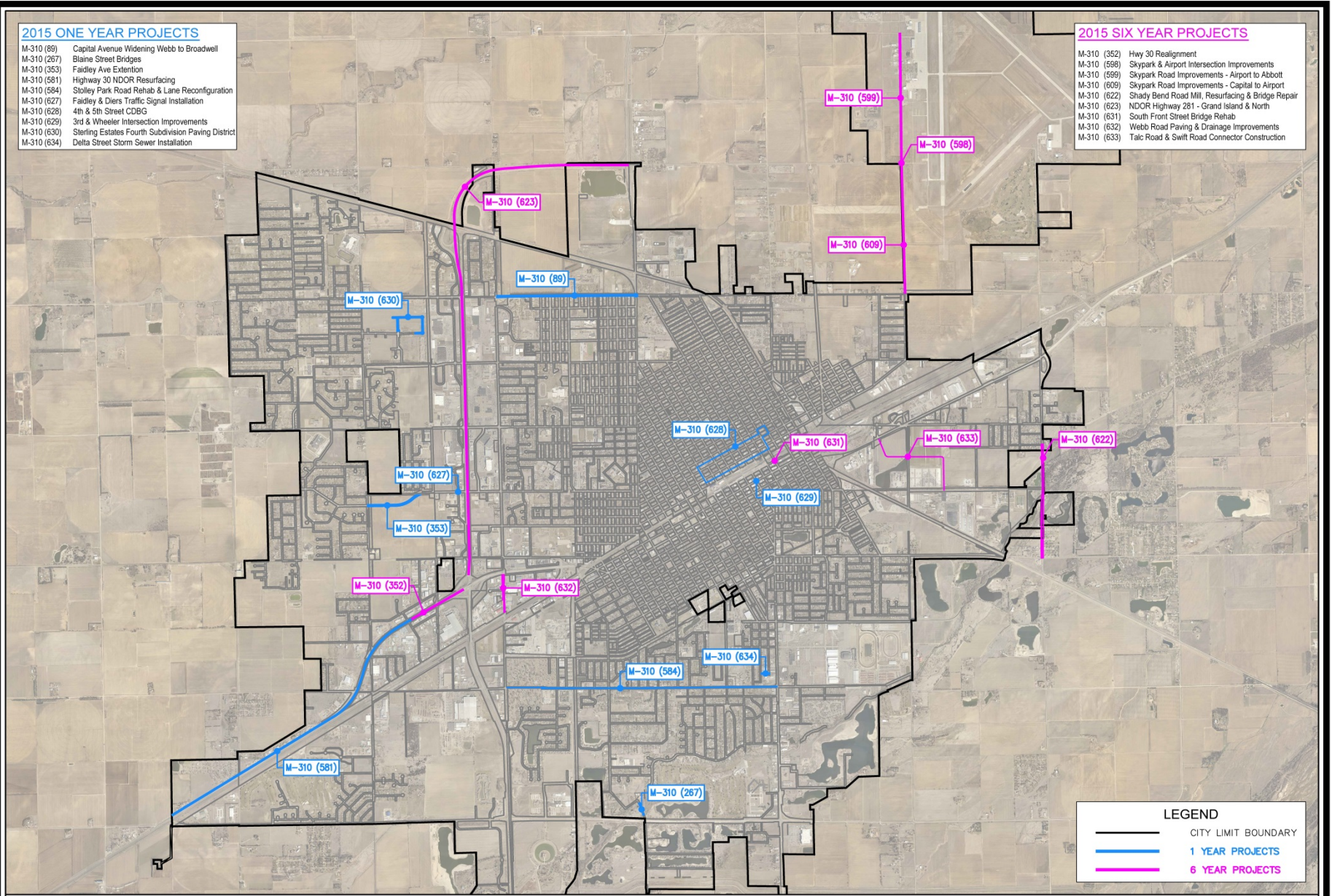
2014 COMPLETED PROJECTS		
	M-310 (508)	Highway 30 Drainage Improvements
	M-310 (579)	Various Resurfacing Locations
	M-310 (587)	Webb Road Widening - Stolley Park to UPRR
	M-310 (626)	Westgate Extension to North Road
		City Limit Boundary

2015 ONE YEAR PROJECTS

- M-310 (89) Capital Avenue Widening Webb to Broadwell
- M-310 (267) Blaine Street Bridges
- M-310 (353) Fairley Ave Extension
- M-310 (581) Highway 30 NDOR Resurfacing
- M-310 (684) Stolley Park Road Rehab & Lane Reconfiguration
- M-310 (627) Fairley & Diers Traffic Signal Installation
- M-310 (628) 4th & 5th Street CDBG
- M-310 (629) 3rd & Wheeler Intersection Improvements
- M-310 (630) Sterling Estates Fourth Subdivision Paving District
- M-310 (634) Delta Street Storm Sewer Installation

2015 SIX YEAR PROJECTS

- M-310 (352) Hwy 30 Realignment
- M-310 (598) Skypark & Airport Intersection Improvements
- M-310 (599) Skypark Road Improvements - Airport to Abbott
- M-310 (609) Skypark Road Improvements - Capital to Airport
- M-310 (622) Shady Bend Road Mill, Resurfacing & Bridge Repair
- M-310 (623) NDOR Highway 281 - Grand Island & North
- M-310 (631) South Front Street Bridge Rehab
- M-310 (632) Webb Road Paving & Drainage Improvements
- M-310 (633) Talc Road & Swift Road Connector Construction



LEGEND

- CITY LIMIT BOUNDARY
- 1 YEAR PROJECTS
- 6 YEAR PROJECTS

CITY OF GRAND ISLAND
PUBLIC WORKS DEPARTMENT

SCALE: 1" = 5000'
DATE: DECEMBER 2014
DRAWN BY: M. SOTO
APPVD. BY: PUBLIC WORKS

**2015 CITY OF GRAND ISLAND
1 & 6 YEAR STREET IMPROVEMENT PLAN**

SOUTH BLAINE ST BRIDGE REPLACEMENTS M-310 (267)

- 🌐 Replace the north bridge structure with two box culverts
- 🌐 Replace the south bridge structure with two box culverts
- 🌐 Widen road to improve traffic flow



CAPITAL AVENUE WIDENING – WEBB TO BROADWELL M-310 (89)

- Includes removal of existing 24' wide asphalt roadway and construction of a five lane curbed concrete roadway (four through lanes and a common turning lane).
- Reconstruction will address the deterioration of the pavement, accommodate increasing traffic volumes and widening improve motorist and pedestrian safety.
- Sanitary sewer improvements and a hike/bike trail



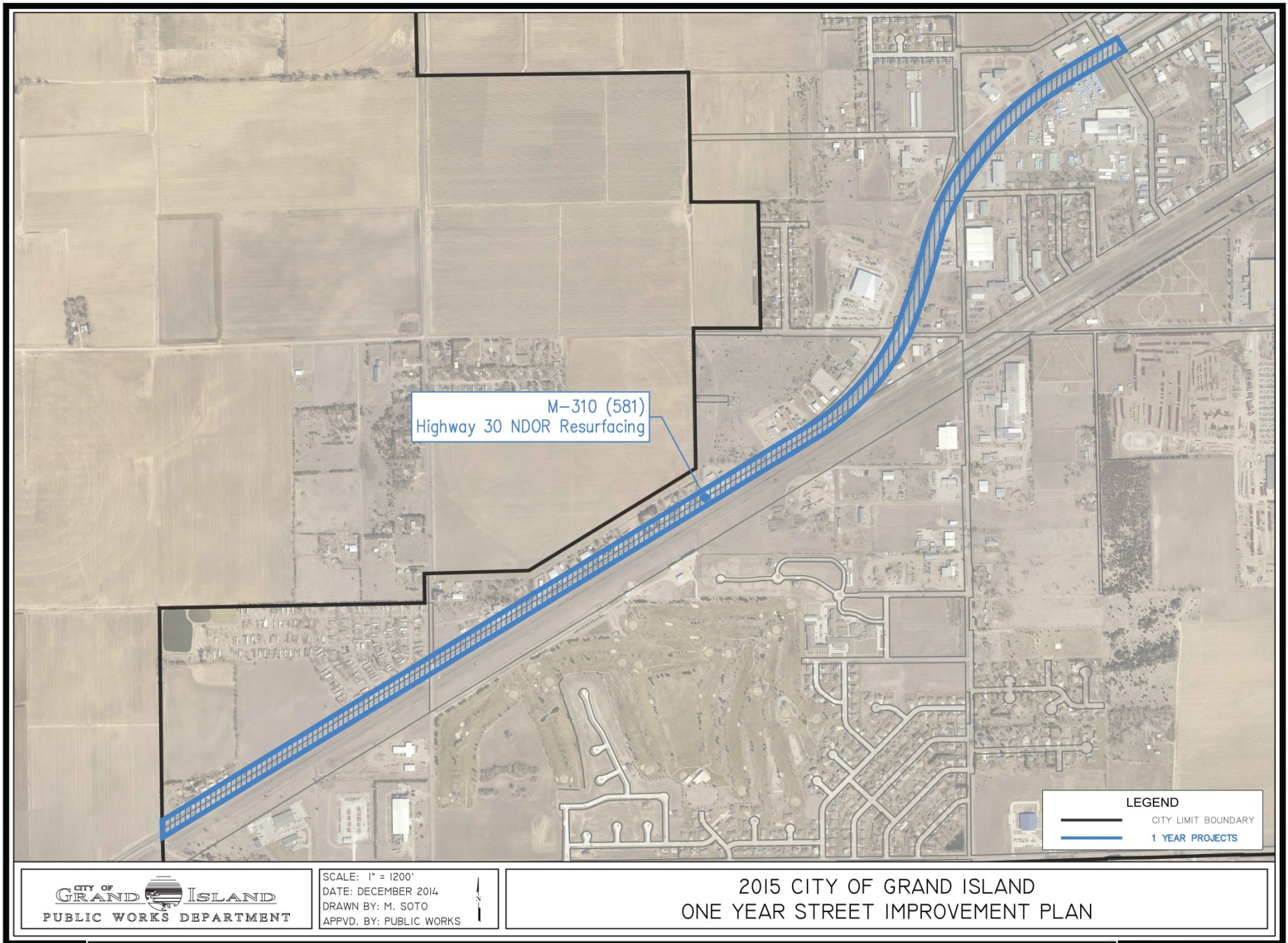
CITY OF GRAND ISLAND
PUBLIC WORKS DEPARTMENT

SCALE: 1" = 600'
DATE: DECEMBER 2014
DRAWN BY: M. SOTO
APPVD. BY: PUBLIC WORKS

2015 CITY OF GRAND ISLAND
ONE YEAR STREET IMPROVEMENT PLAN

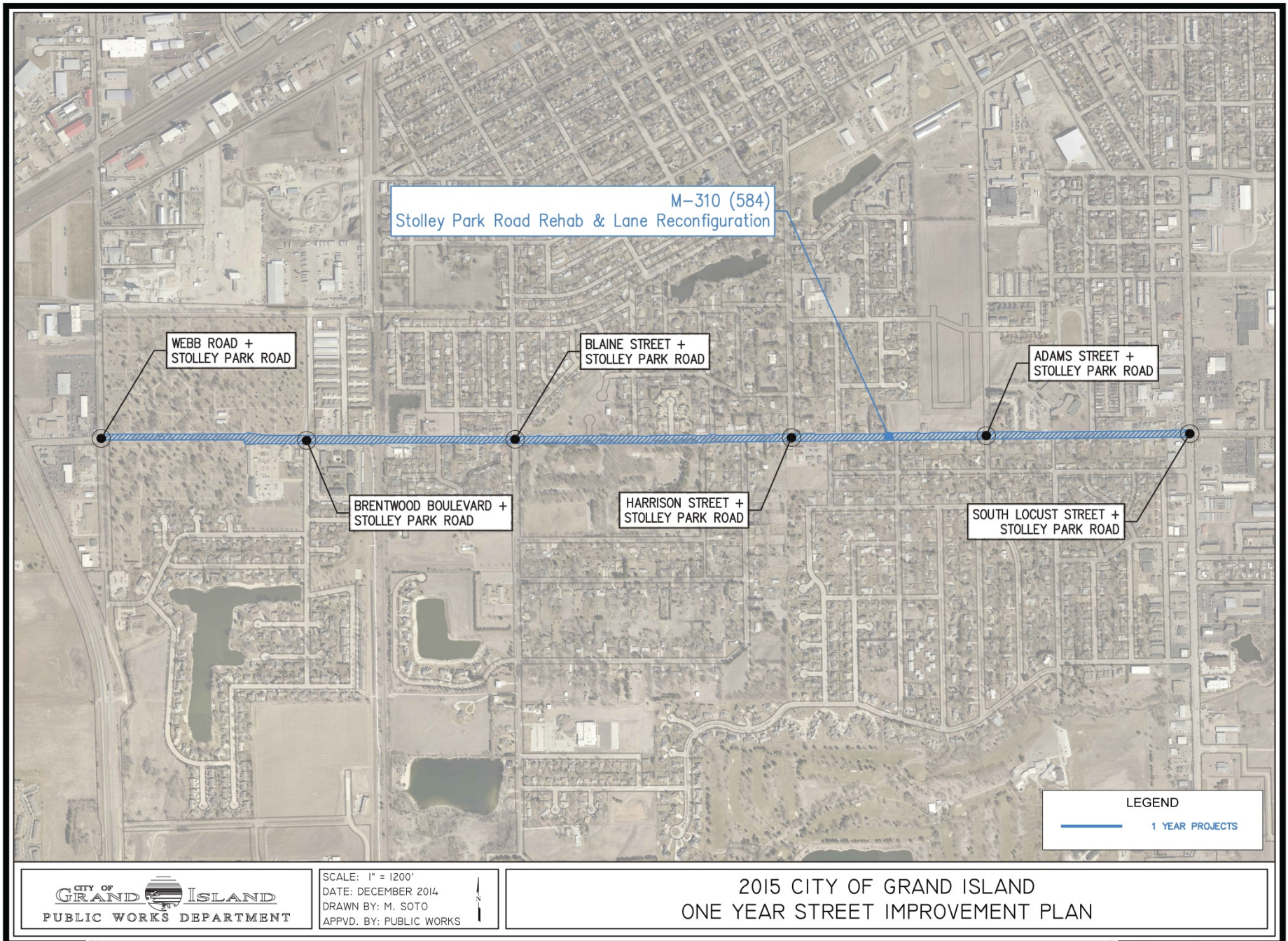
HIGHWAY 30 RESURFACING M-310 (581)

- 🌐 Roadway asphalt resurfacing from Wood River to Grand Island
- 🌐 NDOR project with City participation



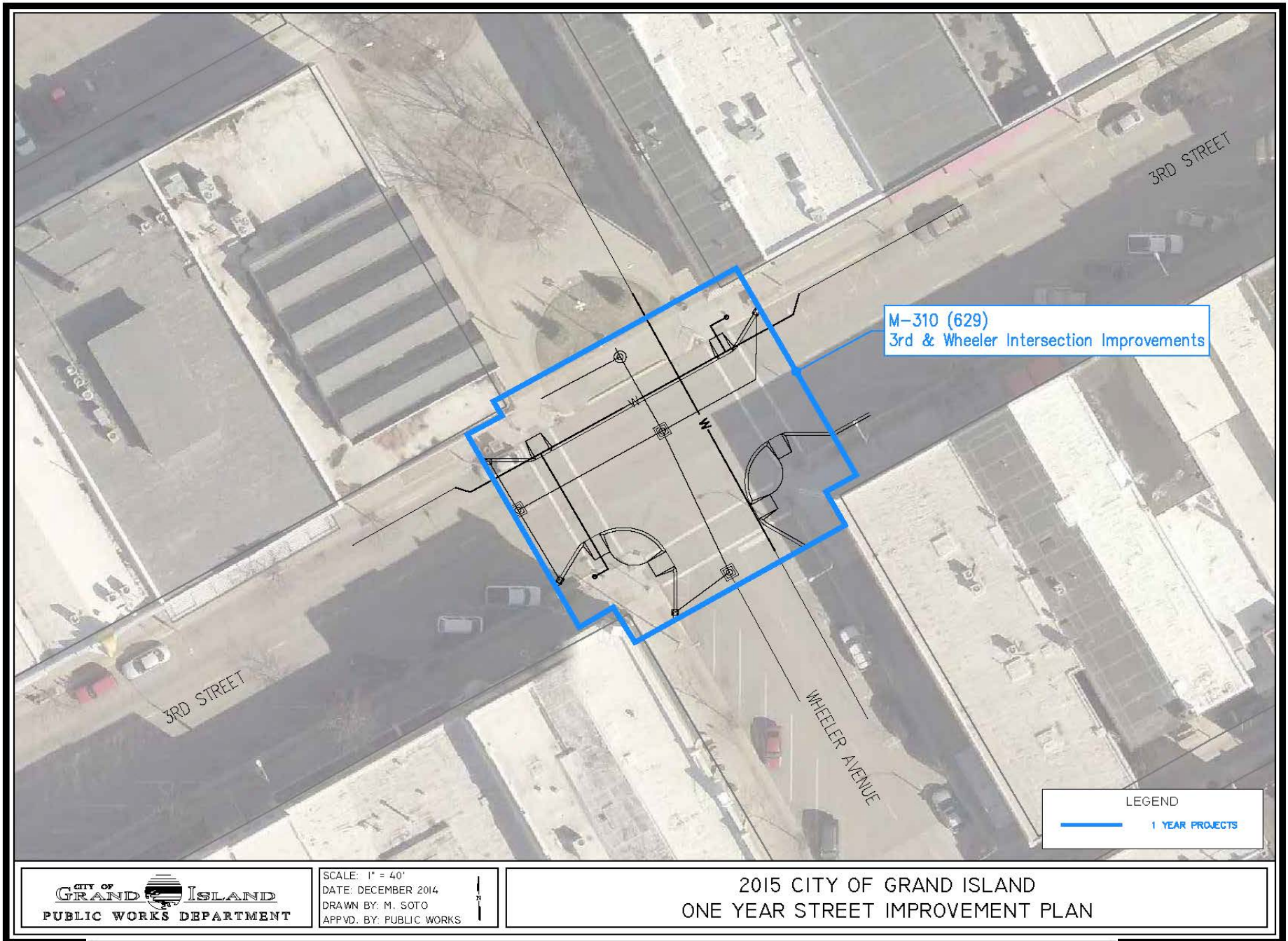
STOLLEY PARK ROAD PAVEMENT MAINTENANCE & INTERSECTION STUDY M-310 (584)

- Restriping for new lane designations from two lane to three or five lane section.
- Intersection evaluations for potential signalization.
- Pavement determination for repairs and/or increased pavement structure to accommodate truck traffic.



3RD STREET & WHEELER AVENUE INTERSECTION IMPROVEMENTS M-310 (629)

- 🌐 Coordinated with KC Plaza construction.
- 🌐 Intersection bump outs to make area more pedestrian friendly.
- 🌐 Drainage improvements including new storm sewer.
- 🌐 Replace existing water main.



M-310 (629)
3rd & Wheeler Intersection Improvements


LEGEND
 — 1 YEAR PROJECTS

CITY OF GRAND ISLAND
 PUBLIC WORKS DEPARTMENT

SCALE: 1" = 40'
 DATE: DECEMBER 2014
 DRAWN BY: M. SOTO
 APPVD. BY: PUBLIC WORKS

2015 CITY OF GRAND ISLAND
 ONE YEAR STREET IMPROVEMENT PLAN

4TH STREET & 5TH STREET;
EDDY STREET TO SYCAMORE
STREET HANDICAP RAMP INSTALLATION
M-310 (628)

 \$800,000 Community Development Block Grant (CDBG) with 50% city match to install handicap ramps.




CITY OF GRAND ISLAND
 PUBLIC WORKS DEPARTMENT

SCALE: 1" = 400'
 DATE: DECEMBER 2014
 DRAWN BY: M. SOTO
 APPVD. BY: PUBLIC WORKS

2015 CITY OF GRAND ISLAND
 ONE YEAR STREET IMPROVEMENT PLAN

FAIDLEY AVE EXTENSION;
NORTH RD TO IRONGATE AVE
M-310 (353)

- 🌍 This project will extend paving to join the two (2) existing segments of Faidley Avenue, between North Road and Irongate Avenue





CITY OF GRAND ISLAND

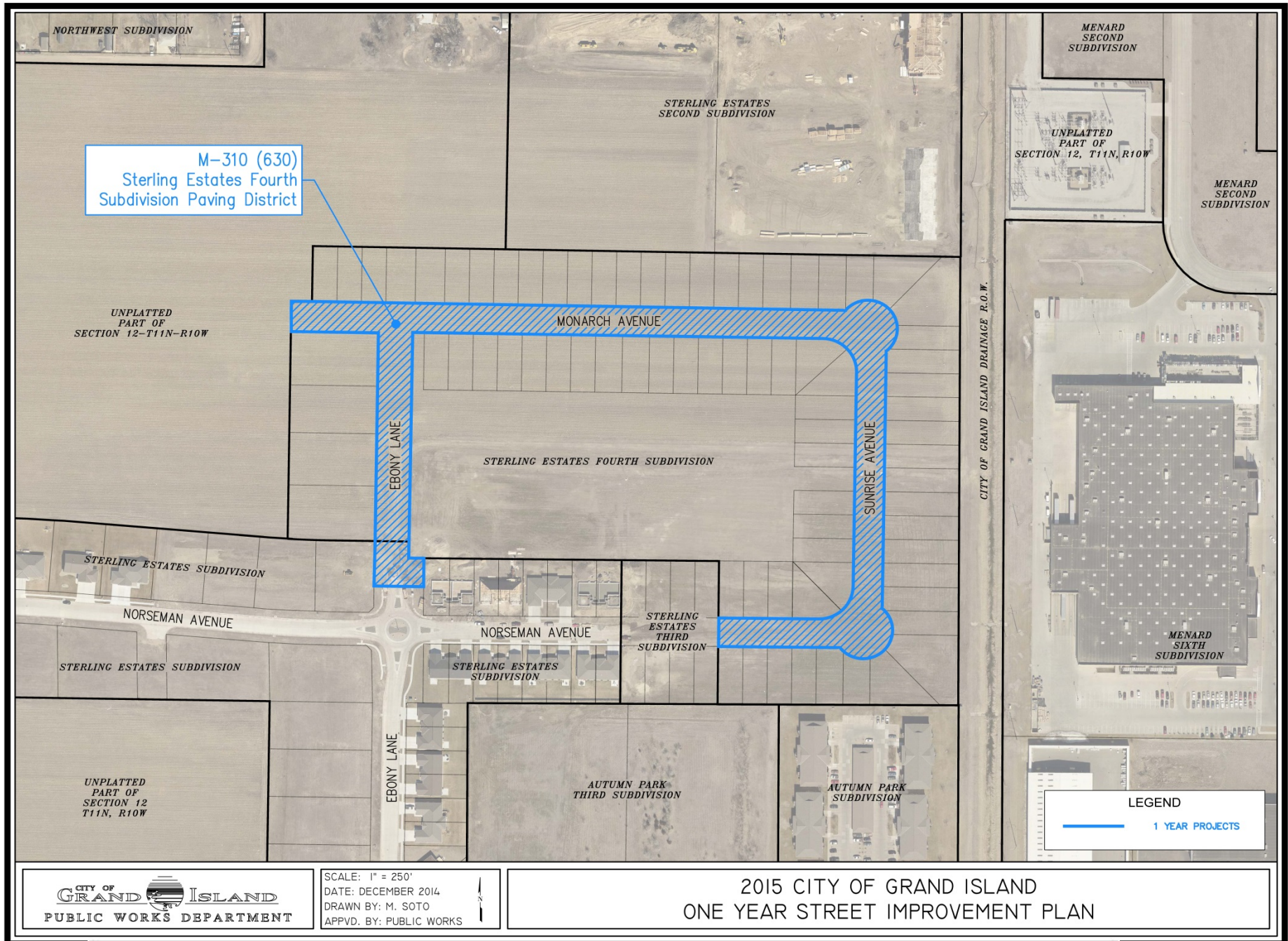
 PUBLIC WORKS DEPARTMENT

SCALE: 1" = 300'
 DATE: DECEMBER 2014
 DRAWN BY: M. SOTO
 APPVD. BY: PUBLIC WORKS

2015 CITY OF GRAND ISLAND
 ONE YEAR STREET IMPROVEMENT PLAN

STERLING ESTATES
PAVING DISTRICT NO. 1263
M-310(630)

- The District will consist of finishing the pavement around Niedfelt Park including Ebony Lane, Monarch, Norseman, and Sunrise Avenues.
- The project consists of new 37' roadway with parking along Ebony Lane for Niedfelt Park.



M-310 (630)
Sterling Estates Fourth
Subdivision Paving District

LEGEND
▬ 1 YEAR PROJECTS

CITY OF GRAND ISLAND
PUBLIC WORKS DEPARTMENT

SCALE: 1" = 250'
 DATE: DECEMBER 2014
 DRAWN BY: M. SOTO
 APPVD. BY: PUBLIC WORKS

2015 CITY OF GRAND ISLAND
ONE YEAR STREET IMPROVEMENT PLAN

FAIDLEY AVENUE & DIERS AVENUE TRAFFIC SIGNAL INSTALLATION M-310 (627)

- With the extension of Faidley Avenue west to North Road the projected increase in traffic is anticipated to warrant a traffic signal.
- The radii at this intersection will be widened to better accommodate turns.



DELTA STREET STORM SEWER IMPROVEMENTS M-310 (634)

- Install additional catch basins.
- Connect this area to existing storm sewer.



CITY OF
GRAND ISLAND
PUBLIC WORKS DEPARTMENT

SCALE: 1" = 150'
DATE: DECEMBER 2014
DRAWN BY: M. SOTO
APPVD. BY: PUBLIC WORKS

2015 CITY OF GRAND ISLAND
ONE YEAR STREET IMPROVEMENT PLAN

1 & 6 YEAR STREET IMPROVEMENT PLAN

	2015	2016	2017	2018	2019
OBLIGATED TO OTHER AGENCIES					
4th St & 5th St; Sycamore St to Eddy St ADA Ramps (CDBG)	\$ 400,000.00				
Hwy 30 Realignment [\$18,000,000 total project cost] Capital Avenue Widening - Webb to Broadwell [\$10,166,000 total project cost]	\$ 2,307,990.00	\$ 1,331,010.00			\$ 9,000,000.00
Hwy 30 Resurfacing [\$5,745,000 total project cost]			\$ 584,000.00		
Hwy 281 in GI & North [\$6,019,000 total project cost]			\$ 1,166,000.00		
RECONSTRUCTION/NEW CONSTRUCTION					
South Blaine St Bridge Replacements	\$ 595,000.00				
Stolley Park Rd Pavement Maintenance & Intersection Study		\$ 500,000.00			
3rd St & Wheeler Ave Intersection Improvements	\$ 250,000.00				
Sterling Estates Paving District No. 1263	\$ 650,000.00				
Faidley Ave & Diers Ave Traffic Signal Installation		\$ 250,000.00			
South Front St Bridge Rehab - Bridge Deck Rehab		\$ 600,000.00			
Webb Road Paving & Drainage Improvements (UPRR to New Hwy 30)		\$ 250,000.00			
Talc Rd/ Swift Rd Connector Construction		\$ 1,500,000.00			
Shady Bend Rd - Mill & Resurface/Bridge Repair			\$ 250,000.00		
Skypark Improvements - Capital Ave to Airport Rd				\$ 800,000.00	
Skypark Improvements - Airport Rd to Abbott Rd					\$ 700,000.00
Airport Rd & Skypark Rd Intersection Improvement			\$ 45,000.00		
Faidley Ave Extension from North Rd to EOC (heading East)	\$ 1,000,000.00				
Delta St Storm Sewer Improvements	\$ 55,000.00				
TOTAL	\$ 5,257,990.00	\$ 4,431,010.00	\$ 2,045,000.00	\$ 800,000.00	\$ 9,700,000.00

DO NOT INCLUDE ALL OF PROJECTS



Hall County Regional Planning Commission

Wednesday, February 18, 2015
Regular Meeting

Item F2

**Redevelopment Plan - Downtown Upper Story Residential Life
Safety Grant**

Staff Contact: Chad Nabity

**Redevelopment Plan Amendment
Grand Island CRA Area 1
October 2014**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the creation of a grant program to further the development of upper story housing in buildings within the identified boundaries of this plan in Area 1.

**Executive Summary:
Project Description**

THE CREATION OF GRANT PROGRAM TO FOSTER THE DEVELOPMENT OF UPPER STORY RESIDENTIAL UNITS IN AND NEAR THE DOWNTOWN CORE IT IS THE GOAL OF THE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT, DOWNTOWN PROPERTY OWNERS, THE GRAND ISLAND CITY COUNCIL AND THE CRA TO DEVELOP 50 UPPER STORY RESIDENTIAL UNITS WITHIN THIS AREA BY THE END OF 2019.

Primary funding for this program will be provided through an appropriation from the City of Grand Island General Fund to be approved each year during the budget process and a set aside for grant purposes from the CRA General Budget. During the 2014-15 fiscal year each entity has agreed to contribute \$100,000. It is anticipated that this level of funding can continue through the 2018-19 fiscal year.

The plan does not authorize the use of Tax Increment Financing (“TIF”). It is anticipated that TIF will be part of some of these projects. A separate application and redevelopment plan will be required for all projects utilizing TIF. This plan does anticipate and recognize that many if not all of these projects will also require the use of TIF to be feasible.

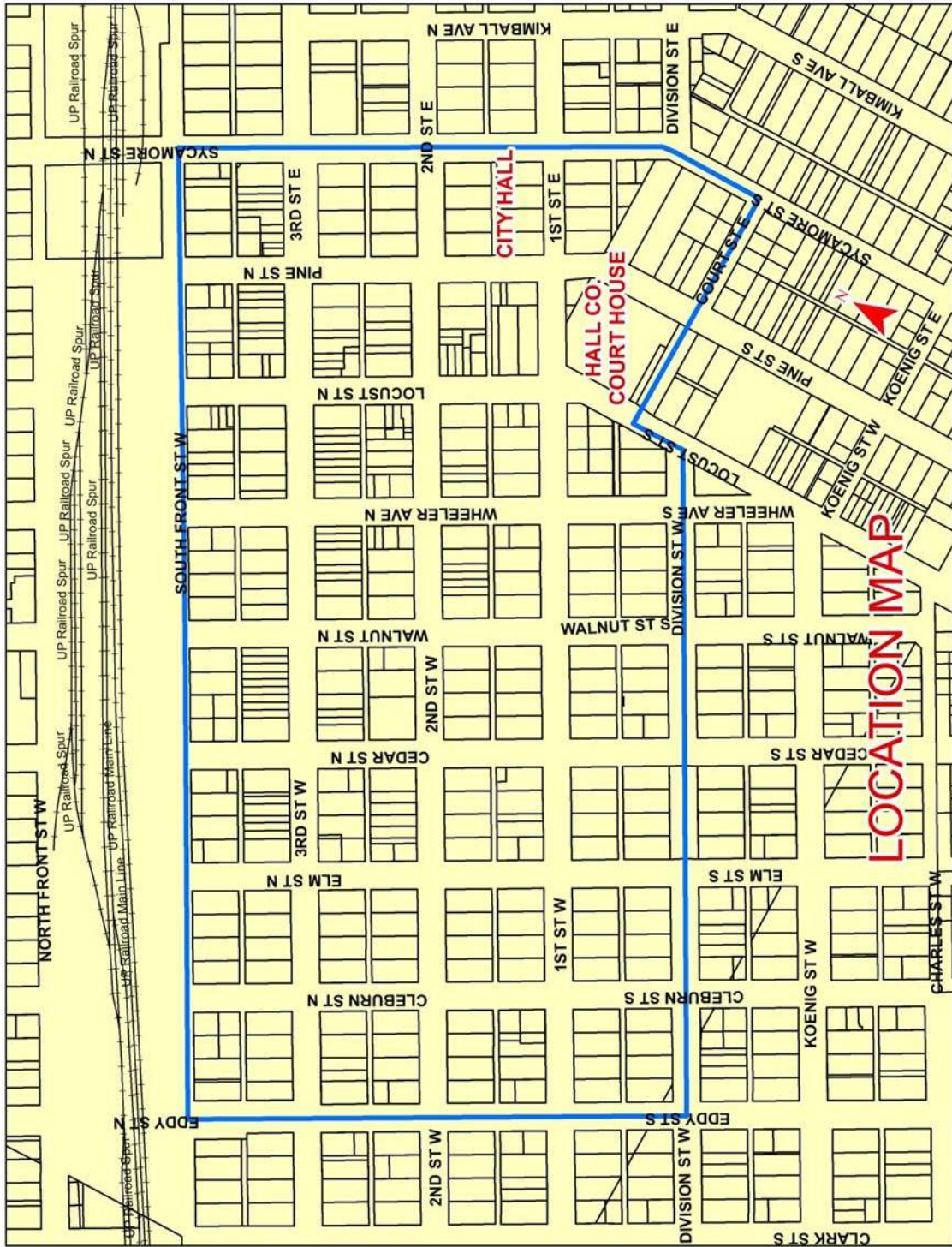
Acquisition, site work, rehabilitation and construction of all improvements will be paid for by the developer. The developer is responsible for and will provide evidence that they can secure adequate debt financing to cover the costs associated with each project. The CRA may grant funds as provided for in the CRA Annual Budget to developers of up to \$20,000 per two plus bedroom unit and \$15,000 per single bedroom unit developed on an upper floor of a building. These funds may only be granted for new residential units within the project area. Grants made under this program are to be paid to the developer upon completion of the project and upon the developer showing evidence of such completion including certificates of occupancy, building inspection reports, approval of the fire marshal, paid invoices and evidence of actual costs.

**UPPER STORY RESIDENTIAL LIFE SAFETY IMPROVEMENTS GRANTS
SHALL BE LIMITED TO THE FOLLOWING GEOGRAPHIC AREA:**

Property Description (the “Redevelopment Project Area”)

This property is bounded at the east side by Sycamore Street, the north side by South Front Street, the west side by Eddy Street and on the south side by Division Street, Locust Street and Court Street as shown on the attached maps identifying the area and the surrounding land uses.

- **Legal Descriptions** Beginning at the center of the intersection of Court Street and Sycamore street proceeding along the centerline of Sycamore Street in a northerly direction to the center of the intersection of Division Street and Sycamore Street and continuing along the centerline of Sycamore Street in a northwesterly direction to the center of the intersection of Sycamore Street and South Front Street; thence following the centerline of South Front Street in a southwesterly direction to the center of the intersection of Eddy Street and South Front Street; thence following the centerline of Eddy Street in a southeasterly direction to the center of the intersection of Eddy Street and Division Street; thence following the centerline of Division Street in a northeasterly direction to the center of the intersection of Division Street and Locust Street; thence in following the centerline of Locust Street in a northerly direction to the center of the intersection of Locust Street and Court Street; thence following the centerline of Court Street in an easterly direction to the point of beginning.



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 December 19, 2000.[§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 a mechanism for funding life safety and infrastructure necessary to fully utilize existing buildings in downtown Grand Island for upper story residential uses.

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

a. Land Acquisition:

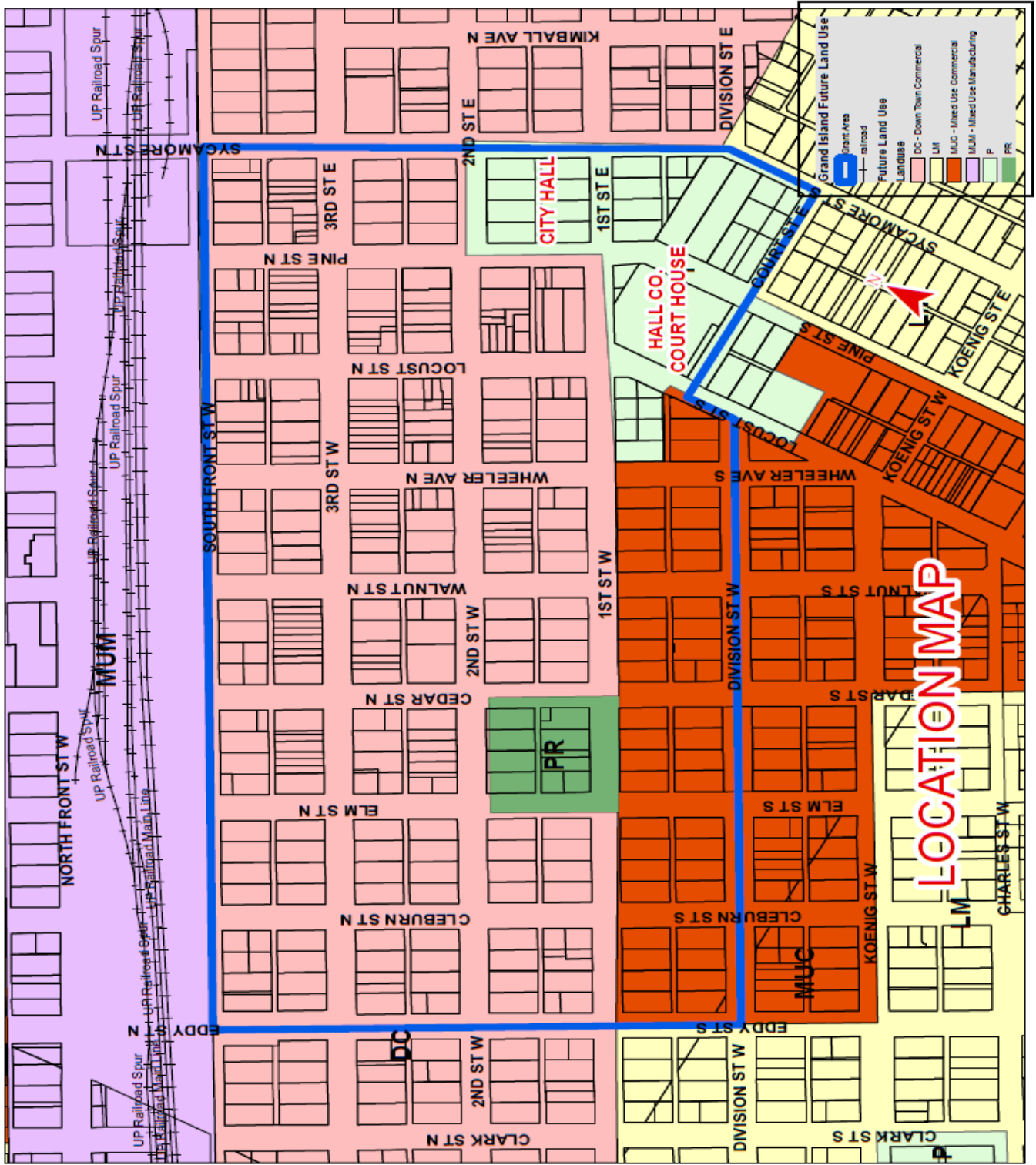
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The projects to be implemented with this plan do not provide directly for the demolition of structures. Some internal demolition may be necessary for redevelopment but the primary purpose of this plan is to encourage redevelopment and reuse of existing buildings in downtown Grand Island.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The site is planned for downtown commercial development and public uses. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



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 primarily B3- Heavy Business zone. No zoning changes are anticipated with this project. The B3 Zoning District allows for residential uses with no restrictions on density. A small section along Division Street is zoned RO Residential Office. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The majority of the property is zoned B3 and could accommodate a building of up to 100% of the property [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. Water mains and fire service lines may need to be improved or added to support the proposed upper story development.

No other utilities would be impacted by the development.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other 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. [§18-2103.02]

This plan does not authorize the use of TIF so relocation assistance does not apply.

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]

CRA Board Members including Sue Pirnie, and Tom Gdowski either own or work for entities that own property within this area. Prior to applying for any funds either through a grant or TIF on those properties proper disclosure and review will be made. It is anticipated that new CRA members approved during the five year scope of this plan may also have an interest in Downtown properties that could benefit from this program and would need to make property disclosures along with their application for funding.

Tom Gdowski works for Equitable Bank and their main offices are in the Yancey Hotel Building. Sue Pirnie is planning to purchase the Kaufman Building.

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

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

The developer 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 money from this life safety program at a maximum rate of \$20,000 per 2 or more bedroom unit and \$15,000 per single bedroom unit. Only upper story housing units will be eligible for this grant.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan since it focuses on new residential development.

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for the utilization of and redevelopment of downtown properties in a way that encourages the mixed use development common to downtowns around the country. New residential development will raise property values and provide a stimulus to keep surrounding properties properly maintained and support additional commercial development within the Downtown. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

8. Time Frame for Development

This redevelopment plan is to be approved for a 5 year period beginning with the 2014-15 fiscal year and ending in the 2018-19 fiscal year. The effectiveness of this program including grants made, units created, vacancy rate, rental rates and increase in property valuation will be evaluated in April of each year beginning in April of 2016. It is anticipated that this plan and the money appropriated to support the plan will result in the development of 50 new upper story residential units within the project area by 2019.

9. Justification of Project

One of the keys to redeveloping any downtown area is to encourage enough 24 hour population in the area to support a wide variety of retail and personal services. Downtown Grand Island has struggled with encouraging appropriate development that fully utilizes the existing buildings since major retailers moved to the suburban malls. The addition of new residential units will provide beneficial uses for the upper stories of downtown buildings while at the same time increasing the number of people and population density of the neighborhood round the clock. This should lead to an increase in development and investment to support this core population and the entire community with specialized retail, dining and entertainment options. This is infill development in an area with all city services available. This project does not propose to tear down any buildings with historic value.

10. Cost Benefit Analysis This plan does not permit the use of TIF. Any project using TIF will need to be approved with a separate plan amendment that will include a cost benefit analysis.

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

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

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

The 2014 Housing Study conducted by Hanna:Keelan Associates for the Grand Island Area Economic Development Corporation and The Grand Island Community Redevelopment Authority has identified that 138 additional housing units should be developed in Downtown Grand Island over the next 5 years. These units will specifically support the growing office and professional sector in Downtown by providing the kind of living units young professionals moving from other cities to Grand Island desire and expect.

(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

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

Additional Downtown housing will increase the ability of all companies in the Grand Island area to recruit young people to their company by providing for an urban lifestyle that is currently lacking in Grand Island. This activity will increase Grand Island's ability to compete for talented individuals.

Time Frame for Development

It is anticipated that all projects within this plan will make application for grant funds during the 2014-2019 fiscal years. All projects should begin within 6 months of approval unless otherwise identified within the grant award.

Resolution Number 2015-02

HALL COUNTY REGIONAL PLANNING COMMISSION

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

WHEREAS, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred that certain Redevelopment Plan to the Hall County Regional Planning Commission, (the “**Commission**”) a copy of which is attached hereto as Exhibit “A” 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 has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

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

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

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

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

DATED: _____ 2015.

HALL COUNTY REGIONAL PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary

Downtown Upper Story Residential Life Safety Grant

EXHIBIT A

FORM OF REDEVELOPMENT PLAN

Downtown Upper Story Residential Life Safety Grant



Hall County Regional Planning Commission

Wednesday, February 18, 2015
Regular Meeting

Item F3

Changes to Wood River Zoning Ordinance

Staff Contact: Chad Nabity

RESOLUTION NO 2015-63

RESOLUTION OF INTENT TO AMEND ARTICLE 5, SECTION 5.13.03 OF THE ZONING ORDINANCE OF AND FOR THE CITY OF WOOD RIVER

WHEREAS, Article 5, Section 5.13.02 of the zoning ordinance of the City of Wood River, Nebraska includes the following Permitted Uses within the I-1 Light Industrial District, to wit: Assembly, fabrication and processing of products inside an enclosed building, except hazardous or combustible materials; and

WHEREAS, the Mayor and City Council of the City of Wood River intends to amend Article 5, Section 5.1.03 by adding the following Permitted Conditional Uses within the I-1 Light Industrial District, to wit: Assembly, fabrication, and processing of hazardous or combustible materials inside an enclosed building, except radioactive or biohazard materials; and


WHEREAS, the Mayor and City Council desires to receive the advice and recommendations of the Grand Island Hall County Regional Planning Commission prior to taking definite action on the proposed amendment.

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

1. The City Council of the City of Wood River, Nebraska hereby informs the Grand Island Hall County Regional Planning Commission of the Council's intent to amend Article 5, Section 5.13.03, by adding the following Permitted Conditional Uses within the I-1 Light Industrial District, to wit: Assembly, fabrication, and processing of hazardous or combustible materials inside an enclosed building, except radioactive or biohazard materials; and
2. Requests that the Regional Planning Commission hold a public hearing on the proposed amendment as described above and provide its advice and recommendations regarding the proposed amendment to the City of Wood River.

Passed and approved this 20th of January, 2015.

CITY OF WOOD RIVER, HALL COUNTY, NEBRASKA



Greg Camer, Mayor

ATTEST



Kathy Meharg, City Clerk



Hall County Regional Planning Commission

Wednesday, February 18, 2015

Regular Meeting

Item M1

Hannon Subdivision

Staff Contact: Chad Nabity

January 27, 2015

Dear Members of the Board:

RE: Final Plat – Hannon Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Hannon Subdivision, located in Hall County, Nebraska.

This final plat proposes to create 1 Lot on a tract of land comprising a part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and the Right-of-Way of the former St. Joseph and Grand Island Railway located in Section Twenty Nine (29), Township Ten (10) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, said tract containing 7.93 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 February 4, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
N-Line Land Surveying

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



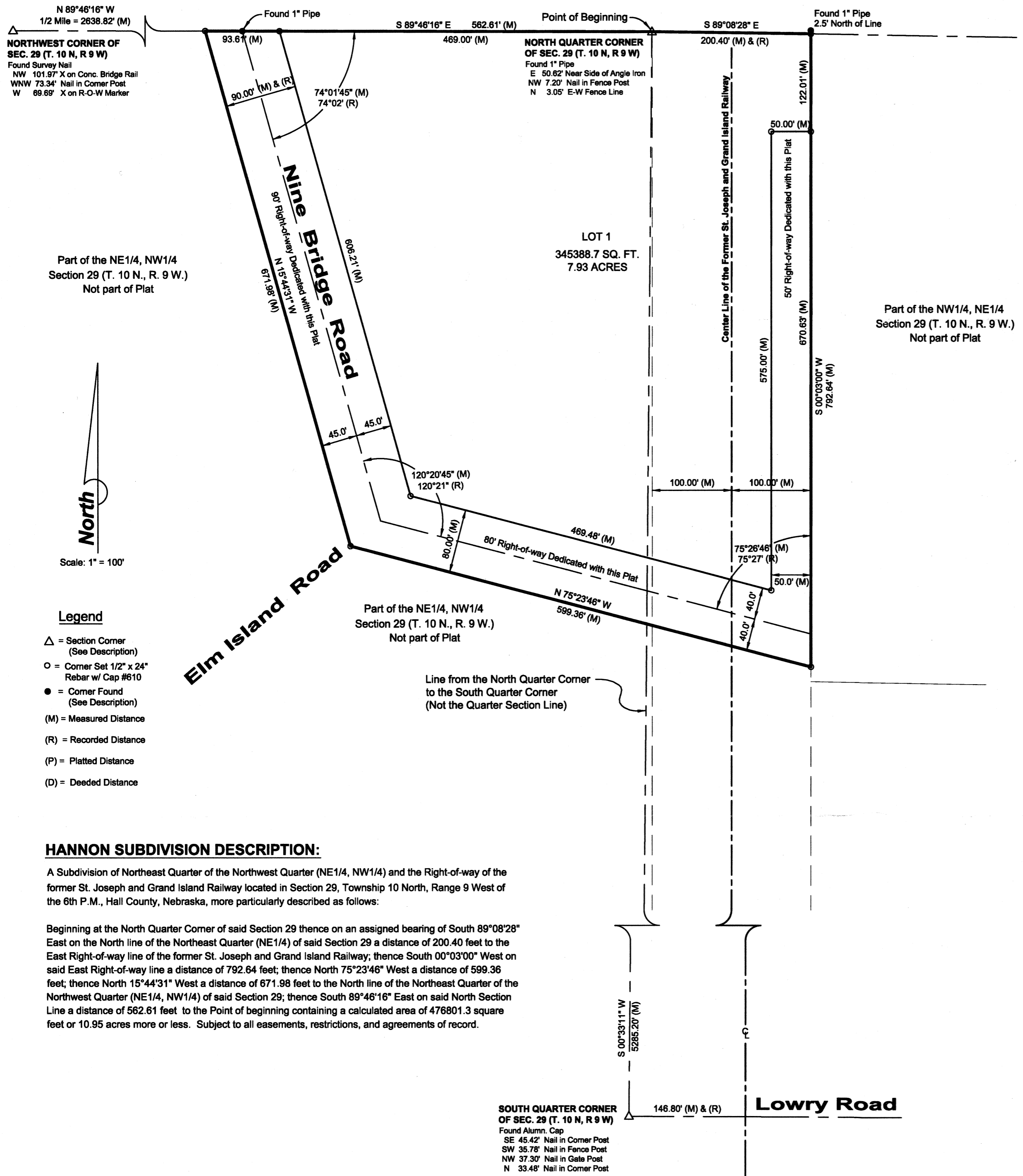
LOCATION MAP





HANNON SUBDIVISION

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4, NW1/4) AND THE PART OF THE FORMER RIGHT-OF-WAY OF THE ST. JOSEPH & GRAND ISLAND RAILWAY LOCATED IN SECTION 29, TOWNSHIP 10 NORTH, RANGE 9 WEST HALL COUNTY, NEBRASKA



DEDICATION OF PLAT

Know all Men by these presents, Francis C. Hannon, being the owner of land described hereon, have caused the same to be surveyed, subdivided, platted and designated as the **HANNON SUBDIVISION** in the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) and the Right-of-way of the former St. Joseph and Grand Island Railway located in Section 29, Township 10 North, Range 9 West of the 6th P.M., Hall County, Nebraska and said sole owner hereby ratify and approve the deposition of their property as shown on the above plat, and hereby dedicate for the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledge said subdivision to be made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

in witness thereof I have affixed my signature hereto at _____, Nebraska on, _____, 20__

Francis C. Hannon

ACKNOWLEDGMENT

State of Nebraska)
County of _____) SS Acknowledgment of Notary

on this _____ Day of _____, 20__ before me, a Notary Public in and for said County and State, came Francis C. Hannon to me personally known to be the same identical persons, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written.

Notary Public

My Comm. Expires:

APPROVAL

Approved and Accepted by the Regional Planning Commission of Hall County, Cities of Grand Island, Wood River, and the Villages of Alda, Cairo, and Doniphan, Nebraska this _____, 20__

Chairman

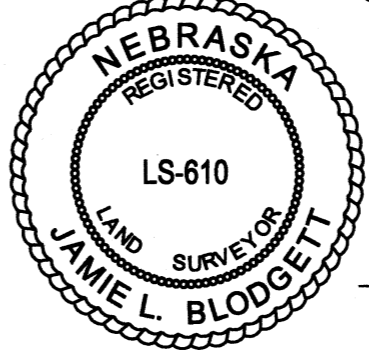
Approved and Accepted by the City of Grand Island, Nebraska this _____, 20__

Chairman of the Board

County Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that this _____, 20__, I completed an accurate survey of **HANNON SUBDIVISION**, in the County of Hall, Nebraska, as shown on the accompanying plat thereof, that iron markers, except where indicated were found and placed at all property corners, the dimensions of the property are shown on the plat, and that the Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.



Jamie L. Blodgett
License Number 610
N-Line Land Surveying
P.O. Box 173
Central City, NE
1-308-946-3601



Hall County Regional Planning Commission

Wednesday, February 18, 2015

Regular Meeting

Item M2

A & E Second Subdivision

Staff Contact: Chad Nabity

January 27, 2015

Dear Members of the Board:

RE: Final Plat – A & E Second Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of A & E Second Subdivision, located 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 Southeast Quarter (W1/2 SE1/4) of Section Thirty One (31), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, said tract containing 12.0307 acres.

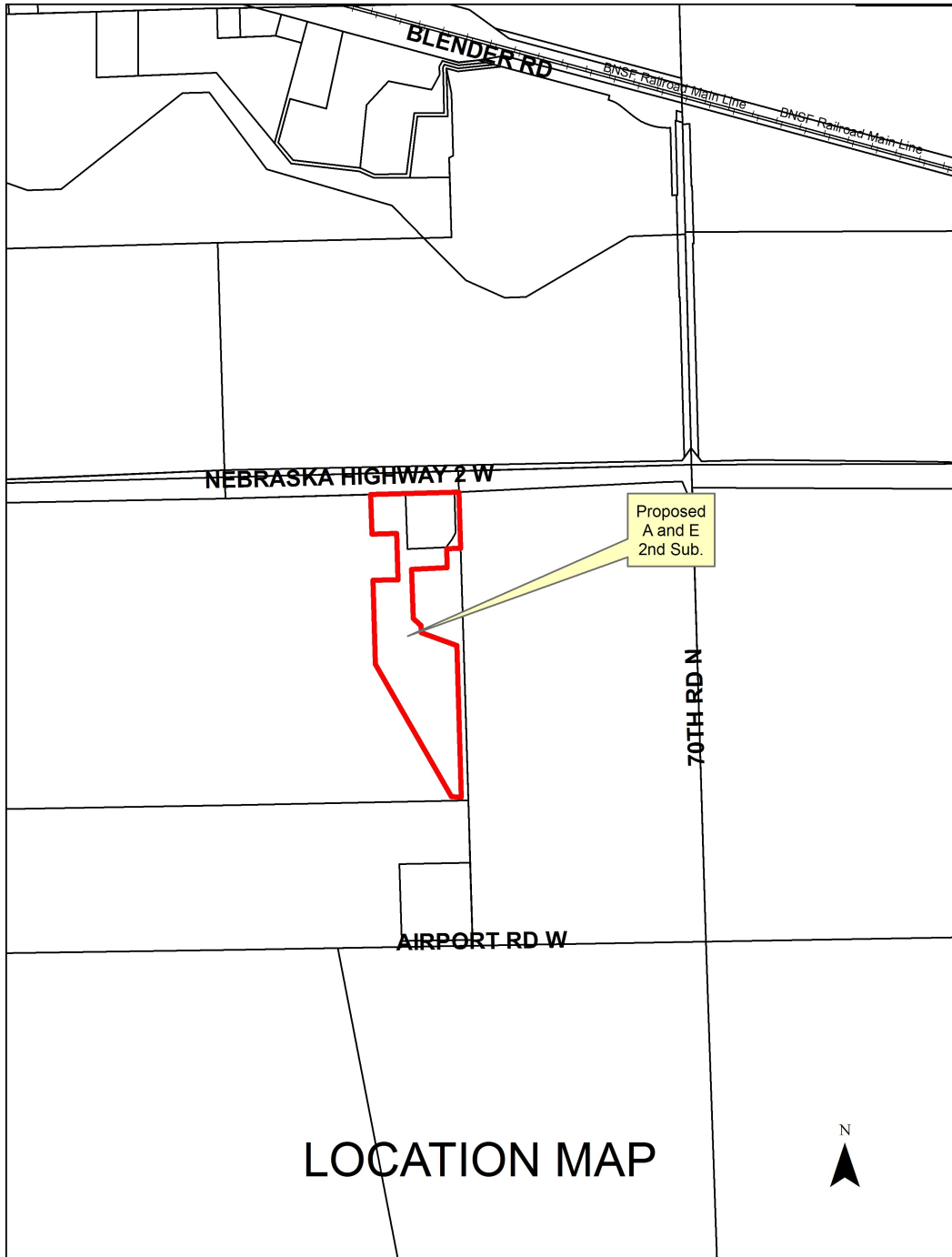
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 4, 2015 in the Council Chambers located in Grand Island's City Hall.

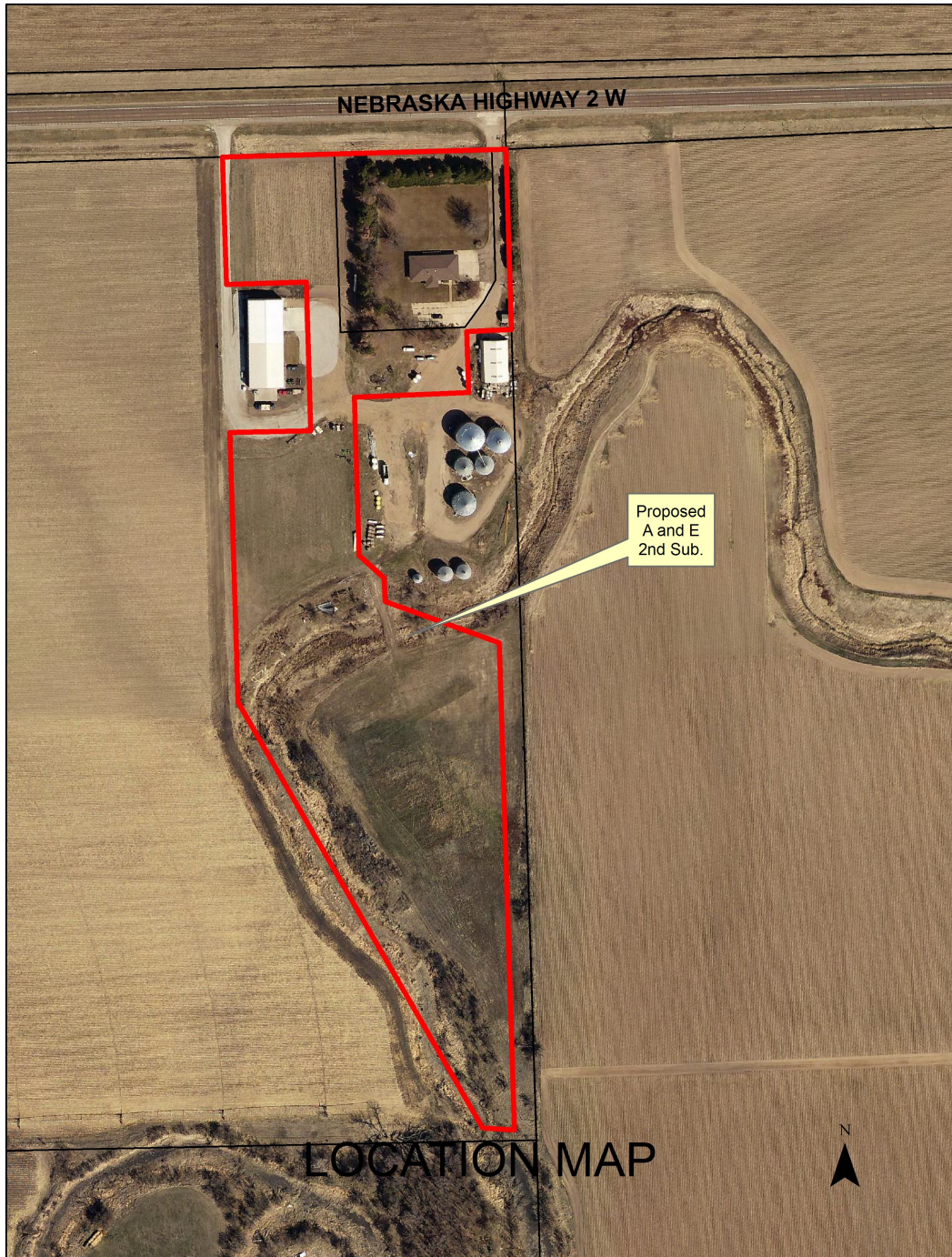
Sincerely,

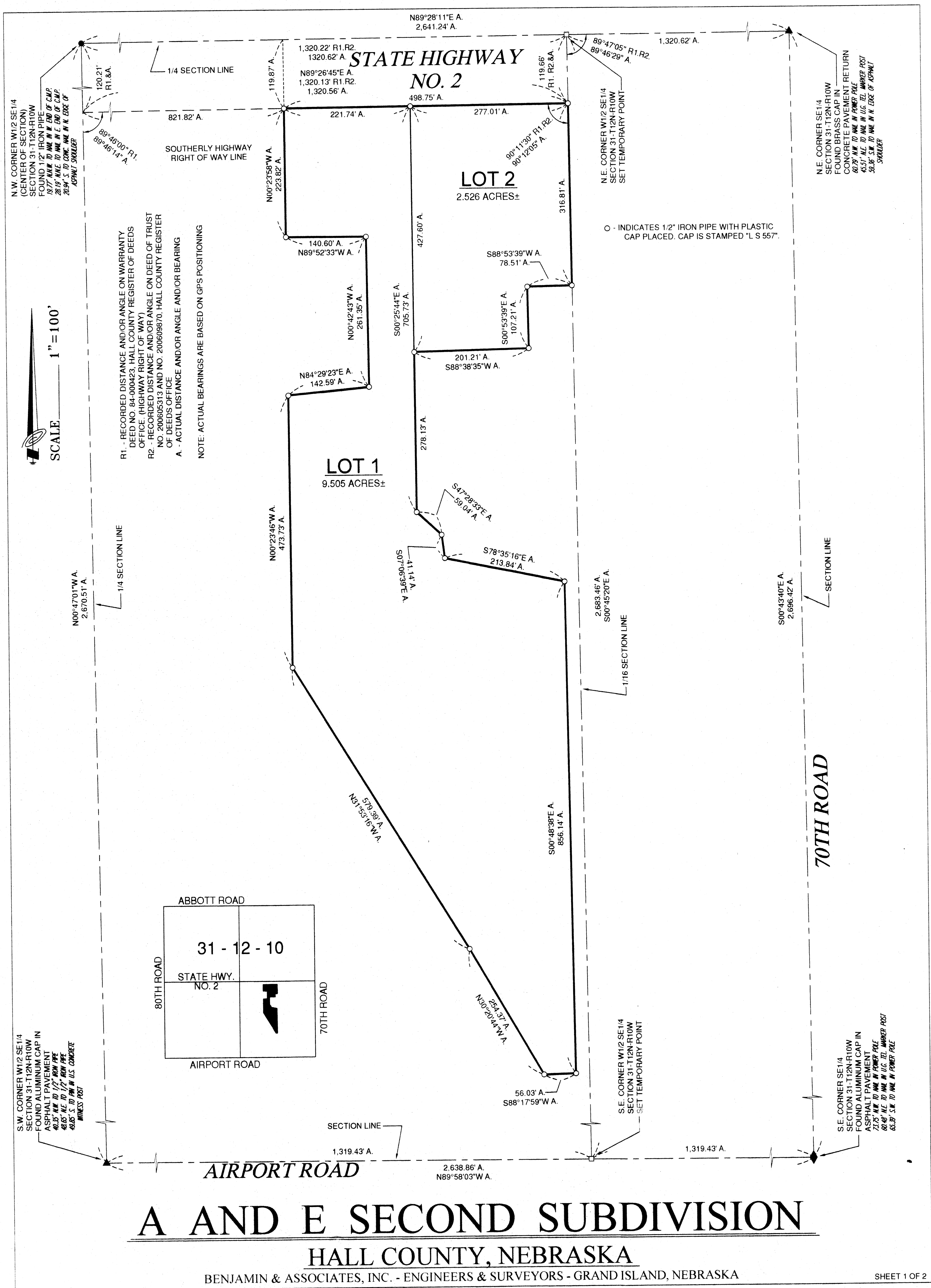
Chad Nabity, AICP
Planning Director

Cc: Hall County Clerk
Hall County Attorney
Hall County Public Works
Hall County Zoning Department
Manager of Postal Operations
Benjamin & Associates, LLC

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



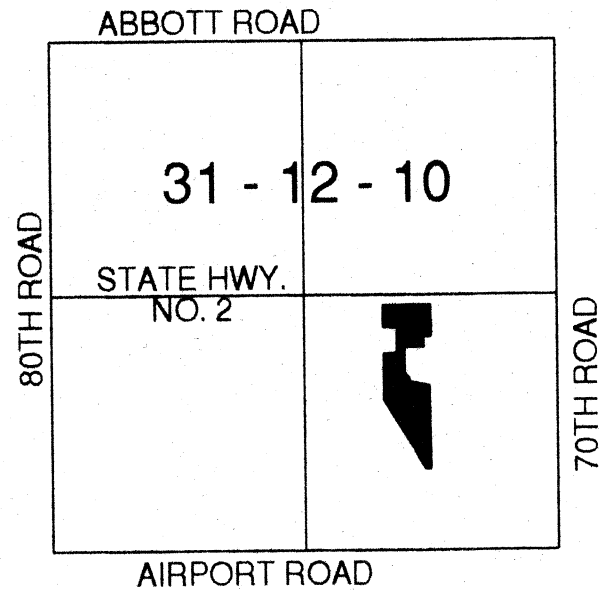




R1 - RECORDED DISTANCE AND/OR ANGLE ON WARRANTY DEED NO. 84-000423, HALL COUNTY REGISTER OF DEEDS OFFICE, (HIGHWAY RIGHT OF WAY)
 R2 - RECORDED DISTANCE AND/OR ANGLE ON DEED OF TRUST NO. 200605313 AND NO. 200609870, HALL COUNTY REGISTER OF DEEDS OFFICE
 A - ACTUAL DISTANCE AND/OR ANGLE AND/OR BEARING

NOTE: ACTUAL BEARINGS ARE BASED ON GPS POSITIONING

SCALE 1" = 100'



A AND E SECOND SUBDIVISION

HALL COUNTY, NEBRASKA

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



Hall County Regional Planning Commission

Wednesday, February 18, 2015
Regular Meeting

Item M3

Vacate Regents Park Sub

Staff Contact: Chad Nabity



Kneale Administration Building

Dan O. Petsch
Director of Buildings and Grounds

January 14, 2015

RE: Replatting – Starr Elementary School

To Whom It May Concern:

Hall County School District 2 (aka Grand Island Public Schools), being the owner, of a described property entered as Instrument No. 200403152, filed on April 1, 2004 and Instrument No. 200903421, filed on May 5, 2009 at the Hall County Register of Deeds, Grand Island, Nebraska.

Requesting the vacation of Regents Park Subdivision entered as Instrument No. 200206495, filed on June 18, 2002 at the Hall County Register of Deeds, Grand Island, Nebraska, and any existing road right-of-ways or easements they have over or across the land in its entirety.

Sincerely,

A handwritten signature in black ink that reads "Dan O. Petsch".

Dan O. Petsch
Director of Buildings and Grounds

123 South Webb Road • Grand Island, NE 68802-4904
308 385-5900 • Fax 308 385-5568 • dpetsch@gips.org • www.gips.org

Every Student, Every Day, a Success



Hall County Regional Planning Commission

Wednesday, February 18, 2015
Regular Meeting

Item M4

Grand Island Public Schools Subdivision

Staff Contact: Chad Nabity

January 27, 2015

Dear Members of the Board:

RE: Final Plat – Grand Island Public Schools Subdivision – Final Plat.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Grand Island Public Schools 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 located in Part of the West Half of the Southeast Quarter (W1/2, SE1/4), of Section Twenty One (21), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. all in the City Of Grand Island, Hall County, Nebraska, said tract containing 30.71 acres.

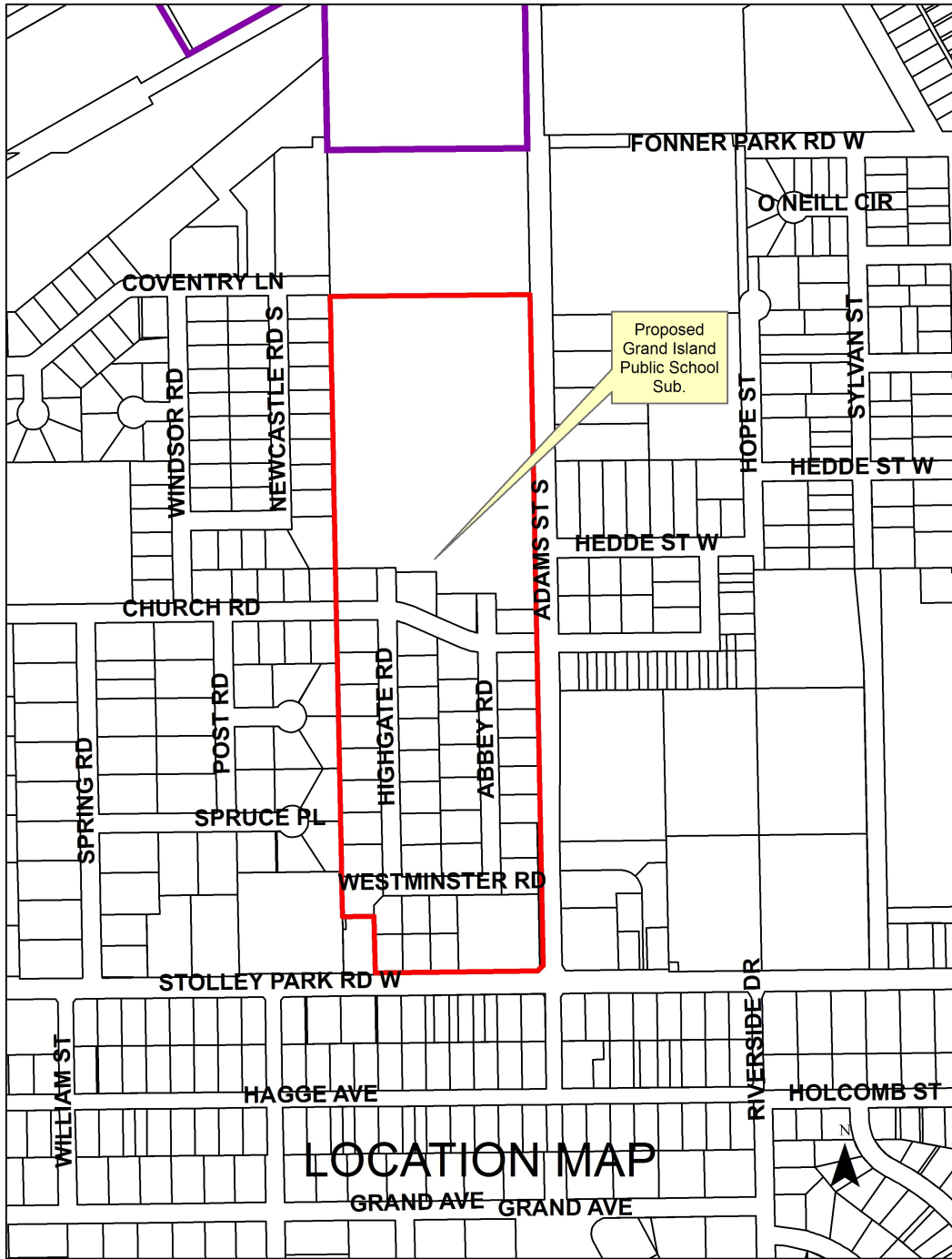
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 4, 2015, in the Council Chambers located in Grand Island's City Hall.

Sincerely,

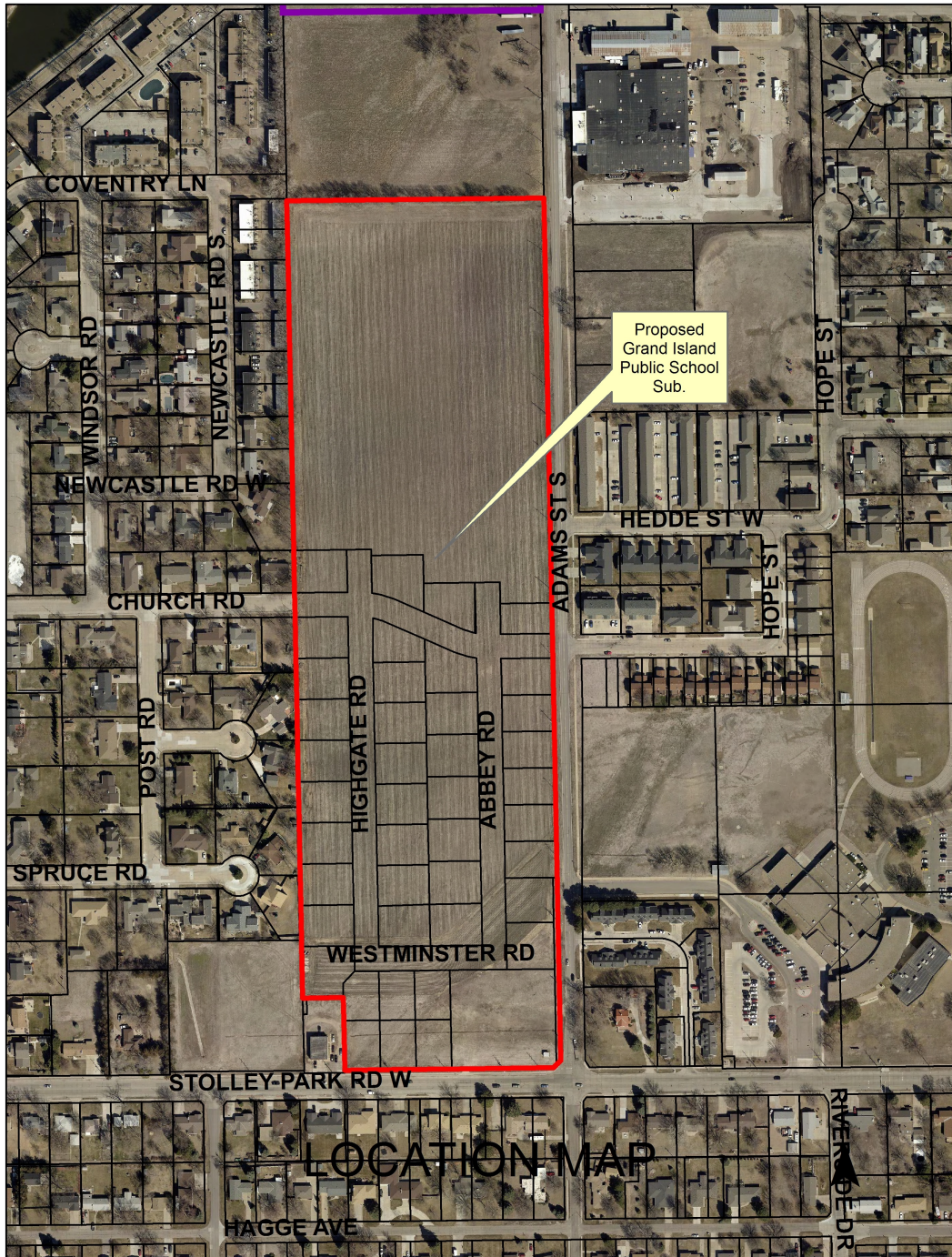
Chad Nabity, AICP
Planning Director

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.



LOCATION MAP
 GRAND AVE GRAND AVE



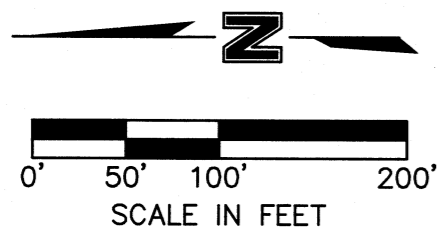
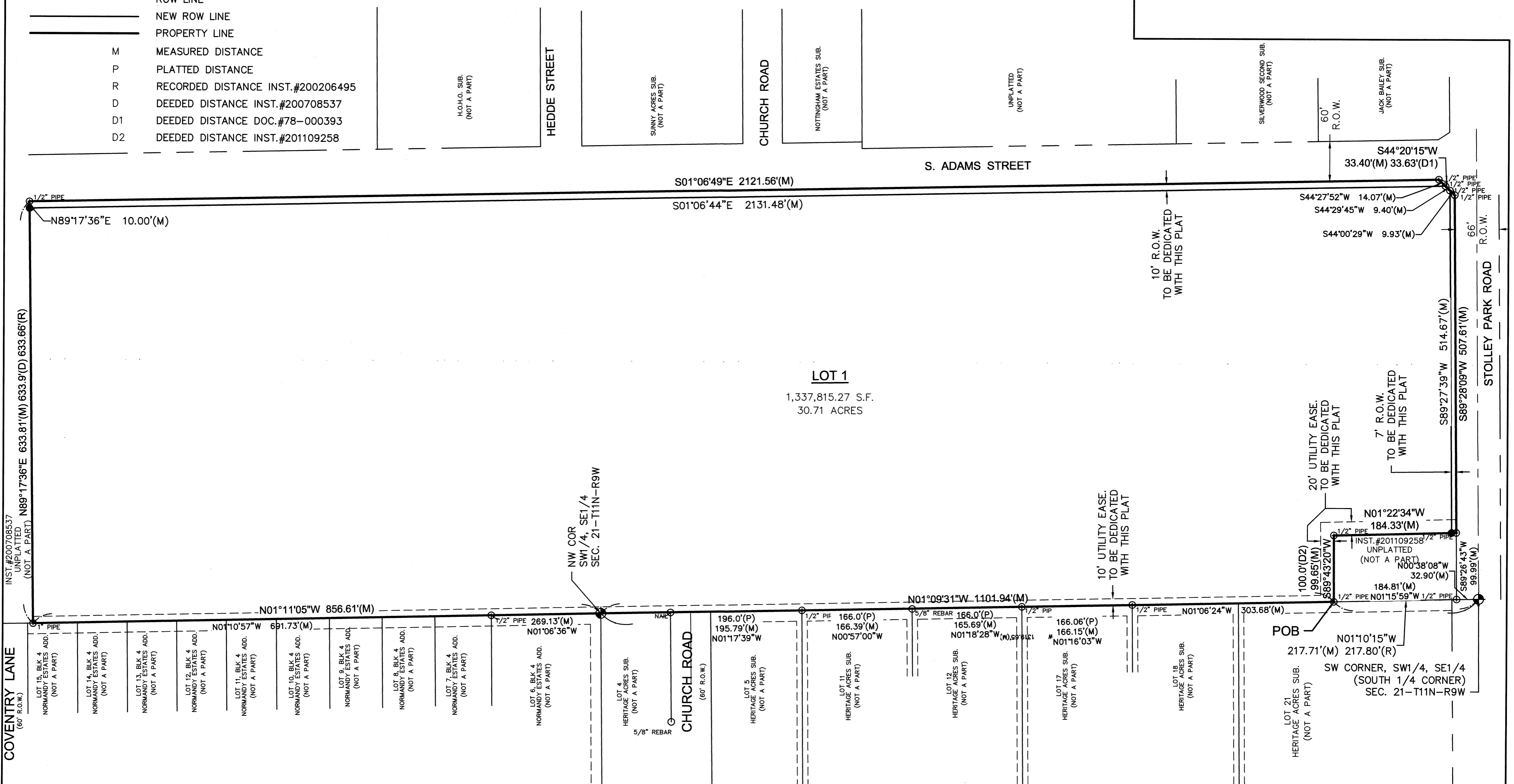
GRAND ISLAND PUBLIC SCHOOLS SUBDIVISION

to the CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

FINAL PLAT

LEGEND

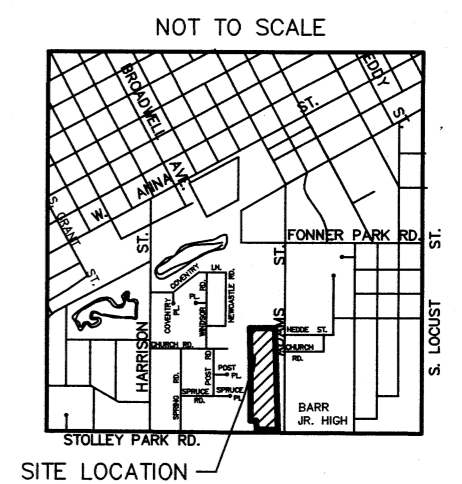
- ◆ SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- ⊙ FOUND CORNER (AS NOTED)
- ROW LINE
- NEW ROW LINE
- PROPERTY LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE INST.#200206495
- D DEEDED DISTANCE INST.#200708537
- D1 DEEDED DISTANCE DOC.#78-000393
- D2 DEEDED DISTANCE INST.#201109258



SECTION TIES
SOUTH 1/4 CORNER, SEC. 21-T11N-R9W
 FOUND SPIKE
 N 32.90' TO 1/2" PIPE
 NNE 65.44' TO SW CORNER OF BUILDING
 NE 105.22' TO 1/2" PIPE
 NE 78.82' TO POWER POLE
 ENE 220.35' TO POWER POLE w/LIGHT

NORTHEAST CORNER, SE1/4, SW1/4, SEC. 21-T11N-R9W
 FOUND 1/2" PIPE
 N 164.88' TO 1/2" PIPE
 NE 15.20' TO NAIL
 S 104.24' TO NAIL
 SW 194.31' TO 5/8" REBAR

LOCATION MAP



OWNERS: HALL COUNTY DISTRICT 2
 SUBDIVIDER: HALL COUNTY DISTRICT 2
 SURVEYOR: OLSSON ASSOCIATES
 ENGINEER: OLSSON ASSOCIATES
 NUMBER OF LOTS: 1

DWG: F:\projects\014-2905\SRVY Starr\Final_Plat\0142905_FP Starr.dwg
 DATE: Jan 15, 2015 3:19pm
 USER: jramirez
 XREFS: 0142905_XTOPO Starr

<p>OLSSON ASSOCIATES</p>	201 East 2nd Street P.O. Box 1072 Grand Island, NE 68802-1072 TEL 308.384.8750 FAX 308.384.8752	PROJECT NO. 2014-2905 GIPS 2014 STARR SCHOOL SURVEY FB
	<h2>SHEET 1 OF 2</h2>	