



Hall County Regional Planning Commission

Wednesday, January 6, 2016
Regular Meeting Packet

Commission Members:

Terry Connick	Hall County	
John Hoggatt	Grand Island	
Derek Apfel	Grand Island	
Jerry Huismann	Grand Island	
Mark Haskins	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Dean Sears	Grand Island	
Jaye Monter	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, January 6, 2016
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, January 6, 2016

6:00 p.m.

City Hall Council Chambers — Grand Island

1. Call to Order.

This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

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

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

2. Minutes of December 2, 2015.

3. Request Time to Speak.

4. Public Hearing – Concerning the rezone of Proposed Vanosdall Second Subdivision from B2-AC General Business - Arterial Commercial Overlay Zone & TA – Transitional Agricultural to LLR Large Lot Residential for Lots 1 & 2 and B2-AC General Business - Arterial Commercial Overlay Zone for Lot 3, in the City of Grand Island. (C- 07-2016GI)

5. Public Hearing – Adoption of Amendments to Zoning Regulations for the City of Grand Island, Nebraska. Changes are being proposed to the Definitions Section 36-8 (R) and Supplemental Regulations Section 36-96. (C-08-2016GI)

6. Public Hearing – Concerning a request to declare an area blighted and substandard. A study for proposed Redevelopment Area 19, located at the northeast corner of U.S. Highway 34 and Locust Street. (C-09-2016GI)

Consent Agenda

7. Final Plat – Vanosdall Second Subdivision – located north of US Hwy 34 and east of Locust Street, in Grand Island, in Hall County, Nebraska. (3 Lots and 28.266 acres).

8. Final Plat – Sanchez Subdivision – located north of 7th Street and east of Congdon Ave, in Grand Island, in Hall County, Nebraska. (2 Lots and 3.063 acres).

9. Final Plat – Thesenvitz Subdivision – located north of Schimmer Drive and west of 130th Rd., in Hall County, Nebraska. (1 Lot and 3.03 acres).

10. Final Plat – A & A Woit Subdivision – located north of Schimmer Drive and west of 90th Rd., in Hall County, Nebraska. (1 Lot and 2.06 acres).

11. Directors Report

12. Next Meeting February 3, 2016

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.



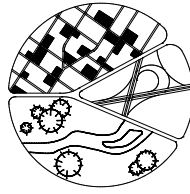
Hall County Regional Planning Commission

Wednesday, January 6, 2016
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
December 2, 2015

The meeting of the Regional Planning Commission was held Wednesday, December 2, 2015 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" November 21, 2015.

Present: Pat O'Neill	Carla Maurer
Derek Apfel	Mark Haskins
Les Ruge	Greg Robb
Dean Kjar	John Hoggatt
Jaye Monter	

Absent: Jerry Huismann, Dean Sears. Terry Connick

Other:

Staff: Chad Nabity, Rose Rhoads

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.

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

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

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

2. Minutes of November 4, 2015 meeting.

A motion was made by Ruge and seconded by Haskins to approve the Minutes of the November 4, 2015 meeting.

The motion carried with 9 members present and all voting in favor (O'Neill, Ruge, Maurer, Kjar, Robb, Haskins, Hoggatt, Apfel and Monter) and no member abstaining.

3. Request Time to Speak.

Ron DePue, 308 N Locust St, Grand Island NE #4.

4. Public Hearing – Concerning an application for rezone located in the 2 mile jurisdiction of the City of Grand Island, in Hall County, Nebraska. (C-05-2016GI)

O'Neill opened the Public Hearing.

Nabity explained this request was to rezone approximately 12 acres of land south of Airport Road and east of St. Paul Road from TA Transitional Agriculture to M2 Heavy Manufacturing. The property was formerly a rendering plant. The owners have accepted an offer on the property that is contingent on rezoning this property to allow a shooting sports store and indoor range. The M2 zoning district would permit those uses.

Ron DePue spoke briefly on the rezone.

O'Neill closed the Public Hearing.

A motion was made by Apfel and seconded by Ruge to approve the Rezone request as presented.

The motion carried with 9 members present and all voting in favor (O'Neill, Ruge, Maurer, Kjar, Robb, Haskins, Hoggatt, Apfel and Monter) and no member abstaining.

5. Public Hearing – Concerning the Wood River Comprehensive Plan, for the City of Wood River. (C-06-2016WR)

O'Neill opened the Public Hearing.

Nabity stated the City of Wood River has contracted with Hanna:Keelan Associates to prepare and update the Comprehensive Development Plan and zoning ordinance for the City of Wood River. The planners from Hanna:Keelan, along with a steering committee of Wood River residents, have completed the planning process and

presented the Comprehensive Plan update to the Wood River City Council. On Tuesday November 17, 2015 the Wood River City Council forwarded the attached plan for Wood River to the Hall County Regional Planning Commission for their review and recommendation.

O'Neill closed the Public Hearing.

A motion was made by Hoggatt and seconded by Apfel to approve the Wood River Comp Plan as presented.

The motion carried with 9 members present and all voting in favor (O'Neill, Ruge, Maurer, Kjar, Robb, Haskins, Hoggatt, Apfel and Monter) and no member abstaining.

6. **Final Plat – Ramblin' Rose Subdivision** – located north of White Cloud Road and west of NE Hwy 11, in Hall County, consisting of 1 lot and 3.21 acres.
7. **Final Plat – Graf Acres Subdivision** – located south of Lepin Road east of Buffalo Road, in Hall County, consisting of 1 lot and 5.483 acres.

A motion was made by Haskins and seconded by Kjar to approve the plats as presented.

The motion carried with 9 members present and voting in favor (Kjar, Hoggatt, Apfel, Maurer, Robb, O'Neill, Haskins, Ruge and Monter) and no member present abstaining.

8. Directors Report.

9. Next Meeting January 6, 2016

10. Adjourn

Chairman Pat O'Neill adjourned the meeting at 6:30 p.m.

Leslie Ruge, Secretary
By Rose Rhoads



Hall County Regional Planning Commission

Wednesday, January 6, 2016
Regular Meeting

Item F1

Rezone

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

December 23, 2015

SUBJECT: *Zoning Change (C-07-2016GI)*

PROPOSAL: To rezone approximately 28.266 acres of land north of U.S. Highway 34 and east of Locust Street from TA Transitional Agriculture and B2-AC General Business with an Arterial Commercial Overlay to LLR Large Lot Residential and B2-AC General Business with an Arterial Commercial Overlay. This is the location of the Vanosdall Ball Fields, a private residence and a small lake. Rezoning this property as proposed would allow the owner to subdivide the property into 3 lots as proposed with Vanosdall Second Subdivision, also under consideration at this meeting.

OVERVIEW:

Site Analysis

Current zoning designation:

TA – Transitional Agriculture

B2-AC General Business with and Arterial Commercial Overlay

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **B2**-Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **AC**- An overlay district that was created after the 1980 tornadoes to increase the landscaping and limit outdoor sales in along South Locust.

Comprehensive Plan Designation:

Designated for future development as low to medium density residential from the south edge of the lake to the north property line and highway commercial from the south edge of the lake to U.S. Highway 34. (See the attached future land use map)

Existing land uses.

Vacant (Formerly Ball Field Complex) and Single Family Residence

Proposed Zoning Designation

B2-AC General Business with and Arterial Commercial Overlay -.

LLR-Large Lot Residential - Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: LLR- Large Lot Residential and **B2-AC** General Business with an Arterial Commercial Overlay

East TA- Transitional Agriculture,

West: B2-AC General Business with an Arterial Commercial Overlay

South: CD-Commercial Development Zone

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **LLR** — Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage. **B2-**Residential uses at a density of up to 43 units per acre, a variety of commercial, retail, office and service uses. **AC-** An overlay district that was created after the 1980 tornadoes to increase the landscaping and limit outdoor sales in along South Locust. **CD** a variety of commercial, retail, office and service uses with development permitted as outlined in the development agreement, no residential uses.

Comprehensive Plan Designation:

North: Designated for Low to Medium Density Residential.

West: Designated for General and Highway Commercial

East: Designated for Medium Density Residential to Office

South: Designated for Highway Commercial

Existing land uses:

North Lake front residential on very large lots

South: Walmart

East: Residential and Farm Ground

West: Hotels and vacant property owned by CRA (formerly The Desert Rose)

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for a combination of Commercial and Residential uses
- *Would allow for additional development at this key intersection on the entrance to Grand Island:* This would allow the property owners to develop this site.

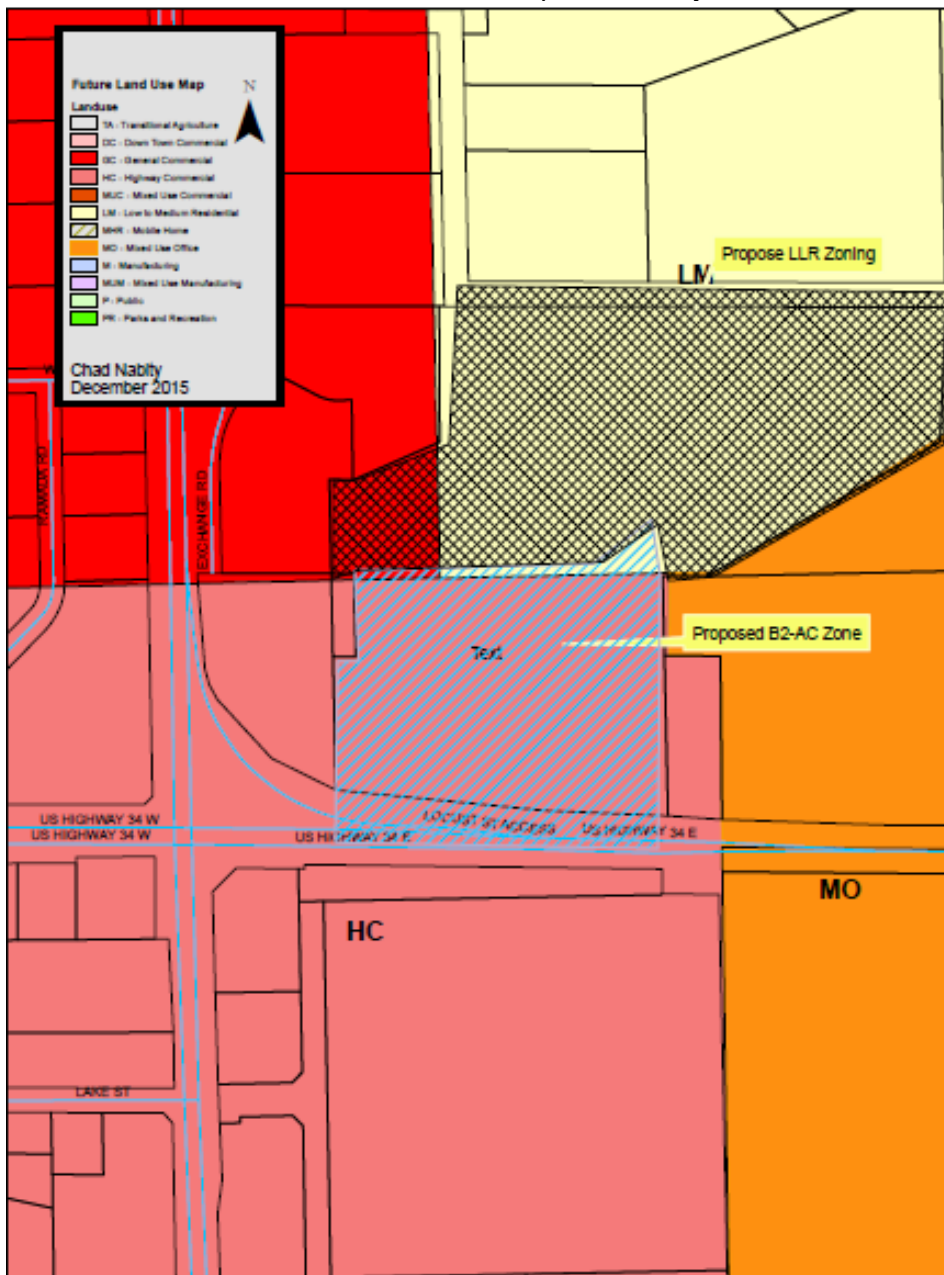
- *Consistent with existing uses:* This change is consistent with the existing uses in the area.

Negative Implications:

- *None foreseen.*

Other Considerations

The this property is already intended for possible commercial and residential uses as shown below on the Future Land Use Map for the City of Grand Island.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from B2-AC General Business with an Arterial Commercial Overlay and TA-Transitional Agriculture to B2-AC General Business with an Arterial Commercial Overlay and LLR Large Lot Residential as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

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

RPC Filing Fee

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

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

Applicant Name Wayne Vanosdall Phone (h) 308 380-0210 (w) _____

Applicant Address P. O. Box 1284 Grand Island, NE 68802

Registered Property Owner (if different from applicant) WAYNE VANOSDALL SANITATION SERVICE, INC.

Address Same Phone (h) Same (w) _____

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

Property Address None available

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

Lot _____ Block _____ Subdivision Name Proposed Vanosdall Second Subdivision, and/or

All/parts 1/2 SW 1/4 of Section 27 Twp 11 Rge 9 W6PM

C. Requested Zoning Change:

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

From B2-AC & TA Proposed to Lots 1 & 2 LLR Proposed Lot 3 B2-AC

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

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

Recommendation of Regional Planning and Zoning

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

1. Evidence that proper filing fee has been submitted.
2. A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person Wayne Vanosdall Date 4/24-15

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

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

RPC form revised 4/30/07

December 18, 2015

Dear Members of the Board:

RE: Rezoning – Concerning the rezone of Proposed Vanosdall Second Subdivision from B2-AC General Business - Arterial Commercial Overlay Zone & TA – Transitional Agricultural to LLR Large Lot Residential for Lots 1 & 2 and B2-AC General Business - Arterial Commercial Overlay Zone for Lot 3, in the City of Grand Island, Hall County, Nebraska.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from B2-AC General Business - Arterial Commercial Overlay Zone & TA – Transitional Agricultural to LLR Large Lot Residential for Lots 1 & 2 and B2-AC General Business - Arterial Commercial Overlay Zone for Lot 3. As shown on the enclosed map.

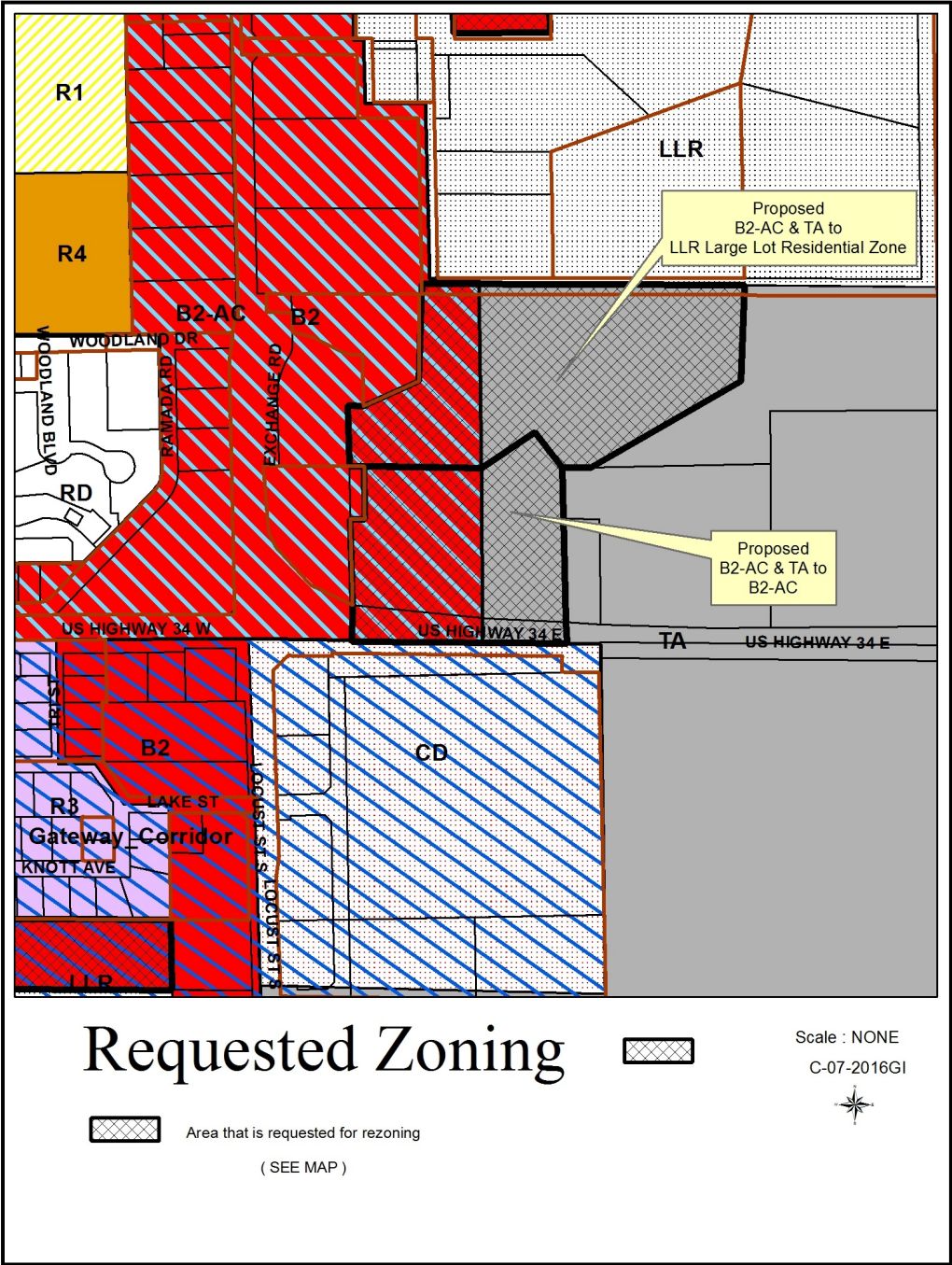
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on January 6, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
City Public Works
City Building Department
City Utilities

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





Hall County Regional Planning Commission

**Wednesday, January 6, 2016
Regular Meeting**

Item F2

Zoning Amendments

Staff Contact: Chad Nabity

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 23, 2015

SUBJECT:

Adoption of Amendments to Zoning Regulations for the City of Grand Island, Nebraska. Changes are being proposed to the Definitions Section 36-8 (R) and Supplemental Regulations Section 36-96 (C-08-2016GI)

PROPOSAL:

Changes were made in February of 2009 to the Definitions section of the Zoning Regulations to specify the minimum requirements necessary for a Recreational Vehicle Pad and Recreational Vehicle (RV) Park. These regulations were put in place in anticipation of RV Parks built to serve the Nebraska State Fair. To date, the only RV Park that has been built to serve the fair is on the grounds of Fonner Park. That park has been developed with water and sewer extended to all of the planned RV Pads but the required paving and parking has not been completed. Based on the usage of those stalls it does not appear that they are needed at this time. The proposed changes would permit the sites that have been fully developed (including paving) to be used year round to serve the grounds and the community and would permit those sites without paving to be used for short term events like the State Fair. This would bring the campground at Fonner Park into full compliance with the regulations and permitting.

Recreational Vehicle Pad: a space for parking a recreational vehicle within a campground or other allowed place consisting of no less than 800 square feet with a minimum width of 12 feet. Improvements included within the pad space include 1 hard surfaced improved parking space of not less than 180 square feet (20 x 9 or 18 x 10) and 2 hard surfaced improved parallel tire pads of not less than 2.5 feet by 24 feet.

Recreational Vehicle (RV) Park shall mean a tract of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes by campers, vacationers, or travelers. *A Recreational vehicle park on tract of land in excess of 20 acres used for seasonal events of not more than 14 consecutive days in duration may provide overflow pads not to exceed 25% of the Recreational Vehicle Pads provided in compliance with the required improvements. Overflow pads shall be allowed without the required improvements.*

In reviewing plans for parking Grand Island Building Department staff has identified a section of the Off-Street Parking Requirements in chapter 36 that could lead to some confusion and conflict with design standards adopted for the streets under other sections of the City Code. In order to eliminate confusion the following edits to subparagraph G are suggested. The edits as proposed would still require approval by the Grand Island Public Works Director for all curb cuts but would not impose limitations that may or may not be relevant.

§36-96. Off-Street Parking Requirements

(A) Purposes:

(1) It is the intent of this section that all buildings and uses shall provide off-street parking and loading facilities in a minimum amount as required herein to meet the needs of such buildings and uses on private property and under the same ownership as such buildings or uses. The accommodations may consist of lots, garages, or other buildings, and accessories; they may be surface facilities or facilities above or under the ground.

(2) It is the further intent of this section that all off-street parking and loading spaces and facilities shall be sited and built according to the requirements contained in this section, and shall require an application for and issuance of a building permit pursuant to §8-22.

(B) Application. Each building or use hereafter constructed, and each addition to or altered building or use shall be provided with off-street parking and loading spaces as required herein. Each off-street parking space or loading facility and space hereafter constructed, upon proper application and permit being granted shall be sited and constructed pursuant to the requirements of this section. No application for a building permit for such building, addition, alteration, or use shall be approved unless accompanied by a plot plan showing the location and amount of off-street parking and loading spaces as required herein for the existing or proposed building or use and including all such additions or alterations. No occupancy or use permit shall be issued unless the required parking and loading facilities shall have been provided in accordance with the approved plot plan. Requirements shall be applicable to all zones and districts but not to include the following business districts or tracts of land as identified below:

(1) *Central Business District* as identified and described in Chapter 13 of this code as the Downtown Improvement and Parking District No. 1.

(2) *Fourth Street Business District.* Beginning at the intersection of Eddy Street and the alley in the block between Fourth and Fifth Streets; thence easterly on the alley to the intersection of the alley with Sycamore Street; thence southerly on Sycamore Street to 100 feet south of the south right-of-way line of North Front Street; thence westerly on the aforesaid line to its intersection with Eddy Street; thence northerly on Eddy Street to the point of beginning.

(3) Tracts of land ten acres or more used for seasonal events (one event every three months) of not more than fourteen consecutive days in duration and a minimum of fourteen days between events.

(C) Area and Computation: An off-street parking space shall be of appropriate dimensions of not less than 180 square feet exclusive of access or maneuvering area, ramps, columns, etc., and shall have a vertical clearance of not less than seven feet. An off-street loading space shall be of appropriate dimensions of not less than 360 square feet exclusive of access or maneuvering area, ramps, columns, etc., and shall have a vertical clearance of not less than fourteen feet. When determination of the number of off-street parking or loading spaces required by this chapter results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.

(D) Location: All off-street parking spaces shall be on the same lot as the building or within 300 feet of the lot. Permanent off-street parking spaces shall not be permitted within the required front yard setback, provided, however, that for a building containing three dwelling units or less, one space per unit may be placed within the front yard setback if such space is not directly in front of the building excluding garages or carports. Parking facilities located separate from the building or use as listed shall have a substantial portion of same within a specified distance of the building or use which it serves. All off-street loading spaces shall be on the same lot as the building or use served.

(E) Collective Facilities: Off-street parking facilities for separate or mixed buildings or uses may be provided collectively so long as the total number of spaces is not less than the sum of the separate required spaces, and provided further, that the requirement concerning location of such facility with respect to distance from the building or use served shall be complied with. In order to eliminate a multiplicity of entrances and exits and diminish traffic hazards to conserve space where space is at a premium and to promote orderly development generally, the city council is hereby authorized to plan and group parking facilities collectively for a number of businesses in a given area, and especially in the central business district, in such a manner as to obtain a maximum of efficiency and capacity in parking and traffic movement.

(F) Employee Parking: Parking spaces required on an employee basis shall be based on the maximum number of employees on duty on the premises at any one time.

(G) Design Standards. All off-street parking and loading facilities shall be designed with appropriate means of vehicular access to a street or alley and contain adequate and safe maneuvering areas. ~~No~~

driveway or curb cuts shall exceed twenty-six feet in width in residential districts, or thirty-five feet in width in business or industrial/manufacturing districts, and Detailed plans shall be submitted to the public works director for approval of all curb cuts or driveway openings before a permit may be obtained therefor. No signs shall be displayed except such signs as required for the orderly use of the facilities. All facilities shall be provided with a permanent type, dust-free surface meaning asphaltic cement concrete, Portland cement concrete, or paving brick.

All parking lots containing five or more parking spaces, which are within 30 feet of property occupied by a residential use in a Large Lot Residential Zoning District or of property within a Suburban Residential Zoning District, Low Density Residential Zoning District, Medium Density Residential Zoning District, High Density Residential Zoning District or Residential Development Zoning District, shall provide a sight-obscuring fence or screen not less than six feet nor more than eight feet in height along the boundary of the parking lot adjacent to such districts. No fence or screen shall be required between abutting parking lots or adjacent to an alley. The height of any fence or screen shall be subject to other restrictions provided by the City Code.

(H) Maintenance: The parking and loading facilities required by this section shall be provided and maintained so long as the use exists which the facilities are designed to serve. Reasonable precautions must be taken by the owners of particular uses to assure the use of the parking facilities only by the employees or the social or business visitors of the premises for which the facilities are provided. The facilities must be so designed and maintained as not to constitute a nuisance at any time and must not be used in such a manner as to constitute a hazard or unreasonable impediment to traffic.

(I) Reduction of Number of Spaces: Off-street parking or loading facilities shall not be reduced in total extent, after their provision required hereunder, except upon the approval of the Board of Adjustment, and then only after proof that the parking or loading spaces are no longer required by reason of a change in use of the premises of which the facilities are adjunct.

(J) Requirement for Uses Not Listed: For any use not listed, the Board of Adjustment shall determine the proper requirement by classifying the proposed use among the uses specified herein so as to assure equal treatment.

(K) Administration and Enforcement: The off-street parking and loading provisions of this section shall be administered by the zoning official and enforced by the chief building official, who shall also serve in advisory capacity to the city council on matters relative to any phase of such provisions.

(L) Penalty for Violation: The provisions of parking and loading facilities as required by this section shall be a continuing obligation of the owner or sponsor of a given building or use so long as the building or use is in existence and so long as parking and loading facilities are required hereunder in connection therewith, and it shall be unlawful to discontinue, change, or dispense with such facilities without establishing alternate facilities that meet the requirements herein. Penalty provisions applicable to this chapter as a whole shall apply to the violations of these provisions. In addition, at such time as the facilities required hereunder shall fail to continue to be available for the purpose, the building permit for the structures to which the facilities are adjunct and the use or occupancy permits issued for the premises shall be canceled and become null and void.

OVERVIEW:

The proposed changes are minor amendments intended to avoid confusion between differing portion of the City Code or to clarify and allow existing situations.

The Planning Commission will hold a public hearing at this meeting and can make recommendations on the proposed changes.

RECOMMENDATION:

That the Planning Commission recommend approval of the proposed changes to the Grand Island City Council.

_____ Chad Nabity AICP, Planning Director

Recreational Facility shall mean facilities for the use by the public for passive and active recreation including tennis, handball, racquetball, basketball, track and field, jogging, baseball, soccer, skating, swimming, or golf. This shall include country clubs and athletic clubs, but not facilities accessory to a private residence used only by the owner and guests, nor arenas or stadiums used primarily for spectators to watch athletic events. In addition, recreational facilities shall mean museums, amphitheaters, race tracks (including all motor powered vehicles) and wildlife conservation areas (used for public viewing), and theme parks.

Recreational Vehicle (RV) shall mean a vehicular unit less than forty (40) feet in overall length, eight (8) feet in width, or twelve (12) feet in overall height, primarily designed as a temporary living quarters for recreational camping or travel use having either its own power or designed to be mounted on or drawn by a motor vehicle. Recreational vehicle includes motor home, truck camper, travel trailer, camping trailer, and fifth wheel.

Recreational Vehicle Pad: a space for parking a recreational vehicle within a campground or other allowed place consisting of no less than 800 square feet with a minimum width of 12 feet. Improvements included within the pad space include 1 hard surfaced improved parking space of not less than 180 square feet (20 x 9 or 18 x 10) and 2 hard surfaced improved parallel tire pads of not less than 2.5 feet by 24 feet.

Recreational Vehicle (RV) Park shall mean a tract of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes by campers, vacationers, or travelers. A Recreational vehicle park on tract of land in excess of 20 acres used for seasonal events of not more than 14 consecutive days in duration may provide overflow pads not to exceed 25% of the Recreational Vehicle Pads provided in compliance with the required improvements. Overflow pads shall be allowed without the required improvements.



Hall County Regional Planning Commission

**Wednesday, January 6, 2016
Regular Meeting**

Item F3

Blight Study

Staff Contact: Chad Nabity

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 23, 2015

SUBJECT: *CRA Blight Study (Proposed CRA Area 19) C-09-2016GI*

PROPOSAL: Attached is a copy of a Substandard and Blight Study as prepared by Marvin Planning Consultants entitled “Grand Island NE, Blighted and Substandard Study Area 19”. This area as defined by the study will be referred to as Community Redevelopment Authority (CRA) Area 19. The study as prepared and submitted indicates that this property could be considered substandard and blighted. This only includes property that is located within the municipal limits of Grand Island. The study as presented shows that this property meets the criteria to be declared blighted and substandard of its own accord. If the Planning Commission does not make a recommendation within 30 days Council can proceed with a decision on the declaration without recommendation from Planning Commission.

OVERVIEW

The Statutory authority and direction to the Planning Commission is referenced below to explain the Planning Commission purpose in reviewing the study:

Section 18-2109

Redevelopment plan; preparation; requirements.

An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after a public hearing with notice provided as specified in section 18-2115, declared such area to be a substandard and blighted area in need of redevelopment. The governing body of the city shall submit the question of whether an area is substandard and blighted to the planning commission or board of the city for its review and recommendation prior to making its declaration. The planning commission or board shall submit its written recommendations within thirty days after receipt of the request. Upon receipt of the recommendations or after thirty days if no recommendation is received, the governing body may make its declaration.

~Reissue Revised Statutes of Nebraska

The attached study does not include a redevelopment plan. If this study is approved subsequent action will be necessary by both the Planning Commission and the City Council prior to any action involving Tax Increment Financing or the expenditure of tax dollars from the CRA budget within this area.

It is appropriate for the planning commission in conducting its review and considering its recommendation regarding the substandard and blighted designation to:

1. review the study,
2. take testimony from interested parties,
3. make findings of fact, and
4. Include those findings of fact as part of its recommendation to Council.

Blighted and Substandard Defined

The terms blighted and substandard have very specific meanings within the context of the Community Redevelopment Statutes. Those terms as defined by Statute are included below:

Section 18-2103

Terms, defined.

For purposes of the Community Development Law, unless the context otherwise requires:

*(10) **Substandard areas** shall mean 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;*

*(11) **Blighted area** shall mean 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 village shall not designate an area larger than one hundred percent of the village as blighted;*

ANALYSIS-Blight and Substandard Study

The following findings are copied directly from the Study. The analysis of the substandard and blighted factors is conducted on pages 5 to 16 of the study.

FINDINGS FOR GRAND ISLAND

Study Area 19 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighting Summary

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

- **Average age of structures is over 40 years of age**
 - Within the Study Area 50.0% of the structures meet the criteria of 40 years of age or older.
- **Substantial number of deteriorating structures**
 - Within the study are 100.0% of the structures were deemed to be in a deteriorated state or worse.
- **Deterioration of site or other improvements**
 - No sidewalk leading to, on, or adjacent to this site.
 - 100% of the surrounding drainage is rural section.
 - Drainage of existing site is difficult based upon the existing topography.
- **Faulty Lot Layout**
 - Accessibility to some lots is currently a problem.
- **Insanitary or Unsafe Conditions**
 - Lack of sidewalk in the Study Area.
 - Deteriorated structure.
 - Unsecured site which contains a dangerous and dilapidated structure.
 - Vacant property.
- **Dangerous conditions to life or property due to fire or other causes**
 - Dilapidated structure on site with broken glass and materials loose or missing allowing individuals or animals excess.
 - Lack of sidewalk within the Study Area
 - Sand pit lake to the north of the site.
- **Combination of factors which are impairing and/or arresting sound growth**
 - Lack of good access to the site.
 - Access to sanitary sewer
 - Access to water
 - Existing Blighted and Substandard Area 2
 - Sand pit lake to the north
- **Stable or decreasing population based on the last two decennial censuses**
 - The population of the Study Area has remained stable over the past 22 years.

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

- Improper Subdivision or obsolete platting
- Diversity of Ownership
- Defective/Inadequate street layouts,
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,

- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- 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.

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

Substandard Summary

Nebraska State Statute requires that “...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 of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #19

Blight Study Area #19 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- Average age of structures is over 40 years of age
- Substantial number of deteriorated or deteriorating structures
- Deterioration of site or other improvements
- Faulty Lot Layout
- Insanitary and Unsafe Conditions
- Combination of factors which are impairing and/or arresting sound growth
- Stable or decreasing population based on the last two decennial censuses

Substandard Conditions

- Average age of the structures in the area is at least forty years
- Dangerous conditions to life or property due to fire or other causes

Based on the study these areas meet the thresholds to qualify as blighted and substandard.

Tax increment financing would potentially be available for redevelopment projects on any of the property included in the study.

RECOMMENDATION:

Blight and Substandard Designation

Planning Commission staff is recommending consideration of the following questions as a starting point in the analysis of this Study and in making a recommendation on the question of whether the property in question is blighted and substandard.

Recommend Questions for Planning Commission

- Does this property meet the statutory requirements to be considered blighted and substandard? (See the prior statutory references.)
- Are the blighted and substandard factors distributed throughout the Redevelopment Area, so basically good areas are not arbitrarily found to be substandard and blighted simply because of proximity to areas which are substandard and blighted? Is development of adjacent property necessary to eliminate blighted and substandard conditions in the area?
- Is public intervention appropriate and/or necessary for the redevelopment of the area?
- Will a blight declaration increase the likelihood of development/redevelopment in the near future and is that in the best interest of the City?
- What is the policy of the City toward increasing development and redevelopment in this area of the City?

Findings of fact must be based on the study and testimony presented including all written material and staff reports. The recommendation must be based on the declaration, not based on any proposed uses of the site. All of the testimony, a copy of the study and this memo along with any other information presented at the hearing should be entered into the record of the hearing.

If the Regional Planning Commission concludes that the area in question meets the definition of blighted and substandard and supports such conclusion with findings of fact they should move to recommend **approval** of the declaration as blighted and substandard based on the facts presented and identified at this meeting.

If the Regional Planning Commission concludes that the area in question does not meet the definition of blighted and substandard and supports such conclusions with findings of fact, they should move to recommend **denial** of the declaration as blighted and substandard based on the facts identified.

_____ Chad Nabity AICP, Planning Director



Grand Island, Nebraska Blight and Substandard Study - Area 19



PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of Grand Island. This study has been commissioned by the Mark Otto in order to analyze the possibility of declaring the area as blighted and substandard.

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, Hall County Regional Planning Commission 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 owners 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 includes what was once a ball field location and a farm house within the corporate limits of Grand Island.

Through the redevelopment process the City of Grand Island can guide future development and redevelopment throughout the area. 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

The Study consists of Lot 3 of Vanosdall 2nd Subdivision, as proposed and an adjacent property described as Misc. Tracts PT S1/2 SW1/4 SW1/4 27-11-9 containing 11.94 acres.

Figure 1
Study Area Map



Source: Marvin Planning Consultants 2015

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 either benefitting or detracting 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: EXISTING LAND USE, GRAND ISLAND - 2015

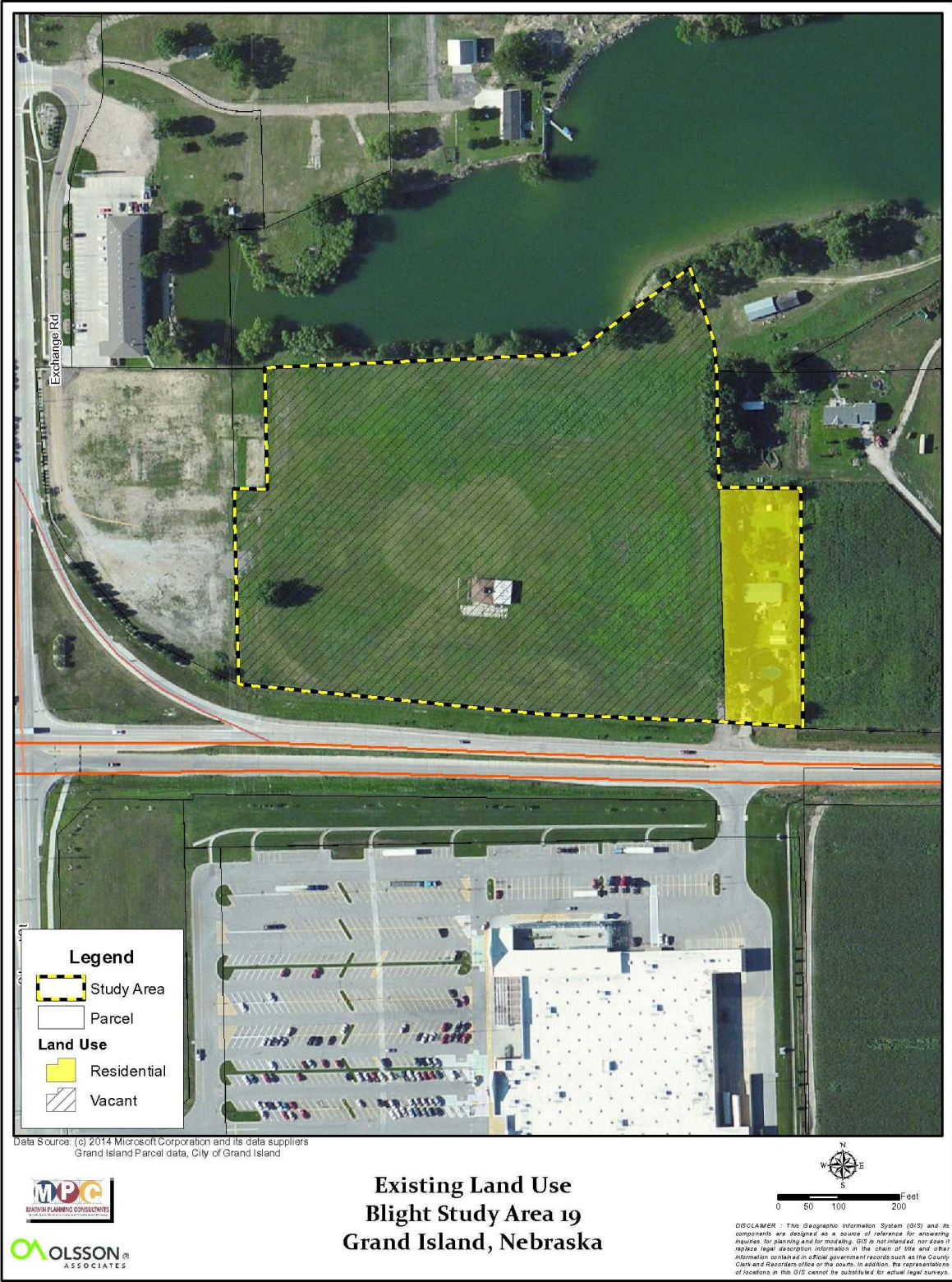
Type of Use	Acres	Percent of Developed land within the Study Area	Percent of Study Area
Residential	1.2	100.0%	10.1%
Single-family	1.2	100.0%	10.1%
Multi-family	0	0.0%	0.0%
Manufactured Housing	0	0.0%	0.0%
Commercial	0	0.0%	0.0%
Industrial	0.00	0.0%	0.0%
Quasi-Public/Public	0	0.0%	0.0%
Parks/Recreation	0	0.0%	0.0%
Transportation	0.00	0.0%	0.0%
Total Developed Land	1.2	100.0%	
Vacant/Agriculture	10.74		89.9%
Total Area	11.94		100.0%

Source: 2015 Grand Island Blight Study Area 19, Marvin Planning Consultants

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 vacant but is attached to a property with an older farm house. The vacant property at one point in the lands life was a ball field (the old concession stand and game room still are on the property).

Figure 2
Existing Land Use Map



Source: Marvin Planning Consultants, 2015

FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY

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

CONTRIBUTING FACTORS

There were a number of conditions 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 not present.

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 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 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 primary structures. After researching the structural age on the Hall County Assessor's and Treasurer's websites, the following breakdown was determined:

- 1 (50.0%) units were determined to be 40 years of age or older
- 1 (50.0%) units were determined to be less than 40 years in age

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

Figure 3
Unit Age Map



Source: Marvin Planning Consultants, 2015

Structural Conditions

Structural conditions were evaluated, structures were either rated as: Very Good, Good, Average, or badly worn. The data and rating system comes from the Hall County Assessor's database and is the same database used to value properties in the area. The old concession stand was evaluated by the planning team.

Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

- 0 (0.0%) structures rated as very good
- 0 (0.0%) structures rated as good
- 1 (50.0%) structures rated as average
- 1 (50.0%) structure rated as badly worn

Figure 4
Structural Conditions



Source: Marvin Planning Consultants, 2015

Based upon these data, an assumption has been made that average condition and less would constitute less than desirable conditions due to age and conditions. It is common that the older a structure gets the more maintenance and upkeep are required in order to maintain a good or higher condition. Even an average structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time.

Due to the stated conditions found in the Hall County Assessor's data, the condition of the structure is a contributing factor.

Deterioration of Site or Other Improvements

Sidewalk Conditions

Sidewalks, regardless of the area and uses within a community, should provide a safe means of movement for pedestrians. Sidewalks become increasingly more important along transportation routes considered to be arterials and highways. A sidewalk allows for pedestrian movement while keeping people off of heavily traveled streets.

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

Figure 5
Sidewalk Conditions



Source: Marvin Planning Consultants, 2015

Within the study area there is approximately 893 lineal feet of area where sidewalk could or should be located. After reviewing the conditions in the field, the following is how the sidewalk conditions breakdown within the study area:

- 0 (0.0%) lineal feet of adequate sidewalk
- 0 (0.0%) lineal feet of deteriorating sidewalk
- 893 (100.0%) lineal feet of no sidewalk.

There are no sidewalks present within the study area accessible to pedestrian traffic. Considering the uses along US Highway 34 to the south there should be sidewalk in place.

Curb and Gutter

Curb and Gutters have a number of direct and indirect roles in neighborhoods. Their primary functions is to be a barrier to collect and direct 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 sidewalks. The curb and gutter were graded as either adequate, deteriorating, dilapidated, or missing.

Within the study area there is approximately 893 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 (0.0%) lineal feet of adequate curb and gutter
- 0 (0.0%) lineal feet of deteriorating curb and gutter
- 893 (100.0%) lineal feet of no curb and gutter or rural section.

Figure 6
Curb and Gutter Conditions



Source: Marvin Planning Consultants, 2015

In total, 100% of the curb and gutters are missing. See Figure 6 for the locations of these curb and gutter. The area is designed for surface drainage as opposed to underground stormwater piping.

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

Drainage Conditions

Grand Island has a long history of drainage issues 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.

Another item of note deals with the actual number of stormwater inlets in the study area. There are no stormwater inlets within the entire study area. All of the water has to surface drain or be absorbed into the soils.

Figure 7 is an existing topographic map from the City of Grand Island's website. The map confirms the flatness of the area along US Highway 34. The most common contours identified on the map is the 1850 and 1855; however, they are separated by a great deal of distance.

The potential for standing water on this site is great. Standing water from poor drainage can be a catalyst for health issues like West Nile due to the potential mosquito breeding during the summer months.

Drainage also can be tied directly to the, curb and gutter conditions.

Figure 7
Topographic Map of Study Area



Source: City of Grand Island (topographic map) and Marvin Planning Consultants

Faulty Lot Layout

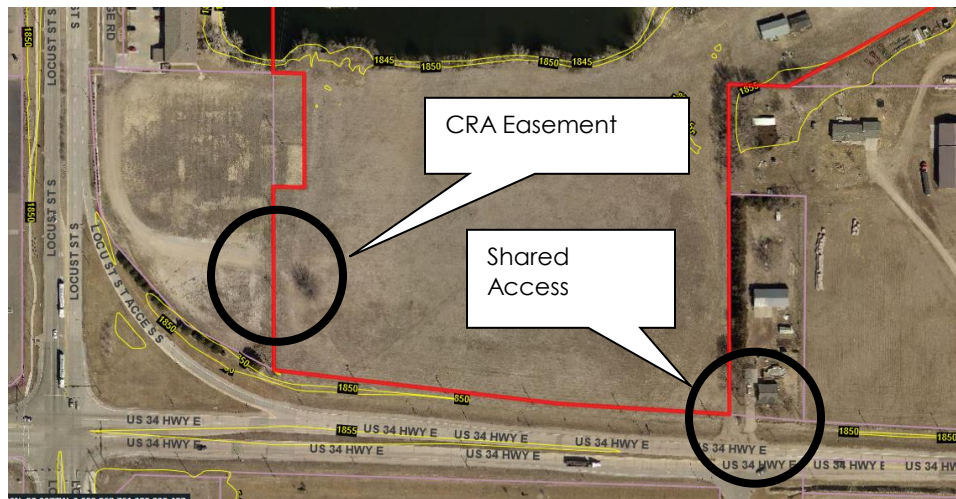
Faulty lot layout can lead to a number of issues including size of a lot, adequacy of the lot for the use, accessibility to the lot and/or the usefulness of the lot. There are a number of factors to examine within this particular study area.

Accessibility of the Lots

Currently the has two points of access. Both of these points are less than ideal. The first is a shared access with the homeowner directly east of the primary property. The second is via an easement granted by the Grand Island CRA through their adjacent property to reach this

property. Accessibility to this area is greatly reduced due to the access management policy along US Highway 34 by the Nebraska Department of Roads.

Figure 8
Topographic Map of Study Area



Source: Marvin Planning Consultants, 2015

Insanitary or Unsafe Conditions

There are a number of factors tending to fall under this category. The study area was found to have several factors falling into insanitary and unsafe. The following will outline the conditions found.

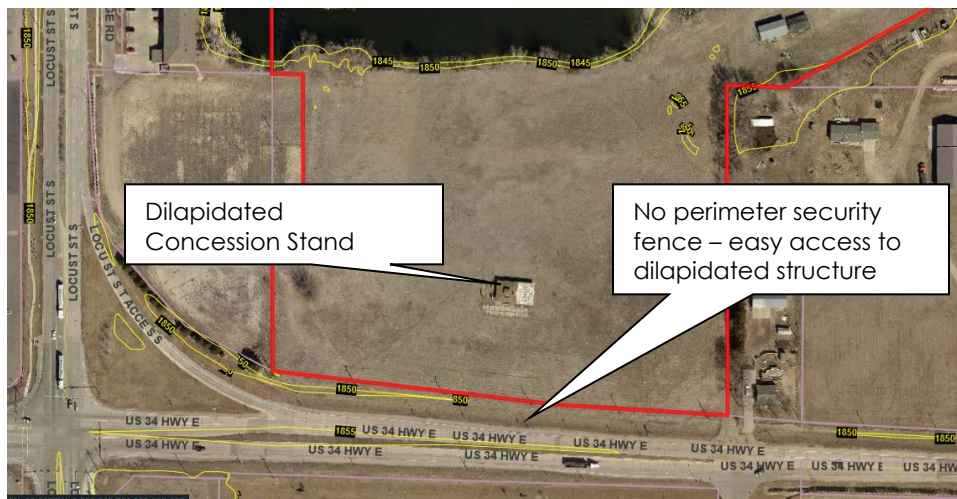
Deteriorated structure

The old concession stand on the largest parcel in this study is a considerable hazard. This building is extremely bad condition and presents potential life threatening hazards if anyone were to sneak onto the property.



Unsecured Areas

The primary parcel is currently unsecured and has the hazardous building as discussed in the previous paragraph. Steps need to be taken to either secure the property or eliminate the hazardous conditions.



Existence of Conditions endangering life or property due to fire or other causes

Located within the study area there are factors present that are a danger to life or property due to fire or other causes. A number of these factors have been previously discussed in this report. These factors include:

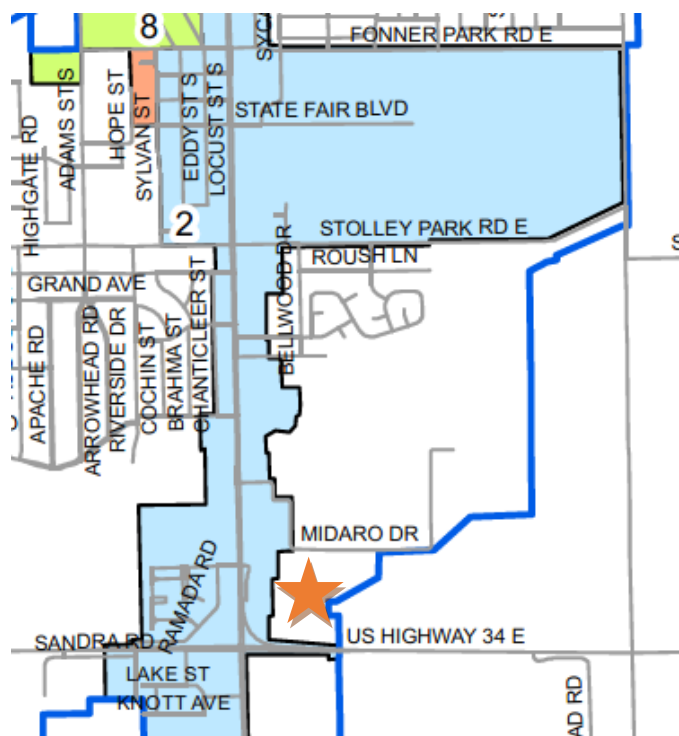
- The presence of an extremely deteriorated and hazardous structure.
- Proximity to a sand pit lake on the northern edge of the property.

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

Combination of factors which are impairing and/or arresting sound growth

Within this small study area there are a number of factors that are impairing or arresting sound growth. A couple of these include:

- The lack of good access to the site from US Highway 34 and South Locust Street.
- Access to sanitary sewer, closest sanitary sewer connection is north of sandpit lake (north of site). Sanitary sewer will need to be run around the east end of the sandpit lake to the site.
- Access to water. Nearest water line is across US Highway 34 on the Wal-Mart property.
- Existing Blight and Substandard Area 2 which is along South Locust Street. Area 19 would likely have been included in Area 2 if it had been in the corporate limits at the time Area 2 was completed.
- Sand pit lake to the north.



Based upon the review of the area, there are sufficient elements present to meet the definition of combination of factors which are impairing and/or arresting sound growth within the Study Area.

Stable or decreasing population based on the last two decennial censuses

Over the past 20 years the population within the study area has been stable. The population within the Study Area has had limited population for the past two decennial censuses. Therefore, it meets the criteria for a stable or decreasing population.

Blighting Summary

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

- **Average age of structures is over 40 years of age**
 - Within the Study Area 50.0% of the structures meet the criteria of 40 years of age or older.
- **Substantial number of deteriorating structures**
 - Within the study are 100.0% of the structures were deemed to be in a deteriorated state or worse.
- **Deterioration of site or other improvements**
 - No sidewalk leading to, on, or adjacent to this site.
 - 100% of the surrounding drainage is rural section.
 - Drainage of existing site is difficult based upon the existing topography.
- **Faulty Lot Layout**
 - Accessibility to some lots is currently a problem.
- **Insanitary or Unsafe Conditions**
 - Lack of sidewalk in the Study Area.
 - Deteriorated structure.
 - Unsecured site which contains a dangerous and dilapidated structure.
 - Vacant property.
- **Dangerous conditions to life or property due to fire or other causes**
 - Dilapidated structure on site with broken glass and materials loose or missing allowing individuals or animals excess.
 - Lack of sidewalk within the Study Area
 - Sand pit lake to the north of the site.
- **Combination of factors which are impairing and/or arresting sound growth**
 - Lack of good access to the site.
 - Access to sanitary sewer
 - Access to water
 - Existing Blighted and Substandard Area 2
 - Sand pit lake to the north
- **Stable or decreasing population based on the last two decennial censuses**
 - The population of the Study Area has remained stable over the past 22 years.

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

- Improper Subdivision or obsolete platting
- Diversity of Ownership
- Defective/Inadequate street layouts,
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- One-half of unimproved property is over 40 years old.
- 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.

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

Substandard Conditions

Average age of the residential or commercial units in the area is at least 40 years

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of units that are 40 years of age or older to be a contributing factor regardless of their condition. Note 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:

- 1 (50.0%) units were determined to be more than 40 years of age
- 1 (50.0%) units were determined to be less than 40 years of age

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

Existence of Conditions endangering life or property due to fire or other causes

Located within the study area there are factors present that are a danger to life or property due to fire or other causes. A number of these factors have been previously discussed in this report. These factors include:

- The presence of an extremely deteriorated and hazardous structure.
- Proximity to a sand pit lake on the northern edge of the property.

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

Substandard Summary

Nebraska State Statute requires that "...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 of Substandard as defined in the Revised Nebraska State Statutes.

FINDINGS FOR GRAND ISLAND BLIGHT STUDY AREA #19

Blight Study Area #19 has several items contributing to the Blight and Substandard Conditions. These conditions include:

Blighted Conditions

- **Average age of structures is over 40 years of age**
- **Substantial number of deteriorated or deteriorating structures**
- **Deterioration of site or other improvements**
- **Faulty Lot Layout**
- **Insanitary and Unsafe Conditions**
- **Combination of factors which are impairing and/or arresting sound growth**
- **Stable or decreasing population based on the last two decennial censuses**

Substandard Conditions

- **Average age of the structures in the area is at least forty years**
- **Dangerous conditions to life or property due to fire or other causes**



Hall County Regional Planning Commission

**Wednesday, January 6, 2016
Regular Meeting**

Item J1

Final Plat - Vanosdall Second Subdivision

Staff Contact: Chad Nabity

December 15, 2015

Dear Members of the Board:

RE: Final Plat – Vanosdall Second Subdivision.

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

This final plat proposes to create 3 lots, on a tract of land comprising a part of the South Half of the Southwest Quarter (S1/2 SW1/4) of Section Twenty Seven (27), Township Eleven (11) North , Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, said tract containing 28.266 acres.

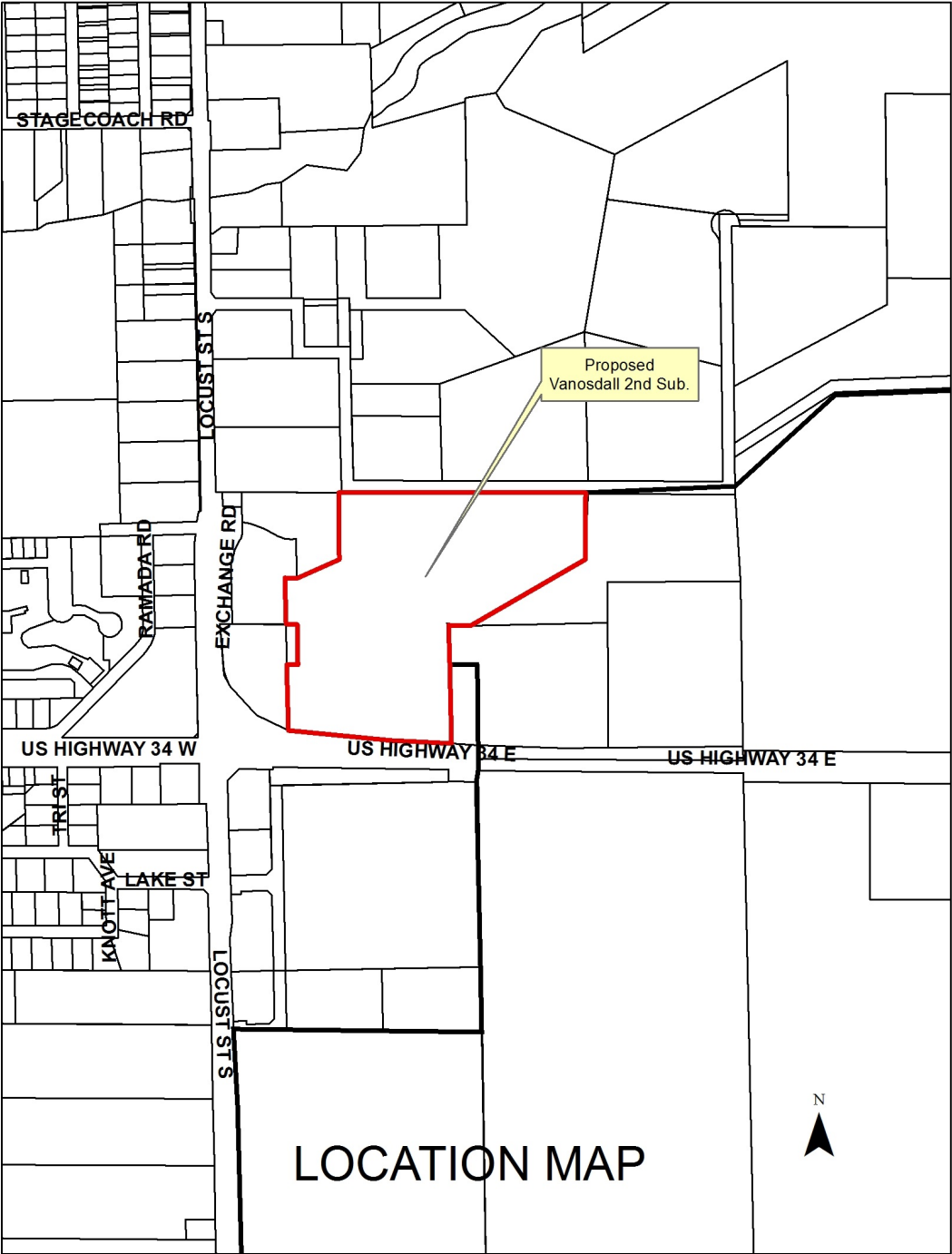
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on January 6, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

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

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





Hall County Regional Planning Commission

**Wednesday, January 6, 2016
Regular Meeting**

Item J2

Final Plat - Sanchez Subdivision

Staff Contact: Chad Nabity

December 18, 2015

Dear Members of the Board:

RE: Final Plat – Sanchez Subdivision.

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

This final plat proposes to create 2 lots, on a tract of land comprising a part of East Half of the Southwest Quarter of the Northeast Quarter (E1/2 SW1/4 NE1/4) and a part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4), all in Section Ten (10) Township Eleven (11) North, Range Nine (9) West of the 6th P.M., in Hall County, Nebraska, said tract containing 3.063 acres.

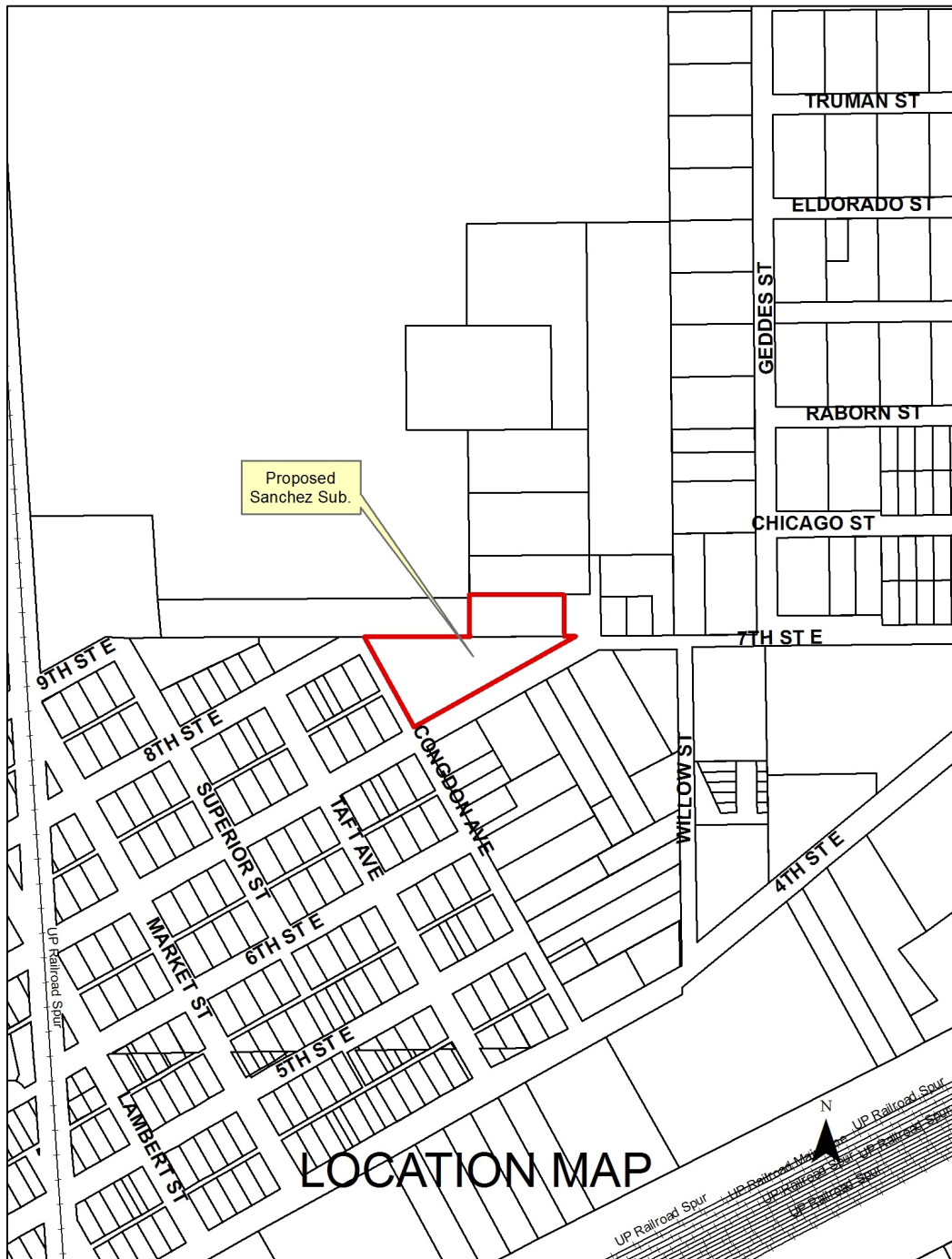
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on January 6, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

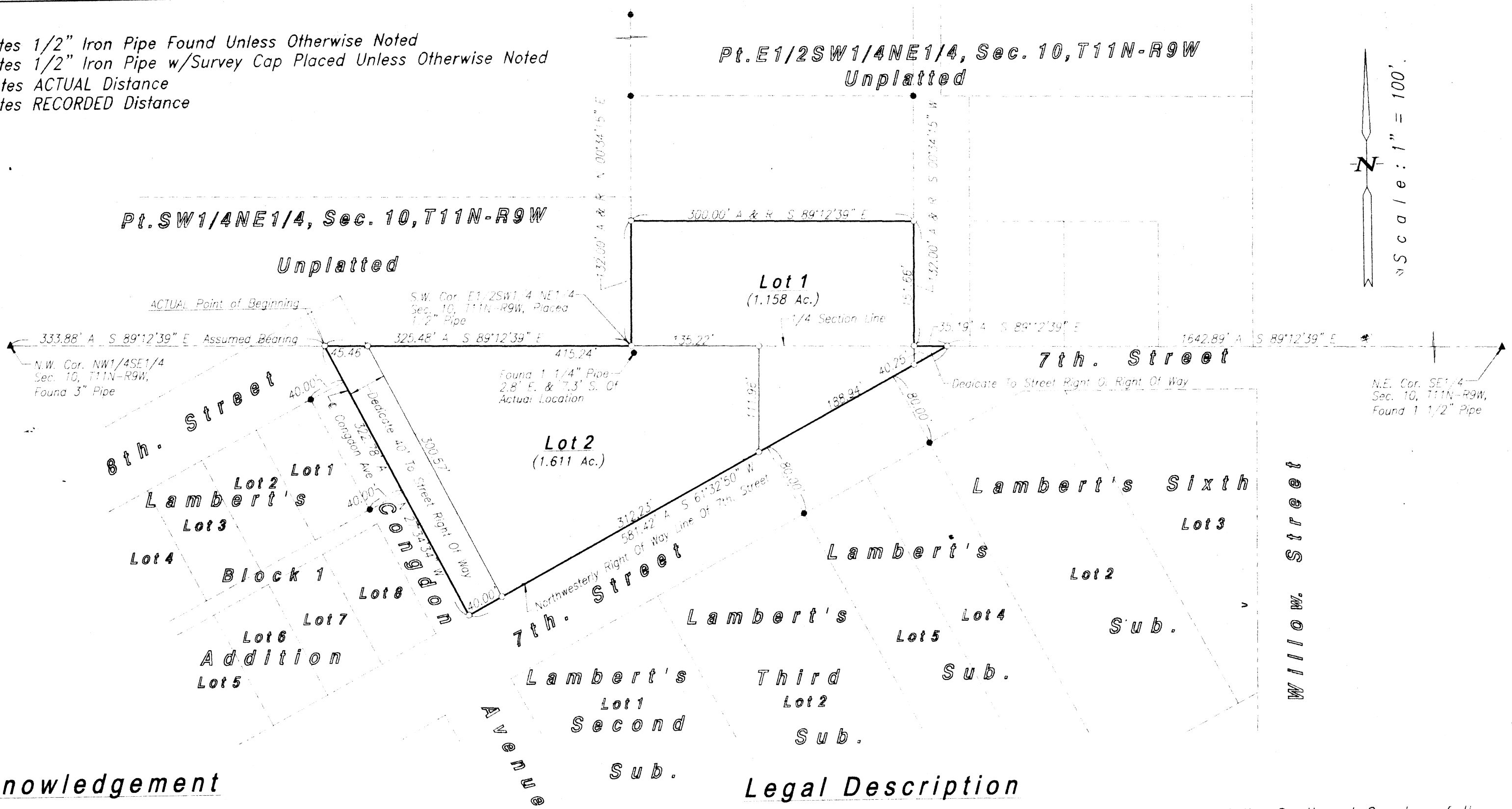
Chad Nabity, AICP
Planning Director

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

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



LEGEND
●-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
○-Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
A-Indicates ACTUAL Distance
R-Indicates RECORDED Distance



Acknowledgement

State Of Nebraska
County Of _____ ss
On the _____ day of _____, 2015, before me,
a Notary Public within and for said County, personally appeared, RAUL SANCHEZ and ROSA M. BARRAZA SANCHEZ, husband and wife and NINFA R. SANCHEZ and RAUL FLORENCIO SANCHEZ, wife and husband and to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his or her voluntary act and deed.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, Nebraska, on the date last above written.
My commission expires _____

(Seal)

Notary Public

Surveyor's Certificate

I hereby certify that on December 10, 2015, I completed an accurate survey of 'SANCHEZ SUBDIVISION', in the City of Grand Island, 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 lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, 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 _____, 2016.

Mayor

City Clerk

(Seal)

Legal Description

A tract of land comprising a part of the East Half of the Southwest Quarter of the Northeast Quarter (E1/2SW1/4NE1/4) and a part of the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), all in Section Ten (10), Township Eleven (11) North, Range Nine (9) West of the 6th. P.M., in the City of Grand Island, Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter of the Southeast Quarter (NW1/4SE1/4); thence running easterly on the north line of said Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), on an Assumed Bearing of S89°12'39"E, a distance of Three Hundred Thirty Three and Eighty Eight Hundredths (333.88) feet, to the ACTUAL Point of Beginning; thence continuing S89°12'39"E, on the north line of said Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), a distance of Three Hundred Twenty Five and Forty Eight Hundredths (325.48) feet, to the southwest corner of said East Half of the Southwest Quarter of the Northeast Quarter (E1/2SW1/4NE1/4); thence running N00°34'15"E, a distance of One Hundred Thirty Two (132.00) feet; thence running S89°12'39"E, a distance of Three Hundred (300.00) feet; thence running S00°34'15"W, a distance of One Hundred Thirty Two (132.00) feet, to a point on the north line of said Northwest Quarter of the Southeast Quarter (NW1/4SE1/4); thence running S89°12'39"E, on the north line of said Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), a distance of Thirty Five and Nineteen Hundredths (35.19) feet; thence running S61°32'50"W, on the northwesterly right of way line of 7th. Street a distance of Five Hundred Eighty One and Forty Two Hundredths (581.42) feet, to a point on the centerline of Congdon Avenue; thence running N27°34'34"W, on the centerline of Congdon Avenue a distance of Three Hundred Twenty Two and Seventy Eight Hundredths (322.78) feet, to the ACTUAL Point of Beginning and containing 3.063 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that RAUL SANCHEZ and ROSA M. BARRAZA SANCHEZ, husband and wife and NINFA R. SANCHEZ and RAUL FLORENCIO SANCHEZ, wife and husband, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'SANCHEZ SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the street right of way as shown thereon to the public forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto, at _____, Nebraska, this _____ day of _____, 2015.

Raul Sanchez

Ninfa R. Sanchez

Rosa M. Barraza Sanchez

Raul Florencio Sanchez

SANCHEZ SUBDIVISION
IN THE CITY OF GRAND ISLAND, NEBRASKA

ROCKWELL AND ASSOC. L.L.C. - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 Of 1



Hall County Regional Planning Commission

**Wednesday, January 6, 2016
Regular Meeting**

Item J3

Final Plat - Thesenvitz Subdivision

Staff Contact: Chad Nabity

December 15, 2015

Dear Members of the Board:

RE: Final Plat – Thesenvitz Subdivision.

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

This final plat proposes to create 1 lot, on a tract of land being in part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Thirty-One (31), Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., in Hall County, Nebraska, said tract containing 3.03 acres.

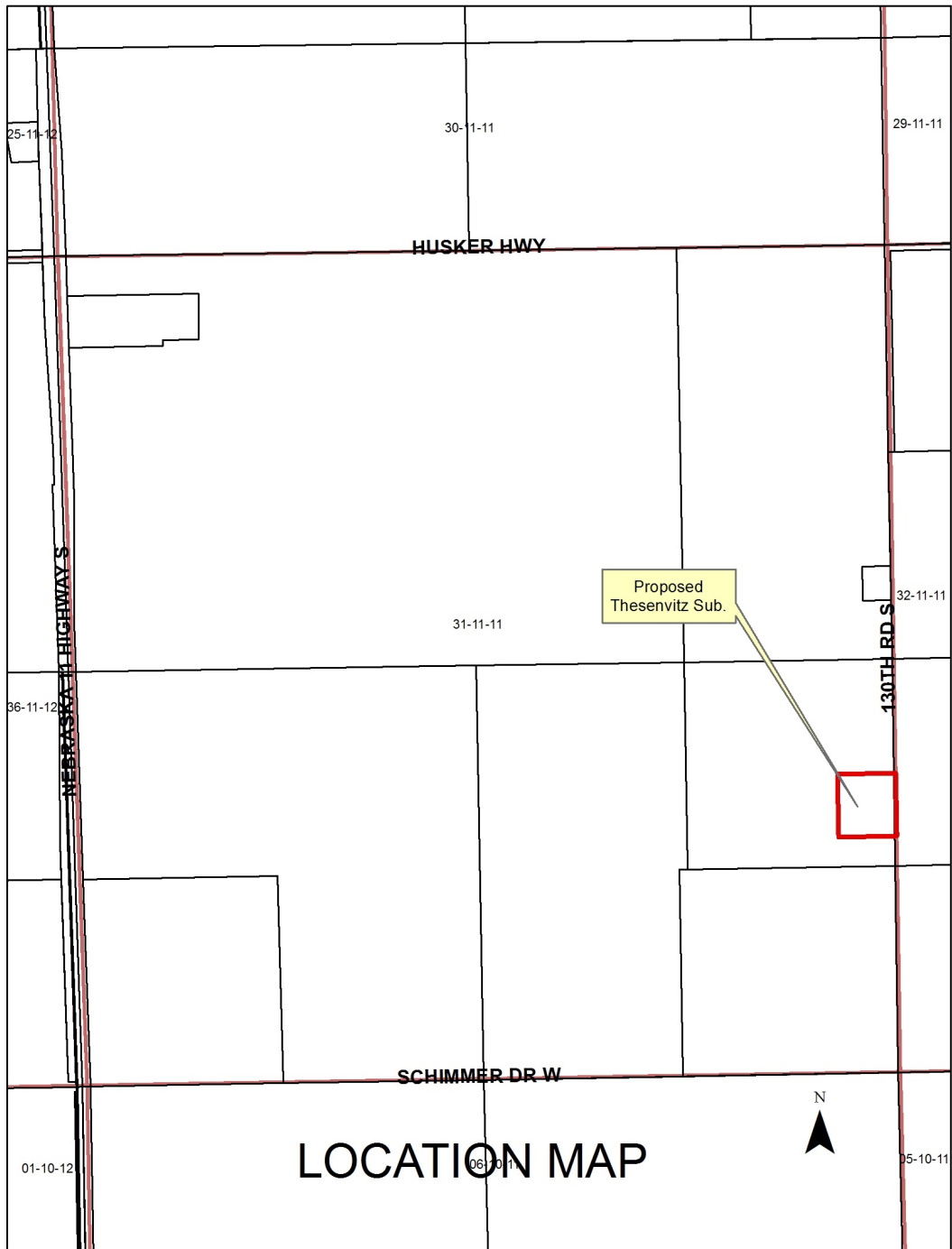
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on January 6, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

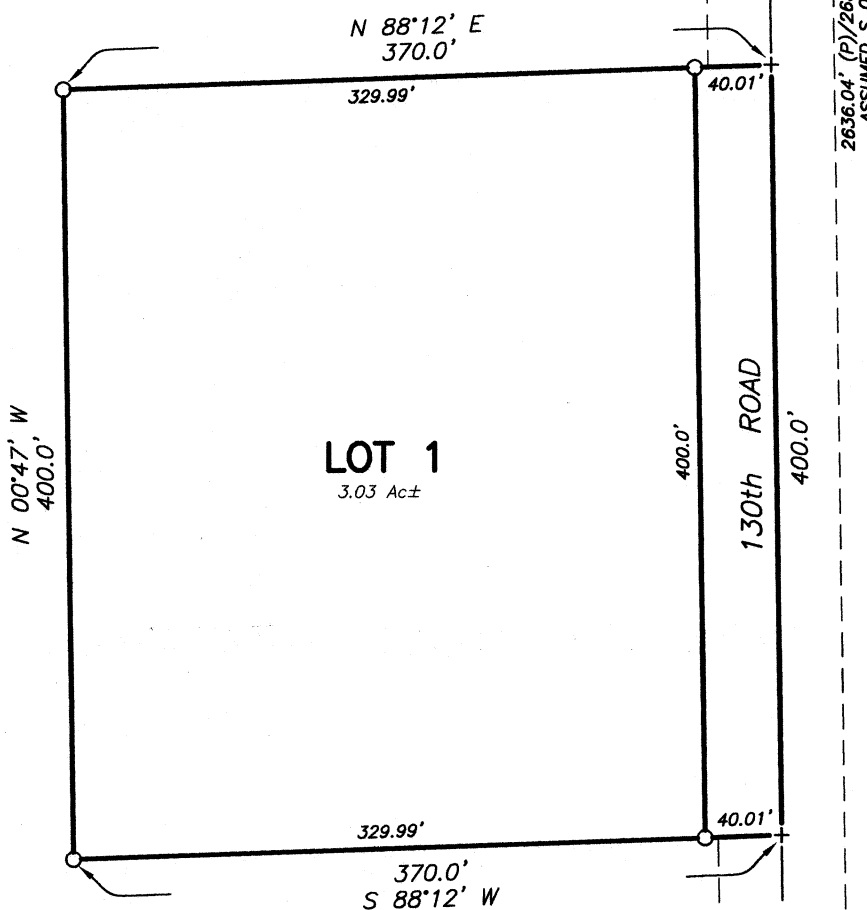
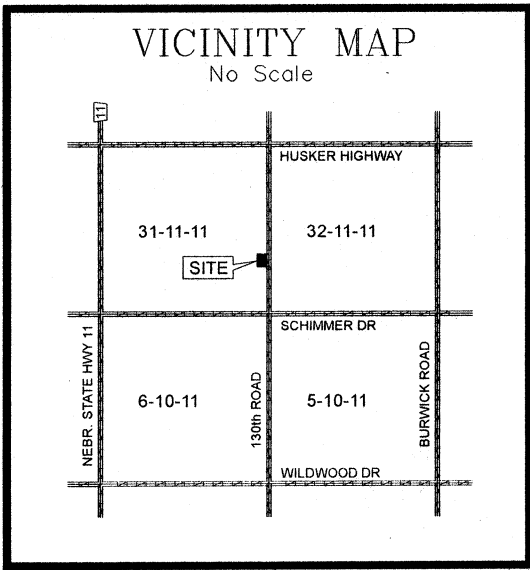
Cc: County Clerk
County Attorney
County Public Works
County Zoning
Manager of Postal Operations
Trenton Snow, LLC

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



THESENVITZ SUBDIVISION
A SUBDIVISION BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 11 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA

NORTHEAST CORNER OF THE SE 1/4 OF
SECTION 31, T11N, R11W
FOUND BUREAU OF LAND MANAGEMENT
BRASS CAP
-SOUTHEAST BOLT ON WELL BASE,
NORTHWEST 58.9'
-NAIL IN CORNER FENCE POST, EAST
NORTHEAST 33.8'
-4" NAILS IN GATE POST, SOUTHEAST 37.2'



SOUTHEAST CORNER OF THE SE 1/4 OF
SECTION 31, T11N, R11W
FOUND BUREAU OF LAND MANAGEMENT
BRASS CAP
-4" NAILS IN FENCE POST, NORTH
NORTHWEST 66.4'
-4" NAILS IN FENCE POST, NORTHWEST 61.3'
-4" NAILS IN POWER POLE, SOUTH
SOUTHWEST 74.8'

LEGAL DESCRIPTION
A tract of land being part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Thirty-one (31), Township Eleven (11) North, Range Eleven (11) West of the Sixth Principal Meridian, Hall County, Nebraska, more particularly described as follows: Referring to the Northeast corner of the the Southeast Quarter of said Section 31 and assuming the East line of said Northeast Quarter as bearing S 00°47' E and all bearings contained herein are relative thereto; thence S 00°47' E on the aforesaid East line a distance of 735.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 00°47' E on the afore described course a distance of 400.0 feet; thence S 88°12' W a distance of 370.0 feet; thence N 00°47' W parallel with the aforesaid East line a distance of 400.0 feet; thence N 88°12' E a distance of 370.0 feet to the place of beginning. Containing 3.40 acres, more or less.

SURVEYOR'S CERTIFICATE
I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, hereby certify that I completed an accurate survey of "THESENVITZ SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that 5/8" x 24" capped rebar were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(S E A L)

Trenton D. Snow
Nebr. Reg. L.S. No. 626
Date: _____

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that Shoemaker Island Road, L.L.C., by and through _____ (print name) it's _____ (print title), being the sole owner(s) of the land described hereon have caused the same to be surveyed, subdivided, platted and designated as "THESENVITZ SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate the road right-of-way as shown thereon to the public for their use forever and the easements, if any, as shown thereon 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 obstruction 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(s).
IN WITNESS WHEREOF, I have affixed my signature hereto this _____ day of _____, 20__.

(signature)

(print name)

(print title) of Shoemaker Island Road, LLC

ACKNOWLEDGEMENTS
State of _____
County of _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____ (print name), _____ (print title) of Shoemaker Island Road, L.L.C.
S E A L

Notary Public

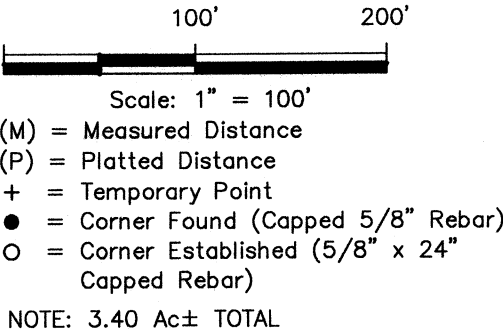
APPROVALS
Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman _____ Date _____

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 20__.

Chairman of the Board

County Clerk



TRENTON D. SNOW, LLC
A Land Surveying Company
1309 Central Avenue
P.O. Box 1772
Harrison, NE 68033
Office: (402) 234-1754
Fax: (402) 234-1700
Cellular: (402) 234-1000
www.nebraskasurveys.com



Hall County Regional Planning Commission

**Wednesday, January 6, 2016
Regular Meeting**

Item J4

Final Plat - A & A Woit Subdivision

Staff Contact: Chad Nabity

December 15, 2015

Dear Members of the Board:

RE: Final Plat – A & A Woit Subdivision.

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

This final plat proposes to create 1 lot, on a tract of land in part of the North Half of the Southeast Quarter (N1/2, SE1/4) of Section Thirty-Five (35), Township Eleven (11) West of the 6th P.M., in Hall County, Nebraska, said tract containing 2.06 acres.

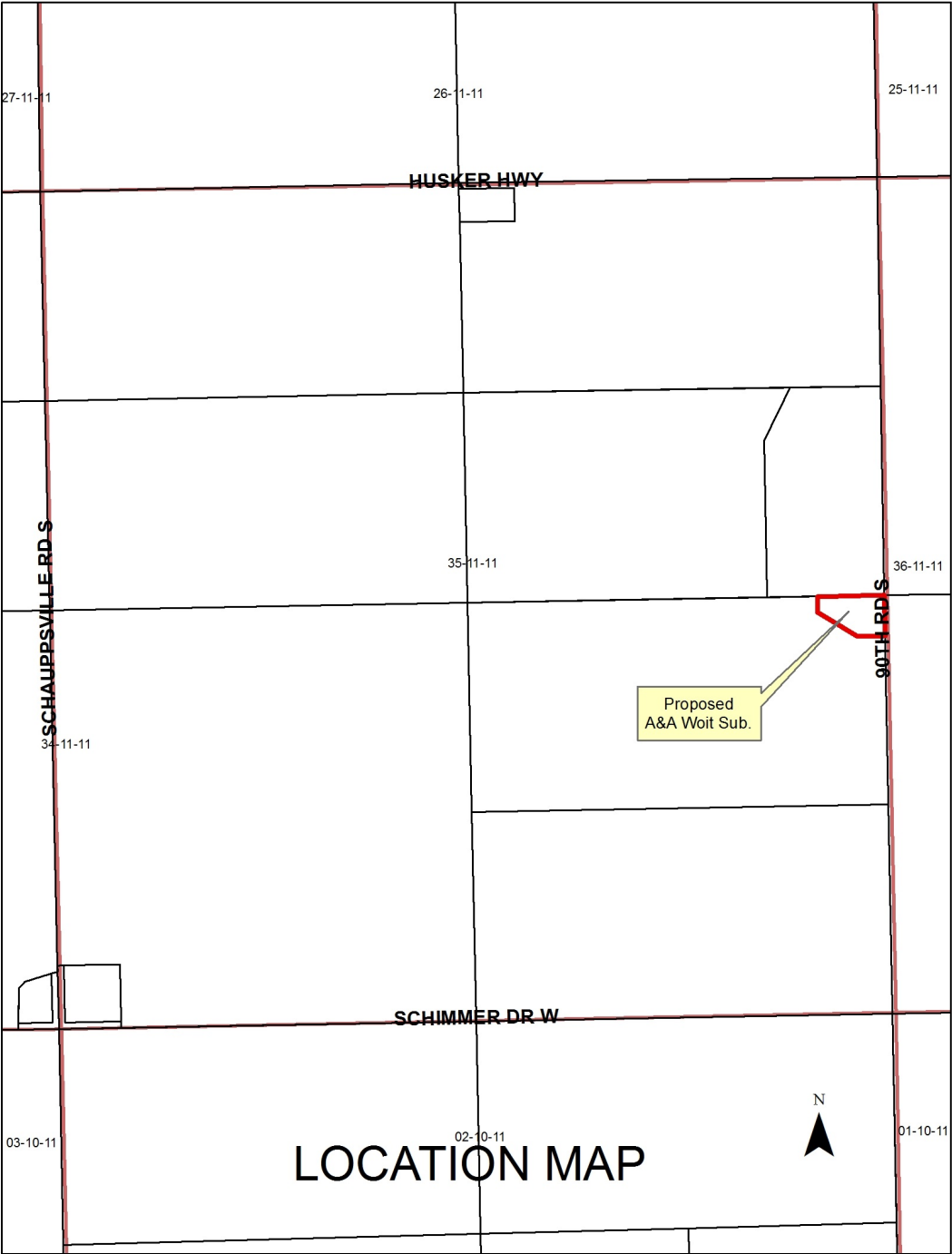
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on January 6, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Public Works
County Zoning
Manager of Postal Operations
Olsson Associates

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



A&A WOIT SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT

CENTER 1/4 CORNER
SEC. 35-T11N-R11W

S89°53'04"E 2646.19'(M) 2646.08'(S) 2640.50'(E)

S89°53'04"E 427.00'(M)

EAST 1/4 CORNER
SEC. 35-T11N-R11W

N89°53'04"W
40.00'(M)

P.O.B.

N0°14'31"W
99.27'(M)

LOT 1
89,539.86 S.F.
±2.06 ACRES

N58°05'01"W 297.63'(M)

PART OF THE NORTH HALF OF
SOUTHEAST QUARTER (N1/2, SE1/4)
SECTION 35-T11N-R11W
(UNPLATTED)

N

1" = 30'
0' 15' 30' 60'
SCALE IN FEET

40.00' R.O.W.
TO BE DEDICATED WITH
THIS PLAT

S0°00'00"E 256.80'(M)

90TH ROAD

S0°00'00"E 257.00'(M)

N89°35'36"W 133.95'(M)

N89°35'36"W
40.00'(M)

33 EXISTING R.O.W.

S0°00'00"E 262.62'(M)

SOUTHEAST CORNER
SEC. 35-T11N-R11W

SECTION CORNER TIES

CENTER 1/4 CORNER, SECTION 35, TOWNSHIP 11 NORTH, RANGE 11 WEST

FOUND 1/2" PIPE 0.3' ABOVE GRADE
N 9.54' TO RED HEAD IN POWER POLE
NNE 87.02' TO CENTER OF IRRIGATION RISER
NE 43.16' TO FOUND 1/2" PIPE

EAST 1/4 CORNER, SECTION 35, TOWNSHIP 11 NORTH, RANGE 11 WEST

FOUND 1/2" PIPE 0.5' BELOW GRADE
ESE 34.00' TO MAG NAIL WITH WASHER IN POWER POLE
ENE 35.46' TO MAG NAIL WITH WASHER IN TRANSFORMER POLE
NW 51.70' TO TOP CENTER OF IRRIGATION TURNOUT
W 40.00' TO 5/8" REBAR WITH J. HURT LS#674 CAP

SOUTHEAST CORNER, SECTION 35, TOWNSHIP 11 NORTH, RANGE 11 WEST

FOUND 3/4" IRON BAR 0.7' BELOW GRADE
SE 47.37' TO MAG NAIL WITH WASHER IN GUY POLE
NE 46.59' TO MAG NAIL WITH WASHER IN POWER POLE
NE 46.39' TO FOUND 1/2" REBAR
SE 45.58' TO NEAR FACE OF CONCRETE WITNESS CORNER

OWNERS: JERRY D. AND LINDA K. WOITASZEWSKI (HUSBAND AND WIFE)
SUBDIVIDER: JERRY D. AND LINDA K. WOITASZEWSKI (HUSBAND AND WIFE)
SURVEYOR: OLSSON ASSOCIATES
ENGINEER: OLSSON ASSOCIATES
NUMBER OF LOTS: 1

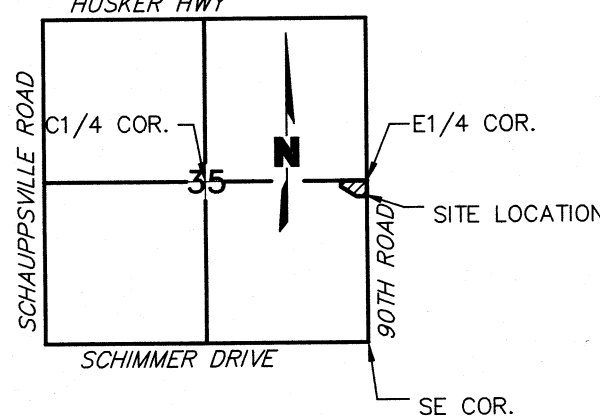
LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/J. HURT L.S. #674 CAP)
- ROW LINE
- SECTION LINE
- PROPERTY LINE
- M MEASURED DISTANCE
- S RECORDED DISTANCE D.D. SORGENFREI L.S. #578 5/14/2009
- E RECORDED DISTANCE L. EHLERS L.S. #31, 7/9/1984

LOCATION MAP

SEC. 35, T11N, R11W
NOT TO SCALE

HUSKER HWY



LEGAL DESCRIPTION

A TRACT OF LAND IN PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2, SE1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 35, AND POINT BEING THE ACTUAL POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S00°00'00"W ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 257.00 FEET; THENCE N89°35'36"W A DISTANCE OF 173.95 FEET; THENCE N58°05'01"W A DISTANCE OF 297.63 FEET; THENCE N00°14'31" W A DISTANCE OF 99.27 FEET; THENCE S89°53'04"E A DISTANCE OF 427.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 89,539.86 SQUARE FEET OR 2.06 ACRES MORE OR LESS OF WHICH 0.24 ACRES IS NEW DEDICATED ROAD ROW.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2015, I COMPLETED AN ACCURATE SURVEY UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND IN PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., 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.

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JERRY D. WOITASZEWSKI AND LINDA K. WOITASZEWSKI, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "A&A WOIT SUBDIVISION" IN PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2, SE 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE ELEVEN (11) WEST OF THE 6TH P.M., 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 AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT
_____, THIS _____ DAY OF _____, 2015.

JERRY D. WOITASZEWSKI

LINDA K. WOITASZEWSKI

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS _____ DAY OF _____, 2015, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JERRY D. WOITASZEWSKI, HUSBAND, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL SS

ON THIS _____ DAY OF _____, 2015, BEFORE ME _____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED LINDA K. WOITASZEWSKI, WIFE, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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

APPROVALS

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 HALL COUNTY BOARD OF SUPERVISORS
THIS _____ DAY OF _____, 201____.

CHAIRMAN

COUNTY CLERK

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. 2013-0717
ADAM WOITASZEWSKI
SURVEY
FB HALL CO. #3