



# Hall County Regional Planning Commission

**Wednesday, September 07, 2005**

## **Regular Meeting Packet**

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### **Commission Members:**

<b>John Amick</b>	<b>Hall County</b>	
<b>Tom Brown</b>	<b>Grand Island</b>	
<b>Scott Eriksen</b>	<b>Grand Island</b>	
<b>Mark Haskins</b>	<b>Hall County</b>	<b>Vice Chairperson</b>
<b>Bill Hayes</b>	<b>Doniphan</b>	
<b>Dianne Miller</b>	<b>Grand Island</b>	
<b>Jaye Montor</b>	<b>Cairo</b>	
<b>Robert (Bob) Niemann</b>	<b>Grand Island</b>	
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Mick Reynolds</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>
<b>Dennis Wagoner</b>	<b>Wood River</b>	

**Regional Planning Director: Chad Nabity**

**Technician:**

**Edwin Maslonka**

**Secretary:**

**Karla Collinson**

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**7:00:00 PM**

**Council Chambers - City Hall**

**100 East First Street**

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## **Call to Order**

## **Roll Call**

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

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

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

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

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### **DIRECTOR COMMUNICATION**

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

**Staff Recommendation Summary  
For Regional Planning Commission Meeting  
September 7, 2005**

**Agenda Item # 4 Public Hearing** – Concerning annexation of land located in the S ½ NW ¼ NE ¼ 33-11-09 into the City Limits of Grand Island. See full recommendation (C-33-2005GI)

**Agenda Item #5 Public Hearing** - Concerning annexation of land located in the SE ¼ NE ¼ 25-11-10 into the City Limits of Grand Island. See full recommendation (C-34-2005GI)

**Agenda Item #6 Public Hearing** - Concerning Change of Zoning for property located at 708 Cottonwood Street, Wood River, Nebraska from I1 Light Industrial to R9 low Density Residential. See Full Recommendation (C-35-2005WR)

**Agenda Item #7 Preliminary Plat** - Kaaar Subdivision, located South of State Street, and West of Diers Avenue, Grand Island, NE. This subdivision proposes to create 10 lots on a currently unplatted parcel of land in the W ½ NW ¼ SE ¼ 12-11-10. This property is zoned B2 General Business Zone. It is recommended the Planning Commission **approve** & recommend the City Council **approve** this preliminary plat.

**Agenda Item #8 Final Plat** - Luzenac Fourth Subdivision, located South of US Highway 30 and East of the Burlington Northern Railroad Tracks. This subdivision proposes to replat lot 1 Luzenac Third Subdivision into 2 lots. It is recommended the Planning Commission **approve** & recommend the City Council **approve** the final plat. .

**Agenda Item #9 Final Plat** - Northview Second Subdivision, located North of Northview Drive, and West of North Road. This subdivision proposes to create 26 lots on a currently unplatted parcel of land in the E ½ NE ¼ 2-11-10. This subdivision has been submitted in conformance with the approved preliminary plat for this development. It is recommended the Planning Commission **approve** & recommend the City Council **approve** the final plat.

**Agenda Item #10 Final Plat** - Engel Subdivision, located South of Schultz Road and West of Gunbarrel Road, Hall County, Nebraska. This subdivision proposes to create 1 lot on a currently unplatted parcel of land in the W ½ NE ¼ 25-10-9. It is recommended the Planning Commission **approve** & recommend the County Board **approve** the final plat.



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# Hall County Regional Planning Commission

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## Item G1

### **Change of Zoning for 708 Cottonwood Street, Wood River, NE**

*This application proposes to change the zoning for land located at 708 Cottonwood Street Wood River NE from I1 Light Industrial to R9 Low Density Residential.*

Staff Contact: Chad Nabity

## Agenda Item # 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 18, 2005

**SUBJECT:** *Zoning Change (C-35-2005WR)*

**PROPOSAL:** To rezone the proposed a parcel of ground with an existing house on it west of Cottonwood Street (U.S. Highway 11) north of U.S. Highway 30 from I1- Light Industrial District to R9-Low Density Residential District, in the jurisdiction of the City of Wood River.

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:*

I1- Light Industrial District

*Permitted and conditional uses:*

I1-Commercial, Office, Warehousing, Fabrication and Manufacturing uses. Residential uses are not permitted in this district. .

*Comprehensive Plan Designation:*

Commercial/Manufacturing

*Existing land uses.*

Single Family Home

##### **Adjacent Properties Analysis**

*Current zoning designations:*

**West:** I1- Light Industrial District

**East and South:** BG-General Business District

**North:** R9-Low Density Residential

*Permitted and conditional uses:*

**R9-** Residential uses at a density of 1 dwelling unit per 9000 square feet. **BG-**General Business including outdoor display and sales, retail uses, Office uses. **I1-**Commercial, Office, Warehousing, Fabrication and Manufacturing uses. Residential uses are not permitted in this district.

*Comprehensive Plan Designation:*

**South and East:** Commercial

**West:** Light Industrial

**North:** Low Density Residential

*Existing land uses:*

**North and West:** Low Density

Residential/Industrial

**East:** General Commercial, mobile homes and Single family development

**South:** Commercial/Industrial Development

## **EVALUATION:**

### **Positive Implications:**

- *In general conformance with the City's Comprehensive Land Use Plan:* This area is designated as light industrial within the plan but adjacent properties are planned for residential or commercial development.
- *Residential is a permitted use in the R9 zone:* The existing house would be a permitted use in the R9 zone.
- *Adjacent to existing property zoned R9:* This property is immediately adjacent to property that is zoned R9 and the uses are similar on both properties.

### **Negative Implications:**

- *None foreseen*

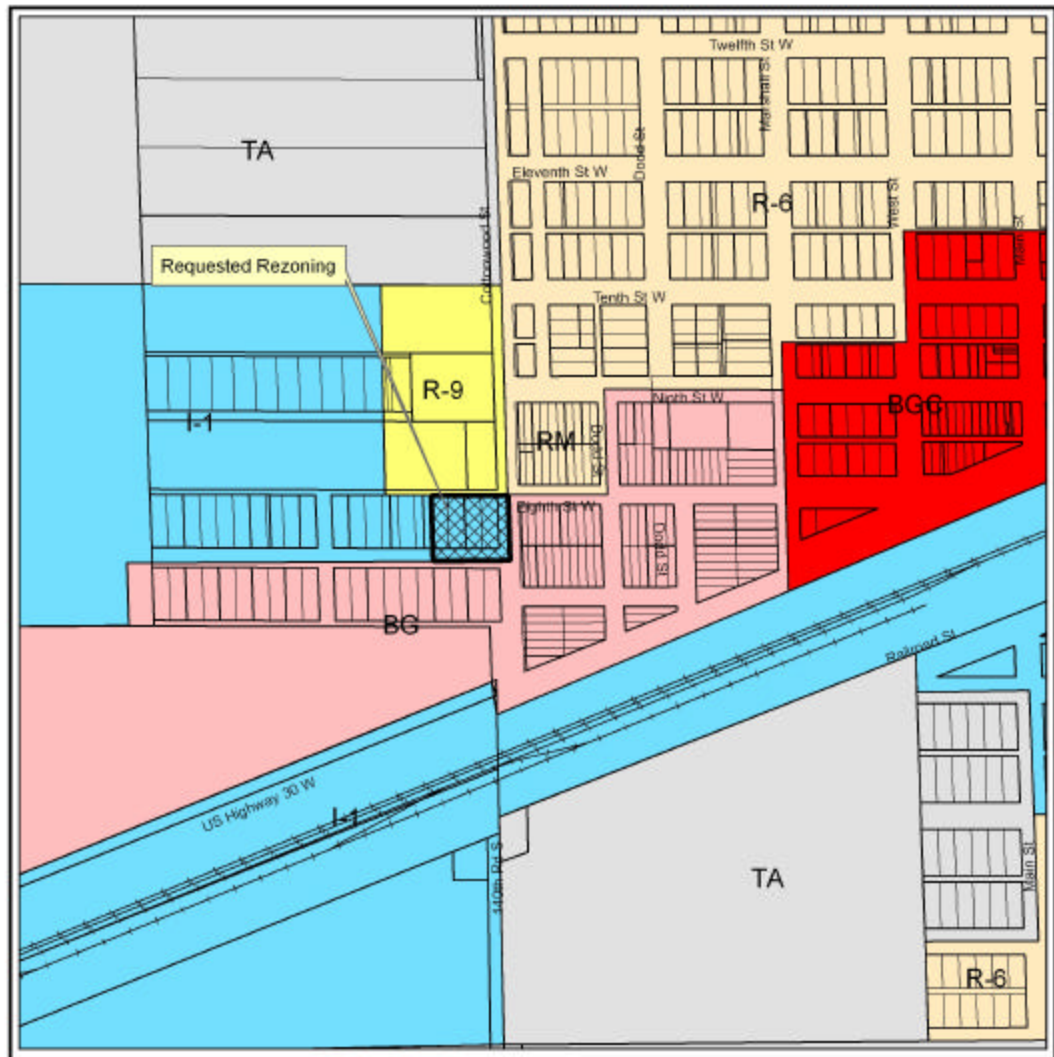
### **Other**

This property has been zoned for Manufacturing either I1 or LM since at least 1970. The zoning was not an issue with the owners until recently when the estate has tried to sell the house. If the house is damaged to an extent greater than 50% of its current value it cannot be rebuilt without action by the Wood River City Council. The change to a R9 zone would allow the house to be rebuilt should it become damaged. This will not change any of the current uses of the property.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Wood River City Council change the zoning on this site from I1-Light Industrial Zone to R9- Low Density Residential Zone.

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



# Requested Zoning

Scale : NONE  
C-35-2005WR

- From I-1 : Light Industrial Zone
- From R-9 : Low Density Residential Zone





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# Hall County Regional Planning Commission

Wednesday, September 07, 2005

Regular Meeting

## Item H1

### **Annexation of land in the S 1/2 NW 1/4 NE 1/4 33-11-09**

*This application proposes to annex a parcel of land located in the S 1/2 NW 1/4 NE 1/4 33-11-09 into the Grand Island City Limits*

Staff Contact: Chad Nabity



**Agenda Item # 4**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

August 16, 2005

**SUBJECT:** *Annexation of Properties*

**PROPOSAL:** To annex properties as shown on the attached annexation plan.

**OVERVIEW:**

These properties are contiguous with the Grand Island City Limits. The owners have requested this annexation.

These properties are within the Grand Island Utilities Electrical Service District. These properties are both within the Cedar Hollow/Northwest School Districts. These annexations will not impact the two-mile extraterritorial jurisdiction of Grand Island.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council annex these properties as presented.

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



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# Hall County Regional Planning Commission

Wednesday, September 07, 2005

Regular Meeting

## Item H2

### **Annexation of land located in the SE 1/4 NE 1/4 25-11-10**

*This application proposes to annex a parcel of land in the SE 1/4 NE 1/4 25-11-10 into the Grand Island City Limits.*

Staff Contact: Chad Nabity

**Agenda Item # 4**

**PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

August 16, 2005

**SUBJECT:** *Annexation of Properties*

**PROPOSAL:** To annex properties as shown on the attached annexation plan.

**OVERVIEW:**

These properties are contiguous with the Grand Island City Limits. The owners have requested this annexation.

These properties are within the Grand Island Utilities Electrical Service District. These properties are both within the Cedar Hollow/Northwest School Districts. These annexations will not impact the two-mile extraterritorial jurisdiction of Grand Island.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council annex these properties as presented.

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

# ANNEXATION PLAN –September 2005

August 15, 2005

## OVERVIEW

Section 16-117 of The Nebraska State Statute allows municipalities of the first class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing city boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing city boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-city residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to city to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements. Specifically, changes in October, 1999 to Nebraska Department of Environmental Quality Regulation Title 124 concerning on site waste water treatment systems impacts new and replacement private septic systems.
9. Assist in population growth to enable community to reach Community Development Block Grant entitlement status – 50,000. Entitlement communities automatically receive Community Development block grant dollars; no competitive process required.
10. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
11. Provide long term visioning abilities as it relates to growth and provision of services.

## Other Factors

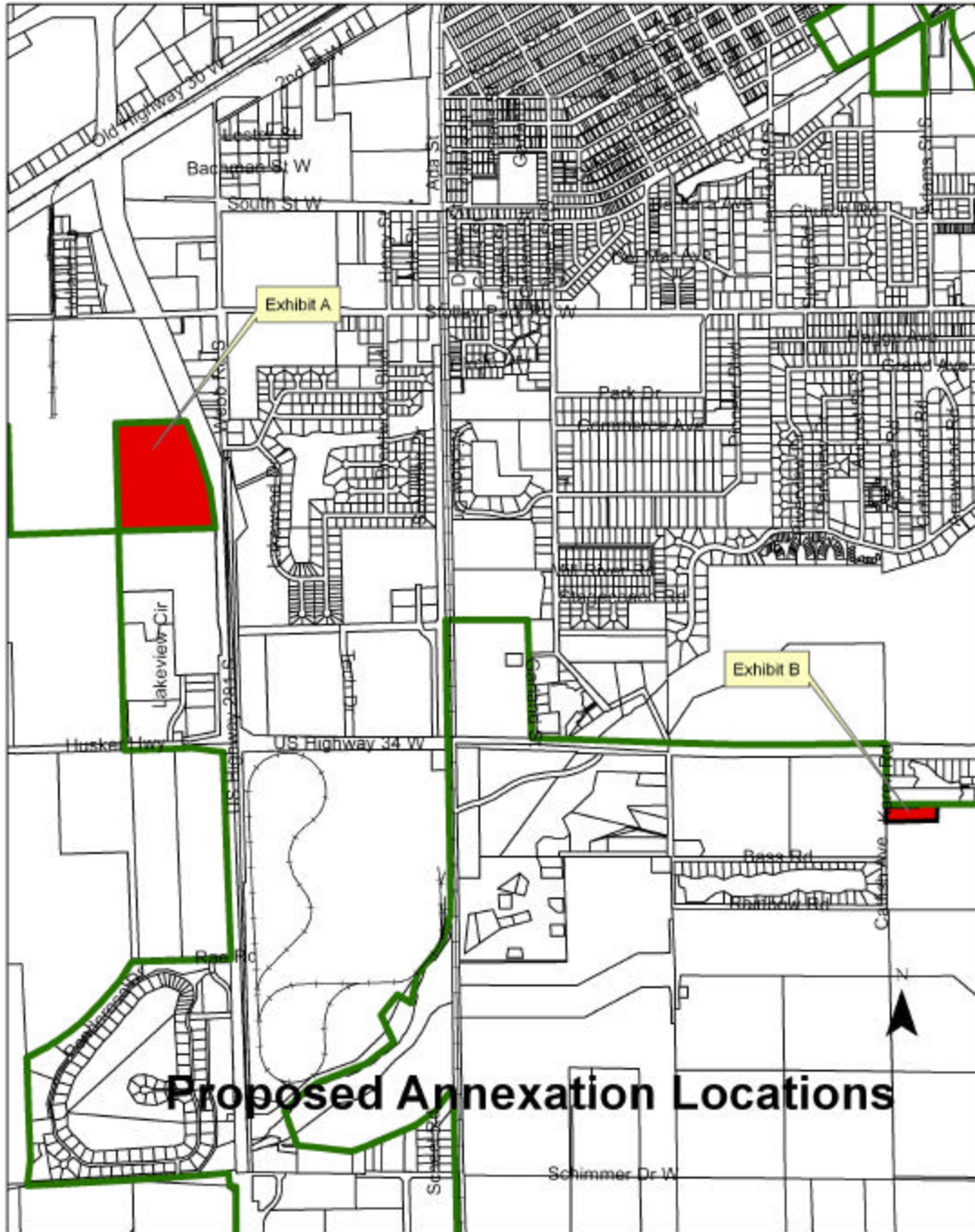
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property. Frederick J. and Charlotte J. Becker have requested that the City annex their property in the SE ¼ of the NE ¼ of 25-11-10. It is anticipated that this property will develop for commercial purposes in the near future. Beverly Healthcare Lakeview at 1405 W. U.S. Highway 34 is expanding their building and services and will be building onto the property south of their current location. They have requested that this property be annexed into the City of Grand Island.

A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Summary of operating expenditures associated with increased services
- Emergency services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. ***It should be noted that the capital improvements to existing infrastructure and extending services will take place over a period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. The service plan provides for extending the trunk water and sanitary sewer lines to the annexed area. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***



## **U.S. Highway 281 South of Case New Holland Becker Property**

The Becker property identified as the located in the southwest part of the community. It is west of US. Highway 281 and south of Case New Holland. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property

### INVENTORY OF SERVICES

1. Police Protection. The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:
  - Normal patrols and responses
  - Handling of complaints and incident reports
  - Investigation of crimes
  - Standard speed and traffic enforcement
  - Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:
  - Fire suppression and rescue
  - Hazardous materials incident response
  - Periodic inspections of commercial properties
  - Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #3 located on Webb Road, across U.S. 281 from the nearest part of the proposed annexation area.

3. Emergency Medical Services. The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.
  - Emergency medical and ambulance services
  - Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area through existing sewer lines. No city costs would be anticipated.

5. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Capital Avenue is already maintained by the City of Grand Island

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.



9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:

- Commercial Building Plan Review
- Residential Building Plan Review
- Building Permit Inspections and Issuance
- Investigation of complaints relative to Minimum Housing Standards
- Regulation of Manufactured Home Parks
- Investigation of Illegal Business Complaints
- Investigation and Enforcement of Zoning Violations

10. Code Compliance. The City of Grand Island’s Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations

11. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

<b>Summary of Impacts</b>	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available
Roads and Streets	No Impact
Electric Service	Already in GI Service Area
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	In Cedar Hollow/Northwest School District

## Financial Impacts of Capital Avenue Properties Annexation

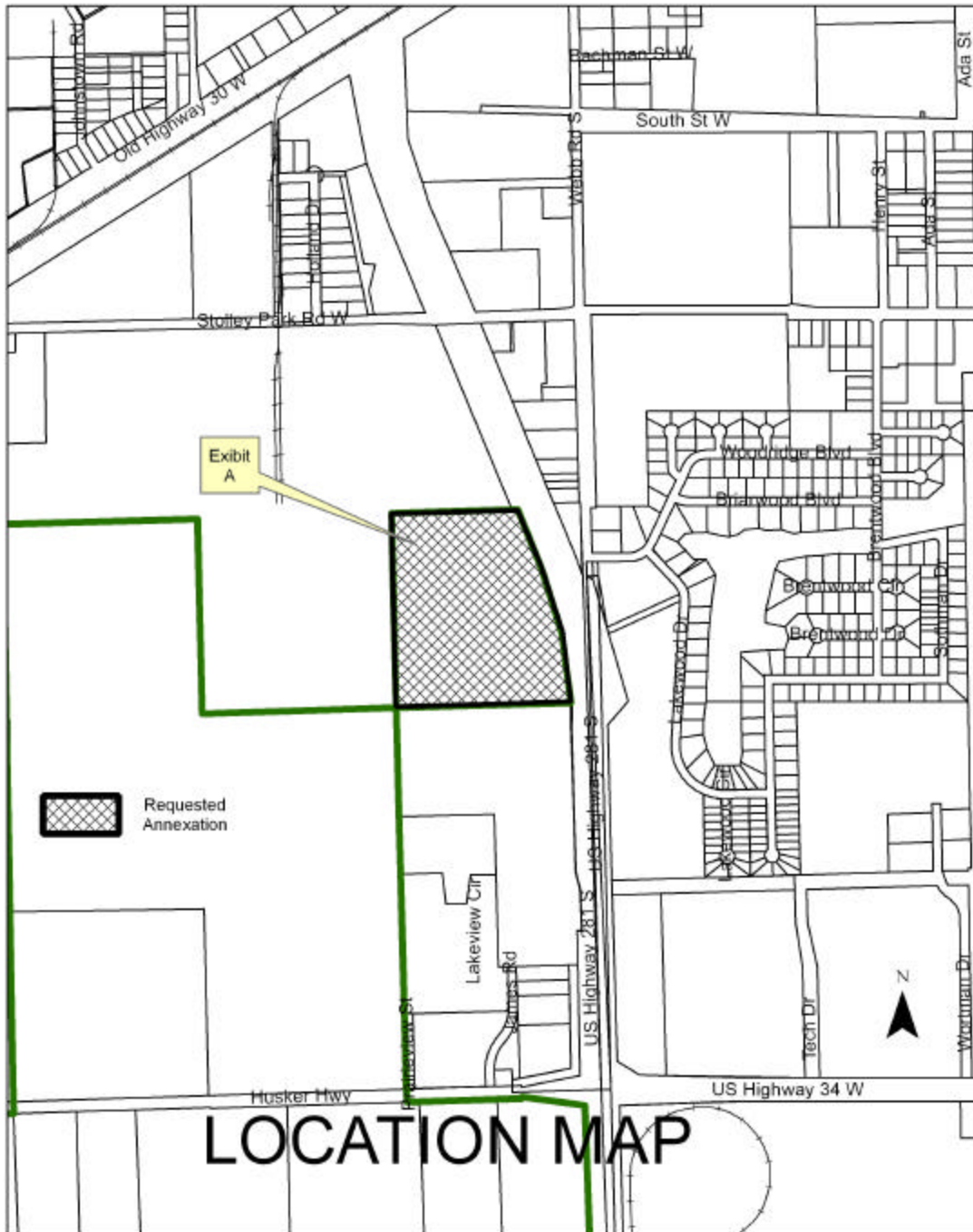
Financial Impact	Before Annex	After Annex
Property Valuation	\$63,816	\$63,816
City sales tax now applicable		
<b>Assume \$63,816 Value</b>		
2004 City property taxes	0	0.250001/\$159.54.
Community Redevelopment Authority	0	0.024287/\$15.49
Rural fire services	0.06034/\$38.51	0/\$0
Fire Bond	0.014679/\$9.38	0.014679/\$9.38*
Cedar Hollow to GIPS	1.120223/\$714.88	1.075781/\$686.52
CH Bond	0.076716/\$48.96	0.076716/\$48.96*
NW Bond	0.067911/\$43.34	0.067911/\$43.34*

Hall County, ESU, Community College, NRD and other levies will not change.

Total property tax levy	1.880403/\$1203.46	2.041857/\$1306.79
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Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

\*previously approved bonds will remain with property until paid off



## **Beverly Healthcare Lakeview Property south of U.S. 34 west of S. Locust Street**

The property identified as Beverly Healthcare Lakeview Property is located in the southeast area of the community south of U.S. Highway 34 and west of South Locust Street. Beverly Healthcare has indicated that they wish to expand their operations at this site.

### INVENTORY OF SERVICES

1. Police Protection. The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #3 located near Stolley Park Road and Webb Road, approximately 2.25 miles from the nearest part of the proposed annexation area.

3. Emergency Medical Services. The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area. The services will be maintained and operated by the City of Grand Island Public Works Department, Wastewater Division, as governed by standard policies and procedures established by the Nebraska Department of Environmental Quality and the U.S. Environmental Protection Agency. Wastewater services to new development and subdivisions will be provided according to standard policies and procedures of the City. These policies require the developer of a new subdivision to install sanitary sewer lines, unless waived in the subdivision agreement approved by the City Council. The neighborhood sanitary sewer would be special assessment District costs and assessed to benefiting properties. It is not anticipated that sewer will be needed at these properties.

5. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Shady Bend Road adjacent to these properties will be brought into the city.

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area. Water services to new development and subdivisions will be provided according to standard policies and procedures of the City. These policies require the developer of a new subdivision to install water lines, unless waived in the subdivision agreement approved by the City Council or through the use of the Assessment District process for developed areas. Water service to this area would be extended as part of a district at time such district is requested.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:

- Commercial Building Plan Review
- Residential Building Plan Review
- Building Permit Inspections and Issuance
- Investigation of complaints relative to Minimum Housing Standards
- Regulation of Manufactured Home Parks
- Investigation of Illegal Business Complaints
- Investigation and Enforcement of Zoning Violations

10. Code Compliance. The City of Grand Island’s Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations

12. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

<b>Summary of Impacts</b>	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Waste Water would need to be extended by district process.
Roads and Streets	No Impact
Electric Service	Already in GI Service Area
Water Service	Water would need to be extended by district process
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	In Cedar Hollow/Northwest School District

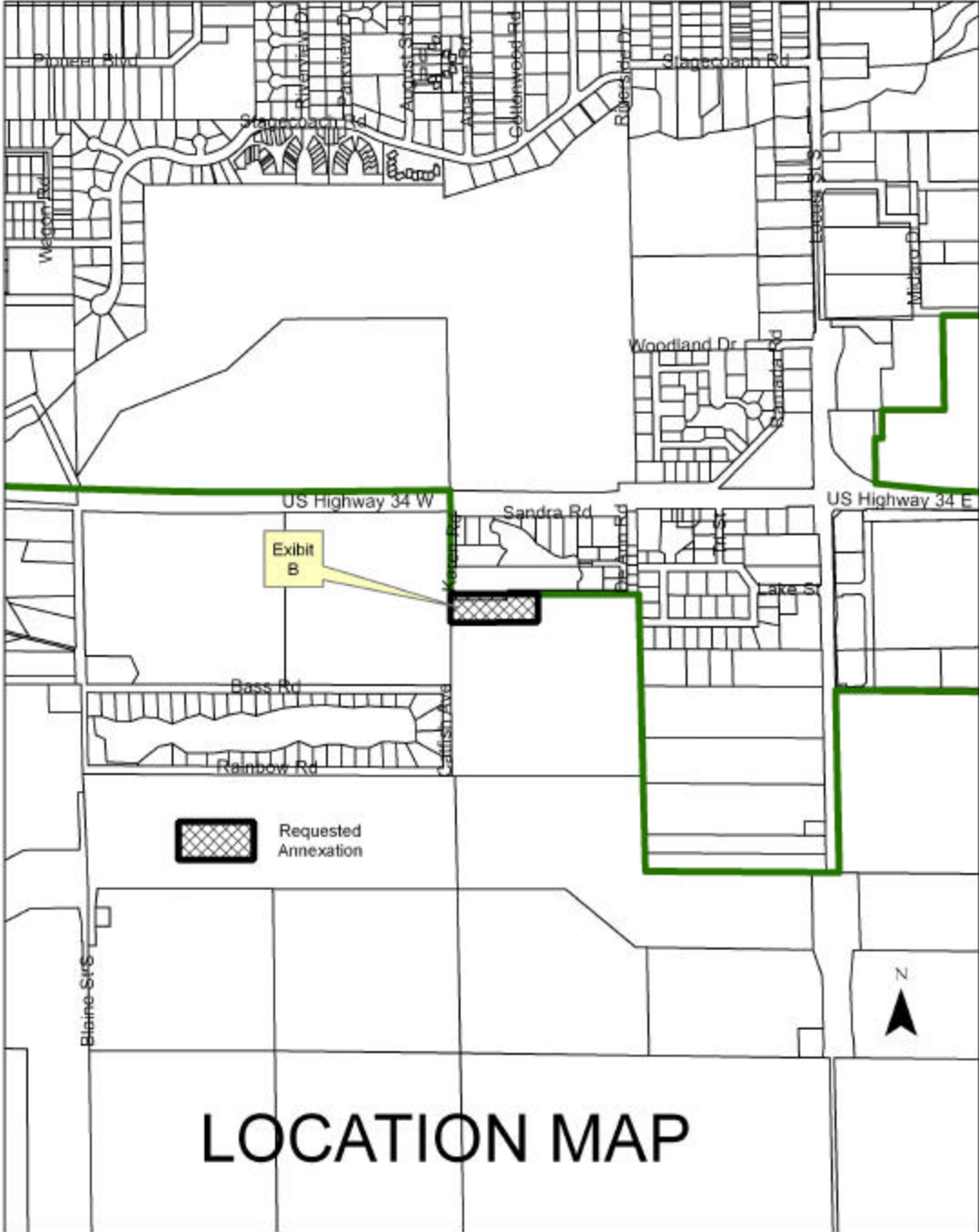
<b>Financial Impact</b>	<b>Before Annex</b>	<b>After Annex</b>
Property Valuation	\$5,360	\$5,360
City sales tax now applicable		
<b>Assume \$5,360 Value</b>		
2004 City property taxes	0	0.250001/\$13.40.
Community Redevelopment Authority	0	0.024287/\$1.30
Rural fire services	0.06034/\$3.23	0/\$0
Fire Bond	0.014679/\$0.79	0.014679/\$0.79*
Cedar Hollow to GIPS	1.120223/\$60.04	1.075781/\$57.66
CH Bond	0.076716/\$4.11	0.076716/\$4.11*
NW Bond	0.067911/\$3.64	0.067911/\$3.64*

Hall County, ESU, Community College, NRD and other levies will not change.

Total property tax levy	1.880403/\$100.79	2.049909/\$109.88
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Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

\*previously approved bonds will remain with property until paid off







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# Hall County Regional Planning Commission

Wednesday, September 07, 2005

Regular Meeting

## Item J1

### **Preliminary Plat Kaar Subdivision**

*This subdivision proposes to create 10 lots on a currently unplatted parcel of land in the W 1/2 NW 1/4 SW 1/4 12-11-10, located South of State Street, and West of Diers Avenue, Grand Island NE. This property is zoned B2 General Business Zone. It is recommended the Planning Commission approve and recommend the City Council approve this preliminary plat.*

Staff Contact: Chad Nabity



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# Hall County Regional Planning Commission

Wednesday, September 07, 2005

Regular Meeting

## Item J2

### Final Plat Luzenac Fourth Subdivision

*This final plat proposes to replat lot 1 Luzenac Third Subdivision into 2 lots. This property is located South of US Highway 30 and East of the Burlington Northern Railroad Tracks. It is recommended the Planning Commission approve and recommend the City Council approve this final plat.*

Staff Contact: Chad Nabity



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# Hall County Regional Planning Commission

Wednesday, September 07, 2005

Regular Meeting

## Item J3

### Final Plat Northview Second Subdivision

*This subdivision proposes to create 26 lots on a currently unplatted parcel of land in the E 1/2 NE 1/4 2-11-10, located North of Northview Drive and West of North Road. This subdivision has been submitted in conformance with the approved preliminary plat for this development. It is recommended the Planning Commission approve and recommend the City Council approve this final plat.*

Staff Contact: Chad Nabity



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# Hall County Regional Planning Commission

Wednesday, September 07, 2005

Regular Meeting

## Item J4

### Final Plat Engel Subdivision

*This final plat proposes to create 1 lot on a currently unplatted parcel of land in the W 1/2 NE 1/4 25-10-09, located South of Schultz Road and West of Gunbarrel Road, Hall County Nebraska. It is recommended the Planning Commission approve and recommend the County Board approve this Final Plat.*

Staff Contact: Chad Nabity