

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 28<sup>th</sup> DAY OF JULY 2020 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: Greg Wilke, Bonnie Kruse, Brent Barker, Pat Smith, Don Weber, Travis Herdt, Marilyn McGahan, Jim Bain, Lee Davies

MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Judy Clark, Planning Administrator; Michelle Bain, Recording Secretary

Notice of the meeting was given in advance thereof, by posting in at least three places in the City as follows: North Platte Public Library, Lincoln County Courthouse, and City Hall offices.

Notice of the meeting was given to the Chairman and all members of the Planning Commission. Availability of the agenda was communicated in the advance notice and in the notice to the Chairman and members of the Commission.

All proceedings thereafter shown were taken while the convened meeting was open to the attendance of the public.

Chair Wilke called the meeting to order at 5:30 p.m. and stated a current copy of the open meetings act of Nebraska is posted at the back of the Council Chambers and in the conference room.

2. McGahan moved and Kruse seconded the motion to approve the minutes of the meeting held June 23, 2020. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse, Bain, Davies. "Nay": None. Absent: None. Motion carried.
3. Discussion of Ordinance No. 4036 Amendment to Chapter 151 Housing Maintenance and Occupancy Code.

Judy explained that after the May 19, 2020 City Council Meeting a committee was formed to take an in-depth look into the changes proposed in Ordinance No. 4036 Chapter 151 Housing Maintenance and Occupancy Code Sections 151.001 through 151.999 of the Municipal Code of the City of North Platte relating to adoption of the 2018 International Property Maintenance Code. The proposed changes assign appropriate authority to the Building Inspector and Development Department regarding enforcement of property maintenance. The changes in the proposal assign all duties formally granted to Health Inspector to the Building Inspector. In the event that there are health or environmental issues outside of the Building Inspector's certifications, the city maintains a relationship with West Central District Health Department to assist in administration of the code. The City of North Platte Development Department has a staff of seven: two building inspectors, two code compliance officers, a permit technician, department secretary and planner. Granting administration of the code to the building inspector and development department will allow the city to designate staff responsibilities in enforcement of this code. Staff currently enforces the code as written; this amendment just clarifies those duties and responsibilities. Dave Hahn, Building Inspector, George Lewis, Fire Marshal, and Judy Pederson from the committee were present to answer questions. Councilman Ty Lucas sent an email asking some questions which were addressed. Regarding fire pits, there was a document from Fire Marshal Lewis. There was a misinterpretation these aren't enforced but they are enforced through the code. The City Attorney and Fire Department drafted those regulations.

There was discussion among the Planning Commission and the committee clarifying portions of the proposed Code such as definitions of rooming and boarding house, multiple dwelling inspections and window and door screens. Also discussed was the time frame for correcting the violations and that the city will work with a property owner if they see progress. Elevators are regulated by the state so the city doesn't inspect them. Other items discussed were basement ceiling heights and house number sizes.

Judy pointed out there will be some education with this regarding what is tenant and what is landlord responsibility. When the city get a call from a tenant, the first thing they are asked is if they have contacted the landlord in writing.

Eric Seacrest was present and stated the reason for adopting this code is in part because of the findings of a study on housing in 2018. It recognized there are many fine homes in the community but also a considerable number of slum lords and a growing number of unsafe homes in this community. There is importance in enforcing housing maintenance codes. Failure to enforce leaves people to take advantage of most vulnerable members of the community. There is an alarming growth in worn out unsafe abandoned property. Reasons for the abandoned property may be that a person may have moved out, died, inherited it, taxes not paid, etc. These issues can harm a neighborhood so they need to be addressed. It's important to have clear codes that can be understood. There is an appeal process to continue to eliminate or modify any specifics in the code that don't relate to safety or health issues.

Mark Woods, 902 N. Emory, was present and stated he's a landlord and looks at this differently. People should be personally accountable and most of this should be taken care of between landlords and tenants. He doesn't think the city would want to get any more involved than they have to and is upset that things like screens in his personal home are in this. He has rentals without air conditioners and if he has to put air conditioners in the rentals, it raises the rent. If this is because there are children living in bad situations their parents should write a letter to the landlord, put their rent in a bank account and settle it in court. Force them to fix things up. He isn't sure the city has time to do all this. This could put rentals out of reach.

Judy stated that the IPMC has requirements for heat but not air conditioning. The department has a staff of 7. There are 11,000+ properties in North Platte. Staff will not go door to door and look at properties but are there for tenants that don't get satisfied etc. This is to focus on safety and health of the community. There are vacant buildings where sidewall is falling in. This is not something the city hasn't already been doing, it's just a clarification and guidance.

Bain moved and Herdt seconded the motion to approve an amendment to Chapter 151 Housing Maintenance and Occupancy Code Sections 151.001 through 151.999 of the Municipal Code of the City of North Platte relating to adoption of the 2018 International Property Maintenance Code. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse, Bain, Davies. "Nay": None. Absent: None. Motion carried.

4. File No. SU20-012 Discuss and consider action on an application P. Stephen Potter for Original Town 2nd Replat located at 220 W. 6th St. and 513-515 N. Sycamore St. in a B-3 Downtown Commercial District.

Judy stated that the property currently is the site to a commercial building and a duplex. The applicants are requesting to split the property so the commercial building and the duplex are on two separate lots. The lot has access to city water, sewer and an improved city maintained street. LeRoy Kramer, Municipal Light and Water, states the water services must be separated so each lot has its own water curb stop. The north lot needs to also include an easement for the sewer. Brent Burklund, City Engineer, states that the two lots need to have separate water and sewer services through a narrow scope easement specifically indicating water and/or sewer easement. The easements are shown on the plat.

Smith Moved and Barker seconded the motion to approve File No. SU20-012 Original Town 2<sup>nd</sup> Replat. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse, Bain, Davies. "Nay": None. Absent: None. Motion carried.

5. File No. SU20-016 Discuss and consider action on an application by North Platte Nebraska Hospital Corporation for Kucera 5th Subdivision located at 604 West Philip Avenue and 611 West Francis Street in a PH-1 Planned Hospital District.

Judy stated that the subdivision is proposing two separate lots with a new street, which is an extension of William Avenue from Ash Street to Oak Street. The subdivision will not be finalized until such time as the street improvements are completed or the developer has filed a bond sufficient enough to cover the costs of the improvements. The proposed street will be at the developer's expense. Plans for the street improvements have been submitted to the City Engineering Department and are currently under review. The proposed lots have access to city water, sewer and an improved city maintained street. Boyd Geisler, Municipal Light and Water, states that there will be some electric distribution costs which will need to be covered by the developer.

Planning staff has no objections to the subdivision if the developer installs the required improvements or a bond is filed to cover installation and construction costs.

Davies asked about the plat and the multiple lots etc. He was curious about Francis Street going in and the hospital requesting to remove that street.

Judy stated that this is a better option than closing Francis Street because of traffic flow.

Mel McNea, 3402 W. F St., COO of Great Plains Health, was present and stated they plan to put the proposed road in. They are looking at traffic flow on Francis Street. The proposed street will help alleviate traffic and they want to start looking at developing that plan.

Herdt moved and Kruse seconded the motion to approve File No. SU20-016 Kucera 5<sup>th</sup> Subdivision. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse, Bain, Davies. "Nay": None. Absent: None. Motion carried.

6. File No. SU20-017 Discuss and consider action on an application by Carl and Darlene Maline for Maline 2<sup>nd</sup> Replat located at 4421 South Willow Street in an A-1 Agricultural District.

Judy stated that the subdivision is proposing two separate lots with a new street, which is an extension of Sunrise Drive from S. Highway 83 to S. Willow St. The subdivision will not be finalized until such time as the street improvements are completed or the developer has filed a bond sufficient enough to cover the costs of the improvements. The property will remain A-1 Transitional Agricultural District at the request of the property owner. Since Lot 1 is over 10 acres, Lot 1 conforms with the A-1 Transitional Agricultural zoning regulations. Lot 2 will also remain A-1 Transitional Agricultural; however, this lot will be a non-conforming lot since the size is less than 10 acres. Normally this lot would be required to be rezoned; however, since the road is being proposed and is a public improvement, the smaller lot is considered a legal non-conforming lot due to the adverse effect of the public improvement. The proposed street will be at the developer's expense. Plans for the street improvements have been submitted to the City Engineering Department and are currently under review. Proposed Lot 1 has access to city water, sewer and an improved city maintained street. Proposed Lot 2 will have access to city water, sewer and an improved road once the proposed road is constructed. Boyd Geisler, Municipal Light and Water, states that there will be some electric distribution costs which will need to be covered by the developer. Planning staff has no objections to the subdivision if the developer installs the required improvements or a bond is filed to cover installation and construction costs. Proposed lot 2 will not have access from Hwy. 83. It will have to come from Sunrise Drive.

There were questions from the Planning Commission concerning the roads and who determines if a stop light is needed.

Judy replied as far as she knows the Engineering Department has no problem with the way the road is designed.

Tom Werblow, 816 S. Elm, previous City Engineer, was present and stated as far as stop lights anything on the highway will have to be approved by the Department of Roads.

Davies moved and Weber seconded the motion to approve File No. SU20-017 Maline 2<sup>nd</sup> Replat. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse, Bain, Davies. "Nay": None. Absent: None. Motion carried.

7. Public Hearing File No. CU20-003 Discuss and consider action on an application by Rivers Edge Golf Club, LLC for a conditional use permit to allow a bed and breakfast facility to be located at 1008 W. 18th Street in an A-1 Agricultural District on property described as part of the NW ¼ SW ¼ and part of the S ½ W ¼ of Section 28, Township 14 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska and part of the NE ¼ of Section 29, Township 14 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska.

Chair Wilke opened the public hearing.

Judy stated that the applicant generally states that they are proposing to develop a stay and play atmosphere to separate this golf course from others in the area. If approved the areas will have a restaurant, golf course, swimming pool and place for patrons to stay. The proposal may increase traffic but should not be a detriment to the area. The development could potentially boost the economic character of the area. The area proposed for the stay and play is surrounded by the golf course. Dave Hahn, Building Inspector, states that the addition will need to consider parking for each proposed building, people will more than likely bring golf carts with trailers and will probably want to park close to the building they are staying in. All of the structures will need to meet current building and parking regulations. Professional building plans will need to be submitted and approved prior to construction. Planning Staff has no objections to the conditional use permit if all elements of the application are complied with.

Mark Woods, 902 N. Emory, stated he likes seeing development brought to the north side especially when the owners are paying for it themselves and not asking the taxpayers for money.

Dustin Jorgensen, 19188 W. Murray Rd, Hershey, was present representing the application. He stated there are no neighbors, just the golf course, and they have discussed parking with the city engineer.

Smith Moved Herdt seconded the motion to close the public hearing. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse, Bain, Davies. "Nay": None. Absent: None. Motion carried.

McGahan stated the definition of bed and breakfast states that the remainder of the dwelling is used solely as the residence of the building and does not feel this meets that definition.

Judy stated the intent of the application is to have duplex seasonal bed and breakfast type housing. She suggested it could be placed under group housing or apartment projects, similar activities for golf courses or seasonal dwellings.

McGahan moved and Bain seconded the motion to find the request for a conditional use permit to allow a seasonal dwelling facility to be located at 1008 West 18<sup>th</sup> Street meets the minimum standards stated in The North Platte Code of Ordinances Section 156-322 and approve and grant the conditional use permit requested with the conditions that all elements of the application are complied with based on the following factual findings:

1. The use shall conform to all applicable ordinances, laws and regulations of any governmental jurisdiction.
  2. The use shall have adequate water, sewer, and drainage facilities.
  3. Ingress and egress shall be so designated as to minimize traffic congestion in the public streets.
  4. The use shall in all other respects conform to the applicable regulations of the district in which it is located
  5. The use shall be in harmony with the character of the area and the most appropriate use of the land
- Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse, Bain, Davies. "Nay": None. Absent: None. Motion carried.

8. Public Hearing File No. AM20-003 Discuss and consider action on an application by Faulhaber Properties, LLC, owner, and Bruce and Sherri Dodson, purchaser, for an amendment to the North Platte Comprehensive Plan 2011 Future Land Use Map to amend certain lands from Residential low-density to Public/Quasi Public on property described as Lot 10, Block 5, Kucera's Addition, North Platte, Nebraska located at 1220 S Willow St.

Chair Wilke opened the public hearing for Item Nos. 8 (File No. AM20-003) and 9 (File No. Z20-003) on the agenda.

Judy stated that Items #8, and #9 on the agenda involve the same property. The items may be discussed together but must be acted on separately. If item #8 is not approved item #9 cannot be acted on.

Judy further stated that in order to rezone a property it is the duty of the planning commission to ensure that the rezoning is in conformance with the current comprehensive plan. A comprehensive plan may be amended as the planning commission deems appropriate; therefore, prior to acting on the rezoning of this property, the City

of North Platte's Comprehensive Plan must be amended to ensure conformity of the rezoning. Planning Staff feels the amendment may be appropriate for future development in this area. This is a corner lot at the intersection of South Willow Street and Francis Street which is a high traffic area more conducive to commercial development than residential housing. The applicants are hoping to move Family Hearing Specialists, LLC to this location. The new location will allow the business to be close to the medical community and continue to offer hearing aid fittings and services. Averaging 7 clients a day should not significantly increase traffic in the area and businesses located on all four corners will make the area more uniform, enhancing the economic character of the area. Planning Staff has no objection to the rezoning if the comprehensive plan is amended. The area seems more conducive to commercial than residential and seems to be a good fit for future development of the area.

Nancy Faulhaber, 265 N. Maloney Dr., was present and stated she has owned this property for several years and has had trouble getting it rented. This seems like a perfect fit because of the area.

McGahan asked why she didn't apply for conditional use permit since a medical facility can be in an R-3 District.

Judy stated that she originally suggested a conditional use but discussed it with the purchaser. A conditional use is for a specific use. This is abutting a hospital district and the rezoning may be better in the future.

Sherri Dodson, 12493 S. Hansen Rd., was present representing the application. She stated she would like to own her own building and being in the medical community this would be good.

Davies stated there may only be two parking stalls required and in the future it may quadruple parking requirements.

Judy stated that they are proposing 4 parking stalls. There could also be one in the garage and in a pinch they could park out front of the garage which would be 6 stalls. She understands the future concerns because that can happen. Originally they proposed parking off the alley. We cautioned against that because of the cost of paving the alley. That could increase the cost quite a bit. I'm not too concerned because of the location of the facility. It would increase parking, more than likely you could park in a neighboring lot. But it is a possibility that could happen.

Bain moved and Kruse seconded the motion to close the public hearing on File Nos. AM20-003 and Z20-003. Roll call vote: "Aye": Smith, Weber, Wilke, Barker, Herdt, Kruse, Bain, Davies. "Nay": McGahan. Absent: None. Motion carried.

Herdt moved and Smith seconded the motion to approve File No. AM20-003 amendment to the North Platte Nebraska Comprehensive Plan 2011 Future Land Use Map to amend certain lands from Residential low-density to Public/Quasi Public on property described as Lot 10, Block 5, Kucera's Addition, North Platte, Nebraska. Roll call vote: "Aye": Weber, Wilke, Barker, Herdt, Kruse, Bain. "Nay": Davies, McGahan, Smith. Absent: None. Motion carried.

9. Public Hearing File No. Z20-003 Discuss and consider action on an application by Faulhaber Properties, LLC, owner, and Bruce and Sherri Dodson, purchaser, to rezone certain lands from an R-2 Dwelling District to an H-1 Hospital District on property described as Lot 10, Block 5, Kucera's Addition, North Platte, Nebraska located at 1220 S Willow St.

The public hearing and discussion for Item No. 8 (File No. Z20-003) was held with Item No. 7 (File No. AM20-003) above.

Barker moved and Kruse seconded the motion to approve File No. Z20-003 to rezone certain land from an R-2 Dwelling District to an H-1 Hospital District on property described as Lot 10, Block 5, Kucera's Addition, North Platte, Nebraska located at 1220 S Willow St. Roll call vote: "Aye": Smith, Weber, Wilke, Barker, Herdt, Kruse, Bain. "Nay": Davies, McGahan. Absent: None. Motion carried.

10. Public Hearing File No. Z20-004 Discuss and consider action on an application by Andra Kallhoff for an amendment to a Mobile Home Master Plan to allow RV/Seasonal parking located at 1402 E 3rd Street in an R-2 Dwelling District on property described as Lot 4 Wyman 1st Subdivision, North Platte, Nebraska.

Chair Wilke opened the public hearing.

Judy stated that the applicant states that the property is a mobile home court that has been in existence for decades and she is requesting an amendment to allow recreation vehicle or camper access to set up temporary homes in the open lots of the mobile home court. It is the intent that temporary visitors such as tourists or seasonal construction workers could occupy currently empty spaces. Utilities are already located on those sites located at 1402, 1403, 1405 1408 and E 3<sup>rd</sup> St and 220 N McCabe. Local traffic should not be significantly increased in the area as it currently serves as a mobile home court. A temporary resident would have close access to Hwy 30 and commercial services on the east side of town such as Gary's Super Foods. Hearing Specialists, LLC to this location. The resident manager will not tolerate illegal or adverse activity and there are specific rules and regulations in place that visitors are expected to adhere to. Planning Staff suggests that if approved the RV's should be limited to specific indicated lots and a specific time frame. RV's are not intended as permanent residences and should be required to be seasonal housing. The mobile home park does have sites with water and sewer that could accommodate the use and should not be a detriment to the area. She received phone calls from several property owners in the area: 1318 E 2nd, 1408 E 2nd, 1416 E 2nd, 1404 E 2<sup>nd</sup>. All residents at these residences expressed concerns regarding allowing seasonal RV's at this site. The mobile home park currently has on-going issues; there are constantly complaints that have been reported to the police involving things like drunkenness, theft, drugs, abuse, fights, noise, etc. The residents feel that allowing seasonal campers would increase those issues. Additionally, they have asked how the mobile home park would monitor RV's continuously coming in and out of the park and how they monitor the time frame.

Colleen Mundis, 1416 E. 2<sup>nd</sup>, was present and stated that there are two empty lots across the street that is a nice little park and now they want to put RVs there. She feels this would not be good for the value of her house.

Richard Jepsen, 1404 E. 3<sup>rd</sup>, resident park manager, was present and stated that they are not asking to expand the park, just to fill the empty lots in the park. There are 8 full now and 4 vacant. They can't get them rented and are looking into filling them with traveling nurses, mobile trailers that come for an extended period of time.

There were questions from the Planning Commission regarding where the RV lots would be located, how they will be maintained, restrictions on how many vehicles per RV lot would be allowed and how someone would locate there.

Mr. Jepsen responded the lots that are currently empty would be for RVs, they would be allowed two vehicles per rental space and the RV would be considered one of the vehicles, each potential renter will have a background check prior to renting.

Sherry Seachord, 1408 E. 2<sup>nd</sup>, was present on behalf of her dad at 1318 E. 2<sup>nd</sup>. She feels the trailer court is bad enough and there has been a lot of trouble. She does not want to see RVs there.

McGahan moved and Weber seconded the motion to close the public hearing. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Kruse, Bain, Davies. "Nay": None. Absent: None. Motion carried.

Judy explained that they are not going to expand the park. This will only allow RVs in the existing park area. The city has issues with RVs and people parking and setting up shop in their neighbors home so she would highly suggest a time frame. They are not built or intended to be permanent residences.

Chair Wilke stated his concern is having these interspersed.

Kruse left at 7:07 p.m.

Davies moved and Herdt seconded the motion to approve File No. Z20-004 for an amendment to Mobile Home Master Plan to allow RV/Seasonal parking located at 1402 E 3rd Street indicating sites located at 1402, 1403, 1405, 1408 East 3<sup>rd</sup> Street and 220 North McCabe Avenue as permitted temporary RV/Camper sites with a time frame of no more than 6 months at a time and limited to 6 of the 13 lots.

Weber asked who would police the area.

Judy explained that the resident manager would be required to keep records.

Roll call vote on the above motion: "Aye": Smith, Herdt, Bain, Davies. "Nay": McGahan, Barker, Wilke, Weber. Absent: Kruse. Motion carried.

11. Public Hearing File No. AM20-004 Discuss and consider action on an application by Stephen and Debbi Simpson and Benny and Angela Robinson for an amendment to the North Platte Comprehensive Plan 2011 Future Land Use Map to amend certain lands from Residential-Medium Density Single Duplex and Multifamily to Industrial located at 1815 East 6<sup>th</sup> Street and 1905 East 6<sup>th</sup> Street on property described as the East 48' of Lot 7 and all of Lot 8, Platteview Subdivision, North Platte, Nebraska.

Judy stated that Items #11, #12 and #13 on the agenda involve the same property. The items may be discussed together but must be acted on separately. If item #11 is not approved item #12 cannot be acted on and item #13 may be pulled from the agenda by the applicant.

Chair Wilke opened the public hearing for Item Nos. 11 (File No. AM20-004) and 12 (File No. Z20-005) and opened for discussion Item No. 13 (File No. SU20-018).

Judy stated that in order to rezone a property it is the duty of the planning commission to ensure that the rezoning is in conformance with the current comprehensive plan. A comprehensive plan may be amended as the planning commission deems appropriate; therefore, prior to approving the rezoning of this property, the City of North Platte's Comprehensive Plan must be amended to ensure conformity of the rezoning. Planning Staff feels the amendment may be appropriate for future development in this area. This area is bordered to the north by industrial property. Property along the railroad has been converting to industrial in a number of areas across the city, and with a large lot, it is a good location for future industrial or commercial development. They are proposing to rezone to allow sale of a portion of the property and are proposing to build large commercial/ industrial storage buildings on site in the future. Traffic should not be a detriment to the area as it is proposed for storage, not commercial store front property. New development should enhance the economic character of the area. Planning Staff has no objection to the rezoning if the comprehensive plan is amended. The area bordering the railroad continues to change to industrial across the city and seems to be a fit for the area. The subdivision is proposing 4 separate lots with an access and utility easement through Lot 4 to provide legal access to Lot 3 from East 6<sup>th</sup> Street. Lot 1 exceeds the allowable depth of lot, so to approve the subdivision, a variance to the City of North Platte Municipal Code Section 155.093 Lots (D) the depth of a lot shall be no more than 3 times the width of the lot at the building line must be approved. Proposed Lot 1 is 48' by 299' which is more than 3 times the width of the lot. All lots have access to city water, sewer and an improved city maintained street. Any new buildings will need to meet current city regulations regarding building standards and setbacks from property lines. Planning staff has some concerns with the proposed access and utility easement; however, with the current well location between the access easement and Lot 2, there was no reasonable way to configure Lot 3 with direct access to East 6<sup>th</sup> Street. It is the intent of the property owner to sell Lot 3 to the same person who purchases the home site located on Lot 2. If the future buyer does not purchase Lot 3 the applicant will retain Lot 3 with no intention of selling it in the future.

John Erickson, 1708 E. 6<sup>th</sup>, was present and stated that property adjoins the railroad and he feels they should be able to have it that way.

Judy pointed out this will rezone the entire area including both of the homes and lot 4. They could not increase the non-conforming use which means they can maintain the house as it is but cannot add on to it. The home

owners are in agreement with the rezoning. If the lots are sold together and consolidated the access easement would go away. Otherwise the access easement would be privately owned and maintained. This is not an ideal situation but because of the well location, this scenario works. To dig a well this close to city limits would be a big detriment to the property owner.

Herdts moved and Smith seconded the motion to close the public hearing on File Nos. AM20-004 and Z20-005. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Bain, Davies. "Nay": None. Absent: Kruse. Motion carried.

Herdts moved and Bain seconded the motion to approve File No. AM20-004 amendment to the North Platte Nebraska Comprehensive Plan 2011 Future Land Use Map to amend certain lands from Residential-Medium Density Single Duplex and Multifamily to Industrial located at 1815 East 6th Street and 1905 East 6th Street on property described as the East 48' of Lot 7 and all of Lot 8, Platteview Subdivision, North Platte, Nebraska. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Bain, Davies. "Nay": None. Absent: Kruse. Motion carried.

12. Public Hearing File No. Z20-005 Discuss and consider action on an application by Stephen and Debbi Simpson and Benny and Angela Robinson to rezone certain lands from an R-3 Dwelling District to an I-1 Light Industrial District located at 1815 East 6th Street and 1905 East 6th Street on property described as the East 48' of Lot 7 and all of Lot 8, Platteview Subdivision, North Platte, Nebraska.

The public hearing and discussion for File No. Z20-005 was held with Item No. 11 (File No. AM20-004) above.

Herdts moved and Bain seconded the motion to approve File No. Z20-005 to rezone certain land from an R-3 Dwelling District to an I-1 Light Industrial District located at 1815 East 6th Street and 1905 East 6th Street on property described as the East 48' of Lot 7 and all of Lot 8, Platteview Subdivision, North Platte, Nebraska. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Bain, Davies. "Nay": None. Absent: Kruse. Motion carried.

13. File No. SU20-018 Discuss and consider action on an application by Stephen and Debbi Simpson and Benny and Angela Robinson for Platteview Third Replat located at 1815 and 1905 East 6<sup>th</sup> Street in an R-3 Dwelling District.

The discussion for File No. SU20-018 was held with Item No. 11 (File No. AM20-004) above.

Herdts moved and Bain seconded the motion to approve File No. SU20-018 Platteview Third Replat and a variance to the City of North Platte Municipal Code Section 155.093 Lots (D) the depth of a lot shall be no more than 3 times the width of the lot at the building line. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Bain, Davies. "Nay": None. Absent: Kruse. Motion carried.

14. Public Hearing discuss and consider action on a Proposal by the City of North Platte to create a PACE-NP District, as authorized by Nebraska Revised Statute Sections 13-3203 and 13-3204(3), which boundaries shall be the corporate boundaries of the City of North Platte and its extraterritorial jurisdiction.

Chair Wilke opened the public hearing.

Judy stated that on May 19, 2020 the City of North Platte City Council adopted Ordinance No. 4034 creating a clean energy assessment district to promote energy efficiency improvements and renewal energy systems. As part of the adoption of the ordinance Nebraska State Statute Section 13-3204 requires a public hearing and formal adoption of a policy manual detailing the application and approval process. The concept behind a PACE program is the cost of installing water, energy, etc. improvements are financed over the life span of those improvements. The loan is funded by private lenders. Often to meet gap financing. They can come up with less equity in the project. Explained how it would work. The city only serves as a pass through. We are not the lender, the lender is a private agency. The city gets a fee that is paid annually for the administrative portion of the program.

Gary Person, President, NP Area Chamber and Development, 502 So. Dewey, was present and stated that this is a tool that has been used and for some people that want to invest in North Platte, this has been a mechanism they found to be very successful. Neither of their projects have moved forward but this will help bring them to fruition.

Judy stated this fairly new program (first used in 2018) has been used in Omaha, Hastings, Columbus, and LaVista (16 projects total in Nebraska).

Chair Wilke asked if there is any downside for the city.

Judy stated she can't find any risk and the city attorney doesn't think there's a downside.

Chair Wilke stated that he feels this is a great way to try to spur development. He has never seen a project where they access capital into the project.

Judy added that it does promote energy efficiency. Once it's approved there will be information on the city's website.

Herd moved and McGahan seconded the motion to close the public hearing. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Bain, Davies. "Nay": None. Absent: Kruse. Motion carried.

McGahan Moved and Bain seconded the motion to approve the proposal by the City of North Platte to create a PACE-NP District, as authorized by Nebraska Revised Statute Sections 13-3203 and 13-3204(3), which boundaries shall be the corporate boundaries of the City of North Platte and its extraterritorial jurisdiction. Roll call vote: "Aye": McGahan, Smith, Weber, Wilke, Barker, Herdt, Bain, Davies. "Nay": None. Absent: Kruse. Motion carried.

15. Old Business. There was no old business to discuss.
16. New Business. There was no new business to discuss.
17. Adjourn. Chair Wilke adjourned the meeting at 7:38 p.m.

Respectfully Submitted,

Michelle Bain  
Recording Secretary