

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 25th DAY OF JANUARY 2022 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: Jeff Bain, Don Weber, Marilyn McGahan, Angie Forbes, David Fudge., Emily Wurl, Nelson Jett

MEMBERS ABSENT: Tristen Winder, Lee Davies

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 McGahan 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.

2. Fudge moved and Weber seconded the motion to approve the minutes of the meeting held December 28, 2021. Voting Aye: Wurl, Weber, McGahan, Forbes, Fudge, Jett, Bain. Voting Nay: None. Absent: Davies, Winder. Motion carried.
3. Public Hearing Discuss and consider action on adoption of the 2021 City of North Platte Annexation Study East 4th Street and East Highway 30 and the proposed annexation of property described in the study and more particularly described as follows;

Study Area 2021-1 (Erickson – North of Hwy 30 and West of Newberry): All of that part of Lot 2, Briggs Subdivision, North Platte, Lincoln County, Nebraska lying north of the northerly Highway 30 right-of-way and west of the westerly Newberry Access right-of-way and that part of Section 35, Township 14 North, Range 30 West of the 6th P.M., lying south of the southerly Union Pacific Railroad right-of-way, west of the westerly Newberry Access right-of-way and east of the east line of Lot 2, Briggs Subdivision. Study Area 2021-2 (Croell – North of Hwy 30 and East of Newberry): All of that part of Section 2, Township 13 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska and that part of Section 35, Township 14 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska lying south of the southerly Union Pacific Railroad right-of-way, east of the easterly Newberry Access right-of-way, north of the northerly Highway 30 right-of-way and west of a line described as the right bank of the North Platte River in Instrument 201900992 at the Lincoln County Register of Deeds (said tract includes Parcels 5 and 6 in said document). Study Area 2021-3 (Airport – South of Hwy 30): All of that portion of Section 36, Township 14 North, Range 30 West of the 6th P.M. and Section 1, Township 13 North, Range 30 West of the 6th P.M., Lincoln County Nebraska lying south of the southerly Highway 30 right-of-way and northeasterly of the north bank of the North Platte River (the high bank of said parcel is described in Book 61, Page 528 at the Lincoln County Register of Deeds) AND All of that part of Section 6, Township 13 North, Range 29 West of the 6th P.M., Lincoln County, Nebraska lying south of the southerly Highway 30 right-of-way and includes the accretions to Government Lots 6, 7, and 8 in said Section 6 AND All of that part of Section 31, Township 14 North, Range 29 West of the 6th P.M., Lincoln County, Nebraska lying south of the southerly Highway 30 right-of-way. AND Government Lot 1 and the accretions thereto in Section 7, Township 13 North, Range 29 West of the 6th P.M., Lincoln County, Nebraska AND Government Lots 1, 2, 3 and 4 and the accretions thereto in Section 8, Township 13 North, Range 29 West of the 6th P.M., Lincoln County, Nebraska AND All of Section 5, Township 13 North, Range 29 West of the 6th P.M., Lincoln County, Nebraska lying south of the Highway 30 right-of-way AND The West 400 Feet of that part of the Southwest Quarter of Section 4, Township 13 North, Range 29 West of the 6th P.M., Lincoln County, Nebraska lying south of the southerly Highway 30 right-of-way (said parcel described in Book 280, Page 482 at the Lincoln County Register of Deeds) AND The West 400 Feet of the Northwest Quarter, the West 400 Feet of Government Lot 1 and the accretions thereto in Section 9, Township 13 North, Range 29 West of the 6th P.M., Lincoln County, Nebraska. AND that part of Section 36, Township 14 North, Range 30 West of

the 6th P.M., Lincoln County, Nebraska including Government Lot 1 and the accretions thereto lying north of the northerly Highway 30 right-of-way and south of the southerly Union Pacific Railroad right-of-way.

Chair McGahan opened the public hearing.

On September 21, 2021, the City of North Platte received a letter from the North Platte Airport Authority requesting annexation of their property located east of North Platte city limits.

Judy briefly detailed the proposed plan. There will be limited impact by annexing these properties. It will increase lane miles which would increase state and federal funding. It would also expand ability to tap into development funds. There have been phone calls about extending the two mile jurisdiction. The city is recommending not extending that jurisdiction unless this annexation goes through. If something happens and it's overturned in court, there would be issues with the two mile jurisdiction. If the annexation is approved, the city should wait at least a year to extend the 2-mile jurisdiction.

Mike Jacobson, 3020 West Leota, was present representing the Airport Authority which is a Board set up to operate the airport and oversee the operations of the airport. They get grant funding through FAA called Airport Improvement Projects (AIP). They completed a 20 year long range plan for the airport which would include improvements to the airport. They would continue to expand airport and bring more economic development in North Platte. With the potential development happening in North Platte, anything leased at the airport does not pay property taxes. They would like to encourage private development such as hangars which would be subject to property taxes. They would like to offer Tax Increment Financing to build their own hangers

Mike Drain, Central Nebraska Public Power District, 415 Lincoln St., Holdrege, Nebraska, was present and stated Central is still in the process of looking at what the potential consequences would be to adding their property into the city of NP. They own 5 of the parcels along the river. Judy has been talking with his staff about potential issues associated with this. As of today, Central is neutral on this and is not aware of any specific negative consequence that might arise. They would like to avoid any unknown consequence. He realizes the line that follows the proposed annexation is easier to look at than one that would leave their lands out. They would like to continue discussions with Judy and maybe have questions in February at City Council level.

Gary Person, President, North Platte Area Chamber and Development Corporation, 502 S. Dewey, was present and stated this is a way for North Platte to geographically grow. It used to be once a property received city services, it would be annexed. There is potential of being able to grow the geographic footprint of North Platte and market a community that would have Twin Rivers Business Park and a rail park nearby and an air industrial park to try to attract additional investment in the community.

Bain moved and Weber seconded the motion to close the public hearing. Voting Aye: Wurl, Weber, McGahan, Forbes, Fudge, Jett, Bain. Voting Nay: None. Absent: Davies, Winder. Motion carried.

There was discussion on the boundary lines for the annexation and why they were drawn where they were.

Chair McGahan asked City Engineer Brent Burklund to speak.

Brent Burklund, City Engineer, stated that the south line was a metes and bounds description. He explained that the airport property was older so there is unusual restrictions.

Judy explained in order for someone to protest the annexation they would have to prove that the city didn't follow state statute or that it isn't contiguous to the city.

Mr. Drain explained he does not see Central protesting a decision to annex their lands. Their purpose is to talk about potential consequences. They are not looking to have anything confrontational.

Judy stated in some of her conversations with individuals in 2-mile jurisdiction they are concerned with hunting rights. The city is thinking of doing an overlay district to open it up to recreational areas being able to allow hunting. She would suggest putting the overlay district together and looking at it in February. Most of the concerns about the 2-mile jurisdiction is there will be a feedlot and small farms in that jurisdiction.

Fudge moved and Bain seconded the motion to adopt the 2021 City of North Platte Annexation Study East 4th Street and East Highway 30 and recommend approval of the proposed annexations.” Voting Aye: Wurl, Weber, McGahan, Forbes, Fudge, Jett, Bain. Voting Nay: None. Absent: Davies, Winder. Motion carried.

4. Discussion of Zoning Code Update.

Judy stated that staff wants to hold a joint City Council and Planning Commission work session. The City Clerk is trying to find a date that will work for City Council. It would be good to get everyone’s concerns addressed before going to public hearing. The work session will be held hopefully the first or second week of February and hopefully get the public hearing on the February Planning Commission agenda.

5. Election of Officers.

Forbes moved and Bain seconded the motion that the current slate of officers be kept for the next term. Voting Aye: Wurl, Weber, McGahan, Forbes, Fudge, Jett, Bain. Voting Nay: None. Absent: Davies, Winder. Motion carried.

Officers remain: Chair: Marilyn McGahan, Vice-Chair: Nelson Jett.

6. Old Business. There was no old business to be discussed.

7. New Business. There was no new business to be discussed.

8. Adjourn. Chair McGahan adjourned the meeting at 6:20 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary