

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, February 18, 2019 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, February 15, 2019. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of January 22, 2019
 - b. Work Session of February 11, 2019
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2019-002.** Consider a recommendation to adopt the 2020-2025 One and Six Year Street Improvement Plan.
 - b. **2018-055.** Consider a recommendation to adopt an Ordinance amending Hastings City Code Section 34-309 "Signs."
 - c. **2019-003.** Consider a recommendation to adopt the 2018 International Building Code, 2018 International Residential Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Existing Building Code, 2018 International Property Maintenance Code, 2018 NFPA 54 Fuel Gas Code and the 2017 NFPA 58 LP Gas Code.
 - d. **2019-004.** Consider a recommendation to adopt the 2018 International Fire Code.

Planning Commission Agenda

February 18, 2019

Page 2

- e. **2019-005.** Consider a recommendation of an Ordinance to change zoning for Cimarron Meadows 11th Addition from "A Agricultural" to "RP-2 Mixed Density Residential Planned District."
- f. **2019-006.** Consider a recommendation for Plan Modification 2019-1 to Redevelopment Area XIV for Lot 1, North Park Commons First Subdivision for Boys 3, MCP Inc.
- g. **2019-007.** Consider a recommendation for a zoning change from "R-1 Single Family Residential" and "A Agricultural" to "R-1 Single Family Residential" for Shadow Ridge 9th Addition.
- h. **2019-008.**
 - A. Consider a recommendation to bring Cimarron Meadows 11th Addition into the City of Hastings.
 - B. Consider a recommendation to approve the final plat for Cimarron Meadows 11th Addition to the City of Hastings.
- i. **2019-009.**
 - A. Consider a recommendation to bring Shadow Ridge 9th Addition into the City of Hastings.
 - B. Consider a recommendation to approve the final plat for Shadow Ridge 9th Addition.
- j. **2019-010.**
 - A. Consider a recommendation to bring Coal Train First Addition into the City of Hastings.
 - B. Consider a recommendation to approve a preliminary/final plat for Coal Train First Addition.
- 10. Subdivisions
 - a. **2019-011.** Consider a preliminary/final plat for Vintage Heights 3rd Subdivision.
- 11. Reports
 - a. Committee Reports
 - b. Chairman Comments
 - c. Staff Reports
 - i. APA Commissioner Memberships
 - ii. NPZA Attendance
 - iii. Hastings Walkability and Connectivity Study Public Meeting; March 12, 5PM @ Library

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, January 22, 2019

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on January 22, 2019.

The meeting was called to order at 4:00 p.m. in Regular Session by Acting Chair Dave Johnson with the following members present: Dale Hamburger, Marshall Gaines, Rakesh Srivastava, Willis Hunt, Mac Rundle, Gavin Raitt, Jodi Graves, Dave Johnson. Absent: Lou Kully, Alternate Megan Arrington-Williams.

Acting Chair Johnson led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Gaines, seconded by Hunt, to adopt the current agenda for the January 22, 2019, Planning Commission meeting. Roll Call: Ayes: Gaines, Hamburger, Johnson, Raitt, Graves, Srivastava, Rundle, Hunt. Nays: None. Absent: Kully, Arrington-Williams. The motion carried.

Acting Chair Johnson read the Public Notice - Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Rundle, seconded by Srivastava, to approve the minutes of the November 19, 2018, meeting. Roll Call: Ayes: Gaines, Hamburger, Johnson, Raitt, Graves, Srivastava, Rundle, Hunt. Nays: None. Absent: Kully, Arrington-Williams. The motion carried.

7. Special Order of Business

a. Election of Officers. Chairperson, First Vice-Chair, Second Vice-Chair.

Moved by Johnson, seconded by Hunt, to nominate Marshall Gaines as Chair. Moved by Hunt, seconded by Rundle, to elect Gaines as Chair by acclamation.

Chair Gaines assumed the role as Chair.

Moved by Johnson, seconded by Hamburger, to nominate Gavin Raitt as First Vice-Chair. Moved by Hunt that the Commission cast a unanimous vote for Raitt as First Vice-Chair. Nomination approved by acclamation.

Moved by Raitt, seconded by Gaines, to nominate Jodi Graves as Second Vice-Chair. Nomination approved by acclamation.

10. Subdivisions

a. 2019-001. Recommend approval of a Preliminary/final plat for ESU #9 Second Subdivision, a replat of Lot Three (3) and Four (4) of Block Four (4), Davidson's Addition and the West Half of vacated South 4th Avenue between East South Street and East Park Street, in the City of Hastings, Adams County, Nebraska.

Director Threewitt stated this action is related to the ESU #9 Subdivision recommended by the Planning Commission at the September 17, 2018 meeting, subsequently approved by City Council on October 8, 2018. The subject property is a portion of the former ESU #9 campus, and the applicants wish to divide the parcel into more marketable lots. He explained an encroachment of the building on the north into the public right-of-way. Staff did know about the encroachment prior to application, and internally agreed to a right-of-way license to remedy the issue. Staff supported a recommendation to approve this plat.

Alternate Willis Hunt questioned the history of the building and extent of staff's knowledge regarding the encroachment, expressed his disappointment that a building was built in the right-of-way, and expressed his disagreement with the City Engineer's and Director's remedy.

Chair Gaines asked whether a motion was appropriate at this point to move forward with the discussion and recommendation.

Moved by Johnson, seconded by Graves, to recommend approval to the City Council the Preliminary/Final Plat of ESU #9 Second Subdivision.

Hunt continued by re-iterating the facts of the current situation and expressing his disagreement as to how the site was originally developed in 2005. He further outlined how he would have preferred the site to be laid out. He stated that he was disappointed in the Planning Department, and that the 2005 actions placed the original contractor, the current applicant, and potential buyers in a terrible situation. He stated that he believes it is unfair that a building which encroaches in the public right-of-way, per code, may be ordered to be demolished.

Johnson questioned if this plat takes care of the problems that Hunt is talking about? Or, do we end up with a problem past the point of approving this new plat?

Threewitt explained all buildings were on one parcel. By subdividing, the three lots could be sold in separate ownership. Lot 1 has the bus barn that encroaches on the right-of-way. The City Engineer opted not to cede that right-of-way. The City can administer a licensing agreement to handle this situation. The proposed lot is accessed via a 14' access easement from Highway 6 north, which is split between Lot 2 and Lot 3.

The Chair called for the vote.

Roll Call: Ayes: Gaines, Hamburger, Johnson, Raitt, Graves, Srivastava, Rundle, Hunt. Nays: None. Absent: Kully, Arrington-Williams. The motion carried.

11. Reports

b. Chairman Comments

Chair Gaines thanked the Commission for the vote of confidence in electing him Chairman.

c. Staff Reports.

Don Threewitt discussed the NPZA Annual Conference March 6-8, Kearney. The City will cover registration.

Hunt asked if alternates are allowed to attend.

Don Threewitt responded he would check with the City Administrator. New and returning Commissioner Orientation was discussed. A Q & A session has worked well in the past.

Other items to consider for a work session include:

1. Sign code changes are complete. A summary of all changes will be forthcoming.
2. Preliminary Annexation plan.
3. Update on the CDBG ADA Mobility Plan grant that was awarded.

A February 11th worksession was discussed to include: Building Code updates; the One-Six Year Street Plan; Signs; and Annexation.

Johnson expressed his interest in having a Worksession on February 11th.

Graves concurred. A Worksession would be a good way to discuss the items, outside of a meeting.

Adjourn

Chairman

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION WORKSESSION
Monday, February 11, 2019

Pursuant to due call and notice thereof, a Worksession of the Planning Commission of the City of Hastings, Nebraska was conducted in the Second Floor Conference Room of City Hall, 220 N. Hastings Avenue, on February 11, 2019.

The Worksession was called to order at 4:00 p.m. by Chair Gaines with the following members present: Marshall Gaines, Dale Hamburger, Jodi Graves, Willis Hunt.

Others present: Dave Wacker, Chuck Rosenberg, Troy Vorderstrasse, Brad Starling, Don Threewitt, Randy Chick, Al Meyer, Mark Evans, Ted Schroeder.

Office Notice of the Worksession was published in the Hastings Tribune on Friday, February 8, 2019. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

Mark Evans discussed the adoption of the 2018 International Building Code. The changes will address new materials and new technology for buildings; and correcting issues that inspectors have dealt with in the field and some of the interpretative section of the Code that need clarified. There are 140 significant changes to the building code. He discussed Air B&B's; allowance of protected openings in party walls; existing buildings; plumbing, mechanical and gas codes. The 2018 International Residential Code includes fire sprinklers in One & Two Family Dwellings mandatory. Staff is proposing a sunset date of January 1, 2021 at which time it will become mandatory to install fire sprinklers in One & Two Family Dwellings.

Hunt asked about a situation where there is not municipal water.

Evans answered we would make that code section effective for the City's corporate limits because of the water supply issue. A pressure tank could probably meet the demand for the heads. Hastings Fire Department's jurisdiction is the City's municipal boundary. The two-mile is in a rural fire district.

The cost of a fire sprinkler system was discussed.

Troy Vorderstrasse stated the national average is \$1.35 per square foot. Local plumbers would need a certification for installation.

Graves questioned how many town in the area require sprinkler systems.

Evans replied no one. It is coming, just a matter of when. The State is leaving that section optional.

Troy Vorderstrasse explained that the Fire Department is under the 2003 Fire Code. In order to minimize inconsistencies with the associated municipal codes, an update to the 2018 version is considered the most appropriate.

Discussion on the adoption of Section 34-309 "Signs" ensued. The revisions were circulated to sign contractors in the area for comment. The goal is to be fair, flexible and clear.

Dave Wacker gave a presentation on the One and Six Year Street Plan.

Discussion ensued on Shadow Ridge 9th Addition; rezoning of same.

Discussion ensued on Coal Trail Addition, Vintage Heights 3rd Subdivision and rezoning of same; Cimarron Meadows 11th Addition and rezoning of same.

Discussion ensued on an amendment to the agricultural district and 34-404 Specific Standards for Conditional Use Permits.

Discussion ensued on an application for an expansion of a self-storage. The item has been postponed to allow the utility and fire departments to work out fire hydrant access.

Department: Development Services
Staff Contact: David Wacker
Planning Commission Meeting Date: 02/18/2019
File No: 2019-002
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a recommendation to adopt the 2020-2025 One and Six Year Street Improvement Plan.

Names of People/Business affected by this action:

The people of Hastings, visitors, and the City.

Why Planning Commission action is required:

The Planning Commission annually reviews the One and Six Year Street Plan and offers prioritization suggestions as well as other recommendations to the City Council.

Type of action requested:

No Action Required

Suggested motion:

Motion to recommend approval of the 2020-2025 One and Six Year Street Improvement Plan.

Deadlines associated with action:

This plan will be presented for recommendation at the regular City Council meeting on March 11.

Department head comments:

City Engineer Dave Wacker will present the highlights of the street improvement plan.

Recommendation:

Staff supports a recommendation for approval.

MEMORANDUM
OFFICE OF THE CITY ENGINEER

TO: Mayor and City Council
Hastings Planning Commission
Community Redevelopment Authority
Business Improvement District
Hastings Economic Development Corp.
Hastings Chamber of Commerce

DATE: January 7, 2019

SUBJECT: 2020-2025 One and Six Year Street Improvement Plan

I am submitting a copy as recommended by this office of the proposed One and Six Year Street Improvement Plan. The plan is scheduled to be heard by the Hastings Planning Commission on February 18, 2019 at 4:00 p.m. and by the Hastings City Council on February 25, 2019, at 5:30 p.m. Both meetings will be held at City Hall, 220 N. Hastings Avenue, Hastings, Nebraska.

Highlights of the street program completed in 2018 are summarized as follows:

- Completion of: Extension of Osborne Drive West Frontage Road 345' and Foundation Place (Cul-de-sac)
- Completion of: 5th Street and Marian Road Traffic Signal
- Completion of: 33rd Street – Wendell Drive West 1142 feet and the construction of Shadow Ridge Court (Cul-de-sac)
- Completion of: North Park Commons Development
33rd Street – Osborne Drive East 1780 Feet; 31st Street – Osborne Drive East 1670 Feet, Northeast to Yost Avenue.
- Completion of: Alley Improvement District – 1st Street to 2nd Street between North Colorado and North Minnesota Avenue
- Completion of: City portion of US 281 Resurfacing 42nd Street North 1.2 miles to City limits.
- Resurfacing of "A" Street – Burlington Avenue to Woodland Avenue; Woodland Avenue – A Street to B Street and West of BNRR Tracks
- Resurfacing of 3rd Street – Minnesota Avenue to St Joseph Avenue
- Resurfacing of St Joseph Avenue – 1st Street to 3rd Street
- Resurfacing of "B" Street – Denver Avenue to St Joseph Avenue

- Resurfacing of 15th Street – Hastings Avenue to St Joseph Avenue

This activity represents City expenditures of \$3,256,123.00.

The Street Department realized another busy year in patching infrastructure and purchased \$151,582.00 of concrete and \$64,788.17 of asphalt. Aging infrastructure and a changing temperate climate continues with challenge to keep up with repair.

Our One Year Plan for summer of 2019 will include the following new concrete paving projects:

- Lakeview Avenue – North Shore Drive North to Martin Avenue
- Osborne View Estates – Victory Lane and Market Lane
- Interlocal Agreement with Adams County for improving Showboat Blvd – US HWY 6 South
- Additional Paving Expansion in the Industrial Park North – Utecht Circle (Cul-de-sac)
- Additional Paving Expansion North Park Commons – Laux Avenue – 31st Street South
- Asphalt Resurfacing Projects –
 11th Street – Burlington Avenue to Briggs Avenue
 Jefferson Avenue – 3rd Street to 6th Street
 St Joseph Avenue – 8th Street to 9th Street
 8th Street – Crane Avenue to Oswego Avenue
 6th Street – Eastside Blvd to Elm Avenue
 East Park Street – California Avenue to Duncan Field Parking Lot
 California Avenue – 2nd Street to South Street
 Eastside Blvd – 2nd Street to 12th Street
 12th Street – Eastside Blvd to Turner Avenue

Some parking lot landscaping improvements in the downtown area may also be addressed.

The Nebraska Department of Transportation (NDOT) announced this past year the delay of the US Hwy 6 – Elm Avenue to Showboat Blvd S-6-4 (1022) project. Work on final plan preparation, utility corridor plans, and R.O.W. negotiations may begin in 2019. Construction is slated for the 2020-2022 construction season time frame.

In June 2018, a public informational meeting was held regarding improvements of Project NH-6-4 (129) US Hwy 6 from Baltimore Avenue to Burlington Avenue. This section of roadway is experiencing pavement deterioration and is programmed for improvement in the next two (2) to three (3) years contingent upon funding.

The viaduct at 16th Street and Kansas Avenue is showing distress to abutments and a consultant is anticipated to be hired this year for plan preparation for repair.

City and County representatives have met and formally adopted an agreement for the improvement of West 42nd Street, west of Walmart to Baltimore Avenue. Hopefully arrangements will be made for utility extensions and final plan preparation to make this a reality.

Despite the recent improvements on our street system, comprehensive evaluation still shows needed improvements of over \$70 million. Rising constructions costs and dealing with a temperate climate escalate this estimate. As soon as some repairs are made others advance with the need for repair. The City currently maintains 494.56 lane miles of roads and streets.

The voters of Hastings have supported the extension of our sales tax devoting 65% of received revenues to support street improvement projects in Hastings.

Although this is a step to support improvements, additional funding though BAN'S and Bonds will be necessary for future responsibilities to assist in undertaking the State of Nebraska sponsored projects in our jurisdiction.

The City is required to file the plan by March 1 of each year with the Board of Public Roads Classification and Standards. Filing of the plan by the deadline entitles the City to receive highway allocation gas tax revenues. The City expects to receive \$2,865,624.00 in gas tax revenues this fiscal year. In addition, this plan is to indicate a match of local resources and the accountability and utilization of same towards road and street construction and maintenance.

Please be advised that this is a planning document and not a binding contract of the City. The Hastings City Council will make final determination on all projects to be actually constructed through its budgetary process.

After careful review, I would welcome your comments on the street program in Hastings. It may be beneficial for the Council to consider a special worksession to discuss street concerns with the Street Superintendent and myself prior to formal adoption. I will be available for any questions you may have and will look forward to discussing the plan with you at the formally scheduled meetings on February 18, 2019 and February 25, 2019.

Sincerely,



David L. Wacker, P.E.
Director of Public Works
City Engineer

DLW/dp

cc: Joe Patterson, City Administrator
Kevin Johnson, Hastings Utilities Manager
Steve Kostner, Street Superintendent
Dawn Miller, Adams County Road Superintendent
David Ptak, City Attorney
Roger Nash, City Treasurer
Don Threewitt, City Planner

Board of Public Roads Classifications and Standards
Form 11 Report of Previous Year
Highway or Street Improvement

Year Ending: September 30, 2019

Sheet 1 of 1

COUNTY:			CITY: HASTINGS		VILLAGE:	
PROJECT NUMBER	LENGTH	UNIT OF MEASURE	PROJECTED COST(Thousands)	CONTRACT PROJECT	OWN FORCES	DATE COMPLETED
M-330 (90)	N/A		500			Delayed 1 Year- 9/1/2020
M-330 (93)	0.76		1,709			Delayed 1 Year- 9/1/2020
R-2018-A3	0.23		100.5	X		9/27/2018
R-2019-A1	0.82		663	X		9/30/2019
R-2019-A2	0.35		283	X		9/30/2019
R-2019-R			1,144	X		9/30/2019
PD-2018-2	0.126		138	X		7/9/2018
PD-2018-3	0.65		1,094	X		10/29/2018
PD-2018-4	0.27		312	X		11/27/2018
NH-34-4 (130)	0.075		7,366	X		11/23/2018
S-6-4 (1022)	2.40		27,290			Delayed 1 Year- 12/1/2020
Misc.-BID Projects	N/A		50			Delayed 1 Year- 9/30/2019
M-330 (92) - Pioneer Trail Expansion	N/A		200			Delayed 1 Year- 9/30/2020
SIGNATURE:			TITLE: Director Public Works/City Engineer			DATE:

Board of Public Roads Classifications and Standards
Form 8 Summary of One-Year Plan

Year Ending: September 30, 2020

Sheet 1 of 1

COUNTY:		CITY: HASTINGS			Village:
PRIORITY NUMBER	PROJECT NUMBER	LENGTH (Nearest Tenth)	UNIT OF MEASURE	ESTIMATED COST (Thousands)	REMARKS
	M-330 (90)	N/A		500	16th St & Kansas Bridge Abutment/Pier Repair
	M-330 (503) C1-503	0.5	Miles	1,200	Showboat Blvd-US 6 South ("J" Street)
	M-330 (93) C1-505	0.76	Miles	1,485	42nd Street - 1300' West of 281 to Baltimore Avenue
	MESD-2018	0.322	Miles	290	Osborne View Estates-Victory Lane;Market Lane
	PD 2018-1	0.365	Miles	332	Lakeview Avenue-North of North Shore Drive
	Miscellaneous Paving Districts	N/A		500	Miscellaneous Paving Districts to be created-Developer request or see Exhibit "A"
	R-2020-R			1,500	Various Residential Resurfacing-See Exhibit B1:B2
	S-6-4 (1022)	2.5	Miles	35,120	US HWY 6-Elm Ave to 1200' West Showboat Blvd
	NH-6-4 (129)	2.3	Miles	7,100	US HWY 6-Baltimore Ave to Elm Ave
	RR Quiet Crossing			100	Quiet Crossing-Study/Implementation
	M-330 (92) Pioneer Trail Expansion			200	Expansion of Pioneer Trail to be chosen
	Miscellaneous BID Project			50	Tree/Landscaping Downtown/Parking Lots
SIGNATURE:		TITLE: Director Public Works/City Engineer			DATE:

EXHIBIT "A" SUPPLEMENT TO FORM 8
Streets Eligible for Concrete GAP Paving/Petition

	L/Ft.	Tentative Year Scheduled	Est. Cost
South Street -- 820' West of Burlington to Baltimore	1830	2022	412,000
"L" Street -- U.S. 281 to Garfield Avenue	1150	2022	230,000
"L" Street -- Burlington Avenue to Lexington Avenue	370	2022	74,500
Lexington Avenue -- 11 th Street to deadend	250	2022	50,000
Ross Avenue -- "E" Street to "F" Street	690	2023	138,000
1 st Avenue -- Park Street to South Street	333	2023	66,600
Ash Avenue -- Park Street to South Street	333	2023	66,600
17 th Street -- Lincoln Avenue to St. Joseph Avenue	983	2023	196,600

Alleys

Between Burlington & Lexington -- 2 nd Street to 3 rd Street	280	2021	56,000
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NOTE: Other streets may be requested at the option of property owners or new platting by developers.

2019-2020

- Imperial West Addition
- Westbrook Addition
- Eastridge Addition
- Cimarron Addition
- LakeRidge Addition
- North Commons Addition -- Laux Avenue -- 31st Street South
- Industrial Park North -- Utecht Circle -- 39th Street North

EXHIBIT "B-1" SUPPLEMENT TO FORM 8 - RESIDENTIAL**EXHIBIT "B-2" SUPPLEMENT TO FORM 8 - ARTERIAL****Proposed 2019-2024 Resurfacing Improvement (s)****2019**
RESIDENTIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
Jefferson Avenue	3rd Street	6th Street	1,019	\$132,470
St Joseph Avenue	8th Street	9th Street	581	\$75,530
8th Street	Crane Avenue	Oswego Avenue	1,291	\$167,830
6th Street	Eastside Blvd	Elm Avenue	2,318	\$301,340
East Park Street	Pine Avenue	Duncan Field Prkg	1,025	\$133,250
California Avenue	2nd Street	South Street	840	\$115,080
4th Street	Minnesota Avenue	Denver Avenue	1,413	\$183,690
			TOTAL	<u>\$1,109,190</u>

ARTERIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
Eastside Blvd	12th Street	2nd Street	4,319	\$662,703
12th Street	Eastside Blvd	Turner Avenue	1,845	\$283,096
			TOTAL	<u>\$945,799</u>

2020
RESIDENTIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
Chicago Avenue	A Street	C Street	684	\$93,708
Denver Avenue	3rd Street	7th Street	1,258	\$172,346
5th Street	Burlington Avenue	East Side Blvd	3,734	\$511,558
CDS Repair	Eastside Blvd	7th Street		\$200,000
Storm Sewer Repairs near Eastside Blvd				\$200,000
			TOTAL	<u>\$1,177,612</u>

ARTERIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
**Highland Road				
County	12th Street	26th Street	5,259	
City Portion	12th Street	N City Limits	2,612	\$250,000
7th Street	Eastside Blvd	Elm Avenue	2,400	\$237,120
			TOTAL	<u>\$487,120</u>

****Adams County Turned this Section Back to Gravel**

2021
RESIDENTIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
Hastings Avenue	BNRR	South Street	840	\$400,000
**Ringland Road	Elm Street	California Avenue	1,035	\$538,200
Webster Avenue	9th Street	12th Street	1,228	\$200,000
West 7th Street	Chestnut Avenue	Crane Avenue	618	\$54,800
		TOTAL		\$1,193,000

****Denotes New Concrete Option**

ARTERIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
West 14th Street	St Joseph Avenue	Minnesota Avenue	1,032	\$158,350
**18th Street	Baltimore Avenue	16th Street	3,224	\$773,760
		TOTAL		\$932,110

****Denotes New Concrete Option**

2022
RESIDENTIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
3rd Street	Eastside Blvd	California Avenue	1,109	\$161,914
4th Street	Eastside Blvd	California Avenue	1,109	\$161,914
Turner Avenue	14th Street	12th Street	1,273	\$184,706
East 5th Street	California Avenue	Elm Avenue	1,322	\$189,046
		TOTAL		\$697,580

ARTERIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
East 7th Street	North 4th Avenue	Turner Avenue	2,307	\$307,600
Laird Avenue	10th Street	11th Street	364	\$53,387
		TOTAL		\$360,987

2023
RESIDENTIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
Saunders Avenue	12th Street	18th Street	2,630	\$482,166
		TOTAL		\$482,166

ARTERIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
**Marian Road	7th Street	12th Street	2,439	\$845,520
		TOTAL		\$845,520

****Denotes New Concrete Option**

2024
RESIDENTIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
Crane Avenue	9th Street	Watson School	3,928	\$550,000
			TOTAL	\$550,000

ARTERIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
**Marian Road	7th Street	2nd Street	1,775	\$615,333
			TOTAL	\$615,333

****Denotes New Concrete Option**

Board of Public Roads Classifications and Standards
Form 9 Summary of Six-Year Plan
Six-Year Period Ending: September 30, 2025

Sheet 1 of 2

COUNTY:		CITY:		VILLAGE:	
		HASTINGS			
PRIORITY NUMBER	PROJECT NUMBER	LENGTH- (Nearest Tenth)	UNIT OF MEASURE	ESTIMATED COST (Thousands)	REMARKS
	S-6-4 (1022) Formerly STPD-6-4 (110)	2.5	Miles	35,120	US #6 SE .7 mile East of Burlington to .32 East of Showboat Blvd
	NH 6-4(129)	2.4	Miles	7,100	Pavement Repair-US 6 & 34- Baltimore Ave to Burlington Ave
	ELEC-34-4 (1031)	N/A		190	Traffic Signals Upgrade Burlington Avenue
	M-330 (96)	0.25	Miles	300	7th Street & Showboat Blvd- Intersection Improvements
	STP-501 C (102)	0.3	Miles	790	Bridge Replacement Spur 1-C (Landfill)
	M-330 (87)	0.25	Miles	327	Osborne Drive - West Access Road North
	M-330 (80)	0.25	Miles	476	F Street - Franklin Ave to Baltimore Ave
	STPAA-5516 (6)	0.64	Miles	2029	12th Street Widening Marian Road to Sycamore Ave
	M-330 (66) B	0.25	Miles	500	33rd Street - Shadow Ridge Court to Baltimore Ave
	M-330 (88) B	0.25	Miles	500	33rd Street - Yost Ave East
	M-330 (27) / STP-5506 (2) I	0.6	Miles	1,902	South Street Widening - Burlington Ave to Wabash Ave
	M-330 (38) / STP-5506 (2) II	0.6	Miles	1,902	South Street Widening - Wabash Ave to US # 6
	M-330 (45) / STP-5512 (2)	0.5	Miles	1,650	7th Street Widening - Burlington Ave to Colorado Ave
	STP-5512 (4)	0.84	Miles	2,663	7th Street Widening - Pine Ave to 6th Ave
	M-330 (53)	0.2	Miles	230	6th Avenue - Us #6 to 2nd Street
	M-330 (33)	1.2	Miles	4,804	Marian Road Viaduct - 2nd Street to US #6
	M-330 (35)	1.5	Miles	4,756	12th Street Widening - Burlington Ave to Marian Road
	M-330 (71)	2.1	Miles	*4,413 to 20,571*	Eastside Blvd Corridor Development

	* Dependent upon final alternate*				
	Pioneer Spirit Trail - Phase VI	5.0	Miles	2,000	Continuation of Pioneer Spirit Trail System

Sheet 2 of 2

Exhibit "A"	Miscellaneous Paving Districts - 6-Year Plan	N/A			Paving Districts to be created/developer
Exhibit "B"	Miscellaneous Resurfacing Districts	N/A			Various Resurfacing in City Limits
Exhibit "C"	Miscellaneous BID Paving Districts	N/A			Paving Districts in Downtown Area
	Miscellaneous Railroad Quiet Crossing Improvements	N/A			Miscellaneous Railroad Quiet Crossing Improvements as May Be Chosen
	Note: Many of these projects may fall within the 6-year and beyond category due to available funding.				
SIGNATURE:		TITLE: Director Public Works/City Engineer			DATE:

EXHIBIT "C" Supplement to Form 8

What is the Downtown Improvement Project?

This is a 6-year project to renovate the appearance and infrastructure of downtown. The project will include removal of old block crossings, construction of new concrete streets, curbs, head/cap crossings, installation of new street lights, traffic lights, trees and benches, new water lines, sewer lines, improved storm-water drainage. The appearance of the project will be similar to 3rd Street.

Why Is the Project Necessary?

Urban development specialists advise that the investment of private capital in downtown areas is induced by public improvement projects like this project.

We have numerous vacant, old businesses in downtown Hastings, and the City wants to do everything it can to retain the vitality of existing businesses downtown. We also have many empty buildings and storefronts. We feel that the Downtown Improvement Project will put a "fresh face" on the appearance of our downtown and enable the Business Improvement District (BID), Community Redevelopment Authority (CRA), the Downtown Center Association and other promotional groups to successfully recruit new businesses to downtown Hastings.

Construction of the Inmar Theater at the Hastings Museum will begin in Spring, 1993. This, along with other tourism efforts, is projected to bring more than 150,000 visitors to Hastings. These visitors represent prospective shoppers and potential retail dollars. We feel that the City's investment in public improvements will be repaid through increased sales taxes generated by an increase in retail sales and growth in the local economy.

How will Businesses be Affected?

To be honest, there will be inconvenience to businesses and their customers during construction. The street will be excavated at a certain point of the project, resulting in a loss of riding surface and parking space. During other phases of the project, the sidewalks will be removed, and for a short period of time, front building entrances will have to be closed when new concrete for sidewalks is being placed. During this period of time businesses will be encouraged to use alley entrances, if available.

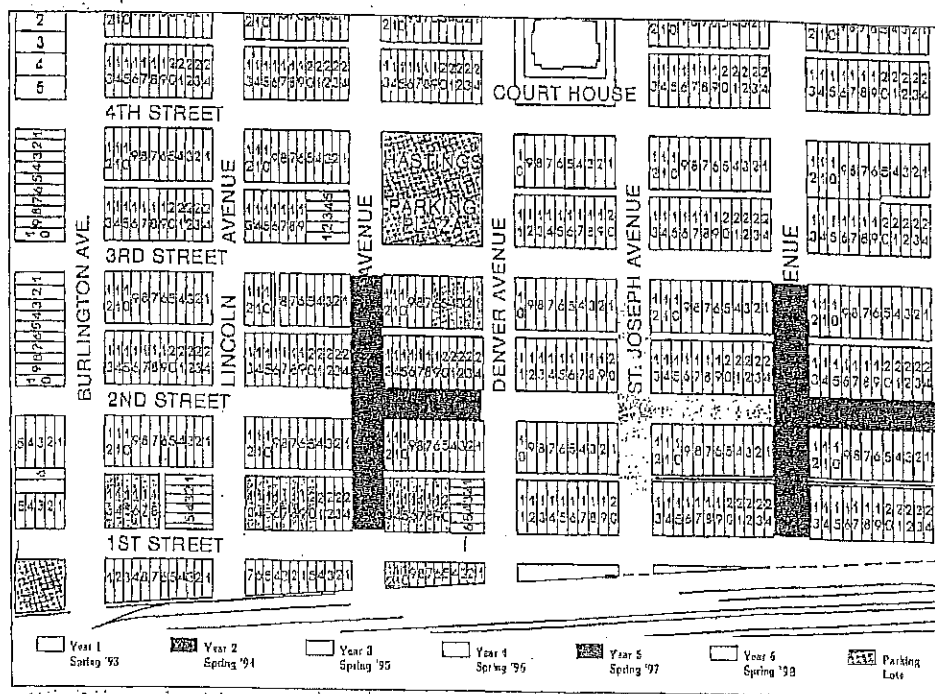
Who will Pay for this Project?

This project will be financed like the 3rd Street improvements, with bonds issued to pay all project costs. The bonds will be repaid through general property tax collections.

How will Shoppers and Motorists Get Around?

One of the advantages of segmenting the project over several years is that it provides an opportunity to do extensive advance planning for years 2 - 6. The City, CRA and BID are exploring the creation of pedestrian walkways (cut throughs) from the alleys in 2nd Street which would provide easy access from existing parking lots to 2nd Street.

Motorists and customers will be accommodated by construction zone signage and use of City parking lots. Pedestrians may be required to walk slightly greater distances than normal in areas under construction.



Why Is the First Block of 1st & 2nd Streets Excluded?

The safety project to deepen the Burlington Avenue underpass which will involve State and Federal funding will require pavement work from the intersection of A and Burlington to the intersection of 7th and Burlington. When this work is being done, access to the first block of 1st and 2nd Street from Burlington will be closed or limited. The City plans to incorporate the improvements to the first block of 1st and 2nd Streets into the same time frame as the Burlington Avenue underpass project.

The State of Nebraska recently announced that they plan to conduct a design public hearing on the underpass in January, 1993, with construction scheduled in the State's 1993 fiscal budget.

What is the Time of Construction?

As shown in the above map, this project will be phased into six construction seasons beginning in the Spring of 1993.

So that each phase of the project can be completed as quickly as possible, our plan is to bid each annual phase of the project in January of the respective year. This will enable the successful bidder to begin work immediately when spring weather permits. The construction contract will stipulate that the work must be completed within 120 working days of "Notice to Proceed" construction, or within reasonable time limits as may be determined due to the scope of work on the project. The term "working days" generally excludes weekends, holidays, and bad weather days.

The City understands the importance of completing each phase of the project as soon as possible.

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 02/18/2019
File No: 2018-055
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a recommendation to adopt an Ordinance amending Hastings City Code Section 34-309 "Signs."

Names of People/Business affected by this action:

The people of Hastings, businesses, and the City.

Why Planning Commission action is required:

Changes to City Code Chapter 34 "Zoning" require a recommendation by Planning Commission and City Council adoption by Ordinance.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend an Ordinance adopting amendments to Hastings City Code Section 34-309 "Signs."

Deadlines associated with action:

This item is scheduled to be presented for consideration at the March 11 regular meeting of City Council.

Department head comments:

As we worked through the recent code updates with the solar code and now this sign code, 4 words emerged as the primary goals and guiding principles the Development Services office:

Clear. Streamlined. Fair. Flexible.

I believe the proposed sign code under consideration meets all of these.

No code is perfect, and there will always be a unique circumstance that regulations don't adequately address; or, a part of a regulation that creates unintended consequences. This proposed

code has incorporated some points of flexibility to address that.

And, when the city completes the full update of the Zoning and Subdivision codes, the department intends to track any issues that come up and conduct an annual review of the implementation. Then, any significant shortcomings can be addressed in an annual code update.

Staff has held weekly discussions with the selected consulting firm, Orion Planning and Design since August, 2018. We began with a troubleshooting review of existing code, then a review of comparable codes and state statutes. After lengthy discussions about Hastings' specific needs and goals, an initial draft was developed in late August. Planning Commission was active in developing and providing input and guidance through the draft updates. A PC worksession on December 10 produced the final substantive changes to the code.

Update since the December 10 worksession:

The consultant incorporated all worksession changes into the code and provided a final draft on 12/18.

On January 24, staff distributed the draft to sign companies in Hastings and Grand Island for critique and comment. The email outlined the preliminary adoption dates as well.

Staff noted that the sign dimension chart on page 17 had substantial changes and omissions from the existing code. Staff updated the dimension chart where highlighted, and added 2 additional charts: 1 to illustrate sign dimensions for pole signs, and 1 to illustrate dimensions for monument signs. Staff added exemption language for digital signs for certain specified uses.

Attachment 1 is a memo from Orion Consulting summarizing the overall changes from the existing sign code.

Attachment 2 is the code proposed for adoption.

Staff feels confident in supporting a recommendation to approve the draft 34.309.

One of the digital sign users that would fall under the sign animation exemption has requested we reconsider the three second per minute maximum for animation or video. Upon review of comparable codes, most prohibit video or animation. Of the few codes that allow animation, it is limited by district and use. The Director's recommendation is to amend 34.309.03 (B)(d)(4) "Sign animation" from "three seconds per minute" to "five seconds per minute." Such a concession would maintain the goal of the regulation, and provide some flexibility for the allowed uses.

Recommendation:

Staff supports a recommendation for approval.

Staff further supports a possible amendment to 34.309.03 (B)(d)(4) "Sign animation" from "three seconds per minute" to "five seconds per minute."



February 4, 2019

To: Don Threewitt, AICP
City of Hastings Planning Department
Hastings Planning Commission
Hastings City Council

From: Allison Mouch, AICP, Partner
Orion Planning + Design

Re: Major Changes to 34-309 of the City of Hastings Zoning Code

In August of 2018 Orion Planning + Design was selected to assist the City of Hastings with an update to the City's sign code. The update has primarily focused on aligning the sign regulations with legal precedent set by the 2015 Supreme Court decision in *Reed v. Gilbert* limiting regulation of signs on the basis of their content. The update also attempts to simplify existing code language, incorporating tables, graphics and illustrations that better explain concepts and are representative of current best practices in coding. The end result is an updated sign code that is streamlined, graphically rich and easy to navigate for staff, stakeholders, elected and appointed officials and members of the public.

The major changes to 34-309 are summarized below:

- ***Rewrite and reorganization of the definitions section.*** Current definitions in 34-309 were either located at the end of the section on signage or scattered throughout the various sections of 34.309, which was both confusing and unwieldy. As part of the update all definitions were pulled into one section, and that section was moved to the front of the sign code to ensure ease of use and function. Pictures and graphics were then added to sign type definitions to better illustrate sign concepts, and sign type definitions were organized in a table format for easy reference.
- ***General reorganization of 34-309.*** The entire sign code section was reorganized for readability and clarity, adding a purpose statement that articulates what these regulations are intended to do and where they apply. The remaining sections were

organized into four parts (in addition to the definitions described above) - regulations applicable to all signs; design standards by sign type and district; procedural requirements and special provisions for specific sign types.

- ***Reduce redundancy and improve clarity.*** The updated sign code moves away from over-explaining sign dimensions, allowances and design requirements in words to expressing them in straightforward, condensed tables and graphics. Much of Section 34.309.04 was repetitive and did not add value or make the code easy to navigate. The update replaces that narrative with a series of tables clearly illustrating what sign types are permitted in which zoning district, the number of signs permitted per lot by district, and specific dimensional and design characteristics applicable by sign type – explaining in two pages what it took twelve to convey in the original sign code. Additionally, graphics and diagrams explaining measurements, dimensional concepts and design elements have been incorporated wherever appropriate to aid in the interpretation of this code.
- ***Creative Sign Program.*** A Creative Sign Program has been introduced to allow for unique design characteristics and flexibility for historic, iconic and artistic signs, providing a straightforward process and criteria by which these signs will be evaluated within the framework of the updated sign code and using the Conditional Use Permitting procedures.
- ***Sign content.*** Reference to sign content that could be used to restrict sign placement has been removed from the updated code. Now the code focuses on design elements and dimensions by specific sign type and permits types of signs best suited for a particular use district; in other words, regulating by how the sign looks instead of what the sign says. This brings the sign code into alignment with Reed v. Gilbert.
- ***Sign permit review process.*** Additional detail and guidance have been included in the updated sign code specifying application requirements, review procedures and timeline for decision-making. This helps applicants understand what is expected of them during the application submittal, the process that will be followed and when a decision will be made. It also supports consistency with internal review.

34.309 SIGNS

34.309.01 Purpose and Applicability.

- A. Purpose. The purpose of this section of the City of Hastings Zoning Code is to:
- Provide for accurate identification, information, and advertisement in an orderly manner;
 - Improve the visual quality, integrity, and safety of gateways and corridors within Hastings as well as neighborhoods adjacent to these areas; and
 - Preserve the character and integrity of the overall community through the regulation of location, size, and design of signs within the City's jurisdiction.
- B. Applicability.
- A sign or any part of a sign erected within the zoning jurisdiction of the City of Hastings must comply with the provisions of this chapter, other relevant provisions of the City of Hastings' Municipal Code, and applicable building codes.
 - Conflicting regulations. This chapter is not meant to repeal or interfere with enforcement of other sections of the City of Hastings' Municipal Code. In cases of conflict between code sections, state, or federal regulations, the more restrictive regulation(s) shall apply.

34.309.02 Definitions.

The following definitions shall be used for words and terms contained in this chapter that are not otherwise defined in the Hastings City Code including the Comprehensive Land Use Plan. Definitions of specific sign types referenced in this code are found under the general definition of "Sign Type" below.

- A. *Abandoned Sign*: A sign, including sign face and supporting structure, which contains no sign copy on all sign faces for a continuous period of six months or is located on a site where a business, profession, or service is no longer operating.
- B. *Auxiliary Design Elements*: A term which describes secondary characteristics of a sign including its method of illumination and other features within the bounds of its basic shape.
- C. *City of Hastings Outdoor Advertising Sign Registry*: A list of all outdoor advertising signs that is maintained by the Building Services Division detailing location, ownership, and size of all billboard signs.
- D. *Clearance (Figure 1)*: The distance from the bottom of a sign face and the grade below.



Figure 1: Sign Clearance

Figure 2: Double-faced Sign



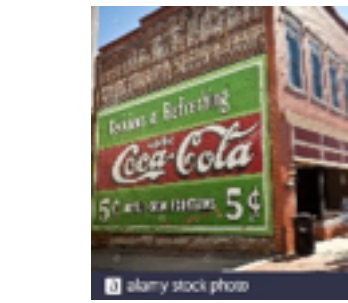
- E. *Detached Sign*: A sign which is self-supporting and structurally independent from any building.
- F. *Double-Faced Sign (Figure 2)*: A sign consisting of no more than two parallel or near parallel faces supported by a single structure. Typically, double-faced signs are meant to be viewed from two opposite directions of travel.
- G. *Flashing Sign*: A sign which has a lighting source or lighting element that periodically illuminates or is not maintained stationary or constant in intensity or color at all times when the sign is in use, usually in a manner intended to draw the attention of the viewer.
- H. *Footcandle*: a unit of measurement for a total amount of light cast on a surface (illumination). One footcandle is equivalent to the illuminance produced by a source of one candle at a distance of one foot. Vertical footcandle is the measurement on a vertical surface. Horizontal footcandle is a measurement on a horizontal surface.
- I. *Frontage*: The length of a property line of any one premises abutting and parallel to a public street, private way, or court.
- J. *Illuminance*: The amount of luminous flux per unit area in the English system, equal to one lumen per square foot, and measured in foot candles. The metric system uses the lux. One footcandle equals approximately 0.1 (0.093) lux.
- K. *Illumination*: Lighting sources installed for the primary purpose of lighting a specific sign or group of signs.
- L. *Lumen*: A derived unit of luminous flux equal to the amount of light emitted per second in a unit solid angle of one steradian from a uniform source of one candela.
- M. *Marquee*: A permanent roofed structure attached to and supported by a building and extending over public right-of-way.
- N. *Maximum Permitted Sign Area*: The maximum permitted area of a single sign or sign type allowed on a specific property.
- O. *Moving Sign*: A sign which conveys its message through rotating, changing, or animated elements.
- P. *Nonconforming Sign, Legal*: A sign that was legally erected prior to the adoption of this chapter but which violates the regulations of this chapter.
- Q. *Nonconforming Sign, Illegal*: A sign that was illegally erected after the adoption of this chapter or which violates the regulations of this chapter.
- R. *Numeric Display Signs*: On-premise signs which display numeric information only, such as

temperature displays and fuel price displays. The numeric information may be changed electronically or manually.

- S. *Premises*: A tract of one or more lots or sites which are contiguous and under common ownership or control.
- T. *Sign*: A symbolic, visual device fixed upon a building, vehicle, structure, or parcel of land which is intended to convey information.
- U. *Sign Type*: A functional description of the use of an individual sign. Specific sign types are described below:

Type and Definition	Category	Example
i. <i>Banner Sign</i> - A temporary sign composed of lightweight material; often used in a non-permanent setting such as to announce a grand opening, sale, or special event.	Temporary; may be attached or freestanding	
ii. <i>Billboard Sign</i> - A larger than normal pole sign directing attention to services, products, or information whether or not related to a use or occupant on the same property.	Freestanding sign	
iii. <i>Blade Sign</i> - A temporary sign available in numerous shapes and sizes but typically in the shape of a feather, teardrop, or rectangular flag.	Temporary, portable sign	
iv. <i>Building Marker Sign</i> - A plaque or sign board attached to, carved into, or painted on a building face identifying the building, commemorating an event, or providing information to pedestrians on the property.	Integral sign or attached sign	
		

Type and Definition	Category	Example
v. <i>Canopy/Awning Sign</i> - A sign painted on, woven in, or attached to a canopy or awning. Canopies and awnings are roof-like covers that project from the wall of a building providing cover over a door, window, or patio or, in the case of canopies, are freestanding for the purposes of shielding from the elements such as over a service station island or sidewalk. Canopies and awnings may be made of fabric, plastic, or metal. The terms canopy and awning signs do not include marquee signs.	Attached sign	
vi. <i>Drive-thru Sign</i> - A permanent sign, whether attached or freestanding, that provides information on products or services or otherwise facilitates a business transaction at a drive-thru service location.	Attached or freestanding sign	
vii. <i>Electronic Message Sign</i> - A sign that uses computer-generated messages or some other means of changing the words or message. These signs also include lamps, LEDs, LCDs, or flipper matrix.	Attached or freestanding sign	
viii. <i>Flag Sign</i> - Signs emblazoned on any type of flag intended to be displayed in a free-flowing manner.	Temporary; may be attached or freestanding	

Type and Definition	Category	Example
ix. <i>Ground Sign</i> - A sign created or painted directly on the ground, including rocks, without a man-made support structure.	Integral sign	
		
x. <i>Hanging Sign</i> - A hanging sign is wholly dependent upon a canopy, arcade, or building projection located above a pedestrian walkway to which it is attached.	Attached sign	
xi. <i>Iconic/Historic Sign</i> - A sign that has been designated by the City Council as a historic feature or landmark of a building or the community, or one that has become so important to the community that it is valued long after its role as a commercial marker has ceased.	Attached or free-standing sign	
		
xii. <i>Marquee Sign</i> - A permanent canopy projecting over an entrance that is often illuminated and ornate and which incorporates a permanent large changeable message center.	Attached sign	

Type and Definition	Category	Example
<i>xiii. Monument Sign</i> - Any permanent freestanding sign that is detached from a building or structure and sits on the ground on a solid-appearing base with no exposed structural supports.	Freestanding sign	
<i>xiv. Pole Sign</i> - A freestanding sign visibly supported by one or more poles that are placed on or anchored permanently in the ground or other surface independent from any building or other structure.	Freestanding sign	
<i>xv. Portable Sign</i> - A freestanding and self-supporting moveable sign normally placed near a public street.	Temporary freestanding sign	
<i>xvi. Poster Sign</i> - A type of portable sign mounted on stakes or spikes intended to be stuck into the ground and used as a freestanding temporary sign.	Temporary freestanding sign	
<i>xvii. Projecting Sign</i> - A sign that is wholly or partly dependent upon a building for support and that projects at an angle away from the building so that the leading edge extends more than six inches beyond the building wall.	Attached sign	

Type and Definition	Category	Example
xviii. <i>Roof Sign</i> – A building-mounted sign erected upon or completely over the roof of a building or extending above a parapet or cornice	Attached sign	
		
xix. <i>Sidewalk Sign</i> - A free-standing and self-supporting moveable sign designed to be displayed on a sidewalk or area outside of and adjacent to a place of business and oriented towards pedestrians and slow-moving traffic.	Portable, temporary, freestanding sign	
xx. <i>Street Banner Sign</i> – A temporary banner sign installed by the city over a public street.	Freestanding sign	
xxi. <i>Vehicular Sign</i> - A sign affixed to a vehicle in such a manner that the sign is used primarily as a stationary advertisement for the business on which the vehicle sits and the sign is not otherwise incidental to the vehicle's primary purpose.	Temporary, portable sign	
		

Type and Definition	Category	Example
xxii. <i>Wall Sign</i> - A building-mounted sign attached to, displayed, or painted on an exterior wall in a manner parallel with the wall surface, which does not project more than 16 inches from the wall surface.	Attached sign	
		
xxiii. <i>Wayfinding Sign</i> - A type of sign that allows users to find their way, using information provided along the travel path.	Attached or free-standing sign	
		
xxiv. <i>Window Sign</i> - A sign that is painted on, attached to, or suspended directly behind or in front of a window or the glass portion of a door.	Attached sign, temporary sign	
Sign Category Definitions		
xxv. <i>Attached Sign</i> – a sign that is physically attached to a building.		
xxvi. <i>Freestanding Sign</i> – a sign that is detached from a building and has a support structure made of permanent material.		
xxvii. <i>Integral Sign</i> – a type of sign created from the material or made a part of the building or structure to which it is attached.		
xxviii. <i>Portable Sign</i> – A freestanding and self-supporting moveable sign normally placed near a public street.		

Type and Definition	Category	Example
xxix. <i>Temporary Sign</i> – any sign not permanently affixed or attached to a building, structure or the ground that can be moved or removed without special handling.		

- V. *Street Facade*: Any separate external face of a building, including parapet walls and omitted wall lines, oriented to and facing a public street, a private street, or court (excluding alleys).

34.309.03 General Regulations.

- A. Nonconforming Signs. A legal nonconforming sign, so long as it remains lawful, may continue to be used subject to the following provisions:
- No such sign may be enlarged or altered in a way which increases its nonconformity; however, reasonable repairs and alterations may be permitted.
 - Should 50% or more of any sign face be damaged or destroyed, or the sign structure compromised in a manner that poses a health and safety risk or requires reconstruction, the sign shall not be reconstructed except in conformity with the provisions of this title.
 - Existing billboards may continue pursuant to 34.309.03(B) provided they meet the requirements found in 34.309.06 of this section. No new billboards shall be permitted under these regulations.

B. Design elements applicable to all signs

- Vision-clearance area (Figures 3 and 4). No sign or sign structure shall be built to a height of more than two feet above the established curb grade on the part of the lot within a vision clearance zone. The vision clearance zone shall be as defined in Hastings City Code Section 34-305(4)(d).

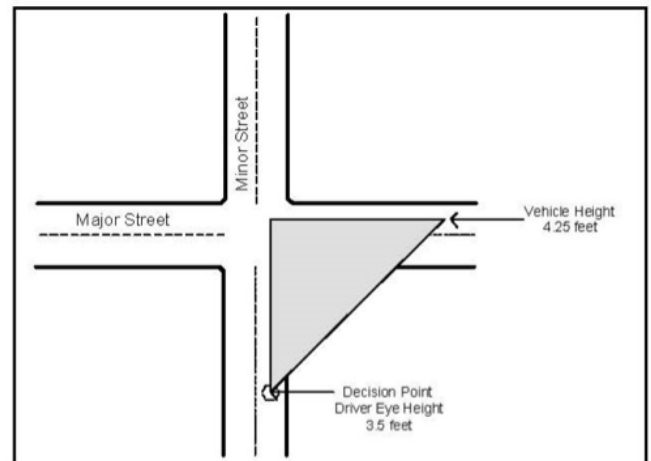


Figure 3: Heights Pertaining to Sight Triangles

Source: National Association of City Transportation Officials

Figure 4: Obstructed and Unobstructed Sight Triangles



No landscaping shall be planted in such area which will materially obstruct the view of drivers approaching the street intersection.

ii. Sign illumination.

a) External illumination. When installed, the light source must be positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway, in accordance with the lighting provisions of Section 34-305(5) and the following standards:

1. Signs less than six feet in height may be illuminated from above provided the light fixture is no taller than the top of the sign and fully shielded, or lighted with ground-mounted lights that are fully shielded.
2. Signs more than six feet in height may be illuminated only from above provided the light fixture is no taller than the top of the sign and fully shielded.
3. Wall signs may be illuminated with ground-mounted lights provided the lights are fully shielded.
4. Ground mounted light fixtures shall not be visible from the opposite side of the sign.
5. Light fixture lamps used to externally illuminate a sign shall not be visible from vehicular travel lanes, adjacent public rights-of-way, or adjoining properties.

b) Internal illumination. The average surface illumination of any sign face from dawn to dusk shall not exceed 3.0 foot candles. Additionally, the following internal illumination standards apply:

1. Outdoor internally-illuminated advertising signs must either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, cream or yellow) background and generally lighter text and symbols.
2. Neon signs shall be treated as internally illuminated signs for the purposes of this Code. Neon lighting extending beyond the area considered to be the sign area shall conform to all lighting provisions of Section 34-305(5).

c) Illumination curfew. Illuminated signs shall be equipped with a sensor, timer or other device to automatically adjust the day/night light intensity levels in accordance with these standards. Night time illumination shall not exceed 0.3 foot candles over ambient lighting conditions.

d) Electronic copy.

1. Electronic copy shall be programmed in a way that no sign shall flash or blink and the image, message or lighting pattern shall hold for a minimum of ten seconds between transitions.
2. The transition from one image or display to the next must be accomplished in two seconds or less; fading, scrolling or dissolving effects may be used.
3. Signs having electronic copy shall not be located within 150 linear feet of a property located within an R-1 Single-Family residential zoning district, or within 150 linear feet of a residence within an A Agriculture, R-1A Single-Family Large Lot Residential, or R-1S Single-Family Suburban Acreage Residential zoning district.
4. Sign animation is not permitted with the following exception: with administrative approval, animation of up to three seconds per minute for a maximum of 50% of the sign face may be permitted when the primary use on a subject property/parcel is one of the following:
 - Indoor entertainment or recreation facility;
 - Performing arts or cultural arts facilities;
 - Public museums;
 - Entertainment venues.

iii. Sign Face.

- a) When a sign is permitted more than one sign face, the angle created by the two faces shall not exceed 15 degrees.
- b) For the purposes of this section, separate faces of a building oriented in the same direction or within 45 degrees of one another are considered part of the same street facade.

C. Maintenance. All signs shall be maintained in a good state of repair, including, but not limited to, the structural components, the lighting, if any, the portion attaching the sign to the ground or structure, and the surface features.

D. Method of Measurement.

- i. Maximum permitted sign area. Maximum permitted sign area is set forth as a numerical limit on the size of an individual sign face.
- ii. Sign Area.
 - a) Sign area includes the entire area within the perimeter enclosing the extreme limits of the sign, excluding any structure essential for support or service of the sign, and architectural elements of the building.

- b) The sign area for ground signs and monument signs is calculated as the area enclosing the extreme limits of copy only (Figure 5).
- c) In the case of individual letters or unique-shaped emblems mounted to a wall, the area of extreme limits of the copy/shape is considered to be the sign area (Figures 6 and 7).
- iii. Height. The height of a sign is measured from the average grade level below the sign to the topmost point of the sign or structure (Figure 8).
- iv. Setback. The setback of a sign is measured from the property line to the line projected to the ground plane of the nearest portion of the sign.
- E. Prohibited signs. The following signs are prohibited in all zoning districts:
 - i. Signs or sign structures which resemble, imitate, simulate, or conflict with traffic control signs or devices included in the Manual of Uniform Traffic Control Devices, which otherwise mislead or confuse persons traveling on public streets, which create a traffic hazard, or which violate any of the provisions of Section 60-6,127 or Section 60-6,128 of the Nebraska Rules of the Road or any other applicable State statutes.
 - ii. Signs which create a safety hazard by obstructing the clear view of pedestrians or vehicles, or which obscure official signs or signals.
 - iii. Signs which contain lights, electronic copy or transitions that flash, blink, rotate or are otherwise animated. Illumination levels controlling brightness and minimum required hold time for electronic information

Figure 5: Sign Area

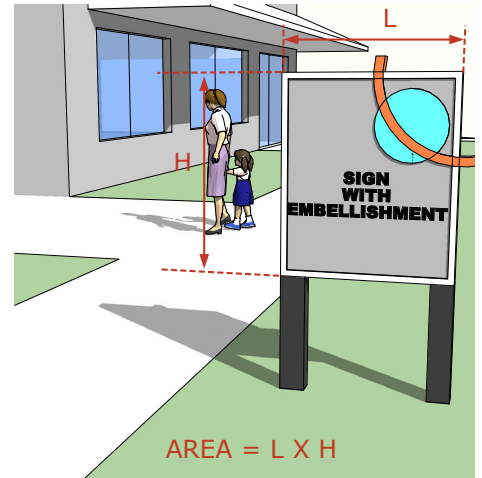


Figure 6: Sign Area (emblems)

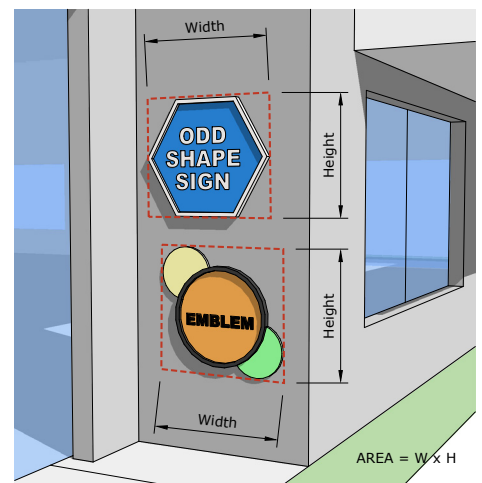
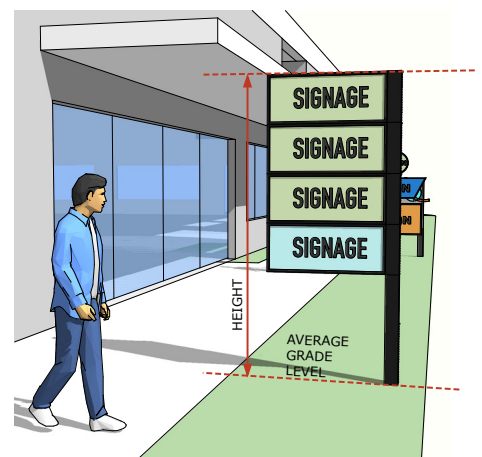


Figure 7: Sign Area (letters)



Figure 8: Sign Height



signs shall comply with Section 309 (3)(c)(ii) of this Chapter.

- iv. Signs that move, flutter, rotate or contain parts which move by motorized or similar mechanical means. This prohibition shall not apply to flags which move and flutter with wind.
- v. Roof signs.
- vi. Any vehicular sign, or sign attached to a trailer parked on public or private property, with the exception of the following:
 - a) The primary purpose of such vehicle or trailer is not the display of signs;
 - b) The signs are magnetic, decals or painted upon an integral part of the vehicle or trailer and do not break the silhouette of the vehicle;
 - c) The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets (where applicable), and actively used or available for use in the daily function of the business to which the sign(s) relate.
- vii. Any animated sign except those permitted in 34.309.03(B)(ii)(d)(4).

34.309.04 Sign Permit Process

A. Applicability.

- i. A sign permit, approved by the Building Official, shall be required before the erection, construction, alteration, placing, or locating of all signs conforming with this title.
- ii. Except as otherwise provided in this Chapter, it shall be unlawful for any person to erect any sign in the City or its two-mile extraterritorial jurisdiction without first obtaining a sign permit for each sign. The regulations set forth in this section shall not be construed to require any permit for a change of copy on any sign, repair or repainting, cleaning and other normal maintenance or repair of a sign or sign structure for which a permit has previously been issued, so long as the sign or sign structure is not modified in any way.

B. Exempt Signs

The following signs shall be allowed without a sign permit and shall not be included in the determination of the type, number, or area of permanent signs allowed within a zoning district, provided such signs comply with the district requirements found in Section 34.309.05 below.

- i. Poster signs.
- ii. Wayfinding signs.
- iii. Building marker signs including addresses and private drive identification.
- iv. Signs erected or required by government agencies or utilities, including street banner

signs, traffic, utility, safety, railroad crossing, and identification or directional signs for public facilities.

- v. Signs inside a building, or other enclosed facility, which are not meant to be viewed from the outside and are located more than three feet from the window.
- vi. Holiday and seasonal decorations.
- vii. Emblems of a religious, civil, philanthropic, historical or educational organization.
- viii. Security and warning signs, not to exceed two per property.
- ix. Flags.
- x. Seed or crop identification signs.

C. Application process.

- i. Plans submittal. A copy of plans and specifications shall be submitted to the Building Official for each sign regulated by this title. Such plans shall include:
 - a) A description and measurement(s) detailing the size of sign face(s) and structural components, including information showing how the proposed sign will meet height, clearance, projection and all other applicable design standards;
 - b) A site plan detailing sign location and showing how the proposed sign will meet all required setbacks;
 - c) A description of the materials to be used and such other data as may be required for the Building Official to determine compliance with this title;
 - d) Information regarding the source of any sign illumination including, but not necessarily limited to, its location, intensity, and color;
 - e) When an electronic message sign is proposed, the plan shall include information disclosing the luminous intensity of the sign for both day and night illumination in accordance with these regulations as well as the viewing interval and transition time; and
 - f) When requested by the Building Official, the applicant shall furnish a certification of the structural integrity of the sign and its installation by a registered professional engineer with specialization in structures.
- ii. Timeline for review. Once a complete application for a sign permit is received, the Building Official shall review and make a determination on the application within 15 workings days of receipt.
- iii. Approval, denial, additional information requested. The Building Official shall approve or deny an application for a sign permit based upon compliance with these regulations. The Building Official may request additional information from an applicant to make a determination within the timeframe set forth in Section (ii) above.

- iv. Application fees. Each application for a sign permit shall be accompanied by any applicable fees established by the City Council.
- v. Appeals. Any person or persons aggrieved by the decision of the Building Official to approve or disapprove a sign permit, as provided by this title, may appeal such decision to the Board of Adjustment as provided by Section 34-701 et seq.

D. Sign master plan. A master plan is required for properties located within an AHD, PD, CMP or AP district. The master plan shall identify all proposed signage on a parcel in the manner set forth under 34.309.04(C)(i) above and include the anticipated timeline for installation. A sign master plan shall not permit sign types not otherwise allowed in the underlying district.

34.309.05 Sign Type and District Requirements.

A. District requirements.

- i. Sign types permitted by district are described below. For non-residential uses allowed in a residential district, permitted sign types are required to comply with the all applicable design standards set forth in 34.309.05(B):

SIGN TYPE	DISTRICTS PERMITTED																	
	AG	RESIDENTIAL						COMMERCIAL				INDUS-TRIAL		SPECIAL				
	A	R-1	R-1A	R-1S	R-2	R-3	R-4	C-O	C-1	C-2	C-3	I-1	I-2	CMP	PD	FD	AP	AHD
Monument	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Signs associated with underlying zoning district as permitted	X
Pole	X							X	X	X	X	X	X	X	X	X		
Banner	X					X	X	X	X	X	X				X	X		X
Canopy/awning	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Marquee									X	X	X					X		
Billboard	X										X	X	X	X	X			
Wall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Flag	X	X	X	X	X	X	X	X	X	X	X				X	X		X
Iconic/historic	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Window	X	X	X	X	X	X	X	X	X	X	X				X	X		X
Hanging	X	X	X	X	X	X	X	X	X	X					X	X		X
Projecting	X							X	X	X					X	X		X
Portable	X										X	X	X	X	X	X		
Poster	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Drive-thru								X	X	X	X					X		X
Wayfinding	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Ground	X							X	X	X	X	X	X	X	X	X		X
Building Marker	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Sidewalk							X	X	X	X	X			X	X	X		X
Street Banner	X	X	X	X	X	X	X	X	X	X	X			X	X	X		X
Electronic Message										X	X	X	X	X	X	X		

- ii. Number of signs permitted by premise. The following table identifies the number of total signs allowed on any single property. Signage may include any combination of types of signs permitted within the district, but the total number of signs on a property shall not exceed the number below.

DISTRICT TYPE	TOTAL # SIGNS ALLOWED
Agriculture	3 per lot (under 5 AC) or 2 per 100 linear ft. (over 5 AC)
Residential	4
Commercial	5
Industrial	5
Special	Determined by Master Plan

- iii. Pole and monument sign dimensions.

Pole Signs

Lot Frontage, linear feet							Maximum Height (ft.)	Maximum Area per face (sq. ft.)
0'	50'	100'	150'	200'	250'	300'		
							35'	250'
							25'	200'
							15'	150'

Monument Signs

District								Maximum Height (ft.)	Maximum Area per face (sq. ft.)
A	R	C-O	C-1	C-2	C-3	I-1	I-2		
								12'	192'
								8'	96'
								6'8"	48'

B. Design standards.

Sign Type	Maximum Number Allowed	Max. # of Sign Faces	Maximum Height (ft.)	Minimum Clearance (ft.)	Maximum Projection (ft.)	Maximum Area per face (sq. ft.)	Min. Setback (Ft.)	
							Right-of-Way (ROW)	Project Boundary or Property Line
Banner	1 per frontage	1	6 ft.*	6'8"	N/A	32 sq. ft.	N/A	N/A
	Notes: A banner sign is intended to be temporary in nature and used as an interim measure for a) new businesses awaiting permanent sign approval or b) additional signage announcing an event or activity. Banners falling into category (a) are allowed on premise for up to 90 days; banners falling into category (b) are allowed on premise for up to 30 days, 4 times per year. *Applies to height of a ground-mounted banner sign.							
Billboard	2 per mile*	2	35 ft.	12 ft.	N/A	378 sq. ft.	25 ft.**	25 ft.
	Notes: *Measured section line to section line, regardless which side of the road the billboard is on. ** No part of a billboard shall extend more than 5 ft. into the setback from a public right-of-way line. Existing billboards shall be regulated according to provisions found in Section 34.610 regarding legal non-conforming signs. New billboards are prohibited.							
Blade	3 signs per frontage	2	15 ft.	N/A	N/A	32 sq. ft.	Setback shall be equal to the height of the sign wherever possible.	
	Notes: Signs should be securely anchored into the ground or secured in a portable base designed for such function. Blade signs may be allowed on premise for up to 30 days, 4 times per year.							
Building Marker	1 per frontage	1	N/A	N/A	6 in.	10 sq. ft.	N/A	N/A
	Notes: None							
Canopy/Awning	2 per canopy/awning	2	12 ft.**	6'8"	6 ft.*	10 sq. ft. (canopy)/6 sq. ft. (awning) of copy per face	May extend into setback.	
	Notes: *Maximum projection does not apply when canopy is freestanding, such as at a service station. **For freestanding canopies the maximum height is 18 ft.							
Creative Sign	1 per lot	N/A	N/A	N/A	N/A	N/A	Setback shall meet the requirements of the district.	
	Requires review and approval by the City Council following the process set forth in 34.309.06(D).							
Drive-thru	2 per lane	1	12 ft.	12 ft.*	12 in.**	36 sq. ft.	N/A	N/A
	Notes: *Minimum clearance only applies to drive-thru signs spanning a lane; signs placed adjacent to lanes have no minimum clearance requirement. **Maximum preojection only applies to drive through signs placed adjacent to lanes.							
Electronic Message	See notes	See notes	See notes	See notes	See notes	See notes	See notes	See notes
	Notes: Follow district requirements and design standards pursuant to pole or monument signs, and all other applicable guidance found within these regulations.							
Flag	1 per frontage	2	30 ft.*	6'8"	6 ft.	15 sq. ft.	N/A	N/A
	Notes: *Height restriction applies to freestanding poles; flags attached to a building or structure shall not extend higher than 12 ft.							
Ground	1 per parcel	1	12 in.	N/A	N/A	10 sq. ft.	N/A	N/A
	Notes:							
Hanging	1 sign per public entrance	2	12 ft.	6'8"	N/A	10 sq. ft.	N/A	N/A
	Notes: Hanging signs shall be suspended from the underside of a structure, such as a canopy or marquee.							
Iconic/Historic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Notes: Requires a recommendation from the Adams County Historical Society, review and approval by the planning commission following the procedure and criteria outline in Section 34.309.06 B and D(i).							
Marquee	2 per marquee	2	15 ft.	12 ft.	5 ft.	0 sq. ft. /face	5 ft.	3 ft.
	Notes:							
Monument	1 per frontage	2	See notes*	N/A*	N/A	See notes*	5 ft.	5 ft.
	Notes: See chart for lot frontage, height, and area. *Maximum clearance permitted is 12 in. measured between ground and bottom of sign, if supported by a frame or structure.							
Pole	1 per frontage	2	See notes*	6'8"	N/A	See notes*	5 ft.	5 ft.
	Notes: See chart for lot frontage, height, and area.							
Poster	N/A	2	3 ft.	N/A	N/A	8 sq. ft.*	5 ft.	3 ft.
	Notes: Signs shall be temporary and allowed on premise for up to 30 days, 4 times per year. *Maximum sign area is 6 sq. ft. in residential and agricultural districts							
Projecting	1 per public entrance	2	12 ft.	6'8"	4 ft.	10 sq. ft.	N/A	N/A
	Notes:							
Sidewalk	1 per business	2	5 ft.	N/A	N/A	15 sq. ft.	N/A	N/A
	Notes: Signs must be placed to accommodate a minimum 5-foot pedestrian clear zone on the sidewalk. Sidewalk signs are not permitted if there is no sidewalk. Signs may only be displayed during business hours.							
Street Banner	N/A	2	24 ft.	18 ft.	N/A	144 sq. ft.	N/A	N/A
	Notes: A street banner may be permitted temporarily for up to 15 consecutive days per event.							
Wall	1 per frontage	1	N/A	N/A	12 in.	See notes*	N/A	N/A
	Notes: Wall signs shall be attached to a wall and shall not extend above the parapet or eave of the building. Wall signs shall be of non-combustible materials, unless the building is constructed as a Type II-B building, as defined in the building code adopted by the City of Hastings, except that sign faces may be of combustible plastics. *Maximum sign area is limited to 6 sq. ft. in all residential districts, 50 sf in C-O, 60 sf in C-1, 10% of building facade in A, and 20% in C-2 through I-2 inclusive.							
Wayfinding	1 per access; 1 per critical decision point	2	3 ft.	6'8"	3 ft.	6 sq. ft.	N/A	N/A
	Notes:							
Window	1 sign per window pane	1	N/A	N/A	N/A	30% coverage of total window area	N/A	N/A
	Notes: Limited to the first floor of any building. Signs must be of a permanent nature, otherwise they will be regulated as a poster sign (see above).							

34.309.06 Special Provisions.

- A. Billboards. Existing billboards are permitted as legal nonconforming signs in Districts AG, C-3, I-1 and I-2 provided that no billboard is located:
- i. Within 300' of any residential zoning district;
 - ii. Within 150' from the right-of-way line of any road intersection measured in any direction from the right-of-way line;
 - iii. Within 250' from the right-of-way line of any road intersection measured in any direction from the right-of-way line provided this restriction shall not apply to the intersection of frontage roads with state highways;
 - iv. Within a 750' radius of another billboard, or within a 1,500' radius of another billboard in the extra-territorial jurisdiction;
 - v. Within 500' of the property line of: a National Register historic site/district boundary; school; church; hospital; care facility; cemetery; public building, park or playground or within 1,000' of these same property boundaries in the extra-territorial jurisdiction; and
 - vi. No existing billboard is allowed when a property zoned Agriculture, Residential, C-O, C-1 or C-2 is located between the billboard and the roadway to which the billboard is oriented.
- B. Iconic and Historic signs. City Council may declare that an existing sign makes a significant artistic or historic contribution to the community or neighborhood in which it is located. This declaration, which may be made only at the request of the owner or lessee of the sign, entitles its owner or lessee to continue using the sign subject to the maintenance requirements of this section.
- C. Temporary signs.
- i. Temporary signs are intended to be removed or replaced within a period of six consecutive months or less.
 - ii. All temporary signs shall be maintained in sound condition. Any sign that exhibits deterioration of structure or materials may be removed subject to the provisions of this section.
 - iii. The Director of Development Services and his/her authorized officers shall order the correction or removal of any sign in violation of the provisions of this section following the notice of violation process established in these regulations.
 - iv. Any sign placed on, in, or over any public property, including public right-of-way and easements, without the written consent of the public authority having jurisdiction over the property, shall be subject to removal and forfeit without notice.
 - v. All temporary signs associated with a date or time-specific event shall be removed within 48 hours of the end of the event.

- vi. A single applicant may apply for a blanket authorization for temporary signs which will be in effect for six months or until the end of a specified event, and may be renewed.
- D. Creative Sign Program. The purpose of the Creative Sign Program are to encourage signs of unique design that exhibit a high degree of thoughtfulness, imagination, inventiveness, spirit and sense of place; and provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the City.
- i. Application, Review and Approval Process.
 - a) A creative sign application will be processed in accordance with the process for a Conditional Use Permit.
 - b) The application shall include all information and materials required by the department. In addition to applicable criteria required for review as a conditional use, the applicant shall narrate and sufficiently demonstrate how the proposed creative sign would contribute the following:
 - 1. A substantial aesthetic improvement to the site;
 - 2. A positive visual impact on the surrounding area by enhancing the character of the building and site;
 - 3. Unique design exhibiting a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
 - 4. Strong visual character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
 - c) The applicant shall also demonstrate how the sign contains at least one of the following contextual elements:
 - 1. Creative image reflecting current or historic character of the city;
 - 2. Symbols or imagery relating to the use of the property; or
 - 3. Inventive representation of the use, name, logo, structure, or business.
 - d) Architectural Criteria. The sign shall utilize or enhance the architectural elements of the building; and be placed in a logical location in relation to the overall composition of the building's façade or surrounding structures or uses, not covering any key architectural features.

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 02/18/2019
File No: 2019-003
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a recommendation to adopt the 2018 International Building Code, 2018 International Residential Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Existing Building Code, 2018 International Property Maintenance Code, 2018 NFPA 54 Fuel Gas Code and the 2017 NFPA 58 LP Gas Code.

Names of People/Business affected by this action:

The people of Hastings, residential home builders, contractors, real estate professionals, and the City.

Why Planning Commission action is required:

A Planning Commission recommendation for building, fire, subdivision, and zoning code updates is required prior to City Council adoption. The Building Code Board of Appeals will review this request and provide a recommendation to Planning Commission.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend adoption of the specified 2018 International Code Council codes.

Deadlines associated with action:

This item is scheduled to be presented for consideration at the March 11 regular City Council meeting.

Department head comments:

The International Codes are a family of model codes for regulating buildings and structures as well as the mechanical, plumbing and fuel gas installations in those buildings. They are updated every 3 years to reflect changes in building materials and technology as well as to address new issues and uses of buildings. Some code changes are intended to clarify specific sections of the code or make it flow in a more logical order.

The City of Hastings last updated its model building codes in June of 2015, adopting several of the 2012 International Codes. Since that time, two editions have been published, the 2015 I-Codes and the 2018 I-Codes. The State Legislature is considering several bills that would adopt the 2018 International Building Code (IBC), 2018 International Residential Code (IRC) and the 2018 International Existing Building Code (IEBC) as the State Building Code. Currently the 2012 editions of these codes constitute the State Building Code.

One of the more significant changes being considered in this adoption is the implementation of the requirement for fire sprinklers in one- and two- family dwellings. The provisions for this requirement have been in the International Residential Code since the 2012 Edition, but were amended out at the State level and the local level. The State has left it optional for jurisdictions to adopt the requirement if they choose to do so.

Some other significant changes from the 2012 IBC to the 2018 IBC are:

Chapter 34, Existing Buildings, has been deleted in the 2018 IBC and now simply references the 2018 International Existing Building Code (IEBC).

Self Storage facilities have their own classification now.

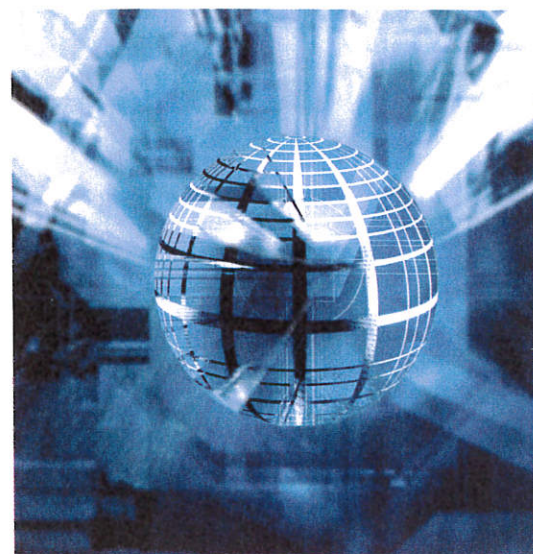
Party walls between buildings, in certain instances, can now be built without a fire rating and are allowed openings. A common application for this would be our downtown buildings, where the area is relatively small and adjacent owners wish to have cross access.

In the 2018 IRC, fire sprinklers give a number of trade-offs, including: the elimination of egress windows in basements in certain circumstances; the elimination of fire protection of engineered I-joists; and, the elimination of fire-rated walls for houses at zero setback (provided the entire subdivision is sprinkled and adjacent structures on adjacent lots are at least 6 feet away).

Recommendation:

Staff supports a recommendation to adopt the 2018 International Code Council codes as specified.

Contents



PART 1

Administration Chapters 1 and 2

- 202
Definition of Greenhouse
- 202
Definition of Repair Garage
- 202
Definition of Sleeping Unit
- Chapter 2
Removal of Definition References

PART 2

Building Planning Chapters 3 through 6

- 302.1
Classification of Outdoor Areas 11
- 303.4
Assembly Use of Greenhouses
Classification 13
- 309.1
Mercantile Use of Greenhouses
Classification 15
- 310.3, 310.4
Classification of Congregate Living Facilities 17
- 310.4.2
Owner-Occupied Lodging Houses 19

- 311.1.1
Classification of Accessory Storage Spaces 21
- 311.2
Classification of Self-Service
Storage Facilities 23
- 312.1
Classification of Communication
Equipment Structures 25
- 312.1.1
Classification of Agricultural Greenhouses 26
- 403.2.1.1
Type of Construction in High-Rise
Buildings 28
- 404.6
Enclosure of Atriums 30
- 406.1
Motor Vehicle-Related Occupancies 32
- 406.3
Regulation of Private Garages 34
- 406.6.2
Ventilation of Enclosed Parking Garages 35
- 407.5
Maximum Smoke Compartment Size 36
- 407.5.4
Required Egress from Smoke Compartments 38
- 420.7
Corridor Protection in Assisted Living Units 39

■ 420.8	Group I-1 Cooking Facilities	41
■ 420.10	Dormitory Cooking Facilities	43
■ 422.6	Electrical Systems in Ambulatory Care Facilities	45
■ 424.1	Children's Play Structures	47
■ 427	Medical Gas Systems	49
■ 428	Higher Education Laboratories	52
■ 503.1, 706.1	Scope of Fire Wall Use	56
■ 503.1.4	Allowable Height and Area of Occupied Roofs	58
■ 505.2.1.1	Mezzanine and Equipment Platform Area Limitations	60
■ Table 506.2, Note i	Allowable Area of Type VB Greenhouses	62
■ 507.4	Sprinklers in Unlimited Area Group A-4 Buildings	64
■ 508.3.1.2	Group I-2, Condition 2 Nonseparated Occupancies	66
■ 508.4.1, Table 508.4	Separated Occupancies vs. Fire Area Separations	68
■ Table 509	Incidental Uses	70
■ 510.2	Horizontal Building Separation	72
■ Table 601, Note b	Fire Protection of Structural Roof Members	74
■ Table 602, Note i	Group R-3 Fire Separation Distance	76
■ 602.3, 602.4.1	FRT Wood Sheathing in Exterior Wall Assemblies	78

PART 3**Fire Protection
Chapters 7 through 9****80**

■ 704.2, 704.4.1	Column Protection in Light-Frame Construction	82
■ Table 705.2	Extent of Projections	84
■ 705.2.3, 705.2.3.1	Combustible Balconies, Projections, and Bay Windows	86
■ 705.8.1	Measurement of Fire Separation Distance for Opening Protection	88
■ 706.1.1	Party Walls Not Constructed as Fire Walls	90
■ 706.2	Structural Continuity of Double Fire Walls	92
■ 708.4	Continuity of Fire Partitions	94
■ 708.4.2	Fireblocking and Draftstopping at Fire Partitions	98
■ 713.8.1	Membrane Penetrations of Shaft Enclosures	102
■ 716.2.6.5	Delayed-Action Self-Closing Doors	103
■ 803.1.1, 803.1.2	Interior Wall and Ceiling Finish Testing	105
■ 803.3	Interior Finish Requirements for Heavy Timber Construction	108
■ 803.11, 803.12	Flame Spread Testing of Laminates and Veneers	109
■ 901.6.2	Integrated Fire Protection System Testing	111
■ 902	Fire Pump and Fire Sprinkler Riser Rooms	113
■ 903.2.1	Sprinklers Required in Group A Occupancies	114
■ 903.2.3	Sprinklers in Group E Occupancies	117

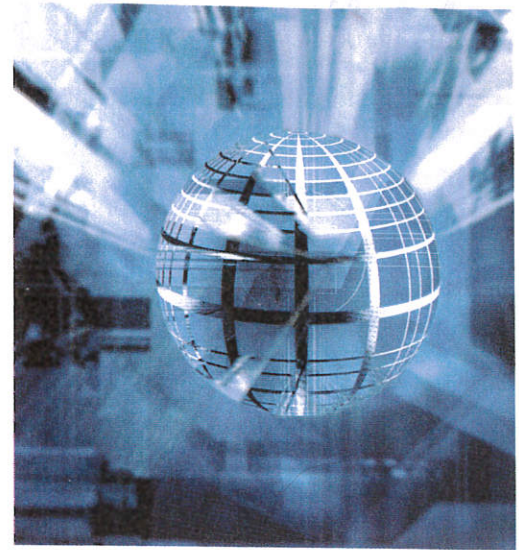
■ 903.3.1.1.2 Omission of Sprinklers in Group R-4 Bathrooms	119	■ 1010.1.4.4 Locking Arrangements in Educational Occupancies	157
■ 903.3.1.2.1 Sprinkler Protection at Balconies and Decks	120	■ 1010.1.9.8 Use of Delayed Egress Locking Systems in Group E Classrooms	159
■ 903.3.1.2.3 Protection of Attics in Group R Occupancies	122	■ 1010.1.9.12 Locks on Stairway Doors	162
■ 904.12 Commercial Cooking Operations	125	■ 1010.3.2 Security Access Turnstiles	164
■ 904.13 Domestic Cooking Protection in Institutional and Residential Occupancies	127	■ 1013.2 Floor Level Exit Sign Location	167
■ 904.14 Aerosol Fire Extinguishing Systems	129	■ 1015.6, 1015.7 Fall Arrest for Rooftop Equipment	168
■ 905.3.1 Class III Standpipes	130	■ 1017.3, 202 Measurement of Egress Travel	170
■ 905.4 Class I Standpipe Connection Locations	133	■ 1023.3.1 Stairway Extensions	172
■ 907.2.1 Fire Alarms in Group A Occupancies	135	■ 1023.5, 1024.6 Exit Stairway and Exit Passageway Penetrations	174
■ 907.2.10 Group R-4 Fire Alarm Systems	137	■ 1025.1 Luminous Egress Path Marking in Group I Occupancies	176
PART 4 Means of Egress Chapter 10	139	■ 1026.4, 1026.4.1 Refuge Areas for Horizontal Exits	177
■ Table 1004.5, 1004.8 Occupant Load Calculation in Business Use Areas	141	■ 1029.6, 1029.6.3, 202 Open-Air Assembly Seating	179
■ 1006.2.1, Table 1006.2.1 Group R Spaces with One Exit or Exit Access Doorway	143	■ 1030.1 Required Emergency Escape and Rescue Openings	181
■ 1006.3, 1006.3.1 Egress through Adjacent Stories	146	PART 5 Accessibility Chapter 11	183
■ 1008.2.3 Illumination of the Exit Discharge	148	■ 1103.2.14 Access to Walk-In Coolers and Freezers	184
■ 1008.3.5, 1008.2.2 Emergency Illumination in Group I-2	150	■ 1109.2.1.2 Fixtures in Family or Assisted-Use Toilet Rooms	186
■ 1009.7.2 Protection of Exterior Areas of Assisted Rescue	152	■ 1109.15 Access to Gaming Machines and Gaming Tables	188
■ 1010.1.1 Size of Doors	154	■ 1110.4.13 Access to Play Areas for Children	191

PART 6**Building Envelope, Structural Systems,
and Construction Materials
Chapters 12 through 26****192**

■ 1206.2, 1206.3 Engineering Analysis of Sound Transmission	194	■ 1705.12.1, 1705.13.1 Seismic Force-Resisting Systems	241
■ Table 1404.2 Weather Covering Minimum Thickness	196	■ 1705.12.6 Fire Sprinkler Clearance	243
■ 1404.18 Polypropylene Siding	198	■ 1804.4 Site Grading	245
■ 1504.3.3 Metal Roof Shingles	199	■ 1807.2 Retaining Walls	247
■ 1507.1 Underlayment	200	■ 1810.3.8.3 Precast Prestressed Piles	248
■ 1507.18 Building-Integrated Photovoltaic Panels	206	■ 1901.2 Seismic Loads for Precast Concrete Diaphragms	251
■ 1603.1 Construction Documents	209	■ 2207.1 SJI Standard	253
■ 1604.3.7 Deflection of Glass Framing	212	■ 2209.2 Cantilevered Steel Storage Racks	255
■ 1604.5.1 Multiple Occupancies	213	■ 2211 Cold-Formed Steel Light-Frame Construction	256
■ 1604.10 Storm Shelters	215	■ 2303.2.2 Fire-Retardant-Treated Wood	260
■ Table 1607.1 Deck Live Load	217	■ 2303.6 Nails and Staples	262
■ Table 1607.1 Live Load Reduction	218	■ Table 2304.9.3.2 Mechanically Laminated Decking	264
■ 1607.15.2 Minimum Live Load for Fire Walls	221	■ Table 2304.10.1 Ring Shank Nails	266
■ 1609 Wind Loads	222	■ 2304.10.5 Fasteners in Treated Wood	268
■ 1613 Earthquake Loads	227	■ 2304.11 Heavy Timber Construction	269
■ 1613.2.1 Seismic Maps	230	■ 2304.12.2.5, 2304.12.2.6 Supporting Members for Permeable Floors and Roofs	274
■ 1615, 1604.5 Tsunami Loads	236	■ Table 2308.4.1.1(1) Header and Girder Spans—Exterior Walls	276
■ 1704.6 Structural Observations	238	■ 2308.4.1.1(2) Header and Girder Spans—Interior Walls	278
■ 1705.5.2 Metal-Plate-Connected Wood Trusses	240	■ 2308.5.5.1 Openings in Exterior Bearing Walls	280
		■ 2407.1 Structural Glass Baluster Panels	282

■ 2510.6	Water-Resistive Barrier	283	■ IEBC 305; Chapters 4, 5, 6, 13, 14	Reorganization	319
■ 2603.13	Cladding Attachment over Foam Sheathing to Wood Framing	285	■ IEBC 405.2.1.1	Snow Damage	321
PART 7			■ IEBC 502.4	Loading of Existing Structural Elements	322
Building Services, Special Devices, and Special Conditions			■ IEBC 502.7, 503.15, 804, 1105	Carbon Monoxide Detectors in Group I-1, I-2, I-4, and R Occupancies	324
Chapters 27 through 33			■ IEBC 502.8, 1106, 1301.2.3.1	Storm Shelters in Group E Additions	326
■ 3001.2	Emergency Elevator Communication Systems	290	■ IEBC 503.7	Anchorage for Concrete and Reinforced Masonry Walls	328
■ 3006.2.1	Corridors Adjacent to Elevator Hoistway Openings	292	■ IEBC 503.10	Anchorage of Unreinforced Masonry Partitions	329
■ 3007.1	Extent of Fire Service Access Elevator Travel	294	■ IEBC 505.4, 701.4	Emergency Escape Opening Operation	330
■ 3008.1.1	Required Number of Occupant Evacuation Elevators	296	■ IEBC 506.4	Structural Loads	332
■ 3113	Relocatable Buildings	298	■ IEBC 507.4	Structural Loads in Historic Buildings	335
■ 3310.1	Stairways in Buildings under Construction	301	■ IEBC 805.3.1.1	Single-Exit Buildings	337
■ 3314	Fire Watch During Construction	303	■ IEBC 904.1.4	Automatic Sprinkler System at Floor of Alteration	340
PART 8			■ IEBC 906.7	Anchorage of Unreinforced Masonry Partitions	341
Appendices			■ IEBC 1006	Seismic Loads and Access to Risk Category IV Structures	342
Appendices A through N			■ IEBC 1103	Changes to Loads with an Addition	344
■ G103.6	Watercourse Alteration	306	Index		
■ Appendix N	Guidelines for Replicable Buildings	307	347		
PART 9					
2018 International Existing Building Code (IEBC)					
Chapters 1 through 16 and Appendices A through C			313		
■ IEBC 303.1	Live Loads	315			
■ IEBC 303.3.2, IEBC Appendix A5	Earthquake Hazard Reduction in Existing Concrete Buildings	317			

Contents



PART 1

Administration Chapters 1 and 2

- **R101.2**
Scope
- **R104.11**
Alternative Materials and Methods
of Construction
- **R105.1, R110.1, R202**
Change of Occupancy
- **R202**
Definition of Access
- **R202**
Definition of Crawl Space
- **R202**
Definition of Carbon Monoxide Alarm
- **R202**
Definition of Fenestration
- **R202**
Definition of Solar Energy System

PART 2

Building Planning Chapter 3

- **Table R301.2(1)**
Climatic and Geographic Design Criteria

- 1 ■ **R301.2.2.1**
Seismic Design Category 23
- 2 ■ **R301.2.2.6**
Irregular Buildings 29
- 5 ■ **R302.1**
Exterior Walls 32
- 7 ■ **R302.2**
Townhouse Separation 37
- 9 ■ **R302.3**
Two-Family Dwelling Separation 41
- 11 ■ **R302.4.2**
Membrane Penetrations 43
- 12 ■ **R302.5**
Dwelling-Garage Opening Protection 45
- 14 ■ **R302.10**
Insulation Flame Spread 47
- 16 ■ **R302.13**
Fire Protection of Floors above Crawl
Spaces 49
- 18 ■ **R308.4.2**
Glazing Adjacent to Doors 51
- **R308.4.4**
Glazing in Guards and Railings 53
- **R308.4.7**
Glazing Adjacent to the Bottom
Stair Landing 55

■ R310.1 Emergency Escape and Rescue Openings	56	■ Table R403.4 Crushed Stone Footings	98
■ R310.3 Area Wells for Emergency Escape and Rescue Doors	58	■ R408.3 Unvented Crawl Spaces	100
■ R311.7.1, R311.7.8 Handrail Projection	61	■ Table R505.3.2 Cold-Formed Steel Joist Spans	102
■ R311.7.3 Maximum Stair Rise between Landings	64	■ R507 Decks	104
■ R311.7.5.3 Stair Nosings	66	■ R507.2 Deck Materials	106
■ R311.7.11, R311.7.12 Alternating Tread Devices and Ships Ladders	67	■ R507.3 Deck Footings	109
■ R312.1 Guards	69	■ R507.4 Deck Posts	113
■ R314 Smoke Alarms	71	■ R507.5 Deck Beams	115
■ R315 Carbon Monoxide Alarms	73	■ R507.6 Deck Joists	119
■ R317.3 Fasteners in Treated Wood	76	■ R507.7, R507.8, R507.9 Decking, Vertical and Lateral Support	122
■ R322.3 Coastal High-Hazard Flood Zones	77	■ Table R602.3(6) Alternate Stud Height	125
■ R324.4 Rooftop-Mounted Photovoltaic Systems	82	■ Tables R602.7(1), R602.7(2) Girder and Header Spans	129
■ R324.6 Roof Access for Photovoltaic Solar Energy Systems	85	■ Table R602.7.5 Lateral Support for Headers	133
■ R324.6.2.2 Solar Panels near Emergency Escape and Rescue Openings	88	■ Table R602.10.3(4) Seismic Adjustment Factors	135
■ R325.3 Mezzanine Area Limitation	90	■ R602.10.4.1 Mixing Bracing Methods	137
■ R325.6, R202 Habitable Attics	92	■ R602.10.6.4 Method CS-PF—Continuously Sheathed Portal Frame	139
		■ R602.10.6.5 Method BV-WSP	141
		■ Tables R603.3.1 and R603.3.1.1(2) Cold-Formed Steel Wall Construction	143
		■ Section R610 Structural Insulated Panels	146
		■ R703.2 Water-Resistive Barrier	149
PART 3 Building Construction Chapters 4 through 10	94		
■ Table R403.3(1) Insulation Requirements for Frost-Protected Footings	96		

■ R703.3.1 Soffit Installation	151	■ N1102.2.2 Reduction of Ceiling Insulation	188
■ R703.8.4 Veneer Anchorage through Insulation	154	■ N1102.2.5 Mass Walls	190
■ Table R703.8.4(1) Airspace Requirements	156	■ Table N1102.2.6 Cold-Formed Steel Framing R-Values	192
■ R703.11.2 Vinyl Siding Installation Over Foam Plastic Sheathing	157	■ N1102.4 Testing for Air Leakage	194
■ R802 Roof Framing	160	■ N1103.3.2, N1103.3.3 Duct Sealing and Testing	197
■ R802.1.5.4 Labeling	163	■ N1103.3.6, N1103.3.7 Ducts Buried within Ceiling Insulation	199
■ R806.2 Minimum Vent Area	165	■ N1104.1 Lighting	202
■ R806.5 Unvented Attics	167	■ N1106.3, N1106.4 Maximum Energy Rating Index	204
■ Tables R905.1.1(1) and R905.1.1(2) Underlayment Requirements for Photovoltaic Shingles	169		
■ R905.17 Building Integrated Photovoltaic Panels	171		
■ R1005.8 Chimney Insulation Shield	173		
PART 4 Energy Conservation Chapter 11	174	PART 5 Mechanical Chapters 12 through 23	207
■ N1101.6 Definition of Air Barrier	176	■ M1305.1.1 Access to Furnaces within Compartments	209
■ N1101.6 Definition of Building Thermal Envelope	178	■ M1305.1.3.2 Appliances Installed in Pits	211
■ N1101.6, Tables N1101.10.3(1) and N1101.10.3(2) Fenestration Definitions and U-Factors	179	■ M1502.3.1 Dryer Exhaust Duct Termination	213
■ N1102.1 Building Thermal Envelope for Log Homes	182	■ M1502.4.2 Concealed Dryer Exhaust Ducts	214
■ Tables N1102.1.2 and N1102.1.4 Insulation and Fenestration Requirements	184	■ M1503 Domestic Cooking Exhaust Equipment	215
		■ M1503.6 Makeup Air for Kitchen Exhaust Systems	218
		■ M1601.1.2 Underground Duct Systems	221
		■ M1901 Ranges and Ovens	223
		■ Table M2101.9 Hanger Spacing for PEX Tubing	225
		■ M2101.10 Pressure Tests for Hydronic Piping	227

- **M2103.2**
Thermal Barrier for Radiant Floor Heating Systems 229
- **M2301**
Solar Thermal Energy Systems 231

PART 6**Fuel Gas****Chapter 24****233**

- **G2406.2**
Prohibited Locations for Appliances 234
- **G2411.2, G2411.3**
Electrical Bonding of CSST 236
- **G2414.4.2, G2414.10.1**
Schedule 10 Steel Gas Piping 239
- **G2415.11**
Protection against Corrosion 241
- **G2420.5.1**
Shutoff Valve Location 244
- **G2420.6**
Support for Shutoff Valves in Tubing Systems 245
- **G2442.2**
Forced Air Furnace Duct Size 246
- **G2447.2**
Commercial Cooking Appliances 248

PART 7**Plumbing****Chapters 25 through 33****250**

- **P2503.7**
Air Testing of PEX Piping 252
- **P2602.1**
Connections to Public Sewer or Private Sewage Disposal System 254
- **P2605**
Sway Bracing for Drainage Piping 256
- **P2704**
Slip Joint Connections 258
- **P2713.1**
Bathtub Overflow 260

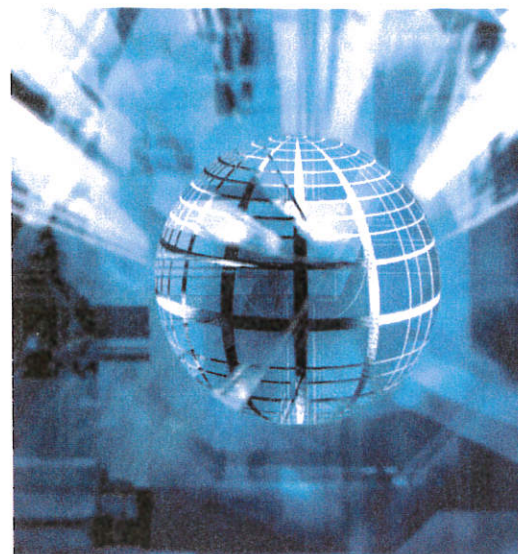
- **P2801.6**
Plastic Pan for Gas-Fired Water Heaters 261
- **P2902.5.4, P2904.1**
Backflow Protection for Fire Sprinkler Systems 263
- **P2903.5**
Water Hammer Arrestors 265
- **P2906.6.1**
Saddle Tap Fittings on Water Distribution Piping 267
- **P2906.18.2**
Joints between PVC and CPVC Piping 269
- **P3003.2**
Prohibited Joints for Sanitary Drainage 271
- **P3005.1.6**
Reduction in Pipe Size 273
- **P3103.1**
Vent Pipe Terminations 275
- **P3111**
Combination Waste and Vent System 277
- **P3114.8**
Prohibited Installations for Air Admittance Valves 279

PART 8**Electrical****Chapters 34 through 43****280**

- **E3703.5**
Garage Branch Circuits 281
- **E3901.2**
Wall Space for Receptacle Distribution 283
- **E3901.3**
Appliances on 15 Amp Circuits 285
- **E3901.9**
Garage Receptacle Outlet Location 287
- **E3902.4**
GFCI Protection for Crawl Space Lighting Outlets 289
- **E3906.3**
Nonmetallic-Sheathed Cable and Metal Boxes 291

■ E4101.3		■ Appendix S	
Cord-and-Plug-Connected Appliances	293	Strawbale Construction	302
PART 9		■ Appendix T	
Appendices		Solar-Ready Zone	307
Appendix A through T	295	Index	309
■ Appendix Q			
Tiny Houses	296		
■ Appendix R			
Light Straw-Clay Construction	300		

Contents



PART 1

International Plumbing Code Chapters 1 through 15

■ 202	Definition of Accessible	1	■ Table 403.1	Plumbing Fixtures for Outdoor Public Swimming Pools	22
■ 202	Definition of Full-open Valve	4	■ 403.1.2	Single User Toilet Facility Identification	24
■ 202	Definition of Press-connect Joint	6	■ 403.1.3	Distribution of Lavatories	25
■ 202	Definition of Public Swimming Pool	7	■ 403.2	Facilities for Small Business Occupancies	26
■ 202	Definition of Swimming Pool	10	■ 403.3	Location of Required Toilet Facilities	27
■ 303.5	Third-party Certification for Cast-iron Pipe	12	■ 405.3.1	Clearance of Plumbing Fixtures to Obstructions	28
■ 305.1	Corrosion Protection for Metallic Piping	13	■ 405.3.5	Minimum Dimension between Urinal Partitions	29
■ 305.6	Protection against Physical Damage	14	■ 405.5	Pumped Waste Plumbing Fixtures	30
■ 308.6	Sway Bracing for Drainage Piping	15	■ 409.1	Residential Dishwasher Standard	31
■ 308.10	Thermal Expansion Tank Support	16	■ 409.4	Residential Dishwasher Waste Connection	32
■ Table 403.1	Gaming Area Plumbing Fixtures	18	■ 411.3	Emergency Shower Temperature Control	33
■ Table 403.1	Row Selection Based on Description of Use Column	20	■ 412.7	Flow Limiting Device for Hot Water Discharge	34

■ 422	Health Care Requirements	35	■ 709.3	GPM Drainage Flow to dfU Conversion	56
■ 502.1	Solar Water Heating System Standard	36	■ 712.3.2	Ejector Sump Cover Elevation	57
■ 504.6	Insert Fittings on T&P Valve Piping	38	■ 712.4.2	Waste Ejector Solids Size Reduced	58
■ 504.7	Water Heater Drain Pan Materials	39	■ 713	Health Care Plumbing	59
■ 602.3.1	Standard for Water Well Construction	40	■ 716	Pipe Bursting Replacement of Building Drains	60
■ 605.13.7, 605.14.4, 605.16.3	Push-fit Joints for Copper, CPVC, PEX and PE-RT Tubing	41	■ 801.2, 802.1	Connection of Humidifier Drains	61
■ 607.3	Thermal Expansion Control Devices	42	■ 802.4.3.1	Laundry Tub Connection to Clothes Washer Standpipe	62
■ 608.3, 608.4	Backflow Protection for Water Handling Equipment	43	■ 918.8	Prohibited Installations for Air Admittance Valves	63
■ 608.12	NSF 61-compliant Tanks for Drinking Water	44	■ 1003.3.2	Discharge of Disposers to Grease Interceptors Prohibited	64
■ 608.17.1.1, 608.17.1.2	Independent Backflow Protection for Drink Dispensers	45	■ 1003.3.3	Additives to Grease Interceptors	65
■ 608.17.10	Humidifier Backflow Preventer	46	■ Table 1102.4	Types of Piping for Storm Sewers	66
■ 609.1	Medical Facility Terminology	47	■ 1106.5	Roof Drainage Scuppers	67
■ 611.1	Point of Use Reverse Osmosis Systems	48	■ 1302.7.2	Gray Water Storage Tanks	68
■ 701.2	Connection to Sewer Systems	49	■ 1303.1.1	Nonpotable Water for Fire Protection Systems	69
■ 701.8	Drainage Piping above Food Areas	50	■ 1303.15.8, 1303.15.9	Rainwater Quality	70
■ 702.3	Polypropylene Piping for Building Sewer	51			
■ 703.4	Reuse of Buried Drain and Sewer Piping	52	PART 2		
■ 704.1	Grease-laden Waste Piping Slope	53	International Mechanical Code		
■ 704.2	Reduction of Pipe Size	54	Chapters 1 through 15	73	
■ 705.16.4	PVC to ABS Solvent Cement Joint	55	■ 202	Definition of Commercial Cooking Appliance	75
			■ 403.3.2.4	Outdoor Air Ventilation for Dwelling Units	77

■ 403.3.2.5	Dwelling Unit Ventilating Equipment	78	■ 310.2, 310.3	Bonding of CSST and Arc-resistant CSST	105
■ 404.1	Mechanical Ventilation of Enclosed Parking Garages	79	■ 310.2.3	Grounding Electrodes for CSST Bonding	107
■ 504.4	Sealing of Clothes Dryer Exhaust Ducts	80	■ 403.4.2, 403.10.1	Schedule 10 Steel Gas Pipe	108
■ 504.4.1	Clothes Dryer Exhaust Termination	81	■ 404.11	Corrosion Protection for Steel Gas Pipe	110
■ 504.8.2	Dryer Exhaust Ducts in Framing Cavities	82	■ 404.14	Piping Underground beneath Buildings	112
■ 506.3.13	Type I Hood Exhaust Termination	83	■ 409.5.1	Access to Shutoff Valves for Movable Appliances	114
■ 506.5.2, 202	Pollution Control Units	85	■ 409.7	Shutoff Valve Support for Tubing Systems	115
■ 507.2.6	Clearances for Type I Hood	87	■ 410.2	MP Regulator and Appliance Pressure Test Port	116
■ 602.2.1.8	Pipe and Duct Insulation within Plenums	88	■ 503.4.1, 503.4.2	Standards for Plastic Pipe Venting Materials	118
■ 603.5.2	Phenolic Ducts	89	■ 503.8	Direct-vent Termination Clearances	120
■ 603.8.2	Testing of Underground Ducts	90			
■ 603.9	Snap-lock and Button-lock Duct Joints	91			
■ 607.3.1	Ceiling Radiation Dampers	93			
■ 929, 202	High-volume Large-diameter Fans	94			
■ 1105.6.3	Ammonia System Ventilation Rate	96			
■ 1107.2	Refrigerant Piping Location	97			
■ Chapter 14	Solar Thermal Systems	98			

PART 3**International Fuel Gas Code****Chapters 1 through 8 101**

■ 303.3	Gas-fired Clothes Dryer in Bathrooms	103
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Department: Development Services
Staff Contact: Brad Starling
Planning Commission Meeting Date: 02/18/2019
File No: 2019-004
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a recommendation to adopt the 2018 International Fire Code.

Names of People/Business affected by this action:

The people of Hastings, residential home builders, contractors, real estate professionals, the Hastings Fire Department, and the City.

Why Planning Commission action is required:

A Planning Commission recommendation for building, fire, subdivision, and zoning code updates is required prior to City Council adoption. The Building Code Board of Appeals will review this request and provide a recommendation to Planning Commission.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend adoption of the 2018 International Fire Code.

Deadlines associated with action:

This item is scheduled to be presented for consideration at the March 11, 2019 City Council meeting.

Department head comments:

The International Fire Code is overdue for an update. In order to minimize inconsistencies with the associated municipal codes, an update to the 2018 version is considered the most appropriate.

This update includes provisions for residential, commercial, and utility-scale solar energy. It also includes provisions for newer development patterns and building types which have not been introduced in Hastings yet.

One consideration which has dominated internal discussions regarding this update is a requirement that all new and substantially altered single-family residences are to contain automatic sprinkler

systems.

The Fire Department and the Development Services Department have discussed this provision, and would be comfortable with a local amendment which eliminates this as a requirement and enacts it as an option for 2 years.

Recommendation:

Staff supports a recommendation to adopt the 2018 International Fire Code with local amendments.

Significant Changes to IFC From 2003 Edition to 2018 Edition

General Requirements:

315.3.1 Modification to code:

Allows storage to extend to the ceiling along walls in a business. Gives a business owner the opportunity to utilize space more effectively. Requires sprinkler protection of combustible storage below building canopies.

315.1 315.7 105.6.29 Addition to code:

Height limitations and separation to buildings and property lines for storage of idle pallets. Requires an operational permit to store in any building or on any premises in excess of 2,500 cubic feet of combustible empty packing cases, rubber tires or similar combustible material.

Emergency Planning:

404.2 Addition to code:

Requires fire and evacuation plans for large Group B occupancies. Buildings with 500 or more occupant load or more than 100 below lowest level of discharge. Also includes R-2 college and university buildings.

404.2.2 404.2.3.1 404.2.3.2 404.2.3.3 Addition to code:

Sets forth guidelines and direction for developing lockdown plans for an emergency that requires such an action.

Fire Service Features:

510.1 New/modification to code:

All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.

Building Services and Systems:

606.10 Addition to code:

Emergency pressure control systems are now required as a replacement for manual emergency control boxes, previously located in section 606.9.3.

604.5 New to code:

Testing requirements for emergency egress lighting are now required.

605.11 New to code:

Requirements for the installation of solar photovoltaic power systems on the building's roof are now established in the IFC.

609.2 Modification to code:

Modifies the requirement for when a Type I kitchen hood is required. When emissions are low enough, a simple Type II hood would be allowed, and no fire extinguishing system would be required.

609.3 and 904.11.6 Modification to code:

Requirements for operation and maintenance of commercial cooking equipment now include cleaning frequencies based on type of cooking operation.

611 Addition to code:

Adds new requirements on how to deal with hyperbaric facilities.

Fire Protection and Life Safety Systems:

901.9 New to code:

Notice to the fire code official is now required when an alarm monitoring service is terminated or changed.

903.2.11.1 Clarification to code:

An automatic sprinkler system shall be installed in every story or basement of all buildings where the floor area exceeds 1,500 square feet and where there is not provided at least one of two types of exterior wall openings.

903.2.1.6 Addition to code:

Adds a requirement for sprinklers on levels between the roof and the exit discharge where an occupied roof has high assembly loads.

903.2.1.7 Clarification to code:

Clarifies that if multiple Group A occupancies exist that don't require sprinklers based on individual occupant loads, yet they use the same exit system, the occupant loads using the same exit system must be combined to determine if sprinklers are required.

903.2.11.1.3 Modification to code:

Basements that are modified by the addition of a wall, partition, or fixture that can obstruct fire streams will require automatic sprinkler protection. Where any portion of a basement is located more than 75 feet from a required opening it will be required to have sprinkler protection.

903.2.3 Modification to code:

An automatic sprinkler system shall be provided for Group E occupancies when certain criteria is met.

903.3.1.2.1 Modification to code:

Sprinkler protection is required on balconies, decks and ground floor patios of dwelling units and sleeping units where certain criteria is met.

903.3.1.3 Addition to code:

Effective January 1, 2011, a residential fire sprinkler system (13r) shall be installed in one- and two-family dwellings and town-houses. **This provision will be effective January 1, 2021, and shall be optional but encouraged from date of adoption to the effective date.*

903.3.1.3 Addition to code:

Where allowable, automatic sprinkler systems installed in one- and two-family dwellings and townhouses shall be installed in accordance with NFPA 13D. These systems can also be designed and installed in accordance with section P2904 of the IRC.

903.3.1.2.3 Addition to code:

Automatic sprinkler protection shall be provided in attics of Group R occupancies when certain criteria is met.

904.13 Modification to code:

Requires an automatic fire-extinguishing system to protect domestic cooking appliances in care facilities. This includes I-1, I-2 and R-2 college dormitories.

905.3.1 Modification to code:

Standpipe systems are now required in buildings four or more stories in height. In addition, a class 1 standpipe is allowed in Group B and Group E occupancies rather than a Class III.

907.2.1 Modification to code:

A new fire alarm threshold has been added for Group A occupancies where an occupant load of 100 or more is located on a level other than the level of exit discharge.

Means of Egress:

1004.5 and 1004.8 Modification to code:

The method of calculating occupant load in a business area is revised, which allows for larger occupant loads.

1008.2.3 Clarification to code:

Illumination of the exit discharge can now terminate at a safe dispersal area, allowing building owners and developers to save cost.

1010.1.4.4 Addition to code:

In Group E and Group B educational occupancies, egress doors from classrooms, offices and other occupied rooms shall be permitted to be provided with locking arrangements designed to keep intruders from entering the room where certain criteria are met.

1010.1.9.8 through 1010.1.9.10 Clarification and modification to code:

Clarifies the language of delayed egress, electromagnetic locks and introduces “sensor release of electrically locked” egress doors and adds I-1 to the provisions. Additional occupancies are allowed to install delayed egress, including Group E and Group A courtrooms. A sensor release of electric locking systems shall be permitted on doors located in a means of egress in any occupancy except Group H when installed meeting certain criteria.

1011.2 Addition to code:

Low-level exit signs must be provided in the egress system serving guest rooms in an R-1 occupancy. These additional exit signs are required to be installed if traditional exit signs are required.

1014.3 Modification to code:

The maximum permitted length of the common path of egress travel in Group R-2 occupancies has been increased from 75' to 125'.

1017.3 Clarification to code:

Common path of egress travel must be applied to each room or space on every story.

1030.1 Modification to code:

Emergency escape and rescue openings are required in Groups R-3, R-4 and Group R-2 provided with only one means of egress from a story. It is possible to eliminate some or all emergency escape and rescue openings from a sprinkled basement.

1031.2.2 Addition to code:

In Group E occupancies, Group B educational occupancies and Group I-4 occupancies, egress doors from classrooms, offices and other occupied rooms shall be permitted to be provided with locking arrangements designed to keep intruders from entering the room when certain criteria are met.

Existing Buildings:

1103.5.1 Addition to code:

Where alcoholic beverages are consumed in a Group A-2 occupancy having an occupant load of 300 or more, the fire area containing the Group A-2 occupancy shall be equipped with an automatic sprinkler system in accord with section 903.3.1.1.

1104.16.5.1 New to code:

Adds a new requirement that fire escape stairs must be inspected by a registered design professional every 5 years and submit report to the fire code official.

Energy Systems:

Chapter 12 Addition to code:

This new chapter has been added to the IFC to address all configurations of energy systems. This includes 1204.5 rapid shutdown for solar photovoltaic power systems and 1206.2 stationary storage battery systems.

Other Notable Changes:

3105 Addition to code:

Adds requirements for temporary stage canopies that have suffered serious collapses in recent years.

5307 Addition to code:

Adds regulations for large carbon dioxide systems used in beverage dispensing. Large refrigerated systems can create a life safety hazard resulting in oxygen being replaced in a room, thus the need for this regulation.

6104.3.1 Modification to code:

No longer allows LP containers on the roof of buildings like NFPA 58 allows.

Summary:

All changes listed are changes that have occurred since our current code adoption. Changes begin with the 2006 edition and continue through the 2018 edition of the International Fire Code (updates are every three years.) All are referenced by code number at the time of the change to the code.

Brief descriptions of the change are included and a more in-depth version is available upon request.

There are many other changes over this time frame. Listed are the codes that would have the most affect to our community and life safety.

Information about 13D system:

Sprinklers shall not be required in bathrooms of 55 square feet or less.

Combustible fuel loading in most small bathrooms typically is low.

Sprinklers shall not be required in garages, open attached porches, carports, and similar structures.

Many are surprised to learn that NFPA 13D does not require sprinklers in garages. But, in fact, few deadly fires start in garages. A simple cost-benefit analysis can illustrate that the extra expense of placing sprinklers in garages does not provide an equal balance of protection due to the fact that most garages are not heated and the sprinkler system would need to be a dry system or an antifreeze system in many geographic regions. This cost-benefit analysis and the fact that most residential building codes require a one-hour fire resistance rating for the walls separating the garage and the remainder of the home led to this omission. While NFPA 13D does not require garages to be sprinklered, some authorities having jurisdiction requiring the installation in these areas.

Sprinklers shall not be required in clothes closets, linen closets, and pantries that meet all of the following conditions:

- (1) The area of the space does not exceed 24 square feet.
- (2) The walls and ceilings are surfaced with noncombustible or limited-combustible materials.

Small closets are usually impractical places to install sprinklers because of their relatively small size. When mechanical equipment or laundry machines are placed in the closet, the closet is no longer considered a clothes closet, linen closet, or pantry, so this exception is no longer valid and sprinklers must be installed.

Sprinklers shall not be required in attics with or without storage, penthouse equipment rooms, elevator machine rooms, concealed spaces dedicated exclusively to and containing only dwelling unit ventilation equipment, floor/ceiling spaces, elevator shafts, crawl spaces, and other concealed spaces that are not used or intended for living purposes.

The following are examples of attics that would typically be considered intended for living purposes and would need sprinkler protection:

- Attics for which a set of walk-up stairs has been constructed
- Attics that have been enclosed and are heated or air conditioned, even if not finished
- Attics that have been provided electrical, lighting, and heating or air conditioning

Typically, attics with only access hatches would not be considered as intended for living purposes, even if used for storage.

Sprinklers shall not be required in covered, unheated projections of the building at entrances/exits as long as the dwelling unit has another means of egress.

Authorities having jurisdiction have allowed the omission of sprinklers in the following types of spaces:

- Mudrooms: unheated areas where shoes and coats are taken off and stored
- Bulkheads: areas leading from below grade basements to the exterior grade with an intervening door at the basement level

Sprinklers shall not be required for ceiling pockets that meet the following conditions:

- (1) The total volume of all unprotected ceiling pockets in a compartment does not exceed 100 cubic feet.
- (2) The entire floor under the unprotected ceiling pocket is protected by sprinklers at the lower ceiling elevation.
- (3) The interior finish of the unprotected ceiling pocket excluding decorative treatments is noncombustible

or limited-combustible material.

(4) Skylights not exceeding 32 square feet shall be permitted to have a plastic cover.

Sprinklers shall not be required in closets in garages and exterior closets (regardless of size) located on exterior balconies, exterior breezeways/corridors, or accessed from outdoors where the closet does not have doors or unprotected penetrations directly into the dwelling unit.

This provision, is consistent with the opinion that sprinklers should not be required in spaces subject to cold temperatures or spaces where statistics do not indicate a significant occurrence of fire or fatality. The assumption is that a barrier exists between the exterior closet and the dwelling unit and that openings and penetrations between the two are appropriately protected.

This information is for educational purposes only. Please reference [NFPA 13D, Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes](#), when installing home fire sprinklers.

Common Questions:

Fire service and safety organizations promote home fire sprinklers for life safety. Are they also intended for property protection?

The provisions in [NFPA 13D, Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes](#), do provide a degree of property protection especially where the fire occurs in a space protected by sprinklers. NFPA research indicates that fire sprinklers can reduce the risk of property damage by 70 percent. However, the standard's focus is life safety and therefore does not require sprinkler protection in all areas of the home. The standard requires two operating sprinklers discharging for a period of 10 minutes to control the fire — a period considered sufficient for residents to safely escape a home fire.

Will adoption of a fire sprinkler ordinance for one- and two-family homes eliminate the need for local firefighters?

No. Home fire sprinklers installed in accordance with NFPA 13D will make it safer for the community's residents and firefighters, but it will not eliminate the need for the fire service. The purpose of NFPA 13D is life safety, but there will still be fires that could originate in areas in which this standard does not require fire sprinkler protection. There also may be situations where the fire sprinkler performs as intended for life safety purposes but the fire is not completely extinguished.

A significant number of fires originate in bathrooms and garages. Why are these areas exempt from sprinkler protection in NFPA 13D?

The exemptions in the standard are not based solely on where fires are likely to originate. Two additional factors are considered. Exemptions are allowed for areas where fires originate that statistically do not lead to a large number of deaths or injuries. Exemptions are also allowed in areas that are impractical to protect cost effectively because such locations would require dry or antifreeze-type systems to protect the system from freezing. Visit our [sprinkler omissions page](#) for more information on where fire sprinklers are and aren't required in the home.

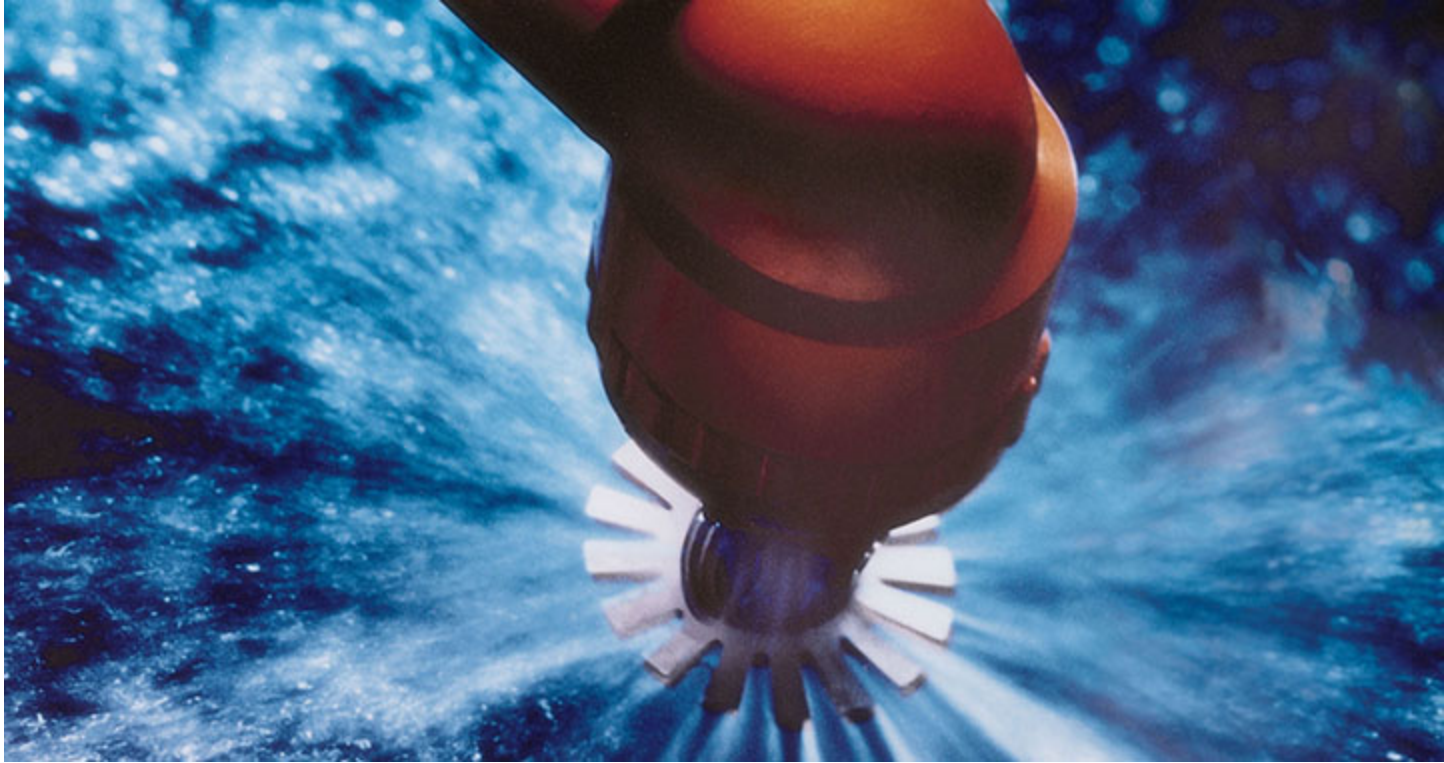
Can a plumber install an NFPA 13D sprinkler system?

Local licensing laws typically specify who is allowed to install home fire sprinklers. These laws can vary significantly from jurisdiction to jurisdiction. NFPA 13D does not establish professional qualification requirements. Because fire sprinkler system components can be highly specialized for fire protection purposes, even jurisdictions that permit plumbers to install residential fire sprinkler systems typically require some certification confirming fire sprinkler system knowledge.

1. [Public Education](#)
2. [Campaigns](#)
3. [Fire Sprinkler Initiative](#)
4. [NFPA 13D: Sprinkler installation information](#)
5. Common questions on home fire sprinkler installations



Common questions on home fire sprinkler installations



NFPA's Fire Sprinkler Initiative offers insights into questions on home fire sprinklers that authorities having jurisdiction often have to answer.

- [Fire service and safety organizations promote home fire sprinklers for life safety. Are they also intended for property protection?](#)
- [Will adoption of a fire sprinkler ordinance for one- and two-family homes eliminate the need for local firefighters?](#)
- [A significant number of fires originate in bathrooms and garages. Why are these areas exempt from sprinkler protection in NFPA 13D?](#)
- [Can a plumber install an NFPA 13D sprinkler system?](#)
- [Can the jurisdiction require separate service lines for the domestic and fire sprinkler systems?](#)
- [Should an authority having jurisdiction require backup power for an NFPA 13D system?](#)
- [Why do some authorities having jurisdiction require a backflow prevention device when such devices can be detrimental to the fire sprinkler system?](#)

- [What should an authority having jurisdiction look for to determine that an attic is “intended for living purposes”?](#)
- Opponents of fire sprinkler ordinances say maintenance requirements of NFPA 25, *Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*, are too burdensome. Should NFPA 13D systems adhere to NFPA 25 requirements?

Fire service and safety organizations promote home fire sprinklers for life safety. Are they also intended for property protection?

The provisions in [NFPA 13D, *Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*](#), do provide a degree of property protection especially where the fire occurs in a space protected by sprinklers. NFPA research indicates that fire sprinklers can reduce the risk of property damage by 70 percent. However, the standard’s focus is life safety and therefore does not require sprinkler protection in all areas of the home. The standard requires two operating sprinklers discharging for a period of 10 minutes to control the fire — a period considered sufficient for residents to safely escape a home fire.

Will adoption of a fire sprinkler ordinance for one- and two-family homes eliminate the need for local firefighters?

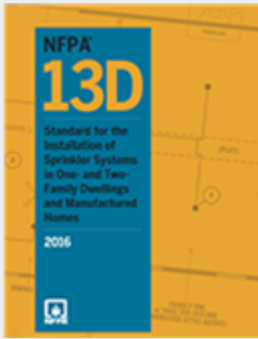
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The standard for home fire sprinkler installation

Obtain a copy of NFPA 13D, Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured homes.

[Purchase NFPA 13D](#)

Can the jurisdiction require separate service lines for the domestic and fire sprinkler systems?

NFPA 13D includes provisions that allow for a stand-alone fire sprinkler system — a separate service line from that of the domestic water supply. This arrangement, however, is not preferred. The ideal arrangement is to provide a combined service main so that the building occupants will have a greater awareness of the status of the water supply. The control valves on a combined service would be arranged so that if the fire sprinkler system is shut off, then there would also be no domestic water available to flush toilets, bathe, and so forth. When the occupants are inconvenienced in this manner, the water supply problem is much more likely to be addressed as quickly as possible.

Should an authority having jurisdiction require backup power for an NFPA 13D system?

No. Although it may be a good idea for areas with frequent power outages, no provisions within NFPA 13D require backup electrical power. A requirement for a generator or second power source would add to the cost of the overall system.

Why do some authorities having jurisdiction require a backflow prevention device when such devices can be detrimental to the fire sprinkler system?

NFPA 13D does not require the installation of a backflow prevention device. The notion that NFPA 13D or any other NFPA fire protection system standard requires the installation of a backflow prevention device is a common myth in the fire protection industry. They are not desired or required for fire protection because the installation of a backflow prevention device on the system introduces a potential failure point and can drastically reduce available water supply pressures. However, municipal water authorities sometimes require backflow prevention devices due to potential health concerns.

What should an authority having jurisdiction look for to determine that an attic is “intended for living purposes”?

The following are examples of attics that would typically be considered intended for living purposes and would need sprinkler protection:

- Attics for which a set of walk-up stairs has been constructed
- Attics that have been enclosed and are heated or air conditioned, even if not finished
- Attics that have been provided electrical, lighting, and heating or air conditioning

Typically, attics with only access hatches would not be considered as intended for living purposes, even if used for storage.

Opponents of fire sprinkler ordinances point to NFPA 25, *Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*, as being too burdensome for household installations. Are authorities having jurisdiction supposed to be enforcing the requirements of NFPA 25 on NFPA 13D systems?

No. Sprinkler systems installed per NFPA 13D are considered outside the scope of NFPA 25; the requirements in NFPA 25 do not apply to NFPA 13D systems. Homeowners can take simple steps to make sure home fire sprinklers are in proper working order. Follow [these guidelines from the Home Fire Sprinkler Coalition](#).

This information is for educational purposes only. Please reference [NFPA 13D, Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes](#), when installing home fire sprinklers.

Residential Sprinkler Systems

Common reason people are against having residential sprinklers

Cost

The cost to homebuilders, in dollars per sprinklered square foot is on average \$1.35, according to 2013 data with the cost continuing to drop. (About the same as carpet) "nfpa.org/sprinklercost"

Can save in building costs due to the ability to reduce other building code requirements, (Ex. Reduction in fire separation walls, firewalls able to terminate to the inside surface of the non-combustible ext. wall, permits opening in firewalls, can reduce partitions from dwelling/sleeping units to ½ hour, permit 1 means of egress.) NFSA in regards to the 2015 IBC

On average the homeowners saves 10% annually on insurance if their home is sprinklered under the category of Class A (all areas of the home sprinklered) and 5% annually if their home with sprinklered with a Class B system (sprinklered with the exception of rooms like the bathroom, closets, and attic space.) <http://nahbclassic.org/generic.aspx?genericContentID=82243&print=true>

If a fire does occur, the average damage cost without sprinklers is \$45,019 while the average damage cost WITH sprinklers is only \$2166.

www.nfpa.org/sprinklercost

Saves the city or suburb developer money by being able to have narrower streets, further spacing between hydrants, overall less infrastructures NFSA

Allows buildings to have a further setback distances NFSA

Some of the most common misconceptions about sprinklers:

"It will never happen to me."

All heads activate in the event of a fire. Unlike what is portrayed in movies, only one or two heads closest to the fire activate.

People fear that a sprinkler will activate, similar to smoke alarms, when they burn food in the kitchen. This will only happen if the food catches fire

and produces enough heat to engage the head in the immediate area of the fire.

Water damage from sprinkler system is more expensive than fire damage (sprinklers only use 8-24 gal./min of water as opposed to firehoses using 80-250 gal./min) <https://publicsafety.tufts.edu/firesafety/myths-and-facts-about-sprinkler-systems/>

Newer homes are safer (newer home are made with more synthetic and lightweight building materials causing them to burn faster and fail sooner) "nfpa.org"

Sprinklers are ugly. (modern sprinklers are inconspicuous and can be mounted flush with walls and ceiling) <https://www.nfpa.org/-/media/Files/Fire-Sprinkler-Initiative/Take-Action/Free-Downloads/Fact-Sheets/About-Home-Fire-Sprinklers.ashx?la=en>

FACTS

Residential sprinklers primarily are designed for life safety. Allowing occupants time to get out. However, they frequently extinguish the fire prior to emergency crews' arrival. <https://www.nfpa.org/News-and-Research/Publications/NFPA-Journal/2015/November-December-2015/In-Compliance/NFPA-13>

In 1970 the average fire took 17 minutes to become fully involved while today it only takes 3 minutes. "US Fire Administration"

In 2006 19% of all fires occurred in 1-2 family structures causing 66% of all fire deaths. "US Fire Administration"

In 2009 according to NFPA 2,565 people died in house fires. 13,050 injuries occurred and property lost was \$7,800,000,000. "Fire Loss in the United States During 2009. NFPA Aug. 2010"

Approximately 25 firefighters die annually in 1-2 family structure fires.

With alarms alone the chance of dying in a house fire is reduced by 63%. "US Fire Administration"

With sprinklers alone the change of dying in a house fire is reduced by 69%. "US Fire Administration"

With BOTH alarms and sprinklers the chance of dying is reduced by 82%. "US Fire Administration"

In a home with sprinklers, the average property loss per fire is cut by about 70%.
“NFPA.org”

SPRINKLERS SAVE LIVES

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 02/18/2019
File No: 2019-005
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a recommendation of an Ordinance to change zoning for Cimarron Meadows 11th Addition from "A Agricultural" to "RP-2 Mixed Density Residential Planned District."

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

Upon the final hearing of an application to amend the zoning map, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval to change zoning for Cimarron Meadows 11th Addition from "A Agricultural" to "RP-2 Mixed Density Residential Planned District."

Deadlines associated with action:

This case will be presented for final approval at the regular City Council meeting on March 11, 2019.

Department head comments:

This zone change is related to the Cimarron Meadows 11th plat, located north of West 33rd Street and east of and adjacent to Fisherman Lane. Due to generally smaller lot sizes, setbacks which vary from the base district standards, and the need for more flexible development standards for this type of residential product, a Planned District based on R-2 Mixed Density is recommended.

Specific reasons for the zone change to "RP-2 Mixed Density Planned District Residential" are based on the following factors:

The intent of a planned district is to provide flexibility in property development while at the same time preserving and maintaining the character and integrity of adjacent lands. As an alternative to the base zone district, the PD shall equally or better meet the intent of the base zone district.

The requirements for R-1 Single family are a minimum lot area of 7,000 sf, side yard setbacks of 7' or 10%, and a minimum lot width of 70' .

The requirements for R-2 Mixed Density are a minimum lot area of 6,000 sf for Single family, side setbacks at 5', or for semi-attached, 0', and a minimum lot width of 50';

Multi-family uses in R-2 require a minimum lot area of 3,500 sf, side set backs at 5' or 0', and a minimum lot width of 35'.

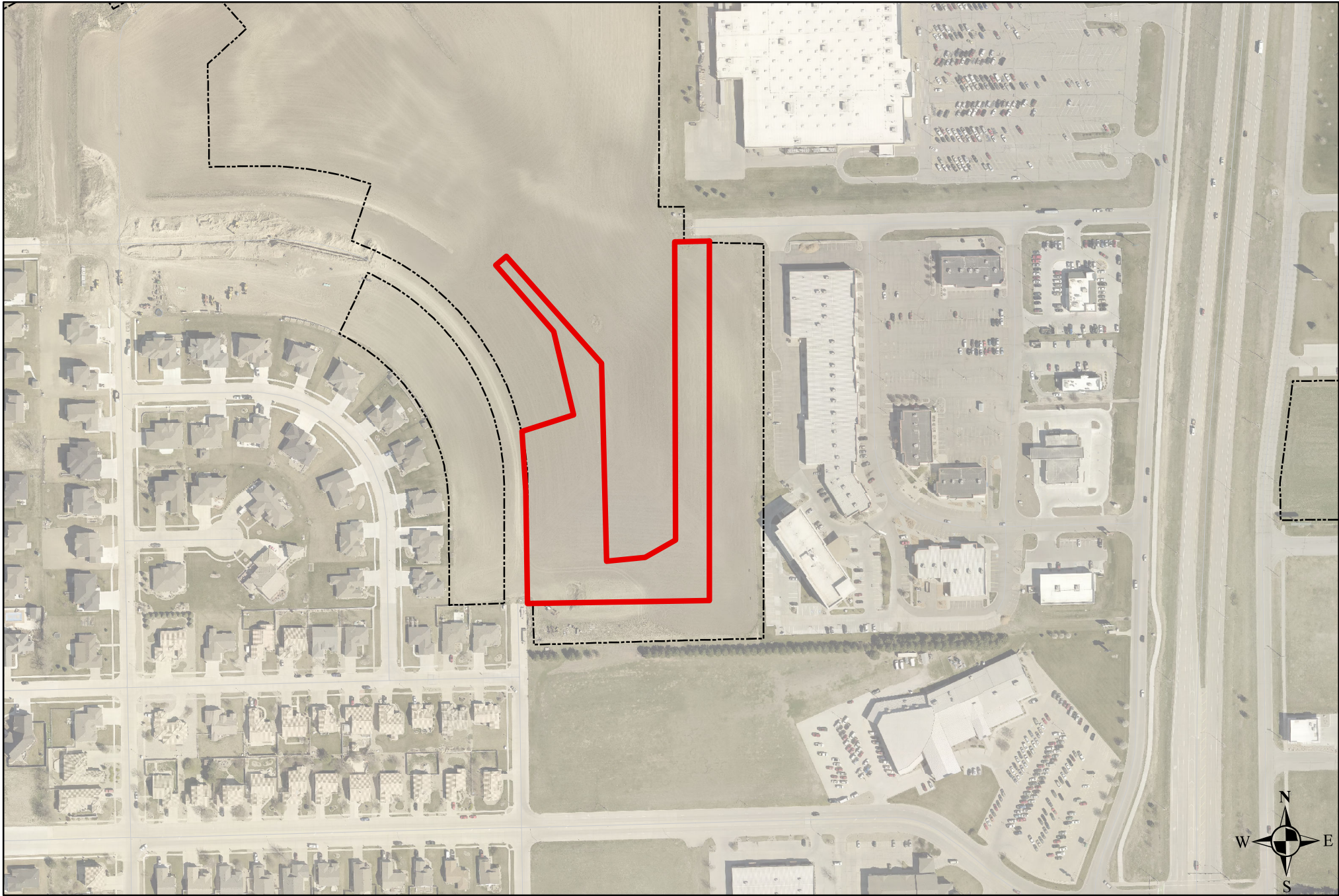
The subject property exhibits an average lot area of 7,271 sf, side setbacks at 0' and 16' respectively, and an average lot width of 51', where most lots are less than 50'. Considering these criteria, the R-2 base designation is appropriate.

Future land use designation in Imagine Hastings is Mixed Use - Neighborhood, which supports the proposed development. Surrounding zoning is R-1 Single Family Residential, with a remnant of undeveloped R-3 Multiple Family Zoning in the southern portion of the subject area.

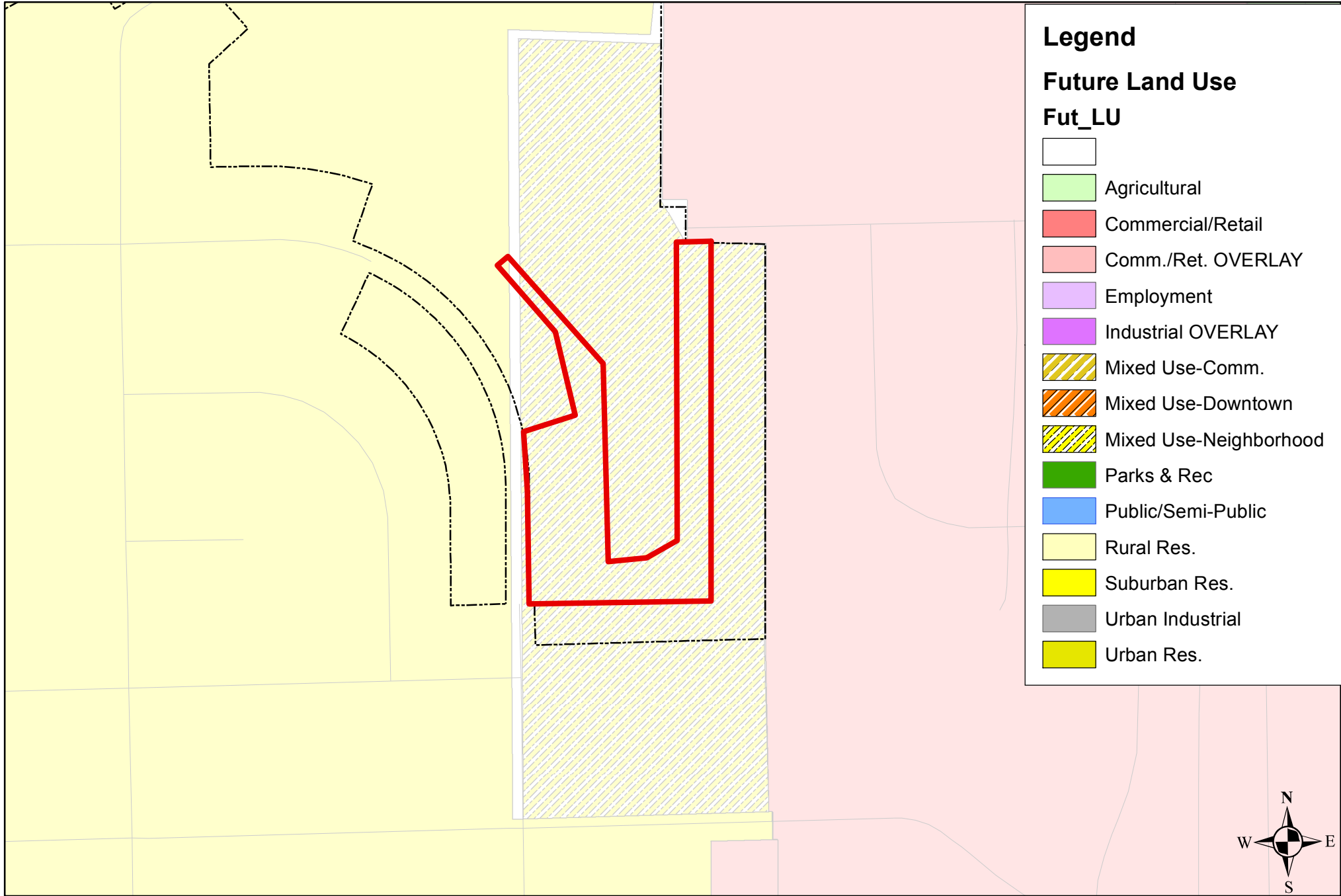
Overall, the proposed development density and use would provide a desired transitional development pattern from the single-family uses to the west to the commercial uses to the east.

Recommendation:

Staff supports a recommendation to approve the zone change for Cimarron Meadows 11th Addition.

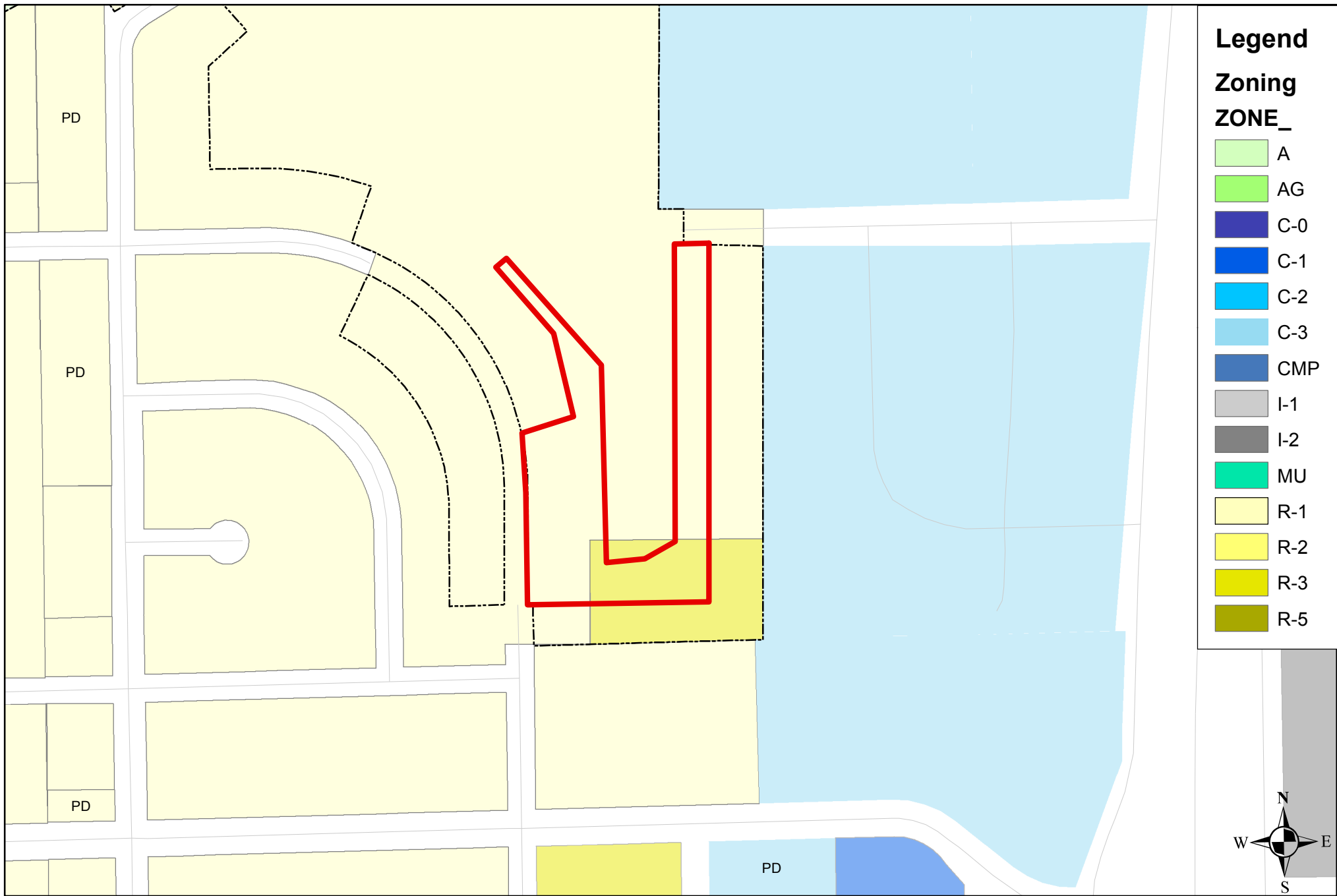


Cimarron 11th Addition, Aerial Map

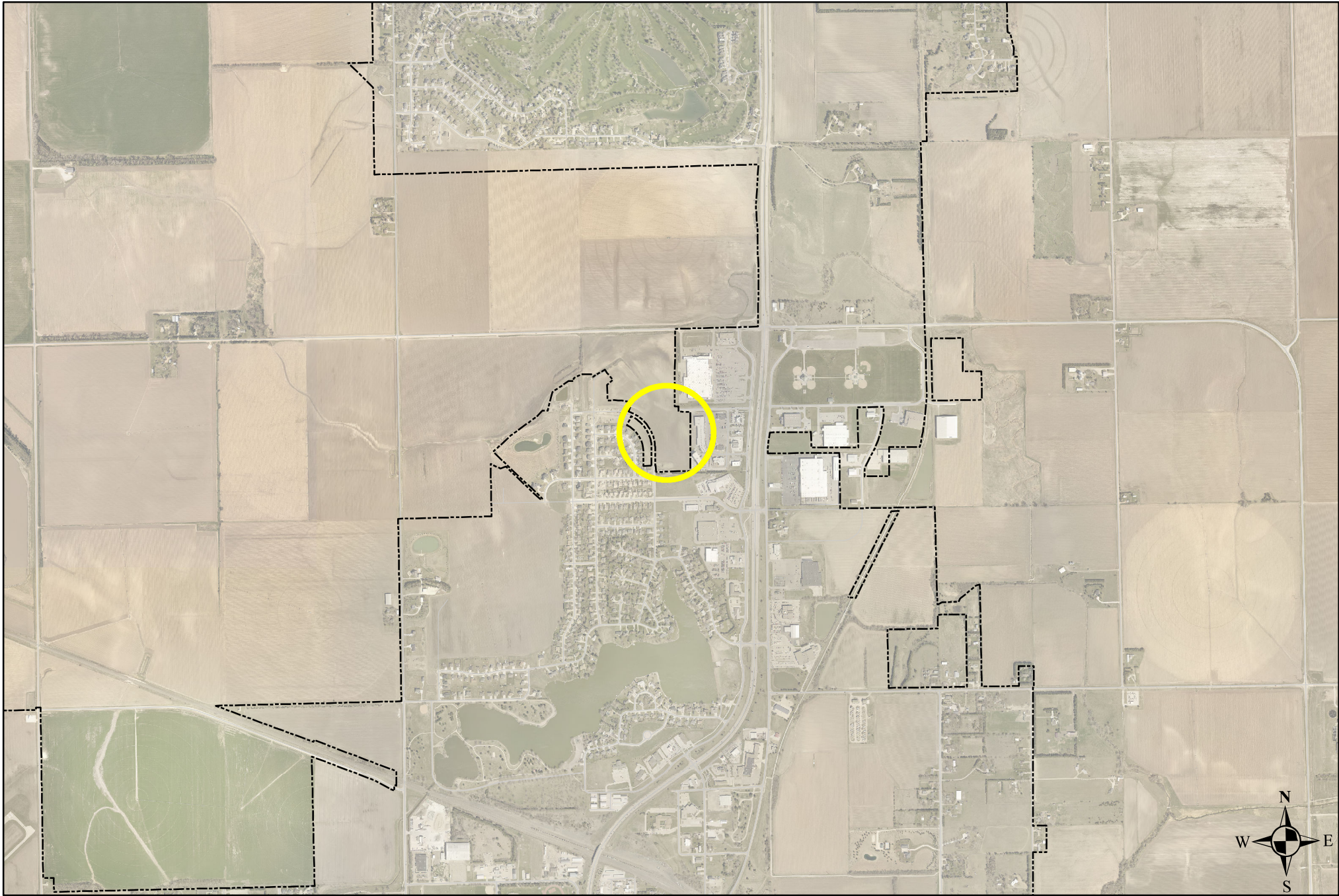


Cimarron 11th Addition, Future Land Use Map





Cimarron 11th Addition, Zoning Map



Cimarron 11th Addition, Vicinity Map

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____, 2019.

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____ 2019.

THIS PLAT OF "CIMARRON MEADOWS 11TH ADDITION" AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN PRESENTED TO THE CITY OF HASTINGS, PLANNING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE _____

THIS PLAT OF "CIMARRON MEADOWS 11TH ADDITION" HAS BEEN APPROVED BY THE MAYOR
AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA, BY RESOLUTION DULY PASSED
ON THE _____ DAY OF _____, 2019

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE
REGISTRAR OF DEEDS OFFICE ON THE _____ DAY OF _____, 2019.
AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

(SEAL)

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

KNOW ALL MEN BY THESE PRESENT, THAT ENGEL CONSTRUCTION INC., A NEBRASKA CORPORATION, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GAMMARD MEADOWS 11TH ADDITION", AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THAT SAID SURVEYING, SUBDIVISION, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS, AND SAID OWNERS FURTHER DEDICATE ALL STREETS AND EASEMENTS AS SHOWN ON THE PLAT FOR PUBLIC USE.

STATE OF NEBRASKA } ss.
COUNTY OF ADAMS }

ON THE _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DENNIS E. ENGEL, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER'S CERTIFICATE AS THE CORPORATION PRESIDENT OF ENGEL CONSTRUCTION INC. AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID PRESIDENT OF ENGEL CONSTRUCTION INC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME ON THE DAY AND
YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES ON _____

(SEAL)

I, THE UNDERSIGNED DO HEREBY APPROVE THIS PLAT OF "CIMARRON MEADOWS 11TH ADDITION".
SIGNED THIS _____ DAY OF _____, 2019.

WAIVER

APPLICANT HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 2019.

DENNIS E. ENGEL, CORPORATION PRESIDENT
ENGEL CONSTRUCTION INC.

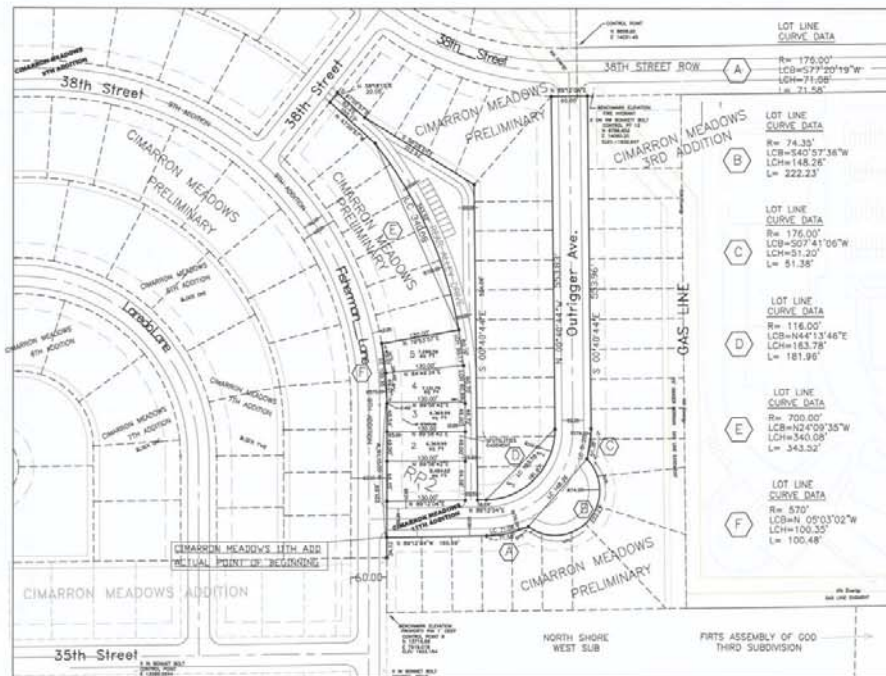
N 1/4 COR. OF SEC. 34-8-13
FOUND 1" IRON PIN
E 29.65' TO 5/8" REBAR W/IN CAP
SE 41.30' TO 5/8" REBAR W/IN CAP
SW 46.30' TO 5/8" REBAR W/IN CAP
S 48.80' TO NORTH FACE OF KNE MARKER POST

SW COR. OF NE 1/4 OF SEC. 34-8-13
FOUND 1/2" IRON PIN
E 29.65' TO STEEL FENCE POST
E 3.55' TO CHAIN LINK FENCE POST
W 1.20' TO CABLE TV RISER

EAST 1/4 COR. OF SEC. 38-8-10
FOUND 1/2" IRON REBAR
E 36.65' TO X NAILS IN POWER POLE
NE 53.95' TO X NAILS IN POWER POLE
NW 76.52' TO X IN LIGHT POLE SHAFT
SW 82.20' TO X ON TOP OF FEET OF 24" RCP

TRACT OF LAND IN THE NORTHEAST CORNER (NE 1/4) OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF CUMMARON MEADOWS 9TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AS PLATTED AND RECORDED IN THE 19TH REG. BOOK OF PLATS, PAGE 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820



FINAL PLAT SHEET 1 OF 1

Department: Development Services
Staff Contact: Randy Chick, Donald Threewitt
Planning Commission Meeting Date: 02/18/2019
File No: 2019-006
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a recommendation for Plan Modification 2019-1 to Redevelopment Area XIV for Lot 1, North Park Commons First Subdivision for Boys 3, MCP Inc.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, and the City.

Why Planning Commission action is required:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval .

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval for Plan Modification 2019-1 to Redevelopment Area XIV for Lot 1, North Park Commons First Subdivision.

Deadlines associated with action:

This case will be presented for final approval at the March 11 regular City Council meeting.

Department head comments:

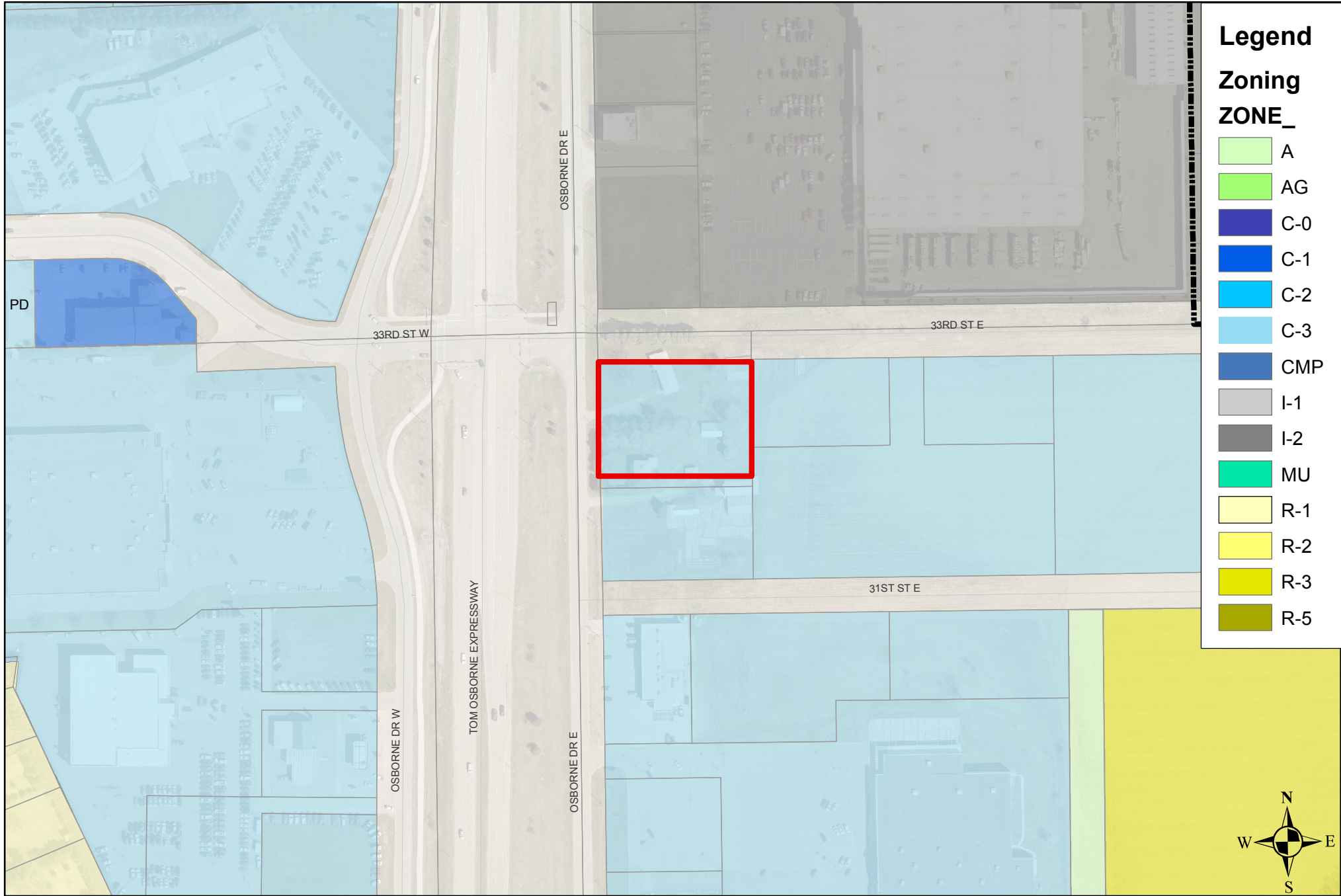
This is a Plan Modification to Redevelopment Area XIV, North Park Commons. The applicants intend to build a convenience store on the subject property and are seeking Tax Increment Financing to assist with eligible costs.

The Future Land Use designation for the subject property is Mixed Use - Neighborhood, which supports the proposed use. Existing zoning is C-3 Commercial Business, and the proposed use is allowed by-right.

On January 22, the CRA voted unanimously to recommend this project.

Recommendation:

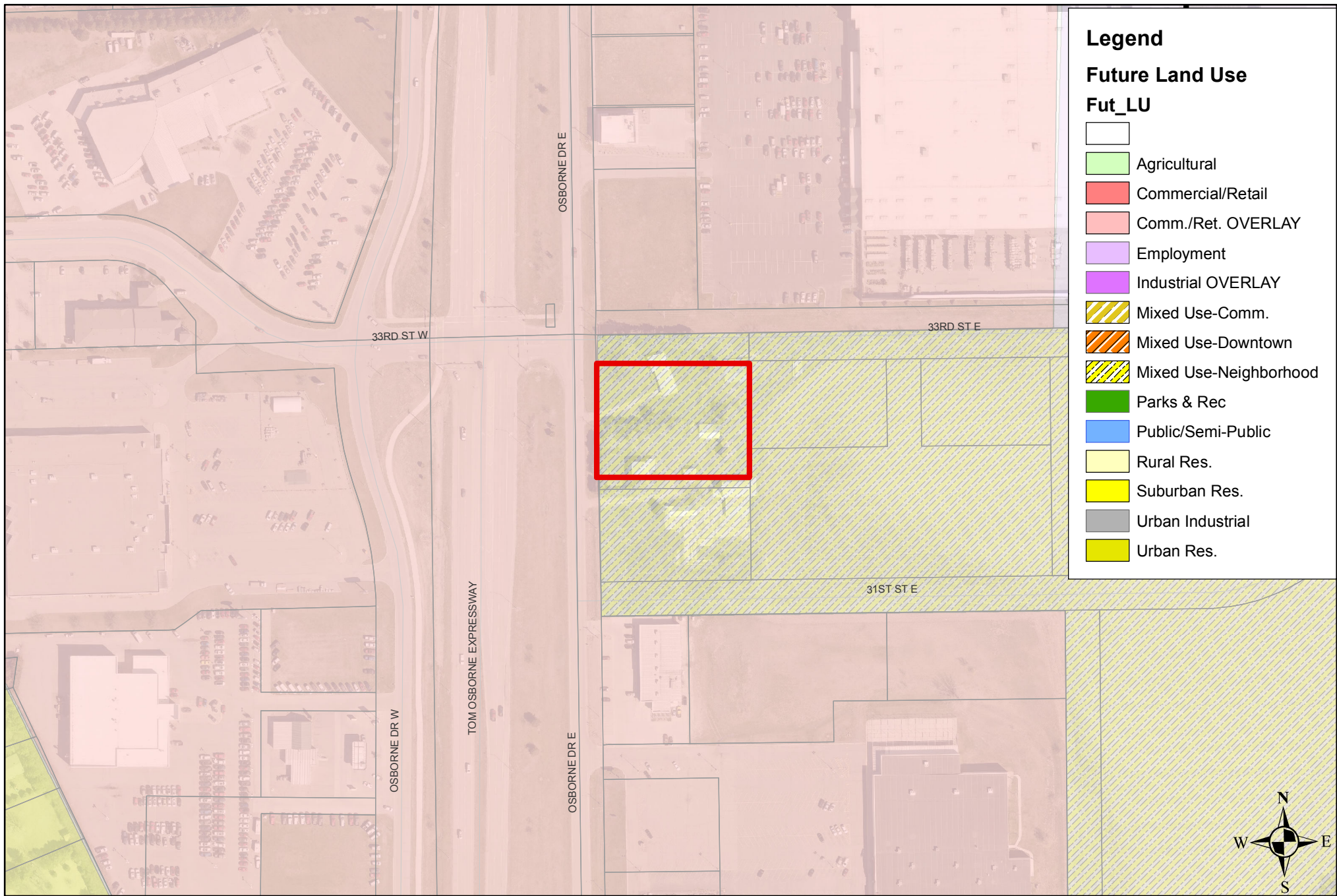
Staff supports a recommendation to approve Plan Modification 2019-1 to Redevelopment Area XIV.



Boys 3 MCP, INC. Zoning Map



Boys 3 MCP, INC. Existing Land Use Map



Boys 3 MCP, INC. Future Land Use

**Plan Modification # 2019-1
to Redevelopment Area #14
(Boys 3 MCP, INC. Redevelopment Project)**

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #14 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of specific related project in Area #14.

Executive Summary:

Project Description

THE PURCHASE AND REDEVELOPMENT OF THE LAND LOCATED AT LOT 1, NORTH PARK COMMONS FIRST SUBDIVISION, TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA FOR THE CONSTRUCTION OF A CONVENIENCE STORE, INCLUDING SITE ACQUISITION, SITE PREPARATION, PUBLIC INFRASTRUCTURE, FAÇADE ENHANCEMENTS AND OTHER TIF ELIGIBLE EXPENDITURES.

The developer intends to use Tax Increment Financing to aid in the site development including the purchase of the property, necessary site work, installation of streets, storm sewer, sanitary sewer, water, other utilities and engineering, surveying and other consultant costs associated with and necessary for the redevelopment of the property. The developer intends to build a 4,600 sq ft convenience store on the 1.14 acre site located on the SE corner of the intersection of 33rd and Osborne Drive East into. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project financially feasible. The project will result in the construction of a convenience store with a high end exterior. This project would not be possible without the use of TIF and the purchase of the property is subject to approval of TIF funding.

Boys 3 MCP, INC plans to purchase the property in the 1st quarter of 2019 and commence construction in the spring of 2019. The developer is in the process of putting together a financial plan and will provide evidence that they can secure adequate debt financing to cover the costs associated with the construction of the building prior to the execution of a Redevelopment Contract. The Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2020 towards the allowable costs and associated financing for redevelopment.

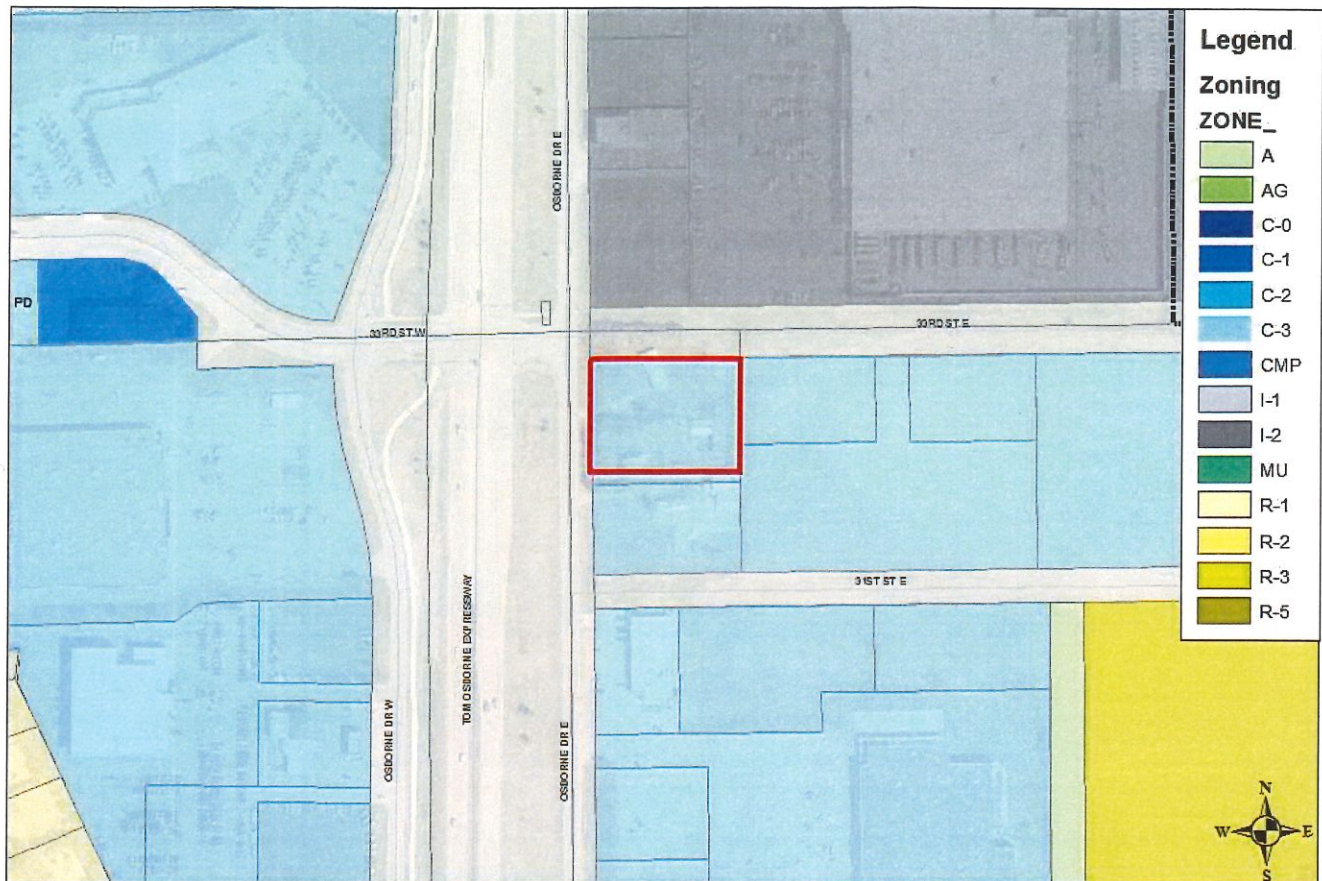
TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION, SITE DEVELOPMENT AND CONSTRUCTION OF THE CONVENIENCE STORE WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

On the SE corner of 33rd & Osborne Drive East

Legal Descriptions: Lot One (1), North Park Commons First Subdivision, to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof;

Map of Existing Land Use and Proposed Redevelopment Site **(See Exhibit A)**



Boys 3 MCP, INC. Zoning Map



The tax increment will be captured for the tax years 2020 through 2034 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the new construction of the hotel for commercial and lodging uses as permitted in the C-3 Commercial Zoning District.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan, Said taxes shall be divided as follows:

- a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and
- b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest

and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

- 1. The Redevelopment Project Area was declared blighted and substandard on September 11, 2017. (§18-2109) Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act,**
- 2. Conformation to the General Plan for the Municipality as a whole. (§18-2103 /13) (a} and §18-2110)**

Hastings adopted a Comprehensive Plan on February 24, 2009. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to prepare the site and construct the building for permitted uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on February 18, 2019 and passed Resolution No. _____ confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

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

a. Land Acquisition:

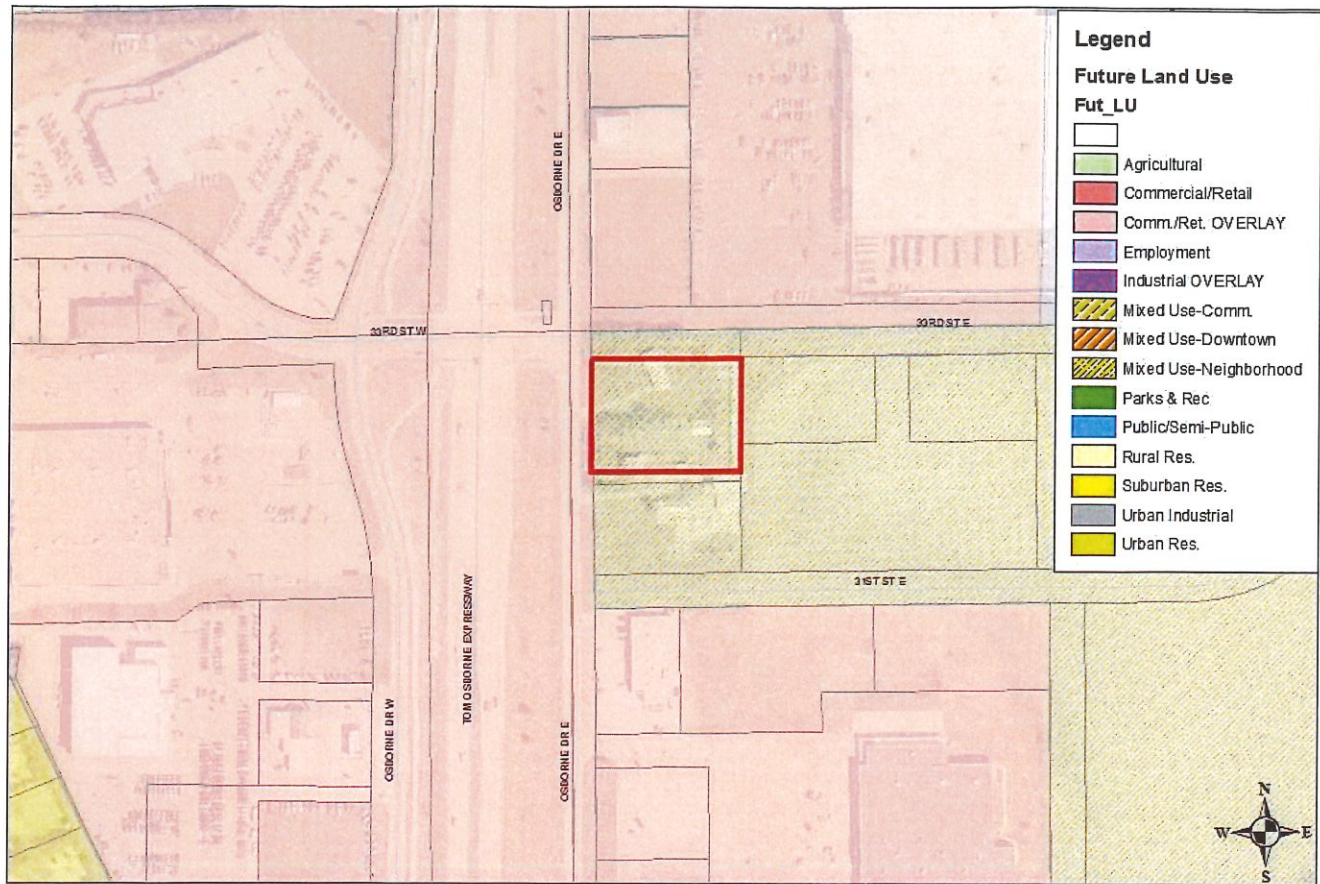
The Redevelopment Plan for Area #14 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority; however the purchase of the property by the developer is subject to TIF financing.

b. Demolition and Removal of Structures:

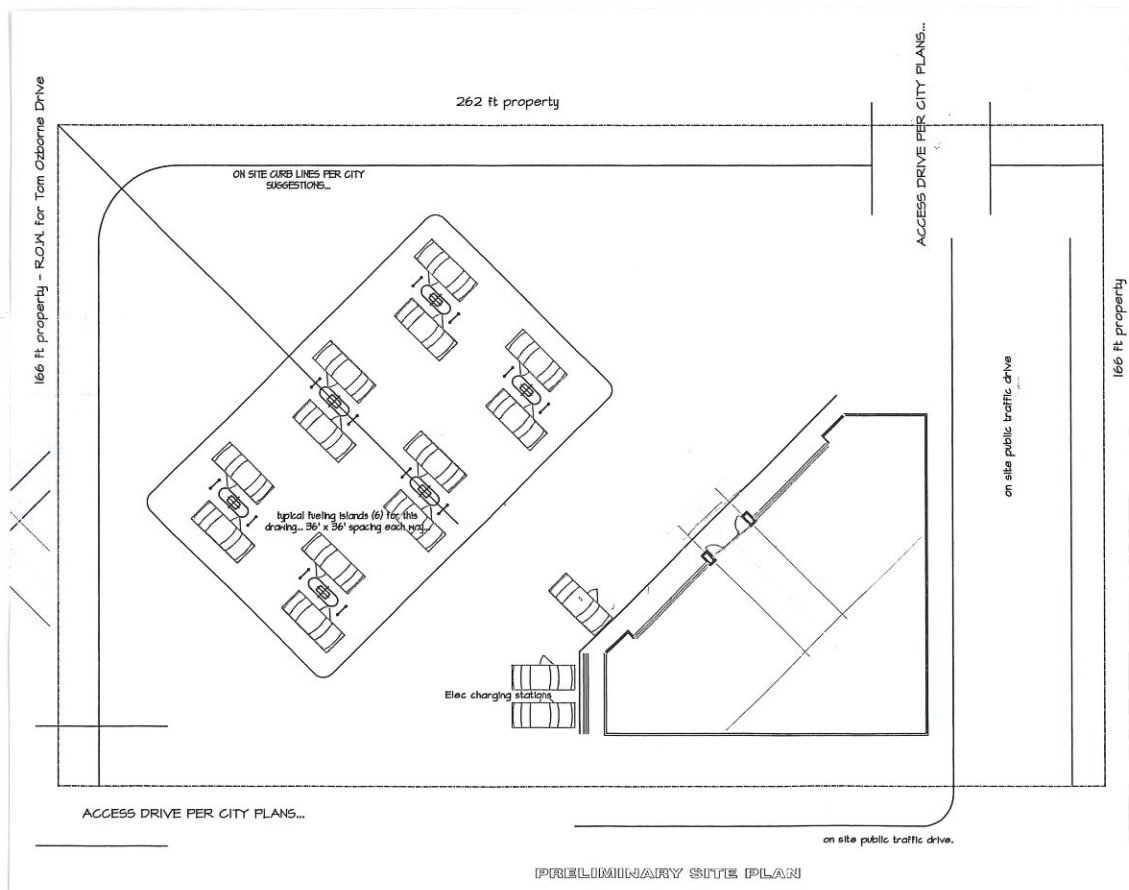
The project to be implemented with this plan does not provide for the demolition and removal of any structures on this property.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan (**Exhibit B**). All of the area around the site in private ownership is planned for Commercial development. This property is in private ownership. [§18-2103(b) and §18-2111) The attached map also is an accurate site plan of the area after redevelopment (**Exhibit C**). [§18-2111(5))



Boys 3 MCP, INC. Future Land Use



d. Changes to zoning, street layouts and grades or building codes or ordinances or other planning changes

The area is zoned C-3 Commercial and no zoning changes are anticipated with this project. Grading and new street paving will be installed as part of the development. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer is proposing to build a convenience store and the building to be constructed will meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

As part of this project water, sewer and paving districts are being created to support this development. The property owner or developer will be required to pay their proportionate share of the costs of the districts along with the other adjacent property owners benefitting from the new improvements. New electric utilities and gas lines will be constructed to serve the site. The costs to build the infrastructure and utilities will be assessed to each property owner.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is currently undeveloped and no relocation is contemplated or necessary. [§18-2103.02]**
5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] No members of the authority or staff of the CRA has any interest in this property.**
6. **Section 18-2114 of the Act requires that the Authority consider:**
 - a. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

The developer has executed a purchase agreement for the property subject to approval of TIF funding for site acquisition and other public improvements. The CRA has been asked to grant \$300,000 to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the project;

- a) site acquisition - \$400,000
- b) site prep/grading - \$40,000
- c) planning related expenses for Engineering services - \$25,000
- d) site utilities - \$50,000
- e) façade enhancements - \$100,000
- f) capitalized interest on TIF borrowing - \$15,000
- g) Legal fees - \$6,000
- h) Municipal administrative fees — \$2,000

The total TIF eligible expenses for this project are \$638,000. No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$300,000 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2020 through December 2034.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the City's Comprehensive Development Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of the Adams County Convention and Visitors Bureau of increasing lodging opportunities in the community which will lead to an increase in lodging and sales taxes.

8. Time Frame for Development

Development of this project is anticipated to be completed between April 2019 and August 2019. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

9. Justification of Project

Extension of utilities, substantial site grading and installation of streets are necessary to facilitate redevelopment of this site. The redevelopment of this property will result in increased full and part time employment opportunities and sales tax and is another step in the redevelopment of a 93 acre tract that will include of commercial, lodging and affordable housing opportunities for the Hastings community. The Hastings Economic Development Corporation and the Hastings City Council have made it clear with previous decisions that they support development that will increase commercial and residential opportunities.

10. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific

statutory issues. As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses.

Approximately \$503,040 from annual tax increment financing funds provided by the Hastings Community Redevelopment Authority will be required to complete the project. This property has requested and been approved for a TIF grant in an amount estimated to be \$300,000. This investment by the Authority will leverage \$2,396,496 in private sector financing; a private investment of \$7.98 for every TIF dollar invested.

USE OF FUNDS		SOURCE OF FUNDS	
Description	TIF Funds	Equity or Bank funds	Totals
Site Acquisition	\$ 300,000	\$ 100,000	\$ 400,000
Site & Utility Development		\$ 90,000	\$ 90,000
Building costs		\$ 1,221,426	\$ 1,221,426
Façade Enhancements		\$ 100,000	\$ 100,000
Equipment & Inventory		\$ 725,000	\$ 725,000
Engineering & Architecture		\$ 25,000	\$ 25,000
Legal & Planning		\$ 8,000	\$ 8,000
Financing Costs		\$ 15,000	\$ 15,000
Contingency & Working Capital		\$ 112,000	\$ 112,000
TOTALS	\$ 300,000	\$ 2,396,426	\$ 2,696,426

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2019, valuation of approximately \$402,495. Based on the 2019 levy this would result in a real property tax of approximately \$8,999. It is anticipated that the assessed value will increase by \$1,500,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$33,536 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2019 assessed value	\$ 402,495
Estimated value after completion	\$ 1,902,495
Estimated incremental value	\$ 1,500,000
Estimated Levy	\$ 0.223576
Estimated annual TIF generated	\$ 33,536
Estimated total TIF revenue	\$ 503,040

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for

Proposed Project: A large financial gap exists on this project after conventional financing is utilized. A combination of owner equity and TIF are needed to make the return sufficient. The owner is contributing owner equity and bank financing of \$2,396,426 and TIF funding will fill the remaining gap, making this project feasible. The project is asking for \$300,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. Please see the table below which shows rate of returns from 2.76% to 4.67% which is an unacceptable return on

investment in today's market.

Proforma Operating Statement

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Gross Sales Revenue	\$ 5,600,000	\$ 5,885,471	\$ 6,184,528
Expenses	\$ (5,626,647)	\$ (5,886,367)	\$ (6,159,396)
NOI Without TIF	\$ (26,647)	\$ (896)	\$ 25,132
Annual TIF	\$ 33,536	\$ 33,536	\$ 33,536
Net Operating Income w/TIF	\$ 6,889	\$ 32,640	\$ 58,668
Rate of return wo/TIF	0.00%	0.00%	0.01%
Equity Investment	\$ 2,396,426	\$ 2,396,426	\$ 2,396,426
Rate of Return With/TIF	0.03%	1.36%	2.45%

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of \$402,495. The proposed redevelopment will create additional valuation of \$1,500,000. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

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

a. Public infrastructure improvements and impacts:

The Project anticipates expenditures of approximately \$2,696,426.00 for construction and installation of the Project and related and ancillary improvements. It is proposed that up to \$300,000.00 in tax increment financing over the 15 year TIF period will be used for eligible public expenditures associated with the Project. The actual amount of the TIF Indebtedness will depend on the interest rate the redeveloper obtains from a TIF lender. The cost of the TIF eligible public improvements is estimated to exceed \$638,000. The public infrastructure improvements associated with the Project are necessary to utilize the Project Site for any use, and all the public improvements will create a material positive impact on existing public infrastructure. The Project improvements will materially benefit the City.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project should generate immediate tax growth for the City. The Project will include an amount of personal property that will be on the property tax rolls upon its acquisition and installation. Additionally, the City should realize revenue from City personal property and sales taxes paid by the Redeveloper in connection with the Project, and sales tax paid by the eventual customers the of business.

The Project will also materially contribute to municipal revenues through excise taxes, fees, licenses, and other taxes that occur and are paid in the course of the normal operation of a business.

The Project will require and pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

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

The Project will create additional employment in the community. The Redeveloper anticipates that the Project will create approximately 14-15 full and part time jobs in the City. The salaries will be competitive in the market and employees will receive customary employment benefits. The Project will also require temporary construction jobs during the 5 month construction period. Many of these construction employees will be local workers, and the other workers will use services and buy goods in the City during their construction phase. When secondary employment effects in other employment sectors are added, the total employment effects are expected to be even higher.

It is not anticipated that the Project will have a material adverse impact on other employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. There should be a positive impact throughout the Redevelopment Area based upon the additional consumer traffic to other businesses from hotel guests.

(d.) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers, but should increase the need for services and products from existing businesses. The Project will require the purchase of office supplies, janitorial services and similar products/services.

(e) Impacts on the student populations of school districts within the city or village; and

There is no additional housing associated with this project and it is not anticipated that this will impact schools in any significant way.

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

This project is consistent with the goals of the City Council, Bureau and the Community Redevelopment Authority to create additional commercial opportunities and increased sales taxes. The Project will create a new business with local ownership and bring new jobs to the community. The Project will increase the City's tax base, without material adverse effect on either public or private entities. There will be a material property tax shift in the short-term because of the use of tax increment financing, but there will be other tax and municipal revenue generated for the immediate benefit of the community. Additionally, the Project will increase property tax revenue in the long-term. The Project will facilitate the development of a blighted and substandard area of the City without the incurrence of significant public cost. The benefits outweigh the costs of the proposed Project.

Time Frame for Development

Development of this project is anticipated to be completed during between April of 2019 and August of 2019. The base tax year should be calculated on the value of the property as of January 1, 2019.

Excess valuation should be available for this project for 15 years beginning in 2020 with taxes due in 2021. Excess real estate taxes will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on the projected amount of increment based upon the anticipated value of the project and current tax rate. **Based on the estimates of the expenses of the redevelopment the developer will spend over \$638,000 on TIF eligible activities. The CRA will reserve the right to issue additional debt for this project upon notification by the developer of sufficient expenses and valuation to support such debt in the form of a second or third bond issuance.**

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 02/18/2019
File No: 2019-007
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a recommendation for a zoning change from "R-1 Single Family Residential" and "A Agricultural" to "R-1 Single Family Residential" for Shadow Ridge 9th Addition.

Names of People/Business affected by this action:

Property owners, the people of Hastings, and the City.

Why Planning Commission action is required:

Upon the final hearing of an application to amend the zoning map, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval for a zoning change to R-1 Single family Residential for Shadow Ridge 9th Addition.

Deadlines associated with action:

This case will be presented for final approval at the regular City Council meeting on March 11.

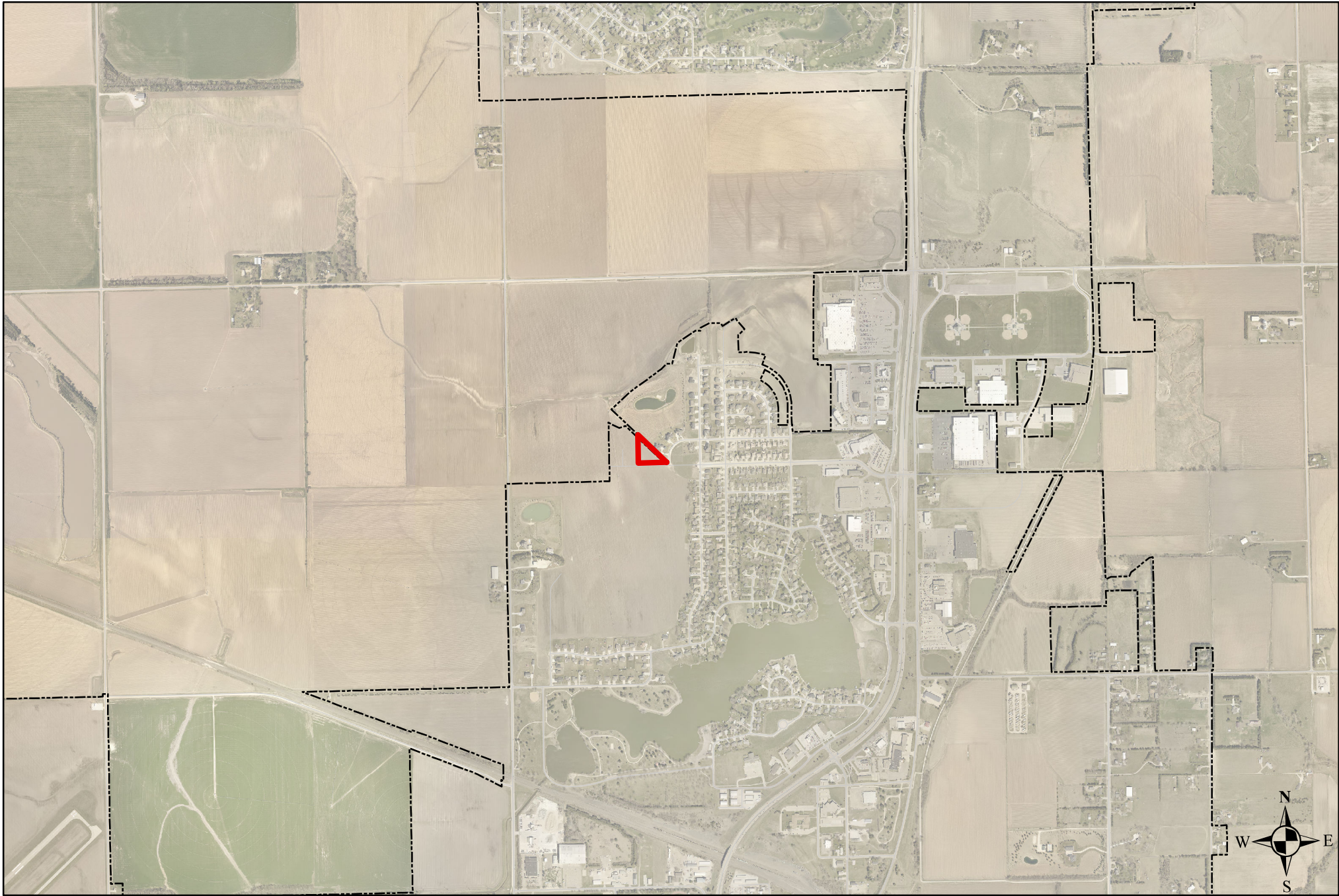
Department head comments:

Two neighboring residents have elected to purchase Lot 1 of Shadow Ridge 7th addition and a 60' unplatted access easement (which is situated in the county) from the developer. The owners wish to divide the two properties equally. In order to do so, this easement needs to be brought into city limits and properly zoned, and the parcels need to be replatted.

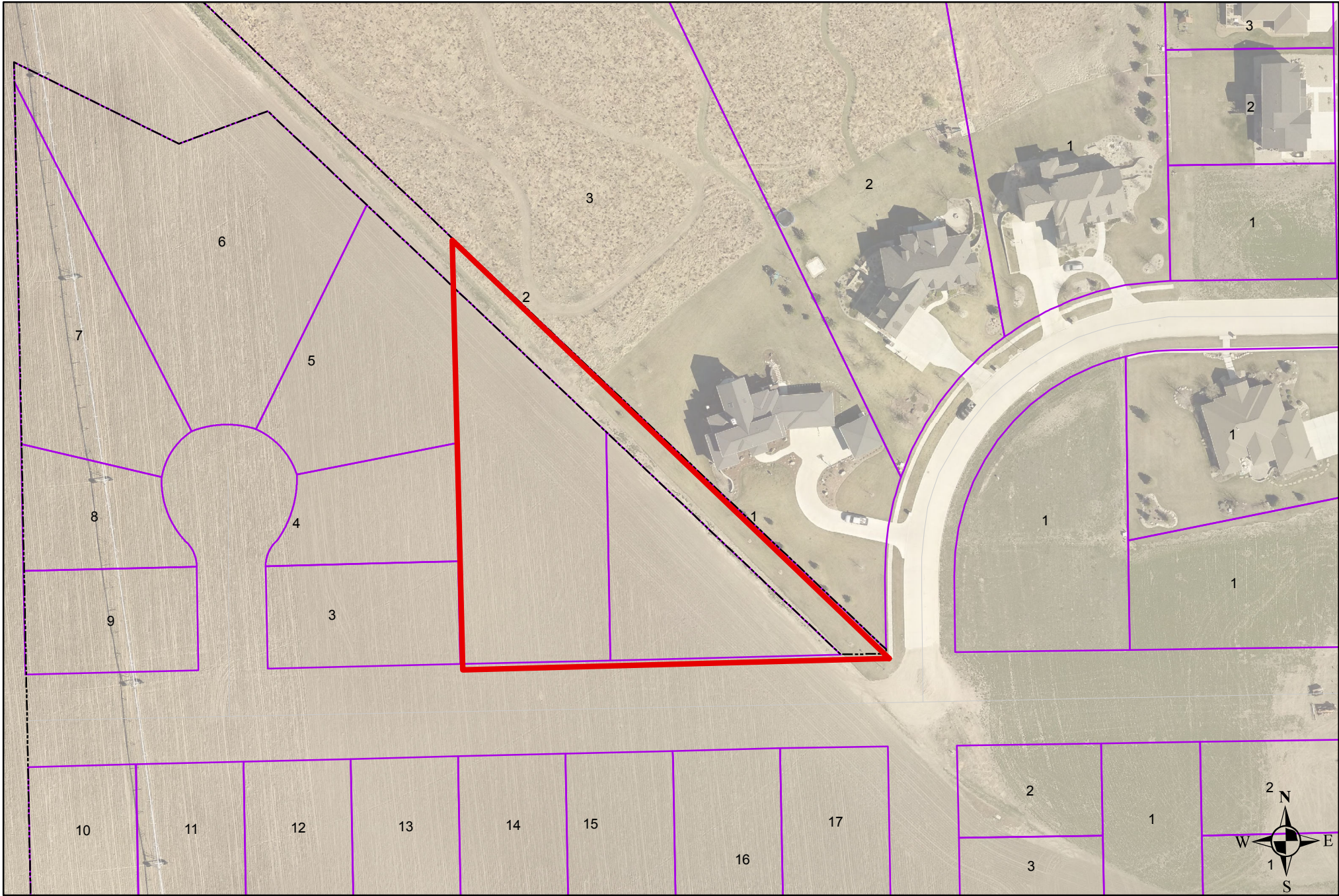
This zone change will bring all parcels into the R-1 Single family zone district. Future Land Use designation for the area is Suburban Residential, and all surrounding property is zoned R-1 Single Family Residential.

Recommendation:

Staff supports a zoning change to R-1 Single Family Residential for Shadow Ridge 9th Addition.

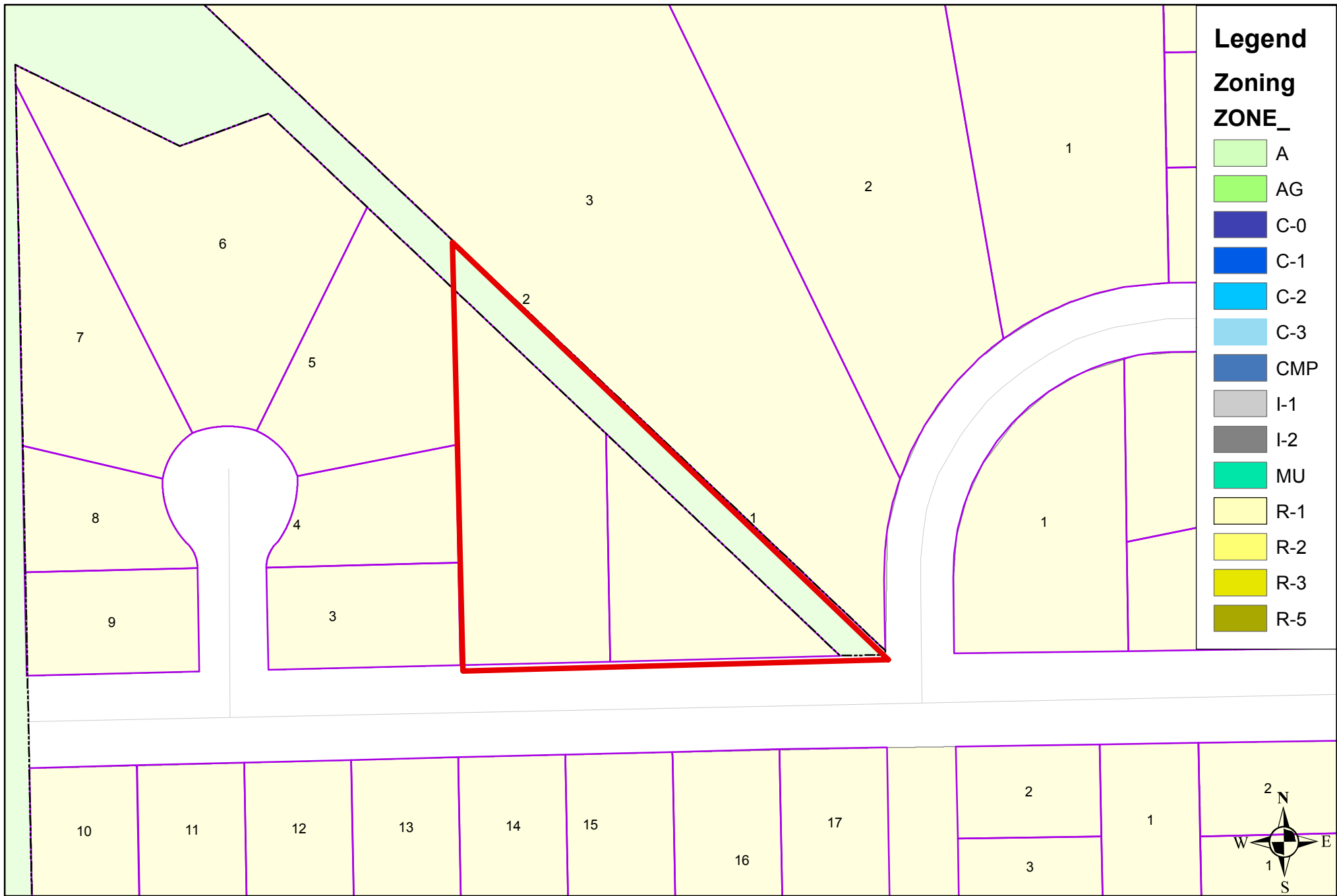


Shadow Ridge 9th Addition, Vicinity Map

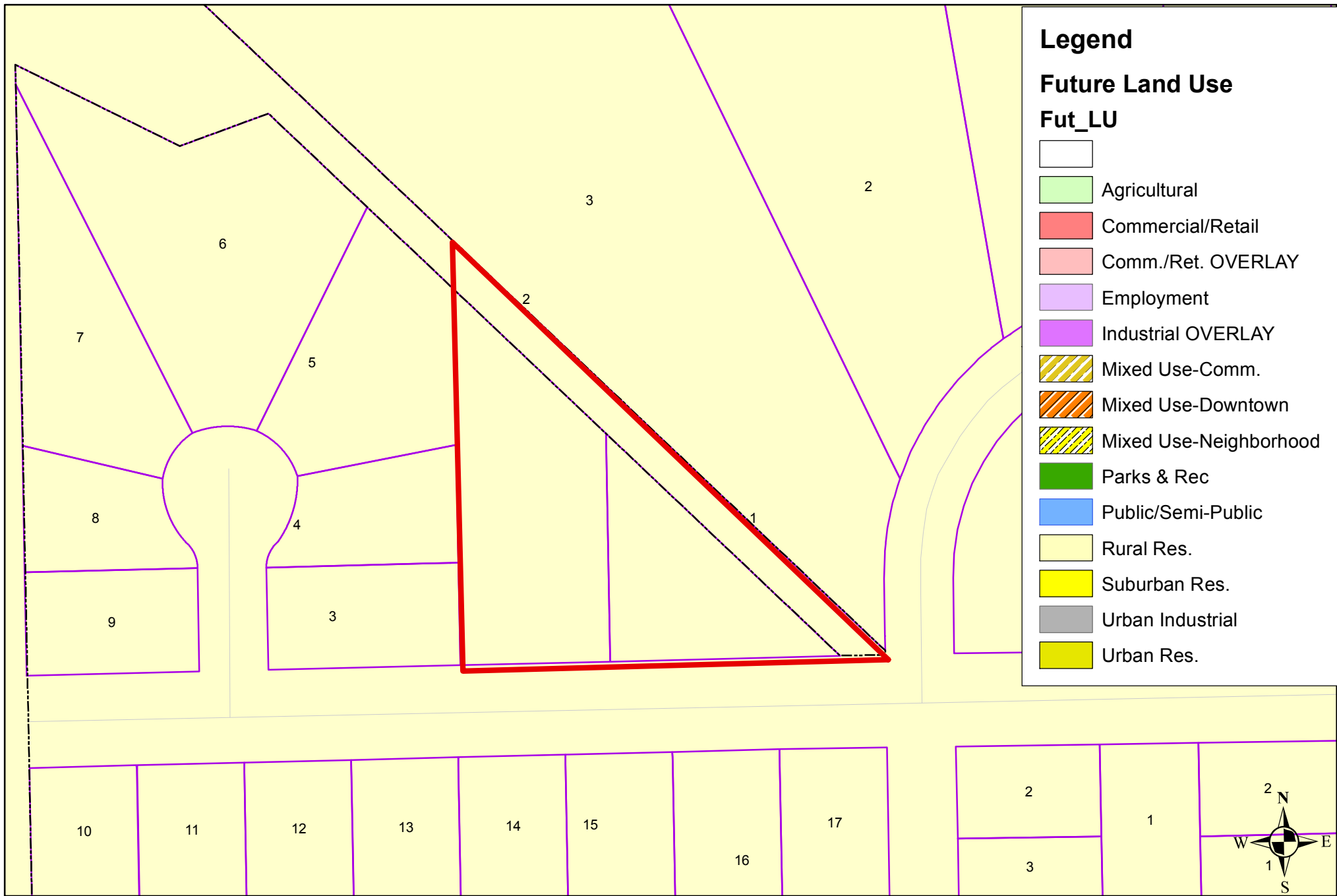


Shadow Ridge 9th Addition, Aerial Map





Shadow Ridge 9th Addition, Zoning Map



Shadow Ridge 9th Addition, Future Land Use Map

SHADOW RIDGE 9TH ADDITION

A 1.60 ACRE SUBDIVISION THAT INCLUDES LOTS 1 AND 2 IN SHADOW RIDGE 7TH ADDITION AND A 30.0' WIDE STRIP OF LAND LOCATED IN THE NW 1/4 OF SECTION 36-T8N-R10W, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

FLOODPLAIN INFORMATION:

NO PORTION OF THE PROPERTY ON THIS SUBDIVISION PLAT FALLS WITHIN THE 100 YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND FIRM MAP, COMMUNITY PANNEL NUMBER 31001C0157C, EFFECTIVE 7/5/2018.

LEGAL DESCRIPTION:

A TRACT OF LAND ENCOMPASSING LOT 1 AND LOT 2 OF SHADOW RIDGE 7TH ADDITION AND A 30.00 FOOT WIDE STRIP OF LAND ADJACENT TO THE NORTHEASTERLY SIDE OF SAID LOTS 1 AND 2, ALL IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST, OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

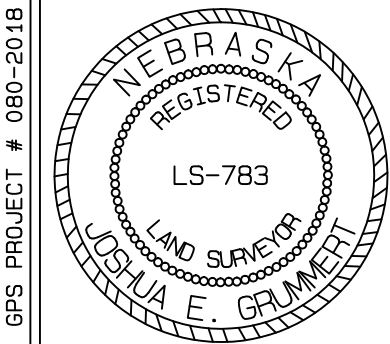
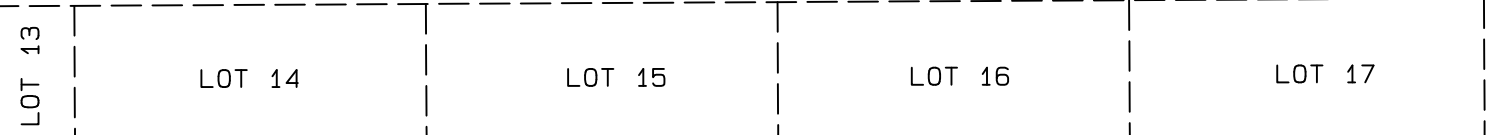
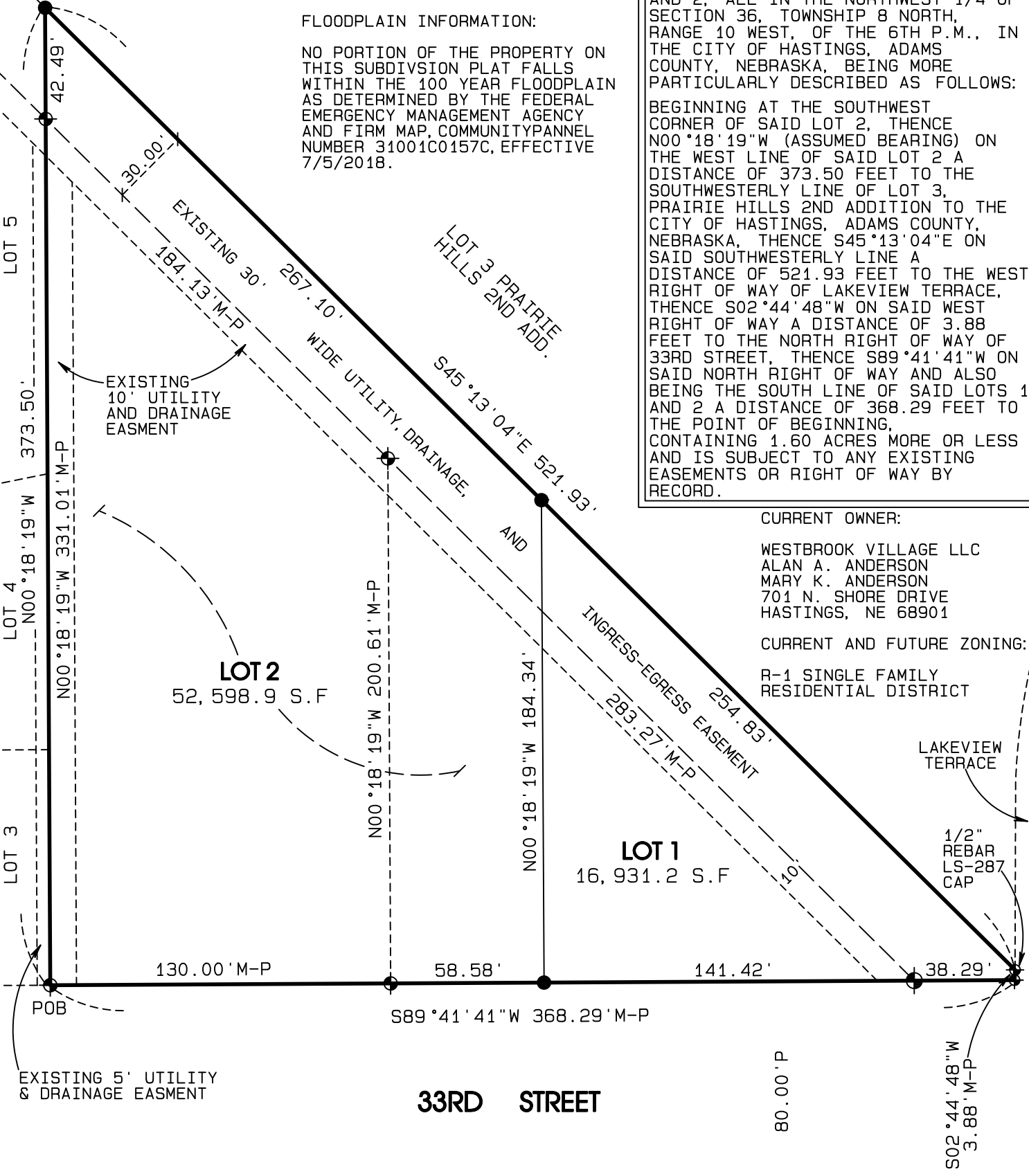
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE N00°18'19"W (ASSUMED BEARING) ON THE WEST LINE OF SAID LOT 2 A DISTANCE OF 373.50 FEET TO THE SOUTHWESTERLY LINE OF LOT 3, PRAIRIE HILLS 2ND ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THENCE S45°13'04"E ON SAID SOUTHWESTERLY LINE A DISTANCE OF 521.93 FEET TO THE WEST RIGHT OF WAY OF LAKEVIEW TERRACE, THENCE S02°44'48"W ON SAID WEST RIGHT OF WAY A DISTANCE OF 3.88 FEET TO THE NORTH RIGHT OF WAY OF 33RD STREET, THENCE S89°41'41"W ON SAID NORTH RIGHT OF WAY AND ALSO BEING THE SOUTH LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 368.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES MORE OR LESS AND IS SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT OF WAY BY RECORD.

CURRENT OWNER:

WESTBROOK VILLAGE LLC
ALAN A. ANDERSON
MARY K. ANDERSON
701 N. SHORE DRIVE
HASTINGS, NE 68901

CURRENT AND FUTURE ZONING:

R-1 SINGLE FAMILY
RESIDENTIAL DISTRICT

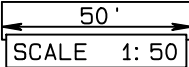


SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. COMPLETED ON THE 31ST DAY OF DECEMBER, 2018.

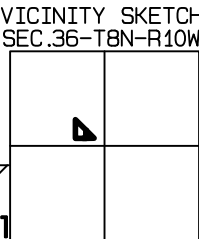
JOSHUA E. GRUMMERT | LS-783

SHEET 1 OF 3



LEGEND :

- D-DEED DISTANCE
- M-MEASURED DISTANCE
- R-RECORD DISTANCE
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- FOUND 1/2" REBAR W/ BLUE LS-783 CAP UNLESS NOTED
- SET 1/2"x24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE



GRUMMERT PROFESSIONAL SERVICES, LLC

2837 W. HWY 6, STE # 206, HASTINGS, NE 68901 - PHONE 402-879-5701

EMAIL - jmgrummer@yahoo.com - website - grummertsurveying.com

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ALAN A. AND MARY K. ANDERSON (HUSBAND AND WIFE) THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SHADOW RIDGE 9TH ADDITION", A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 20____.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON
MANAGING MEMBER OF WESTBROOK VILLAGE, L.L.C.

MARY K. ANDERSON

WAIVER

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 20____.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON
MANAGING MEMBER OF WESTBROOK VILLAGE, L.L.C.

MARY K. ANDERSON

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY
OF _____, 2019, BY ALAN M. AND MARY K ANDERSON (HUSBAND AND WIFE)

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL)

NOTARY

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF SHADOW RIDGE 9TH ADDITION, A SUBDIVISION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS

HEREBY _____, DATED THIS _____ DAY OF _____, _____.

MAYOR

CITY CLERK

G.P.S. PROJECT # 080-2018

SHEET 2 OF 3

SHADOW RIDGE 9TH ADDITION

A 1.60 ACRE SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY,
NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION
36, T8N-R10W, OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES
ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION
ON THIS PLAT AS OF THIS _____ DAY OF _____ , _____.

ADAMS COUNTY TREASURER

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF SHADOW RIDGE 9TH ADDITION,
A SUBDIVISION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF SHADOW RIDGE 9TH ADDITION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS
COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR
APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS
COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____AS PROPOSED
DATED THIS _____ DAY OF _____ , _____ .

CHAIRMAN

DIRECTOR

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE
DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA}
COUNTY OF ADAMS } SS
 }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA
DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

G.P.S. PROJECT # 080-2018

SHADOW RIDGE 9TH ADDITION

A 1.60 ACRE SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY,
NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION
36, T8N-R10W, OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA.

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 02/18/2019
File No: 2019-008
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A. Consider a recommendation to bring Cimarron Meadows 11th Addition into the City of Hastings.

B. Consider a recommendation to approve the final plat for Cimarron Meadows 11th Addition to the City of Hastings.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

The planning commission and the governing body must each conduct separate public hearings on the two separate questions of (1) approval of a plat addition and (2) inclusion of the addition within the corporate limits of the city. There must be separate votes on the two questions (N.R.S. 19-916).

Type of action requested:

Motion

Suggested motion:

Motion #1: Motion to recommend bringing Cimarron Meadows 11th Addition into the City of Hastings.

Motion #2: Motion to recommend approval of a final plat for Cimarron Meadows 11th Addition.

Deadlines associated with action:

This case will be presented for final approval at the regular City Council meeting on March 11.

Department head comments:

This is a minor extension of the Cimarron Meadows neighborhood located north of 35th on Fisherman's Lane. The applicant intends to construct smaller-footprint, single-family homes with garages in the rear, serviced by an alley.

The plat was reviewed by the development review team and the applicant has made all suggested revisions. All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

Recommendation:

Staff supports a recommendation to approve bringing Cimarron Meadows 11th Addition into the City of Hastings.

Staff supports a recommendation to approve the final plat for Cimarron Meadows 11th Addition to the City of Hastings.

FINAL PLAT
CIMARRON MEADOWS 11TH ADDITION

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____, 2019.

HASTINGS CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____, 2019.

ADAMS COUNTY TREASURER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF "CIMARRON MEADOWS 11TH ADDITION" AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN PRESENTED TO THE CITY OF HASTINGS PLANNING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE _____

SIGNED THIS _____ DAY OF _____, 2019.

CHAIRMAN

DIRECTOR OF PLANNING

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF "CIMARRON MEADOWS 11TH ADDITION" HAS BEEN APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA, BY RESOLUTION DULY PASSED ON THE _____ DAY OF _____, 2019

MAYOR

CITY CLERK

REGISTRAR OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTRAR OF DEEDS OFFICE ON THE _____ DAY OF _____, 2019. AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

INSTRUMENT NO. _____

ADAMS COUNTY REGISTRAR OF DEEDS

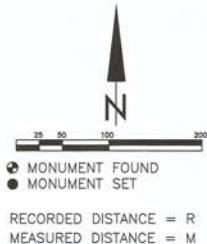
(SEAL)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER, LS 448

OWNERS
ENGEL CONSTRUCTION INC.
3405 SOUTH VALLEY ROAD
HASTINGS, NE. 68901



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT ENGEL CONSTRUCTION INC., A NEBRASKA CORPORATION, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "CIMARRON MEADOWS 11TH ADDITION", AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS, AND SAID OWNERS FURTHER DEDICATE ALL STREETS AND EASEMENTS AS SHOWN ON THE PLAT FOR PUBLIC USE.

SIGNED THIS _____ DAY OF _____, 2019.

DENNIS E. ENGEL, CORPORATION PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

ON THE _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DENNIS E. ENGEL, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER'S CERTIFICATE AS THE CORPORATION PRESIDENT OF ENGEL CONSTRUCTION INC. AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID PRESIDENT OF ENGEL CONSTRUCTION INC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME ON THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES ON _____

NOTARY PUBLIC

(SEAL)

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED DO HEREBY APPROVE THIS PLAT OF "CIMARRON MEADOWS 11TH ADDITION".
SIGNED THIS _____ DAY OF _____, 2019.

HASTINGS CITY ENGINEER

WAIVER

APPLICANT HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 2019.

DENNIS E. ENGEL, CORPORATION PRESIDENT
ENGEL CONSTRUCTION INC.

SECTION CORNER TIES

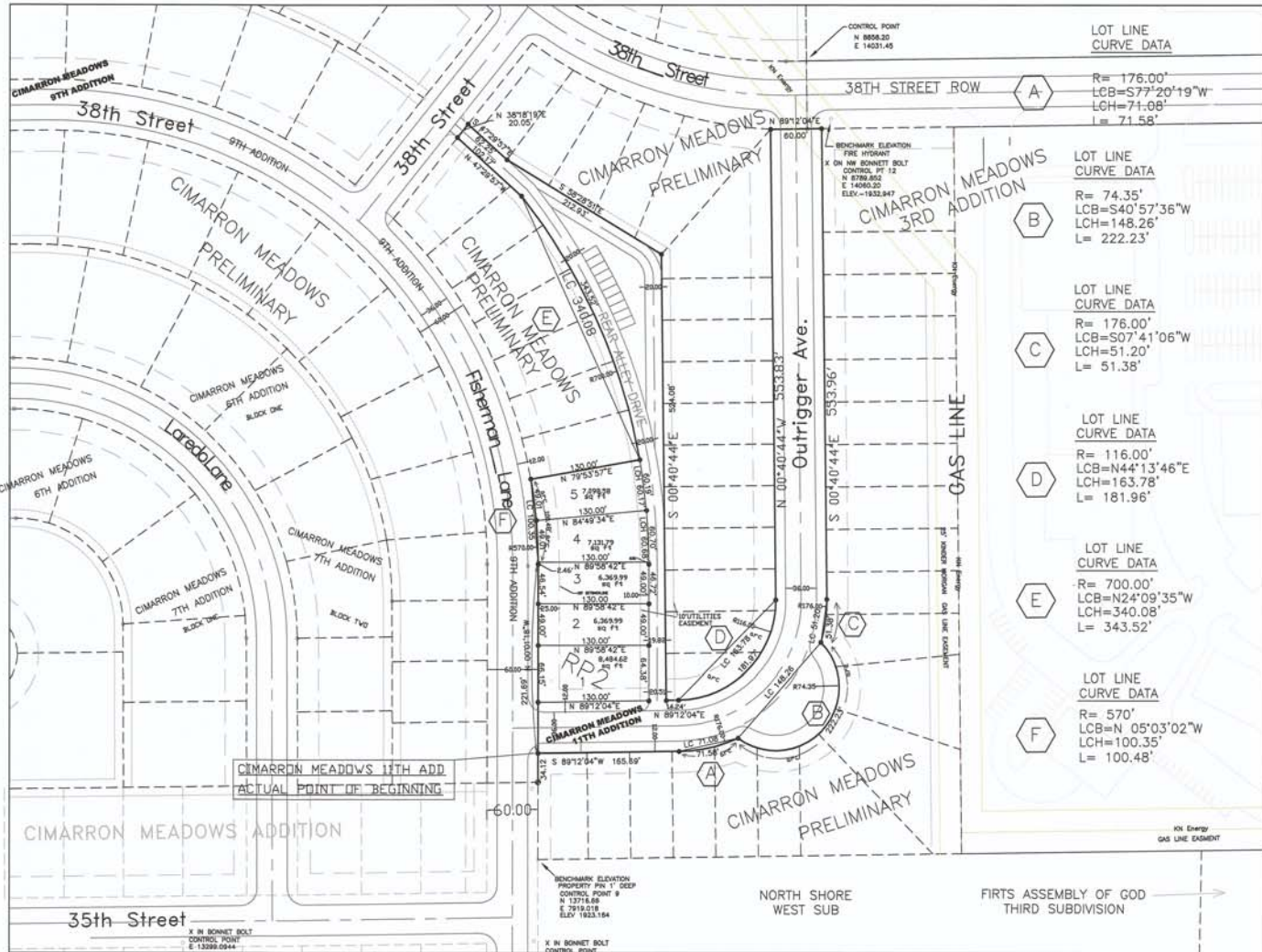
N 1/4 COR. OF SEC. 36-8-10
FOUND 1" IRON PIN
NE 39.03' TO 5/8" REBAR W/RM CAP
SE 41.30' TO 5/8" REBAR W/RM CAP
SW 46.50' TO 5/8" REBAR W/RM CAP
S 46.80' TO NORTH FACE OF X-ONE MARKER POST

SW COR. OF NE 1/4 OF SEC. 36-8-10
FOUND 1/2" IRON REBAR
NORTH 0.20' TO STEEL FENCE POST
SW 0.55' TO CHAIN LINK FENCE POST
WNW 1.20' TO CABLE TV RISER

EAST 1/4 COR. OF SEC. 36-8-10
FOUND 1/2" IRON REBAR
E 36.65' TO X NAILS IN POWER POLE
NE 53.96' TO X NAILS IN POWER POLE
NW 79.52' TO X IN LIGHT POLE BASE
SW 92.20' TO X ON TOP OF FES OF 24" RCP

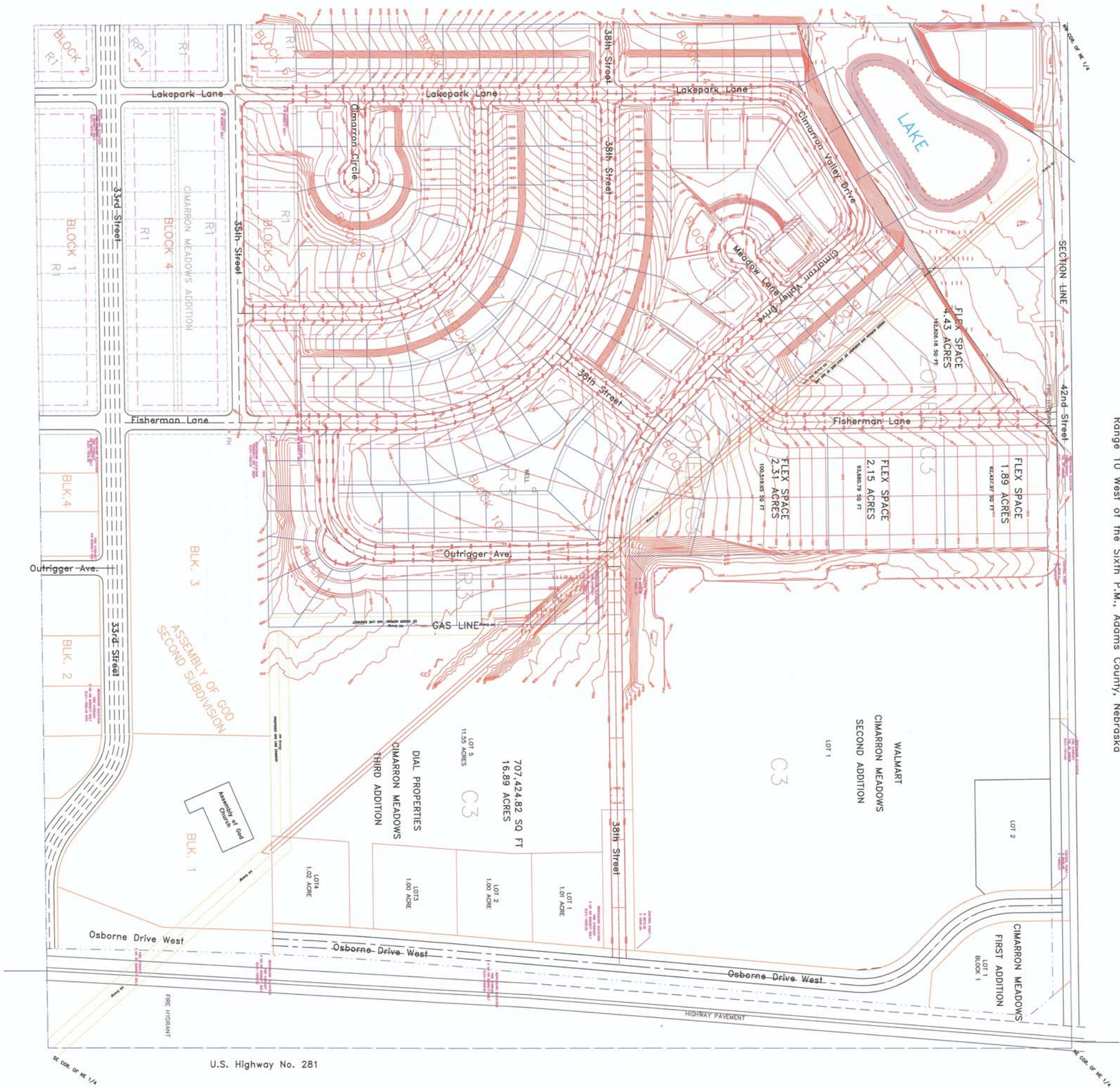
LEGAL DESCRIPTION

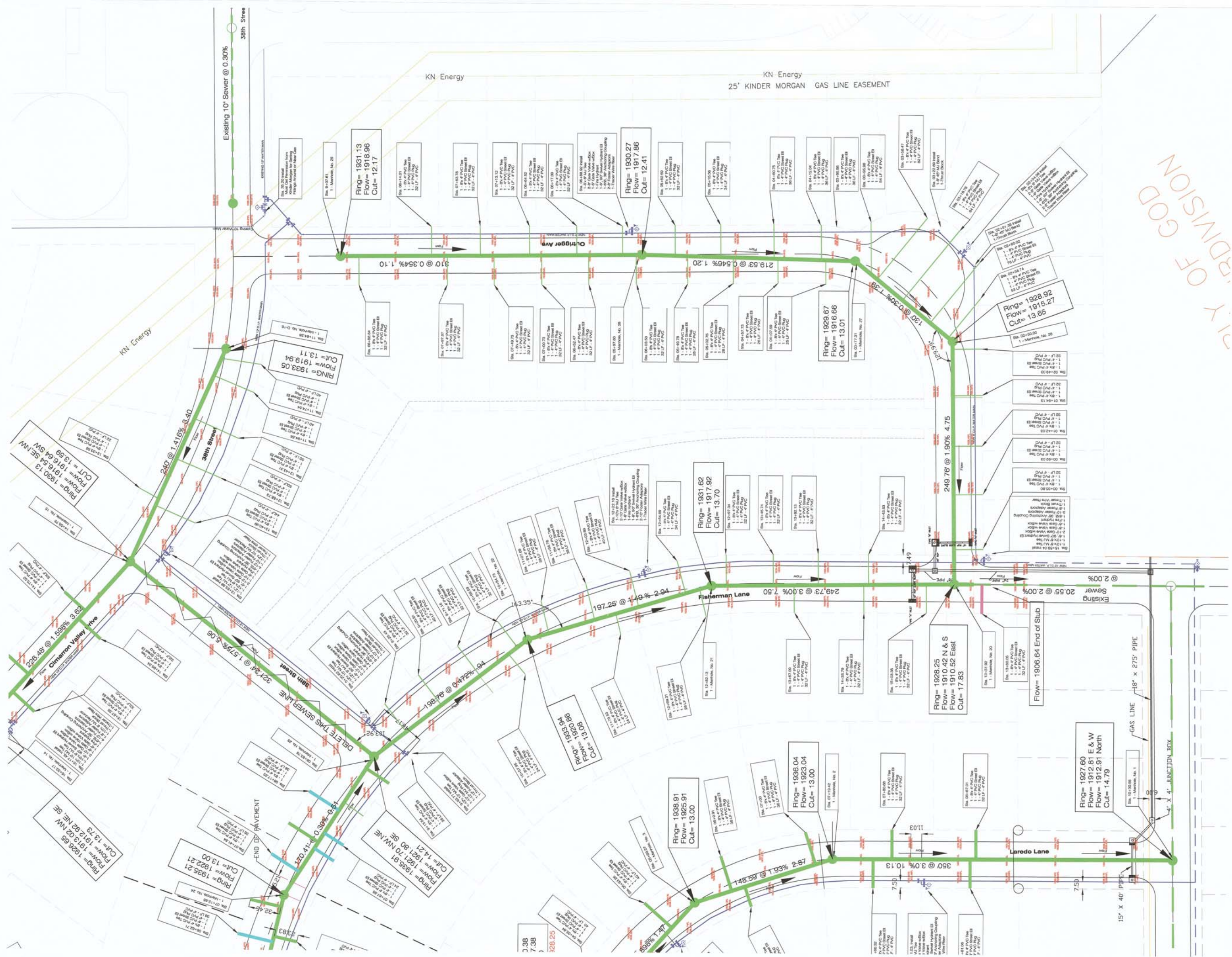
A TRACT OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH P.M., ADAMS COUNTY NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHEAST CORNER OF CIMARRON MEADOWS 9TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA AS PLATTED AND RECORDED:
RUNNING THENCE NORTH 0°01'18" WEST A DISTANCE OF 34.13 FEET TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 0°01'18" WEST A DISTANCE OF 221.69 FEET TO A POINT OF CURVATURE; RUNNING THENCE NORTHWESTERLY ALONG AN ARC OF A 570.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE ON THE EAST LINE OF SAID 9TH ADDITION AND HAVING A LONG CHORD BEARING OF NORTH 05°03'02" WEST AND A LONG CHORD DISTANCE OF 100.35 FEET, AN ARC DISTANCE OF 100.48 FEET; RUNNING THENCE NORTH 79°53'57" EAST A DISTANCE OF 130.00 FEET TO A POINT OF CURVATURE; RUNNING THENCE NORTHWESTERLY ALONG THE ARC OF A 700 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A LONG CHORD BEARING OF NORTH 24°09'35" WEST AND A LONG CHORD DISTANCE OF 340.08 FEET, AN ARC DISTANCE OF 343.52 FEET; RUNNING THENCE NORTH 47°29'57" WEST A DISTANCE OF 102.17 FEET TO A POINT; THENCE NORTH 38°18'19" EAST A DISTANCE OF 20.05 FEET TO A POINT; THENCE SOUTH 47°29'57" EAST A DISTANCE OF 62.25 FEET; THENCE SOUTH 58°28'51" EAST A DISTANCE OF 212.93 FEET TO A POINT; THENCE SOUTH 00°40'44" EAST A DISTANCE OF 524.08 FEET TO A POINT; THENCE NORTH 89°12'04" EAST A DISTANCE OF 14.24 FEET; RUNNING THENCE NORTHEASTERLY ALONG THE ARC OF A 116 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A LONG CHORD BEARING OF NORTH 44°13'48" EAST AND A LONG CHORD DISTANCE OF 163.78 FEET, AN ARC DISTANCE OF 181.96 FEET; RUNNING THENCE NORTH 00°40'44" WEST A DISTANCE OF 553.83 FEET TO A POINT; RUNNING THENCE NORTH 89°12'04" EAST A DISTANCE OF 60.00 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CIMARRON MEADOWS 3RD ADDITION TO THE CITY OF HASTINGS AS PLATTED AND RECORDED; RUNNING THENCE SOUTH 00°40'44" EAST A DISTANCE OF 553.96 FEET TO A POINT; RUNNING THENCE SOUTHWESTERLY ALONG THE ARC OF A 176.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A LONG CHORD BEARING OF SOUTH 07°41'06" WEST AND A LONG CHORD DISTANCE OF 51.20 FEET, AN ARC DISTANCE OF 51.38 FEET; RUNNING THENCE SOUTHWESTERLY ALONG THE ARC OF A 74.35 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A LONG CHORD BEARING OF SOUTH 40°57'36" WEST AND A LONG CHORD DISTANCE OF 148.26 FEET, AN ARC DISTANCE OF 222.23 FEET; RUNNING THENCE SOUTHWESTERLY ALONG THE ARC OF A 176 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A LONG CHORD BEARING OF SOUTH 77°20'19" WEST AND A LONG CHORD DISTANCE OF 71.58 FEET, AN ARC DISTANCE OF 71.58 FEET; THENCE RUNNING SOUTH 89°12'04" WEST A DISTANCE OF 165.69 FEET TO A POINT ON THE EAST LINE OF CIMARRON MEADOWS 9TH ADDITION TO THE CITY OF HASTINGS; THENCE RUNNING SOUTH 00°10'17" WEST A DISTANCE OF 34.13 FEET TO A POINT BEING A POINT ON THE SOUTHEASTERN CORNER OF CIMARRON MEADOWS 9TH ADDITION TO THE CITY OF HASTINGS, AND ALSO BEING THE POINT OF BEGINNING, AND SAID TRACT CONTAINING A CALCULATED AREA OF 145,798.3 SQUARE FEET (3.34 ACRES) MORE OR LESS, AND SAID TRACT HEREAFTER KNOWN AS "CIMARRON MEADOWS 11TH ADDITION".



CIMARRON MEADOWS ADDITION

PRELIMINARY PLAT
Part of the Northeast Quarter of Section 36, Township 8 North
Range 10 West of the Sixth P.M., Adams County, Nebraska





CIMARRON MEADOWS

AMENDED PRELIMINARY PLAT AS OF 1/31/2007
Part of the Northeast Quarter of Section 36, Township 8 North
Range 10 West of the Sixth P.M., Adams County, Nebraska



Proposed Lot Lines =
Proposed Building Setbacks =
Proposed Utility Easements =
Boundary Survey

-Underground Electric
-Gas



SURVEYOR'S CERTIFICATE
I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN NEBRASKA AND THAT I HAVE CONDUCTED A SURVEY OF THE LANDS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE NEBRASKA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. I HAVE BEEN UNDER MY DIRECT SUPERVISION, AND I AM ACCURATE TO THE BEST OF MY KNOWLEDGE. ALL DISTANCES SHOWN ON THE PLAT ARE MEASURED IN FEET AND DECIMALS OF A FOOT, AND ALL CORNERS ARE MARKED WITH PERMANENT MONUMENTS AS SHOWN ON THE PLAT.

SIGNED THIS _____ DAY OF _____, 2007.

ROGER S PARKS LS.287

MAYOR AND CITY COUNCIL ACTION.
THIS PRELIMINARY PLAT OF "CIMARRON MEADOWS" A PROPOSED ADDITION TO THE CITY OF HASTINGS, NEBRASKA, HAS BEEN MOTION DULY PASSED ON THIS _____ DAY OF _____, 2007.

CITY CLERK _____ MAYOR _____

EASEMENTS AND SETBACKS
FRONT SETBACKS ON ALL LOTS EXCEPT RP1 LOTS SHALL BE 25 FEET. CORNER LOTS STREET SIDE SETBACKS SHALL BE 15 FEET.
REAR UTILITIES AND DRAINAGE EASEMENTS SHALL BE 10'. AND WATER DRAINAGE MAY NOT BE BLOCKED IN THIS AREA.

EAST 1/4 COR.
SEC. 36-T8N-R10W
FOUND 1/2" IRON REBAR

FINAL PLAT
CIMARRON MEADOWS 11TH ADDITION
AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA

OWNERS
ENGEL CONSTRUCTION INC.
3405 SOUTH VALLEY ROAD
HASTINGS, NE. 68901

MONUMENT FOUND
MONUMENT SET
RECORDED DISTANCE = R
MEASURED DISTANCE = M

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT ENGEL CONSTRUCTION INC., A NEBRASKA CORPORATION, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "CIMARRON MEADOWS 11TH ADDITION", AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS, AND SAID OWNERS FURTHER DEDICATE ALL STREETS AND EASEMENTS AS SHOWN ON THE PLAT FOR PUBLIC USE.

SIGNED THIS _____ DAY OF _____, 2019.

DENNIS E. ENGEL, CORPORATION PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
COUNTY OF ADAMS }

ON THE _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DENNIS E. ENGEL, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER'S CERTIFICATE AS THE CORPORATION PRESIDENT OF ENGEL CONSTRUCTION INC. AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID PRESIDENT OF ENGEL CONSTRUCTION INC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME ON THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES ON _____

NOTARY PUBLIC

(SEAL)

CITY SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED DO HEREBY APPROVE THIS PLAT OF "CIMARRON MEADOWS 11TH ADDITION".
SIGNED THIS _____ DAY OF _____, 2019.

HASTINGS CITY SURVEYOR

SW COR. OF NE 1/4
SEC. 36-T8N,R10W
FOUND 1/2" IRON PIPE

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED DO HEREBY APPROVE THIS PLAT OF "CIMARRON MEADOWS 11TH ADDITION".
SIGNED THIS _____ DAY OF _____, 2019.

HASTINGS CITY ENGINEER

WAIVER

APPLICANT HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 2019.

DENNIS E. ENGEL, CORPORATION PRESIDENT
ENGEL CONSTRUCTION INC.

SECTION CORNER TIES

N 1/4 COR. OF SEC. 36-8-10
FOUND 1" IRON PIN
NE 39.03' TO 5/8" REBAR W/RM CAP
SE 41.30' TO 5/8" REBAR W/RM CAP
SW 46.50' TO 5/8" REBAR W/RM CAP
NW 46.80' TO NORTH FACE OF KNE MARKER POST

SW COR. OF NE 1/4 OF SEC. 36-8-10
FOUND 1/2" IRON PIPE
NORTH 0.20' TO STEEL FENCE POST
N 0.55' TO CHAIN LINK FENCE POST
WNW 1.20' TO CABLE TV RISER

EAST 1/4 COR. OF SEC. 36-8-10
FOUND 1/2" IRON REBAR
E 36.85' TO X NAILS IN POWER POLE
NE 53.96' TO X NAILS IN POWER POLE
NW 79.52' TO X IN LIGHT POLE BASE
SW 92.20' TO X ON TOP OF FES OF 24" RCP

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH P.M., ADAMS COUNTY NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF CIMARRON MEADOWS 9TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA AS PLATTED AND RECORDED; RUNNING THENCE NORTH 0°10'17" WEST (ASSUMED BEARING) AND RUNNING ALONG THE EAST SIDE OF SAID CIMARRON MEADOWS 9TH ADDITION A DISTANCE OF 255.84 FEET TO A POINT OF CURVATURE; RUNNING THENCE NORTHWESTERLY ALONG AN ARC OF A 570.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE ON THE EAST LINE OF SAID 9TH ADDITION AND HAVING A LONG CHORD BEARING OF NORTH 05°03'02" WEST AND A LONG CHORD DISTANCE OF 100.35 FEET, AN ARC DISTANCE OF 100.48 FEET; RUNNING THENCE NORTH 79°53'57" EAST A DISTANCE OF 130.00 FEET TO A POINT OF CURVATURE; RUNNING THENCE NORTHWESTERLY ALONG THE ARC OF A 700 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A LONG CHORD BEARING OF NORTH 24°09'35" WEST AND A LONG CHORD DISTANCE OF 340.08 FEET, AN ARC DISTANCE OF 343.52 FEET; RUNNING THENCE NORTH 47°29'57" WEST A DISTANCE OF 102.17 FEET TO A POINT; THENCE NORTH 38°18'19" EAST A DISTANCE OF 20.05 FEET TO A POINT; THENCE SOUTH 58°28'51" EAST A DISTANCE OF 212.93 FEET TO A POINT; THENCE SOUTH 00°40'44" EAST A DISTANCE OF 524.08 FEET TO A POINT; THENCE NORTH 89°12'04" EAST A DISTANCE OF 14.24 FEET; RUNNING THENCE NORTHEASTERLY ALONG THE ARC OF A 116 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A LONG CHORD BEARING OF NORTH 44°15'46" EAST AND A LONG CHORD DISTANCE OF 163.78 FEET, AN ARC DISTANCE OF 181.97 FEET; RUNNING THENCE NORTH 00°40'44" WEST A DISTANCE OF 553.83 FEET TO A POINT; RUNNING THENCE NORTH 89°12'04" EAST A DISTANCE OF 60.00 FEET; RUNNING THENCE SOUTH 00°40'44" EAST A DISTANCE OF 553.96 FEET TO A POINT; RUNNING THENCE SOUTHWESTERLY ALONG THE ARC OF A 176.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A LONG CHORD BEARING OF SOUTH 07°41'06" WEST AND A LONG CHORD DISTANCE OF 51.02 FEET, AN ARC DISTANCE OF 51.38 FEET; RUNNING THENCE SOUTHWESTERLY ALONG THE ARC OF A 74.35 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A LONG CHORD BEARING OF SOUTH 40°57'36" WEST AND A LONG CHORD DISTANCE OF 148.26 FEET, AN ARC DISTANCE OF 222.23 FEET; RUNNING THENCE SOUTHWESTERLY ALONG THE ARC OF A 176 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A LONG CHORD BEARING OF SOUTH 77°20'19" WEST AND A LONG CHORD DISTANCE OF 71.58 FEET, AN ARC DISTANCE OF 71.58 FEET; THENCE RUNNING SOUTH 89°12'04" EAST A DISTANCE OF 165.69 FEET TO A POINT ON THE EAST LINE OF CIMARRON MEADOWS 9TH ADDITION TO THE CITY OF HASTINGS; THENCE RUNNING SOUTH 00°10'17" EAST A DISTANCE OF 34.13 FEET TO A POINT BEING A POINT ON THE SOUTHEAST CORNER OF CIMARRON MEADOWS 9TH ADDITION TO THE CITY OF HASTINGS, AND ALSO BEING THE POINT OF BEGINNING, AND SAID TRACT CONTAINING A CALCULATED AREA OF 145,798.3 SQUARE FEET (3.34 ACRES) MORE OR LESS, AND SAID TRACT HEREAFTER KNOWN AS "CIMARRON MEADOWS 11TH ADDITION".

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____, 2019.

HASTINGS CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____, 2019.

ADAMS COUNTY TREASURER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF "CIMARRON MEADOWS 11TH ADDITION" AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN PRESENTED TO THE CITY OF HASTINGS PLANNING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE _____

SIGNED THIS _____ DAY OF _____, 2019.

CHAIRMAN

DIRECTOR OF PLANNING

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF "CIMARRON MEADOWS 11TH ADDITION" HAS BEEN APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA, BY RESOLUTION DULY PASSED ON THE _____ DAY OF _____, 2019

MAYOR

CITY CLERK

REGISTRAR OF DEEDS CERTIFICATE

STATE OF NEBRASKA } SS
COUNTY OF ADAMS }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTRAR OF DEEDS OFFICE ON THE _____ DAY OF _____, 2019.
AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

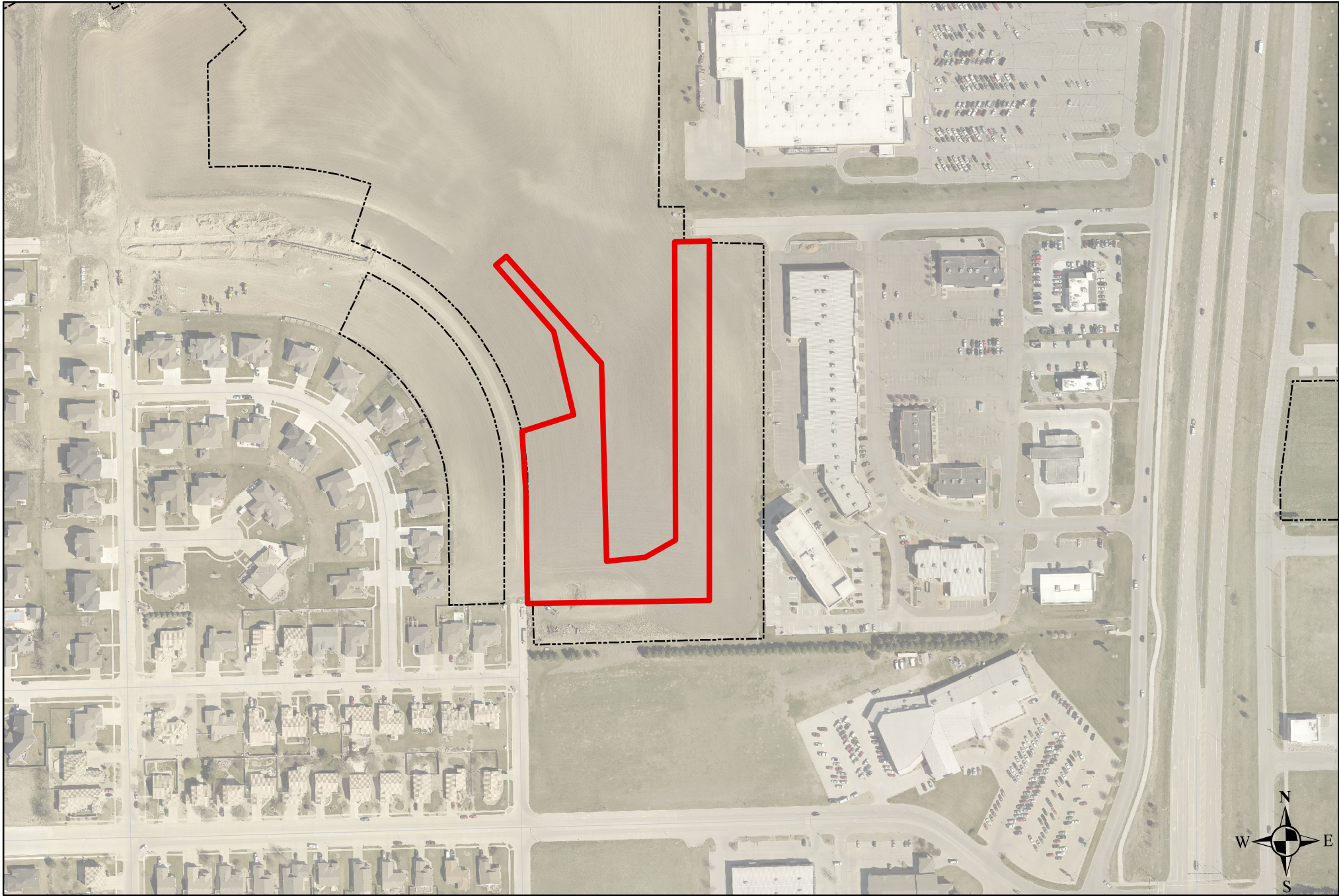
INSTRUMENT NO. _____

ADAMS COUNTY REGISTRAR OF DEEDS

SURVEYOR'S CERTIFICATE

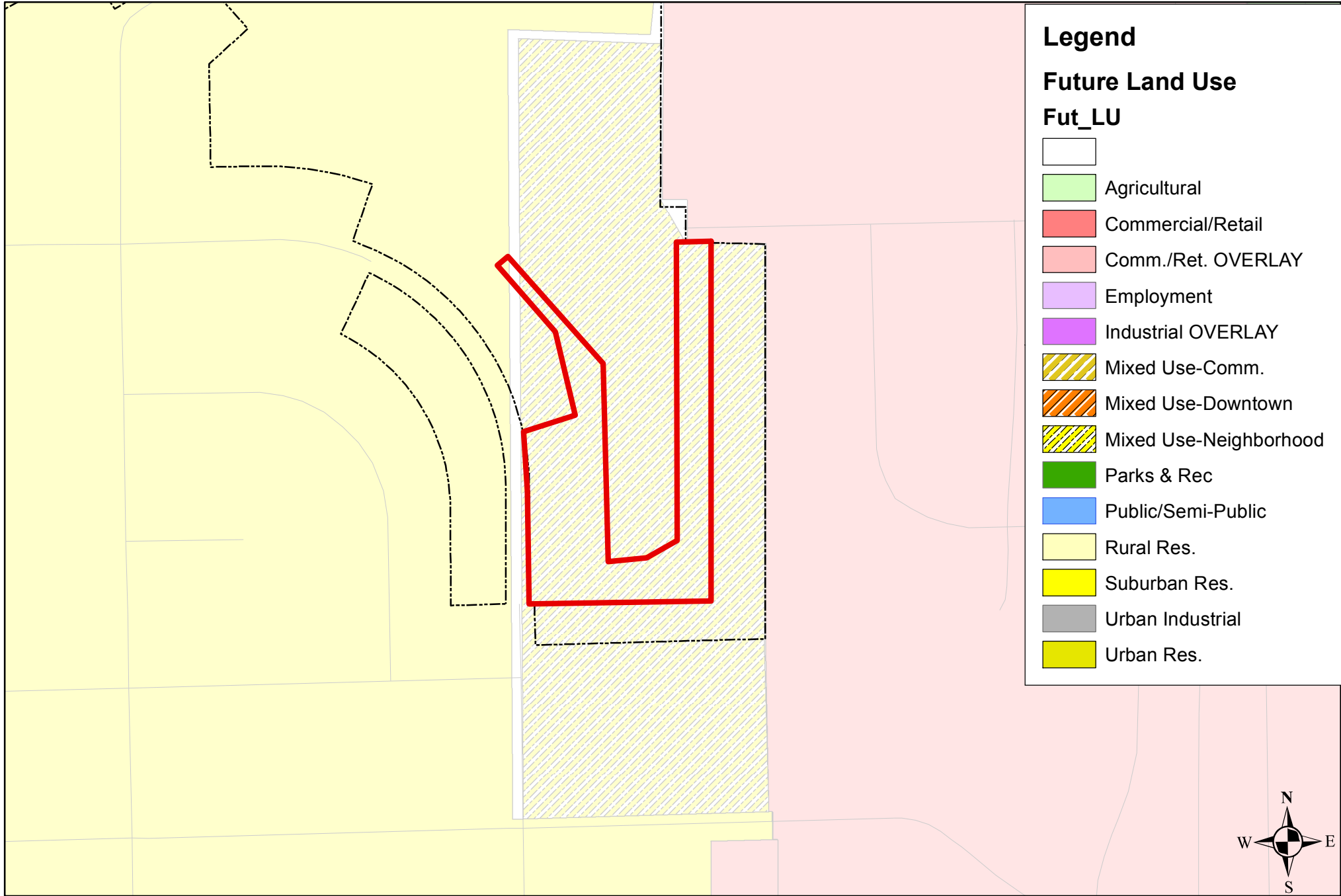
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER, LS 448



Cimarron 11th Addition, Aerial Map





Cimarron 11th Addition, Future Land Use Map



Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 02/18/2019
File No: 2019-009
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

- A. Consider a recommendation to bring Shadow Ridge 9th Addition into the City of Hastings.
- B. Consider a recommendation to approve the final plat for Shadow Ridge 9th Addition.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

The planning commission and the governing body must each conduct separate public hearings on the two separate questions of (1) approval of a plat addition and (2) inclusion of the addition within the corporate limits of the city. There must be separate votes on the two questions (N.R.S. 19-916).

Type of action requested:

Motion

Suggested motion:

Motion #1: Motion to recommend approval to bring Shadow Ridge 9th Addition into the City of Hastings.

Motion #2: Motion to recommend approval of a final plat for Shadow Ridge 9th Addition.

Deadlines associated with action:

This case will be presented for final approval at the regular City Council meeting on March 11.

Department head comments:

This plat is a housekeeping measure.

Two neighboring residents have elected to purchase Lot 1 of Shadow Ridge 7th addition and a 60' unplatted access easement (which is situated in the county) from the developer. The owners wish to divide the two properties equally. In order to do so, this easement needs to be brought into city

limits and properly zoned, and the parcels need to be replatted. This plat addition will accomplish both.

The proposed subdivision conforms with the future land use designation in Imagine Hastings-- Suburban Residential. A related zone change will bring all parcels into the R-1 Single family zone district.

The plat was reviewed by the development review team and the applicant has made all suggested revisions. All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

Recommendation:

Staff supports a recommendation to approve bringing Shadow Ridge 9th Addition into the City of Hastings.

Staff supports a recommendation to approve the final plat for Shadow Ridge 9th Addition to the City of Hastings.

SHADOW RIDGE 9TH ADDITION

A 1.60 ACRE SUBDIVISION THAT INCLUDES LOTS 1 AND 2 IN SHADOW RIDGE 7TH ADDITION AND A 30.0' WIDE STRIP OF LAND LOCATED IN THE NW 1/4 OF SECTION 36-T8N-R10W, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

FLOODPLAIN INFORMATION:

NO PORTION OF THE PROPERTY ON THIS SUBDIVISION PLAT FALLS WITHIN THE 100 YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND FIRM MAP, COMMUNITY PANNEL NUMBER 31001C0157C, EFFECTIVE 7/5/2018.

LEGAL DESCRIPTION:

A TRACT OF LAND ENCOMPASSING LOT 1 AND LOT 2 OF SHADOW RIDGE 7TH ADDITION AND A 30.00 FOOT WIDE STRIP OF LAND ADJACENT TO THE NORTHEASTERLY SIDE OF SAID LOTS 1 AND 2, ALL IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST, OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

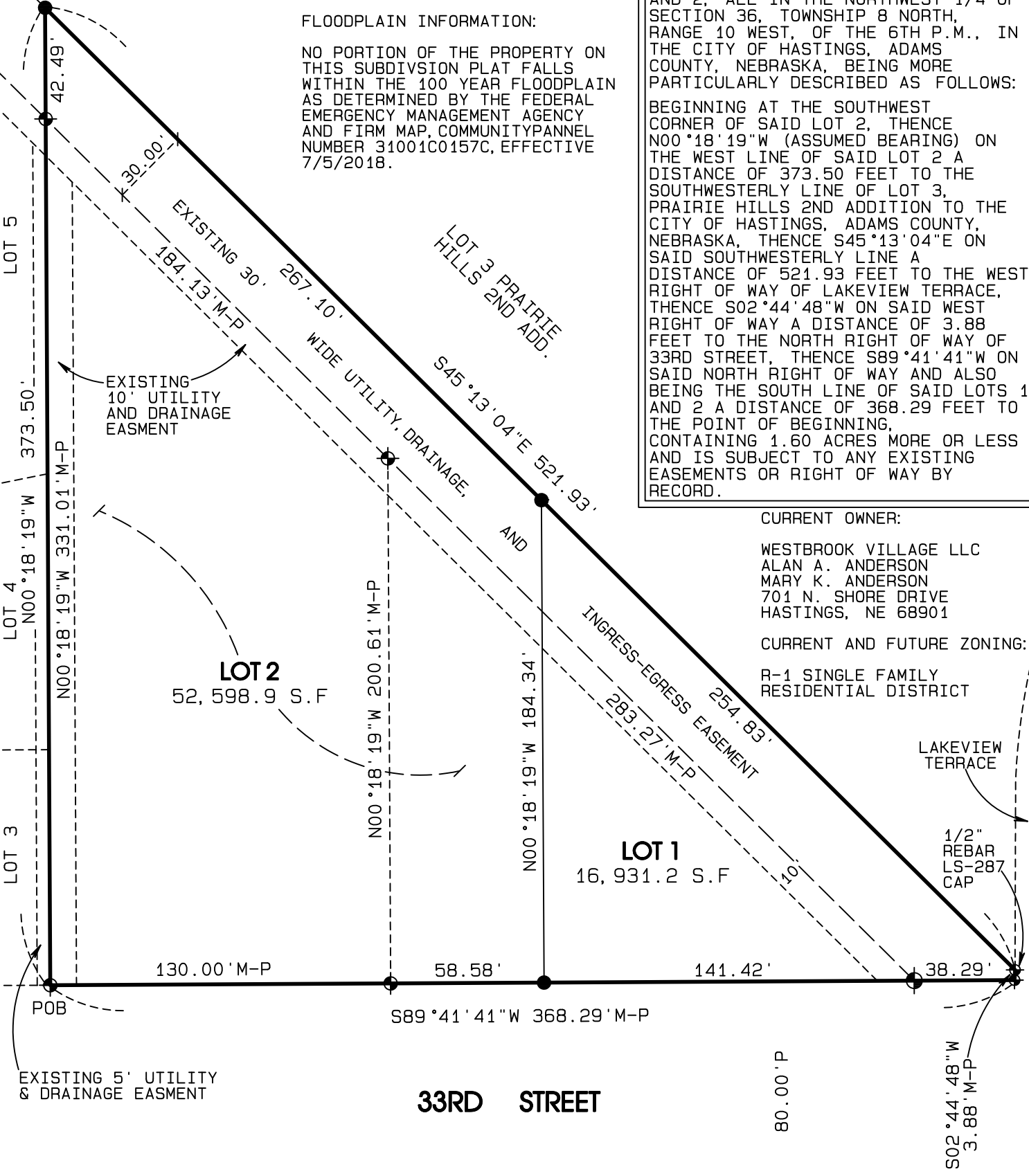
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE N00°18'19"W (ASSUMED BEARING) ON THE WEST LINE OF SAID LOT 2 A DISTANCE OF 373.50 FEET TO THE SOUTHWESTERLY LINE OF LOT 3, PRAIRIE HILLS 2ND ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THENCE S45°13'04"E ON SAID SOUTHWESTERLY LINE A DISTANCE OF 521.93 FEET TO THE WEST RIGHT OF WAY OF LAKEVIEW TERRACE, THENCE S02°44'48"W ON SAID WEST RIGHT OF WAY A DISTANCE OF 3.88 FEET TO THE NORTH RIGHT OF WAY OF 33RD STREET, THENCE S89°41'41"W ON SAID NORTH RIGHT OF WAY AND ALSO BEING THE SOUTH LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 368.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES MORE OR LESS AND IS SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT OF WAY BY RECORD.

CURRENT OWNER:

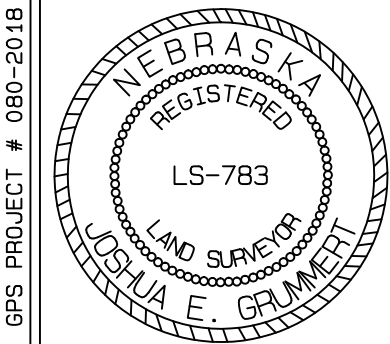
WESTBROOK VILLAGE LLC
ALAN A. ANDERSON
MARY K. ANDERSON
701 N. SHORE DRIVE
HASTINGS, NE 68901

CURRENT AND FUTURE ZONING:

R-1 SINGLE FAMILY
RESIDENTIAL DISTRICT



LOT 13	LOT 14	LOT 15	LOT 16	LOT 17
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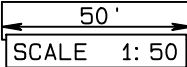


SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. COMPLETED ON THE 31ST DAY OF DECEMBER, 2018.

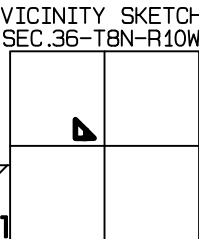
JOSHUA E. GRUMMERT | LS-783

SHEET 1 OF 3



LEGEND :

- D-DEED DISTANCE
- M-MEASURED DISTANCE
- R-RECORD DISTANCE
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- FOUND 1/2" REBAR W/ BLUE LS-783 CAP UNLESS NOTED
- SET 1/2"x24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE



GRUMMERT PROFESSIONAL SERVICES, LLC

2837 W. HWY 6, STE # 206, HASTINGS, NE 68901 - PHONE 402-879-5701
EMAIL - jmgrummert@yahoo.com - website - grummertsurveying.com

GPS PROJECT # 080-2018

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ALAN A. AND MARY K. ANDERSON (HUSBAND AND WIFE) THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SHADOW RIDGE 9TH ADDITION", A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 20____.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON
MANAGING MEMBER OF WESTBROOK VILLAGE, L.L.C.

MARY K. ANDERSON

WAIVER

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 20____.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON
MANAGING MEMBER OF WESTBROOK VILLAGE, L.L.C.

MARY K. ANDERSON

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
 } SS
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY
OF _____, 2019, BY ALAN M. AND MARY K ANDERSON (HUSBAND AND WIFE)

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL)

NOTARY

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF SHADOW RIDGE 9TH ADDITION, A SUBDIVISION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS

HEREBY _____, DATED THIS _____ DAY OF _____, _____.

MAYOR

CITY CLERK

G.P.S. PROJECT # 080-2018

SHEET 2 OF 3

SHADOW RIDGE 9TH ADDITION

A 1.60 ACRE SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY,
NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION
36, T8N-R10W, OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES
ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION
ON THIS PLAT AS OF THIS _____DAY OF _____ , _____.

ADAMS COUNTY TREASURER

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF SHADOW RIDGE 9TH ADDITION,
A SUBDIVISION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF SHADOW RIDGE 9TH ADDITION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS
COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR
APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS
COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____AS PROPOSED
DATED THIS _____ DAY OF _____ , _____ .

CHAIRMAN

DIRECTOR

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE
DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA}
COUNTY OF ADAMS } SS
 }

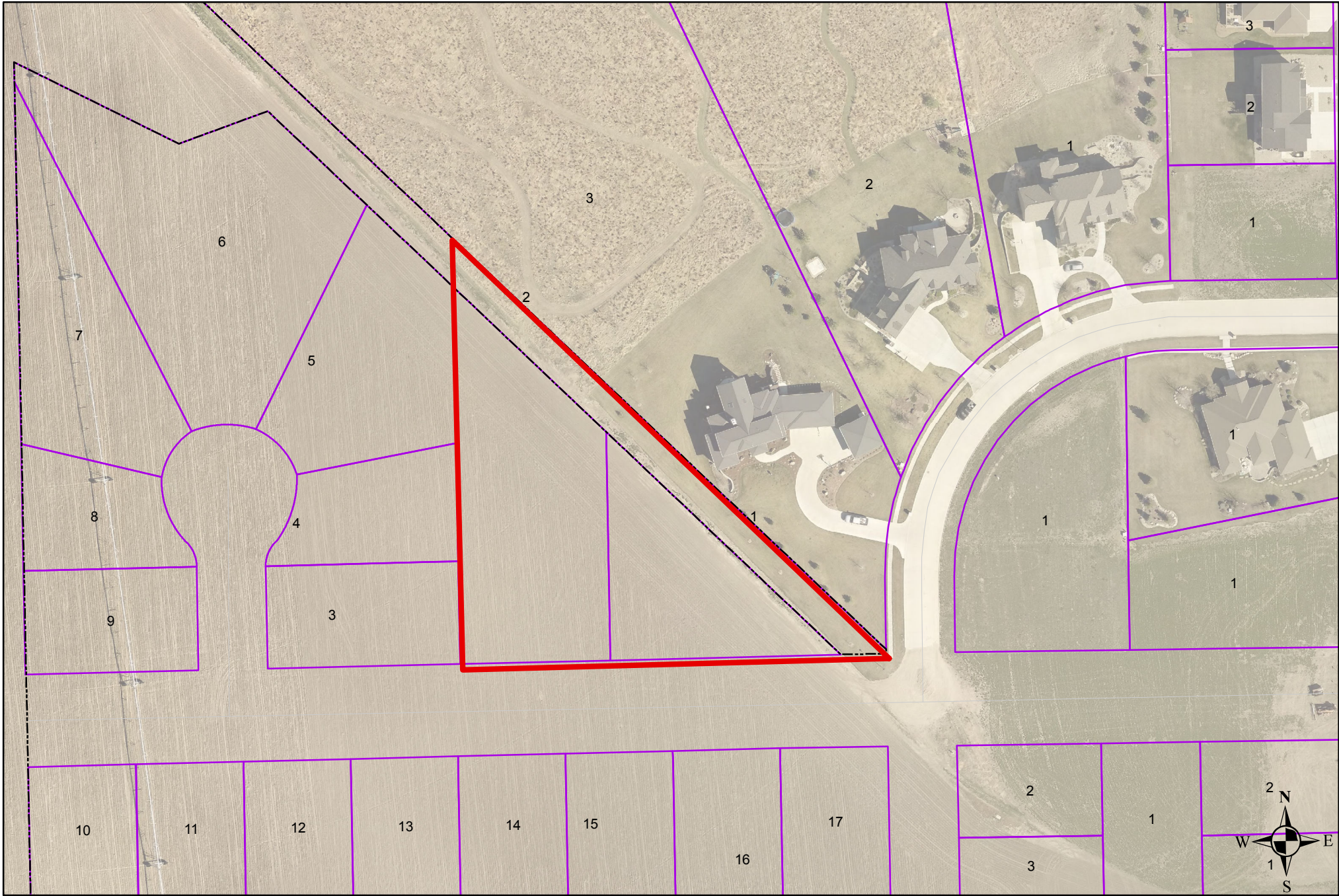
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA
DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

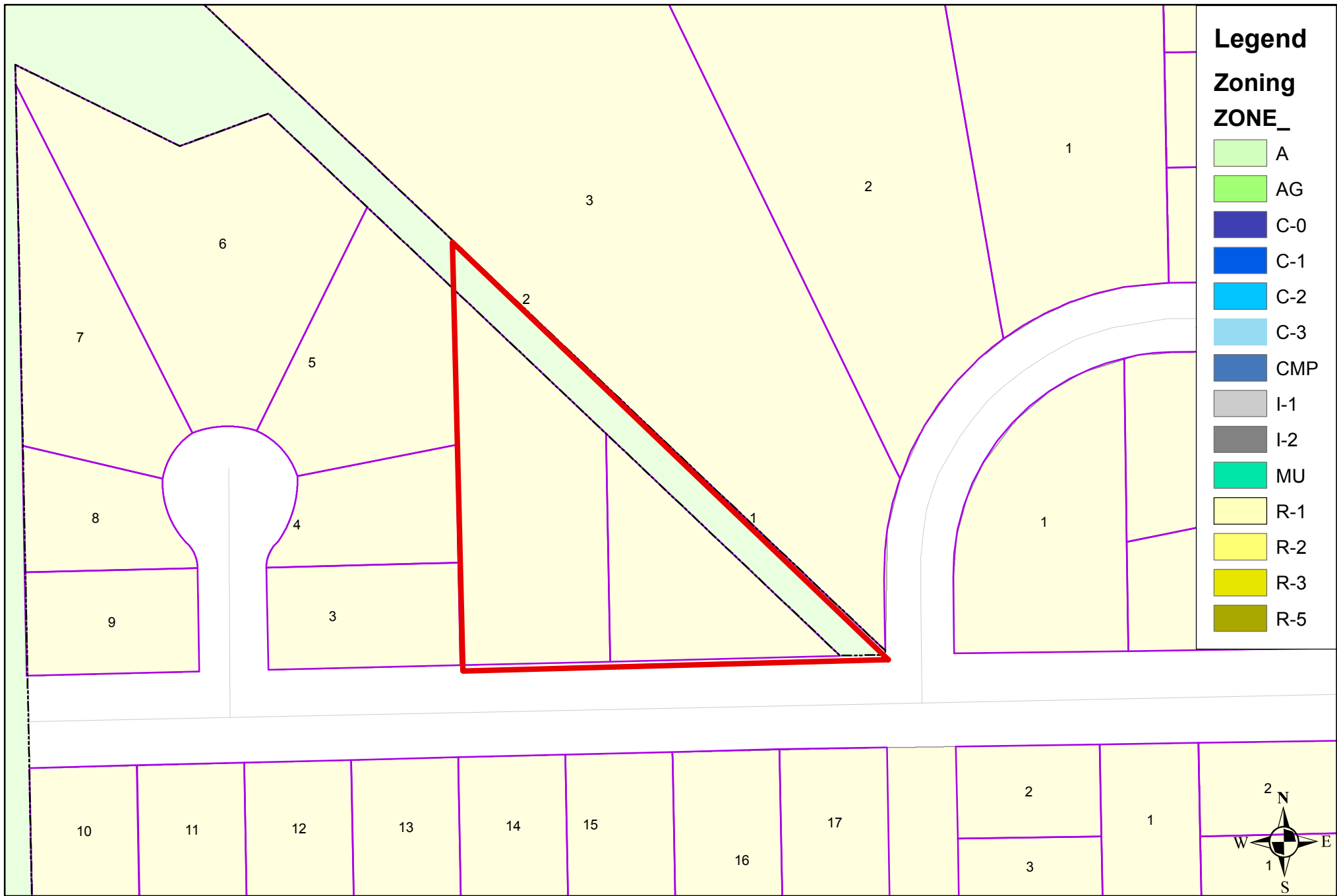
G.P.S. PROJECT # 080-2018

SHADOW RIDGE 9TH ADDITION

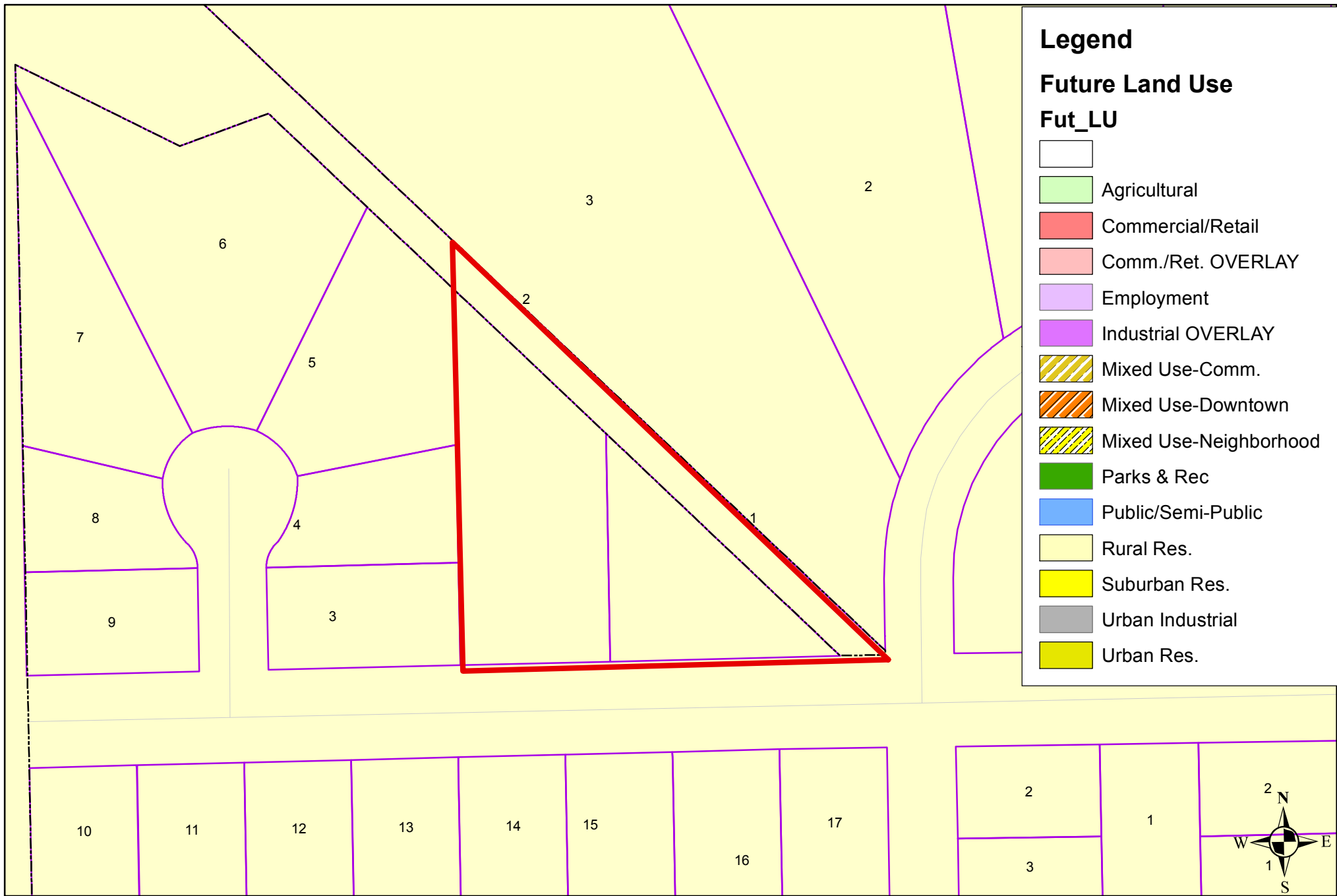
A 1.60 ACRE SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY,
NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION
36, T8N-R10W, OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA.



Shadow Ridge 9th Addition, Aerial Map



Shadow Ridge 9th Addition, Zoning Map



Shadow Ridge 9th Addition, Future Land Use Map

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 02/18/2019
File No: 2019-010
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

- A. Consider a recommendation to bring Coal Train First Addition into the City of Hastings.
- B. Consider a recommendation to approve a preliminary/final plat for Coal Train First Addition.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

The planning commission and the governing body must each conduct separate public hearings on the two separate questions of (1) approval of a plat addition and (2) inclusion of the addition within the corporate limits of the city. There must be separate votes on the two questions (N.R.S. 19-916).

Type of action requested:

Motion

Suggested motion:

Motion #1: Motion to recommend approval to bring Coal Train First Addition into the City of Hastings.

Motion #2: Motion to recommend approval of a preliminary/final plat for Coal Train First Addition to the City of Hastings.

Deadlines associated with action:

This case will be presented for final approval at the March 11 City Council meeting.

Department head comments:

This is a plat addition of city-owned property south of and adjacent to the power plant, located south of Coal Train Road and west of Maxon Ave. The intent is to adequately position these parcels for future development or disposal if an opportunity presents itself or circumstances warrant.

The property is zoned I-2 Heavy Industrial and the future land use designation is Employment. Current land uses conform to the zoning and comprehensive plan designation, and there are no proposed alternative uses of the land.

The plat was reviewed by the development review team and the applicant has made all suggested revisions. All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

Recommendation:

Staff supports a recommendation to approve bringing Coal Train First Addition into the City of Hastings.

Staff supports a recommendation to approve the final plat for Coal Train First Addition to the City of Hastings.

COAL TRAIN FIRST ADDITION
PRELIMINARY / FINAL PLAT

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 9 WEST, OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA

TREE FOREST ADDITION
INS # 20151909
PT. NE 1/4, 15-7-9

NW CORNER, SOUTH 1/2, SEC. 14-T7N-R9W,
FOUND 2.5" ALM. CAP. LS-287 0.6' DEEP

S. 94.00' 5/8" REBAR W/ LS-448 CAP
W. 63.73' FOUND MAG-NAIL IN P.P.
SW 92.22' FOUND NAIL & DISK IN C.F.P

PT. NORTH 1/2, 14-7-9
OWNER: CITY OF HASTINGS

NE CORNER, SOUTH 1/2, SEC. 14-T7N-R9W,
FOUND SURVEY MARKER IN ASPHALT

W. 47.86' FOUND PK-NAIL IN TPED POST
E. 29.12' FOUND PK-NAIL IN P.P.
SW 98.53' TOP CENTER NUT ON FIRE HYD.

OWNER :
F & K ENTERPRISES LLC
PT. SE 1/4, 15-7-9
INS # 19993431

LOVETT SUBDIVISION
INS # 19974582

LOVETT SUBDIVISION
INS # 19974582

LOT 1
123.51 ACRES

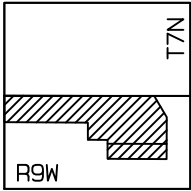
REFERENCING TRACT 4 OF
DEED INS # 20064758

ANYA COMPANY RAILWAY
ST. JOSEPH & GRAND ISLAND
OWNER: NMO



SHEET 1 OF 2
SCALE 1" = 400'

VICINITY SKETCH
ADAMS COUNTY
SECTION 14



G.P.S. PROJECT # 007-2019

LEGEND :

D-DEED DISTANCE
M-MEASURED DISTANCE
B- BLODGETT 2008
W- WHITFIELD 2010
P-PLATTED DISTANCE
G-GOVERNMENT DISTANCE

● FOUND CORNER

○ CALCULATED POINT

● SET 1/2" X 24" REBAR
WITH BLUE LS-783 CAP
UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE:

I JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, THIS 31ST DAY OF JANUARY, 2019.

JOSHUA E. GRUMMERT | LS-783

GRUMMERT PROFESSIONAL SERVICES, LLC
2837 W. HWY 6, STE 206, HASTINGS, NE 68901
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com
WWW.GRUMMERTSURVEYING.COM



FLOODPLAIN INFORMATION:

A PORTION OF THE PROPERTY LEGALLY DESCRIBED ON THE PLAT HEREON DOES FALL WITHIN THE CONFINES OF THE SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND FIRM MAP, COMMUNITY PANEL NUMBER 31035C0150C AND 31001C0200C BOTH EFFECTIVE JULY 5, 2018.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 9 WEST, OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF SECTION 14, THENCE N89°24'51"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTH 1/2 OF SECTION 14 A DISTANCE OF 4604.45 FEET TO THE EXTENDED WEST RIGHT OF WAY LINE OF THE EXISTING SPUR TRACTS, THENCE ON SAID EXTENDED WEST LINE AND ALSO BEING ON THE WEST RIGHT OF WAY LINE THE FOLLOWING, S31°26'49"E A DISTANCE OF 873.70 FEET, THENCE S00°34'17"E A DISTANCE OF 1300.92 FEET, THENCE LEAVING SAID WEST RIGHT OF WAY S89°27'08"W A DISTANCE OF 1838.36 FEET, THENCE N00°28'34"W A DISTANCE OF 589.98 FEET, THENCE S89°26'08"W A DISTANCE OF 613.45 FEET, THENCE N00°37'22"W A DISTANCE OF 532.16 FEET, THENCE S89°31'58"W A DISTANCE OF 2599.33 FEET TO THE WEST LINE OF THE SOUTH 1/2 OF SAID SECTION 14, THENCE N00°42'24"W ON SAID WEST LINE A DISTANCE OF 921.95 FEET TO THE POINT OF BEGINNING, CONTAINING 158.40 ACRES MORE OR LESS, OF WHICH THE NORTH 94.00 FEET OF SAID TRACT, CONTAINING 10.00 ACRES IS CURRENTLY BEING OCCUPIED AND WILL BE DEDICATED AS PUBLIC ROAD RIGHT OF WAY AND IS SUBJECT TO ANY EXISTING RIGHT OF WAY OR EASEMENTS OF RECORD.

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT THE CITY OF HASTINGS, A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA, BEING THE OWNER OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, REPLATTED, AND DESIGNATED AS "COAL TRAIN FIRST ADDITION" LOCATED IN ADAMS COUNTY, NEBRASKA, AND THAT THE FOREGOING ACTIONS ARE DONE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS:

SIGNED THIS _____ DAY OF _____, 2019

CITY OF HASTINGS MAYOR
COREY STUTTE

HASTINGS CITY CLERK
KIMBERLY JACOBITZ

WAIVER

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 2019

CITY OF HASTINGS MAYOR
COREY STUTTE

HASTINGS CITY CLERK
KIMBERLY JACOBITZ

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019, BY COREY STUTTE (MAYOR) AND KIMBERLY JACOBITZ (CITY CLERK)

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

NOTARY

{SEAL}

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF COAL TRAIN FIRST ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT

BE _____ AS PROPOSED DATED THIS _____ DAY OF _____, _____.

CHAIRMAN

DIRECTOR

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF COAL TRAIN FIRST ADDITON, LOCATED IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION

ON THIS PLAT AS OF THIS _____ DAY OF _____, 20____.

ADAMS COUNTY TREASURER

REGISTER OF DEEDS CERTIFICATE:

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

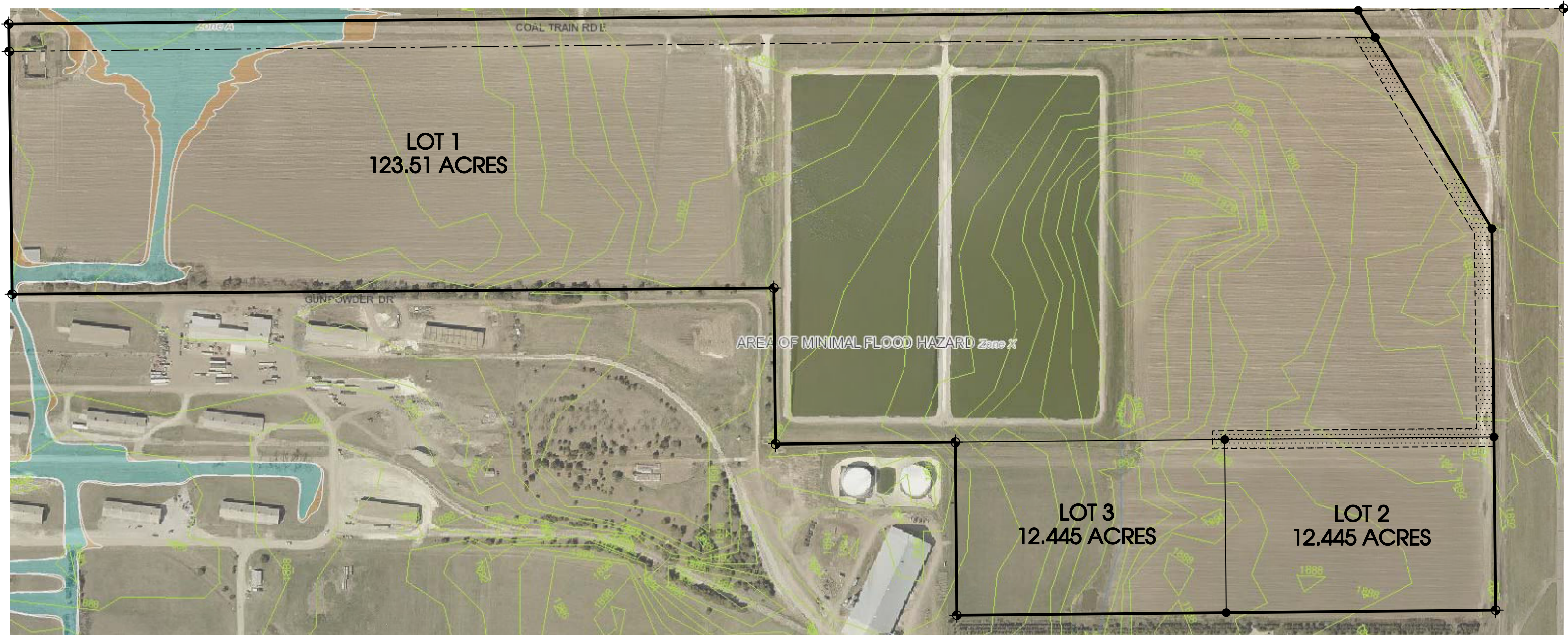
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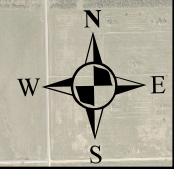
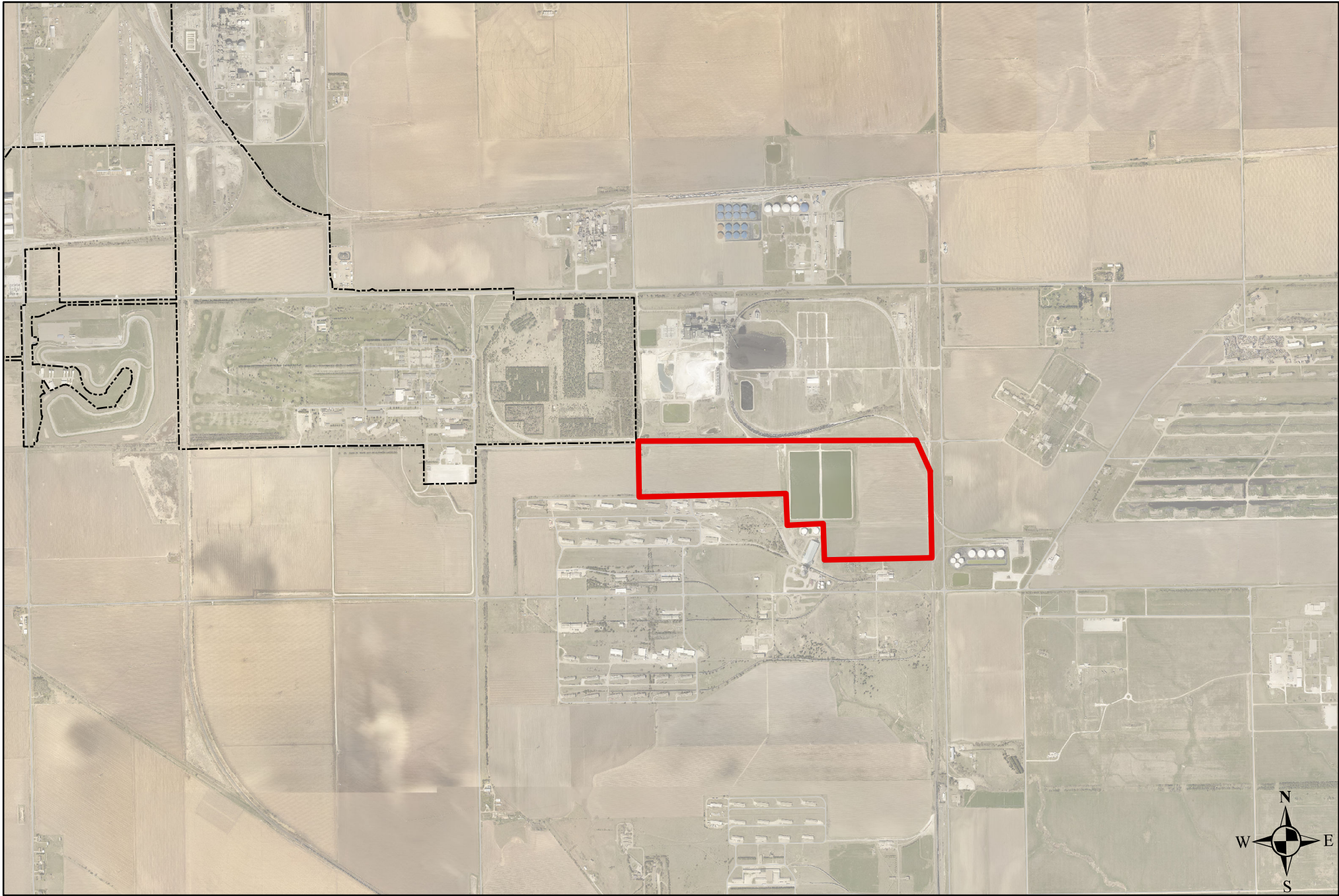
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REGISTER OF DEEDS

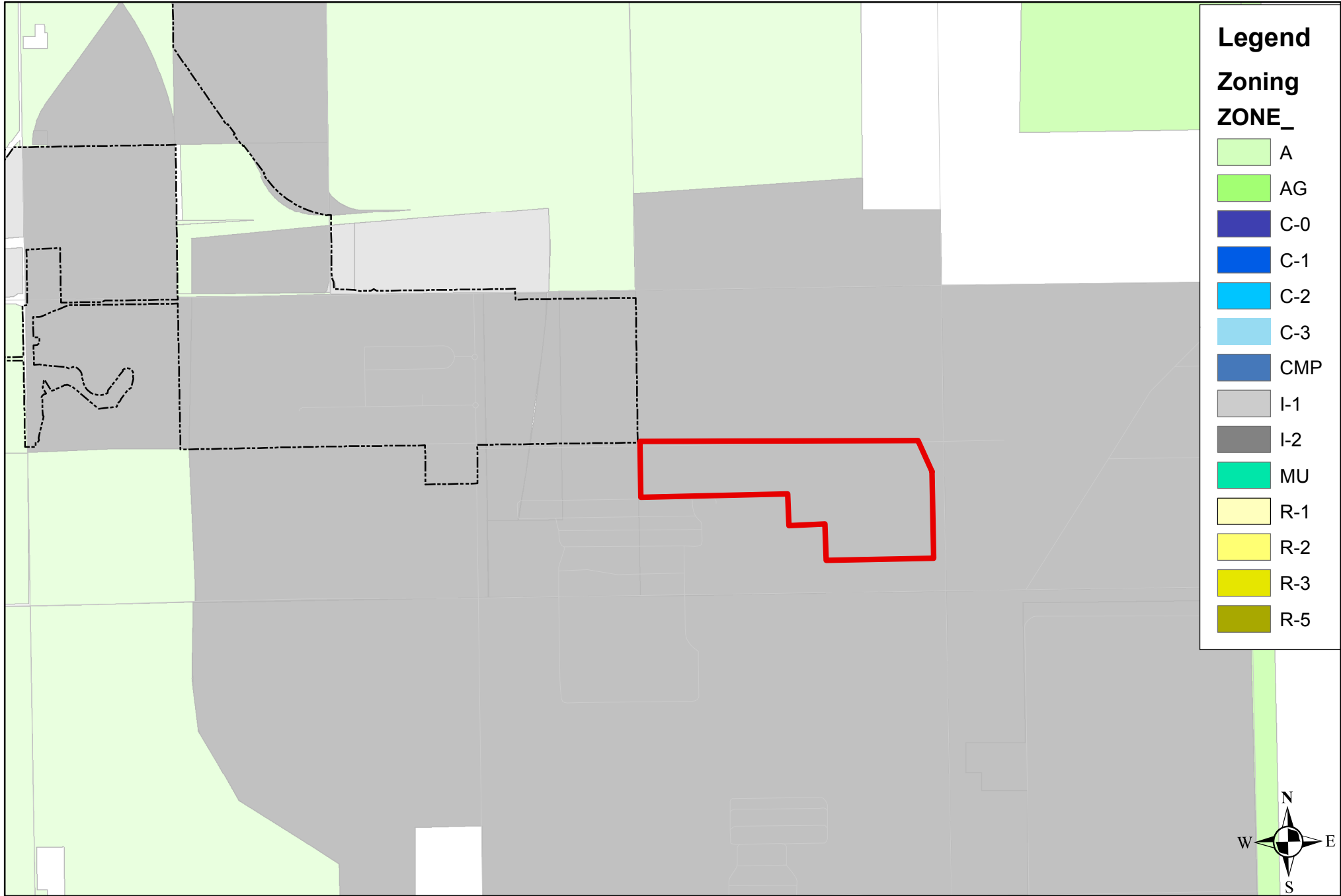
COAL TRAIN FIRST ADDITION

PRELIMINARY / FINAL PLAT





Coal Train Addition, Vicinity Map



Coal Train Addition, Zoning Map

Legend

Future Land Use

Fut_LU



 Agricultural

 Commercial/Retail

 Comm./Ret. OVERLAY

 Employment

 Industrial OVERLAY

 Mixed Use-Comm.

 Mixed Use-Downtown

 Mixed Use-Neighborhood

 Parks & Rec

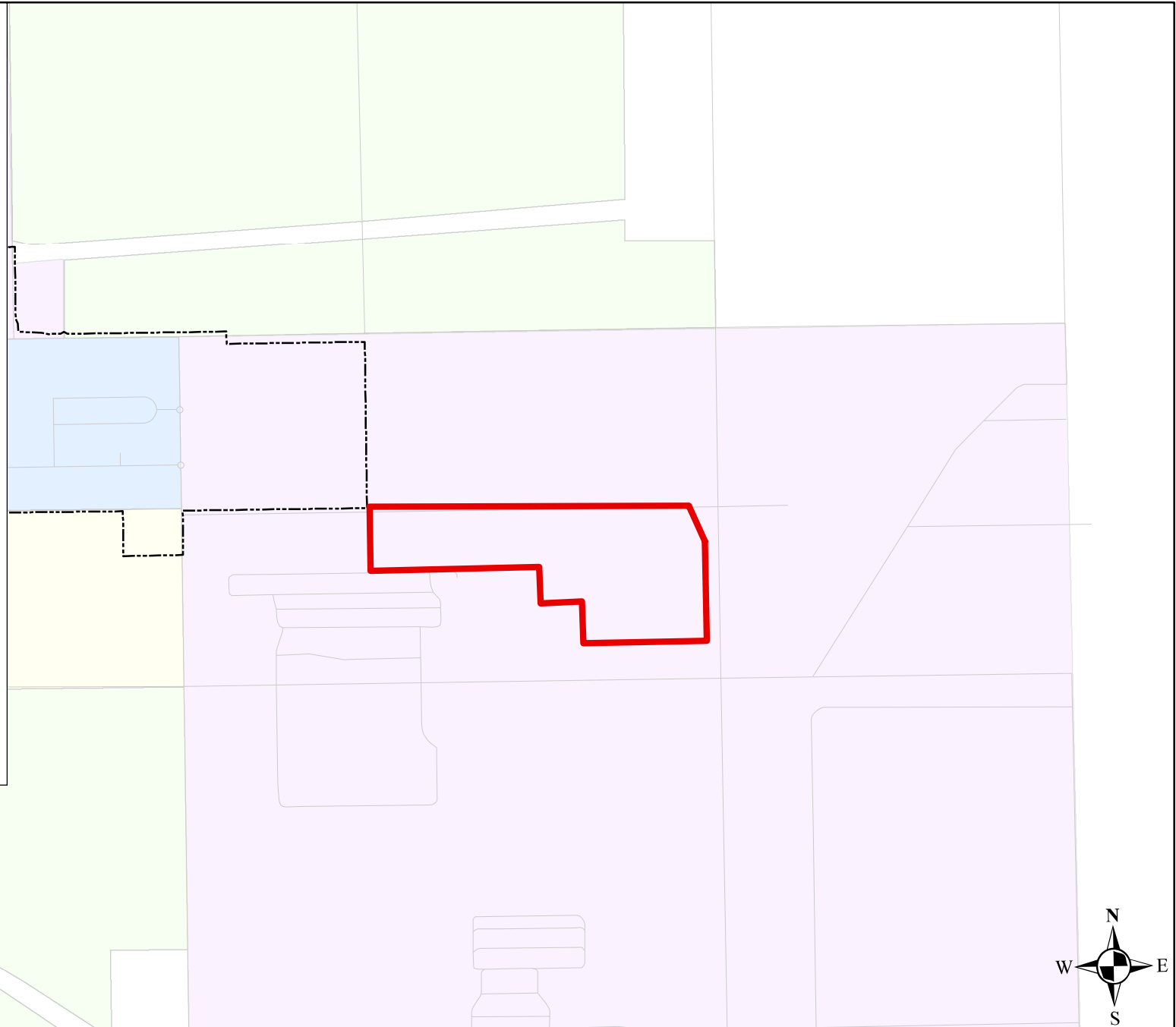
 Public/Semi-Public

 Rural Res.

 Suburban Res.

 Urban Industrial

 Urban Res.



Coal Train Addition, Future Land Use Map

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 02/18/2019
File No: 2019-011
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a preliminary/final plat for Vintage Heights 3rd Subdivision.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of the City Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval for a preliminary/final plat for Vintage Heights 3rd Subdivision.

Deadlines associated with action:

This case will be presented for final approval at the regular City Council meeting on March 11, 2019.

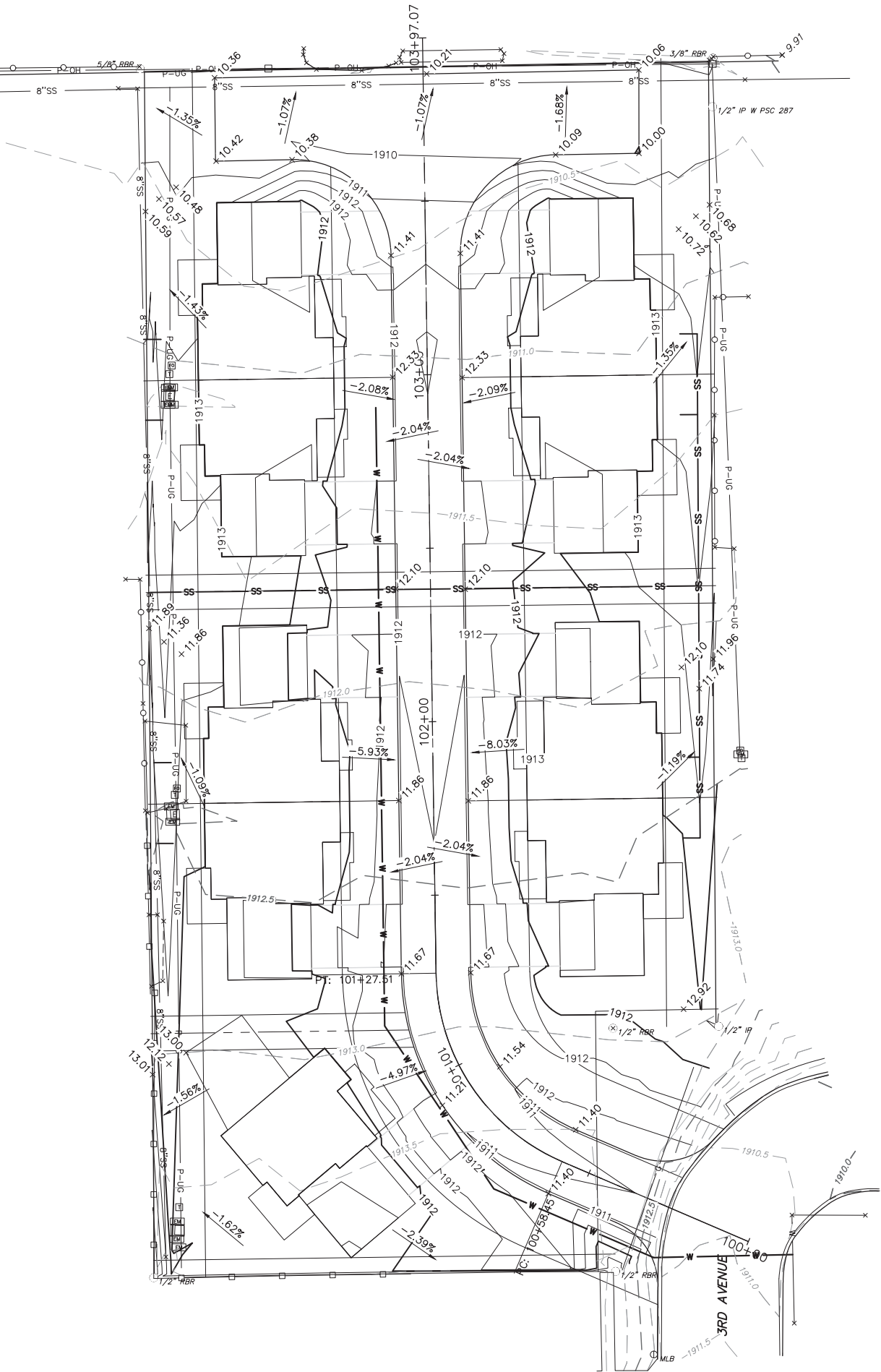
Department head comments:

This plat is related to the Planned District rezone which was recommended by Planning Commission on November 19, 2018 and adopted by City Council on January 14, 2019. The proposed use of the property conforms with the future land use designation, Urban Residential.

All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

Recommendation:

Staff supports a recommendation to approve the preliminary/final plat for Vintage Heights 3rd Subdivision.



EARTHWORK QUANTITIES

CUT	FILL
535 C.Y.	1204 C.Y.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

January 31, 2019
DATE PRINTED

OLSSON

GRADING PLAN		REV. NO.		DATE		REVISIONS DESCRIPTION	
VINTAGE HEIGHTS SUBDIVISION							
HASTINGS, NEBRASKA		2019		REVISIONS			

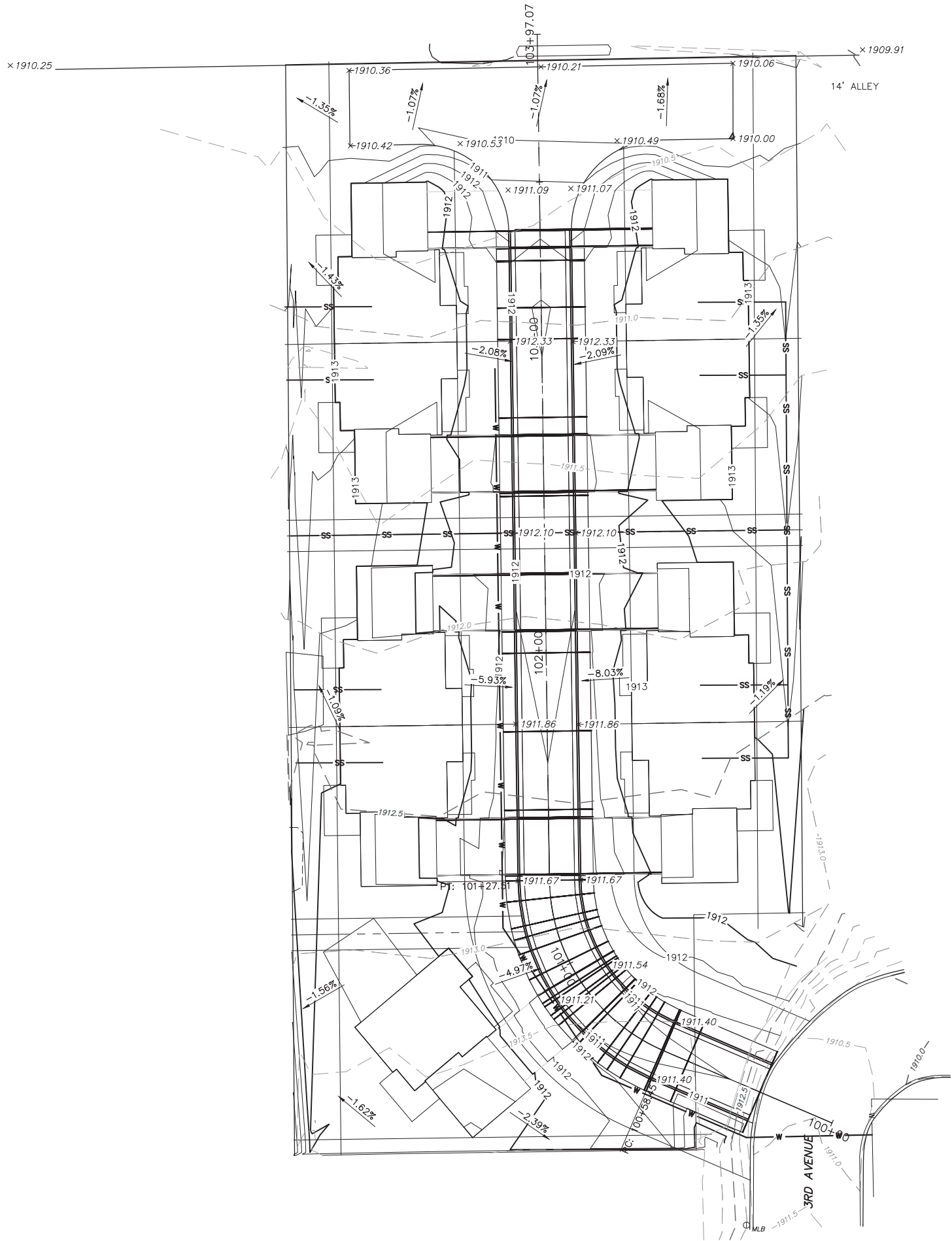
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checked by: _____ JB
approved by: _____
QA/QC by: _____
project no.: 019-0011
drawing no.: GRAD_90011
date: 00.00.00

SHEET
X of Y

olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
www.olsson.com

USER: Istoltenberg
C_TBLK_90011



CUT	FILL
535 C.Y.	1204 C.Y.

drawn by: _____ LPS
checked by: _____ JB
approved by: _____
QA/QC by: _____
project no.: _____ 019-0011
drawing no.: _____ GRAD_90011
date: _____ 00.00.00

SHEET
X of Y

GRADING PLAN

HASTINGS, NEBRASKA

2019

REVISIONS DESCRIPTION

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

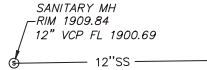
DATE PRINTED: 01/20/2017 10:00:00 AM

NOSTO

olson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750 www.olsson.com

USER: Istoltenberg

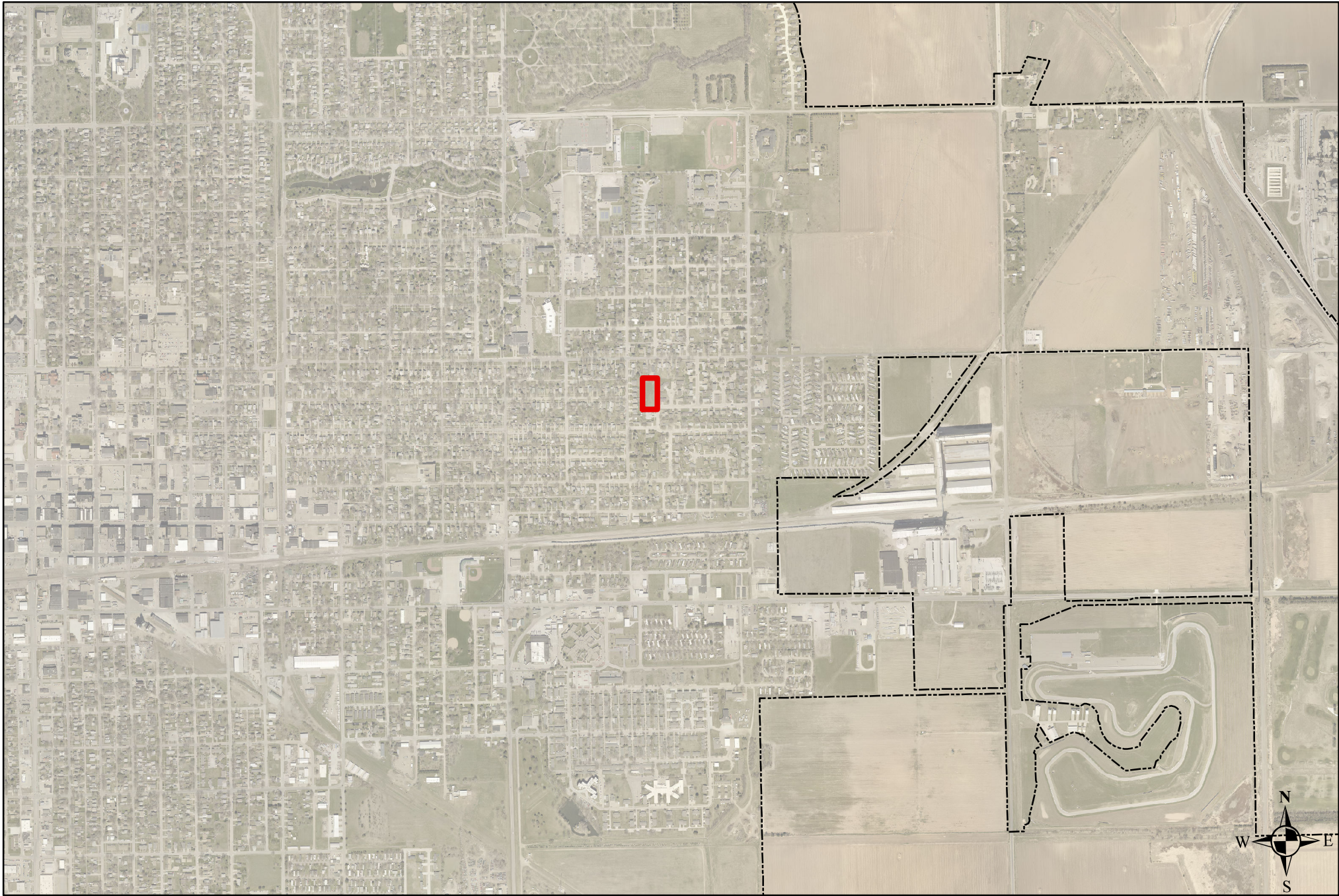


PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

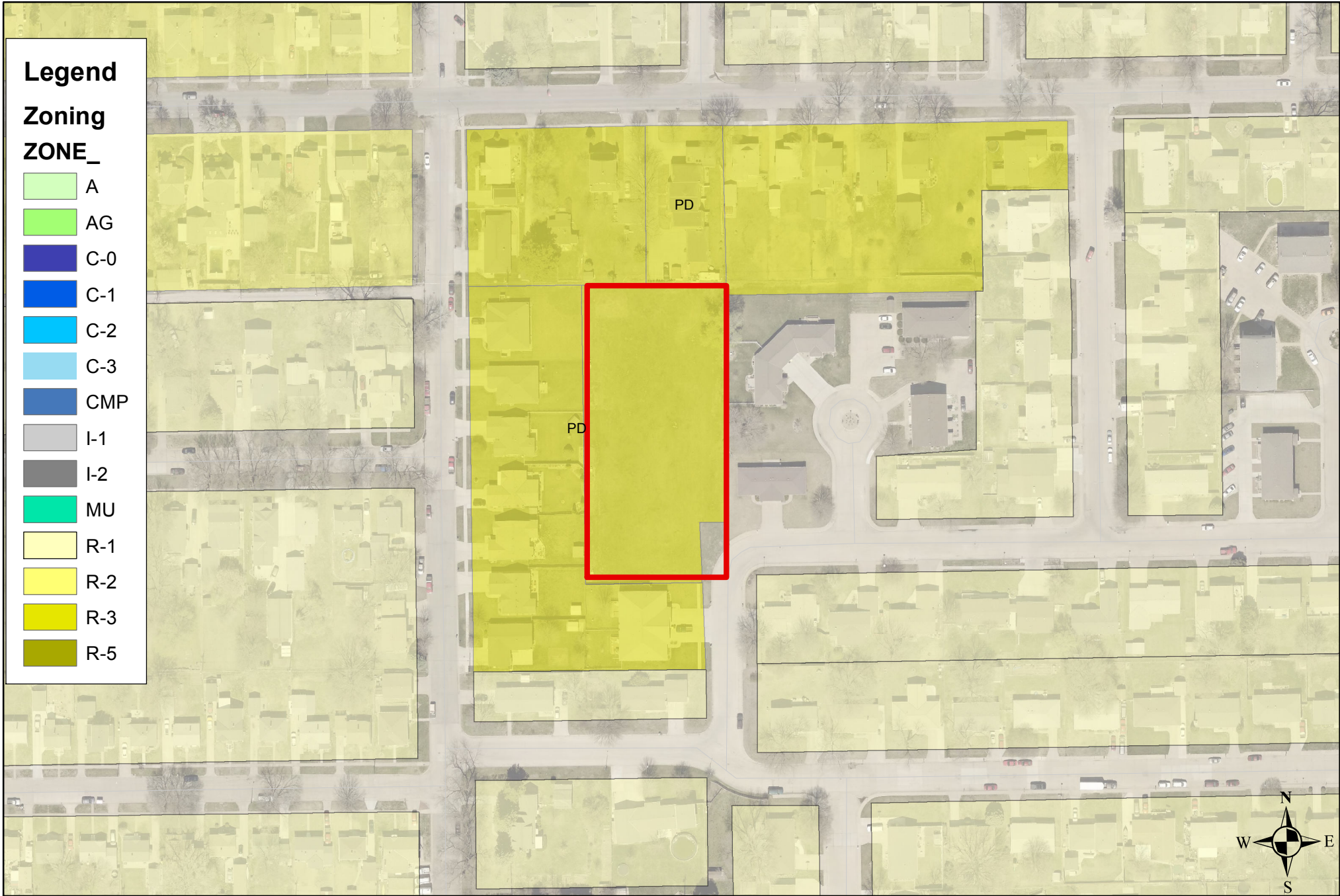
January 30, 2019
DATE PRINTED
OLSSON

UTILITY PLAN	
VINTAGE HEIGHTS SUBDIVISION	
HASTINGS, NEBRASKA	2019

drawn by: _____ LPS
checked by: _____ JB
approved by: _____
QA/QC by: _____
project no.: _____ 019-0011
drawing no.: _____ UTIL 90011
date: _____ 00.00.00



Vintage Heights 3rd Sub, Vicinity Map



Vintage Heights 3rd Sub, Zoning Map

Legend

Future Land Use

Fut_LU



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 Commercial/Retail

 Comm./Ret. OVERLAY

 Employment

 Industrial OVERLAY

 Mixed Use-Comm.

 Mixed Use-Downtown

 Mixed Use-Neighborhood

 Parks & Rec

 Public/Semi-Public

 Rural Res.

 Suburban Res.

 Urban Industrial

 Urban Res.



Vintage Heights 3rd Sub, Future Land Use Map