

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, September 18, 2017 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, September 15, 2017. 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 August 21, 2017
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. **2017-025.** Public hearing on the request of the Hastings Community Redevelopment Authority to consider Plan Modification # 08.15.17 to Redevelopment Plan 1 for Lots One (1), Two (2), and Three (3), Davis Addition, City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.
 - b. **2017-026.** Public hearing for an update and revisions to Hastings City Code Chapter 29 and adoption of the 2017 National Electrical Code promulgated by the National Fire Protection Association, with local amendments as recommended by the City of Hastings Electrical Licensing Board.
 - c. **2017-027.** Public hearing on the request of the Community Redevelopment Authority for a zoning change from "I-1 Light Industrial" to "C-2 Central Business District" for Lots One (1), Two (2), and Three (3) of Davis Addition to the City of Hastings, Adams County, Nebraska.
10. Subdivisions

Planning Commission Agenda

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- a. **2017-028.** A final plat for Lochland Meadows Subdivision Number 12
- b. **2017-029.** A final plat for Tri-K Fourth Subdivision

11. Reports

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, August 21, 2017

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 August 21, 2017.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Napier with the following members present: Keith Napier, Lou Kully, Marshall Gaines, Chuck Rosenberg, Gavin Raitt, Jodi Graves, Dave Johnson, Dale Hamburger. Absent: Rakesh Srivastava.

Chair Napier led the group in recital of the Pledge of Allegiance.

Moved by Marshall Gaines, seconded by Jodi Graves, to adopt the current agenda. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

Chair Napier read the Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, August 18, 2017. 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.

Moved by Dave Johnson, seconded by Dale Hamburger, to approve Minutes of the July 17, 2017 meeting. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

7. Special Order of Business

a. 2017.016. Request a Motion to Proceed with a city-initiated rezone from "I-1, Light Industrial to a more appropriate zoning district for the subject properties referred herein, commonly referred to as the "South Street East Sector".

Don Threewitt stated the action is very similar to what was done on Second Street West. Staff is looking at South Street East Sector, Burlington Avenue to Second Avenue, Railroad Road right-of-way south to the City Limits line. It is a much larger area, the properties are much less contiguous and staff may be looking at multiple zoning districts. A 30-day public comment period will be held and property owners may opt in or out. Staff will look at properties that the zoning is unsuitable for the use and create a final recommendation prior to moving forward.

Moved by Lou Kully, seconded by Gavin Raitt, to approve a Motion to initiate this process. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

9. Public Hearings.

a. 2017-017. A public hearing regarding a final plat for a tract of land located in the South Half (S1/2) of Section 31, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, referred to as North Park Commons Addition to the City of Hastings.

The legal was read into the record.

Chair Napier declared the public hearing open.

Don Threewitt stated this is a final plat for the entirety of North Park Commons project. It includes the preliminary platted in July. An additional south lot is included in the final plat. The preliminary plat was approved for about 73 lots for the residential portion of this project. The applicant has since chosen to maintain maximum flexibility for the residential and multi-family areas. Staff has accepted, and recommends, a change to an agricultural planned development. That would create a situation where the preliminary plat, as filed, could move forward without any major changes. The whole lot can be brought in as a final plat prior to looking at other development with the property.

Chair Napier declared the public hearing closed.

Moved by Lou Kully, seconded by Jodi Graves, to approve 2017-017. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

b. 2017-018. A public hearing regarding the Blight and Substandard Determination Study and General Redevelopment Plan for Redevelopment Area #14 proposed for the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

Chair Napier declared the public hearing open.

Don Threewitt spoke regarding the Blight and Substandard Study for the area bounded by North Park Commons and a neighboring property. The Study was approved by the Community Redevelopment Authority at its meeting on June 20, 2017. This area includes the former WalMart commercial area, three former farmsteads, several outbuildings and some large, undeveloped tracts of land and right-of-way. Staff recommends approval of the Blight Study.

Randy Chick, 520 W. 1st St., #200, Hastings, NE. This is a process, by state statute, that needs to occur. In previous redevelopment areas, the CRA has requested a study be done. In this case, the developer had commissioned this study and brought it to the CRA for approval. Cities of the First Class are able to declare up to 35% of their community as blight and substandard. The City is now at 26%. If approved by Council, the Redevelopment Authority could assist the developers with various projects, primarily tax increment financing. Affordable housing is one of this development's primary goals.

Chair Napier declared the public hearing closed.

Moved by Dave Johnson, seconded by Chuck Rosenberg, to approve 2017-018. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

c. 2017-019. A public hearing for a change of zoning from "A-Agricultural" to "C-3 Commercial Business" and "A-P Agricultural Planned District" for a tract of land located in the South Half (S1/2) of Section 31, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, commonly referred to as North Park Commons Addition to the City of Hastings.

The legal was read into the record.

Chair Napier declared the public hearing open.

Don Threewitt stated this is retaining Block 1 as C-3 Commercial Business. The remaining Blocks going to agricultural planned district. Block 1 is consistent with the preliminary plat, layout and zoning and in light of the applicant's wishes to maximize flexibility of Blocks 2, 3 and 4 would be going to agricultural planned. Staff recommends approval.

Chair Napier declared the public hearing closed.

Moved by Dale Hamburger, seconded by Lou Kully, to approve 2017-019. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

d. 2017-020. A public hearing to consider a Conditional Use Permit (CUP) for Neighborhood Assembly uses, for a portion of the South eighty feet (S 80') of Lot One (1) of the Kenyon-Ross Subdivision, specifically located at 235 S. Burlington, Suite D, Hastings, Adams County, Nebraska; by applicant Jean-Paul Escalera on behalf of Grace Baptist Church.

The legal was read into the record.

Chair Napier declared the public hearing open.

Don Threewitt stated neighborhood assembly uses are allowed as Conditional Uses in all zoning district, but not allow by right in any zoning district. In 2014, Gospel Community Church was in this location for 6 months. Then a different pastor and Church located in this tenant space until 2015. Then Pastor Escalera began renting as Grace Community Church. Conditions would be that the property owner or permittee notify the DSO annual to verify its continued use. Secondly, the space use would be limited to Sundays from 7-10 p.m. and weekdays between 8 a.m. and 10 p.m. Free and clear of nuisances, and prior to occupancy an inspection shall occur by the Building Inspector. No accessory uses shall be permitted on site unless approved by an amendment. Staff recommends approval of the CUP.

Dave Ptak stated this is a small church. There is an occupancy limit based upon the way the configuration of the building has been modified that limits the usage without having to go to more extensive requirements under the building code to 49 occupants. There was an issue regarding the liquor license and a nearby restaurant, however, that was worked out.

Chair Napier declared the public hearing open.

Moved by Marshall Gaines, seconded by Dave Johnson, to approve 2017-020 with staff conditions. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

e. 2017-021. A public hearing for a change of zoning from "R-1 Single Family Residential" to "R-3 Multiple Family Residential," for Lot 5 of Cornell Subdivision, a replat of Lot 11 of Cramer's Subdivision of the City of Hastings, Adams County, Nebraska, commonly referred to as 850 S. Kansas Avenue.

The legal was read into the record.

Chair Napier declared the public hearing open.

Don Threewitt stated this lot is located at "G" and Kansas, is an undeveloped lot, and the applicant wishes to move a duplex onto the lot to use as a rental. Based on initial site design,

the applicant intends to have two separate driveways. Staff recommends approval with conditions. Driveways are to be constructed at 15' on "G" Street, and that a 4' wide concrete sidewalk is constructed along the property lines on South Kansas and "G" Street.

Chair Napier declared the public hearing closed.

Moved by Dale Hamburger, seconded by Jodi Graves, to approve 2017-021.

Marshall Gaines point out that an aerial and/or elevation of the property and structure to be moved should be included in the packet.

Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

f. 2017-022. A public hearing regarding an amendment to the Comprehensive Plan of the City of Hastings, Nebraska to change the future land use from "Agricultural" to "Suburban Residential" for portions of Westbrook Village 11th, 12th, 13th, 14th, and 15th Additions to the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

Chair Napier declared the public hearing open.

Don Threewitt explained this is a housekeeping issue. Staff noticed the Future Land Use Map, the Comprehensive Plan, did not get updated for Westbrook 11th through 15th. The packet indicates the area is still considered agricultural. Staff recommends approval.

Chair Napier declared the public hearing closed.

Moved by Lou Kully, seconded by Gavin Raitt, to approve 2017-022. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

10. Subdivisions

a. 2017-023. Final plat approval for Lakeview 7th Subdivision of the City of Hastings, a tract of land located in the Southwest Quarter (SW1/4) of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.

Don Threewitt stated the plat is an extension of a plat filed in 2005. It is an 11 lot subdivision. Staff recommends approval.

Moved by Chuck Rosenberg, seconded by Dave Johnson, to approve 2017-023. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

b. 2017-024. A preliminary plat approval for Shadow Ridge 7th Addition, City of Hastings, located in the Northwest Quarter (NW1/4) of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.

Don Threewitt stated 33rd Street was an issue in this preliminary, however, the applicant came up with a design that works well. Staff recommends approval.

Moved by Dale Hamburger, seconded by Jodi Graves, to approve 2017-024. Roll Call:
Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Lou Kully, Dave
Johnson, Gavin Raitt, Jodi Graves. Nays: None. The motion carried.

11. Reports

a. Committee Reports

The Ad Hoc Committee has not been able to coordinate a meeting.

Adjourn

Chairman

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 09/18/2017
File No: 2017-025
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing to consider Plan Modification # 08.15.17 to Redevelopment Plan 1 for Lots One (1), Two (2), and Three (3), of the Davis Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after a public hearing with notice provided as specified in section [18-2115](#), declared such area to be a substandard and blighted area in need of redevelopment. The governing body of the city shall submit the question of whether an area is substandard and blighted to the planning commission or board of the city for its review and recommendation prior to making its declaration. The planning commission or board shall submit its written recommendations within thirty days after receipt of the request.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Plan Modification # 08.15.17 to Redevelopment Plan 1 for Lots One (1), Two (2) and Three (3) of the Davis Addition to the City of Hastings.

Deadlines associated with action:

This item is scheduled for consideration at the regular meeting of Hastings City Council on October 9, 2017.

Department head comments:

Approval of this item allows for redevelopment funding to be applied to the subject property, Lots One (1), Two (2), and Three (3) of Davis Addition to the City, commonly known as Block 27 lofts

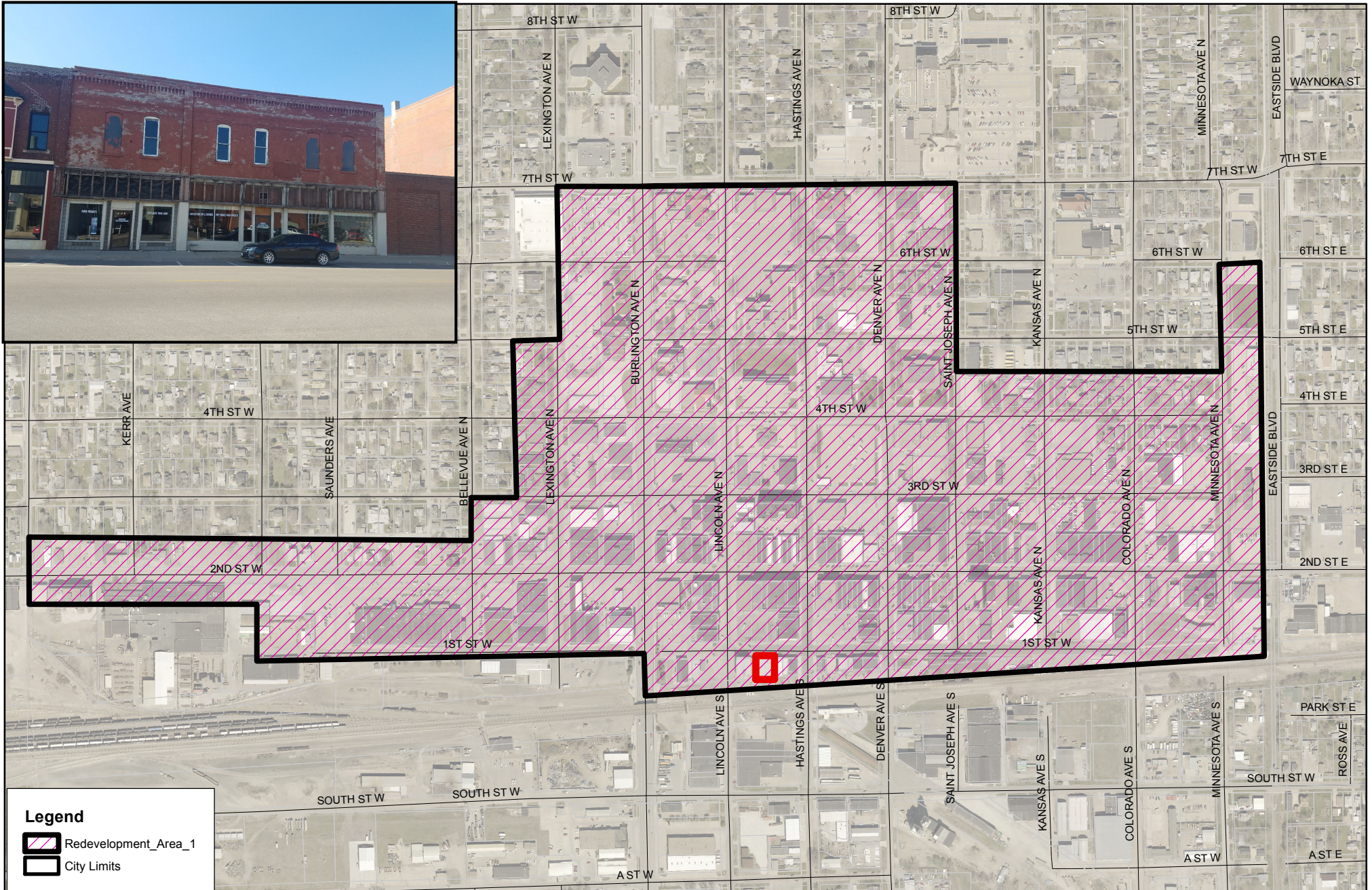
Phase 2, 721 W. 1st Street.

The property includes approximately 5,300 square feet of interior space which is contemplated to be redeveloped into speculative first floor commercial space and six, second floor apartments. The facade renovation costs are estimated at \$125,000. The Community Redevelopment Authority intends to provide funds for facade improvements, sidewalk and landscape improvements, public parking lot improvements, and other public improvement costs estimated to be Nine Hundred Thousand Dollars and no cents (\$900,000).

Should this modification be approved, the effective date of the provision is January 1, 2018, which shall also be the valuation date for tax increment financing. The effective valuation as of January 1, 2017 was Eighty-two Thousand, three hundred fifty-five dollars (\$82,355.00).

Recommendation:

Staff recommends approval of the Plan Modification No. 8.15.17 to Redevelopment Plan 1 for Lots One (1), Two (2), and Three (3) of Davis Addition to the City of Hastings.



Blight and Substandard Redevelopment Area #1

RESOLUTION NO. 2017-37

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska plan for Redevelopment Area I was previously approved by the Mayor and City Council of the City of Hastings on February 25, 1988; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared the Redevelopment Plan Modification #8.15.17 in conjunction with THOAR, LLC for the THOAR, LLC Redevelopment for Redevelopment Area I, particularly Lots One (1), Two (2) and Three (3) of Davis Addition to the City of Hastings, Adams County, Nebraska; and

WHEREAS, the Community Redevelopment Authority Board of Directors approved Redevelopment Plan Modification #8.15.17 on August 15, 2017; and

WHEREAS, the Community Redevelopment Authority has forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the plan and development objectives for Redevelopment Area IV and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of the Plan Modification #6 and held a public hearing to solicit testimony from the community regarding said plan modification and its conformity to the general plan for Redevelopment Area I and also its conformity to the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission concluded that the THOAR, LLC Redevelopment Plan Modification is consistent with the general plan and development objectives for Redevelopment Area I, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission took action to recommend approval of the Plan Modification to the Hastings City Council.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Redevelopment Plan Modification #8.15.17, Area I, and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Redevelopment Plan Modification #8.15.17 for the THOAR, LLC redevelopment project in Redevelopment Area I as provided herein, a copy of said Redevelopment Pan Modification of which is attached hereto marked "Exhibit A" and incorporated herein by this reference.

PASSED AND APPROVED this _____ day of _____, 2017.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 09/18/2017
File No: 2017-026
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for an update and revisions to Hastings City Code Chapter 29 and adoption of the 2017 National Electrical Code promulgated by the National Fire Protection Association, with local amendments as recommended by the City of Hastings Electrical Licensing Board.

Names of People/Business affected by this action:

The City of Hastings, its citizens and electrical contractors working in Hastings.

Why Planning Commission action is required:

State Statute provides that the adoption of a building or construction safety code must have a public hearing at the Planning Commission prior to adoption by City Council.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

None, but the State of Nebraska has adopted the 2017 National Electric Code, under LB 455, signed by the Governor on May 10, 2017, with an effective date of August 24, 2017. Staff hopes to adopt it as soon as practical.

Department head comments:

This item comes to the Planning Commission as required by State Statute for a public hearing prior to its adoption.

The last update to the Hastings Electrical Code was to adopt the 2014 National Electrical Code (NEC) along with a few minor amendments, on June 8, 2015 (Ordinance No. 4441).

This update moves the City of Hastings to the 2017 NEC, in keeping with the State of Nebraska.

In addition to adopting the most current edition of the 2017 NEC, the proposed ordinance will have changes to 6 sections of the City Code Chapter 29 Electrical. Additionally, a few sections have been re-numbered. A red-line version is provided for your review along with Ordinance No. 4523. A brief summary follows:

- 1) Section 29-101 amended to adopt the 2017 National Electrical Code.
- 2) Section 29-105 amended to address the disconnecting means for dishwashers and clarify the requirement for GFCI/AFCI protection for dishwashers.
- 3) Section 29-107 renamed, and amended to clarify when non-metallic cable (romex, etc.) may be used in residential and mixed-use buildings, and to what extent.
- 4) Section 29-116 renamed and added a paragraph addressing use of a water service for a grounding point, to address the use of plastic water piping materials.
- 5) 29-201 amended to clarify when a permit is required.
- 6) 29-303 Amendment. Adds the requirement that licence applicants must provide documentation of their existing licenses and proof of work experience, replacing the phrase, "and other such information as may be required". While this information was typically required, it was not codified.

At the City of Hastings Examining Board for Electricians meeting on August 9, 2017, the Board considered the recommended changes and voted to recommend adoption as presented.

Recommendation:

Staff recommends approval as presented.

ORDINANCE NO. 4523

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND CHAPTER 29 OF THE OFFICIAL CITY CODE OF THE CITY OF HASTINGS, NEBRASKA TO ADOPT THE 2017 NATIONAL ELECTRICAL CODE PROMULGATED BY THE NATIONAL FIRE PROTECTION ASSOCIATION; TO AMEND, ADD AND RENUMBER CERTAIN SECTIONS; TO REPEAL ANY ORDINANCE IN CONFLICT HERewith; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA:

SECTION 1. That the index to Hastings City Code Chapter 29 is amended to read as follows:

**CHAPTER 29
ELECTRICAL CODE.**

Article I. In General.

- 29-101. Adoption of the National Electric Code.
- 29-102. Duties of electrical inspector; assistant electrical inspector.
- 29-103. Inspections generally; correction of defective installations.
- 29-104. Installation of new apparatus; compliance with chapter.
- 29-105. Disconnecting means, circuit breakers, etc.
- 29-106. Installation of electric meters.
- 29-107. Wiring Methods.
- 29-108. Enclosing of service wires.
- 29-109. Light in stairways.
- 29-110. Support of objects on conduit wires or fixtures prohibited.
- 29-111. Extension cords, heating devices, etc.
- 29-112. Starting motors across the line.
- 29-113. Placement of sheet metal, etc., near wiring.
- 29-114. Gasoline stations.
- 29-115. Mobile home courts and camps.
- 29-116. Grounding.
- 29-117. Spring loaded devices. Limitations
- 29-118. Bonding of metallic raceways.
- 29-119. Disposition of fees collected under chapter.
- 29-120. Penalties.

Comment [DP1]: Bold font, using 1.5 line spacing, left justification. IF ordinance is to be filed with the Register of Deeds top margin on first page needs to be 3 inches.

Article II. Permits.

- 29-201. Installation permit -- Required.
- 29-202. Same -- Filing of plans; inspection fees.
- 29-203. Same -- Issuance; fee for work completed prior to obtaining permit.
- 29-204. Re-inspection fees.

Article III. Electricians.

- 29-301. Examining board.
- 29-302. Certification -- Required.
- 29-303. Same -- Application.
- 29-304. Apprentices.
- 29-305. Journeyman or master electrician -- Examination; issuance of certificate.
- 29-306. Same -- Fees.
- 29-307. Partnerships and corporations.
- 29-308. Certificates.
- 29-309. Same -- Renewal.
- 29-310. Same -- Revocation generally.
- 29-311. Same -- Material or supply dealers.
- 29-312. Permitting name to be used by another.
- 29-313. Insurance.
- 29-314. Installation by uncertified electricians.
- 29-315. Non-resident contractors.

SECTION 2. That Section 29-101 of Hastings City Code Chapter 29 is amended to read as follows:

29-101. Adoption of the National Electric Code.

The National Electric Code 2017 Edition, is hereby adopted as the Electric Code of this municipality for establishing the minimum regulations governing the conditions and maintenance of all electrical service and appliances regarding all property, buildings, and structures, providing the standards for electrical service and appliances and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use. Each and all of the regulations, provisions, penalties, conditions, and terms of the National Electric Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any, prescribed herein. The National Electric Code, printed in book or pamphlet form, is hereby incorporated by reference in addition to all amended editions as though printed in full herein, insofar as such code does not conflict with the Statutes of the State of Nebraska or other specific model codes adopted by the City of Hastings. One copy of the National Electric Code is on file at the office of the Municipal Clerk and is available for public inspection at any reasonable time. The provisions of the National Electric Code shall be controlling throughout the municipality and throughout its extraterritorial zoning jurisdiction.
(Code 1973, 12-1; Ord. Nos. 2636, 2975-5/86, 3020-5/87, 3170-5/90, 3336-8/93, 3545-8/96, 3671-

3/99, 4021-6/2005, 4183-7/2008, 4441-6/2015)

SECTION 3. That item (10) of Section 29-105 of the Hastings City Code Chapter 29 is amended to read as follows:

(10) Disposal units and dishwashers – Residential Use. Disposal units and dishwashers shall be installed with a disconnecting means within access of the unit, and both units will be installed with GFCI/AFCI protection. The disconnecting means may be with a cord and plug connection under the sink inside of the cabinet. The disposal unit and dishwasher may be installed on the same 20Amp circuit, and wired with a single duplex receptacle that is split wired for switching the disposal.

(Code 1973, 12-5; Ord. Nos. 1896, 2013, 2240, 4441-6/2015)

SECTION 4. That Section 29-107 of the Hastings City Code Chapter 29 is amended to read as follows:

29-107. Wiring Methods.

Approved metallic conduit shall be used in new construction or extension wiring in the installation of all electric apparatus in all commercial and industrial buildings and structures.

Non Mixed-use Buildings and Structures (Residential Only):

(1) Approved non-metallic cable may be used in all multi-family dwellings and related accessory buildings or garages. Conduit or approved metallic cable shall be used where subject to physical damage.

(2) Approved non-metallic cable may be used in other residential structures with private garages where the floor area of the same will permit the storage of not more than four vehicles. Conduit or approved metallic cable shall be used where subject to physical damage.

Mixed-use Buildings and Structures - (Buildings with a commercial or retail space on the main floor and apartments above)

(1) Approved non-metallic cable may be used in multi -family units located on floors above a mixed-use (or commercial) building or structure where all of the following conditions are met:

(a) The building is not more than three stories in height. For the purposes of this section, a basement shall be considered a story.

(b) Dwelling units shall be separated from other dwelling units and the commercial or mixed -uses below by fire barriers as prescribed by the City's Building Code.

(c) Lighting, emergency lighting; exit signs and any other required corridor Life -safety equipment or devices shall be on a separate branch circuit in approved metallic cable or conduit.

(d) Any and all wiring for any common areas that are accessible to the public shall be done in approved metallic cable or conduit.

(e) Conduit or approved metallic cable shall be used where subject to physical damage.

(2) Buildings with a commercial or retail space and residential space on the same floor shall be completely wired in approved metallic cable or conduit, unless the commercial space takes up less than 10% of the space on the floor, and a 2 hour fire separation is provided between the residential space and the commercial or retail space.

(3) Approved non-metallic cable may be used in other residential structures with private garages where the floor area of the same will permit the storage of not more than four vehicles. Conduit or approved metallic cable shall be used where subject to physical damage. (Code 1973, 12-8; Ord. No. 1896, 4441-6/2015)

SECTION 5. That Section 29-116 of the Hastings City Code Chapter 29 is amended to read as follows:

29-116. Grounding.

Every new building when constructed and whether or not electrical power will be installed in said building, shall be provided with a concrete encased grounding electrode, hereinafter referred to as a Ufer ground. Ufer grounds shall be any one of the following:

(1) Twenty feet of #4 rebar (1/2 inch diameter) placed in the concrete foundation of the building. Lap splices shall not be less than 8 inches and shall have a minimum of two wire ties. A minimum of 4 inches of the rebar shall be exposed above the sole plate, slab or foundation, accessible for bonding. The stub shall be painted green to identify it as the ufer ground.

(2) A bare #4 AWG copper wire 20 feet long placed in the concrete foundation of the building. A minimum of 4 inches of such wire shall be exposed above the sole plate, slab or foundation, accessible for bonding.

(3) Twenty feet of #4 rebar as described in item 1 above, attached to a #4 AWG with an approved bonding clamp may also extend from the rebar and be exposed a minimum of 4 inches above the sole plate, slab or foundation and accessible for bonding.

If wall coverings, including but not limited to, wood sheeting, paneling, gypsum board, oriented strand board, FRP, plywood or other finishes will be installed, the ufer ground bonding point shall be made accessible by installation of an access panel, two gang plaster ring or the like.

When using the incoming water service as the ground point in any new installation, remodel or service change, the attachment to the metal water service must be made within 5' of the entrance of the water service to the building, and the water meter must be jumped with approved clamps. (Ord. No. 4441-6/2015)

SECTION 6. That Section 29-117 of the Hastings City Code Chapter 29 is amended to read as follows:

29-117. Spring loaded devices. Limitations.

Electrical devices provided with spring loaded connections (back stab connections) shall not be used unless such devices are also provided with screws and follow plates. Wire connections to such devices shall not utilize the spring loaded connections.
(Ord. No. 4441-6/2015)

SECTION 7. That Section 29-118 of the Hastings City Code Chapter 29 is amended to read as follows:

29-118. Bonding of metallic raceways.

Any new or reworked metallic raceway shall have a correctly sized equipment grounding conductor installed in that raceway.
(Ord. No. 4441-6/2015)

SECTION 8. That Section 29-119 of the Hastings City Code Chapter 29 is amended to read as follows:

29-119. Disposition of fees collected under chapter.

All fees collected under the provisions of this Chapter shall be credited to the General Fund of the City.
(Code 1973, 12-20; Ord. No. 1896, 4441-6/2015)

SECTION 9. That Section 29-120 of the Hastings City Code Chapter 29 is amended to read as follows:

29-120. Penalties.

Any person upon whom a duty is placed by the provisions of this Chapter, who shall fail, neglect or refuse to perform such duty or who shall violate any of the provisions of this Chapter, shall be deemed guilty of a misdemeanor, and, upon conviction thereof, shall be punished as provided by this Code. If the defendant is a licensed electrician the judgment of the conviction may also include a provision for the revocation of the defendant's license for such time as the court shall determine. If the license of any defendant is thus revoked, the court shall furnish, or cause to be furnished, the Examining Board for Electricians and the City Clerk certified copies of the judgment of conviction.
(Code 1973, 12-21; Ord. No. 1896, 4441-6/2015)

Reference: As to general penalty, see Section 1-109 of this Code.

SECTION 10. That Section 29-201 of the Hastings City Code Chapter 29 is amended to read as follows:

29-201. Installation permit -- Required.

No wiring or electrical apparatus shall be installed until a permit has been obtained.

A permit shall be obtained whenever more than three electrical devices are replaced or added, including devices that are being changed for the purposes of increasing energy efficiency. This is to include receptacles, switches, lighting outlets and equipment that is hard wired, and is all inclusive of any residential, commercial or industrial facility. Replacement of three or fewer such devices shall be considered normal repair and maintenance and shall not require a permit.

A permit shall be obtained whenever a roof top unit, furnace or air conditioner or any combination of these are being replaced or added to any home, retail, commercial or industrial facility.

Any electrical conduit that is ran in any commercial facility for more than three devices will require an electrical permit and subsequent inspection, including conduit ran for the purpose of housing low voltage system conductors.

A permit shall be obtained whenever a new fire alarm system is being installed in a facility, or modifications are made to an existing fire alarm system that consist of more than 3 devices.

A permit shall be required for any repair or up-grade to an electrical service from the utility service supply drop to the service panel, including the utility supplied meter socket.
(Code 1973, 12-22; Ord. Nos. 1896, 2275, 4441-6/2015)

SECTION 11. That Section 29-303 of the Hastings City Code Chapter 29 is amended to read as follows:

29-303. Same -- Application.

Application for certification shall be made in writing to the electrical inspector at the office of the City Engineer upon blanks furnished by that office, which shall show the name, residence and business location of the applicant, and such other information as may be required, including copies of any current licenses that the applicant may hold. If the applicant is applying to take one of the tests for electrical license in the City of Hastings, they also must provide proof of verifiable experience from any of their employers that will amount to 4 years spent as an apprentice prior to testing for the Journeyman's license, or 2 years spent as a Journeyman prior to testing for the Master's license.

(Code 1973, 12-28; Ord. No. 1896, 3644-5/98, 4441-6/2015)

SECTION 12. That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 13. Nothing in this ordinance or in the 2017 National Electrical Code hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 12 in this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 14. The provisions of this ordinance are separable and the invalidity of any phrase, clause or part of this ordinance shall not affect the validity or effectiveness of the remainder of this ordinance.

SECTION 15. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the ____ day of _____, 20____, and this ordinance shall be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this _____ day of _____, 20____.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Electrical Code

CHAPTER 29

ELECTRICAL CODE.

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Article I. In General.

29-101. Adoption of the National Electric Code.

The National Electric Code ~~2014-2017~~ Edition, is hereby adopted as the Electric Code of this municipality for establishing the minimum regulations governing the conditions and maintenance of all electrical service and appliances regarding all property, buildings, and structures, providing the standards for electrical service and appliances and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use. Each and all of the regulations, provisions, penalties, conditions, and terms of the National Electric Code are hereby

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referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any, prescribed herein. The National Electric Code, printed in book or pamphlet form, is hereby incorporated by reference in addition to all amended editions as though printed in full herein, insofar as such code does not conflict with the Statutes of the State of Nebraska or other specific model codes adopted by the City of Hastings. One copy of the National Electric Code is on file at the office of the Municipal Clerk and is available for public inspection at any reasonable time. The provisions of the National Electric Code shall be controlling throughout the municipality and throughout its extraterritorial zoning jurisdiction.

(Code 1973, 12-1; Ord. Nos. 2636, 2975-5/86, 3020-5/87, 3170-5/90, 3336-8/93, 3545-8/96, 3671-3/99, 4021-6/2005, 4183-7/2008, 4441-6/2015)

29-102. Duties of electrical inspector; assistant electrical inspector.

The electrical inspector shall act under the direction of the Development Services Director and shall have supervision of all electrical installation work in the City, and shall perform such duties as are prescribed in this Chapter. He shall have the right, during reasonable hours, to enter any building in the City for the performance of his duties.

The electrical inspector shall inspect all electrical installations and the installation and construction of the electric system to ensure compliance with the requirements of this Chapter and with any additional conditions set forth in any permit.

The electrical inspector shall inspect all electrical distribution systems from the weather head, or point of attachment to the supplying utility, in the City, and investigate all cases reported to or referred to him, of the use of unsuitable material or workmanship on any job of electrical work, or the violation of the provisions of this Chapter, and report such fault or violation to the Development Services Director for further action.

Assistants to the electrical inspector shall be appointed by the Development Services Director after examination and recommendation by the merit service commission. Any assistant to the electrical inspector shall have such powers and duties as are assigned to him by the electrical inspector.

The electrical inspector shall have the authority to cause the turning off of all electric current and to cut or disconnect in cases of emergency any wire where such electric current is dangerous to life and property or may interfere with the work of the Fire Department. The Chief of the Fire Department or person in charge at times of fire, as well as the electrical inspector, or either of them, shall have the power to at once cause the removal of all wires or the turning off of all electric current where the circuits interfere with the work of the Fire Department during the progress of a fire.

(Code 1973, 12-2; Ord. Nos. 1896, 2240, 2562, 4441-6/2015)

29-103. Inspections generally; correction of defective installations.

The electrical inspector shall make inspections of any electrical wiring, appliance installations or connections upon request in order to ascertain whether the electrical wiring or appliance installation requirements have been or are being violated. Should the electrical inspector, upon making such an inspection as requested, find an unsafe or unsatisfactory installation, he shall have the authority to shut off the appliance or service at the meter. He shall tag the unsafe or unsatisfactory installation and he shall notify (1) the installer immediately if the job is a new installation or (2) the owner, agent, tenant or one in charge of the property to cause said unsafe or unsatisfactory installation to be remedied within a specified time and not exceeding ten days, if it is not a new installation. Failure to make such corrections, changes or repairs or failure to notify the inspector to make re-inspections, within the specified time after receiving such notification to comply therewith, shall be considered as maintaining an unsafe electrical installation and violating the requirements of this Section. In such case, the inspector shall make such re-inspections of the premises as the inspector deems reasonable and necessary and report his findings to the Development Services Director who shall, in turn, cause action to be taken in the proper court to secure compliance with this Section, in which case the penalties set forth in Section 29-117 shall apply. It shall be the duty and the responsibility of the installer or one making the corrections, changes or repairs, to notify the inspector within forty-eight hours after completion of the correction, changes or repairs and request a re-inspection. Request for inspection shall be made by the installer at the office of the electrical inspector not less than eight working hours in advance of inspection.

(Code 1973, 12-3; Ord. No. 1896, 4441-6/2015)

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29-104. Installation of new apparatus; compliance with chapter.

All electric apparatus shall be installed strictly in accordance with the provisions of this Chapter. Upon completion of the installation of any electric apparatus, the installer installing the same shall notify the electrical inspector who shall inspect such electric apparatus and the installation thereof, and, if all of the provisions of this Chapter have been complied with, then the electrical inspector shall issue a certificate of approval, which certificate shall certify that such apparatus has been installed in accordance with the provisions of this Chapter. No electric apparatus shall be used until inspected by the electrical inspector and a certificate issued by him approving same and permitting its use. (Code 1973, 12-4; Ord. No. 1896, 4441-6/2015)

29-105. Disconnecting means, circuit breakers, etc.

(1) Required. A single means of disconnecting all ungrounded conductors in the building from the service entrance conductors shall be provided.

(2) Location. The disconnecting means shall be located at a readily accessible point nearest to the entrance of the conductors, either inside or outside the building wall.

(3) Approval. The disconnecting means shall be of a type approved for service equipment and for prevailing conditions.

(4) Types permitted.

The disconnecting means for ungrounded conductors shall be a manually operable switch or circuit breaker or the air-break or oil immersed type, equipped with a handle or other suitable operating means, positively identified and marked, for mechanical operation by hand.

A push-button type of electrical remote control may be used in addition to the manual handle.

(5) Externally operable. All enclosed service switches or circuit breakers shall be externally operable. It is recommended that where the current of a single circuit, or group of circuits is separately metered, as in apartment house installations, devices be installed in a convenient location to control each separately metered installation, such devices being enclosed and the switch or circuit breaker being externally operable.

(6) Indication of type. The disconnecting means shall plainly indicate whether it is in the open or closed position.

(7) Equipment. Service equipment installations up to and including two hundred amperes may be installed anywhere in the City without a main disconnecting means prior to the meter equipment. A disconnecting means shall be supplied on central air conditioning units. Manufactured or harness-type wiring systems not bearing the Underwriters Laboratories label for the entire system shall not be installed in residential or commercial installations.

(8) Rating. Residential service disconnecting means shall have a rating not less than the load to be carried determined in accordance with Article 220 of the National Electrical Code. In general the service disconnecting means shall have a rating of not less than one hundred amperes where a switch or a circuit breaker is used. All existing sixty ampere residence electrical service shall have no more than eight connecting branch circuits.

(9) Conductors serving additional buildings. In a property comprising more than one building under single management, the conductors supplying each building served shall be provided with a readily accessible means, within or adjacent to the building, of disconnecting all ungrounded conductors from the source of supply. In garages and outbuildings on residential property, the disconnecting means may consist of a snap switch, suitable for use on branch circuits, including switch controls at more than one point.

(10) Disposal units and dishwashers – Residential Use. Disposal units and dishwashers shall be installed with a ~~fused~~ disconnecting means within access of the unit, and both units will be installed with GFCI/AFCI protection. The disconnecting means may be with a cord and plug connection under

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the sink inside of the cabinet. The disposal unit and dishwasher may be installed on the same 20Amp circuit, and wired with a single duplex receptacle that is split wired for switching the disposal.-
(Code 1973, 12-5; Ord. Nos. 1896, 2013, 2240, 4441-6/2015)

29-106. Installation of electric meters.

Electric meters shall be installed as near as practicable to the point where the service enters the building and should be so located as to be readily accessible for examination, reading and replacement. An electric meter shall not be placed where it will be subject to damage. It shall be located at a minimum of fifty-four inches to a maximum of seventy-five inches above grade. The measurements are to be made to the center of the meter.
(Code 1973, 12-6; Ord. No. 1896, 4441-6/2015)

29-107. ~~Installation of metallic conduits.~~ Wiring Methods.

Approved metallic conduit shall be used in new construction or extension wiring in the installation of all electric apparatus in all commercial and industrial buildings and structures.

Non Mixed-use Buildings and Structures (Residential Only):

(1) Approved non-metallic cable may be used in all multi--family dwellings and related accessory buildings or garages. Conduit or approved metallic cable shall be used where subject to physical damage.

(2) Approved non-metallic cable may be used in other residential structures with private garages where the floor area of the same will permit the storage of not more than four vehicles. Conduit or approved metallic cable shall be used where subject to physical damage.

Mixed-use Buildings and Structures - (Buildings with a commercial or retail space on the main floor and apartments above:-

(1) Approved non-metallic cable may be used in multi -family units located on floors above a mixed-use (or commercial) building or structure where all of the following conditions are met:

(a) The building is not more than three stories in height. For the purposes of this section, a basement shall be considered a story.

(b) Dwelling units shall be separated from other dwelling units and the commercial or mixed -uses below by fire barriers as prescribed by the City's Building Code.

(c) Lighting, emergency lighting; exit signs and any other required corridor Life -safety equipment or devices shall be on a separate branch circuit in approved metallic cable or conduit.

(d) Any and all wiring for any common areas that are accessible to the public shall be done in approved metallic cable or conduit.

(e) Conduit or approved metallic cable shall be used where subject to physical damage.

(2) Buildings with a commercial or retail space and residential space on the same floor shall be completely wired in approved metallic cable or conduit, unless the commercial space takes up less than 10% of the space on the floor, and a 2 hour fire separation is provided between the residential space and the commercial or retail space.

(23) Approved non-metallic cable may be used in other residential structures with private garages where the floor area of the same will permit the storage of not more than four vehicles. Conduit or approved metallic cable shall be used where subject to physical damage.

(Code 1973, 12-8; Ord. No. 1896, 4441-6/2015)

29-108. Enclosing of service wires.

Service wires for all electrical installations shall be enclosed in approved metallic conduit from service entrance head to main disconnect device or meter; provided however, when the service mast

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is used to support the service drop to the building or structure, the mast shall be a minimum of 2 -inch (2") rigid metallic conduit (RMC) or 2 -inch (2") intermediate metallic conduit (IMC).
(Code 1973, 12-9; Ord. No. 1896, 4441-6/2015)

29-109. Light in stairways.

All stairways in apartment houses and apartments over business sections shall have a light. This light shall not be on a pull chain or a switch.
(Code 1973, 12-11; Ord. No. 1896, 4441-6/2015)

29-110. Support of objects on conduit wires or fixtures prohibited.

In commercial or residential installations, it shall be a violation of this Code to support any foreign object or installation on conduit, wires or fixtures.
(Code 1973, 12-12; Ord. No. 1896, 4441-6/2015)

29-111. Extension cords, heating devices, etc.

All extension cords, portable cords for lamps, heating devices and electrical appliances shall be reinforced portable cords for their respective uses, and shall not exceed six feet in length.
(Code 1973, 12-13; Ord. No. 1896, 4441-6/2015)

29-112. Starting motors across the line.

Motors up to thirty horsepower in one motor may be started across the line. Up to fifty horsepower motor with a fluid drive or pressure relief device may be started across the line also.
(Code 1973, 12-15; Ord. No. 1896, 4441-6/2015)

29-113. Placement of sheet metal, etc., near wiring.

Any person and any contractor desiring to place any sheet metal, insulation or other material, in construction, repairing or improving any building or structure, within six inches of any electric wire not installed in approved conduit for use in connection with electric light, heat or power, shall, before proceeding with the execution of such work, notify the electrical inspector who shall inspect the same and cause all wires to be placed in a safe and secure condition.
(Code 1973, 12-16; Ord. Nos. 1896, 2275, 4441-6/2015)

29-114. Gasoline stations.

Wiring of service stations or petroleum dispensing stations shall be in accordance with the National Electrical Code as adopted by the City.
(Code 1973, 12-17; Ord. No. 1896, 4441-6/2015)

29-115. Mobile home courts and camps.

Every mobile home court or camp shall be equipped with electric power. All mobile home courts and camps shall comply with this Chapter and shall be inspected by the electrical inspector.
(Code 1973, 12-18; Ord. No. 1896, 4441-6/2015)

29-116. ~~Ufer grounds.~~ When required Grounding.

Every new building when constructed and whether or not electrical power will be installed in said building, shall be provided with a concrete encased grounding electrode, hereinafter referred to as a Ufer ground. Ufer grounds shall be any one of the following:

(1) Twenty feet of #4 rebar (1/2 inch diameter) placed in the concrete foundation of the building. Lap splices shall not be less than 8 inches and shall have a minimum of two wire ties. A minimum of 4 inches of the rebar shall be exposed above the sole plate, slab or foundation, accessible for bonding. The stub shall be painted green to identify it as the ufer ground.

(2) A bare #4 AWG copper wire 20 feet long placed in the concrete foundation of the building. A minimum of 4 inches of such wire shall be exposed above the sole plate, slab or foundation,

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accessible for bonding.

(3) Twenty feet of #4 rebar as described in item 1 above, attached to a #4 AWG with an approved bonding clamp may also extend from the rebar and be exposed a minimum of 4 inches above the sole plate, slab or foundation and accessible for bonding.

If wall coverings, including but not limited to, wood sheeting, paneling, gypsum board, oriented strand board, FRP, plywood or other finishes will be installed, the ufer ground bonding point shall be made accessible by installation of an access panel, two gang plaster ring or the like.

When using the incoming water service as the ground point in any new installation, remodel or service change, the attachment to the metal water service must be made within 5' of the entrance of the water service to the building, and the water meter must be jumped with approved clamps.

(Ord. No. 4441-6/2015)

29-117. Spring loaded devices. Limitations.

Electrical devices provided with spring loaded connections (back stab connections) shall not be used unless such devices are also provided with screws and follow plates. Wire connections to such devices shall not utilize the spring loaded connections.

(Ord. No. 4441-6/2015)

29-118. Bonding of metallic raceways.

Any new or reworked metallic raceway shall have a correctly sized equipment grounding conductor installed in that raceway.

(Ord. No. 4441-6/2015)

29-119. Disposition of fees collected under chapter.

All fees collected under the provisions of this Chapter shall be credited to the General Fund of the City.

(Code 1973, 12-20; Ord. No. 1896, 4441-6/2015)

29-120. Penalties.

Any person upon whom a duty is placed by the provisions of this Chapter, who shall fail, neglect or refuse to perform such duty or who shall violate any of the provisions of this Chapter, shall be deemed guilty of a misdemeanor, and, upon conviction thereof, shall be punished as provided by this Code. If the defendant is a licensed electrician the judgment of the conviction may also include a provision for the revocation of the defendant's license for such time as the court shall determine. If the license of any defendant is thus revoked, the court shall furnish, or cause to be furnished, the Examining Board for Electricians and the City Clerk certified copies of the judgment of conviction.

(Code 1973, 12-21; Ord. No. 1896, 4441-6/2015)

Reference: As to general penalty, see Section 1-109 of this Code.

Article II. Permits.

29-201. Installation permit -- Required.

No wiring or electrical apparatus shall be installed until a permit has been obtained.

A permit shall be obtained whenever more than three ~~existing~~ electrical devices are replaced or added, including devices that are being changed for the purposes of increasing energy efficiency. This is to include receptacles, switches, lighting outlets and equipment that is hard wired, and is all inclusive of any residential, commercial or industrial facility. Replacement of three or fewer such devices shall be considered normal repair and maintenance and shall not require a permit.

~~—Require Electrical contractors to obtain a permit when they are upgrading electrical devices that are more energy efficient in and around structures. If the contractors are replacing 3 or fewer existing devices it would be considered repair work and not require a permit.~~

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A permit shall be obtained whenever a roof top unit, furnace or air conditioner or any combination of these are being replaced or added to any home, retail, commercial or industrial facility.

Any electrical conduit that is ran in any commercial facility for more than three devices will require an electrical permit and subsequent inspection, including conduit ran for the purpose of housing low voltage system conductors.

A permit shall be obtained whenever a new fire alarm system is being installed in a facility, or modifications are made to an existing fire alarm system that consist of more than 3 devices.

A permit shall be required for any repair or up-grade to an electrical service from the utility service supply drop to the service panel, including the utility supplied meter socket.
(Code 1973, 12-22; Ord. Nos. 1896, 2275, 4441-6/2015)

29-202. Same -- Filing of plans; inspection fees.

No permit shall be issued until an applicant has filed a plan with the Electrical Inspector and paid an inspection fee as set forth in the most recent Council fee resolution.
(Code 1973, 12-23; Ord. Nos. 1896, 2273, 2559, 2775, 4441-6/2015)

29-203. Same -- Issuance; inspection fee for work completed prior to obtaining permit.

If the plan submitted complies with this chapter in all respects, upon payment of the inspection fee, the electrical inspector shall issue a permit for the installation thereof. Any installation completed for which a permit has not been taken will be inspected and an inspection fee double the rate shown above will be assessed against the installer.
(Code 1973, 12-24; Ord. Nos. 1896, 2275, 4441-6/2015)

29-204. Reinspection fees.

A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date and time for which inspection is requested, or for deviating from plans requiring the approval of the Building Inspector.

In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.
(Ord. No. 4106-10/2006, 4441-6/2015)

Article III. Electricians.

29-301. Examining board.

There is hereby created an Examining Board for Electricians which shall comprise the electrical inspector, City Engineer, two appointees from the local electrical trades group, and one member from the City Council all to be selected by the Mayor and approved by the City Council. One of such appointees shall be a certified electrical contractor and one shall be an accredited employee or member of a firm duly authorized and certified to install electric wiring and equipment. The electrical inspector shall be secretary of the Examining Board for Electricians and shall have custody of all records of the same. The Examining Board for Electricians is hereby authorized, empowered and directed to prescribe, amend and enforce rules and regulations consistent with this Chapter for the examination of journeyman electricians and master electricians. Each appointment shall be for a period of two years with the term of office to expire the first day of July after the full two year period

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has been served or in the case of the city councilperson, until his or her term of office as councilperson ends, whichever comes first. Vacancies shall be filled by the appointive power to serve for the balance of the term of the member of the Board whose position becomes vacant. Each member of the Board shall receive ten dollars for each meeting.
(Code 1973, 12-26; Ord. Nos. 1896, 2384, 3644-5/98, 4441-6/2015)

29-302. Certification -- Required.

No person shall engage in or work at the business, trade or calling of an electrician in the City until he or she shall have been certified as an electrician, qualified with the Examining Board for Electricians for such work, and paid all applicable fees and occupation taxes.
(Code 1973, 12-27; Ord. No. 1896, 3644-5/98, 4441-6/2015)

29-303. Same -- Application.

Application for certification shall be made in writing to the electrical inspector at the office of the City Engineer upon blanks furnished by that office, which shall show the name, residence and business location of the applicant, and such other information as may be required, including copies of any current licenses that the applicant may hold. If the applicant is applying to take one of the tests for electrical license in the City of Hastings, they also must provide proof of verifiable experience from any of their employers that will amount to 4 years spent as an apprentice prior to testing for the Journeyman's license, or 2 years spent as a Journeyman prior to testing for the Master's license.
(Code 1973, 12-28; Ord. No. 1896, 3644-5/98, 4441-6/2015)

29-304. Apprentices.

It shall be unlawful for any person to work as an electrician's apprentice without first obtaining an electrician's apprentice certification. Upon payment of the certification fee as set forth in the most recent Council fee resolution to the Development Services Department, and the filing of a written application with the electrical inspector, or his deputy, shall issue to any person over eighteen years of age, and engaged in learning the trade of electrician, an annual apprentice's certificate which shall expire on April 30th after its issuance. Such apprentice's certificate shall not be transferable and shall entitle the holder thereof to act as an electrician's apprentice to a certified electrician. It shall be unlawful for an apprentice electrician to do or perform any act of electrical installation, repair or maintenance without the personal supervision of a certified journeyman or master electrician in actual physical attendance at all times the work is being done or performed; and it shall further be unlawful for any certified journeyman or master electrician employing any apprentice electrician to assign work to be done and performed by the apprentice in violation of the foregoing provisions.

No corporation, firm or partnership shall be allowed more than three apprentice electricians to each master or journeyman electrician employed by the corporation, firm or partnership on any one given job or project.
(Code 1973, 12-29 and 12-37; Ord. No. 1896, 3644-5/98, 4441-6/2015)

29-305. Journeyman or Master Electrician -- Examination; issuance of certificate.

An applicant for a journeyman electrician certificate shall have worked under the supervision of a certified journeyman or master electrician, for a period of four years, before being eligible to take a journeyman electrician's examination. An applicant for a master electrician's certificate shall have worked under the supervision of a master electrician, for a period of two years, before being eligible to take a master electrician's examination.

Before the applicant shall be certified as a journeyman or master electrician, as the case may be, he shall have a certificate or a license granted by the State Electrical Division or he shall submit to an examination to determine his fitness and competency to engage in the business or trade of electrical work, which examination shall be given by the Examining Board for Electricians, as hereinabove provided. Upon the payment of the required certification fee, such applicant, after having by such examination shown himself to the satisfaction of the Examining Board for Electricians, to be fit, competent and qualified to act as a journeyman electrician or master electrician, as the case may be, shall be certified by the Electrical Inspector who shall deliver to the applicant a certificate signed by the Electrical Inspector.

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An applicant failing to pass an examination shall not be eligible for the re-examination until six months shall have elapsed after the previous examination. Should he fail after the third examination, he shall not be eligible for a period of one year thereafter to take an additional examination. He shall pay an examination fee for each re-examination required.

Any person certified as a journeyman or master electrician by State of Nebraska, or the cities of Grand Island, Nebraska or Kearney, Nebraska shall be exempt from taking the foregoing examination and, provided the applicant is otherwise qualified pursuant to this Code, be issued an equivalent certificate upon application and payment of all applicable fees and occupation taxes.

It shall be unlawful for any apprentice, journeyman or master electrician to work in the jurisdiction of the City of Hastings without first obtaining from the office of the Electrical Inspector, a certificate, either by examination or by providing credentials as provided in this section and paying the applicable fee as set forth in the most recent Fee Resolution approved by City Council.
(Code 1973, 12-29; Ord. No. 1896, 3644-5/98, 4441-6/2015)

29-306. Same -- Fees.

The fees to be charged for certification and examination under this Chapter shall be as set forth in the most recent Council fee resolution.
(Code 1973, 12-30; Ord. Nos. 1896, 2775, 3644-5/98, 4441-6/2015)

29-307. Partnerships and corporations.

A partnership or corporation shall be certified as eligible for a master electrician's certificate upon payment of the certification fee and filing with the electrical inspector of an application upon forms prescribed by the electrical inspector showing that a certified master electrician is a member of the firm or an officer of the corporation and will at all times be in actual charge of and responsible for the installation, removal or repair of all electrical work done by the firm or corporation. The certificate of a firm or corporation shall terminate automatically upon the withdrawal from the firm or corporation of the master electrician listed upon the application.
(Code 1973, 12-31; Ord. No. 1896, 3644-5/98, 4441-6/2015)

29-308. Certificates.

All certificates required by this Chapter shall expire on April 30th following date thereof and shall not be assignable. If certification and registration fees are not paid within thirty days of expiration, the certificate shall be automatically revoked.
(Code 1973, 12-32; Ord. No. 1896, 3644-5/98, 4441-6/2015)

29-309. Same -- Renewal.

Certificates, at the time of their expiration, may be renewed upon recommendation of the Examining Board for Electricians without an examination upon payment of the required fee.

Any person certified under the provisions of this Chapter as a journeyman electrician or master electrician who does not renew his certification for a period of one month after the expiration of same, shall pay the examination fee required by this Article, and submit himself to an examination by the Examining Board for Electricians before such person can be certified.
(Code 1973, 12-33; Ord. No. 1896, 3644-5/98, 4441-6/2015)

29-310. Same -- Revocation generally.

The City Council by a majority vote shall have the power to revoke any journeyman electrician's or master electrician's certificate upon the recommendation of the Examining Board for Electricians, if the same was obtained through error or fraud or if the recipient thereof is shown to be grossly incompetent or has a second time willfully violated any of the provisions of this Chapter, including the National Electrical Code adopted by the City. This penalty shall be cumulative and in addition to the penalties prescribed for the violation of the provisions of this Chapter. If a certificate is revoked, the holder of the same may not apply for certification until one year from the date of such revocation.
(Code 1973, 12-34; Ord. No. 1896, 3644-5/98, 4441-6/2015)

Hastings City Code

29-311. Same -- Material or supply dealers.

Any person engaged in dealing in materials or supplies, but not engaged in the installation, alteration, repair or removal of appliances shall not be required to be certified under this Article.
(Code 1973, 12-35; Ord. No. 1896, 3644-5/98, 4441-6/2015)

29-312. Permitting name to be used by another.

No certified electrician shall allow his name to be used by another person, directly or indirectly, to obtain a permit for the installation of any electrical work. If any certified electrician violates this provision, the City Council shall forthwith revoke the certificate issued to such electrician and, in addition to having his certificate revoked, such electrician may be prosecuted under this Code for such violation.

(Code 1973, 12-36; Ord. No. 1896, 3644/5-98, 4441-6/2015)

29-313. Insurance.

The holder of any certificate under this Chapter shall secure and maintain during all times that the certificate is in effect, bodily injury and property damage liability insurance coverage with limits of at least \$300,000.00. The certified electrician shall furnish the City Clerk with a certificate of such insurance coverage, which certificate shall note that the insurance coverage shall not be terminated except upon ten (10) days' written notice to the City of Hastings.

The policy of insurance required by this Section shall be purchased at the expense of the applicant, shall be in effect for at least one year from May 1 of the current year and shall provide coverage of products, hazards and completed operations. Cancellation of a policy shall automatically suspend the certificate of applicant until a substitute policy has been obtained and a certificate of that fact has been filed in the office of the City Clerk.

(Code 1973, 12-38; Ord. Nos. 1896, 1915, 2162, 3644-5/98, 4441-6/2015)

29-314. Installation by uncertified electricians.

It shall be unlawful for any person to cause or permit any job of electrical connections incident to any property owned, managed or controlled by such person, unless the electrician performing such work has been certified as required by this Article and has received a permit from the City electrical inspector for the particular work.

(Code 1973, 12-39; Ord. No. 1896, 3644-5/98, 4441-6/2015)

29-315. Non-resident contractors.

In addition to charging and collecting the fees provided for in the most recent Council fee resolution, the electrical inspector shall require from any nonresident person performing a contract or completing a job within the jurisdiction of the City (1) satisfactory evidence that the applicant is qualified, and (2) a set of plans and specifications for the work to be performed. Any nonresident contractor shall provide to the electrical inspector a list of employees who will work on that jobsite, and the qualifications or license from the jurisdiction which has licensed each employee.

(Code 1973, 12-40; Ord. Nos. 1898, 2273, 2369, 3644-5/98, 4441-6/2015)

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 09/18/2017
File No: 2017-027
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on the request of the Community Redevelopment Authority for a zoning change from "I-1 Light Industrial" to "C-2 Central Business District" for Lots One (1), Two (2), and Three (3) of Davis Addition to the City of Hastings, Adams County, Nebraska, commonly referred to as 721 West 1st Street.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Re-zoning of property requires a public hearing by the Planning Commission, to make a recommendation to the City Council.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend a zoning change from "I-1 Light Industrial" to "C-2 Central Business District for Lots One (1), Two (2), and Three (3) of Davis Addition to the City of Hastings.

Deadlines associated with action:

A public hearing to consider the zone change ordinance is scheduled for the regular meeting of City Council on October 9, 2017.

Department head comments:

The subject property, Lots 1, 2, and 3 of Davis Addition is commonly referred to as Block 27 Lofts, Phase 2, 721 West 1st Street. This property is pending redevelopment as 1st floor commercial with upper level residential apartments. The current I-1 Light Industrial zoning does not comport with the intended future uses. C-2 Central Business District zoning is an appropriate district and conveys the uses which are promoted in the vicinity.

Surrounding properties are as follows:

North: C-2 district, current use is developed mixed-use commercial;
South: Railroad Right-of-Way;
East: C-2 district, current use is developed mixed-use commercial;
West: I-1 district, current use is light industrial warehousing (vacant).

The future land use designation for the subject property and properties to the North, East, and West, is Mixed Use-Downtown. The C-2 district is intended to protect and enhance the central business district core for efficient performance of its primary function as a center for retail, commercial, financial, professional, and service facilities, and to discourage uses not requiring a prime central location. This district is not intended for storage as a use and there shall not be storage as a primary use on the first floor of a storefront throughout the Central Business District.

The C-2 district allows Mixed-use dwellings and live/work units as the only residential uses permitted by-right.

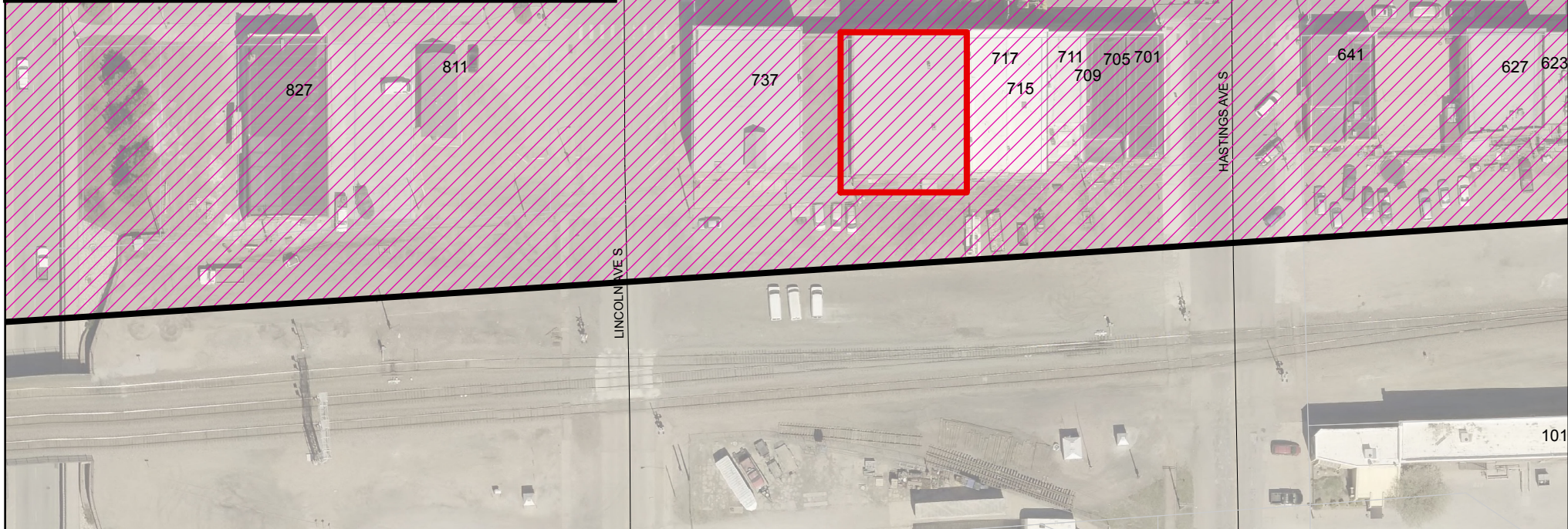
Recommendation:

Staff recommends this change of zoning as appropriate and aligned with the goals of the Comprehensive Plan.



721 W. 1st Street Zoning Map



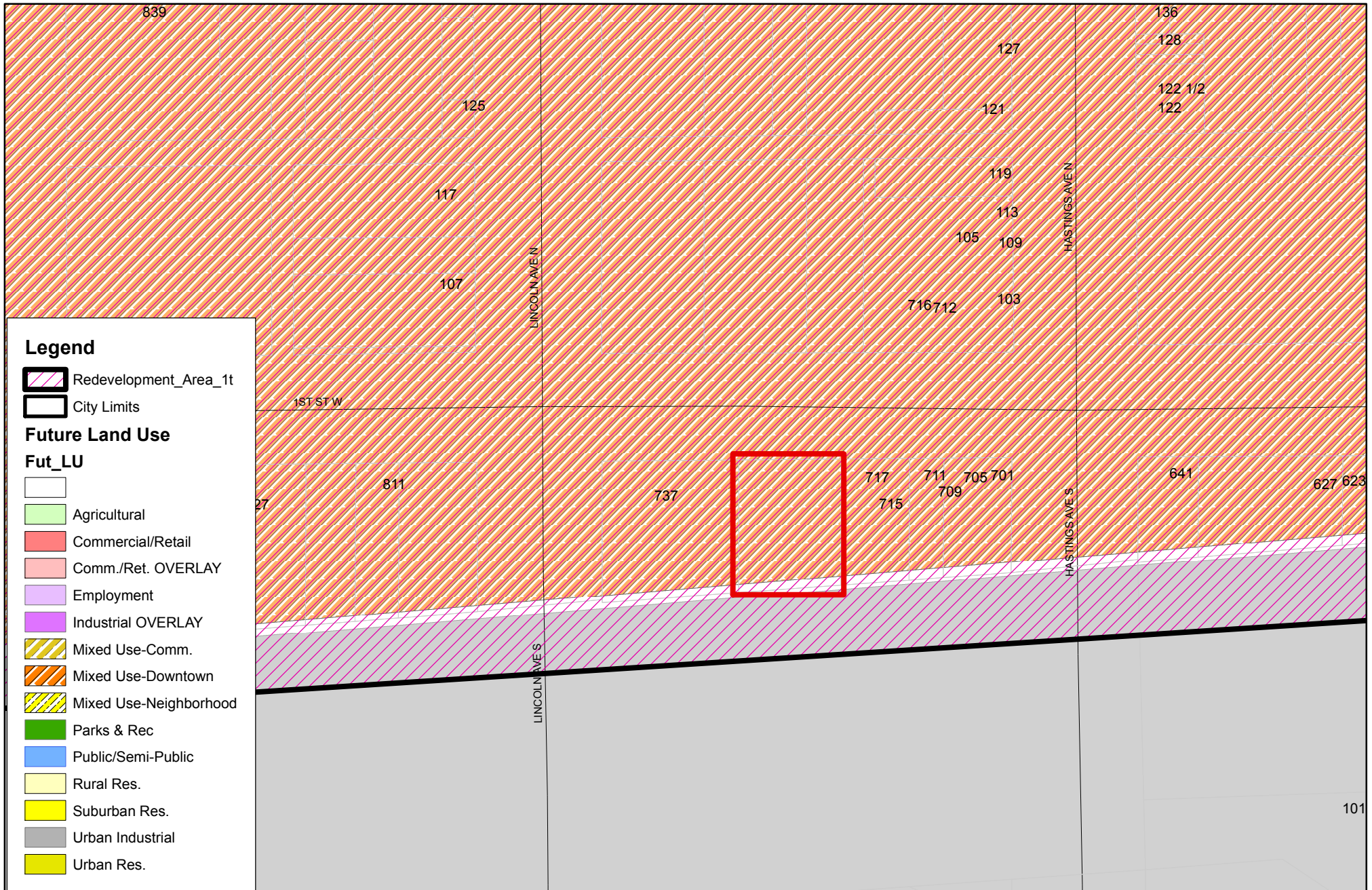


721 W. 1st Street
Aerial Map

Legend

-  Redevelopment_Area_1t
-  City Limits





721 W. 1st Street Future Land Use Map



ORDINANCE NO. 4524

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE THE FOLLOWING PROPERTY FROM “I-1, LIGHT INDUSTRIAL DISTRICT” TO “C-2, CENTRAL BUSINESS DISTRICT”, TO WIT:

LOTS ONE (1), TWO (2), AND THREE (3) OF DAVIS ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, COMMONLY REFERRED TO AS 721 WEST 1ST STREET;

TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA:

SECTION 1. That the property legally described as follows:

Lots One (1), Two (2), and Three (3) of Davis Addition to the City of Hastings,
Adams County, Nebraska,

currently zoned “I-1, Light Industrial District,” be and the same is hereby rezoned to “C-2,
Central Business District.”

SECTION 2. That the City Engineer is hereby directed to cause the official zoning district map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

SECTION 3. That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the ____ day of _____, 2017, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this ____ day of _____, 2017.

Mayor

ATTEST:

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 09/18/2017
File No: 2017-028
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consideration of a final plat for a parcel of land located in the Southeast Quarter (SE4) of Section 24, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska containing 4.21 acres, more or less.

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 Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting 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 approve the plat for Lochland Meadows Subdivision Number 12.

Deadlines associated with action:

This item is scheduled to be considered at the next regular meeting of City Council on October 9, 2017.

Department head comments:

This final plat is a revision and refinement of a portion of the Lochland Preliminary plat filed in 1992 (#92-009). The original plat contemplated garden-level multi-family development to the west with highway commercial uses to the east, adjacent to Osborne Drive.

However, the developer wishes to continue the commercial office development that began with Lochland Meadows Subdivision Number Eight and Lochland Meadows Subdivision Number 3.

The four additional lots will allow for Class 'A' office space which currently exhibits higher demand. A future motion to change zoning to "C-O Commercial Office" ensures that commercial uses would be refined to meet the character of the neighborhood and minimize impacts to surrounding residences.

Current Zoning: "R-3G Garden Apartment Residential" and "C-3 Commercial Business."

Proposed Zoning: "C-O Commercial Office."

Comp Plan: The future land use designation in Imagine Hastings calls for Commercial and Retail.

Surrounding Land Uses are:

North: "C-3 Commercial Business" and "R-1 Single Family Residential" currently developed with agricultural uses;

South: "C-3 Commercial Business" developed with commercial office uses;

East: Highway 281 and "A Agricultural" developed with agricultural uses east of the highway;

West: "R-2 Multiple-family Residential," developed as paired homes.

Recommendation:

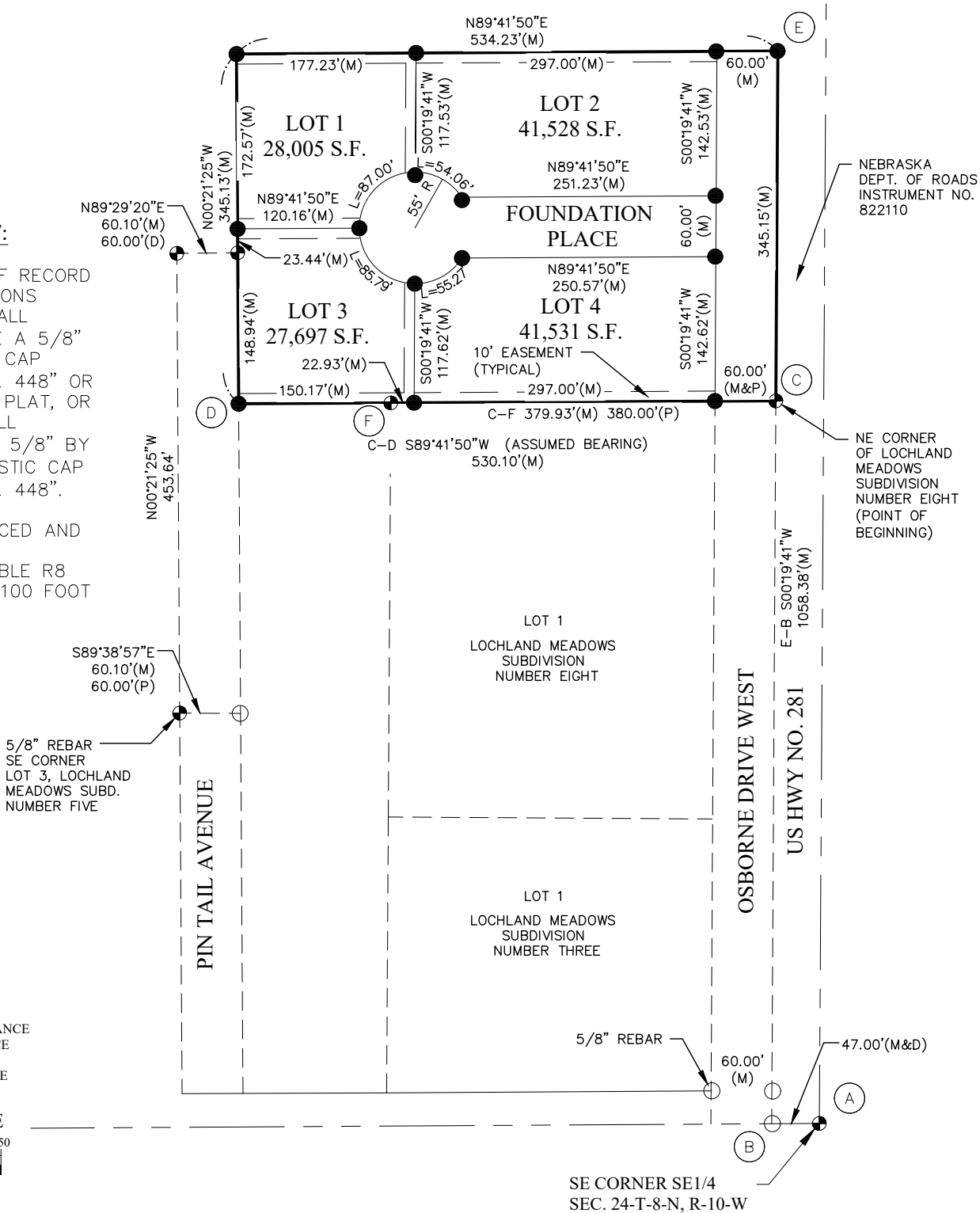
Staff recommends Planning Commission to approve the final plat for Lochland Meadows Number 12.

FINAL PLAT
LOCHLAND MEADOWS SUBDIVISION NUMBER TWELVE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, T8N, R10W OF THE SIXTH P.M.,
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER L.S. 448" OR AS DESCRIBED ON THIS PLAT, OR IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER L.S. 448".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.



LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

GRAPHIC SCALE

0 37.5 75 150

NOTE: ALL BEARINGS ARE ASSUMED.

LEGAL DESCRIPTION:

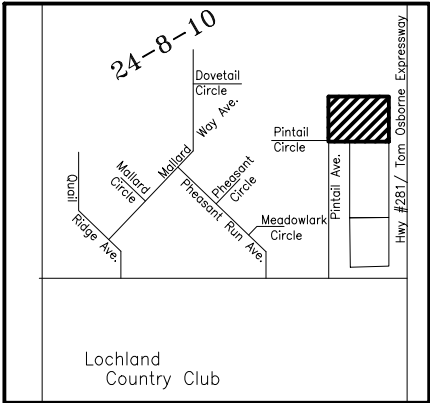
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOCHLAND MEADOWS SUBDIVISION NUMBER EIGHT; THENCE S89°41'50"W (ASSUMED BEARING) ON THE NORTH LINE AND THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 OF SAID ADDITION, A DISTANCE OF 530.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PIN TAIL AVENUE; THENCE N00°21'25"W ON SAID EASTERLY RIGHT OF WAY LINE AND IT'S NORTHERLY EXTENSION, A DISTANCE OF 345.13 FEET; THENCE N89°41'50"E, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 534.23 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 281 AS PREVIOUSLY DESCRIBED AND RECORDED IN INSTRUMENT NO. 1822110; THENCE S00°19'41"W ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 345.15 FEET TO THE POINT OF BEGINNING, CONTAINING 4.21 ACRES, MORE OR LESS.

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



VICINITY SKETCH

DATE
8/17/17

SCALE
1"=150'

DRAWN
KSL

JOB NO.
R171384

FIELD BOOK
HASTINGS #55

FIELD WORK
TK/JM

SHEET 1 OF 3

FILE NO.

JEO CONSULTING GROUP INC
800.723.8567
Hastings, NE 402.462.5657
www.jeo.com

FINAL PLAT
LOCHLAND MEADOWS SUBDIVISION NUMBER TWELVE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, T8N, R10W OF THE SIXTH P.M.,
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT JOHNSON IMPERIAL HOME CO. OF HASTINGS, 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 "LOCHLAND MEADOWS SUBDIVISION NUMBER TWELVE IN 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 OWNER.

SIGNED THIS _____ DAY OF _____, 20____.

JOHNSON IMPERIAL HOME CO. OF HASTINGS, A NEBRASKA CORPORATION

BY: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____,
BY _____ OF JOHNSON IMPERIAL HOME CO. OF HASTINGS, A NEBRASKA CORPORATION.
MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____ NOTARY

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL

THIS PLAT OF LOCHLAND MEADOWS SUBDIVISION NUMBER TWELVE HAS BEEN _____ BY MOTION
DULY
PASSED THIS _____ DAY OF _____, 20____.

MAYOR CITY CLERK

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

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

CITY ENGINEER'S APPROVAL

THIS PLAT OF LOCHLAND MEADOWS SUBDIVISION NUMBER TWELVE IN THE CITY OF HASTINGS, ADAMS
COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE
PROVISIONS OF ORDINANCE #2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING
FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN
CIRCUMSTANCES. APPROVED THIS ____ DAY OF _____, 20____.

CITY ENGINEER

DATE 8/17/17	
SCALE 1"=150'	
DRAWN KSL	
JOB NO. R171384	
FIELD BOOK HASTINGS #55	
FIELD WORK TK/JM	
SHEET 2 OF 3	
FILE NO.	

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IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CORNER TIES:

(A) SE CORNER SE1/4 SECTION 24-T-8-N, R-10-W

FOUND A 5/8" REBAR

NE	41.40'	TO A FOUND NAIL "X" IN A POWER POLE
SE	34.30'	TO THE NW CORNER OF STEEL BASE OF A LIGHT POLE
S	0.4'	TO THE CENTERLINE JOINT OF CONCRETE PAVEMENT
E	77.00'	TO THE CENTERLINE JOINT OF HIGHWAY 281 SOUTH
NW	74.30'	TO A FOUND NAIL "X" IN SOUTHWEST FACE OF A GATE POST (3' ABOVE GROUND)

HASTINGS PLANNING COMMISSION

THIS PLAT OF LOCHLAND MEADOWS SUBDIVISION NUMBER TWELVE HAS BEEN SUBMITTED TO AND REVIEWED BY THE HASTINGS PLANNING AND ZONING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN

DIRECTOR OF PLANNING

WAIVER FOR STREET GRADES:

THE APPLICANTS HEREBY WAIVE 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 ESTABLISHED.

JOHNSON IMPERIAL HOME CO. OF HASTINGS, A NEBRASKA CORPORATION

BY: _____

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

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.: _____

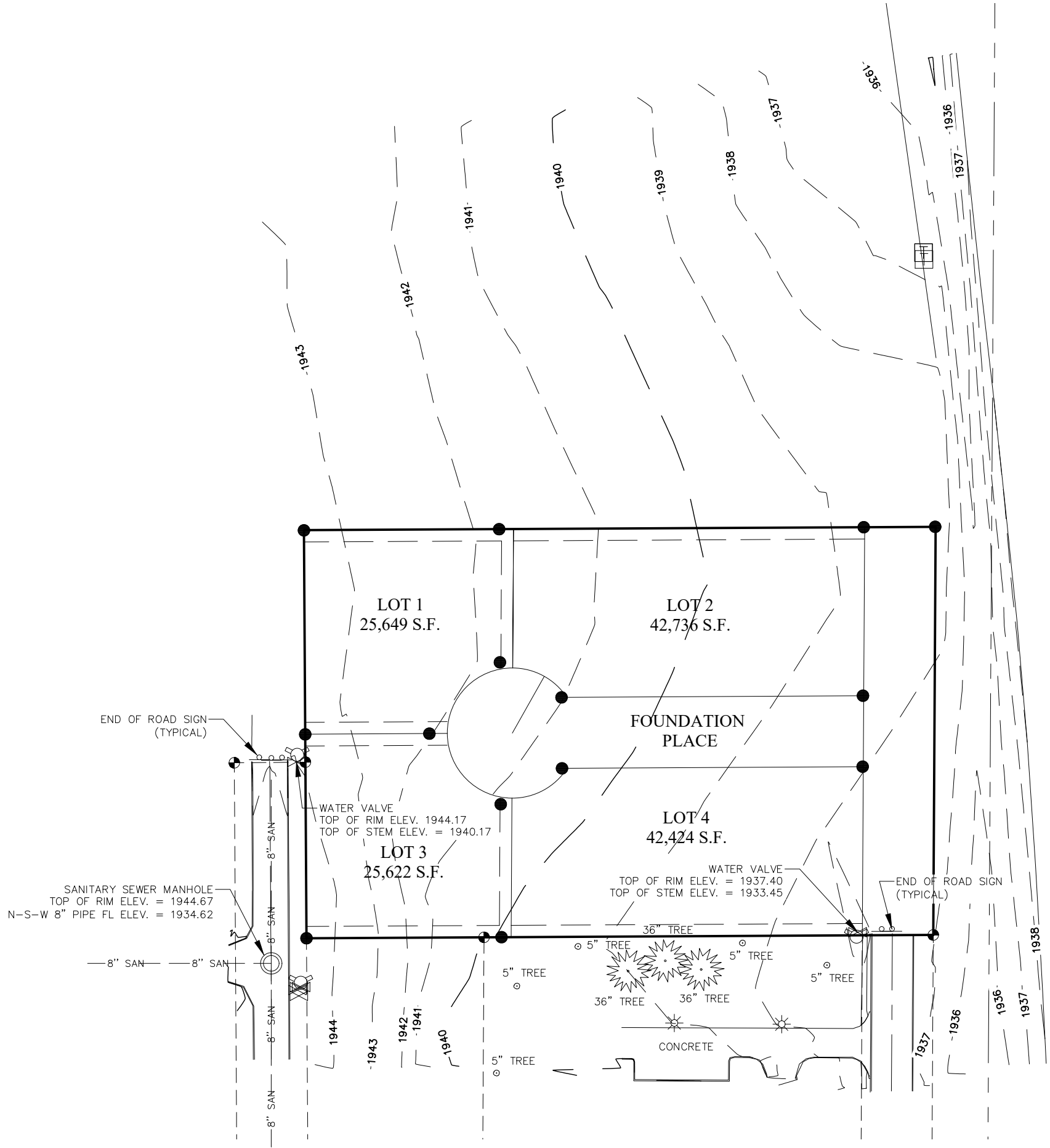
REGISTER OF DEEDS

DATE 8/17/17
SCALE 1"=150'
DRAWN KSL
JOB NO. R171384
FIELD BOOK HASTINGS #55
FIELD WORK TK/JM
SHEET 3 OF 3
FILE NO.



JEO CONSULTING GROUP INC.
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Hastings, NE 402.462.5657
www.jeo.com

P:\Surveying\171384.00 - Lochland Meadows Subdivision Number Twelve\6 Survey\Drawings\SV171384.dwg, on 8/30/2017 8:21 AM.



ADAMS COUNTY LOW DISTORTION PROJECTION			
PROJECTION: <u>LAMBERT CONFORMAL CONIC - 1 STANDARD PARALLEL</u>			
SCALE FACTOR: <u>1.0000874</u>			
CENTRAL MERIDIAN: <u>-98°30'00"</u>			
STANDARD PARALLEL: <u>40°29'00"</u>			
FALSE NORTHING: <u>20,000 METERS (65,616.667 US FEET)</u>			
FALSE EASTING: <u>25,000 METERS (82,020.833 US FEET)</u>			
POINT NAME	NORTHING	EASTING	LONG DESCRIPTION
CP-1	0.00	0.00	
CP-2	0.00	0.00	
CP-3	0.00	0.00	
CP-4	0.00	0.00	**CHANGE**SET PK NAIL NE CORNER OF 10TH & 'E' STREET
CP-5	0.00	0.00	**CHANGE**SET 5/8" REBAR SW CORNER OF 10TH & 'B' STREET
CP-6	0.00	0.00	**CHANGE**SET 5/8" REBAR WEST SIDE OF 10TH

HORIZONTAL SURVEY CONTROL - **COORD SYS**			
POINT NAME	NORTHING	EASTING	LONG DESCRIPTION
CP-1	0.00	0.00	
CP-2	0.00	0.00	
CP-3	0.00	0.00	
CP-4	0.00	0.00	**CHANGE**SET PK NAIL NE CORNER OF 10TH & 'E' STREET
CP-5	0.00	0.00	**CHANGE**SET 5/8" REBAR SW CORNER OF 10TH & 'B' STREET
CP-6	0.00	0.00	**CHANGE**SET 5/8" REBAR WEST SIDE OF 10TH

BENCHMARKS - **DATUM**				
POINT NAME	NORTHING	EASTING	ELEVATION	LONG DESCRIPTION
BM-1	0	0	0.00	**CHANGE**(NE COR TRAFFIC LIGHT FOOTING @ SW COR OF SOUTH B STREET AND 9TH AVE)
BM-2	0	0	0.00	**CHANGE** (TOP OF NUT FIRE HYDRANT SE COR OF COURTHOUSE EAST OF 9TH AVE)

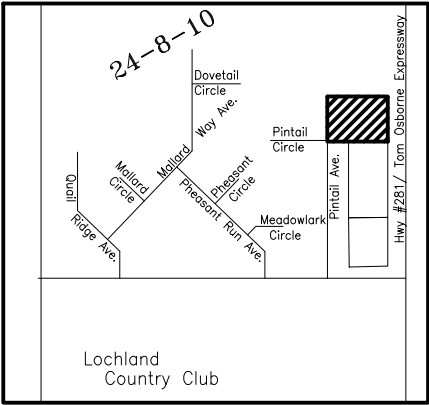
LEGEND:

- MONUMENT FOUND
- MONUMENT SET
- MEASURED DISTANCE
- RECORDED DISTANCE
- PLATTED DISTANCE
- LIGHT POLE
- TELEPHONE PEDESTAL
- SIGN
- MANHOLE
- WATER VALVE
- FIRE HYDRANT
- UGT
- UGT
- W
- W
- SAN
- SAN
- PROPERTY LINE
- SECTION LINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONTOUR

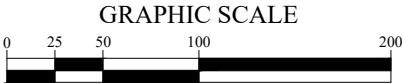
NOTE:
NEITHER THE OWNER (CLIENT) NOR JEO CONSULTING GROUP, INC. ASSUMES ANY RESPONSIBILITY FOR UTILITY LOCATIONS BEING ACCURATELY SHOWN OR NOT SHOWN ON THE PLANS. A REQUEST FOR UTILITY LOCATES WAS MADE FOR THIS LOCATION AS PER THE ONE-CALL NOTIFICATION SYSTEM ACT.
(DATE: ??? TICKET NO.: ????)

UTILITIES SHOWN ARE FROM MAPS PROVIDED BY THE UTILITY PROVIDERS.

THE EXACT LOCATION AND/OR SIZE OF UNDERGROUND FEATURES MAY NOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. FIELD VERIFICATION OF UTILITIES MAY BE REQUIRED. CONTRACTOR(S) SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES BEFORE COMMENCING ANY WORK.



VICINITY SKETCH



Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 09/18/2017
File No: 2017-029
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consideration of a final plat for Tri-K Fourth Subdivision, a replat of part of vacated block 1, Hamsher's South Side Addition, part of the vacated alley in said Block 1, and vacated Bellevue Avenue, all in the City of Hastings, Nebraska.

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 Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting 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 approve the final plat for Tri-K Fourth Subdivision.

Deadlines associated with action:

This item is scheduled to be considered at the next regular meeting of City Council on October 9, 2017.

Department head comments:

This is a replat of a portion of Block 1 of Hamsher's South Side Addition, part of the vacated alley and part of the vacated Bellevue Avenue. The area is currently developed with a metal building and enclosed parking area.

Current Zoning: "C-3 Commercial Business"

Proposed Zoning: "C-3 Commercial Business."

Comp Plan: The future land use designation in Imagine Hastings calls for Commercial and Retail.

Surrounding Land Uses are:

North: "C-3 Commercial Business" developed as automobile-oriented sales and service uses;

South: "C-3 Commercial Business" developed as medium-box retail uses;

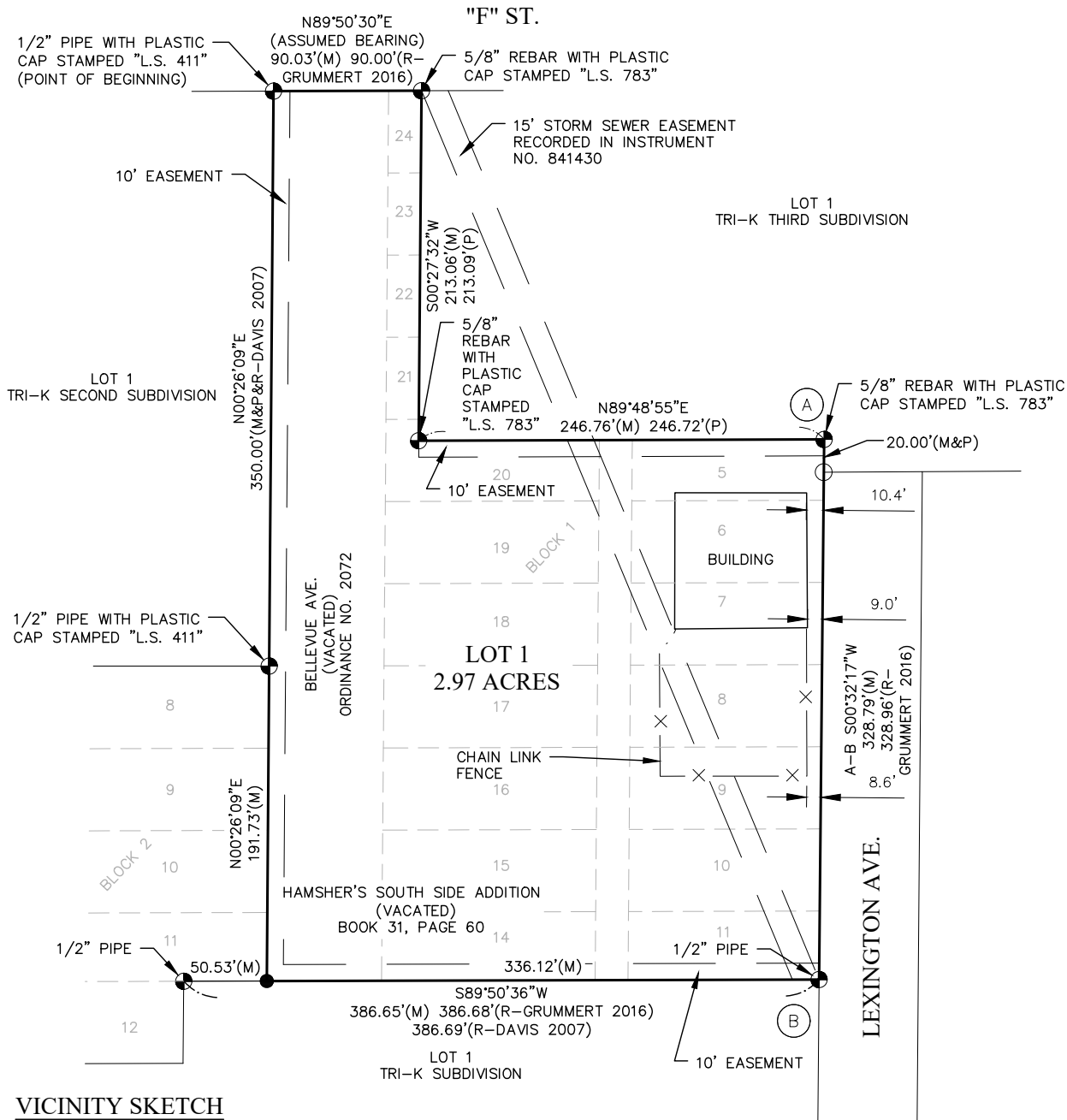
East: "C-3 Commercial Business" developed as automobile-oriented sales and service uses;

West: "C-3 Commercial Business" undeveloped.

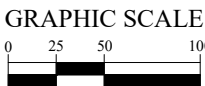
Recommendation:

Staff recommends Planning Commission to approve the final plat for Tri-K Fourth Subdivision.

TRI-K FOURTH SUBDIVISION
A REPLAT OF PART OF VACATED BLOCK 1, HAMSHER'S SOUTH SIDE ADDITION,
PART OF THE VACATED ALLEY IN SAID BLOCK 1 AND VACATED BELLEVUE AVENUE, ALL IN THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

DATE	8/2/17
SCALE	1"=100'
DRAWN	KSL
JOB NO.	R171225
FIELD BOOK	HASTINGS #55
FIELD WORK	TK/JG
SHEET	1 OF 3
FILE NO.	

JE CONSULTING GROUP INC

800.723.8567

Hastings, NE 402.462.5657

www.jeo.com

LEGAL DESCRIPTION:

PART OF VACATED BLOCK 1, HAMSHER'S SOUTH SIDE ADDITION AND PART OF THE VACATED ALLEY IN SAID BLOCK 1, AND VACATED BELLEVUE AVENUE, ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TRI-K SECOND SUBDIVISION; THENCE N89°50'30"E (ASSUMED BEARING) ON THE SOUTH RIGHT OF WAY LINE OF "F" STREET, A DISTANCE OF 90.03 FEET TO THE NORTHWEST CORNER OF LOT 1, TRI-K THIRD SUBDIVISION; THENCE S00°27'32"W ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 213.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N89°48'55"E ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 246.76 FEET TO THE WEST RIGHT OF WAY LINE OF LEXINGTON AVENUE; THENCE S00°32'17"W ON SAID WEST LINE, A DISTANCE OF 328.79 FEET TO THE NORTHEAST CORNER OF LOT 1, TRI-K SUBDIVISION; THENCE S89°50'36"W ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 336.12 FEET TO THE WEST RIGHT OF WAY LINE OF VACATED BELLEVUE AVENUE; THENCE N00°26'09"E ON SAID WEST LINE, A DISTANCE OF 191.73 FEET TO THE SOUTHEAST CORNER OF LOT 1, TRI-K SECOND SUBDIVISION; THENCE CONTINUING N00°26'09"E ON THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.97 ACRES, MORE OR LESS.

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



TRI-K FOURTH SUBDIVISION
A REPLAT OF PART OF VACATED BLOCK 1, HAMSHER'S SOUTH SIDE ADDITION,
PART OF THE VACATED ALLEY IN SAID BLOCK 1 AND VACATED BELLEVUE AVENUE, ALL IN THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT. ALL MONUMENTS SET ARE A 5/8” BY 24” REBAR WITH A PLASTIC CAP STAMPED ”KRUEGER, L.S. 448”.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER A 100 FOOT STEEL TAPE.

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT TRI-K PARTNERSHIP, LLP, A NEBRASKA LIMITED LIABILITY PARTNERSHIP, 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 ”TRI-K FOURTH SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA”, BEING A REPLAT OF PART OF VACATED BLOCK 1, HAMSHER’S SOUTH SIDE ADDITION, PART OF THE VACATED ALLEY IN SAID BLOCK 1 AND VACATED BELLEVUE AVENUE, ALL IN 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 OWNER.

SIGNED THIS _____ DAY OF _____, 2017.

TRI-K PARTNERSHIP, LLP,
A NEBRASKA LIMITED LIABILITY PARTNERSHIP

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY _____ OF TRI-K PARTNERSHIP, LLP, A NEBRASKA LIMITED LIABILITY PARTNERSHIP.

MY COMMISSION EXPIRES THE ____ DAY OF _____, _____.

(SEAL)

NOTARY

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 _____, 2017.

ADAMS COUNTY TREASURER

DATE 8/2/17	 JEO CONSULTING GROUP INC 800.723.8567 Hastings, NE 402.462.5657 www.jeo.com
SCALE 1"=100'	
DRAWN KSL	
JOB NO. R171225	
FIELD BOOK HASTINGS #55	
FIELD WORK TK/JG	
SHEET 2 OF 3	
FILE NO.	

TRI-K FOURTH SUBDIVISION
A REPLAT OF PART OF VACATED BLOCK 1, HAMSHER'S SOUTH SIDE ADDITION,
PART OF THE VACATED ALLEY IN SAID BLOCK 1 AND VACATED BELLEVUE AVENUE, ALL IN THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

WAIVER

THE UNDERSIGNED HAVE FOUND AND DETERMINED THAT THE LOCATION OF NEW EASEMENTS UPON THE FOREGOING PLAT IS UNNECESSARY AND THAT IT IS THEREFORE APPROPRIATE TO WAIVE, AND THEY DO HEREBY WAIVE THE EASEMENT REQUIREMENTS OF HASTINGS CITY CODE SECTION 38–308(4).

MANAGER, HASTINGS UTILITIES

CITY ENGINEER

CITY ENGINEER'S APPROVAL

THIS PLAT OF TRI–K FOURTH SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF ORDINANCE #2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES. APPROVED THIS ____ DAY OF _____, 2017.

CITY ENGINEER

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

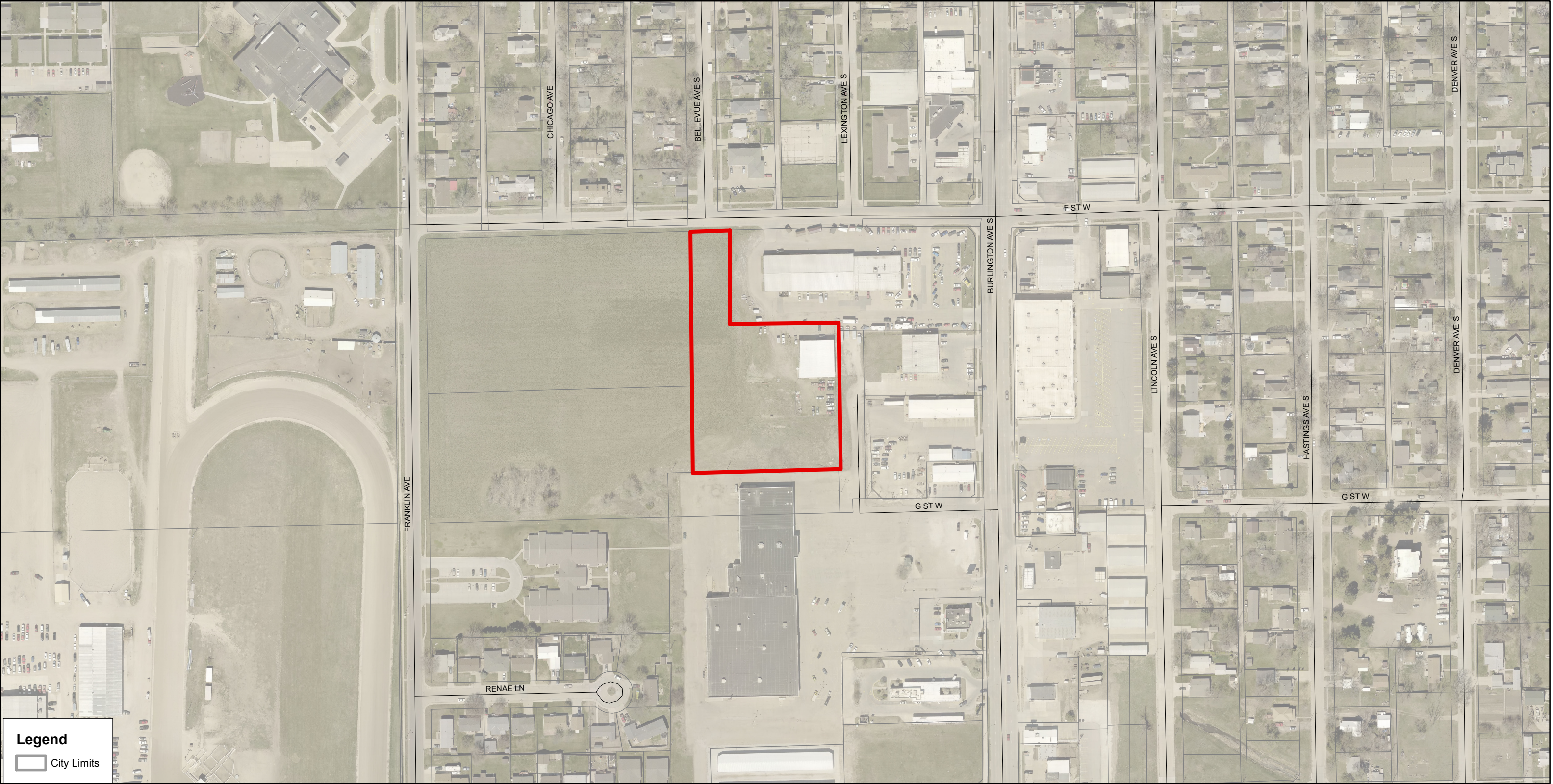
DATE	8/2/17
SCALE	1"=100'
DRAWN	KSL
JOB NO.	R171225
FIELD BOOK	HASTINGS #55
FIELD WORK	TK/JG
SHEET	3 OF 3
FILE NO.	



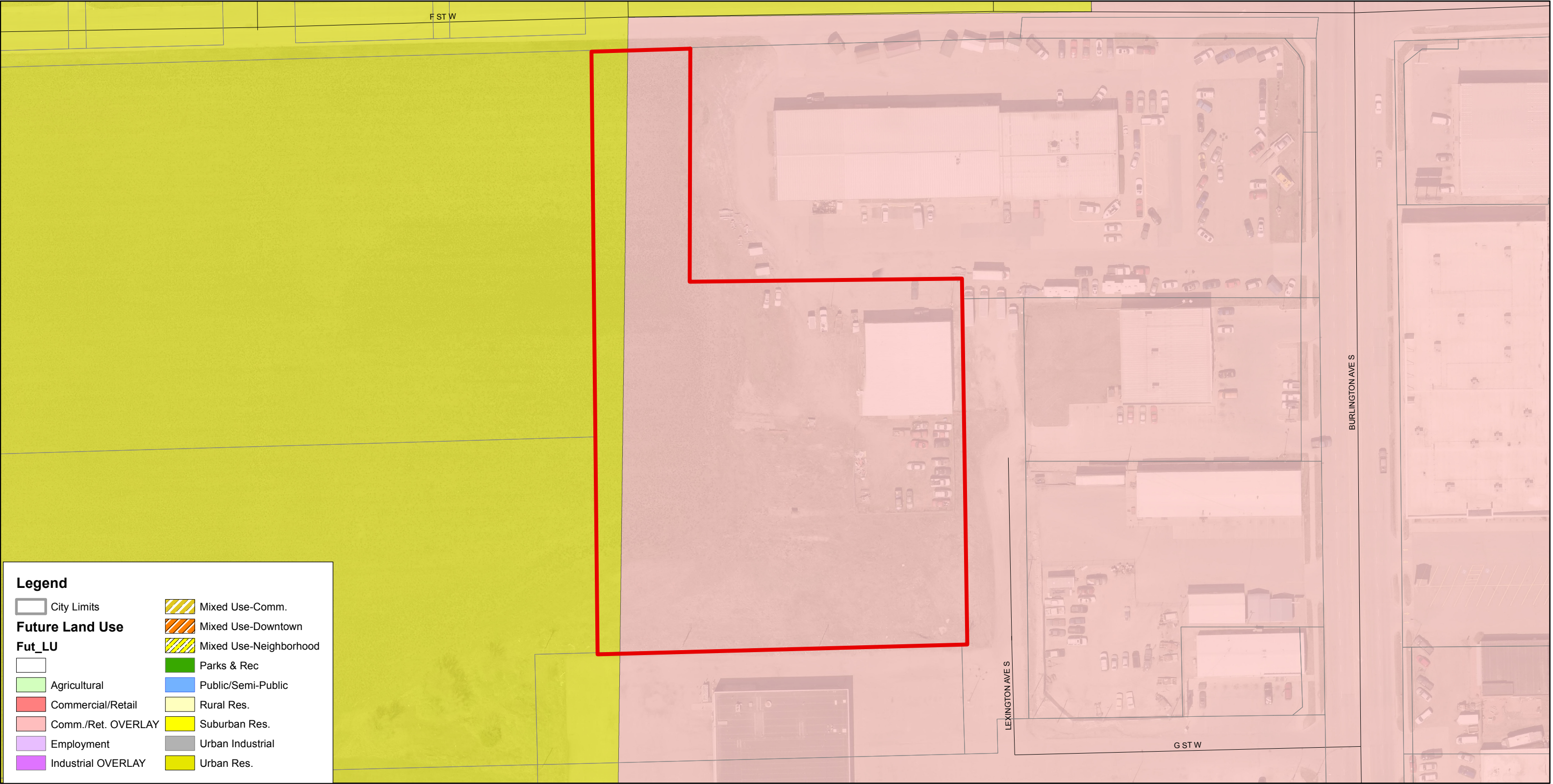
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Tri-K Subdivision Zoning Map



Tri-K Subdivision Aerial Map



Tri-K Subdivision Future Land Use Map