

City Council Introduction: **Monday**, November 4, 2002

City Council Public Hearing: **Monday**, November 18, 2002, at **1:30 p.m.**

Bill No. 02R-264

County Board Public Hearing: **Tuesday**, November 26, 2002, at **1:30 p.m.**

FACTSHEET

TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 02002.8 (Proposal #8), requested by Arvid and Wava Wunderlich and Cornhusker Energy Lexington, L.L.C., to amend the 2025 Lincoln-Lancaster County Comprehensive Plan to change 140 acres from Agriculture and Agriculture Stream Corridor to Industrial, on property generally located at No. 162nd Street and Highway 6.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/16/02
Administrative Action: 10/16/02

RECOMMENDATION: Denial (9-0: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn voting 'yes';).

STAFF RECOMMENDATION: Denial.

FINDINGS OF FACT:

1. The staff recommendation to **deny** this comprehensive plan amendment request is based upon the "Status/Description" and "Comprehensive Plan Implications" as set forth in the staff report on p.2-3, concluding that, due to the site, floodplain, future residential uses and access constraints, this is not an appropriate site for industrial development and should remain designated for Agriculture and Agricultural Stream Corridor uses.
2. The applicant was unable to attend the hearing due to illness. A letter submitted by the applicants, Arvid and Wava Wunderlich, is found on p.23.
3. There was no testimony in opposition.
4. On October 16, 2002, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend **denial**. (See Minutes, p.4).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 29, 2002

REVIEWED BY: _____

DATE: October 29, 2002

REFERENCE NUMBER: FS\CC\2002\CPA.02002.8

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

Comprehensive Plan Amendment No. 02002 Proposal #8

Applicant	Location	Proposal
Arvid Wunderlich and Tydd Rohrbough	N. 162 nd St. and Hwy 6 (Cornhusker Highway)	Change 140 acres from Agriculture and Agriculture Stream Corridor to Industrial use
<p>Recommendation: Denial Due to the site, floodplain, future residential uses and access constraints, this is not an appropriate site for industrial development and should remain designated for Agriculture and Agricultural Stream Corridor uses.</p>		

Status/Description

This property is agriculture and is surrounded by agricultural uses and AG zoning. North 162nd Street is a gravel county road. Mill road on the north of the site is unimproved and not open. There is an active Burlington Northern Santa Fe railroad line and a U.S. Highway abutting on the south of this site. This site is outside Tier I, II and III.

Comprehensive Plan Implications

This request is by Mr. and Mrs Arvid Wunderlich, the property owner, and Tydd Rohrbough, the president of Cornhusker Energy L.L.C.. They are requesting designation for a potential ethanol plant site. They note access to a major highway, rail line and major natural gas line as making this a site that should be properly shown and zoned for industrial and or commercial uses.

Waverly has noted that this is in their direction of growth and in the future will have Waverly City residential lots in close proximity.

This parcel is substantially in the 100 year flood plain and is shown as Agricultural Stream Corridor for that reason. The Comprehensive Plan defines the Agricultural Stream Corridor as “Land intended to remain in open space, predominately in agriculture use, but that may also include parks, recreation fields, or parking areas when near future commercial, industrial, or public uses.” (Page F 22 of the Plan)

The Industrial zoning district does not allow the manufacture or storage of explosive or flammable material in a flood plain. Thus an ethanol plant in the floodplain would not be allowed even with I-1 zoning.

The Public Works and Utilities Department states “The 2025 Comprehensive Plan assumed that in areas not already designated for urban development, future development would be located outside of the floodplain. In addition, the Plan recognizes the importance of preserving flood storage and conveyance and that the Mayor’s Floodplain Task Force is charged with recommending revisions to the existing floodplain standards. Page F 78 of the Comprehensive

Plan notes that: *“there is an opportunity to reduce the risk of flood damages to life and property and to preserve the important functions of floodplains by designating areas for future urban development outside of floodplain and floodway areas.”* (see memo after last proposal.)

The Lower Platte South Natural Resources District recommends against this amendment. They state “Fill and development in the floodplain on this property could affect flooding of Highway 6, N. 162nd Street, and properties both upstream and downstream. The best use of this property would be to remain in Agricultural and Agricultural Stream Corridor.”

The access point to this location is substantially restricted by nonexistent or gravel county roads. Highway access is across the rail line with little or no ability for accommodating truck stacking or turning movement into the property.

The Comprehensive Plan states the following in terms of locations for industrial uses:

“Residential, commercial, and industrial development take place in the City of Lincoln and within incorporated towns. This ensures that there are convenient jobs and a healthy tax base within the communities to support the public safety, infrastructure and services within the community. While location in the cities and towns of the county is a priority, unique site requirements of a business may necessitate consideration of other suitable and appropriate locations in the county.” (Page F 16)

An ethanol plant does have some unique site requirements, such as access to a natural gas line, rail and appropriate distance from existing or future residential. However, while this particular location does provide access to a major highway and gas line, it is near future residential areas and is inside the 100 year floodplain. Thus, it does not meet the unique site requirements for an ethanol plant. It is an inappropriate location for other types of industrial uses as well. Lincoln and the incorporated towns provide sufficient current and future planned industrial locations.

Conclusion

Due to the site, floodplain, future residential uses and access constraints, this is not an appropriate site for industrial development.

COMPREHENSIVE PLAN AMENDMENT NO. 02002.8
PROPOSAL #8
No. 162nd Street and Hwy 6

COMPREHENSIVE PLAN AMENDMENT NO. 02002

14 LAND USE PROPOSALS.

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 16, 2002

Members present: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn.

Steve Henrichsen of Planning staff advised the Commission that these are the 14 land use proposals which came before the Planning Commission last April during the Comprehensive Plan update. The Planning Commission had recommended that these proposals be held over, and the City Council and County Board agreed. Proposal #1 requested by the School Sisters of Christ the King will not be heard today. The applicant previously requested that this proposal be deferred.

(Editorial Note: The Commission held public hearing on all 13 land use proposals before taking administrative action on any of them. Once the public hearing was closed, the Commission went back to Proposal #2 and voted on each proposal separately. For purposes of organization and clarity, the action taken by the Commission at the close of the public hearing is being inserted with the appropriate proposal within this minutes documents.)

COMPREHENSIVE PLAN AMENDMENT NO. 02002

PROPOSAL #8

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 16, 2002

Members present: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn.

Staff recommendation: Denial.

The Clerk distributed a letter from the applicants, **Arvid and Wava Wunderlich** in support. Due to illness, the applicants were unable to attend the hearing.

Schwinn sought clarification that this property is currently shown in the plan as Agriculture. Mike DeKalb of Planning staff stated that it is currently zoned AG and AG Stream Corridor. The request is for a change to Industrial. Schwinn noted that the designation for this property was not changed in the new Comprehensive Plan.

There was no testimony in opposition.

Public hearing was closed.

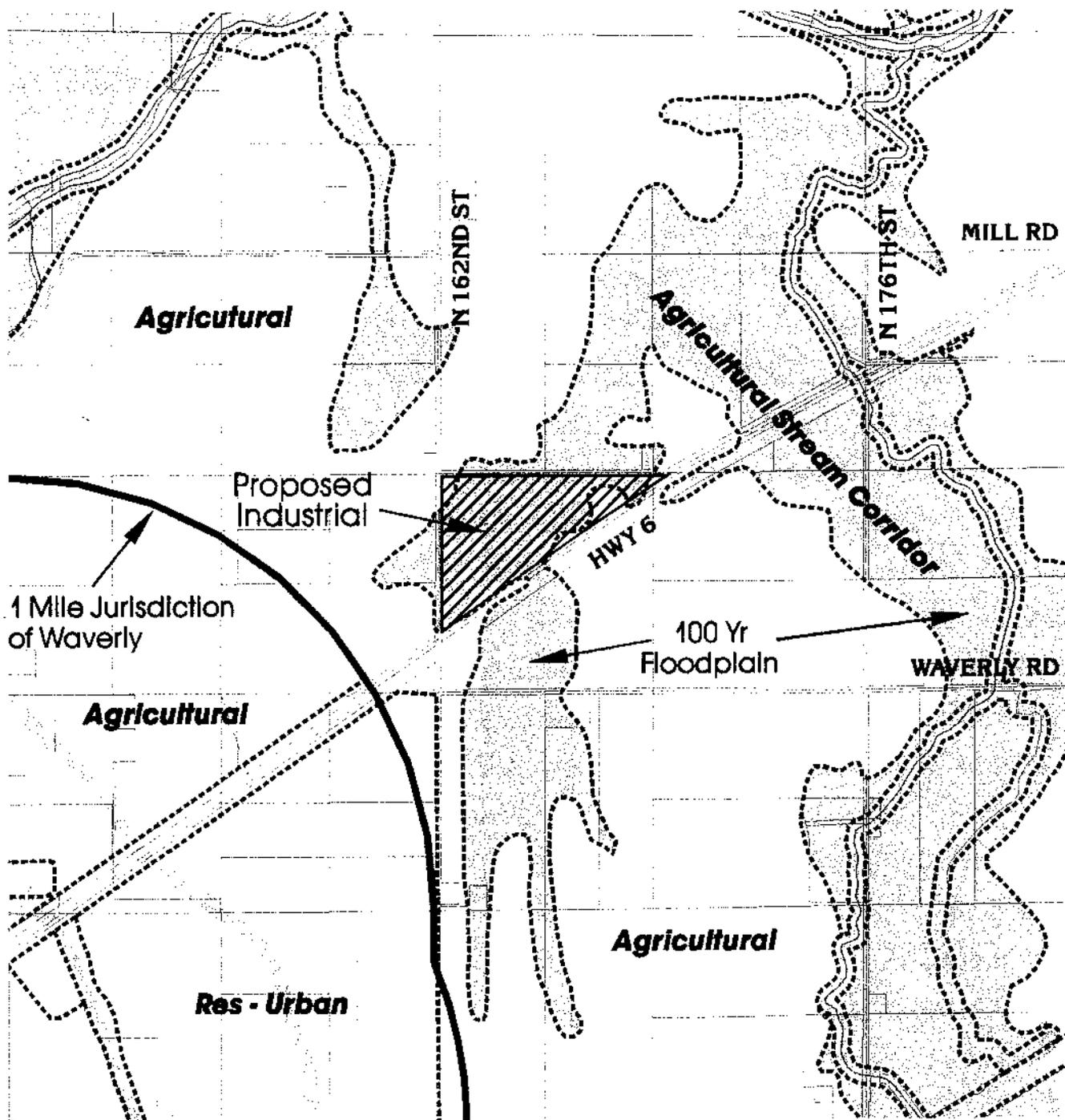
COMPREHENSIVE PLAN AMENDMENT NO. 02002.8
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

October 16, 2002

Duvall moved to deny, seconded by Newman.

Duvall commented that the time has not yet come for this change.

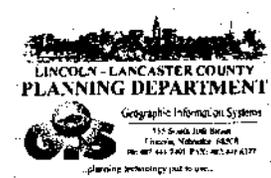
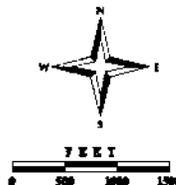
Motion to deny carried 9-0: Steward, Bills-Strand, Krieser, Larson, Carlson, Newman, Taylor, Duvall and Schwinn voting 'yes'.



Hwy. 6 & N 162nd St.

Comprehensive Plan Proposal # 8

- Land Use Boundary
- Res** Land Use Category
-  From Ag & Ag Stream Corridor to Industrial



006

RECEIVED

FEB 26 2002

LANCASTER COUNTY
BOARD

We are writing to express our concern about the proposed comprehensive plan and how it will negatively impact our development opportunities and the value of our land. We own approximately 140 acres in Lancaster County, northeast of Waverly, near the intersection of Highway 6 and 162nd Street. The legal description is NW1/2 SW ¼ EXRR Row, Section 11 Township 11 Range 8, Lancaster County. Under the proposed comprehensive plan, it appears that most of our property will fall under a new designation called Agricultural Stream Corridor

We believe our property can accommodate not only agricultural activities but also industrial and commercial development. In fact, in the long-term, we believe industrial and commercial development will be the best purpose for this land given the following reasons:

--This property adjoins the Burlington Northern Santa Fe Railway mainline. Also, it is adjoined to 162nd street, which is scheduled to be surfaced in the near future. Moreover, a gated railway crossing already exists near the intersection with Highway 6. The next closest gated rail crossing along Highway 6 to the east is several miles away in Greenwood.

--Industrial and commercial development on our property will be compatible with existing and future development. The industrial site owned and operated by the National Crane Co. is less than a mile to the southwest. A turkey confinement facility, approximately three-fourths of a mile northwestwardly, is expanding. The Waverly Coop recently purchased 150 acres, approximately one and one-half miles to the northeast, for a potential load out facility. The Williams gas terminal lies one and half miles to the northeast. Also, it is my understanding the owner of property across 162nd street is considering commercial/ industrial development.

--The property is in close proximity to ample supplies of natural gas. Also it is served with an ample and redundant amount of electricity.

--Few residential properties exist within a one-mile radius of the property.

--Emergency services necessary for industrial and commercial developments are within a reasonable distance.

--As we read the definition of the Agricultural Stream Corridor, uses may include parks and recreation fields. I can't imagine the County Board and the Planning Commission wants to see a park or recreational setting along a main line rail line and in close proximity to a federal highway and paved county road.

The property is over ¼ mile from the nearest stream and with some cost part or all, of the site can be elevated out of any possible flood hazard, thus using the existing infrastructure noted above in a more productive way.

This property has been in our family for more than 60 years, and we can't remember an instance when the property flooded, nor are we aware that any flood hazard factors have been assigned to this property. If flood hazard factors have been identified please provide them along with the base flood elevation along with your response to this letter.

The County Board and the Planning Commission need to work to diversify and expand our tax base and not limit industrial and commercial development. By classifying this property as an Agricultural Stream Corridor, the board and commission will not only be limiting its ability to help create jobs and generate revenue for schools and county operations, they will also be restricting our development options and limiting our earnings/income potential without compensating us for this loss.

Sincerely,

Raymond W. Wadsworth

Raymond W. Wadsworth

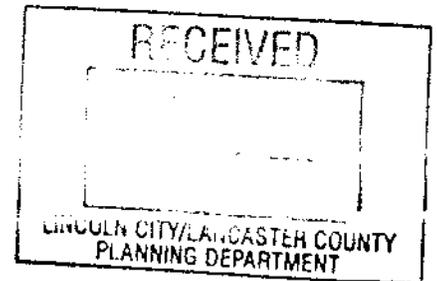
CORNHUSKER ENERGY LEXINGTON LLC

P O BOX 115
GREENWOOD, NE 68366

402-304-0839

Email rohr@inetnebr.com

June 4, 2002



Mike DeKalb
Lincoln/ Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln, Nebraska 68508

Re: Parcel ID# 24-11-300-001-000
NW ½ SW ¼ Section 11, Township 11, Range 8 East
Lancaster County, Nebraska

Dear Mr. DeKalb:

I am sending you the enclosed information pursuant to a request from Mrs. Wava Wunderlich, the property owner. The attachment includes an USGS topographical map of the area and a March 12, 2002 letter from Jon Trombino indicating the base flood elevation for the property is 1,105 feet. I assured her that you were aware of the information in the letter since you personally assisted our company in making contact with Dale Stertz and Jon Trombino.

As the map reflects, most of Mrs. Wunderlich's property lies between the 1,100-foot and 1,115-foot contour lines. Although I have not surveyed it, a civil engineer and I visually inspected the property and believe that a significant portion the property is above the 1,105-foot level. We also believe any portion of the property that may not be above the 1,105-foot elevation can be brought above that level with minimal effort. Moreover, representatives from the Burlington Northern Santa Fe Railroad inspected the site with us and have provided their approval for the switch and spur off the mainline.

As you continue your examination of the property, please carefully consider the attributes this property has for industrial development; we have outlined a number of these in a previous letter. Also, please complete your analysis soon as possible. In order to qualify for the ethanol production credits, a new facility has to be producing ethanol by June 30, 2004. When one incorporates the lead-time for the air quality permit along with the necessary lead-time for equipment procurement and construction, the window of time in

which we have to make our decision is very limited. It would be a shame if Lancaster County would miss out on project that would create more than 30 jobs, establish a payroll in excess of \$1 million and generate local property taxes around \$900,000.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tydd Rohrbough".

Tydd Rohrbough
Cornhusker Energy Lexington LLC

Proposed Comprehensive Amendment 02002

The Public Works Department has completed review of the proposed Comprehensive Plan Amendments. Please be reminded that these proposed land use amendments do not contain the necessary specifics to identify improvements to the transportation network. We have addressed each of the proposed amendments separately, however, the following comments would also apply to the individual analyses:



GENERAL COMMENTS:

- a. For future arterial street projects (2 lanes + 1 center turn lane and 4 lanes + 1 center turn lane), the right-of-way is generally 120' in width, while arterial street projects which are 6 lanes + 1 center turn lane have a right-of-way width of 140'. Projects occurring at the intersection of two arterial streets will warrant the further dedication of public right-of-way up to 130' in width for a distance of approximately 700' in all directions as measured from centerline.
- b. All full access points shall be located only at the quarter mile and half mile points. All other access locations to major streets shall be relinquished and established on side streets.
- c. As a minimum, the construction of a 2 lane + 1 center turn lane suburban roadway cross section shall be a condition of the annexation/off-site improvement agreement.
- d. Approval of proposals regarding low density residential developments should not be approved until acreage standards are developed

AMENDMENTS:

1. *4100 SW 56th Street* - Under the current Comp Plan the area is shown outside the service limit. This proposal would amend the service limits to include this property. We would also need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.
TIER II
- 2a. *UNL Downtown Campus Area* - This area is in the service limit of the current Comp. Plan. The intricacies of the UNL Master Plan have been reviewed and addressed in conjunction with the Antelope Valley Project.
- 2b. *UNL East Campus Area* - This area is in the service limit of the current Comp. Plan. The intricacies of the UNL Master Plan are reviewed when

roadway/utility projects are scheduled in the area.

3. *South 82nd & Roca Road* - Under the current Comp Plan the area is shown outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will also need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

OUTSIDE TIER III

4. *112th & Old Cheney Rd.* - Under the current Comp Plan the area is shown outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will also need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

TIER II

5. *112th & Pine Lake Rd.* - Under the current Comp Plan the area is shown outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

TIER II

6. *SW 70th & W. Van Dorn Streets* - The area shown is outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

TIER II

7. *N. 84th Street & Waverly Rd.* - Under the current Comp Plan the area shown is outside the service limit. As previously stated, acreage standards have not yet been developed for Low Density Residential development. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site.

TIER III



8. *Hwy. 6 & N. 162nd Street* - Under the current Comp Plan the area shown is outside the service limit. The specifics of this proposed Industrial development have not yet been identified. We will need to address the transportation network in this area as the current Comp Plan does not show any roadway improvements adjacent to the site. Access to Hwy. 6 is somewhat restricted due to the at-grade rail crossing located on the south side of the development.

OUTSIDE TIER III



MEMORANDUM

Date: August 15, 2002
To: Mike DeKalb
From: Nicole Fleck-Tooze
Subject: *Comprehensive Plan Amendment Nos. 02001 & 02002*
2025 Comprehensive Plan Land Use Proposals
E-3 Addition to 2025 Comprehensive Plan
cc: Allan Abbott, Ben Higgins, Devin Biesecker
Duncan Ross

Amendment No. 02001

The E-3 Urban Growth Zone will be part of our next Watershed Master Plan for the Stevens Creek basin. Proposals A and B are in the uppermost part of the basin outside of the floodplain, but will need to be considered for future stormwater runoff relative to both quantity and quality of water. Stevens Creek in general will be challenging for watershed planning both from the perspective of completing a master plan in advance of development as well as projecting effects on the watershed from future urban growth beyond the 25 year planning period. We will take into consideration any existing land use designations and will also need to project beyond the planning period to accommodate future urban growth in our model.

Amendment No. 02002

Proposals 1-3, 7, 10-11, 13.
No Comment.

Proposal 4.

There is a pond proposed in this area based upon the Stevens Creek Watershed Plan. We understand that the Lower Platte South NRD is providing comments related to this issue.

Proposal 5.

There are some wetlands in this area identified on the National Wetlands Inventory. There may also be some unmapped floodplain associated with the tributaries. While the existing Green Space designation is most compatible with these elements, without a layout it is difficult to determine whether the area could accommodate residential development without impacts.

Proposal 6.

This area includes a tributary to Haines Branch with an unmapped floodplain. Development of this site for low density residential use has the potential to impact this unmapped floodplain, but it could be preserved. This tributary appears to have a drainage area that would require the preservation of a minimum flood corridor per the stormwater standards.



Proposal 8.

The proposed Industrial land use designation is not compatible with the floodplain. As you have noted, the majority of this site is within the 100-year floodplain and within an Agricultural Stream Corridor designation. Riparian floodplains and stream corridors are included as one of the Core Resource Imperatives in the 2025 Comprehensive Plan. A review of this proposal by the Building and Safety Department has indicated that the proposed ethanol plant would not be allowed within the FEMA-mapped 100-year floodplain. To permit the ethanol plant, the entire 100-year floodplain in this area would have to be filled, the City would have to sign off on a Conditional Letter of Map Revision and a Letter of Map Revision would have to be approved by FEMA removing the area from the mapped floodplain. This process may or may not be feasible.

The 2025 Comprehensive Plan assumed that in areas not already designated for urban development, future development would be located outside of the floodplain. In addition, the Plan recognizes the importance of preserving flood storage and conveyance and that the Mayor's Floodplain Task Force is charged with recommending revisions to the existing floodplain standards. Page F-87 of the Comprehensive Plan notes that: *"there is an opportunity to reduce the risk of flood damages to life and property and to preserve the important functions of floodplains by designating areas for future urban development outside of floodplain and floodway areas."*

Proposal 9.

A portion of this area is within land designated as Green Space in the floodplain of Stevens Creek. Green space is more compatible with floodplain than a commercial land use designation, per the comments regarding Proposal No. 8, above. This area is also part of the Salt Valley Heritage Greenway identified in the Comprehensive Plan as a continuous open space loop around Lincoln.

Proposal 12.

This area is included in the Southeast Upper Salt Creek Watershed Master Plan Area. There is a floodplain along the tributary that drains to the SW through this subdivision and a secondary tributary which is not shown on the FEMA maps, but has been mapped through our basin master planning process. We have been working with the developer to try to keep the floodplain in this area open and to potentially designate a regional retention pond along the secondary tributary. It is difficult to determine from the land use designation and boundaries whether the proposed land use change would adversely impact the ability to accomplish this. Nevertheless, these elements are important considerations for the watershed.

Proposal 14.

A portion of this site is in the 100-year floodplain. It is difficult to make a distinction relative to compatibility with the floodplain on the basis of commercial vs. industrial land use. There are certainly industrial uses which are significantly less compatible with the floodplain than others. The future zoning of this site and whether a use permit is required will be of greater importance for this consideration.

INTER-DEPARTMENT MEMORANDUM

DATE: August 14, 2002

TO: Mike DeKalb, Planning Department

FROM: Mark Bauer, Public Works & Utilities - Wastewater

SUBJECT: Comp. Plan Amendment # 02002

COPIES: Allan Abbott, Steve Masters, Gary Brandt

Proposal 1

This area lies within the Haines Branch drainage basin (SW-2 sub-basin). Sewer service to this area, or any area within this basin that is west of the current service area around the State Regional Center, will require the construction of a new trunk sewer system from the Salt Creek trunk sewer near South 3rd and Van Dorn. The distance from this location to the proposed area is approximately 4 miles. The existing Haines Branch sewer system was originally designed to serve only the current service area. Proposed development in the south, southwest and west tributaries of Salt Creek will all use the future capacity of the Salt Valley Relief Sewer. The proposal area is beyond the 25-year planning period.

Proposal 2a and 2b

Modification of the land use designations for the UN-L campuses should not have an impact on the wastewater system. Any changes in use or density that might affect system capacity will have to be addressed on a case-by-case basis.

Proposal 3

This area lies within the Hickman Branch drainage basin of Salt Creek. It is beyond the Tier 3 area, and beyond the planning period for wastewater improvements. Wastewater has no long-range plans to provide service to this basin.

Proposal 4

This area is within the E-4 sub-basin of Stevens Creek. Future wastewater service to this area would require extension of a Stevens Creek trunk sewer and treatment facility improvements that are beyond the 25-year planning period.

Proposal 5

This area is within the E-5 sub-basin of Stevens Creek. Future wastewater service to this area would require extension of a Stevens Creek trunk sewer and treatment facility improvements that are beyond the 25-year planning period.

Proposal 6

This area is within the SW-2 sub-basin of Haines Branch. Future wastewater service to this area would require extension of a Haines Branch trunk sewer that is beyond the 25-year

planning period. Comments similar to Proposal 1.

Proposal 7

This area is within the N-6 sub-basin of the northeast Salt Creek area. Wastewater service to this area would require the construction of a new Little Salt Creek trunk sewer system, west from the Northeast treatment facility, to eventually serve each of the "N" sub-basins. This area is beyond the 50-year planning period.



Proposal 8

This area is well beyond even the Tier 3 planning area. It is unlikely that this location could ever be served by Lincoln's wastewater system, and would more likely be served by Waverly.

Proposal 9

This area could probably be served by the Regent Heights/Northern Lights trunk sewer, it appears to be within the service area for this main. A detailed survey and grading plan may be necessary to determine which areas can be served by a gravity sewer.

Proposal 10

This location is also within the service area of the Regent Heights/Northern Lights trunk sewer. It can be served by the existing sewer to the south that crosses 84th St.

Proposal 11

This location can be served by an existing sewer in 70th St. on the south side of "O" St.

Proposal 12

This square mile section lies primarily within the S-2 sub-basin, although a portion of the northwest corner of the property is within the S-1 sub-basin, and can be served by extension of existing sewers on the opposite corner of S. 27th and Yankee Hill. The remainder of the property will require the extension of the Upper Salt Creek trunk sewer, which is identified as project # 6e in the proposed 2002-2008 CIP.

Proposal 13

This area is close to the ridge line between the Oak Creek and Middle creek basins (NW-1 and NW-2 sub-basins). The NW-2 area can be served by the Oak Creek sewer system, by extending existing sewers in the Ashley Heights development to the north. The NW-1 area will require future extension of the West "O" trunk sewer system to the west and the north in order to provide sewer service.

Proposal 14

This location is also within the NW-1 sub-basin. Sewer service to this area will require the extension of the West "O" trunk sewer, which currently terminates at SW 40th St. Project # 12a in the proposed 2002-2008 CIP will extend this sewer to approximately SW 48th St.



Glenn Johnson
<Glenn@LPSNRD.ORG
G>

08/14/2002 02:19 PM

To: "dross@ci.lincoln.ne.us" <dross@ci.lincoln.ne.us>
cc: Paul Zillig <Paul@LPSNRD.ORG>, Glenn Johnson
<Glenn@LPSNRD.ORG>
Subject: Comments on Comprehensive Plan Amendments No. 02001 and
02002

We have reviewed the proposed Comprehensive Plan Amendments Nos. 02001 and 0002 which include 16 proposals. The Lower Platte South Natural Resources District would offer comments on only two of the proposals, as follows:

Proposal 4, Comprehensive Plan Amendment No. 02002

The 215 acre-parcel proposed for change from Agricultural to Low Density Residential use includes the site of Stevens Creek Watershed Dam A-11-2, one of ten such dams in the Watershed. The design of the structure is completed, the right-of-way hearings for the landrights to construct and maintain the dam has been held, and negotiations for the permanent easements will begin when the appraisals are completed (yet this year). We would anticipate beginning construction on this dam in the spring of 2003. (We can provide specific plans for the acres impacted by the dam and reservoir.) We would ask that any amendment to the Comprehensive Plan recognize this planned flood control structure.



Proposal 8, Comprehensive Plan Amendment No. 02002

Nearly all of this 140-acre tract is in the 100-year floodplain, with the drainageway crossing through the middle of the property. The Lower Platte South Natural Resources District would recommend against this amendment to the Comprehensive Plan. Fill and development in the floodplain on this property could affect flooding of Highway 6, N 162nd Street, and properties both upstream and downstream. The best use for this property would be to remain in Agricultural and Agricultural Stream Corridor.

We will be unable to be represented at the meeting on Friday, August 16. Please contact me if you have any questions or wish additional information.

Memo

To: Mike DeKalb - Planning
From: Nick McElvain - LWS
Date: August 13, 2002
Subject: Comp Plan Amendment 02002

LWS has the following comments on the proposed amendments as follows:

1. Water Service to 4100 S.W. 56th Street. - To serve this property with water, approximately 3.5 miles of 16" main or larger would be required. Estimated cost of \$1.75 million. Without other customers connected, stagnant water would be a serious operational problem. This proposal is beyond proposed 25 year LWS service area.
2. Modify land use on UNL campuses - This proposal would have no affect on LWS. LWS would like to request that UNL include master metering of Downtown Campus.
3. S. 82nd & Roca Road - This proposal is beyond proposed 25 year LWS service area.
4. S 112th & Old Cheney Road - This proposal is beyond proposed 25 year LWS service area.
5. S. 112th & Pine Lake Road - This proposal is beyond proposed 25 year LWS service area.
6. S. W. 70th & W. Van Dorn - This proposal is beyond proposed 25 year LWS service area.
7. N. 84th & Waverly Road - This proposal is beyond proposed 25 year LWS service area.
8. Hwy 6 & 162nd Street - This proposal is beyond proposed 25 year LWS service area. You may wish to contact Waverly to see if they plan to extend their utilities that far.
9. 84th & Havelock - This area is already served by LWS. Adjacent mains in Havelock Ave should be extended by this developer.
10. N 84th & Adams - LWS mains are available west of 80th in Adams, and at Leighton near 84th. Adjacent mains in Adams and possibly 84th should be extended by this developer.
11. 70th & "O" - Adjacent mains are available.
12. 27th & Yankee Hill to 40th & Rokeby Road - This area has been designated by LWS's Master Plan to be served by the Southeast Pressure District. No adjacent mains are available. A 30 main needs to be constructed in Yankee Hill from 56th to 27th This is a future CIP project. Adjacent 24 and 16 inch mains should be extended by this developer.
13. N. W. 48th & W. Holdrege - An adjacent 16 inch main is in the current CIP and is proposed for construction early in 2003. This developer will be required to pay a connection fee proportional to their frontage on the new main.

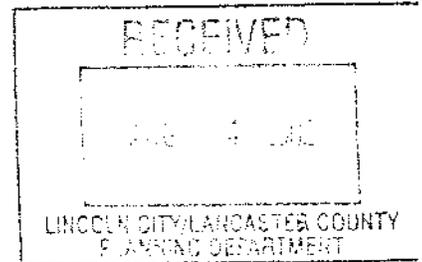
RURAL WATER DISTRICT NO. 1

LANCASTER COUNTY, NEBRASKA

P.O. BOX 98 • 310 FIR STREET

BENNET, NEBRASKA 68317

PHONE 782-3495



August 9, 2002

Mike DeKalb
Linc.-Lanc. Planning Dept.
555 S. 10th Street
Lincoln, NE 68508

Mike,

At the present time it is uncertain what implications the proposed changes Amendment number 02002 we will have with our water district. If the designated areas experience growth it is possible our existing lines will reach their capacity. At that time an assessment will be made to determine which lines will need to be increased.

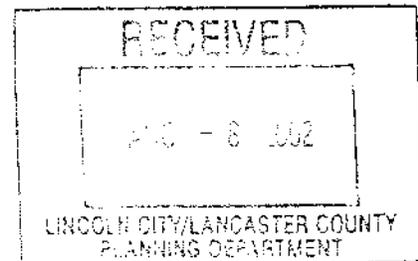
Sincerely,

A handwritten signature in cursive script, appearing to read "Ken Halvorsen".

Kenneth Halvorsen
District Manager
L.R.W.D. #1

LFR MEMO

TO: Mike DeKalb
FROM: DC John Huff *JA*
DATE: August 8, 2002
SUBJECT: Comp Plan Amendments 2002
COPIES TO: file



I have reviewed the proposed comprehensive Plan Amendments No 02002 2025 Comprehensive Plan Land Use Proposals.

 Current facilities and resources are not adequate to support the needs for all of these proposed annexations, and will require additional facilities, units, and personnel as detailed below:

1. The department currently has proposed a new facility near south 56 & Pine Lake Rd. If built and staffed, this facility will adequately serve this proposal.
2. Current facilities and staff are adequate.
3. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
4. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
5. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
6. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
7. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.

- 
8. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
 9. Current facilities and staff are adequate.
 10. Current facilities and staff are adequate.
 11. Current facilities and staff are adequate.
 12. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.
 13. The department currently has proposed relocating fire station 11 at 3400 West Luke. If built and staffed, this facility will adequately serve this proposal.
 14. Current and proposed facilities are not within an acceptable distance to this proposed area, and may require additional resources added to the department, including a new facility and personnel.

GASS COUNTY RURAL WATER DISTRICT NO 2

PO BOX 195
108 SOUTH 4TH STREET
ELMWOOD, NEBRASKA 68349

MANAGER: Bob West

Phone 402/994-2555
Cellular 402/430-9680
Fax 402/994-2550
Clerk: Faye Berry

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July 30, 2002

Mike DeKalb, Interim Planning Director
Lincoln City-Lancaster County Planning Dept.
555 So. 10th Street
Lincoln, NE 68508

Re: Comprehensive Plan Amendment No. 02002
2025 Comprehensive Plan Land Use Proposals

Dear Mike,

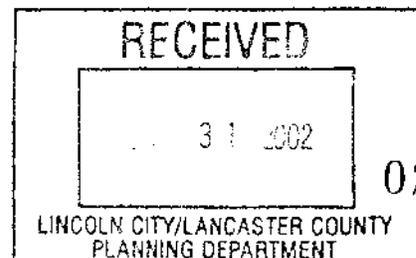
You requested a response by August 14, 2002 to your July 24, 2002 Memorandum, even if these proposals will not have an impact on us.

This is to inform you that the proposals will not have an impact on us and we will not attend the August 16th meeting.

Please contact us, if you have any questions and concerns.

Sincerely,

Faye
Faye K. Berry
Clerk



Fax # 402-441-6377

October 15, 2002

Lincoln City County Planning Commission
% Mike DeKalb (planner)

We are unable to attend the meeting set for Thursday October 17, 2002, due to illness. We wish, once again, to state our request not to place our 65 acres, plus or minus, in your plan that we cannot in the future use for industrial area. As the planners know, the Cornhusker Energy is no longer involved; as the option to buy our ground ran out July 2, 2002.

Since then we have been contacted by several industrial operations. One would be very attractive to the area. If they were to purchase, please do not tie our hands so that we cannot proceed.

When I was a very young person growing up my mother would say "remember if the shoe was on the other foot how would you feel?"

Thank you

Sincerely

Arvid and Wava Wunderlich
5002 No 135th Ave
Omaha, NE 68164

