PLANNING COMMISSION RECORD
Briefing Session

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME AND PLACE OF MEETING:	Wednesday, February 16, 2005, 12:00, Room 113, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Jon Carlson, Eugene Carroll, Gerry Krieser, Dan Marvin, Melinda Pearson and Lynn Sunderman; (Roger Larson, Mary Bills-Strand and Tommy Taylor absent). Marvin Krout, Mike DeKalb and Teresa McKinstry of the Planning Dept.; Nicole Fleck-Tooze and Ben Higgins of Public Works and Utilities; Glenn Johnson of the Lower Platte South Natural Resources District; Vicki Luther of the Heartland Center; Pat O'Neal from CDM; and other interested citizens.
STATED PURPOSE	Staff briefing on the **Stevens Creek Watershed Master Plan and proposed amendments to the lighting standards**

STEVENS CREEK WATERSHED MASTER PLAN

Glenn Johnson introduced himself. Master planning is an effort that the city and NRD started years ago. The Beal Slough Master Plan and the Southeast Upper Salt Creek Master Plan have been completed. Stevens Creek and Cardwell Branch are in process. The goal of these master plans is to try and develop a comprehensive approach to water management. Basin by basin is most effective. They all integrate together.

Stevens Creek Master Plan is in the Comprehensive Plan as a major growth area. Staff is trying to develop the master plan before the basin develops. It is much less expensive to address stormwater issues before houses are built. We also have the advantage of several other studies being done in this area already. This will be before Planning Commission on March 2, 2005. A Wal-Mart is planned for 84th & Adams. Development in the basin is already starting to happen.

Vicki Luther from the Heartland Center introduced herself. One of their specialities is public participation. They have had three open houses at the Outdoor Education Center near Walton, Nebraska. Over 500 people attended those three open houses. They have also had many stakeholder meetings. About 100 people attended the stakeholder meetings. There is a 25 citizen advisory committee that met a total of seven times. Their

role was to listen to all the technical issues and be liaisons to the community. They also tried to use different media such as a web page and a Watershed newsletter. The Executive Summary along with the complete Master Plan is available on the Internet.

Pat O'Neal from CDM introduced himself. The goals and objectives of the study were floodplain management, long-term stream stability, preserve water quality to protect stream habitat and coordinate natural elements with existing future infrastructure. The study built upon a lot of studies going on already. This will provide the city with a better planning tool. In December of 2005, the floodplain maps were adopted by the City Council. The process to have the maps adopted by FEMA can take several months. Long term stream stability and preserving water quality go hand in hand. Improvement projects will address some of the existing problems through field analysis. Site specific structural BMPs will offset adverse impacts. They have identified eleven stream improvements projects and have prioritized them on the basis of the severity of the problem. The City, NRD and the County will coordinate to construct the projects. The urbanization process is going to continue in Stevens Creek. This puts a lot of additional parking lots, etc. that increase the velocity of the stormwater runoff. The surfaces can collect a lot of pollutants that wash into the streams and rivers. What they found is that there is a direct relationship with the smaller storms that occur many times during the year. There are two alternative methods that were evaluated. Site Specific Structural Best Management Practice slows down the runoff and removes the pollutants from the stormwater. Their recommendation from the Master Plan is to require a Site Specific Structural BMP on each project.

Nicole Fleck-Tooze stated that one of the main questions during the open houses was who will pay for the improvements. They have talked about cost sharing. It was estimated the additional cost of a Structural BMP would be $210 for each acre. Public funding would be subject to yearly budget approvals. The city would require $2,500.00 to be put in escrow for maintenance for the first five years. This Master Plan will be coming before the Planning Commission as an approved subarea plan of the Comprehensive Plan. It will then go on to the City Council, County Board and the NRD Board.

Carroll questioned the NRD ponds. Mr. Johnson replied that the existing ponds were built to address the current flooding problems. The Structural Best Management Practices have not been incorporated yet. They have been oversized for the agricultural land use so they can accommodate when development happens around them.

Pearson wondered if the ponds would be retrofitted. Mr. Johnson replied they will take a look at that, but they were designed to serve a different function. They slow the water down and let some of the sediment drop off.

Carroll wondered if there was talk of impact fee credits to the developer. Since the city and the NRD would pay part of the cost, if the developer built the entire thing, would there be a credit? Ms. Fleck-Tooze replied that these are not related to impact fees. They need to work out a mechanism yet for that kind of situation.

Marvin wondered about the Stevens Creek bridge he keeps hearing about. Ms. Fleck-Tooze believes people might be talking about the 98th St. ridge crossing structure.

Ms. Luther noted that next Tuesday at 7:00 p.m. at Faith Lutheran Church is an open house regarding the ridge crossing structure.

LIGHTING STANDARDS

Mike DeKalb noted that there is language in the current Comprehensive Plan about light trespassing. The primary concern of the neighborhoods seem to be that the older neighborhoods don't have the same protection as the newer neighborhoods being built. Staff met with LES and State staff. No one is enforcing the standards. Some of the standards go back to 25 years or farther. Staff thought they could more directly address light trespassing in neighborhoods and come back this summer with more substantial light issues. The proposed language is short and to the point. Light trespass should not exceed 0.5 foot candles at the property line.

Pearson noted often times where a commercial building is located near a residential neighborhood, many times there is a light at the back door that stays on all night long. Mr. DeKalb replied that light trespassing will apply.

Marvin Krout noted that this raises all other kinds of issues. It has to do with the overall quality of life. There are a lot of issues that this won't completely take care of. A lot of public education needs to be a part of this.

Carlson wondered about compliance. Mr. DeKalb noted that this will be for new construction and compliance will be treated the same way as the zoning code. Mr. Krout noted that some communities have set a period of time whereby the existing facilities have to meet the new standards. This will apply to the lighting that sometimes gets installed on existing residential properties.

The meeting was adjourned at 12:55 p.m.

Respectfully submitted,

Teresa McKinstry
Office Specialist
Planning Department

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