

**ALLIANCE, NEBRASKA
PLANNING COMMISSION MEETING
Alliance Learning Center- Meeting Room C
1750 Sweetwater Avenue
March 12, 2024- 5:30 p.m.
AGENDA**

- **Call to Order**
- **Roll Call**
- **Open Meetings Act Announcement**

For the public's reference a copy of the Open Meetings Act has been posted on the north wall of this room in the audience area. This posting complies with the requirements of the Nebraska Legislature.

- **Pledge of Allegiance**

A. Approval of Meeting Minutes- January 09, 2024

**B. Resolution PC24-001 - Public Hearing
Blight and Substandard Study – “Area I”**

Now is the date, time, and place to conduct a public hearing for the “Area I” Blight and Substandard Study.

Now is the date, time, and place to act on the “Area I” Blight and Substandard Study.

**C. Resolution PC24-002 - Public Hearing
Blight and Substandard Study – “Area B”**

Now is the date, time, and place to conduct a public hearing for the “Area B” Blight and Substandard Study.

Now is the date, time, and place to act on the “Area B” Blight and Substandard Study.

**D. Preliminary Plat – Public Hearing
Block 7A, Syndicate Addition**

Now is the date, time, and place to conduct a public hearing on the proposed Preliminary Plat Application for Block 7A, Syndicate Addition, A Replat of Block 7, Syndicate Addition to the City of Alliance, Nebraska and Unplatted Lands in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska.

Now is the date, time, and place to act on the proposed Preliminary Plat Application for Block 7A, Syndicate Addition, A Replat of Block 7, Syndicate Addition to the City of Alliance, Nebraska and Unplatted Lands in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska.

E. Final Plat – Public Hearing

Block 7A, Syndicate Addition

Now is the date, time, and place to conduct a public hearing on the proposed Final Plat Application for Block 7A, Syndicate Addition, A Replat of Block 7, Syndicate Addition to the City of Alliance, Nebraska and Unplatted Lands in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska.

Now is the date, time, and place to act on the proposed Final Plat Application for Block 7A, Syndicate Addition, A Replat of Block 7, Syndicate Addition to the City of Alliance, Nebraska and Unplatted Lands in the Southwest Quarter of Section 35, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska.

▪ **Adjournment.**

Respectfully submitted,



Katherine Conrad

Planning Commission Administrative Secretary

Item A

Approval of Meeting Minutes

January 09, 2024

ALLIANCE PLANNING COMMISSION

REGULAR MEETING, TUESDAY JANUARY 09, 2024

The Alliance Planning Commission met at their Regular Meeting Tuesday, January 09, 2024 at 5:30 p.m. at the Alliance Learning Center: Meeting Room C, 1750 Sweetwater Avenue. A notice of meeting was published in the Alliance Times Herald on December 27, 2023. The notice stated the date, time, and place of the meeting, that the meeting was open to the public, and that an agenda of the meeting, kept continuously current, was available for public inspection in the Community Development Office at City Hall; provided the Commissioners could modify the agenda at the meeting if it determined an emergency so required. A copy of the agenda had been delivered to each of the Planning Commission Members. An agenda, kept continuously current, was available for public inspection at the Community Development Office during regular business hours from the publication of the notice to the time of the meeting.

Chairman Davis opened the January 09, 2024 Regular Meeting of the Alliance, Nebraska Planning Commission at 5:31 p.m. Present were Board Members Vickie Mattox, Richard Arndt, Brent Ferguson, Evan Mehne, and Wayne Davis. Also present were Community Development Director Brent Kusek and Administrative Secretary Katherine Conrad. Absent were Board Members Rick Turman and Ray Hielscher.

A motion was made by Board Member Mehne, which was seconded by Board Member Mattox to excuse Board Member Turman from the January 09, 2024 Planning Commission Meeting.

Roll call vote with the following results:

Voting Aye: Mattox, Arndt, Ferguson, Mehne, and Davis.

Voting Nay: None.

Motion Carried.

- The first item on the agenda was the review and approval of the December 12, 2023 Planning Commission Meeting minutes.

A motion was made by Board Member Mattox, which was seconded by Board Member Arndt to approve the December 12, 2023 Meeting Minutes as presented.

Roll call vote with the following results:

Voting Aye: Arndt, Ferguson, Mattox, Mehne, and Davis.

Voting Nay: None.

Motion Carried.

- The second item on the Agenda was the public hearing for the Code Amendment of Chapter 107, Article VII of the Alliance Municipal Code.

[The City of Alliance is providing a copy of the proposed Code Amendment of Chapter 107, Article VII of the Alliance Municipal Code for the Alliance Planning Commission to review, discuss, suggest changes, and make a recommendation to the Alliance City Council for approval or disapproval. Staff has provided the following exhibits for the Planning Commissions review:

1. Memo from staff regarding the code change; and
2. Copy of the proposed changes to Chapter 107.]

Chairman Davis opened the Public Hearing at 5:33 p.m., asking anyone in favor or not in favor of the Code Amendment to come forward and comment.

Community Development Director Brent Kusek informed the Board Members that the Code Amendment would allow for a shorter time frame for individuals that want to plat smaller subdivisions and explained the difference between an administrative subdivision, the proposed minor subdivision, and a regular subdivision.

With no further testimony offered, Chairman Davis closed the public hearing 5:34 p.m.

A motion was made by Board Member Mehne, which was seconded by Board Member Mattox to recommend approval of the proposed Code Amendment of Chapter 107, Article VII of the Alliance Municipal Code to the Alliance City Council finding that:

1. The code amendment has been reviewed by legal and meets the minimum requirements of State Law; and
2. The code would reduce the time of approval by approximately two months on subdivisions that meet the requirements of the proposed code.

Roll call vote with the following results:

Voting Aye: Arndt, Mattox, Ferguson, Mehne, and Davis.

Voting Nay: None.

Motion Carried.

- The third item on the Agenda was the public hearing for the Final Plat of Lot 9A, Hillcrest Addition, a Replat of Lot 9, Hillcrest Addition to the City of Alliance and Unplatted Lands in the Southeast Quarter of Section 25, Township 25 North, Range 48 West of the 6th Principal Meridian, Box Butte County, Nebraska.

[The City of Alliance is in receipt of an application for the Final Plat of Lot 9A, Hillcrest Addition, a Replat of Lot 9, Hillcrest Addition to the City of Alliance and Unplatted

Lands in the Southeast Quarter of Section 25, Township 25 North, Range 48 West of the 6th Principal Meridian, Box Butte County, Nebraska. Staff has provided the following exhibits for the Planning Commissions review:

1. Final Plat Application;
2. Staff Report;
3. Applicable pages from the Comprehensive Plan;
4. Aerial Map;
5. Land Use map;
6. Utilities map; and
7. Zoning map]

Chairman Davis opened the Public Hearing at 5:36 p.m., asking anyone in favor or not in favor of the Final Plat to come forward and comment.

Board Member Mattox asked who had been taking care of this area all of these years.

Community Development Director Kusek informed her that Shari Harris has. He explained that the deed for the unplatted land was given to Harris' decades ago and was included as part of their yard. This wasn't found by the City until they applied for a building permit and are now combining the unplatted land with her lot.

With no further testimony offered, Chairman Davis closed the public hearing 5:37 p.m.

A motion was made by Board Member Mehne, which was seconded by Board Member Mattox to recommend approval of the Final Plat for Lot 9A, Hillcrest Addition, a Replat of Lot 9, Hillcrest Addition to the City of Alliance and Unplatted Lands in the Southeast Quarter of Section 25, Township 25 North, Range 48 West of the 6th Principal Meridian, Box Butte County, Nebraska, to the Alliance City Council finding that:

1. According to the Comprehensive Plan, this neighborhood is primarily residential and this plat contributes to that designation and does not detract from it;
2. The proposed lot makes the existing house less non-conforming by moving the north property line farther north;
3. All public utilities are already installed; and
4. All rights of way servicing the property are already dedicated to the City.

Roll call vote with the following results:

Voting Aye: Arndt, Ferguson, Mattox, Mehne, and Davis.

Voting Nay: None.

Motion Carried

Chairman Davis stated, "There being no further business to come before the Alliance Planning Commission, the meeting is adjourned at 5:39 p.m."

Wayne Davis,
Planning Commission Chairman

Katherine Conrad
Administrative Secretary

Item B

Public Hearing

Resolution PC24-01

Blight and Substandard Study
Area I

RESOLUTION PC24-01

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA:

Recitals:

a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.

b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bound by Tenth Street to the North, Mississippi to the East, East Seventh Street to the South, and Box Butte Avenue to the West, except for those areas already included in Blighted and Substandard Area “9” in the Southwest corner.

c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area I”, City of Alliance, Nebraska, dated December 6, 2023 (the “Study”).

d. The Planning Commission conducted a public hearing on March 12, 2024 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.

e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

Resolved:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.

3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

4. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on March 12, 2024

**PLANNING COMMISSION OF THE CITY
OF ALLIANCE, NEBRASKA**

ATTEST:

By: _____
Chair

By: _____
Recording Secretary



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February 15, 2024

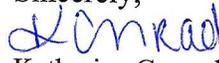
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Chairperson of Board of Commissioners
c/o Box Butte County
515 Box Butte Avenue #203
PO Box 678
Alliance, NE 69301

Re: City of Alliance Planning Commission; Notice of Public Hearing

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold public hearings at its regular meeting scheduled for Tuesday, March 12, 2024 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The City is proposing the addition of two areas. The first area to be declared substandard and blighted is generally described as the area to include land bound by Fourteenth Street to the North, Highway 87 to the East, Tenth Street to the South, and Missouri Avenue to the West, except for those areas already included in Blighted and Substandard Area "5" in the Southeast corner. The second area to be declared substandard and blighted is generally described as the area to include land bound by Tenth Street to the North, Mississippi Avenue to the East, East Seventh Street to the South, and Box Butte Avenue to the West, except for those areas already included in Blighted and Substandard Area "9" in the Southwest corner. A map of these areas and copies of the studies conducted on whether the areas are substandard and blighted can be obtained at the Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the areas are substandard and blighted as defined in the Community Development Law.

Sincerely,

Katherine Conrad
Administrative Secretary,
City of Alliance

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www.CityOfAlliance.net





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February 15, 2024

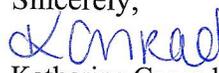
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Chairperson of Board of Directors
c/o Upper Niobrara – White Natural Resources District
430 E. 2nd Street
Chadron, NE 69337

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www.CityOfAlliance.net





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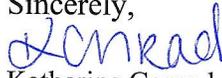
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President of Board of Education
c/o Alliance Public Schools
1604 Sweetwater Avenue
Alliance, NE 69301

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Sincerely,

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City of Alliance

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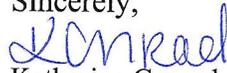
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President of Board
c/o Education Service Unit #13
4215 Avenue I
Scottsbluff, NE 69361

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Sincerely,

Katherine Conrad
Administrative Secretary,
City of Alliance

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February 15, 2024

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President of Board of Governors
c/o Western Nebraska Community College
1601 E. 27th
Scottsbluff, NE 69361

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During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the areas are substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in blue ink that reads "K Conrad".

Katherine Conrad
Administrative Secretary,
City of Alliance

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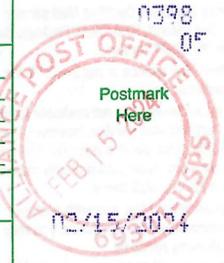
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City, State, ZIP+4® Alliance, NE 69301

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7021 2720 0002 5824 3948

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Blight and Substandard Study
Nebraska, County, 2nd County, Unplatted
Addition Areas
“Area I”
City of Alliance, Nebraska

December 6, 2023

Introduction

Background

The term “blighted and substandard” not a label placed on a neighborhood, but rather is a legal definition. Why these terms were used is unclear, but what is clear is that the designation opens the door for stimulating new development, redevelopment, and allowing developers- in fact all citizens, the ability to make significant public improvements related to their projects. The mechanism allows property owners the use of real estate property taxes (normally paid to other government agencies) for improvements including land acquisition and site preparation. Tax money can be used up to 15 years for this purpose.

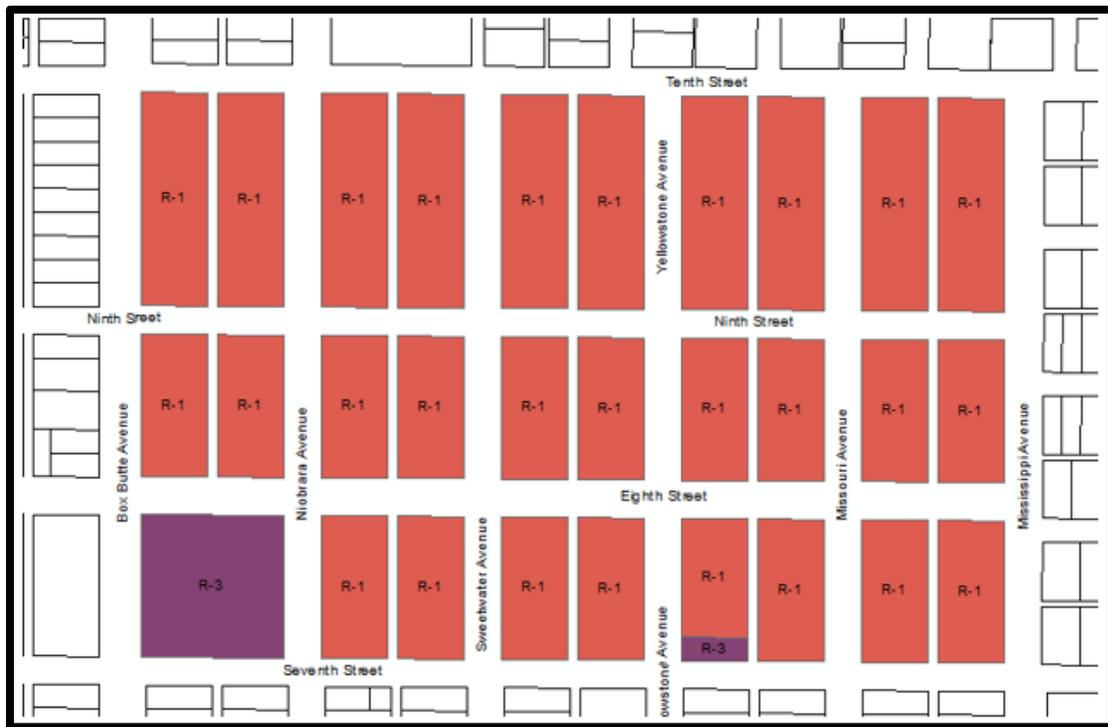
This designation allows the use of most of the new taxes generated by way of redevelopment. An owner pays the property tax but it is later “refunded” for the purpose of land acquisition, site preparation, and placing public improvements on the site. The program has worked well in Alliance with it most recently being used for the Holiday Inn Express, Scooter’s Coffee kiosk, Runza restaurant, and 385 Apartments. While the term “blighted and substandard” may seem objectionable, the results can be positive for the entire community.

The Nebraska Unicameral enacted legislation, often referred to as the “Community Development Law”, which addressed the existence of areas within communities that needed incentives to redevelop. These areas tended to be older and out of date. Oftentimes, spotty improvements have been made but the overall condition is not conducive to the expansion of existing businesses or attracting new development and investment. On its face these conditions appeared to be true of the Sheridan, Wyoming, Second, County, and Second County Addition Areas, resulting in the decision to further study if they met the criteria to be designated “blighted and substandard”.

Like other areas designated as Blighted and Substandard in the City of Alliance, certain parts of the Study Area have not kept pace with overall community standards. Portions of the area have deteriorated to a point where added incentives are needed to encourage recovery. The Community Development Law enables cities to take steps to address various forms of decline through acquisition, clearance, and disposition of property for redevelopment, or through the conservation and rehabilitation of property.

The following study examines existing conditions of land use, buildings, infrastructure, development patterns, as well as the general health and safety welfare aspects of the designated study area to the City of Alliance and its citizens in an effort to determine its eligibility for redevelopment activities. The area for analysis is generally described as the area bordered by Tenth Street to the north, Mississippi to the east, East Seventh Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area “9” in the southwest corner. A number of opportunities for redevelopment exist within this area allowing the community to overcome some of the challenges common to areas designated as blighted and substandard.

Generally, the area is residential located on long, narrow lots. Infill development is not on par with the overall community's growth and level of private investment. There appears to be an excellent opportunity to provide incentives to encourage new activity in the study area wherein market forces are either not present or adequate to spur redevelopment.



Nebraska Revised State Statutes

Nebraska's Community Development Law clearly provides guidelines for communities to address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas as well as the prevention and elimination of substandard and blighted areas. This tool is provided in Neb Rev Stat §§18-2101 to 18-2155.

The law states that there are a number of reasons an area goes beyond remedy and control *solely by the regulatory process and cannot be dealt with effectively by ordinary police powers or ordinary operation of private enterprise* without aid. Such things as overcrowding, unsafe, unsanitary conditions, inadequate planning, lack of proper light, air and open space, defective design and arrangement of buildings, faulty street layout and economically undesirable land uses are among the reasons.

The law goes on to provide the city with the ability to declare an area blighted and substandard then create a workable program to utilize private and public resources to address specific conditions to be improved. The statute provides a means for the governing body to address and develop strategies for rehabilitation and redevelopment of the community. The main substance of a workable program is an adopted redevelopment plan for the defined area based in part on an adopted comprehensive plan.

Purpose of the Study

This Blighted and Substandard study is intended to give the Community Redevelopment Authority and City Council a basis for determining the existence of blight and substandard conditions within the delineated Study Area while highlighting locations and opportunities for improvement and revitalization. The general area considered for inclusion in the Study Area is highlighted on the map on page 3 of this report. The area for analysis is generally described as the area bordered by Tenth Street to the north, Mississippi to the east, East Seventh Street to the south and Box Butte Avenue to the west, except for those areas already included in Blighted and Substandard Area "9" in the southwest corner.

The study looks at existing land-uses, platting, structures and infrastructure systems to determine whether the study area or a part thereof meets the statutory requirements for the designation as a Blighted and Substandard Area. With the growing interest and use of this valuable tool, the State of Nebraska has taken an ever-increasing interest to ensure redevelopment tools are used in accordance with state statutes, therefore it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes regarding these matters.

The findings of this study will serve to guide general redevelopment of the area, with a more intensive plan for redevelopment to be created if the area is designated as blighted and substandard. The City's most current Comprehensive Plan combined with this study should be utilized to consider appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the Community Development law. As per statute, the requirements for detailed planning beyond the Comprehensive Plan include, *but should not be limited to*:

1. Boundaries of the area, existing land use, and condition of improvements
2. A land-use plan
3. A map showing population density, land coverage, and building concentrations
4. An outline of proposed changes in ordinance, layout, or other related ordinances
5. A site plan of the area
6. A statement outlining any additional public facilities or utilities required to support new land uses after redevelopment.

If the area is designated as blighted and substandard, the City can provide financial incentives for development and redevelopment. Under the Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs or projects which improve local conditions, minimizing the negative impacts of blight and substandard conditions.

Substandard and Blight Eligibility Analysis

Alliance Designated Study Area

The City selected the designated Study Area for evaluation to be within the corporate limits. The area is primarily residential. This particular area was selected for several reasons:

1. There is a need to improve infrastructure due to substandard existing conditions.
2. There is obvious economic decline and functionally obsolete uses within the area.
3. There was the presence of blighted and substandard characteristics within the area.
4. A need was apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.
5. Other aspects which meet the definition of blighted and substandard conditions.

The City is in a position to remove negative factors and implement programs and projects to improve conditions thereby removing the blighted and substandard conditions. This not only benefits the corridor/study area but the entire community through private reinvestment and enhanced quality of life.

Substandard and Blight Conditions Definition and Explanation

Blighted and Substandard is Statutorily Defined in §18-2103 as:

(3) Blighted area means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate

an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision.

(31) Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare.

Substandard Area Designation Criteria

By statute a substandard area means one where a predominance of building or improvements (residential or nonresidential) having one or more of the following characteristics:

1. Dilapidating or deteriorated
 - a. Unacceptable standard for walls, foundation, roof, gutters, roof, surface, chimney, fire escapes, weatherizing, steps, exterior paint and site conditions. Chipping, cracks, loose components, missing pieces, sags and other signs of substandard condition all qualify for this condition.
2. Age (obsolescence)
 - a. A 40 plus year criteria was used for estimate
3. Inadequate ventilation, light, air, sanitation, or open spaces
 - a. Things like junked cars and other accumulated debris, antiquated infrastructure, unpaved parking, outdoor storage
4. Other conditions
 - a. High density population or overcrowding (census)
 - b. Other conditions which could be unsafe or unsanitary endangering life or property.
 - c. Any combination of factors conducive to poor health, disease, mortality, delinquency or crime. Any combination that is detrimental to public health, safety, morals or welfare. This may include inadequate infrastructure as well as statistical data.

Blighted Area Designation Criteria

The area designation is based on a number of criteria or indicators of substandard conditions. These are specified in the law and outlined here:

1. The presence of a substantial number of deteriorated or deteriorating structures. This takes the form of structural problems, exterior paint, cracks, chimney, site conditions, roof and similar problems with the building.
2. Existence of a defective or inadequate street layout. This includes dead ends, railroad crossings, linear downtown, narrow alleys and blind crossings.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. Such things as landlocked parcels, odd shaped lots, undersized lots and accessibility problems.
4. Unsanitary or unsafe conditions. Examples here include age and physical condition of structures, flood plain, and lack of public infrastructure, unsanitary conditions, and ventilation.
5. Deterioration of site or other improvements. Such things as off street parking, storm drainage, junk cars, dilapidated structures, debris and on-site storage are examples.
6. Diversity of ownership. This condition exists when numerous lots are needed to develop to up to date standards. Assemblage is difficult without some form of public assistance.
7. Tax or special assessment delinquency exceeding the fair value of the land.
8. Defective or unusual conditions of title. Liens, improper filings
9. Improper subdivision or obsolete platting. Examples include undersized lots, improper zoning, lot configuration, easements and accessibility are problems that often are present.
10. The existence of conditions which endanger life or property by fire or other causes. Such things as inoperative infrastructure, site access, on-site storage, secluded areas for pests to thrive, poor surface drainage, and poor street and sidewalk condition are examples.
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability. Here incompatible land uses, obsolescence and inability for a property to compete in the market place.
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - a. Unemployment in the area at least 120% of state or national average census data
 - b. The average age of residential and commercial units at least 40 years
 - c. More than half of the plotted/subdivided property has been unimproved that has been within the city for 40 years and has remained unimproved during that time
 - d. Per capita income of the area is lower than the average of the city from census data.
 - e. The area has a stable or declining population based on the last two decennial censuses.

Structural Condition

Structural conditions were evaluated using the U.S. Department of Housing and Urban Development standard definitions (highlighted in *italics* below):

No Problem

- No structural or aesthetic problems are visible

Adequate Condition

- Slight damage to porches, steps, roofs
- Slight wearing of mortar between bricks/stone/block
- Small cracks in walls or chimneys
- Cracked windows
- Lack of paint
- Slight wear on steps, doors and frames

Deteriorating Conditions

- Holes, open cracks, rotted, loose, or missing material in parts of the foundation, walls (1/2 of the wall) or roof (1/4 of the roof)
- Shaky, broken, or missing steps or railings
- Numerous missing and cracked window panes
- Rotted or loose windows or doors no longer water-proof

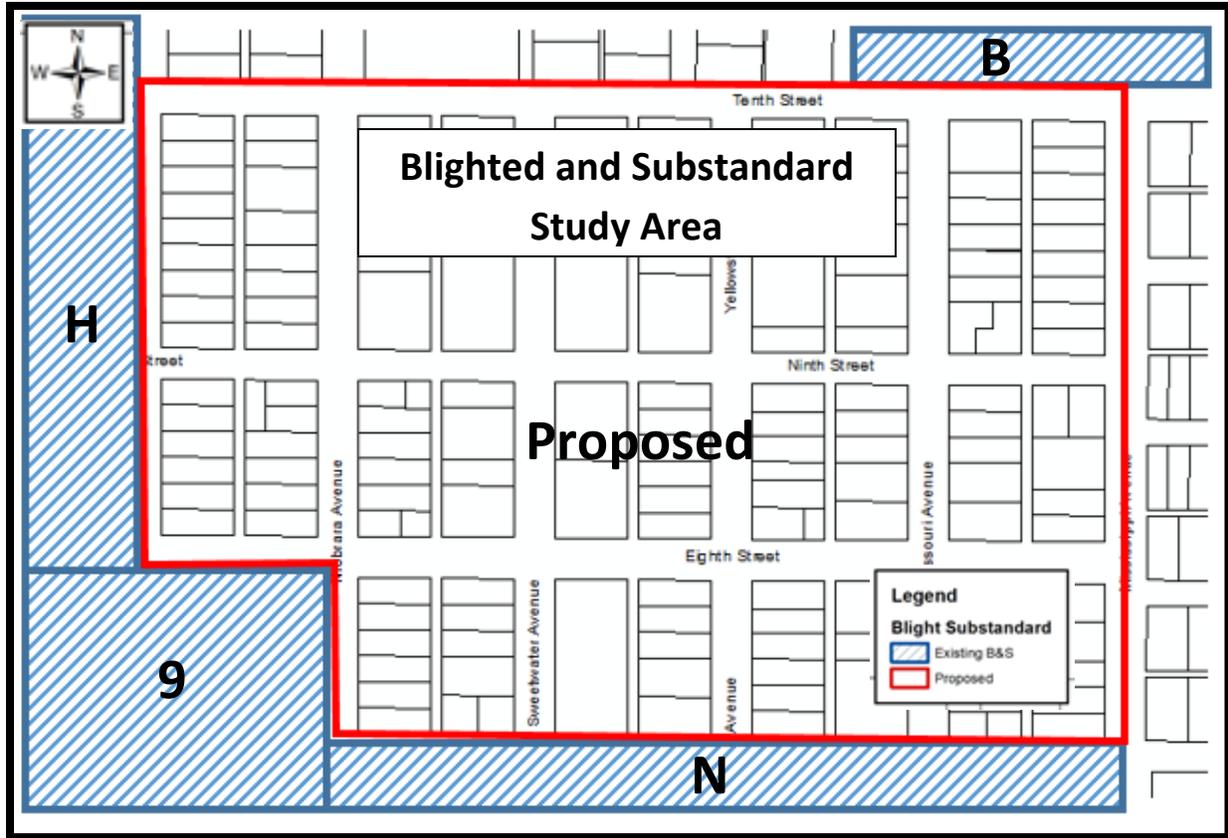
Dilapidated Condition

- Holes, open cracks, rotted, loose or missing material over a large area of the foundation, on wall or on roof
- Substantial sagging of roof, floors, or walls
- Extensive fire, flood, or storm damage
- Inadequate original construction such as building elements made of scrap materials or conversion of structures not adequate for housing.

Analysis of Study Area

Proposed Blighted Area

The following map delineates the Study Area and will by reference apply to this entire report. Solid red lines are the Study Area boundary. This Study Area's southern borders co-terminate with multiple existing Blighted and Substandard areas represented by blue hatch lines on the map.



The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 739.05 acres currently designated or under consideration as “Blighted and Substandard” or 23.59% of the City’s total acreage. The proposed additional “Blighted and Substandard” area consists of 50.19 acres. Adding this proposed area to the existing “Blighted and Substandard” area brings the total Blighted and Substandard area to 789.24 acres or 25.19% of the total area of the City of Alliance. This remains well within the allowed 35%, providing future opportunity to add more areas.

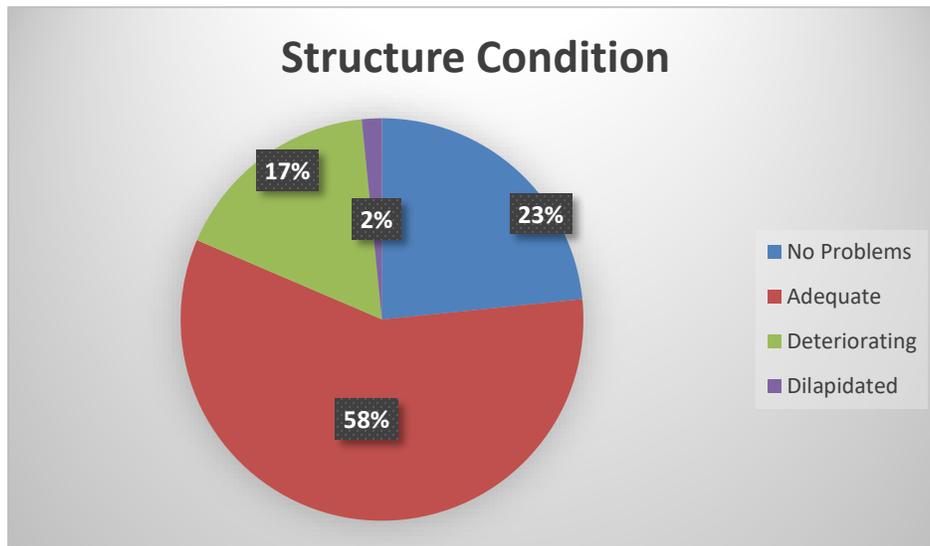
Findings and Contributing Factors

The intent of this study is to determine if the subject area has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential to develop. The field survey work was done in November of 2023. Findings support the initial impressions that the area is stagnant and that portions had declined below community standards. What follows are the factors evaluated to determine if there is sufficient presence of blight and substandard conditions within the study area to warrant designating it as blighted and substandard by reviewing building and structure conditions, infrastructure, and land use found in the area based on statutory definitions, observations and explains the identified contributing factors as set forth in Nebraska legislation.

Substantial Number of Deteriorated or Deteriorating Structures

Exterior Inspection of Buildings

There were a total of 124 structures evaluated using the Blighted and Substandard criteria as described on page 8 of this report with additional commercial and undeveloped lots. However only the primary structures were evaluated under the Blighted and Substandard definition and 12 lots had no rating associated with them due to being exempt, parkland, or commercial property. If outbuildings or other structures were present they were not included in the survey. Field surveys concluded that 29 of the structures had no problems, 72 were adequate, 21 were deteriorating, and 2 were dilapidated.



Defective or Inadequate Infrastructure

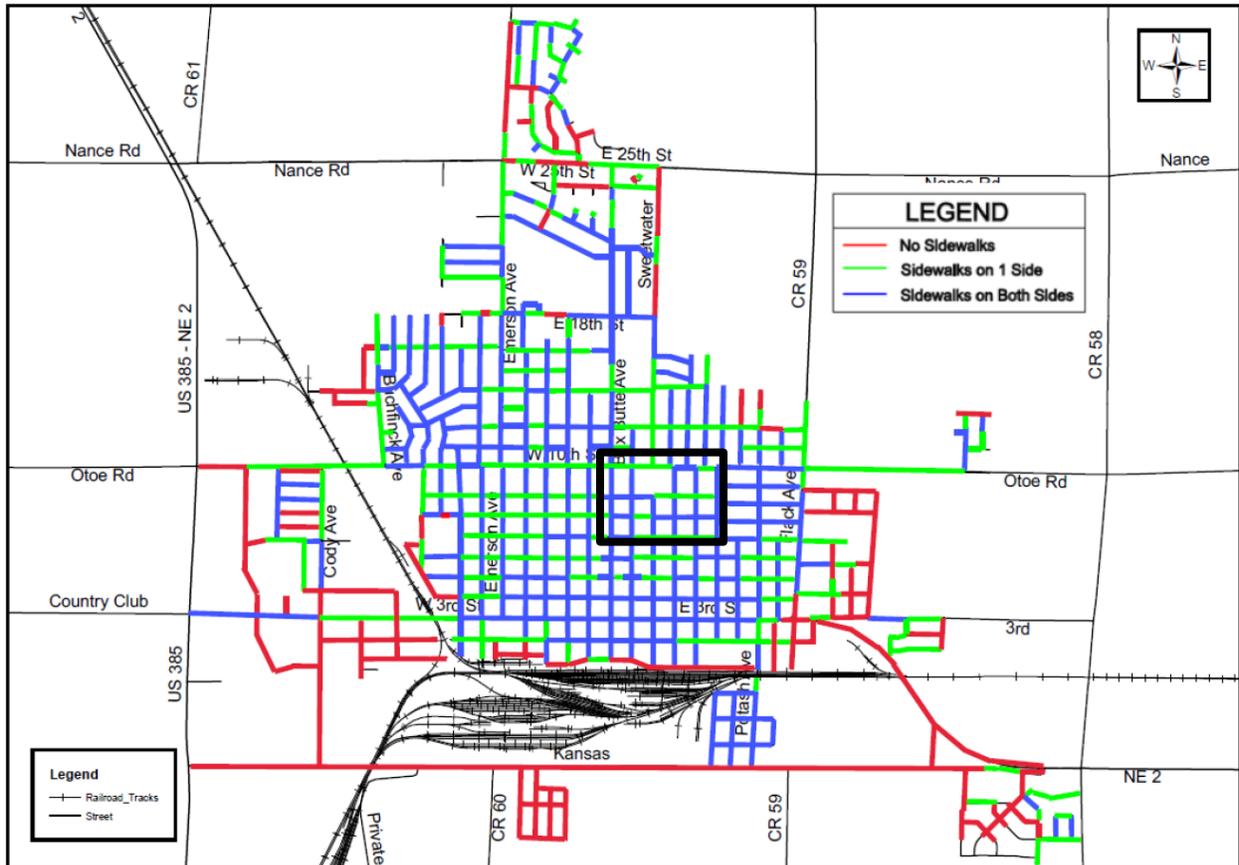
Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

Public Utilities

All utilities are available in the Study Area. Water is provided by the City in sizes ranging from 2" to 10" with some installations going back to the early 1910. The newest line was installed in 2002 and mostly installed in 1921, 1929, and 1947. Lines since 2002 are PVC material, with all other lines being cast iron pipe. Sewer lines were installed starting in 1910, with the newest line being installed in 1982, most being installed in 1940 and no mains being lined. Sewer is installed in the alleyways. Electric service is supplied to the entire area with street lighting. Storm sewer dates back to the 1940's.

Street Conditions and Accessibility

The surface condition of roads in the study area vary from excellent to poor. Utilities rely on the street ROW that has been dedicated and easements.

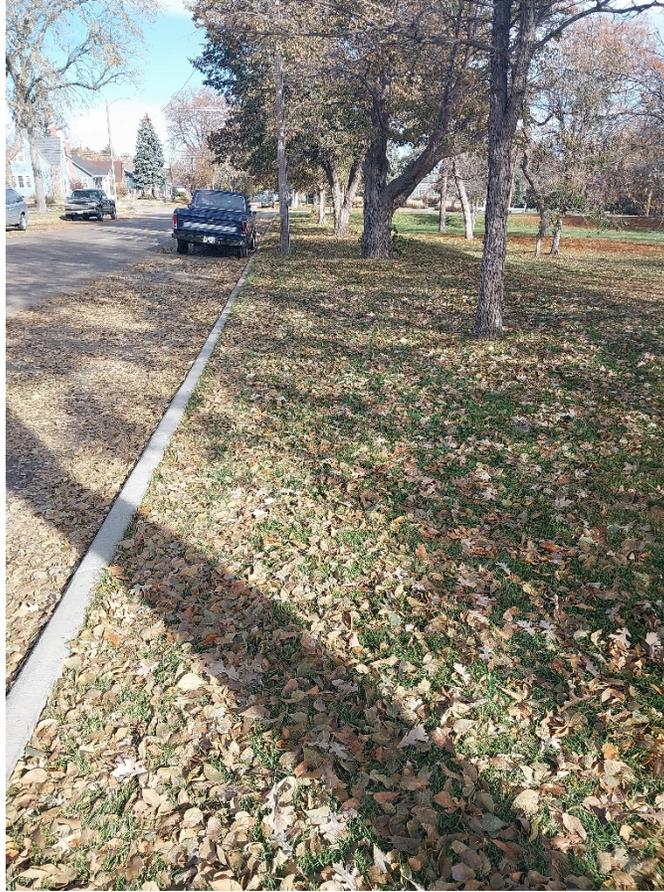


Area I exhibits several issues that need be addressed.

1. Extremely aged infrastructure
2. Majority of interior streets are in fair or poor condition, in need of new sidewalk and additional sidewalk.
3. Vacant or underutilized lots in need of development
4. Number of buildings in dilapidated or deteriorating condition



Typical Roadway Conditions



Missing Sidewalk

Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

The Study Area has been platted and has a mix of lot sizes and arrangements which have been further subdivided or arranged in such a way that they do not comply with current subdivision regulations. The existing land use is largely residential with some commercial to the east. This area is located adjacent to already-declared Blight and Substandard areas to the southeast. The lack of infill development on empty lots reflects poorly on the neighborhood.

Dilapidated and Deteriorating Structures

19% of the structures were visually found to be dilapidated or deteriorating. Dilapidated structures are visually unpleasing, present themselves as an attractive nuisance for vandalism and fire, and present a challenge to redevelopment but may also provide an opportunity as a means to redevelop.



Dilapidated home



Undeveloped Lot

Diversity of Ownership

Property ownership records shows diverse ownership among all lots, including vacant lots.

Improper Subdivision or Obsolete Platting

Improper Subdivision of Land

Most of the Study Area has been platted as long, deep lots. Single land owners would need to be contacted to inquire about residential infill development.

The Existence of Conditions Which Endanger Life or Property

Sidewalk Conditions

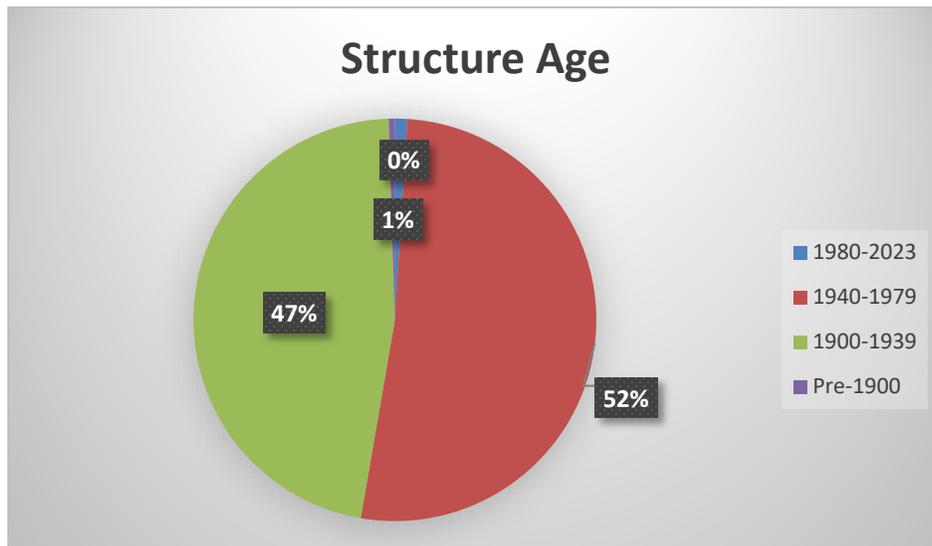
The Study Area is served by sidewalks however there are areas that are missing sidewalk. There are multiple areas where sidewalk conditions do not meet ADA minimum requirements. City code requires that sidewalks be installed as part of the development or improvement of a property unless the owner shows that there is a hardship not generally shared by other properties within the City.



Sidewalk Conditions

Structure Age

The average age of the structures in the area is 97 years. Those structures built before 1983 qualify for the 40 years and older structures designation in the State of Nebraska Blight and Substandard Statute. This area has no new structures built since 1983. Age of the structures within the designated Study Area is provided through data derived from the Box Butte County Assessor's Office, City of Alliance Community Development Permit Records, and field verification. While it was not possible to verify every structure there was an adequate sample of known ages to determine age through comparison and proximity to other like structures and appearance.



Conclusion of Blighted and Substandard Analysis

Based on this analysis the Study Area meets the criteria of both blighted and substandard conditions. The area displays the presence of criteria required for the findings of a blighted and substandard condition as defined by the State of Nebraska Legislature based on the following:

Blighted and Substandard Conditions:

- 19% of the buildings evaluated in the Study Area were deteriorating or dilapidated.
- The average age of the structures in the area is 97 years.
- The street system, including sidewalk does not meet acceptable asset management standards.
- Water, sewer, and storm sewer infrastructure is well beyond 40 years of age.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.
- Inefficient and obsolete platting exists in the area.
- Conditions exist which endanger life or property by other causes.

- Diversity of ownership is present with all of the parcels independently owned. Accumulation of parcels is not occurring.
- Conditions existing which are detrimental to the public health, safety, morals and welfare in the present condition with a majority of structures in excess of 40 years old and the population is either stable or declining.

Blighted conditions that do not appear to be present:

- There are not more than half of the platted and subdivided property that is unimproved, within the city for forty years and has remained unimproved during that time. Several of unimproved lots include parking lots or are vacant due to building demolitions.

Blighted conditions not evaluated:

- Tax or special assessment delinquency exceeding the fair value of the land.
- Defective or unusual conditions of title.
- Median Household Income below the rest of the City and unemployment more than 100% of the City average.

Substandard conditions not present:

- There did not appear to be areas of excessively high density of population and overcrowding.

Comprehensive Plan

A declaration of blighted and substandard conditions in the Study Area conforms to the City of Alliance Comprehensive Plan. The Study Area is located in an area that qualifies for this declaration. The Comprehensive Plan identifies this area as primarily residential.

Blighted and Substandard Area Declaration

Based on the findings in this report the Study Area may be declared blighted and substandard in keeping with and conforming to the Nebraska Community Development Law. This finding will make this area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be composed in a manner consistent with the City of Alliance Comprehensive Plan, latest version.

Item C

Public Hearing

Resolution PC24-02

Blight and Substandard Study
Area B

RESOLUTION PC24-02

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA:

Recitals:

a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.

b. The “Redevelopment Area” encompasses the following area in Alliance, Nebraska: The area bound by Fourteenth Street to the North, Highway 87 to the East, Tenth Street to the South, and Missouri Avenue to the West, except for those areas already included in Blighted and Substandard Area “5” in the Southeast corner.

c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area B”, City of Alliance, Nebraska, dated December 6, 2023 (the “Study”).

d. The Planning Commission conducted a public hearing on March 12, 2024 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.

e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

Resolved:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.

3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

4. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on March 12, 2024

PLANNING COMMISSION OF THE CITY OF ALLIANCE, NEBRASKA

ATTEST:

By: _____
Chair

By: _____
Recording Secretary



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February 15, 2024

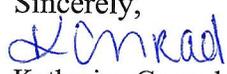
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Chairperson of Board of Commissioners
c/o Box Butte County
515 Box Butte Avenue #203
PO Box 678
Alliance, NE 69301

Re: City of Alliance Planning Commission; Notice of Public Hearing

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold public hearings at its regular meeting scheduled for Tuesday, March 12, 2024 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The City is proposing the addition of two areas. The first area to be declared substandard and blighted is generally described as the area to include land bound by Fourteenth Street to the North, Highway 87 to the East, Tenth Street to the South, and Missouri Avenue to the West, except for those areas already included in Blighted and Substandard Area "5" in the Southeast corner. The second area to be declared substandard and blighted is generally described as the area to include land bound by Tenth Street to the North, Mississippi Avenue to the East, East Seventh Street to the South, and Box Butte Avenue to the West, except for those areas already included in Blighted and Substandard Area "9" in the Southwest corner. A map of these areas and copies of the studies conducted on whether the areas are substandard and blighted can be obtained at the Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the areas are substandard and blighted as defined in the Community Development Law.

Sincerely,

Katherine Conrad
Administrative Secretary,
City of Alliance

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www.CityOfAlliance.net





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February 15, 2024

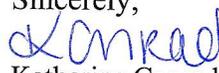
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Chairperson of Board of Directors
c/o Upper Niobrara – White Natural Resources District
430 E. 2nd Street
Chadron, NE 69337

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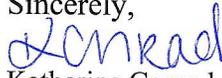
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President of Board of Education
c/o Alliance Public Schools
1604 Sweetwater Avenue
Alliance, NE 69301

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February 15, 2024

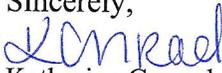
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President of Board
c/o Education Service Unit #13
4215 Avenue I
Scottsbluff, NE 69361

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February 15, 2024

Sent via Certified Mail: Return Receipt Requested

President of Board of Governors
c/o Western Nebraska Community College
1601 E. 27th
Scottsbluff, NE 69361

Re: City of Alliance Planning Commission; Notice of Public Hearing

Notice is given that the Planning Commission of the City of Alliance, Nebraska will hold public hearings at its regular meeting scheduled for Tuesday, March 12, 2024 at 5:30 p.m. in Meeting Room-C of the Alliance Learning Center, 1750 Sweetwater Avenue, Alliance, Nebraska, for the purpose of reviewing and obtaining comment on the question of whether the areas described below are substandard and blighted according to the Nebraska Community Development Law. The City is proposing the addition of two areas. The first area to be declared substandard and blighted is generally described as the area to include land bound by Fourteenth Street to the North, Highway 87 to the East, Tenth Street to the South, and Missouri Avenue to the West, except for those areas already included in Blighted and Substandard Area "5" in the Southeast corner. The second area to be declared substandard and blighted is generally described as the area to include land bound by Tenth Street to the North, Mississippi Avenue to the East, East Seventh Street to the South, and Box Butte Avenue to the West, except for those areas already included in Blighted and Substandard Area "9" in the Southwest corner. A map of these areas and copies of the studies conducted on whether the areas are substandard and blighted can be obtained at the Alliance Community Development Department, City Hall, 324 Laramie Avenue, Alliance, Nebraska during regular business hours.

During the public hearing, all interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed declaration of whether the areas are substandard and blighted as defined in the Community Development Law.

Sincerely,

A handwritten signature in blue ink that reads "K Conrad".

Katherine Conrad
Administrative Secretary,
City of Alliance

Building the Best Hometown in America®

City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400
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Blight and Substandard Study

**Wheelers Simonson, Grand Lake, DNSRT,
DNSRT 1st Addition, DNSRT 2nd Addition,
Summit Place, Undivided Addition Areas**

“Area B”

City of Alliance, Nebraska

December 6, 2023

Introduction

Background

The term “blighted and substandard” not a label placed on a neighborhood, but rather is a legal definition. Why these terms were used is unclear, but what is clear is that the designation opens the door for stimulating new development, redevelopment, and allowing developers- in fact all citizens, the ability to make significant public improvements related to their projects. The mechanism allows property owners the use of real estate property taxes (normally paid to other government agencies) for improvements including land acquisition and site preparation. Tax money can be used up to 15 years for this purpose.

This designation allows the use of most of the new taxes generated by way of redevelopment. An owner pays the property tax but it is later “refunded” for the purpose of land acquisition, site preparation, and placing public improvements on the site. The program has worked well in Alliance with it most recently being used for the Holiday Inn Express, Scooter’s Coffee kiosk, Runza restaurant, and 385 Apartments. While the term “blighted and substandard” may seem objectionable, the results can be positive for the entire community.

The Nebraska Unicameral enacted legislation, often referred to as the “Community Development Law”, which addressed the existence of areas within communities that needed incentives to redevelop. These areas tended to be older and out of date. Oftentimes, spotty improvements have been made but the overall condition is not conducive to the expansion of existing businesses or attracting new development and investment. On its face these conditions appeared to be true of the Sheridan, Wyoming, Second, County, and Second County Addition Areas, resulting in the decision to further study if they met the criteria to be designated “blighted and substandard”.

Like other areas designated as Blighted and Substandard in the City of Alliance, certain parts of the Study Area have not kept pace with overall community standards. Portions of the area have deteriorated to a point where added incentives are needed to encourage recovery. The Community Development Law enables cities to take steps to address various forms of decline through acquisition, clearance, and disposition of property for redevelopment, or through the conservation and rehabilitation of property.

The following study examines existing conditions of land use, buildings, infrastructure, development patterns, as well as the general health and safety welfare aspects of the designated study area to the City of Alliance and its citizens in an effort to determine its eligibility for redevelopment activities. The area for analysis is generally described as the area bordered by Fourteenth Street to the north, Highway 87 to the east, Tenth Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area “5” in the southeast corner. A number of opportunities for

redevelopment exist within this area allowing the community to overcome some of the challenges common to areas designated as blighted and substandard.



Generally, the area is residential located on a menagerie of lot sizes. Infill development is not on par with the overall community's growth and level of private investment. There appears to be an excellent opportunity to provide incentives to encourage new activity in the study area wherein market forces are either not present or adequate to spur redevelopment.

Nebraska Revised State Statutes

Nebraska's Community Development Law clearly provides guidelines for communities to address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas as well as the prevention and elimination of substandard and blighted areas. This tool is provided in Neb Rev Stat §§18-2101 to 18-2155.

The law states that there are a number of reasons an area goes beyond remedy and control *solely by the regulatory process and cannot be dealt with effectively by ordinary police powers or ordinary operation of private enterprise* without aid. Such things as overcrowding, unsafe, unsanitary conditions, inadequate planning, lack of proper light, air and open space, defective design and arrangement of buildings, faulty street layout and economically undesirable land uses are among the reasons.

The law goes on to provide the city with the ability to declare an area blighted and substandard then create a workable program to utilize private and public resources to address specific conditions to be improved. The statute provides a means for the governing body to address and develop strategies for rehabilitation and redevelopment of the community. The main substance of a workable program is an adopted redevelopment plan for the defined area based in part on an adopted comprehensive plan.

Purpose of the Study

This Blighted and Substandard study is intended to give the Community Redevelopment Authority and City Council a basis for determining the existence of blight and substandard conditions within the delineated Study Area while highlighting locations and opportunities for improvement and revitalization. The general area considered for inclusion in the Study Area is highlighted on the map on page 3 of this report. The area for analysis is generally described as the area bordered by Fourteenth Street to the north, Highway 87 to the east, Tenth Street to the south and Missouri Avenue to the west, except for those areas already included in Blighted and Substandard Area "5" in the southeast corner.

The study looks at existing land-uses, platting, structures and infrastructure systems to determine whether the study area or a part thereof meets the statutory requirements for the designation as a Blighted and Substandard Area. With the growing interest and use of this valuable tool, the State of Nebraska has taken an ever-increasing interest to ensure redevelopment tools are used in accordance with state statutes, therefore it is imperative the City of Alliance closely adhere to the provisions set forth in the Nebraska Revised State Statutes regarding these matters.

The findings of this study will serve to guide general redevelopment of the area, with a more intensive plan for redevelopment to be created if the area is designated as blighted and substandard. The City's most current Comprehensive Plan combined with this study should be utilized to consider appropriate land uses, strategies for improved traffic circulation, economic development activities, utilities, and other improvement in accordance with the Community Development law. As per statute, the requirements for detailed planning beyond the Comprehensive Plan include, *but should not be limited to*:

1. Boundaries of the area, existing land use, and condition of improvements
2. A land-use plan
3. A map showing population density, land coverage, and building concentrations
4. An outline of proposed changes in ordinance, layout, or other related ordinances
5. A site plan of the area
6. A statement outlining any additional public facilities or utilities required to support new land uses after redevelopment.

If the area is designated as blighted and substandard, the City can provide financial incentives for development and redevelopment. Under the Community Development Law, the city can reduce or eliminate factors impeding redevelopment and implement programs

or projects which improve local conditions, minimizing the negative impacts of blight and substandard conditions.

Substandard and Blight Eligibility Analysis

Alliance Designated Study Area

The City selected the designated Study Area for evaluation to be within the corporate limits. The area is primarily residential. This particular area was selected for several reasons:

1. There is a need to improve infrastructure due to substandard existing conditions.
2. There is obvious economic decline and functionally obsolete uses within the area.
3. There was the presence of blighted and substandard characteristics within the area.
4. A need was apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.
5. Other aspects which meet the definition of blighted and substandard conditions.

The City is in a position to remove negative factors and implement programs and projects to improve conditions thereby removing the blighted and substandard conditions. This not only benefits the corridor/study area but the entire community through private reinvestment and enhanced quality of life.

Substandard and Blight Conditions Definition and Explanation

Blighted and Substandard is Statutorily Defined in §18-2103 as:

(3) Blighted area means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the

area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision.

(31) Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare.

Substandard Area Designation Criteria

By statute a substandard area means one where a predominance of building or improvements (residential or nonresidential) having one or more of the following characteristics:

1. Dilapidating or deteriorated
 - a. Unacceptable standard for walls, foundation, roof, gutters, roof, surface, chimney, fire escapes, weatherizing, steps, exterior paint and site conditions. Chipping, cracks, loose components, missing pieces, sags and other signs of substandard condition all qualify for this condition.
2. Age (obsolescence)
 - a. A 40 plus year criteria was used for estimate
3. Inadequate ventilation, light, air, sanitation, or open spaces
 - a. Things like junked cars and other accumulated debris, antiquated infrastructure, unpaved parking, outdoor storage
4. Other conditions
 - a. High density population or overcrowding (census)
 - b. Other conditions which could be unsafe or unsanitary endangering life or property.
 - c. Any combination of factors conducive to poor health, disease, mortality, delinquency or crime. Any combination that is detrimental to public health, safety, morals or welfare. This may include inadequate infrastructure as well as statistical data.

Blighted Area Designation Criteria

The area designation is based on a number of criteria or indicators of substandard conditions. These are specified in the law and outlined here:

1. The presence of a substantial number of deteriorated or deteriorating structures. This takes the form of structural problems, exterior paint, cracks, chimney, site conditions, roof and similar problems with the building.
2. Existence of a defective or inadequate street layout. This includes dead ends, railroad crossings, linear downtown, narrow alleys and blind crossings.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. Such things as landlocked parcels, odd shaped lots, undersized lots and accessibility problems.
4. Unsanitary or unsafe conditions. Examples here include age and physical condition of structures, flood plain, and lack of public infrastructure, unsanitary conditions, and ventilation.
5. Deterioration of site or other improvements. Such things as off street parking, storm drainage, junk cars, dilapidated structures, debris and on-site storage are examples.
6. Diversity of ownership. This condition exists when numerous lots are needed to develop to up to date standards. Assemblage is difficult without some form of public assistance.
7. Tax or special assessment delinquency exceeding the fair value of the land.
8. Defective or unusual conditions of title. Liens, improper filings
9. Improper subdivision or obsolete platting. Examples include undersized lots, improper zoning, lot configuration, easements and accessibility are problems that often are present.
10. The existence of conditions which endanger life or property by fire or other causes. Such things as inoperative infrastructure, site access, on-site storage, secluded areas for pests to thrive, poor surface drainage, and poor street and sidewalk condition are examples.
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability. Here incompatible land uses, obsolescence and inability for a property to compete in the market place.
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - a. Unemployment in the area at least 120% of state or national average census data
 - b. The average age of residential and commercial units at least 40 years
 - c. More than half of the plotted/subdivided property has been unimproved that has been within the city for 40 years and has remained unimproved during that time
 - d. Per capita income of the area is lower than the average of the city from census data.
 - e. The area has a stable or declining population based on the last two decennial censuses.

Structural Condition

Structural conditions were evaluated using the U.S. Department of Housing and Urban Development standard definitions (highlighted in *italics* below):

No Problem

- No structural or aesthetic problems are visible

Adequate Condition

- Slight damage to porches, steps, roofs
- Slight wearing of mortar between bricks/stone/block
- Small cracks in walls or chimneys
- Cracked windows
- Lack of paint
- Slight wear on steps, doors and frames

Deteriorating Conditions

- Holes, open cracks, rotted, loose, or missing material in parts of the foundation, walls (1/2 of the wall) or roof (1/4 of the roof)
- Shaky, broken, or missing steps or railings
- Numerous missing and cracked window panes
- Rotted or loose windows or doors no longer water-proof

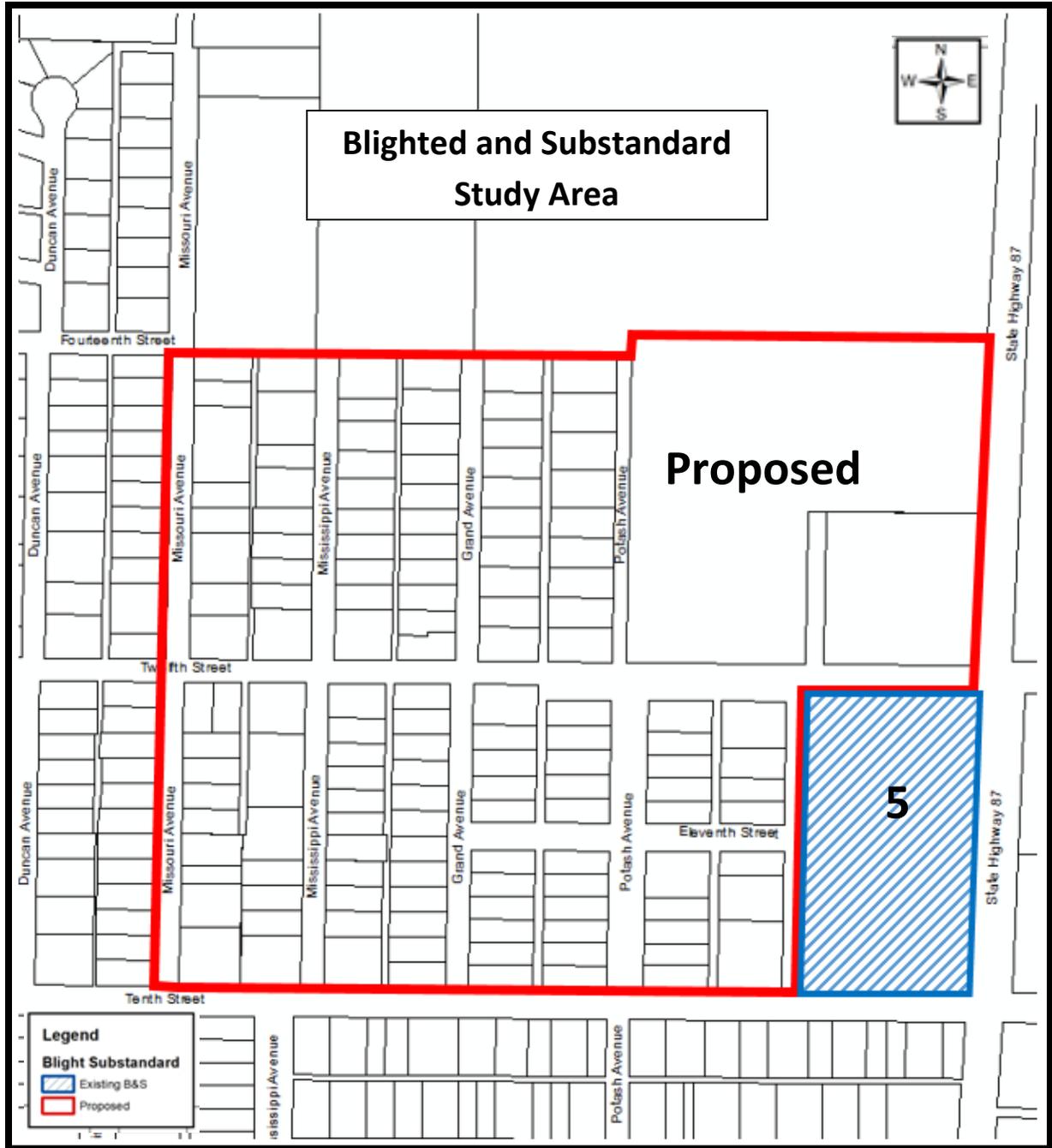
Dilapidated Condition

- Holes, open cracks, rotted, loose or missing material over a large area of the foundation, on wall or on roof
- Substantial sagging of roof, floors, or walls
- Extensive fire, flood, or storm damage
- Inadequate original construction such as building elements made of scrap materials or conversion of structures not adequate for housing.

Analysis of Study Area

Proposed Blighted Area

The following map delineates the Study Area and will by reference apply to this entire report. Solid red lines are the Study Area boundary. This Study Area's southern borders co-terminate with multiple existing Blighted and Substandard areas represented by blue hatch lines on the map.



The total acreage within the City of Alliance corporate limits is 3137 acres. Currently the city has 689.18 acres currently designated or under consideration as “Blighted and Substandard” or 22.0% of the City’s total acreage. The proposed additional “Blighted and Substandard” area consists of 49.87 acres. Adding this proposed area to the existing “Blighted and Substandard” area brings the total Blighted and Substandard area to 739.05 acres or 23.59% of the total area of the City of Alliance. This remains well within the allowed 35%, providing future opportunity to add more areas.

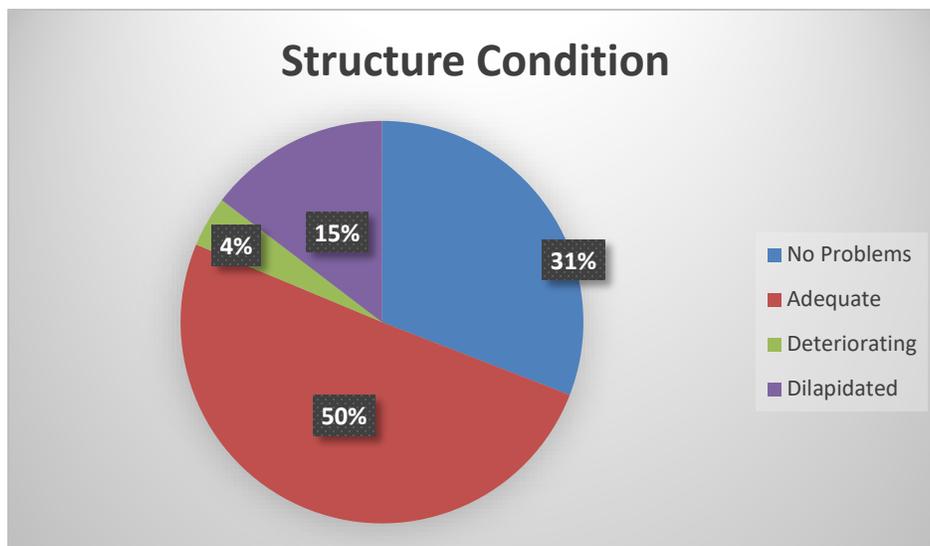
Findings and Contributing Factors

The intent of this study is to determine if the subject area has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential to develop. The field survey work was done in November of 2023. Findings support the initial impressions that the area is stagnant and that portions had declined below community standards. What follows are the factors evaluated to determine if there is sufficient presence of blight and substandard conditions within the study area to warrant designating it as blighted and substandard by reviewing building and structure conditions, infrastructure, and land use found in the area based on statutory definitions, observations and explains the identified contributing factors as set forth in Nebraska legislation.

Substantial Number of Deteriorated or Deteriorating Structures

Exterior Inspection of Buildings

There were a total of 123 structures evaluated using the Blighted and Substandard criteria as described on page 8 of this report with additional commercial and undeveloped lots. However only the primary structures were evaluated under the Blighted and Substandard definition and 9 lots had no rating associated with them. If outbuildings or other structures were present they were not included in the survey. Field surveys concluded that 38 of the structures had no problems, 62 were adequate, 5 were deteriorating, and 18 were dilapidated.



Defective or Inadequate Infrastructure

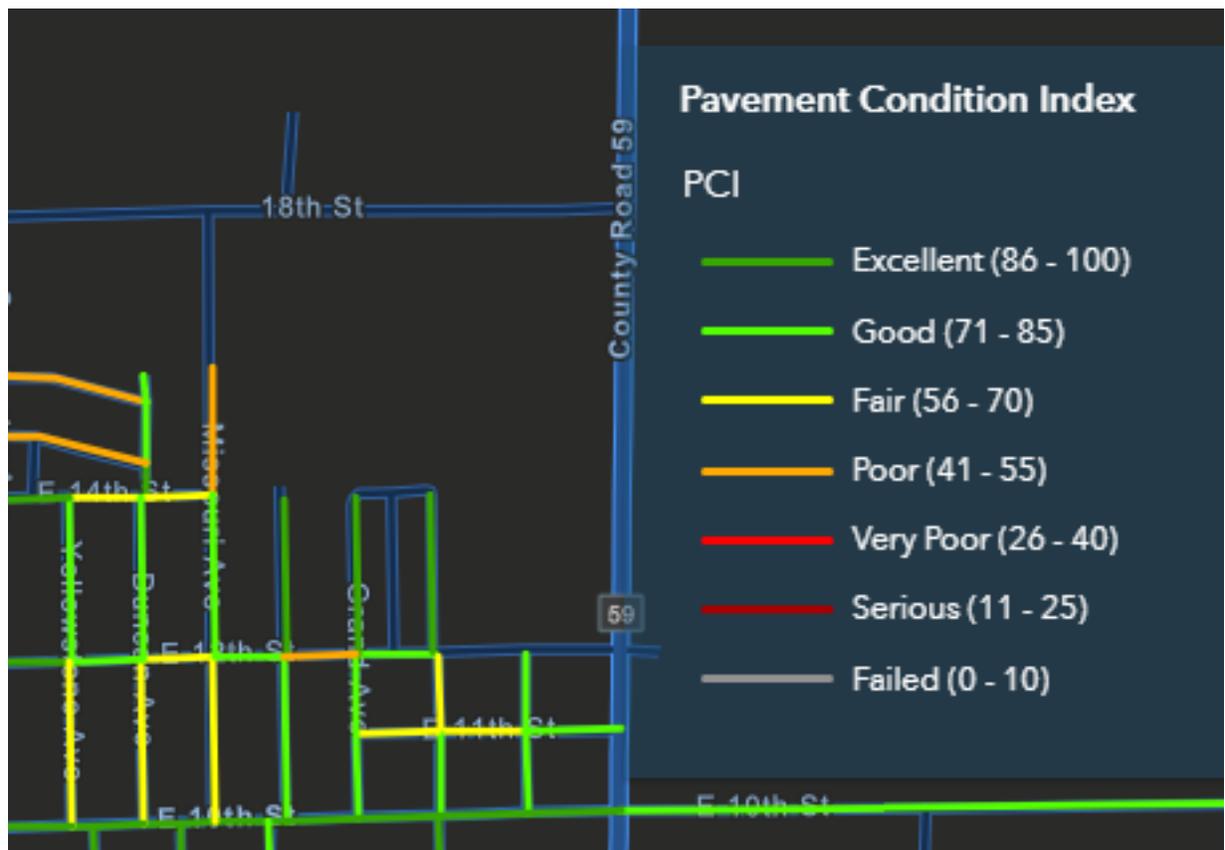
Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

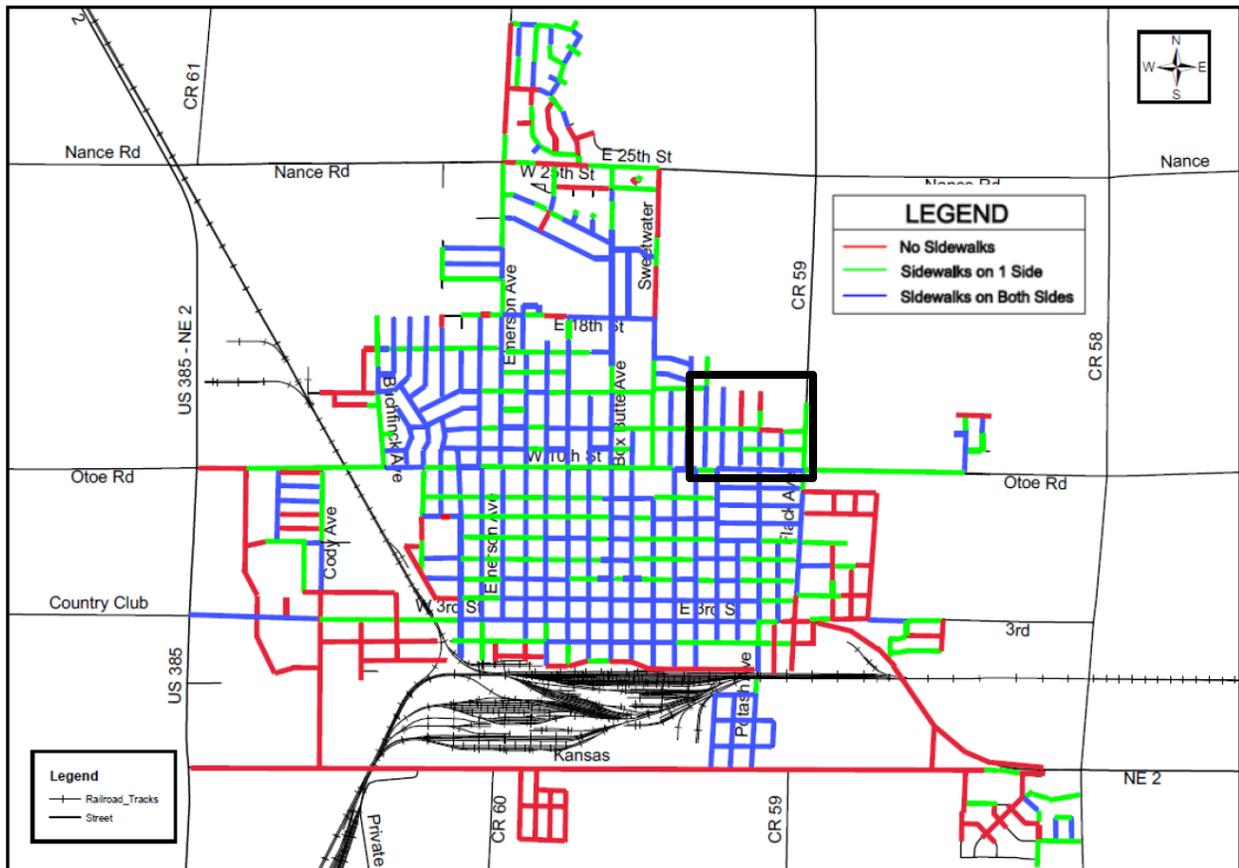
Public Utilities

All utilities are available in the Study Area. Water is provided by the City in sizes ranging from 4" to 12" with some installations going back to the early 1921. The newest line was installed in 2008. Lines since 2004 are PVC material, with all other lines being cast iron pipe. Sewer lines were installed in the late 1930's, 1940's and 1970's with no mains being lined. Sewer is installed in the alleyways. Electric service is supplied to the entire area with street lighting. Storm sewer dates back to the late 1940's and 1970's.

Street Conditions and Accessibility

The surface condition of roads in the study area vary from good to poor. Utilities rely on the street ROW that has been dedicated and easements. A portion of 12th Street is gravel. Only the western half of Potash north of 12th is paved.





Area B exhibits several issues that need to be addressed.

1. Extremely aged infrastructure
2. Majority of interior streets are in fair or poor condition, in need of new sidewalk and additional sidewalk.
3. Vacant or underutilized lots in need of development
4. Number of buildings in dilapidated or deteriorating condition



Vacant Lots



Building in need of maintenance





Typical Roadway Conditions

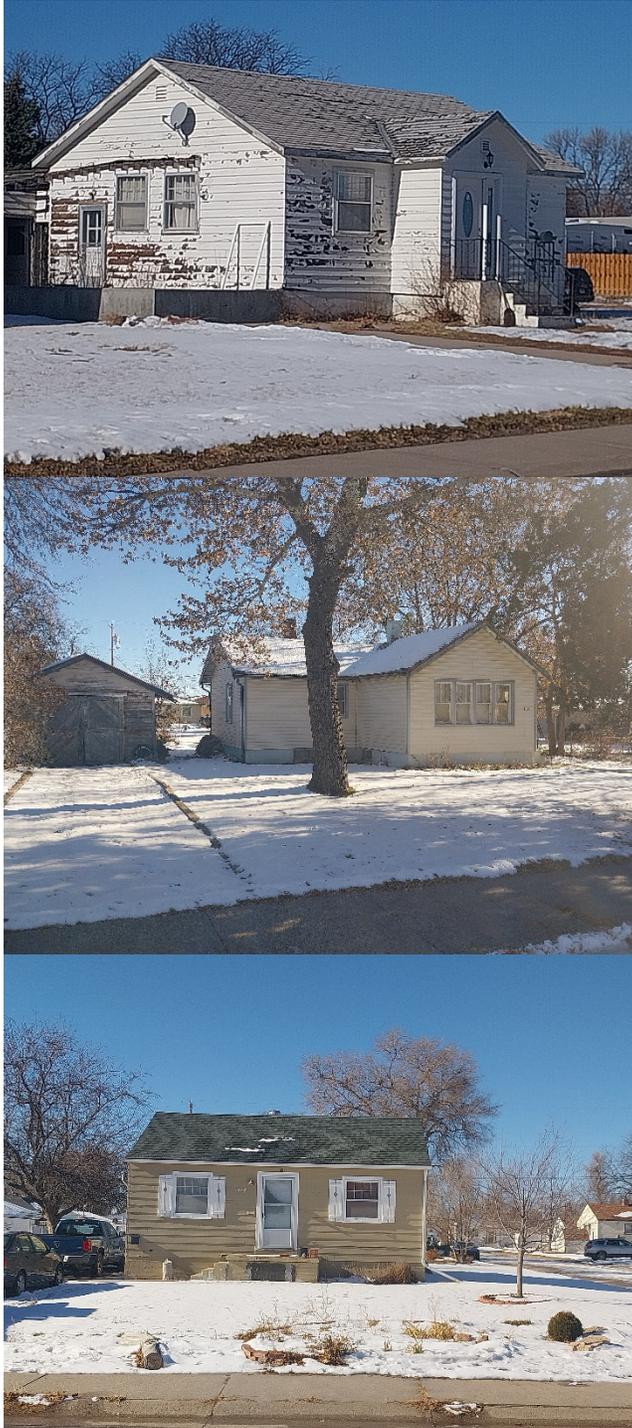
Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

The Study Area has been platted and has a mix of lot sizes and arrangements which have been further subdivided or arranged in such a way that they do not comply with current subdivision regulations. The existing land use is largely residential with some commercial to the east. This area is located adjacent to already-declared Blight and Substandard areas to the southeast. The lack of infill development on empty lots reflects poorly on the neighborhood.

Dilapidated and Deteriorating Structures

19% of the structures were visually found to be dilapidated or deteriorating. Dilapidated structures are visually unpleasing, present themselves as an attractive nuisance for vandalism and fire, and present a challenge to redevelopment but may also provide an opportunity as a means to redevelop.





Dilapidated homes

Diversity of Ownership

Property ownership records shows diverse ownership among all lots, including vacant lots.

Improper Subdivision or Obsolete Platting

Improper Subdivision of Land

Most of the Study Area has been platted as long, deep lots. Single land owners would need to be contacted to inquire about residential infill development.

The Existence of Conditions Which Endanger Life or Property

Sidewalk Conditions

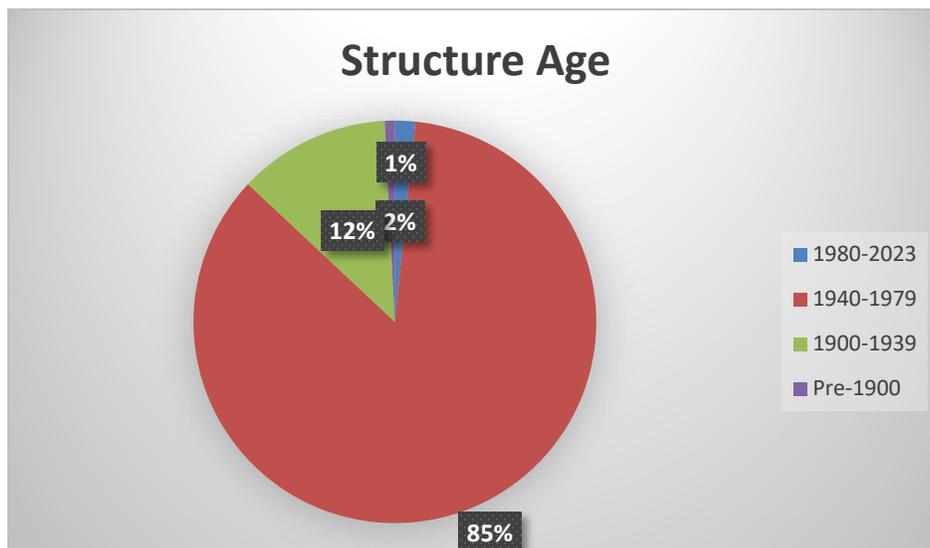
The Study Area is served by sidewalks however there are areas that are missing sidewalk. There are multiple areas where sidewalk conditions do not meet ADA minimum requirements. City code requires that sidewalks be installed as part of the development or improvement of a property unless the owner shows that there is a hardship not generally shared by other properties within the City.



Sidewalk Conditions

Structure Age

The average age of the structures in the area is 72 years, with only one non-commercial main structure constructed since 1983. Those structures built before 1983 qualify for the 40 years and older structures designation in the State of Nebraska Blight and Substandard Statute. Age of the structures within the designated Study Area is provided through data derived from the Box Butte County Assessor's Office, City of Alliance Community Development Permit Records, and field verification. While it was not possible to verify every structure there was an adequate sample of known ages to determine age through comparison and proximity to other like structures and appearance.



Conclusion of Blighted and Substandard Analysis

Based on this analysis the Study Area meets the criteria of both blighted and substandard conditions. The area displays the presence of criteria required for the findings of a blighted and substandard condition as defined by the State of Nebraska Legislature based on the following:

Blighted and Substandard Conditions:

- 19% of the buildings evaluated in the Study Area were deteriorating or dilapidated.
- The average age of the structures in the area is 72 years.
- The street system, including sidewalk does not meet acceptable asset management standards.
- The area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness.
- Inefficient and obsolete platting exists in the area.
- Conditions exist which endanger life or property by other causes.

- Diversity of ownership is present with all of the parcels independently owned. Accumulation of parcels is not occurring.
- Conditions existing which are detrimental to the public health, safety, morals and welfare in the present condition with a majority of structures in excess of 40 years old and the population is either stable or declining.

Blighted conditions that do not appear to be present:

- There are not more than half of the plotted and subdivided property that is unimproved, within the city for forty years and has remained unimproved during that time. Several of unimproved lots include parking lots or are vacant due to building demolitions.

Blighted conditions not evaluated:

- Tax or special assessment delinquency exceeding the fair value of the land.
- Defective or unusual conditions of title.
- Median Household Income below the rest of the City and unemployment more than 100% of the City average.

Substandard conditions not present:

- There did not appear to be areas of excessively high density of population and overcrowding.

Comprehensive Plan

A declaration of blighted and substandard conditions in the Study Area conforms to the City of Alliance Comprehensive Plan. The Study Area is located in an area that qualifies for this declaration. The Comprehensive Plan identifies this area as primarily residential.

Blighted and Substandard Area Declaration

Based on the findings in this report the Study Area may be declared blighted and substandard in keeping with and conforming to the Nebraska Community Development Law. This finding will make this area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be composed in a manner consistent with the City of Alliance Comprehensive Plan, latest version.

Item D

Public Hearing

Preliminary Plat

Block 7A, Syndicate Addition

Shaded Area for Office Use Only

Date Received <u>FEB 16, 2024</u>	Filing Fee - \$150.00 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Received By <u>KCDNKsd</u>
Total Acreage or Sq. Footage <u>0.88 ACRES</u>	7 Paper Copies Included? <input type="checkbox"/> Yes <input type="checkbox"/> No	Date of Public Hearing <u>MAY 12, 2024</u>
Receipt # _____	Zoning District _____	Number of Lots <u>1</u>

Has a variance, rezoning, or a conditional use permit been granted for this property? Yes No

If yes, list the case number _____

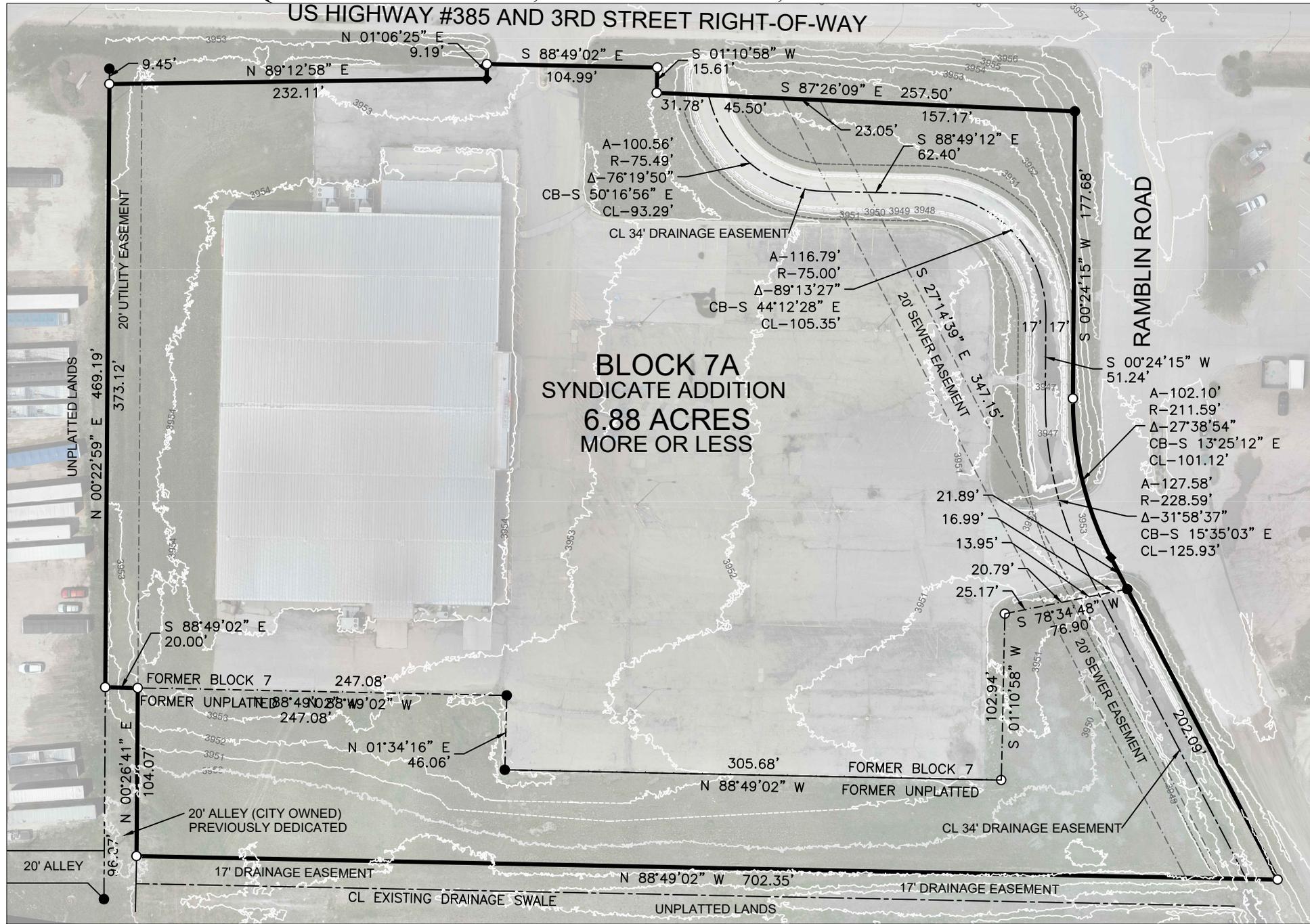
Comments: _____

CHECKLIST - (Items to be included on the Preliminary Plat)

<input type="checkbox"/> 1) 7 paper copies.	<input type="checkbox"/> 9) A legal description of the land contained within the subdivision including gross acreage.
<input type="checkbox"/> 2) Prepared by a Surveyor licensed by the State of Nebraska or engineer working with data collected by a licensed surveyor.	<input type="checkbox"/> 10) Notation of proposed use or uses of the property.
<input type="checkbox"/> 3) Scale of 1" = 100' or a scale that is easily read and reproduced.	<input type="checkbox"/> 11) Scale, north arrow, and date of preparation.
<input type="checkbox"/> 4) Sheet size of at least 8.5" X 14" but no more than 24' X 36".	<input type="checkbox"/> 12) Zoning on and adjacent to the proposed subdivision and any proposed zoning changes.
<input type="checkbox"/> 5) Contain the name of the proposed subdivision which shall be different and not confusingly similar from that of any other existing subdivision of the City previously recorded in the Box Butte County Clerk's office;	<input type="checkbox"/> 13) The outline of any existing buildings to remain on the property and their locations in relation to existing or proposed street and lot lines or any other features of importance to lot and street layout.
<input type="checkbox"/> 6) The general alignment and pattern of all proposed streets, alleys, lots, rights-of-way, proposed easements for utilities and services, and other features or areas of the proposed subdivision. Centerline profiles of proposed streets as may be required by the city manager or designee in locations where extremely level or very steep natural slopes prevail.	<input type="checkbox"/> 14) Topography of the tract shall be shown on the preliminary plat by means of contours of one-foot or two-foot intervals if the predominant ground slope within the tract is between level and ten percent grade; and five-foot intervals for predominant ground slopes within the tract over ten percent grade, all using NAVD88. The direction of surface water drainage and location of water retention facilities, if proposed, shall be shown on the preliminary plat.
<input type="checkbox"/> 7) The name, address, and telephone number of the record of owner, subdivider(s), and the person or firm preparing the preliminary plat;	<input type="checkbox"/> 15) Approximate gradients of streets.
<input type="checkbox"/> 8) The location of the boundary lines of the subdivision and its relation to established section lines or fractional section lines, or other established subdivision lines.	<input type="checkbox"/> 16) Show the names of the adjacent subdivisions and/or the owners of record of all adjacent unplatted land;

PRELIMINARY PLAT

BLOCK 7A, SYNDICATE ADDITION, A REPLAT OF BLOCK 7, SYNDICATE ADDITION, CITY OF ALLIANCE, NEBRASKA AND UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA.

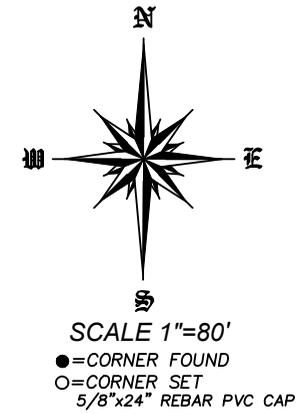


SURVEYOR NOTES:
 1) THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.

ZONING:
 ZONING FOR THIS AND ADJOINING LOTS IS C-3, HEAVY COMMERCIAL

OWNERS:
 BLOCK 7
 BLOEDORN LUMBER COMPANY
 PO BOX 1077
 TORRINGTON, WY 82240
 ATTORNEY REPRESENTATIVE
 NATHAN JAGGERS (308) 761-5550

UNPLATTED LANDS
 SYNDICATE BLOCK COMPANY
 2585 COUNTRY CLUB ROAD
 GERING, NE 69341
 DAN DICKINSON (308) 631-0828



Scale 1"=80'	Date: JUNE 1, 2023
Dwn By: SMB	REVISED:
ACCUSTAR SURVEYING	
30601 COUNTY ROAD 17 MITCHELL, NE 69357 PHONE: (308) 631-0197 CELL: (308) 631-0737	
PROJECT:	BLOCK 7A, SYNDICATE ADD BLOEDORN LUMBER COMPANY ALLIANCE, NEBRASKA
SHEET	1 OF 1



Building the Best Hometown in America ®

February 28, 2024

Alliance Public Schools
1604 Sweetwater Avenue
Alliance, NE 69301

Dear Representative of Alliance Public Schools,

The City is in receipt of applications for a Preliminary and Final Plat from the City of Alliance requesting the Preliminary and Final Plat of Block 7A, Syndicate Addition to the City of Alliance, Box Butte County, Nebraska. The Alliance Planning Commission will conduct a public hearing on March 12, 2024 at 5:30 p.m. at the Alliance Learning Center: Meeting Room C, 1750 Sweetwater Avenue, to obtain public comment on the proposed Preliminary and Final Plats.

If you have any comments, questions or an official response pertaining to the Preliminary Plat or Final Plat before the public hearing, please forward them to the City of Alliance Community Development Department office at (308)762-5400 or visit us at 324 Laramie Avenue. Our office hours are Monday-Friday 8 a.m.-5 p.m.

Sincerely,

A handwritten signature in blue ink that reads "KConrad".

Katherine Conrad
Administrative Secretary
Community Development Department

Building the Best Hometown in America®

City of Alliance ~ P.O. Box D ~ Alliance, NE 69301 ~ 308-762-5400

www.CityOfAlliance.net



**Preliminary and Final Plats
Community Development Staff Report - Brent Kusek**

Applicant: Bloedorn Lumber Company
PO Box 1077
Torrington, WY 82240

**Property
Owners:** Syndicate Block Company, LLC
2585 Country Club Rd.
Gering, NE 69341

Surveyor: Accustar Surveying
Scott Bosse
30601 County Road 17
Mitchell, NE 69357

Proposal: The request is to combine Block 7, Syndicate Addition with a 700' X 104' tract of land, more or less, located south of Block 7.

Legal Description: Block 7, Syndicate Addition to the City Of Alliance, Nebraska and Unplatted Lands Located in The Southwest Quarter Of Section 35, Township 25 North, Range 48 West Of The 6th P.M., Box Butte County, Nebraska.

Location: The proposed plat is located at 1515 West 3rd Street.

Planning Analysis:

Zoning: Both parcels are zoned C-3 Heavy Commercial. Both parcels are surrounded by C-3 Heavy Commercial zoning. No rezone is proposed or required for this plat.

Land Use: Block 7 was previously the Kmart store and the south parcel is vacant land. The lots are bordered by a convenience store and gas station to the west, fast food restaurant and vacant land to the east, vacant land to the south, and a fraternal meeting place and bar to the north. Mercantile retail sales are allowed in this zoning district.

Lot Size/Area: The proposed lot is 6.88 acres in size. There isn't a minimum lot size requirement for C-3 zoning districts.

Setbacks: The proposed plat will not change the setbacks or create any new non-conforming yards or structures. The existing building will be utilized and any new structures will need to meet the setback requirements of the C-3 zoning district.

Easements: The plat does not create any utility easements. All utilities for Block 7 are in place.

Transportation: The proposed lot is bordered by West 3rd Street to the north and Ramblin Road to the east.

Rights of Way: The plat will not create any new rights of way. The proposed lot is already serviced by existing rights of way.

Comprehensive Plan: The proposed lot is located in the West Gateway Neighborhood as identified on page Land Use 11 (LU 11) of the Comprehensive Plan. This Neighborhood is described primarily as commercial along West 3rd Street on Page LU 9 and 10. Page LU 9 states the neighborhoods commercial characteristic should to be reinforced and actions taken should not detract from its commercial nature. The proposed plat would contribute to that recommendation by allowing expanded commercial land use and not detract from it.

Public Works Elements: No public improvements are necessary to service the proposed lot. All utilities are in place.

Findings of Fact:

Findings of fact to recommend its approval may include:

- According to the Comprehensive Plan, property adjacent to West 3rd Street is primarily commercial, should remain so, and this plat contributes to that designation and does not detract from it.
- All public utilities are already installed.
- All rights of way servicing the property are already dedicated to the City.
- The Plats meet the minimum requirements of the Alliance Municipal Subdivision Code.

Findings of fact not to recommend approval may include:

- The area has not been master planned.

Staff Recommendation: That the Planning Commission recommend approval of the Preliminary and Final Plats of Block 7A, Syndicate Addition, a Replat of Lot 7, Syndicate Addition to the City of Alliance and Unplatted Lands Southwest Quarter Of Section 35, Township 25 North, Range 48 West Of The 6th P.M., Box Butte County, Nebraska.

Neighborhoods

West Gateway Neighborhood

Boundaries

The West Gateway Neighborhood is generally bound by US Highway 385 on the west, City Limits on the north, and the railroad tracks on the south and east. (Fig. LU5)

Synopsis

The West Gateway Neighborhood is best described as an eclectic mix of uses and functions. As the primary gateway into the community, the overarching theme of the area is difficult to grasp. The lack of continuity between uses and streetscape conditions detracts from the initial impression of the community. Design standards for building material, setbacks, and signage would promote more aesthetically pleasing structures and development.

Transportation

The streets and roadways of the West Gateway Neighborhood follow an inconsistent pattern. Some of the streets follow a traditional grid-like pattern, while others follow an irregular pattern. Streets and roadways in the neighborhood are generally wide, many serving as major transportation corridors within the community. The conditions of the streets are generally good.

This neighborhood has an inconsistent and unconnected sidewalk network. The neighborhood lacks continuity among setbacks along the main transportation corridors and is void of any recognizable or memorable streetscape design. The neighborhood contains 3rd Street, 10th Street, and Highway 385, which are all major transportation corridors in the community.

Residential

Housing in the West Gateway Neighborhood is mostly localized to the north-central segment of the area. Subdivisions are predominantly made up of single-family units and mobile home residential units. The condition of the manufactured homes is generally poor, while the condition of single-family units is fair to good.

In terms of diversifying housing value, the neighborhood contains housing best suited for lower incomes, but also contains some middle-income housing stock. The general age of housing units within the district is 40 years for single-family dwellings. Mobile homes are currently being replaced by the park owner however this does not encompass all the houses in the park.

Residential density is higher than other neighborhoods because of the close proximity of the mobile homes to each other compared to typical single-family construction housing.

Commercial

Retail and commercial uses are primarily concentrated along 3rd Street and Highway 385. In the west portion of this neighborhood, there are large tracts of vacant land that serve as transition areas between uses and functions. There is a clear delineation between uses, mostly due to lack of development in select areas.

Industrial

The neighborhood also possesses a variety of industrial uses that were outside the community in the past. As the City grew west towards Highway 385, commercial land uses adjacent to the highway grew around the industrial

uses and they now detract from the overall image of the community.

Landmarks and Activity Centers

Hal Murray Softball Complex and the Lions Park are located in this neighborhood as well as the primary entrance to the City from the Heartland Expressway.

Vacant Land

There is approximately 168 acres of vacant land located in the West Gateway Neighborhood. Most of it is located behind the strip development along West 3rd Street and US Highway 385. The development and land subdivision pattern adjacent to these streets is irregular and makes development adjacent to and behind these strip developments difficult.

Land Use Conflicts

The West Gateway Neighborhood was once located at the western edge of the City. As such, there were many industrial uses that would be considered inappropriate adjacent to gateway streets within City limits. At one time there were four salvage yards in this neighborhood but only one is left. As the City grew around these land uses they were slowly redeveloped into commercial land use. There also exists the opportunity for intrusion of commercial land use in to residential areas.

Future Land Use

The current zoning map should be changed to reflect the commercial nature of the property adjacent to West 3rd Street. The land uses along the north side of 3rd Street are permitted by the commercial zoning but still remain zoned industrial. The

Neighborhoods

industrial land uses that exist adjacent to residential zoning and West 3rd street should be shielded from the less intense land uses and rights of way.

Neighborhood Goals

Residential: The City should pursue declaring more of the West Gateway as Blighted and Substandard to allow for Tax Increment Financing and pursue grant funding for workforce housing. There are 7 vacant lots adjacent to Cody Avenue zoned for single family residential and a block between Cody Avenue and the Softball Complex that is zoned for multifamily residential.

Commercial: The proposed land use in the West Gateway Neighborhood, particularly adjacent to highways, is commercial. There are some commercial land uses that have taken the place of industrial uses but the zoning remained unchanged. The zoning north of 3rd Street should be changed to Commercial to prevent the land uses from reverting to heavy industrial. A significant portion of the commercial property in the West Gateway is already blighted and substandard.

Industrial: Some of the historic industrial land uses still exist in the West Gateway Neighborhood. The commercial development that followed the increase in

traffic along Highway 2 and US 385 grew around the industrial land uses and in many instances replaced it.

Extra care should be taken to keep the industrial land uses from interfering with the commercial and residential land uses. Landscaping requirements should be considered along the West 3rd Street corridor to soften the image of the remaining industrial land uses and the heavy commercial land uses.

Transportation: The West Gateway Neighborhood is not well connected with sidewalks. The residential areas in the north are not connected via sidewalk to the commercial areas along West 3rd Street. This is due to a lack of sidewalk along vacant lots and lots that were developed but no sidewalk was installed. The sidewalks in the mobile home park are not compliant with current City code or accessibility code. They lack ramps at intersections and are only 2.5 feet wide. Options to improve these sidewalks could include grants and assessments to repave them to meet code.

The City should plan to extend the trail system from Central Park to Lions Park as this could add Emerson Elementary School, Jaycees Park, the Lions Park, and the Softball Complex to the trail system and make the West Gateway Neighborhood

more accessible to the rest of the community via sidewalk.

The streets in this neighborhood range from very good to poor. There is a large number of gravel streets south of West 3rd Street and the streets in the mobile home park are beginning to exhibit large fissures in the pavement. West 4th Street provides access to the softball complex but is paved with asphalt fines, lacks curb and gutter, and regularly has large holes in the roadway.

Code Enforcement: This area would benefit greatly from an increase in code enforcement. As the primary gateway to the community from the Heartland Expressway this area provides visitors and potential developers with their first impression of Alliance.

The City of Alliance should consider gateway design regulations on signage, landscaping, setbacks, and streetscapes to ensure a more positive "first impression" of the community. This could be an overlay zone for properties developed within a certain distance from the gateway or the arterial street. Care should be taken to adopt a code that improves the appearance of new development or redevelopment that doesn't deter the project from happening.

Neighborhoods

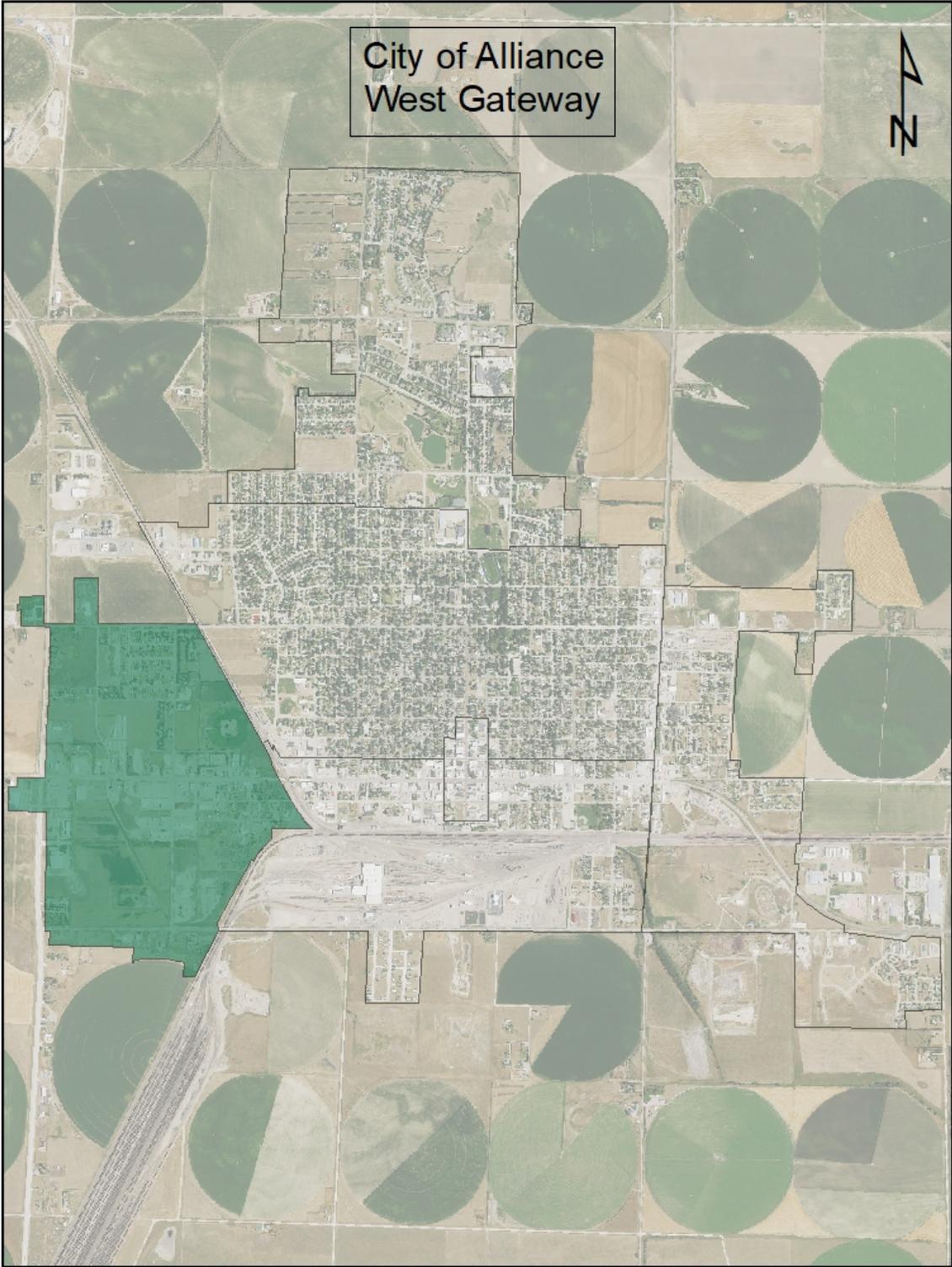


Fig. LU5

Item E

Public Hearing

Final Plat

Block 7A, Syndicate Addition

Application for Final Plat



City of Alliance
 Community Development Department
 P.O. Box D – 324 Laramie Avenue
 Alliance, NE 69301
 308-762-5400 / Fax 308-762-7848

Building the Best Hometown in America®

Name of Applicant Bloedorn Lumber Company - Alliance		Daytime Phone # (307) 532-2424	
Address PO Box 1077	City Torrington	State / Zip WY/82240	
Name of Property Owner <i>(Owner of Record ONLY)</i> Bloedorn Lumber Company - Alliance		Daytime Phone # (612)805-6969	
Address PO Box 1077	City Torrington	State / Zip WY/82240	
Name of Property Owner <i>(Owner of Record ONLY)</i>		Daytime Phone # (308)631-0828	
Address 2585 Country Club Road	City Gering	State / Zip NE/69341	
Reason for requesting a Final Plat	Increase Block Size for future development/commercial expansion <hr/> <hr/>		
The applicant hereby consents to the provisions of Chapter 107 of the Alliance Municipal Code. A summary of the submittal requirements has been included on the final pages of this application. To ensure timely processing, please make sure that all required material has been submitted with the application and all necessary information is shown on the Final Plat.			
Signatures:			
 Applicant <u>BLO Secretary</u> Date <u>2/16/21</u>		 Owner of Record <u>BLO Secretary</u> Date <u>2/16/21</u>	
_____ Applicant	_____ Date	_____ Owner of Record	_____ Date

Shaded Area for Office Use Only

Date Received <u>Feb 16, 2024</u>	Filing Fee - \$150.00 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Received By <u>KCONRAD</u>
Total Acreage or Sq. Footage <u>10.88 Acres</u>	Mylar / 7 Paper Copies Included? <input type="checkbox"/> Yes <input type="checkbox"/> No	Date of Public Hearing <u>Mar 12, 2024</u>
Receipt # _____	Zoning District _____	Number of Lots <u>1</u>

Has a variance, rezoning, or a conditional use permit been granted for this property? Yes No

If yes, list the case number _____

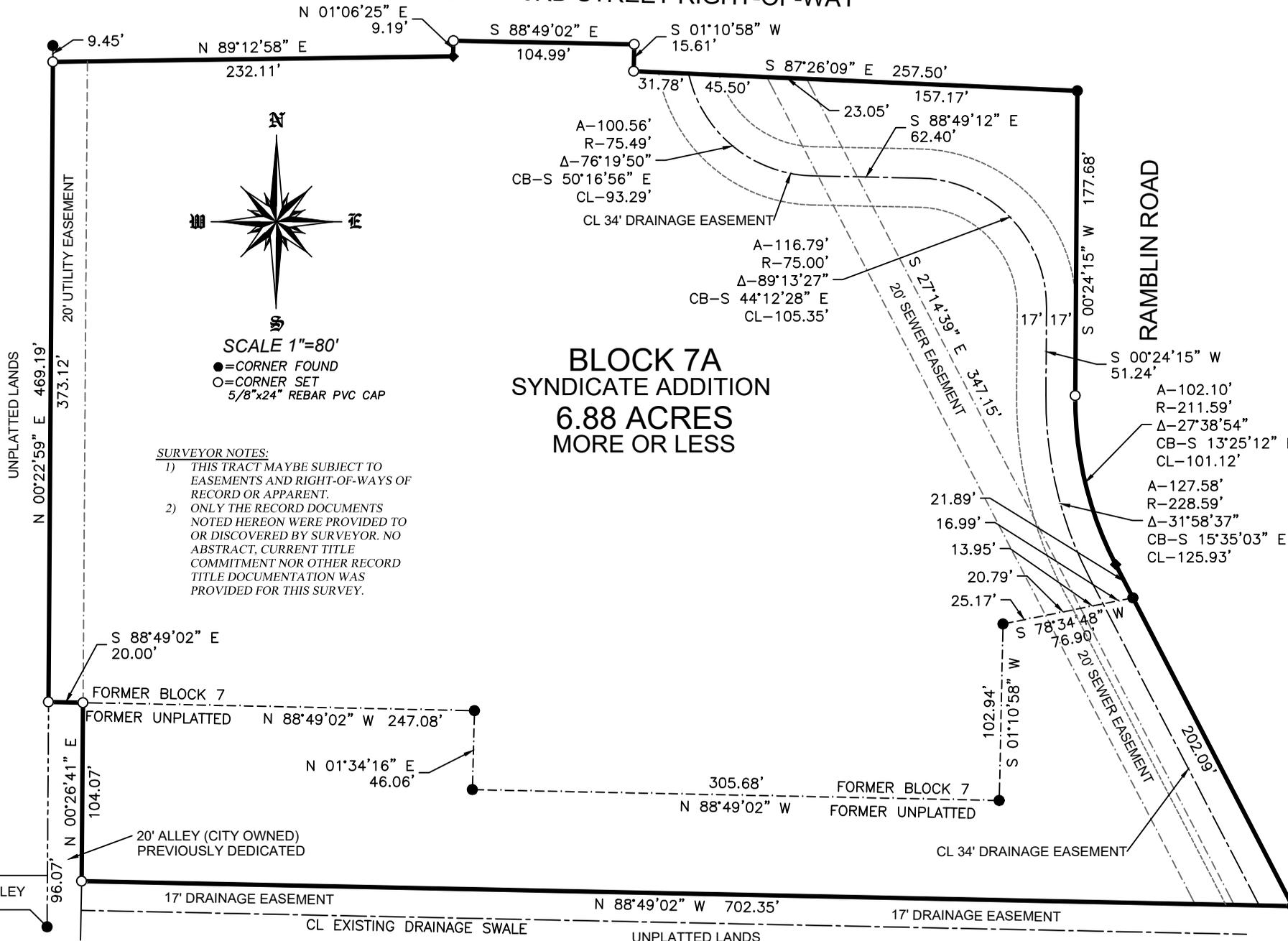
Comments: _____

CHECKLIST - (Items to be included on the Final Plat)

<input type="checkbox"/> 1) 1 Mylar and 7 paper copies.	<input type="checkbox"/> 9) Lots shall be numbered clearly. If blocks are to be numbered or lettered, these shall be shown clearly in the centre of the block.
<input type="checkbox"/> 2) Prepared by a Surveyor licensed by the State of Nebraska.	<input type="checkbox"/> 10) The exact locations, widths, and names of all streets to be dedicated.
<input type="checkbox"/> 3) Scale of 1" = 100' or a scale that is easily read and reproduced.	<input type="checkbox"/> 11) Locations and width of all easements to be dedicated and their designated purpose.
<input type="checkbox"/> 4) Sheet size of at least 8.5" X 14" but no more than 24' X 36".	<input type="checkbox"/> 12) Building lines on front and side streets in residential areas, including dimensions.
<input type="checkbox"/> 5) The name of the subdivision present on the plat.	<input type="checkbox"/> 13) Name and address of developer, surveyor making the plat, and the owners of record at the time of submittal, plus any lien or mortgage holders of record at the time of submittal.
<input type="checkbox"/> 6) Descriptive boundaries of the subdivision, based on an accurate traverse, giving angular and linear dimensions of second-order-surveying accuracy. All calculations shall be furnished showing bearings and distances of all boundary lines and lot lines and the square foot area of each lot.	<input type="checkbox"/> 14) Scale of plat (the scale to be shown graphically and in feet per inch), date, and north arrow.
<input type="checkbox"/> 7) Location of boundaries shall be shown in reference to existing official monuments or the nearest established street lines, including true angles and distances to such reference points or monuments.	<input type="checkbox"/> 15) Statement dedicating all easements, lots or tracts, streets, and other public property, properly signed and acknowledged by appropriate persons, surveyors, certification, and other language as shown on the following page.
<input type="checkbox"/> 8) Location of lots, streets, public highways, alleys, parks, and other features with accurate dimensions in feet and decimals of feet, with the length and radii and/or arcs of all curves, and with all other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points and points of curve to lot lines.	<input type="checkbox"/> 16) A Surveyors certificate stating that permanent monuments have been or shall be placed at all boundary, block, and lot corners. The certificate shall be executed by a registered land surveyor licensed in the State of Nebraska.

FINAL PLAT

BLOCK 7A, SYNDICATE ADDITION, A REPLAT OF BLOCK 7, SYNDICATE ADDITION, CITY OF ALLIANCE, NEBRASKA AND UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA.
US HIGHWAY #385 AND 3RD STREET RIGHT-OF-WAY



SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PREPARED THE PLAT FOR BLOCK 7A, SYNDICATE ADDITION, A REPLAT OF BLOCK 7, SYNDICATE ADDITION, CITY OF ALLIANCE, NEBRASKA AND UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 80 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this _____ day of _____, 2024.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR
NUMBER 603



SURVEYOR NOTES:

- 1) THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.

Scale 1"=80'
Date: JUNE 1, 2023
Dwn By SMB
REVISED:

ACCUSTAR SURVEYING
30601 COUNTY ROAD 17
MITCHELL, NE 69357
PHONE: (308) 623-0197
CELL: (308) 631-0737

PROJECT:
BLOCK 7A, SYNDICATE ADD
BLOEDORN LUMBER COMPANY
ALLIANCE, NEBRASKA

SHEET
1 OF 2

FINAL PLAT

BLOCK 7A, SYNDICATE ADDITION, A REPLAT OF BLOCK 7, SYNDICATE ADDITION, CITY OF ALLIANCE, NEBRASKA AND UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA.

OWNER'S AND DEDICATION STATEMENT:

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: BLOCK 7A, SYNDICATE ADDITION, A REPLAT OF BLOCK 7, SYNDICATE ADDITION, CITY OF ALLIANCE, NEBRASKA AND UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA.

THE FOREGOING, BLOCK 7A, SYNDICATE ADDITION, A REPLAT OF BLOCK 7, SYNDICATE ADDITION, CITY OF ALLIANCE, NEBRASKA AND UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS AND THE DEDICATION OF THE EASEMENTS, AS SHOWN, TO THE CITY OF ALLIANCE FOR THE BENEFIT AND USE OF THE PUBLIC AS SHOWN ON THE ACCOMPANYING PLAT.

DANIEL F. DICKINSON-PARTNER
SYNDICATE BLOCK COMPANY, A NEBRASKA PARTNERSHIP

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF BOX BUTTE)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY DANIEL F. DICKINSON-PARTNER, SYNDICATE BLOCK COMPANY, A NEBRASKA PARTNERSHIP, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S AND DEDICATION STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF BLOCK 7A, SYNDICATE ADDITION, A REPLAT OF BLOCK 7, SYNDICATE ADDITION, CITY OF ALLIANCE, NEBRASKA AND UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA, IS HEREBY APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF ALLIANCE, BOX BUTTE COUNTY, NEBRASKA, ON THIS _____ DAY OF _____, 2024.

CHAIRMAN

OWNER'S AND DEDICATION STATEMENT:

WE, THE UNDERSIGNED, BEING THE OWNERS OF BLOCK 7, SYNDICATE ADDITION, CITY OF ALLIANCE, NEBRASKA AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: BLOCK 7A, SYNDICATE ADDITION, A REPLAT OF BLOCK 7, SYNDICATE ADDITION, CITY OF ALLIANCE, NEBRASKA AND UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA.

THE FOREGOING, BLOCK 7A, SYNDICATE ADDITION, A REPLAT OF BLOCK 7, SYNDICATE ADDITION, CITY OF ALLIANCE, NEBRASKA AND UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS AND THE DEDICATION OF THE EASEMENTS, AS SHOWN, TO THE CITY OF ALLIANCE FOR THE BENEFIT AND USE OF THE PUBLIC AS SHOWN ON THE ACCOMPANYING PLAT.

BRENT BEARSON-OFFICER
BLOEDORN LUMBER COMPANY

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF BOX BUTTE)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY BRENT BEARSON-OFFICER, BLOEDORN LUMBER COMPANY TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S AND DEDICATION STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF BLOCK 7A, SYNDICATE ADDITION, A REPLAT OF BLOCK 7, SYNDICATE ADDITION, CITY OF ALLIANCE, NEBRASKA AND UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA, IS HEREBY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ALLIANCE, BOX BUTTE COUNTY, NEBRASKA, BY ORDINANCE NO. _____, DATED THIS _____ DAY OF _____, 2024.

EARL JONES, MAYOR

ATTEST: _____
SHELBI C. PITT, CITY CLERK

Scale 1"=80'

Date: JUNE 1, 2023

Dwn By SMB

REVISED:

ACCUSTAR SURVEYING

30601 COUNTY ROAD 17
MITCHELL, NE 69357
PHONE: (308) 623-0197
CELL: (308) 631-0737

PROJECT:
BLOCK 7A, SYNDICATE ADD
BLOEDORN LUMBER COMPANY
ALLIANCE, NEBRASKA

**SHEET
2 OF 2**