

**ALLIANCE, NEBRASKA  
PLANNING COMMISSION MEETING  
Alliance Learning Center- Meeting Room C  
1750 Sweetwater Avenue  
November 11, 2025- 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- August 12, 2025**

**B. Resolution PC25-012 – Public Hearing  
Blight and Substandard Study “Area O”**

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

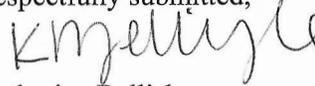
Now is the date, time, and place to act on “Area O” Blight and Substandard Study.

**C. Discussion  
Medical Marijuana Zoning**

The Planning Commission will discuss the Medical Marijuana Zoning District.

- **Adjournment.**

Respectfully submitted,



Katherine Bellisle  
Planning Commission Administrative Secretary

Item A

Approval of Meeting Minutes

August 12, 2025

## ALLIANCE PLANNING COMMISSION

REGULAR MEETING, TUESDAY AUGUST 12, 2025

The Alliance Planning Commission met at their Regular Meeting Tuesday, August 12, 2025 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 July 30, 2025. 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 August 12, 2025 Regular Meeting of the Alliance, Nebraska Planning Commission at 5:30 p.m. Present were Board Members Vickie Mattox, Clint Robinson, Owen Burnett, Rich Arndt, Evan Mehne, Scott Bolinger, Troy Strang and Wayne Davis. Also present were Community Development Director Brent Kusek and Administrative Secretary Katherine Bellisle. Absent was Board Member Nancy Reiber.

A motion was made by Board Member Mehne, which was seconded by Board Member Robinson to excuse Board Member Reiber from the August 12, 2025 meeting.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson, Mehne, Bolinger, Strang and Davis.

Voting Nay: None.

Motion Carried.

- The first item on the agenda was the review and approval of the July 8, 2025 Planning Commission Meeting minutes.

A motion was made by Board Member Mehne, which was seconded by Board Member Arndt to approve the July 8, 2025 Meeting Minutes as presented.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson, Mehne, Bolinger, Strang and Davis.

Voting Nay: None.

Motion Carried.

- The second item on the agenda was the public hearing for the “Area A” Blight and Substandard Study.

[The City of Alliance provided an “Area A” Blight and Substandard Study for the Alliance Planning Commission to review, discuss, suggest changes to the study, and make a recommendation to the Alliance City Council for approval or disapproval.

1. Resolution PC25-002;
2. Blight and Substandard Study “Area A”;
3. Staff Memo;
4. Pages from the Comprehensive Plan;
5. Notification Letters.]

Chairman Davis opened the Public Hearing at 5:32 p.m., asking anyone in favor or not in favor of the proposed study to come forward and comment.

Board Member Bolinger asked if this study included the low income housing in the Lakefield Addition. Community Development Director Kusek informed him no it does not include the low income housing.

With no further testimony offered, Chairman Davis closed the Public Hearing at 5:33 p.m.

A motion was made by Board Member Mehne, which was seconded by Board Member Mattox to recommend approval of PC25-002 to the Alliance City Council.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson, Mehne, Bolinger, Strang and Davis.

Voting Nay: None.

Motion Carried.

- The third item on the agenda was the public hearing for the “Area B” Blight and Substandard Study.

[The City of Alliance provided an “Area B” Blight and Substandard Study for the Alliance Planning Commission to review, discuss, suggest changes to the study, and make a recommendation to the Alliance City Council for approval or disapproval.

1. Resolution PC25-003;
2. Blight and Substandard Study “Area B”;
3. Staff Memo;
4. Pages from the Comprehensive Plan;
5. Notification Letters.]

Chairman Davis opened the Public Hearing at 5:35 p.m., asking anyone in favor or not in favor of the proposed study to come forward and comment.

Community Development Director Kusek described “Area B” to Board Members.

With no further testimony offered, Chairman Davis closed the Public Hearing at 5:35 p.m.

A motion was made by Board Member Mehne, which was seconded by Board Member Mattox to recommend approval of PC25-003 to the Alliance City Council.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson, Mehne, Bolinger, Strang and Davis.

Voting Nay: None.

Motion Carried.

- The fourth item on the agenda was the public hearing for the “Area H” Blight and Substandard Study.

[The City of Alliance provided an “Area H” Blight and Substandard Study for the Alliance Planning Commission to review, discuss, suggest changes to the study, and make a recommendation to the Alliance City Council for approval or disapproval.

1. Resolution PC25-004;
2. Blight and Substandard Study “Area H”;
3. Staff Memo;
4. Pages from the Comprehensive Plan;
5. Notification Letters.]

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

Community Development Director Kusek described “Area H” to Board Members.

With no further testimony offered, Chairman Davis closed the Public Hearing at 5:36 p.m.

A motion was made by Board Member Mehne, which was seconded by Board Member Arndt to recommend approval of PC25-004 to the Alliance City Council.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robison, Mehne, Bolinger, Strang and Davis.

Voting Nay: None.

Motion Carried.

- The fifth item on the agenda was the public hearing for the “Area I” Blight and Substandard Study.

[The City of Alliance provided an “Area I” Blight and Substandard Study for the Alliance Planning Commission to review, discuss, suggest changes to the study, and make a recommendation to the Alliance City Council for approval or disapproval.

1. Resolution PC25-005;
2. Blight and Substandard Study “Area I”;
3. Staff Memo;
4. Pages from the Comprehensive Plan;
5. Notification Letters.]

Chairman Davis opened the Public Hearing at 5:37 p.m., asking anyone in favor or not in favor of the proposed study to come forward and comment.

Community Development Director Kusek described “Area I” to Board Members.

With no further testimony offered, Chairman Davis closed the Public Hearing at 5:35 p.m.

A motion was made by Board Member Mehne, which was seconded by Board Member Mattox to recommend approval of PC25-005 to the Alliance City Council.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson, Mehne, Bolinger, Strang and Davis.

Voting Nay: None.

Motion Carried.

- The sixth item on the agenda was the public hearing for the “Area M” Blight and Substandard Study.

[The City of Alliance provided an “Area M” Blight and Substandard Study for the Alliance Planning Commission to review, discuss, suggest changes to the study, and make a recommendation to the Alliance City Council for approval or disapproval.

1. Resolution PC25-006;

2. Blight and Substandard Study “Area M”;
3. Staff Memo;
4. Pages from the Comprehensive Plan;
5. Notification Letters.]

Chairman Davis opened the Public Hearing at 5:38 p.m., asking anyone in favor or not in favor of the proposed study to come forward and comment.

Community Development Director Kusek described “Area M” to Board Members.

With no further testimony offered, Chairman Davis closed the Public Hearing at 5:39 p.m.

A motion was made by Board Member Mehne, which was seconded by Board Member Robinson to recommend approval of PC25-006 to the Alliance City Council.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson, Mehne, Bolinger, Strang and Davis.

Voting Nay: None.

Motion Carried.

- The seventh item on the agenda was the public hearing for the “Area N” Blight and Substandard Study.

[The City of Alliance provided an “Area N” Blight and Substandard Study for the Alliance Planning Commission to review, discuss, suggest changes to the study, and make a recommendation to the Alliance City Council for approval or disapproval.

1. Resolution PC25-007;
2. Blight and Substandard Study “Area N”;
3. Staff Memo;
4. Pages from the Comprehensive Plan;
5. Notification Letters.]

Chairman Davis opened the Public Hearing at 5:39 p.m., asking anyone in favor or not in favor of the proposed study to come forward and comment.

Community Development Director Kusek described “Area N” to the Board Members.

With no further testimony offered, Chairman Davis closed the Public Hearing at 5:40 p.m.

A motion was made by Board Member Mehne, which was seconded by Mattox to recommend approval of PC25-007 to the Alliance City Council.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson, Mehne, Bolinger, Strang and Davis.

Voting Nay: None.

Motion Carried.

- The eighth item on the agenda was the public hearing for the “Area E” Blight and Substandard Study.

[The City of Alliance provided an “Area E” Blight and Substandard Study for the Alliance Planning Commission to review, discuss, suggest changes to the study, and make a recommendation to the Alliance City Council for approval or disapproval.

1. Resolution PC25-008;
2. Blight and Substandard Study “Area E”;
3. Staff Memo;
4. Pages from the Comprehensive Plan;
5. Notification Letters.]

Chairman Davis opened the Public Hearing at 5:40 p.m., asking anyone in favor or not in favor of the proposed study to come forward and comment.

Community Development Director Kusek described “Area E” to the Board Members.

With no further testimony offered, Chairman Davis closed the Public Hearing at 5:41 p.m.

A motion was made by Board Member Mattox, which was seconded by Board Member Robinson to recommend approval of PC25-008 to the Alliance City Council.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson, Mehne, Bolinger, Strang and Davis.

Voting Nay: None.

Motion Carried.

- The ninth item on the agenda was the public hearing for the “Area J” Blight and Substandard Study.

[The City of Alliance provided an “Area J” Blight and Substandard Study for the Alliance Planning Commission to review, discuss, suggest changes to the study, and make a recommendation to the Alliance City Council for approval or disapproval.

1. Resolution PC25-009;
2. Blight and Substandard Study “Area J”;
3. Staff Memo;
4. Pages from the Comprehensive Plan;
5. Notification Letters.]

Chairman Davis opened the Public Hearing at 5:42 p.m., asking anyone in favor or not in favor of the proposed study to come forward and comment.

Community Development Director Kusek described “Area J” to the Board Members.

With no further testimony offered, Chairman Davis closed the Public Hearing at 5:42 p.m.

A motion was made by Board Member Mattox, which was seconded by Board Member Mehne to recommend approval of PC25-009 to the Alliance City Council.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson, Mehne, Bolinger, Strang and Davis.

Voting Nay: None.

Motion Carried.

- The tenth item on the agenda was the public hearing for the “Area P” Blight and Substandard Study.

[The City of Alliance provided an “Area P” Blight and Substandard Study for the Alliance Planning Commission to review, discuss, suggest changes to the study, and make a recommendation to the Alliance City Council for approval or disapproval.

1. Resolution PC25-010;
2. Blight and Substandard Study “Area P”;
3. Staff Memo;
4. Pages from the Comprehensive Plan;
5. Notification Letters.]

Chairman Davis opened the Public Hearing at 5:43 p.m., asking anyone in favor or not in favor of the proposed study to come forward and comment.

Community Development Director Kusek described “Area P” to the Board Members.

With no further testimony offered, Chairman Davis closed the Public Hearing at 5:43 p.m.

A motion was made by Board Member Mattox, which was seconded by Board Member Robinson to recommend approval of PC25-010 to the Alliance City Council.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson, Mehne, Bolinger, Strang and Davis.

Voting Nay: None.

Motion Carried.

- The eleventh item on the agenda was the public hearing for the “Area Q” Blight and Substandard Study.

[The City of Alliance provided an “Area Q” Blight and Substandard Study for the Alliance Planning Commission to review, discuss, suggest changes to the study, and make a recommendation to the Alliance City Council for approval or disapproval.

1. Resolution PC25-010;
2. Blight and Substandard Study “Area Q”;
3. Staff Memo;
4. Pages from the Comprehensive Plan;
5. Notification Letters.]

Chairman Davis opened the Public Hearing at 5:44 p.m., asking anyone in favor or not in favor of the proposed study to come forward and comment.

Community Development Director Kusek described “Area Q” to the Board Members.

With no further testimony offered, Chairman Davis closed the Public Hearing at 5:44 p.m.

A motion was made by Board Member Mattox, which was seconded by Board Member Arndt to recommend approval of PC25-011 to the Alliance City Council.

Roll call vote with the following results:

Voting Aye: Arndt, Burnett, Mattox, Robinson, Mehne, Bolinger, Strang and Davis.

Voting Nay: None.

Motion Carried.

- The twelfth item on the agenda was the 2025-2026 Capital Improvement Project Budget.

[The City of Alliance Staff has provided the following exhibits for the Planning Commission to review:

1. FY26 CIP Request;
2. CIP Budget Memo.]

Chairman Davis opened the Public Hearing at 5:45 p.m., asking for anyone in favor or not in favor of the proposed budget to come forward and comment.

City Manager Seth Sorensen came forward to inform Board Members of changes that were made to the budget after they were given their agenda material.

Board Member Bolinger asked about the budget line item for Central Park. City Manager Sorensen stated it was for new playground equipment by the museum.

Board Member Mattox asked what MIS/GIS stood for. Community Development Director informed her GIS stands for Geographic Information Systems. Chief Shoemaker let her know MIS stands for Management Information Systems.

Board Member Mehne stated that the Rural Rebuilds line item was the same amount in the original budget and the revised version. City Manager Sorensen let him know that he must have updated it before sending it to staff.

Board Member Bolinger asked about the asbestos on the old power plant line item. City Manager Sorensen explained why the asbestos needed to be removed whether the building was torn down or reused.

Chairman Davis stated, "There being no further business to come before the Alliance Planning Commission, the meeting is adjourned at 5:50 p.m."

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Wayne Davis,  
Planning Commission Chairman

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Katherine Bellisle  
Administrative Secretary

Item B

Public Hearing

Resolution PC25-012

Blight and Substandard  
Study “Area O”

**RESOLUTION PC25-012**

**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” generally encompasses the following area in Alliance, Nebraska: The area bordered by Seventh Street to the north, Mississippi Avenue to the east, and Blighted and Substandard Area “5” to the east and south.

c. The Planning Commission has received and reviewed the Blight & Substandard Study, “Area Q”, City of Alliance, Nebraska, dated August 5, 2025 (the “Study”).

d. The Planning Commission conducted a public hearing on November 11, 2025 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(4) and (32) 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 November 11, 2025

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

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary

# **Blight and Substandard Study**

**Nebraska, Fairview, Miller Heights,  
1<sup>st</sup> Addition Miller Heights,  
2<sup>nd</sup> Addition Miller Heights  
Addition Areas**

**“Area 0”**

**City of Alliance, Nebraska**

**August 5, 2025**

# 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 Nebraska, Fairview, Miller Heights, 1st Addition Miller Heights, 2nd Addition Miller Heights 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 Seventh Street to the north, Mississippi Avenue to the east, and Blighted and Substandard Area “5” to the east and south. 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, skinny lots with intermixed commercial indicative of not adhering to strict zoning standards. 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 can generally be described as the area bordered by Seventh Street to the north, Mississippi Avenue to the east, and Blighted and Substandard Area "5" to the east and south.

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 mostly 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 platted 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.

**(3.1)** 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

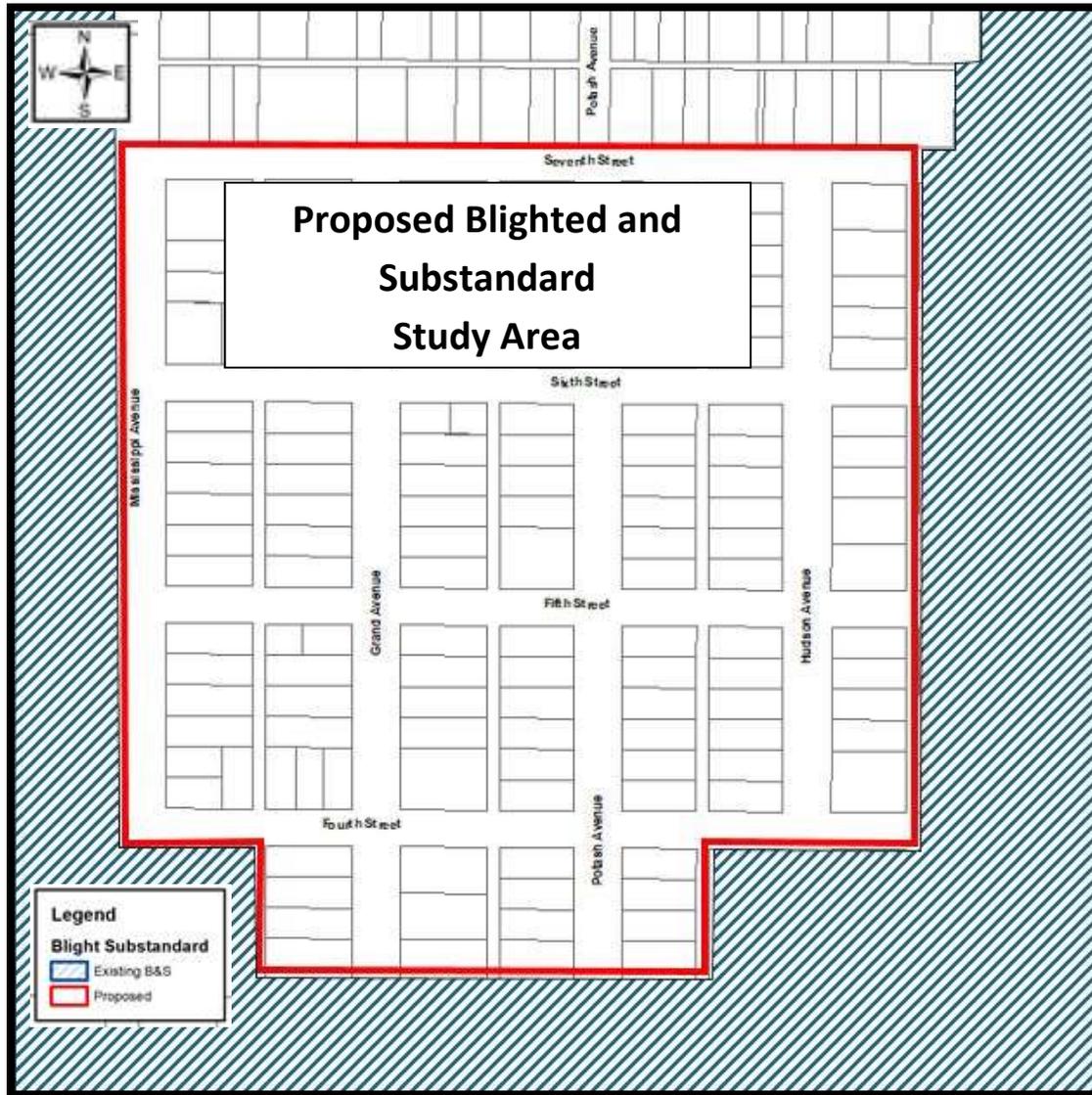
### *Dilapidated Condition*

- 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 1013.25 acres currently designated or under consideration as “Blighted and Substandard” or 32.3% of the City’s total acreage, including the approximately 31 acres in Area “O”. 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 December 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

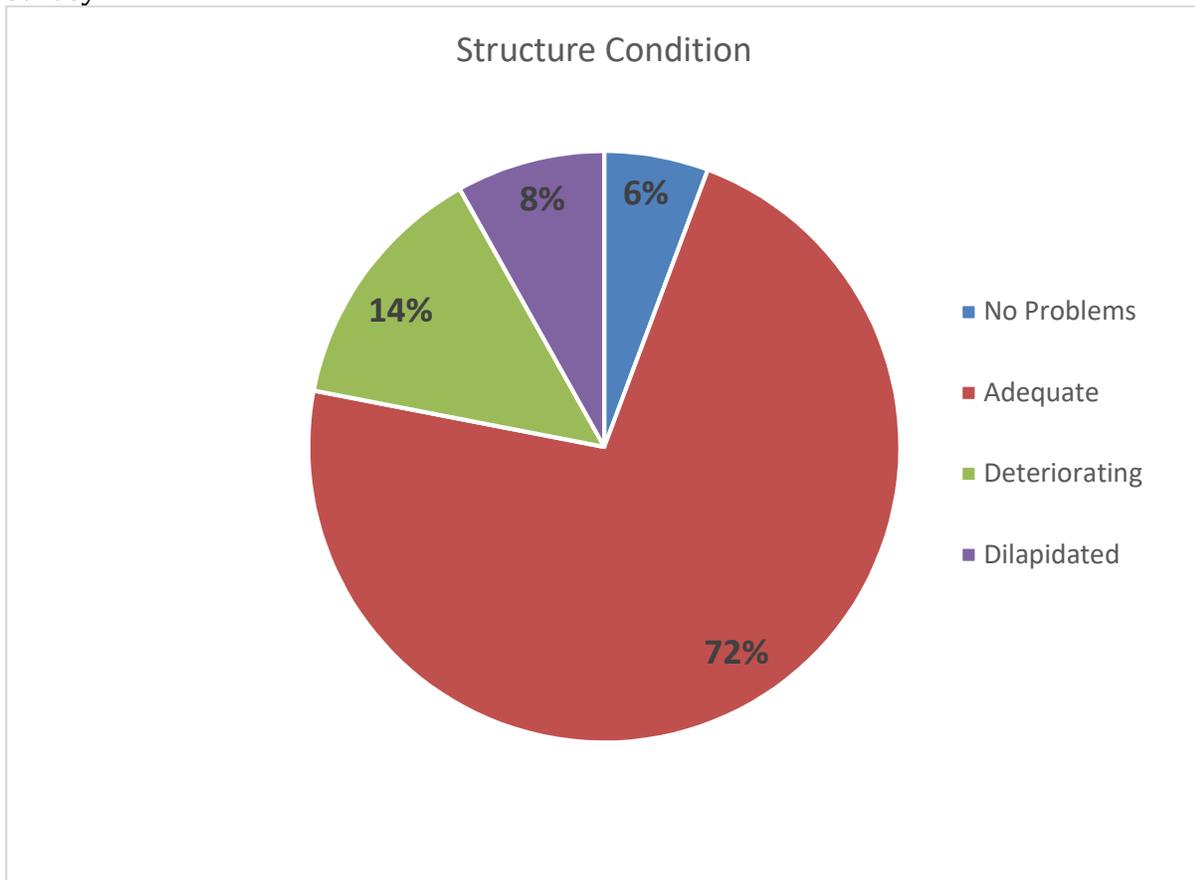
designating it as blighted and substandard by reviewing building and structure conditions, infrastructure, and land use found in the area based on statutory definitions, observations and explains the identified contributing factors as set forth in Nebraska legislation.

## Substantial Number of Deteriorated or Deteriorating Structures

### Exterior Inspection of Buildings

There are 128 lots within the study area. Residential lots, which represent the greatest majority of lots in the study area, have been used to determine the structure condition breakout shown below.

A total of 123 structures were evaluated using the Blighted and Substandard criteria as described on page 8 of this report. Commercial structures had no rating associated with them. If outbuildings or other structures were present they were not included in the survey.







Dilapidated homes, sidewalk, retaining wall

## **Defective or Inadequate Infrastructure**

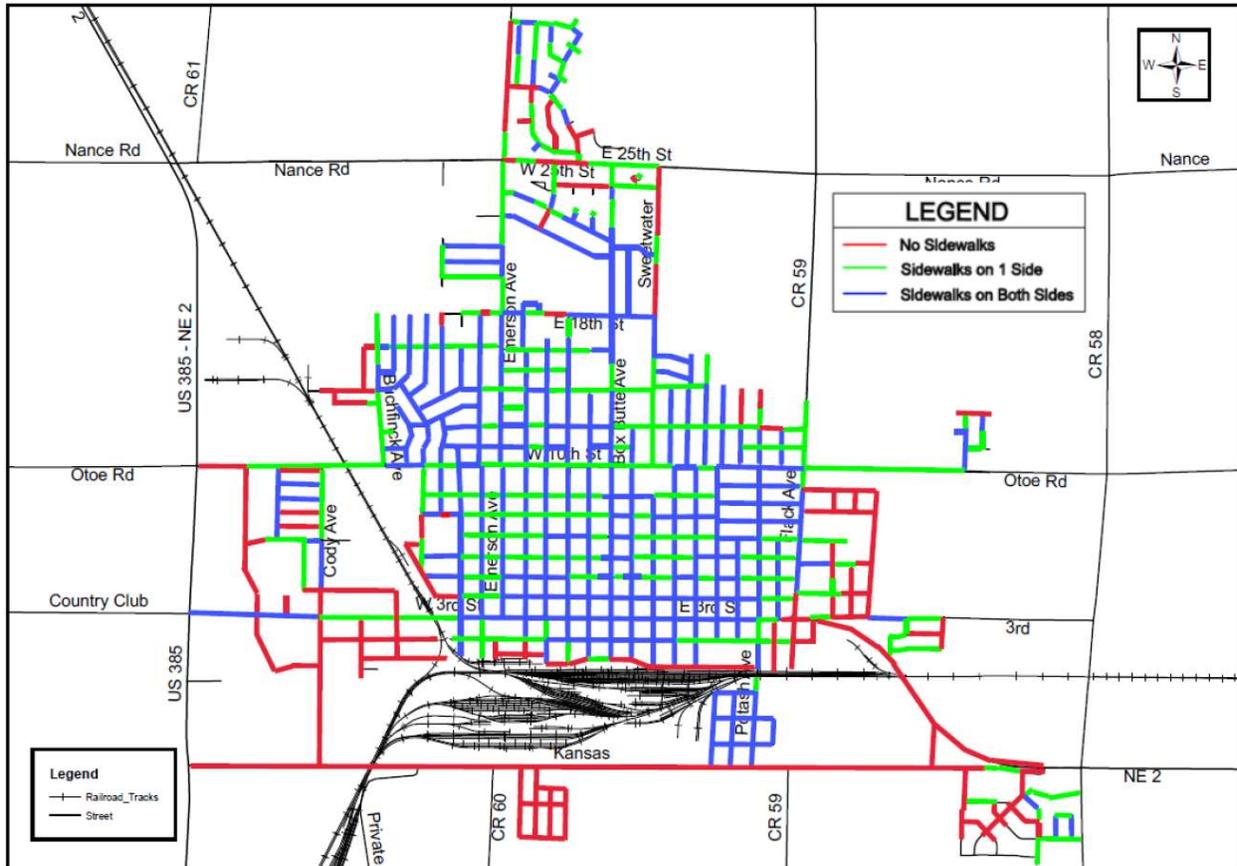
Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

### **Public Utilities**

All utilities are available in the Study Area. Sewer is provided by the City in sizes ranging from 8" to 10" with most installations approaching 100 years of age placed during original construction of the neighborhood. Water line range in size from 4" to 6" with many installed circa 1920. Electric service is supplied to the entire area with street lighting. Storm sewer infrastructure was constructed around 1949.

## Street Conditions and Accessibility

The surface condition of roads in the study area vary from good to fair. Most of the area is served by curb and gutter with sidewalk on both sides of the road.



Area O exhibits several issues that need addressed.

1. Extremely aged failed infrastructure
2. Sidewalk repair needed
3. Retaining wall replacements
4. Vacant or underutilized lots in need of development
5. Narrow lots
6. Number of buildings in dilapidated or deteriorating condition

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

The Study Area has been platted and has a mix of long, narrow lots and lots 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 residential and commercial, with several instances of spot zoning. This area is located adjacent to already-declared Blight and Substandard areas to the west. The lack of infill development on empty lots reflects poorly on the neighborhood.

## **Dilapidated and Deteriorating Structures**

22% 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.

## **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, with several inside corner lots making for smaller than normal acreage. 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**

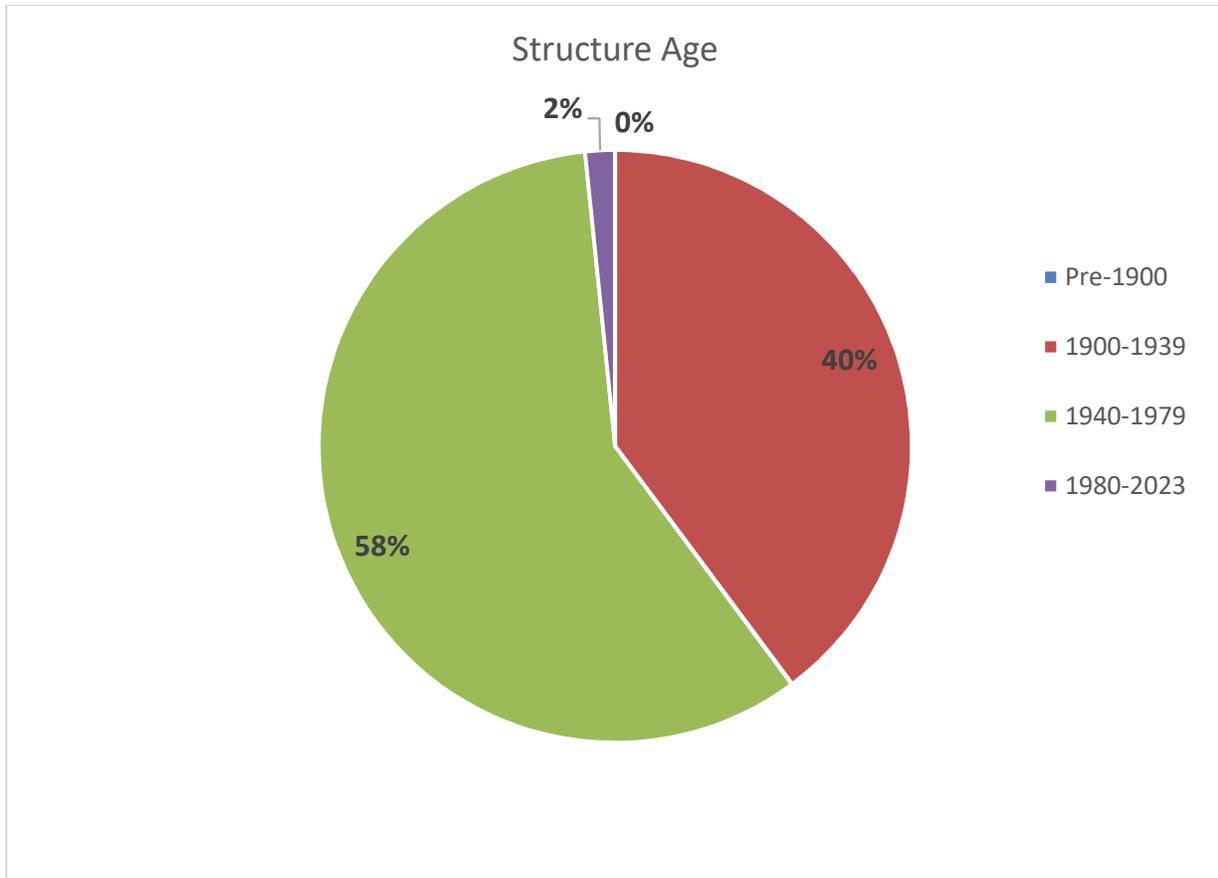
The Study Area is served by sidewalks, however there are areas that are only served on one side of the street. There are multiple areas where sidewalk conditions are impacted by the root growth of mature trees introducing tripping hazards and which do not meet ADA minimum requirements. Due to sloping conditions, several sidewalks require retaining walls which are in need of repair and replacement. 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 and Retaining Wall Condition

## Structure Age

The average age of the structures in the area is 85 years. 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. Those structures built before 1985 qualify for the 40 years and older structures designation in the State of Nebraska Blight and Substandard Statute.



## 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:**

- 22% of the buildings evaluated in the Study Area were deteriorating or dilapidated.
- The average age of the structures in the area is 85 years, with 99% surpassing the 40-year minimum required to be considered for blighted and substandard.
- The street system, including sidewalk and retaining walls, 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 and zoning 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 rarely occurring.

### **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.
- 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 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.**



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October 15, 2025

**Sent via Certified Mail: Return Receipt Requested**

Box Butte County  
c/o Chairperson of Board of Commissioners  
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 a public hearing at its regular meeting scheduled for Tuesday, November 11, 2025 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 area for analysis is generally described as the area bordered by Seventh Street to the north, Mississippi Avenue to the east, and Blighted and Substandard Area "5" to the east and south. Blighted and Substandard studies including the associated maps of these proposed areas can be obtained at the City of 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 area is substandard and blighted as defined in the Community Development Law.

Sincerely,

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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[www.CityOfAlliance.net](http://www.CityOfAlliance.net)





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October 15, 2025

**Sent via Certified Mail: Return Receipt Requested**

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

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

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Administrative Secretary,  
City of Alliance



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October 15, 2025

**Sent via Certified Mail: Return Receipt Requested**

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

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Sincerely,

A handwritten signature in black ink that reads "K Bellisle".

Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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[www.CityOfAlliance.net](http://www.CityOfAlliance.net)





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October 15, 2025

**Sent via Certified Mail: Return Receipt Requested**

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

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Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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October 15, 2025

**Sent via Certified Mail: Return Receipt Requested**

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

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

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Katherine Bellisle  
Administrative Secretary,  
City of Alliance



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[www.CityOfAlliance.net](http://www.CityOfAlliance.net)



Item C

Discussion

Medical Marijuana Zoning