

## HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, March 21, 2016 at 4:00 p.m. in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.

### AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting (March 21, 2016)
5. Notice that the Open Meetings Act is posted on the southeast wall of the City Council Chambers and that prior to this meeting a notice was placed in the Hastings Tribune on March 11, 2016 that notice was posted in three public places that each Planning Commission member received a copy of the proposed agenda and that an agenda for such meeting, kept continuously current, is available for public inspection and that said meeting is held in open session.
6. Approval of Minutes (February 15, 2016)
7. Special Order of Business
8. Unfinished Business
  - a. Continued Applications - None
  - b. Tabled Applications - None
  - c. Postponed Applications - None
  - d. Unfinished Applications - None
9. Public Hearings.
  - a. **16-006.** Conditional Use Permit – Request from Timothy R. Grothen, applicant, for a Conditional Use Permit to locate a 45,560 square foot self-contained chicken breeding building on a lease tract of approximately seven acres to be determined on the Grothen Family Farm located in the Two-Mile Extraterritorial Zoning Jurisdiction of the City of Hastings in the Southwest Quarter of Section 20, Township 8 North, Range 9 West of the Sixth Principal Meridian, Adams County, Nebraska, property zoned AG District, Agricultural. Physical location of the proposed building is on the north side of

**Planning Commission Agenda**  
**March 21, 2016**  
**Page Two**

East Lochland Road just east of the intersection of East Lochland Road and Wildflower Avenue.

10. Subdivisions

a. **16-007.** Final Subdivision Plat –

Request from Dennis Engel of Engel Construction, applicant, for the approval of a twelve lot subdivision to be known as Cimarron Meadows 9<sup>th</sup> Addition located immediately north of Cimarron Meadows 5<sup>th</sup> Addition and Cimarron Meadows 8<sup>th</sup> Addition. The property is described as a tract of land in the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6<sup>th</sup> Principal Meridian, Adams County, Nebraska, containing 6.23 acres of land, more or less. Both Sides of 38<sup>th</sup> Street from the intersection of 38<sup>th</sup> Street and Lakepark Lane east approximately 485 feet.

11. Reports

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

Adjourn

**HASTINGS PLANNING COMMISSION**  
**MINUTES**  
**February 15, 2016**

**A meeting of the Hastings Planning Commission was called to order by Chairman Keith Napier, Monday, February 15, 2016 at 4:00 p.m. in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.**

**ROLL CALL**

**STAFF**

**Mr. Gaines**  
**Mr. Stutte**  
**Mr. Hamelink**  
**Mr. Rosenberg**  
**Mr. Napier, Chairman**  
**Mr. Kully, absent**  
**Mr. Johnson**  
**Mr. Hamburger, absent**  
**Mrs. Shutt**

Mark Evans, Building Inspector  
Linda Waldron, Fire Prevention Officer  
Dave Ptak, City Attorney  
Teri Schelkopf, Recording Secretary  
Joe Patterson, City Administrator &  
Interim DS Director  
Al Meyer, Hastings Utilities  
Lance A. Lang, City Planner

It was stated that a quorum was present.

The Pledge of Allegiance was recited by all present.

The Chair asked for a motion to adopt the current agenda. It was moved by Mr. Johnson, seconded by Mr. Hamelink to adopt the current agenda.

**VOTE – 7 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Johnson**

The Chair stated that the Open Meetings Act is posted on the southeast wall of the City Council Chambers and that prior to this meeting a notice was placed in the Hastings Tribune on February 8, 2016, that notice was posted in three public places, that each Planning Commission member received a copy of the proposed agenda and that an agenda for such meeting, kept continuously current, is available for public inspection and that said meeting is held in open session.

The Chair asked for a motion to approve the minutes from the January 19, 2016, meeting. It was moved by Mr. Hamelink, seconded by Mrs. Shutt to approve the minutes as circulated. The Chair asked for any comments or changes to the minutes.

There being none, the Chair asked for the vote.

**VOTE – 7 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Johnson**

Motion carried unanimously.

The first order of special business was election of officers for 2016-2017. The Chair asked for nominations.

The Chair (Mr. Napier) asked for nominations for Chairman.

Mr. Rosenberg nominated Mr. Napier for Chairman. Seconded by Mr. Stutte.

The Chair asked for other nominations. There being none, the Chair declared himself (Mr. Napier) to continue as Chairman by acclamation.

The Chair (Mr. Napier) asked for nominations for Vice Chairman.

Mr. Hamelink nominated Mr. Rosenberg for Vice Chairman. Seconded by Mr. Stutte.

There being no further nominations for Vice Chairman, the Chair declared Mr. Rosenberg Vice Chairman by acclamation.

The Chair (Mr. Napier) asked for nominations for Member at Large.

Mr. Gaines nominated Mr. Johnson for Member at Large. There being no further nominations for Member at Large, the Chair declared Dave Johnson Member at Large by acclamation.

The first item on the agenda was request number **16-005**. Application from Luke Kliewer, applicant, for a Conditional Use Permit to operate a duplex dwelling for people in need, along with ancillary use as limited office space for the ministry, said facility to be known as "Miriam's Hope," on property zoned R-2, Mixed-Density Neighborhood District, Lots 15 through 20 inclusive, Block 2, West Side Addition, located at 1818 West B Street, Hastings, Nebraska.

The legal notice was read into the record.

The Chair declared the public hearing open.

The Chair asked for comments from Staff.

Mr. Lang stated Mr. Kliewer asked the city for the opportunity to place a ministry to help families in need. The Baptist Church had a second building on the site, zoned R-2, and the idea would be to use the duplex for residences for two families. In addition, the Kliewer's would like to use the remaining space for classroom/meeting space to meet with families or do other activities that pertain to the mission and ministry. This is specifically focused toward families with children that might otherwise have had to go to foster care. It is a multi-use building and staff decided the best way to allow this would be through a conditional use permit. Shared parking is available on the lot. Staff has not placed any conditions on this application. If the Commission feels otherwise, conditions can be added. This is in the interest of community betterment to help families in need, and a great opportunity for the applicant to move forward. Staff recommends approval of the Conditional Use Permit.

Luke Kliewer, 1227 Briggs Ave., Hastings, NE. He stated main floor would be used for classroom/meetings for counseling, and in conjunction with the State, use some of those classrooms to bring families in that need parenting classes to fulfill State requirements to get their children back.

The Chair asked if anyone else would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion on application 16-005.

Moved by Mr. Rosenberg to approve 16-005. Seconded by Mr. Gaines.

The Chair asked for further questions or discussion.

There being none, the Chair asked for the vote.

**VOTE – 7 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Johnson**

Motion carried unanimously.

The next item on the agenda was request number **16-004**. Request from the City of Hastings Engineering Department to approve the 2017-2022 One and Six Year Street Improvement Plan.

The legal notice was read into the record.

The Chair declared the public hearing open.

Dave Wacker, City Engineering, began by introducing Diane Parker, Executive Secretary for the Engineering Department and Steve Kostner, Street Superintendent.

At this time, Dave Wacker, City Engineer, gave a power point presentation of the One & Six Year Street Improvement Plan (attached to original minutes).

The Chair questioned the materials used for the new crosswalk.

Mr. Wacker stated it is a thermoplastic that is applied with heat. The company that makes it does markings in airfield applications. It is reflective at night. It appears the public is in acceptance with the application. The City of Lincoln has used some in areas of downtown. The schools would like to use it at crosswalks.

The Chair asked if anyone else would like to speak to this application.

There being none, the Chair asked for a motion to approve 16-004.

Moved by Mr. Rosenberg to approve 16-004, seconded by Mrs. Shutt.

The Chair asked for further questions or discussion.

There being none, the Chair asked for the vote.

**VOTE – 7 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Johnson**

Motion carried unanimously.

The Chair stated the ad hoc committee did meet Wednesday with Mr. Lang, Mr. Ptak and the County representatives. A plan is going forward as the committee looks at the North 281 corridor as that begins to develop.

Mr. Lang commented on the NPZA conference in Kearney on March 9-11. Discussion was had on Commissioners attending.

There being no other discussion, the Chair asked for a motion to adjourn.

Moved by Mr. Hamelink, seconded by Mr. Gaines.

The Chair asked for the vote.

**VOTE – 7 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Johnson**

Motion carried unanimously.

---

Chairman

**MEMORANDUM**  
**OFFICE OF THE CITY ENGINEER**

---

**TO:** Mayor and City Council  
Hastings Planning Commission  
Community Redevelopment Authority  
Business Improvement District  
Hastings Economic Development Corp.  
Hastings Chamber of Commerce

**DATE:** January 20, 2016

**SUBJECT:** 2017-2022 One and Six Year Street Improvement Plan

---

I am submitting a copy as recommended by this office of the proposed One and Six Year Street Improvement Plan. The Plan is scheduled to be heard by the Hastings Planning Commission on February 15, 2016 at 4:00 p.m. and by the Hastings City Council on February 22, 2016, at 5:30 p.m. Both meetings will be held at City Hall, 220 N. Hastings Avenue, Hastings, Nebraska.

Highlights of the street program completed in 2015 are summarized as follows:

- Completion of: URB-5505(4) CN 42704 Baltimore Ave-12<sup>th</sup> Street to 14<sup>th</sup> Street.
- Completion of: ENH-1(50) CN 42688
- ENH-1(51) CN 42688  
2.8 miles of Pioneer Spirit Trail
- Completion of: 13-CR-008 – Sidewalks
- Completion of: 14-CR-008 – Sidewalks
- Completion of: CDBG 14-CR-108 Resurfacing 7<sup>th</sup> Street-Elm to Showboat BLVD.
- Completion of: CDBG 14-CR-108 Resurfacing improvements – Hastings Ave-BNRR North to 3<sup>rd</sup> Street.
- Resurfacing of: Elm Ave & US Highway Intersections/Showboat Road w/Adams County.
- Resurfacing of: 12<sup>th</sup> Street-Bellevue to Marian Road.
- Resurfacing of: Adams Central Road-12<sup>th</sup> Street to North to City Limits. (Adams County completed section to 26<sup>th</sup> Street)
- Resurfacing of: Downtown Resurfacing  
West 1<sup>st</sup> Street – Lincoln Avenue to Colorado Avenue
- Resurfacing of: Residential Areas
  - “C” Street-Burlington Avenue to Lincoln Avenue
  - “C” Street-Denver Avenue to Kansas Avenue
  - Lexington Avenue - C Street to E Street
  - Lexington Avenue - A Street to B Street
  - 6<sup>th</sup> Street – Laird Avenue to Marian Road
  - 6<sup>th</sup> Street – Baltimore Avenue to Oswego Avenue
  - H Street – Burlington Avenue to Hastings Avenue
  - Lincoln Avenue – I Street to H Street

This activity represents City expenditures of approximately \$3,940,705.00 this budget year. Federal Funds received for assistance during this period on these projects amounted to \$1,913,252.00.

The Street Department realized a busy year in patching infrastructure and purchased \$236,800.00 of concrete and \$44,807.00 of asphalt. Aging infrastructure and a changing temperate climate continues with challenge to keep up with repair.

This past construction season is the last use of Federal Funds for projects as we have been accustomed. Beginning in March of 2016, the Federal Buyout program is scheduled to begin. With Governor Ricketts administrative order this past summer, the buyout has been changed from 80 cents on the dollar to 90 cents on the dollar. This City under this agreement expects to receive State Funds in the amount of \$448,908.00 this year. As these funds are State Funds, project funds will be able to be utilized for road and street improvements without the environmental review and associated paperwork required of Federal projects as administered by the Nebraska Department of Roads.

Our One Year Plan for summer of 2016 will include the following projects:

- Construction of 9<sup>th</sup> Street – Ash Avenue to 2<sup>nd</sup> Avenue, with construction of Storm Sewer – Elm Avenue to Ash Avenue
- Construction of Alley – 1<sup>st</sup> Street to 2<sup>nd</sup> Street – Kansas Avenue to St Joseph Avenue
- Construction of Alley – Saunders Ave to Bellevue Avenue – 6<sup>th</sup> Street to 7<sup>th</sup> Street

Sales Tax/Wheel Tax Project Resurfacing Projects:

- St Joseph Avenue – B Street to E Street
- Hastings Avenue – BNRR to South Street
- 11<sup>th</sup> Street – Burlington Avenue to Briggs Avenue
- Hewitt Avenue – 9<sup>th</sup> Street to 12<sup>th</sup> Street
- Saunders Avenue – 7<sup>th</sup> Street to 9<sup>th</sup> Street
- Denver Avenue – 14<sup>th</sup> Street to 16<sup>th</sup> Street
- 3<sup>rd</sup> Street – Laird Avenue to the Aqua Court Pool
- Wabash Avenue – US #6 to South .44 miles

CDBG Match Projects:

- Garfield Avenue – A Street to E Street
- “D” Street – Baltimore Avenue to Garfield Avenue

Downtown Improvements:

- Street Improvements 3<sup>rd</sup> Street – Hastings Avenue-Denver Avenue for proposed Convention Center
- Sidewalk and Curb and Gutter improvements – St Joseph Avenue to 1<sup>st</sup> Street to 2<sup>nd</sup> Street
- Tree landscaping alternatives on 1<sup>st</sup> Street –Parking Lots

New Developer Projects:

Construction of new street paving in Lochland Meadows Subdivision 10 for Fox Run, Mallard Way, and Dovetail Cove.

Additionally, as a goal this year, I would like to request City/County leaders to discuss and consider the possibility for the advancement of the 42<sup>nd</sup> Street project from Baltimore East to US 281 into the 2-year or 3-year plan and discuss possible funding alternatives. This is a section of roadway that this office receives constant questions on the development of same.

Based on the overwhelming response from the recent completion of 2.8 miles of our trail system, I have included some concept locations for the advancement of our trail system into the upcoming one-year plan.

Plans are to discuss this development with Central Community College, Healthy Hastings, and the Complete Street Committee at the upcoming meeting.

Despite the recent improvements made on our street system, comprehensive evaluation still shows needed improvements of over \$70,000,000. Rising construction costs and dealing with a temperate climate continues to escalate this estimate. The City currently maintains 493.20 lane miles of roads and streets.

The City is required to file the plan by March 1 of each year with the Board of Public Roads Classification and Standards. Filing of the plan by the deadline entitles the City to receive highway allocation gas tax revenues. The City expects to receive \$2,415,339 in gas tax revenues this fiscal year. In addition, this plan is to indicate a match of local resources and the accountability and utilization of same towards road and street construction and maintenance.

Please be advised that this is a planning document and not a binding contract of the City. The Hastings City Council will make final determination on all projects to be actually constructed through its budgetary process.

After careful review, I would welcome your comments on the street program in Hastings. It may be beneficial for the Council to consider a special worksession to discuss street concerns with the Street Superintendent and myself prior to formal adoption. I will be available for any questions you may have and will look forward to discussing the plan with you at the formally scheduled meetings on February 15, 2016 and February 22, 2016.

Sincerely,



David L. Wacker, P.E.  
Director of Public Works  
City Engineer

DLW/dp

pc: Joe Patterson, City Administrator  
Lance Lang, City Planner  
Marvin Schultes, Hastings Utilities Manager  
Steve Kostner, Street Superintendent  
Dawn Miller, Adams County Road Superintendent

**Board of Public Roads Classifications and Standards**  
**Form 8 Summary of One-Year Plan**  
Year Ending September 30, 2017

Sheet 1 of 1

COUNTY:		CITY: HASTINGS			
PRIORITY NUMBER	PROJECT NUMBER	LENGTH	UNIT OF MEASURE	ESTIMATED COST (in thousands)	REMARKS
	SID 2015-1	0.143	Miles	619	9th Street - Ash Avenue to 2nd Avenue
	SID 2016-2	0.408	Miles	431	Fox Run St, Quail Rd to Mallard Way N 750; Dovetail Circle
	M-330 (89)	0.076	Miles	90	M Street - US 281 East 400'
	M-330 (90)	N/A		250	16th and Kansas Bridge Abutment/Pier Repair
	R-2016 A	0.440	Miles	285	Wabash Avenue - US #6 (J Street) South
	R-2017 A	0.760	Miles	523	12th Street - Hastings Avenue to Elm Avenue
	R-2017 R	1.70	Miles	1081	Various Resurfacing in City Limits- See Exhibit B-1; B-2
	Miscellaneous Paving Districts			500	Miscellaneous Paving Districts to be created - Developer Request or see Exhibit "A"
	M-330 (91)	0.047	Miles	60	St Joseph Avenue - 1st Street to 2nd Street Sidewalk/C & G
	Miscellaneous BID Projects	N/A		100	Tree/Landscaping Alternatives Downtown
	M-330 (92) Pioneer Trail Expansion	N/A		500	Expansion - Pioneer Spirit Trail to be chosen
	M-330 (94)	N/A		1,136	Street Improvements - 3rd Hastings Ave-Denver Ave for Convention Center
SIGNATURE:		TITLE: Director Public Works/City Engineer			DATE: 2/15/2016

**EXHIBIT "A" SUPPLEMENT TO FORM 8  
Streets Eligible for Concrete GAP Paving/Petition**

	<u>L/Ft.</u>	<u>Tentative Year Scheduled</u>	<u>Est. Cost</u>
Minnesota Avenue – 12 <sup>th</sup> Street to 14 <sup>th</sup> Street	1352	2017	275,000
South Street – 820' West of Burlington to Baltimore	1830	2018	412,000
Park Street – Pine Avenue to California Avenue	471	2018	63,585
"L" Street – U.S. 281 to Garfield Avenue	1150	2018	230,000
"L" Street – Burlington Avenue to Lexington Avenue	370	2018	74,000
Lexington Avenue – 11 <sup>th</sup> Street to deadend	250	2018	50,000
Ross Avenue – "E" Street to "F" Street	690	2019	138,000
1 <sup>st</sup> Avenue – Park Street to South Street	333	2019	66,600
Ash Avenue – Park Street to South Street	333	2020	66,600
17 <sup>th</sup> Street – Lincoln Avenue to St. Joseph Avenue	983	2021	196,600
<u>Alleys</u>			
Between Burlington & Lexington Avenue – 2 <sup>nd</sup> Street to 3 <sup>rd</sup> Street	280	2018	56,000

NOTE: Other streets may be requested at the option of property owners or new platting by developers.

- Imperial West Addition
- Westbrook Addition
- Eastridge Addition
- Cimarron Addition
- Lakeridge Addition

**EXHIBIT "B-1" SUPPLEMENT TO FORM 8**

**Proposed 2016-2021 Resurfacing Improvement (s)**

**Residential**

<u>2016</u>				
Street	From	To	Length(ft)	Cost
St Joseph Ave	B Street	E Street	1,206	\$156,780
**Hastings Ave	BNRR	South	407	\$400,000
11 <sup>th</sup> Street	Burlington Ave	Briggs Ave	1,595	\$206,000
Hewitt Avenue	9 <sup>th</sup> Street	12 <sup>th</sup> Street	1,228	\$160,380
Saunders Avenue	7 <sup>th</sup> Street	9 <sup>th</sup> Street	1,323	\$163,620
Denver Avenue	14 <sup>th</sup> Street	16 <sup>th</sup> Street	540	\$ 72,900
**3rd Street	Laird Avenue	Pool	169	\$ 89,880
				<u>\$1,168,670</u>
<b>CDBG Match:</b>				
Garfield	"A" Street	"E" Street	1580	\$205,470
"D" Street	Baltimore	Garfield	1096	<u>\$138,915</u>
				<b>\$344,385</b>
		<b>TOTAL</b>		<b>\$,1,513,055</b>

\*\*Denotes concrete option

<u>2017</u>				
Street	From	To	Length(ft)	Cost
1 <sup>st</sup> Street	Burlington Ave	687' W of Belv	1,328	\$171,450
Bellevue Ave	1 <sup>st</sup> Street	2 <sup>nd</sup> Street	237	\$ 29,565
Lexington Ave	1 <sup>st</sup> Street	2 <sup>nd</sup> Street	223	\$ 29,565
West 3rd Street	Burlington Ave	Baltimore Ave.	2,561	\$332,930
North West Lawn Ave.	2nd Street	7th Street	1,219	\$174,900
North Kansas Ave	UPRR Tracks	19th Street	607	\$ 78,910
East G Street	Pine	California	543	\$ 78,300
8th Street	Lexington	Burlington Ave.	327	\$ 35,970
West Lawn	3 <sup>rd</sup> Street	7 <sup>th</sup> Street	1,283	\$147,545
6 <sup>th</sup> Street	Lexington	Burlington Ave.	325	\$ 37,375
4 <sup>th</sup> Street	Denver	St Joseph Ave.	300	<u>\$ 34,500</u>
		<b>TOTAL</b>		<b>\$1,080,540</b>

**2018**

Street	From	To	Length(ft)	Cost
Briggs Ave	9 <sup>th</sup> Street	12 <sup>th</sup> Street	1,234	\$160,420
St. Joseph Ave	1 <sup>st</sup> Street	3 <sup>rd</sup> Street	530	\$ 68,900
15 <sup>th</sup> Street	Hastings Ave	St. Joseph	588	\$ 76,440
4 <sup>th</sup> Street	Minnesota Ave	Denver Ave	1,413	\$183,690
Pine Avenue	12 <sup>th</sup> Street	13 <sup>th</sup> Street	604	\$ 78,520
B Street	Denver Ave	St. Joseph	241	\$ 31,330
Ringland Road	East Side Blvd	California	1,303	\$169,390
Webster	9 <sup>th</sup> Street	12 <sup>th</sup> Street	1228	\$184,900
5 <sup>th</sup> Street	East BLVD	California	1076	<u>\$123,740</u>
		<b>TOTAL</b>		<b>\$1,077,330</b>

**2019**

Street	From	To	Length(ft)	Cost
11 <sup>th</sup> Street	Burlington Ave	Briggs Ave	1,416	\$184,080
Jefferson Ave	3 <sup>rd</sup> Street	6 <sup>th</sup> Street	1,019	\$132,470
St. Joseph Ave	8 <sup>th</sup> Street	9 <sup>th</sup> Street	581	\$ 75,530
8 <sup>th</sup> Street	Crane Ave	Oswego Ave	1,291	\$167,830
6 <sup>th</sup> Street	East Side Blvd	Elm Ave	2,318	\$301,340
East Park Street	California Ave	Duncan Field Prkg	1,025	\$133,250
California Ave	2 <sup>nd</sup> Street	South Street	840	\$115,080
B Street	Denver Ave	St Joseph	300	<u>\$ 34,500</u>
		<b>TOTAL</b>		<b>\$1,144,080</b>

**2020**

Street	From	To	Length(ft)	Cost
Chicago Ave	'A' Street	'C' Street	684	\$ 93,708
5 <sup>th</sup> Street	Colorado Ave	California Ave	1,568	\$214,816
Boyce	Washington Ave	Crane Ave	2,187	\$299,619
Denver	3 <sup>rd</sup> Street	7 <sup>th</sup> Street	1,258	\$172,346
5 <sup>th</sup> Street	Burlington Ave	Colorado Ave	2,026	<u>\$277,562</u>
		<b>TOTAL</b>		<b>\$1,058,051</b>

**2021**

Street	From	To	Length(ft)	Cost
Pine Street	12 <sup>th</sup> Street	13 <sup>th</sup> Street	635	\$ 73,025
**Ringland Road	Elm	California	1,035	<u>\$538,200</u>
		<b>TOTAL</b>		<b>\$611,225</b>

\*\*Denotes concrete option

**Exhibit "B-2" Supplement to Form 8**

**Potential 2016-2020 Resurfacing Improvements  
Collector / Arterial**

<b>2016</b>				
Street	From	To	Length(ft)	Cost
Wabash Avenue	US # 6 (J Street)	South Street	2,323	<u>\$285,000</u>
			<b>TOTAL</b>	<b>\$285,000</b>

<b>2017</b>				
Street	From	To	Length(ft)	Cost
12 <sup>th</sup> Street	Hastings Ave	Elm Avenue	4,025	<u>\$550,000</u>
			<b>TOTAL</b>	<b>\$550,000</b>

<b>2018</b>				
Street	From	To	Length(ft)	Cost
A Street	Bellevue	Woodland	4,283	\$472,010
Woodland	"A" Street	BNRR	3,599	<u>\$395,890</u>
			<b>TOTAL</b>	<b>\$867,900</b>

<b>2019</b>				
Street	From	To	Length(ft)	Cost
Eastside Blvd	2 <sup>nd</sup> Street	12 <sup>th</sup> Street	4,319	\$662,703
**7 <sup>th</sup> Street	Lincoln	Eastside Blvd	1,845	<u>\$283,096</u>
			<b>TOTAL</b>	<b>\$945,799</b>

\*\*Consider programming for 3 lane concrete section

<b>2020</b>				
Street	From	To	Length(ft)	Cost
**Highland Road	12 <sup>th</sup> Street	26 <sup>th</sup> Street	5,259	\$450,000
City	12 <sup>th</sup> Street	N City Limits	2,612	
County	N City Limits	26 <sup>th</sup> Street	2,647	

\*\*Coordinate with Adams County

**TOTAL** **\$450,000**

<b>2021</b>				
Street	From	To	Length(ft)	Cost
West 14 <sup>th</sup> Street	St Joseph Ave	Minnesota Ave	1,032	<u>\$158,350</u>
			<b>TOTAL</b>	<b>\$158,350</b>

EXHIBIT "C" Supplement to Form 8

**What is the Downtown Improvement Project?**

This is a 6-year project to renovate the appearance and infrastructure of downtown. The project will include removal of mid-block crossings, construction of new concrete streets, curbs, handicap crossings, installation of new street lights, traffic lights, trees and benches, new water lines, sewer lines, improved storm-water drainage. The appearance of the project will be similar to 3rd Street.

**Why is the Project Necessary?**

Urban development specialists advise that the investment of private capital in downtown areas is induced by public improvement renovation projects like this project. We have numerous stable, solid businesses in downtown Hastings, and the City wants to do everything it can to retain the viability of existing businesses downtown. We also have many empty buildings and storefronts. We feel that the Downtown Improvement Project will put a "fresh face" on the appearance of our downtown and enable the Business Improvement District (BID), Community Redevelopment Authority (CRA), the Downtown Center Association and other promotional groups to successfully recruit new businesses to downtown Hastings.

Construction of the Inmax Theater at the Hastings Museum will begin in Spring, 1993. This, along with other tourism efforts, is projected to bring more than 150,000 visitors to Hastings. These visitors represent prospective shoppers and potential retail dollars. We feel that the City's investment in public improvements will be repaid through increased sales taxes generated by an increase in retail sales and growth in the local economy.

**How will Businesses be Affected?**

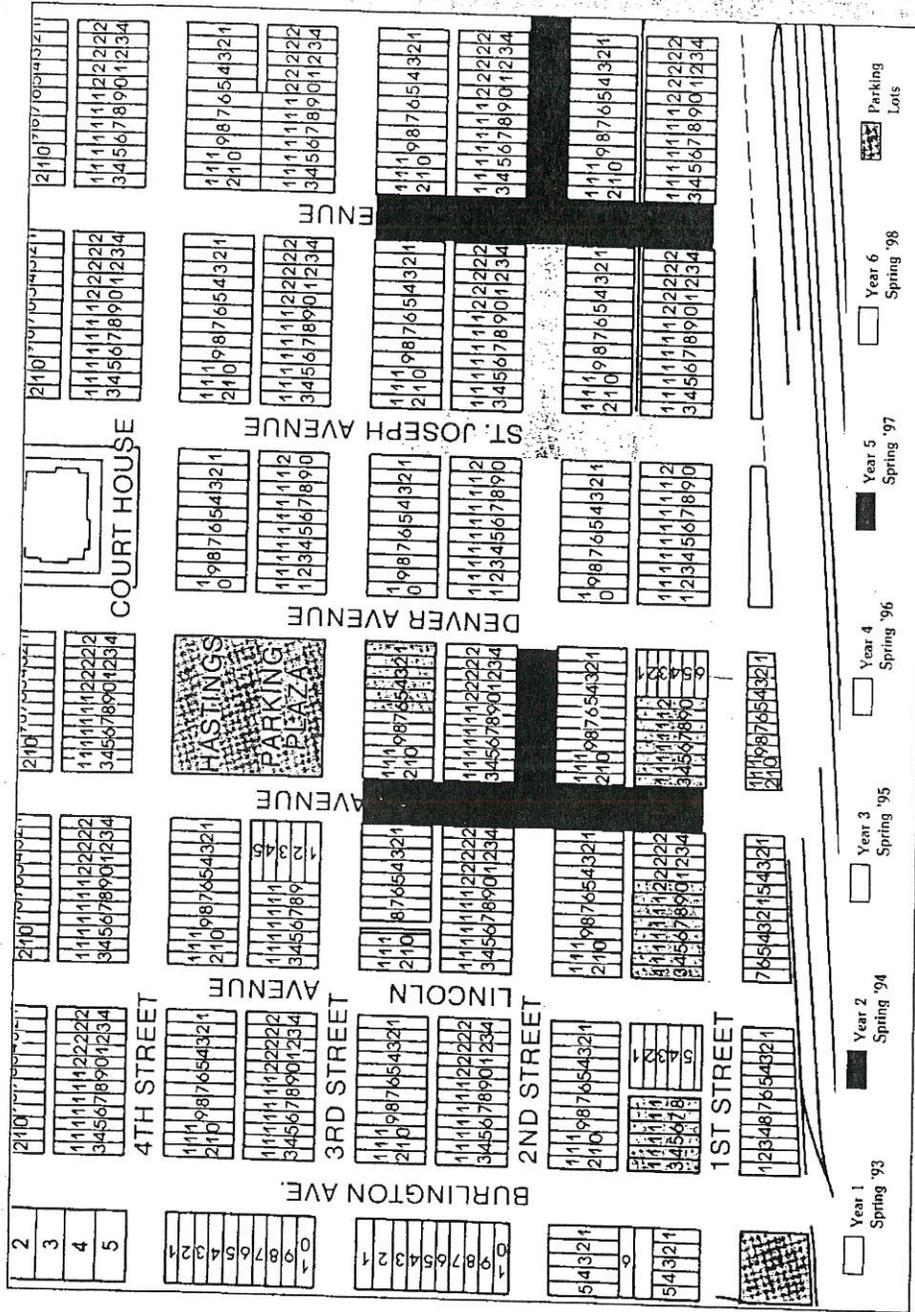
To be honest, there will be inconvenience to businesses and their customers during construction. The street will be excavated at a certain point of the project, resulting in a loss of riding surface and parking spaces. During other phases of the project, the sidewalk will be removed, and for a short period of time, front building entrances will have to be closed when new concrete for sidewalks is being placed. During this period of time businesses will be encouraged to use alley entrances, if available.

**Who will Pay for this Project?**

This project will be financed like the 3rd Street improvements with bonds issued to pay all project costs. The bonds will be repaid through general property tax collections.

**How will Shoppers and Motorists Get Around?**

One of the advantages of segmenting this project over several years is that it provides an opportunity to do extensive advance planning for years 2 - 6. The City, CRA and BID are exploring the creation of pedestrian walkways (cut throughs) from the alleys to 2nd Street which would provide easy access to existing parking lots to 2nd Street. Motorists and customers will be accommodated by construction zone signage and use of City parking lots. Pedestrians may be required to walk slightly greater distances than normal in areas under construction.



**What is the Time of Construction?**

As shown in the above map, this project will be phased into six construction seasons beginning in the Spring of 1993. So that each phase of the project can be completed as quickly as possible, our plan is to bid each annual phase of the project in January of the respective year. This will enable the successful bidder to begin work immediately when spring weather permits. The construction contract will stipulate that the work must be completed within 120 working days of "Notice to Proceed" construction, or within reasonable time limits as may be determined due to the scope of work on the project. The term "working days" generally excludes weekends, holidays, and bad weather days. The City understands the importance of completing each phase of the project as soon as possible.

**Why is the First Block of 1st & 2nd Streets Excluded?**

The safety project to deepen the Burlington Avenue underpass which will involve State and Federal funding will require pavement work from the intersection of A and Burlington to the intersection of 7th and Burlington. When this work is being done, access to the first block of 1st and 2nd Street from Burlington will be closed or limited. The City plans to incorporate the improvements to the first block of 1st and 2nd Streets into the same time frame as the Burlington Avenue underpass project. The State of Nebraska recently announced that they plan to conduct a design public hearing on the underpass in January, 1993, with construction scheduled in the State's 1995 fiscal budget.

**Board of Public Roads Classifications and Standards**  
**Form 9 Summary of Six-Year Plan**  
**Six-Year Period Ending September 30, 2022**

Sheet 1 of 2

COUNTY:		CITY: HASTINGS			VILLAGE:	
PRIORITY NUMBER	PROJECT NUMBER	LENGTH	UNIT OF MEASURE	ESTIMATED COST (In Thousands)	REMARKS	
	Enter One Year Plan Projects - See Form 8 with attachments					
	M-330(87)	0.25	Miles	315	Osborne Drive West Access Road North	
	M-330(88)	0.25	Miles	555	33rd Street Osborne Drive East to Yost Ave	
	M-330 (80)	0.25	Miles	458	F Street - Franklin to Baltimore	
	STPAA-5516 (6)	0.64	Miles	1,951	12th Street Widening Marian Rd to Sycamore	
	M-330 (66)	0.47	Miles	1,005	33rd Street Wendell to Baltimore	
	M-330 (27) STP-5506(2) I	0.6	Miles	1,829	South Street Widening Burlington to Wabash	
	M-330 (38) STP-5506 (2) II	0.6	Miles	1,829	South Street Widening Wabash to US #6	
	M-330 (45) STP-5512 (2)	0.5	Miles	1,587	7th Street Widening Burlington to Colorado	
	STP-5512 (4)	0.84	Miles	2,561	7th Street Widening Pine to 6th Avenue	
	M-330 (53)	0.2	Miles	221	6th Avenue US #6 to 2nd Street	
	M-330 (33)	1.2	Miles	4,620	Marian Road Viaduct 2nd Street to US #6	
	M-330 (35)	1.5	Miles	4,574	12th Street Widening Burlington to Marian Road	
	STPD-6-4 (110)	5	Miles	12,933	US #6 SE .7 mile east of Burlington to 700 West Maxon Ave	
	M-330 (71)	2.1	Miles	*4,413 to 20,571	East side Blvd Corridor Development	
	*Dependent upon final alternate					
	Pioneer Spirit Trail - Phase VI	5.0	Miles	2,000	Continuation of Pioneer Spirit Trail System	
	M-330 (93)	0.76	Miles	1,200	42nd Street-1300' West of US 281 to Baltimore Avenue	

PRIORITY NUMBER	PROJECT NUMBER	LENGTH	UNIT OF MEASURE	ESTIMATED COST (In Thousands)	REMARKS
Exhibit "A"	Miscellaneous Paving Districts	N/A			Paving Districts to be created/developer
Exhibit "B"	Miscellaneous Resurfacing Districts	N/A			Various Resurfacing in City Limits
Exhibit "C"	Miscellaneous BID Paving Districts	N/A			Paving Districts in Downtown Area
	Miscellaneous Railroad Quiet Crossing Improvements	N/A			Miscellaneous Railroad Quiet Crossing Improvements as May Be Chosen
	Note: Many of these projects may fall within the 6year and beyond category due to available funding.				
SIGNATURE:		TITLE:		DATE:	
		Director Public Works/City Engineer		2/15/2016	

NBCS Form 9, Jul 96

**Board of Public Roads Classifications and Standards**  
**Form 11 Report of Previous Year**  
**Highway or Street Improvement**  
 Six-Year Period Ending September 30, 2016

Sheet 1 of 1

COUNTY:			CITY: HASTINGS		VILLAGE:	
PROJECT NUMBER	LENGTH	UNIT OF MEASURE	PROJECTED COST (IN THOUSANDS)	CONTRACT PROJECT	OWN FORCES	DATE COMPLETED
13-CR-008 Sidewalk	N/A		267	x		11/1/2015
13-CR-108 'D' Street	0.33	Miles	449	x		7/14/2015
URB-5505(4) CN 42704 Baltimore	0.25	Miles	796	x		11/13/2015
ENH-1(50) CN 42688 Pioneer Spirit Trail Phase IIIA	1.66	Miles	749	x		12/01/2015
ENH-1(51) CN 42688A Pioneer Spirit Trail Phase IIIB	1.04	Miles	424	x		12/1/2015
AID 2013-1	0.06	Miles	60	x		9/30/2015
14-CR-108 - 7th Street	0.52	Miles	113	x		12/14/2015
14-CR-108 - Hastings Avenue	0.17	Miles	168	x		12/14/2015
AID-2015-1	0.06	Miles	60	x		9/30/2016
R-2015 Resurfacing	1.46	Miles	750	x		9/28/2015
R-2015 Arterial Resurfacing	0.98	Miles	435	x		12/14/2015
SIGNATURE:			TITLE: Director Public Works/City Engineer		DATE: 2/15/2016	

## David Wacker

---

**From:** Jeff Hassenstab  
**Sent:** Tuesday, December 08, 2015 4:10 PM  
**To:** David Wacker  
**Subject:** 1 and 6 year plan  
**Attachments:** MX-4110N\_20151208\_165825.pdf

Dave,

Here is the trail expansion for your 1 and 6 year plan. I have attached a map of the areas highlighted in blue that we are looking at. Open to suggestions.

### **South Hastings Trail Expansion**

Phase 1 (1 <sup>st</sup> & Colorado – Brickyard)	1.99 miles	\$885,550
Phase 2 (Brickyard – Middle School)	1.03 miles	\$458,350
Phase 3 (Middle School – Libs Park)	1.43 miles	\$636,350
<b>To complete full Circle</b>	<b>4.45 miles</b>	<b>\$1,980,250</b>

*Jeff Hassenstab, CPRP*

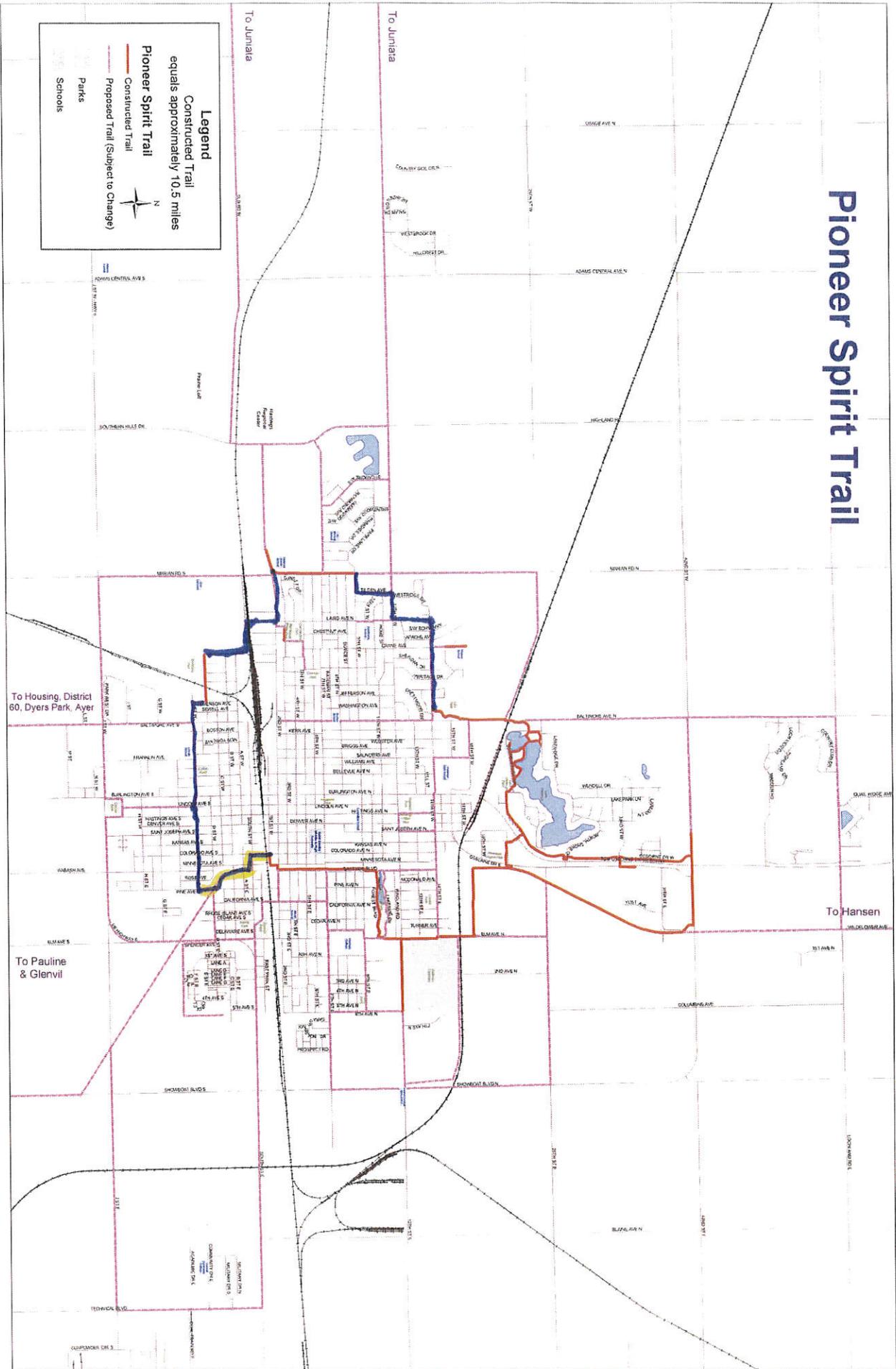
Parks & Recreation Director  
Hastings Parks & Recreation Department  
2015 West 3rd Street  
Hastings, NE 68901  
Phone: 402-461-2325  
[jhassenstab@cityofhastings.org](mailto:jhassenstab@cityofhastings.org)

# Pioneer Spirit Trail

**Legend**  
Constructed Trail  
equals approximately 10.5 miles

**Pioneer Spirit Trail**  
Constructed Trail  
Proposed Trail (Subject to Change)

Parks  
Schools





---

## PLANNING COMMISSION STAFF REPORT

---

**FILE NO:** *DS 16-006*

**PREPARED BY:** *Lance A. Lang, City Planner*

**PROJECT:** *Conditional Use Permit  
Self-Contained Poultry Breeder Barn*

**LOCATION:** *North side of East Lochland Road just east of the intersection  
of East Lochland Road and Wildflower Avenue.*

**PRESENTER:** *Timothy Grothen, Applicant*

**DATE:** *March 21, 2016*

---

***DISCUSSION:***

The applicant is requesting a Conditional Use Permit (CUP) to allow a self-contained building, approximately 68 feet wide by 670 feet in length or 45,560 square feet in floor area, to be used to raise chickens and to harvest the eggs from the chickens. There is no specific "use type" in the zoning ordinance for this type of facility so staff had to make a determination of the best "fit" within the context of the ordinance, something along the order of "animal confinement." "Feed Lots", "Aquaculture", and "Kennels" are animal confinement use types that are allowed as conditional uses in AG, Agricultural zoning districts. This appears to be the most comparable method to match in determining zoning protocol for a poultry breeder barn. Therefore, Staff has determined that a CUP is required for this facility in AG zoning.

A world-wide poultry genetics company, Hendrix Genetics, is developing breeder/hatchery operations in partnership with local ag producers in various parts of the United States and they have identified the Grand Island-Hastings region as a target area. A large hatchery facility will be constructed in Grand Island at West Schimmer Avenue and Blaine Road which will require eight satellite sites for adult breeding populations to supply the eggs within a 100-mile radius. If a CUP can be secured for this site, the applicant will enter into a seven-year contract whereby the corporation will construct the facilities on the applicant's property on a lease parcel and the applicant will be responsible

for running the production facility. After the initial lease expires, a new lease may be negotiated.

The applicant has provided a detailed narrative description and overview of the project along with photographs depicting the nature of the proposed facility (attached as part of the packet). Staff has summarized key components of the operation and facility as follows:

- a) The exact site for the proposed building has not been determined. According to the applicant, it will be located on the Grothen Family Farm in the Southwest Quarter of Section 20, Township 8 North, Range 9 West of the 6<sup>th</sup> Principal Meridian on a lease parcel of about seven acres. The two prime sites are both on the north side of East Lochland Road, one just east of the family homestead and the other at the eastern corner of the property just north of the intersection of Columbine Street and East Lochland Road. (See Exhibit 'A') The preferred site is adjacent to the homestead. There is an existing field access from East Lochland at this location.
- b) An existing windbreak of trees approximately 100 feet in depth runs the length of this property along the north side of East Lochland Road which provides a natural visual screen for anything built behind (north) of it.
- c) As previously mentioned, the building is long and narrow at approximately 68 feet by 670 feet. The building is all metal construction, two stories high with fifteen-foot sidewalls. The lower level is reserved for manure collection and stockpiling until it is hauled off.
- d) The building will contain 40,000 layer hens plus 4,000 roosters raised on a 65-week cycle. At the end of the 65 weeks all birds are euthanized, the facility is sanitized, and stockpiled manure is hauled away as the facility is readied for the next cycle of birds.
- e) The eggs are considered "Free Range" since the birds are not individually or small-group penned. One square foot of floor space is allocated to each bird and they can move around the inside at will (see photo).
- f) The mortality rate is about 4% per year (1660-1750 birds) which are composted or incinerated.
- g) Truck traffic -Once per year new birds are delivered, every three days eggs are collected and trucked off-site, every 10 days feed is delivered.
- h) The building is bio-engineered and computer controlled for air filtration, circulation, etc. The building is never "opened up" to the outside, even during nice weather.
- i) Odor management and fly management programs are part of the operating procedures although the company admits, at times, depending on the wind direction, the building produces odors and at times the roosters can be heard even though everything is enclosed.
- j) The facility requires two sources of water, either two wells or one well and one tank capable of providing 2,500 gallons of water daily.
- k) Since the contract is based on a seven year initial lease, staff recommends that the CUP be renewable coinciding with the terms of the lease so that the validity of the City approval is tied to the lease. However, any CUP can be revoked at any time if sufficient cause is determined by the City Council to warrant its revocation.

City staff has met with the applicant and representatives from Hendrix Genetics to discuss this project. The information provided from the development team is very thorough and is well represented in this staff report and attachments.

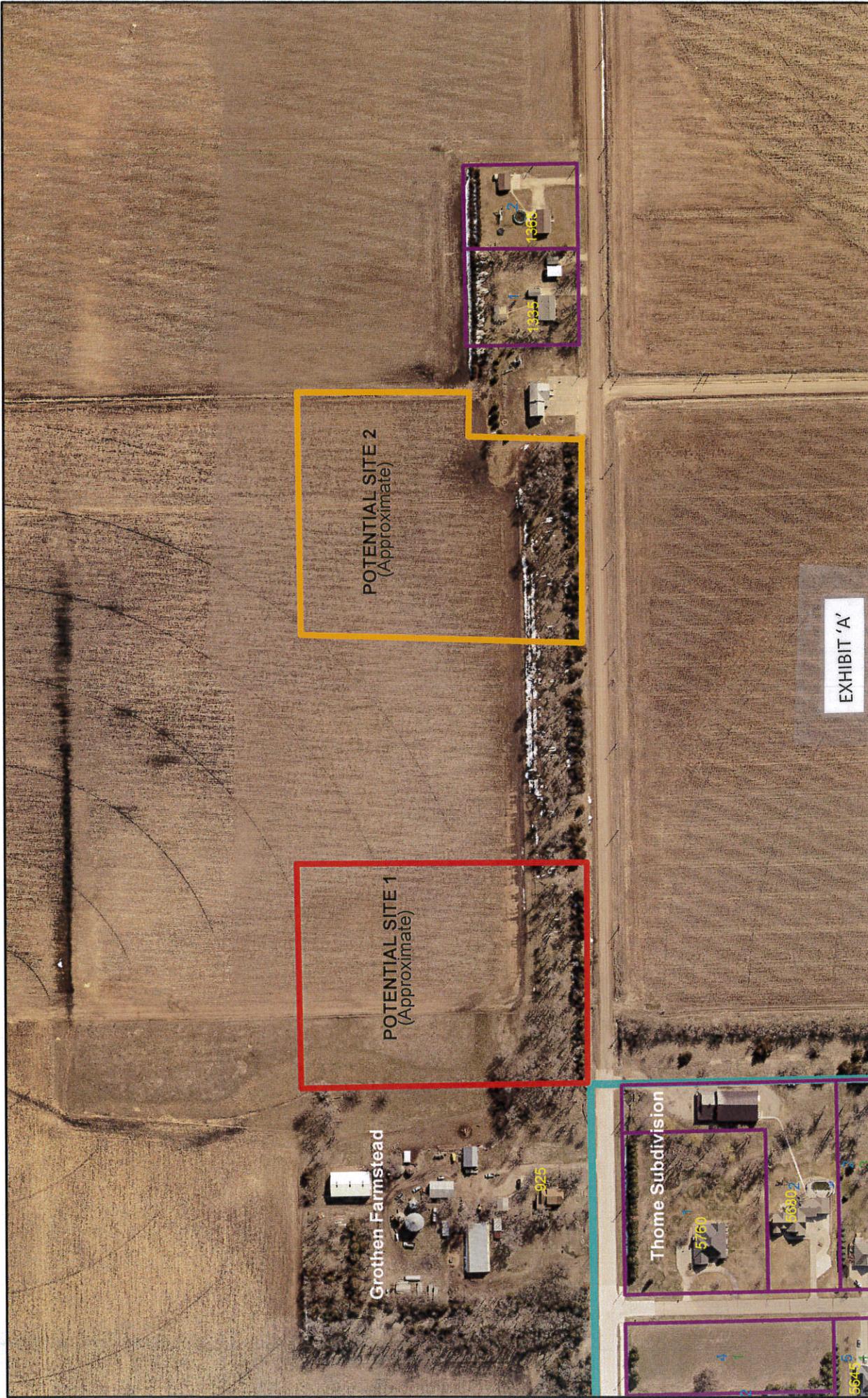
Staff has discussed this proposal internally and will not support the approval of a Conditional Use Permit for this operation at the proposed location. The proximity of this property to Highway 281 on the developing fringe of the City has the potential to cause incompatibilities in future land use, truck traffic concerns, and environmental nuisances as the area continues to develop. (See Exhibit 'C') Although this property, and much of the property surrounding it, is currently zoned AG, Agricultural, this area is prime for future development of moderate to upscale housing at urban and suburban densities. (See Exhibit 'E') The neighborhood is currently in a state of transition that exhibits a mix of uses and will continue to see incremental transition of agricultural lands to higher uses. The intervening property between Highway 281 and this area will develop as a mix of uses including light industrial, commercial retail, commercial office and medium and high density urban residential.

In consideration of existing land uses there is a residential subdivision, Thom Subdivision, just on the south side of East Lochland Road from this site featuring 22 established single-family homes. (see Exhibit 'B') The property immediately east of these homes has been rezoned and preliminary platted for 27 additional future residential lots. City staff has met with other property owners in the area that are actively pursuing master planning of large parcels of property retaining the services of professional planning and engineering consulting firms. One only has to look west across Highway 281 to the West Lochland area to imagine the potential of what this east side will become and staff does not feel that the poultry facility is a compatible use with present and future growth. (see Exhibit 'B') The Future Land Use Map as show on Exhibit 'D' depicts the site as "Rural Residential" and most of the surrounding area similarly. It is anticipated that the land use map will become further refined during the next update process to reflect the continued evolution of the mix of uses that are contemplated for the area. Staff feels that the likelihood of nuisance problems is high for a facility such as this in a developing residential area. Odors, noise, and truck traffic concerns should be apparent.

As the world's population continues to grow agriculture remains an integral and necessary component of a balanced economy. The technology of the proposed facility is impressive and the Grand Island-Hastings region may well be considered an appropriate area for such facilities. In this case, however, staff feels that allowing this use in this particular area of the community would not be a good land use decision for the long-term interest of the community at large. Perhaps a location zoned AG further into the two-mile ETJ or further out into Adams County would be appropriate if adequate separation from surrounding uses and convenient truck access could be achieved.

#### **RECOMMENDATION**

Staff recommends denial of the Conditional Use Permit for a poultry breeder barn at this location as presented.



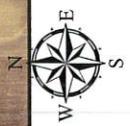
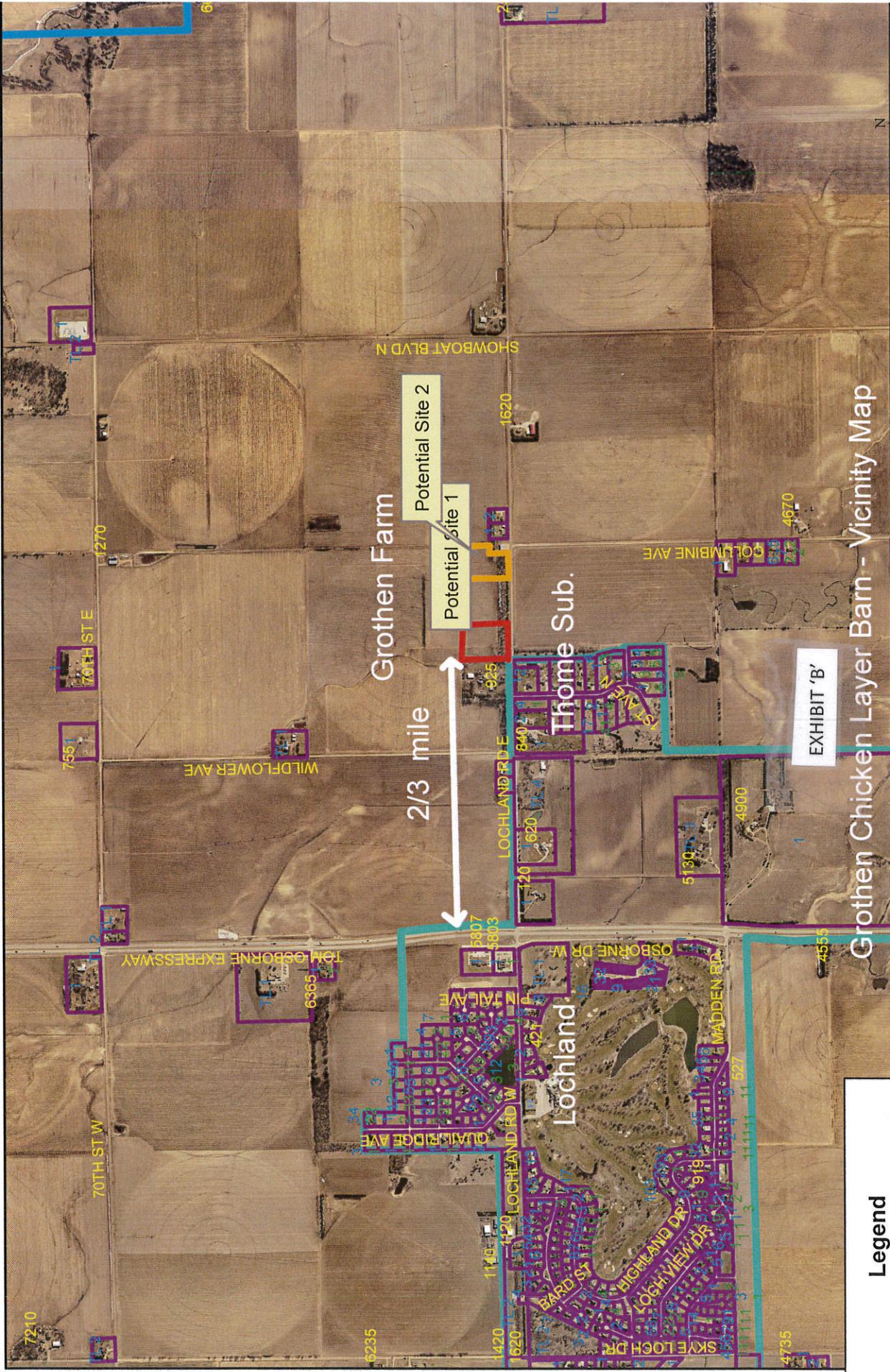
## Grothen Chicken Layer Barn - CUP

# City of Hastings

This map is for illustration only.

**Legend**

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		



Grothen Chicken Layer Barn - Vicinity Map

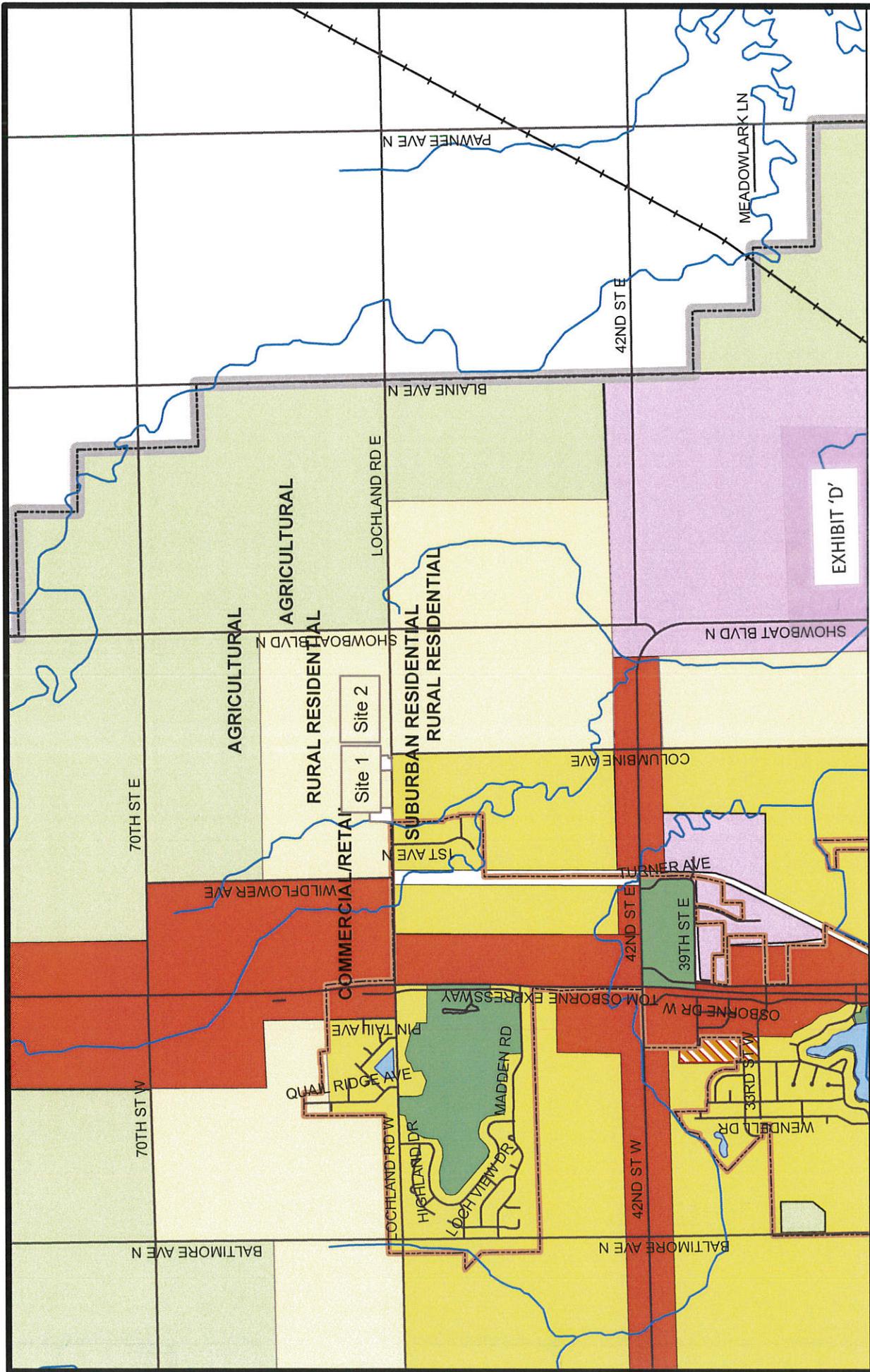
**Legend**

- Parcels
- Subdivisions
- Legal\_Lots
- Limits
- TwoMile

# City of Hastings

This map is for illustration only.





**Future Land Use**  
City of Hastings, Nebraska

0 1,100 2,200 4,400 Feet

**Land Use:**

- Rural Residential
- Suburban Residential
- Urban Residential
- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial
- Public / Semi-Public
- Parks & Recreation
- Agriculture

**Overlay Districts:**

- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain
- City Boundary
- ETJ Boundary

**Future Land Use**  
City of Hastings, Nebraska

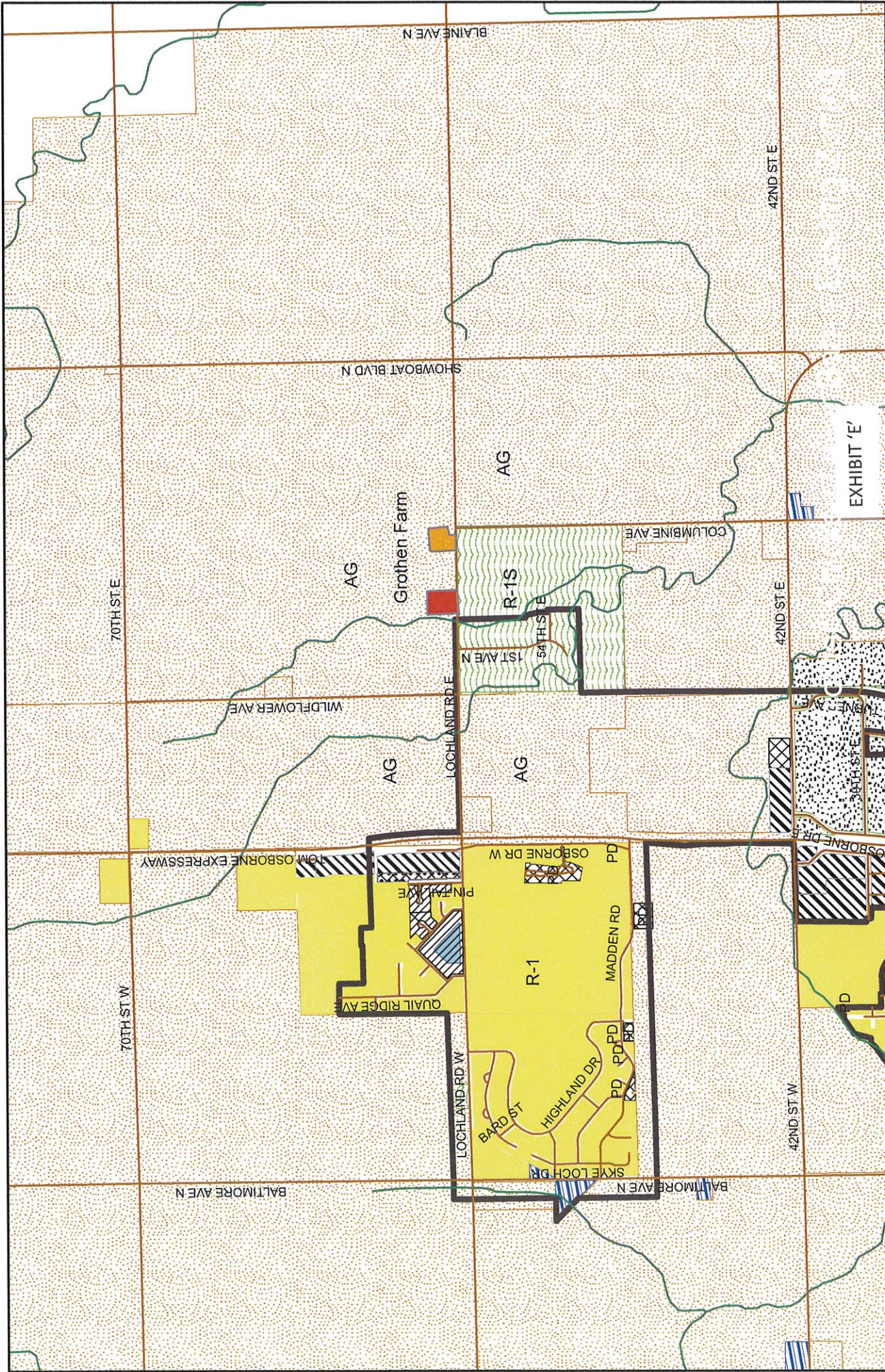
0 1,100 2,200 4,400 Feet

**Land Use:**

- Rural Residential
- Suburban Residential
- Urban Residential
- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial
- Public / Semi-Public
- Parks & Recreation
- Agriculture

**Overlay Districts:**

- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain
- City Boundary
- ETJ Boundary



## Grothen Chicken Layer Barn - Existing Zoning

# City of Hastings Zoning

	City Limits		R-3: Multiple-family		C-1: Local business
	subdivision		R-1A: Single family large lot		C-2: Central business
	A: Agricultural district		R-1S: Single family suburban		C-3: Commercial business
	R-1: Urban single family		R-5: Urban single family undersized lot		C-0: Commercial office
	R-2: Two-family		CMP: Campus institutional		I-1: Light industrial
	R-3G: Garden apartment		CZ: Clear zone		I-2: Heavy industrial

**Overview:**

This proposal is for a poultry breeder barn north of Hastings. It would be built according to plans and regulations set out by Hendrix-ISA . A United States based distribution division operated by Hendrix-Genetics and overseen by a local board. There are currently 2 operating facilities in the United States. One in Pennsylvania and another in Virginia. This operation would be one of eight sites to house adult breeding age birds that would supply eggs to the hatchery in Grand Island.

**(1) Site plan:**

**\*location:** The building would be built on my farm - SW 1/4 SEC 20 T-8-N R-9-W. It would be built in the east half along the west side running north and south just off Lochland Road. A secondary site could potentially be in the east half just to the north of the intersection of Columbine and Lochland Road running diagonally from southwest to north east in the pivot corner. Access would be still be off of Lochland Road. The first site is preferred because of the proximity to my house allowing easy monitoring of the building and walking access in times of incimate weather. Either site would work with almost all details the same.

The proposed site is level to the sight and has a gently sloping pasture area to the west. To the south is an approximately 100' line of trees including cedars which would set apart this building from prominence view when traveling along Lochland Road. Additional trees could be planted if this building were deemed to be unsightly.

Dawn Miller of Adams county roads has been contacted regarding an additional driveway or replacement driveway off of Lochland Road. Permits may be obtained online and then submitted. She saw no problem granting permission for this access.

**\*building:** The entire facility is above ground. A 7' lower area as a manure pit and a raised 7' area with a mesh type floor where the birds would eat, breed, and lay eggs. Total sidewalls would be 15' with a corresponding center pitched roof. Building measurements would be 67.5' by 670.5' with a 5'x72' cool cell on each side. 610' of this would house birds and 60' would be showers, office, and automated processing onto crates and pallets.

An additional small building for composting and necessities would also be constructed off to the side. Specifics on this are undetermined at this time and would be presented before building.

**\*parking:** Vehicles needing to access the area would be myself, another part time worker or two, a weekly project manager, along with a truck to pick up the eggs approximately every 3 days. There are no specific plans for parking but there would be a designated area that would be posted on the property that no outside vehicles would be able to pass. This is for bio security measures. Even designated vehicles used to pick up

the eggs will wash down their tires before entering the premises. In regards to this the parking area would only be necessary to accommodate 2 or 3 vehicles.

During a turn around of flock time there would be need to accommodate some larger trucks that would supply new birds and remove older birds. Also some types of trucks to haul away the manure at this same time. The desired and estimated turn around time is 3 weeks or less.

**\*utilities:** At this time it is not determined where electricity lines would be established. At present there is an above ground line crossing Lochland road for the electric pivot on this farm but underground after the meter. This would be the typical plan for this facility. Three phase power would be preferred. The building will be equipped with a generator for potential power failures.

A septic tank and leech field would be needed for the shower and bathroom facilities. There would be no other need for sewer or drainage.

A well would need to be dug for the water requirements of the birds. It is estimated it will take 2500 gallons a day. A secondary source will be established for emergency purposes as either a 2500 gallon fillable tank or shuttle tanks able to keep up with the needs of the birds.

## **(2)Business Plan**

The world population is growing. Nebraska is in an area of the world that is blessed with resources and a working class that specializes in feeding this world. Agriculture is one of the most important occupations of this great state. A hard working and rugged dirty hands job that is also as delicate and scientific as any industry out there. Working under the specifications of Hendrix-ISA this facility is no second hand chicken house made from scraps of lumber found around the farm yard. The genetics and bio security are at the top of the industry standard.

I would be accountable for the land and funding of the building. Hendrix-ISA would own the birds and feed and rent the facility from me under 7 year contracts. In turn I give my labor and care for the stock. Watering and feeding the birds would be automated along with the collection of eggs and placing in crates. There is daily labor making sure this is all working and monitoring of eggs as they move along the conveyors. Removing any undesirable eggs and occasional dead stock.

The building would be built by a construction company out of Iowa that specializes in building these facilities for poultry production. Although any work that could be done from a local business would be desired and utilized, for the cost of the building and mechanical workings inside to run smoothly it will be trusted to experience. Also this is within the contract of Hendrix.

This is a totally self contained building that is bio secure from the outside elements of disease and predators. But as important that it is secure from the outside means that it is

relatively just as secure from the inside conditions affecting the outside. Any impact to the area would be minimal and rare. A quiet operation of fans for cooling and keeping the manure in a dry low odor condition.

The area and road are a common route for large trucks especially during harvest. I understand that Lochland Road is one of the long time corridors in the county from east to west with substantial bridges to accommodate all truck traffic. Although we are used to this kind of traffic along with the whole spectrum of agricultural machinery on this road, additional traffic for this facility would be minimal and un-noticed. At the peak time of the year there would be additional truck traffic to remove 200T of manure. This would be within a 3 week window.

### **(3) Changes of Plans**

Technology and better ideas are constantly around us. If there is any change of significant plans I will be in correspondence with the city and make them aware. With the overall size of this project connected with the Grand Island facility it would be rare that there would be any deviation from the concept.

### **(4) Appearance**

The building will be a steel sided building pleasing to the eye. A typical look of most farm buildings in the area although it is significantly longer. Typically white but occasionally could be a color that would be a stock type item. No exotic patterns or prints. The site is already behind a row of trees. Additional trees could be considered if it were necessary.

### **(5) Design changes**

The design of the building must be to the industry standards set up by Hendrix-ISA. Minor changes could be considered but nothing that would affect the required process.

### **(6) Building**

The construction company would be responsible to work within the restrictions and recommendations of the city.

### **(7) Impact**

We live in an agricultural state. The value of any property or any life depends on the ability to make a livelihood. Generation of food and jobs can only add value.

### **(8) Intent**

I am a lifelong resident in this county at the same address. I am putting my livelihood and reputation on the line with good intentions not to in any way cut corners or fraud this project. To the best of my knowledge everything will be built and maintained as presented.

### **(9 & 10) Timing**

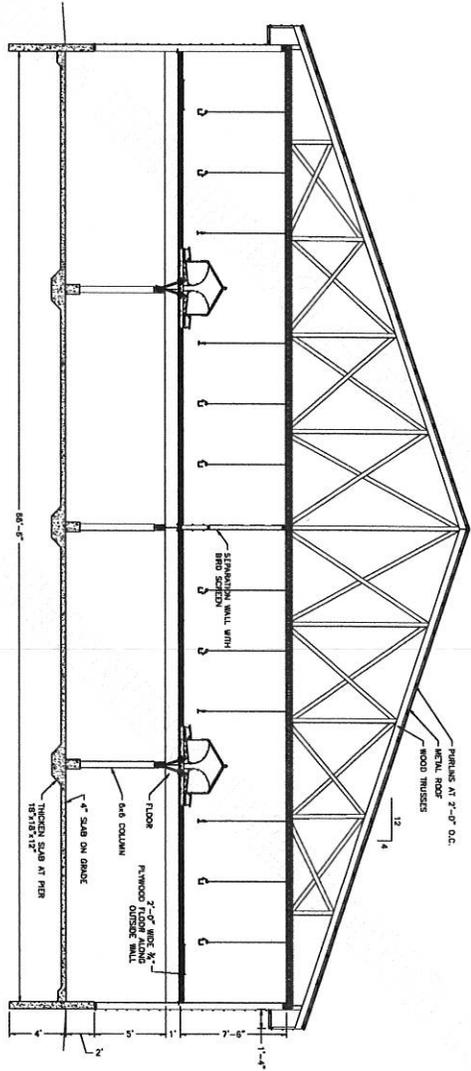
I understand the chain of command to obtain this conditional use permit. No construction will begin until final approval has taken place.

Attachments:

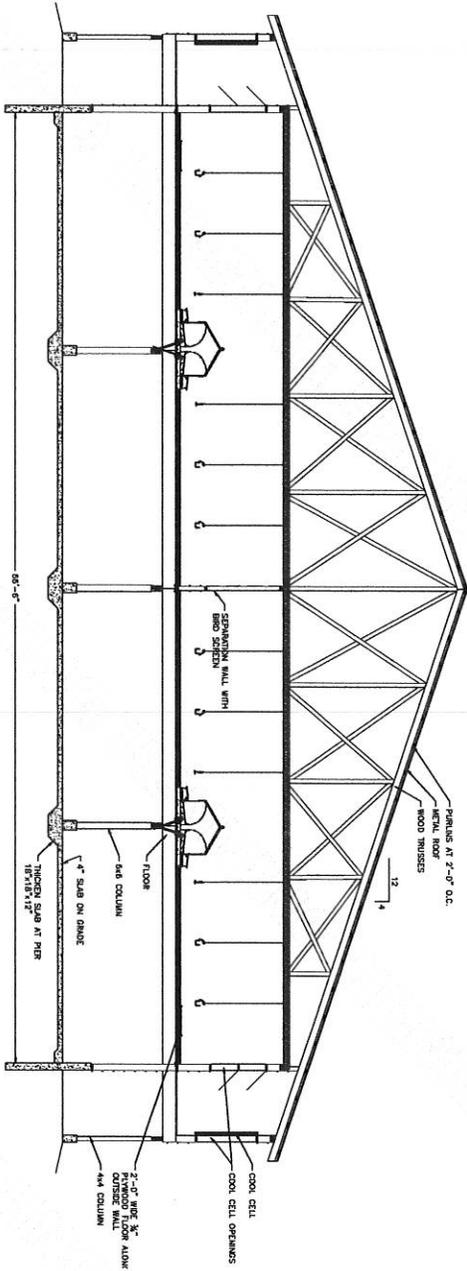
- \*aerial view of farm with proposed locations of the building
- \*inside view of layer hens
- \*typical look of a breeder barn
- \*typical look of thy conveyors moving eggs
- \*blueprints for building. these are not actual but rough ideas of how the building would be. the building on this site would have center nesting boxes where the eggs are laid instead of along the sides.
- \*cd of building for easier examining of small details

Timothy Grothen  
925 E. Lochland Rd.  
Hastings, NE 68901

home: 402.463.8318  
cell: 402.984.0425



1 BUILDING SECTION  
1/8" = 1'-0"



2 BUILDING SECTION  
1/8" = 1'-0"

CLIENT'S SIGNATURE  
DATE  
**PRELIMINARY**  
NOT FOR CONSTRUCTION



HENNING COMPANIES, LLC  
3800 Maple Hwy SE • P.O. BOX 294 • Johnston, Iowa 50131  
PHONE (515) 253-0943 • FAX (515) 253-0942

**HENNING COMPANIES, LLC (REVISED)**  
These current documents are the property of Henning Companies, LLC. They are to be used only for the project and site specified. No part of these documents shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the express written consent of Henning Companies, LLC. In the event that any of the design drawings are used for any other project, the user shall be responsible for obtaining the appropriate permission from Henning Companies, LLC. Henning Companies, LLC shall not be held responsible for any errors or omissions in these documents, drawings or specifications. It is the user's responsibility to verify all dimensions and conditions before construction. Henning Companies, LLC, designs and drawings are for informational purposes only.

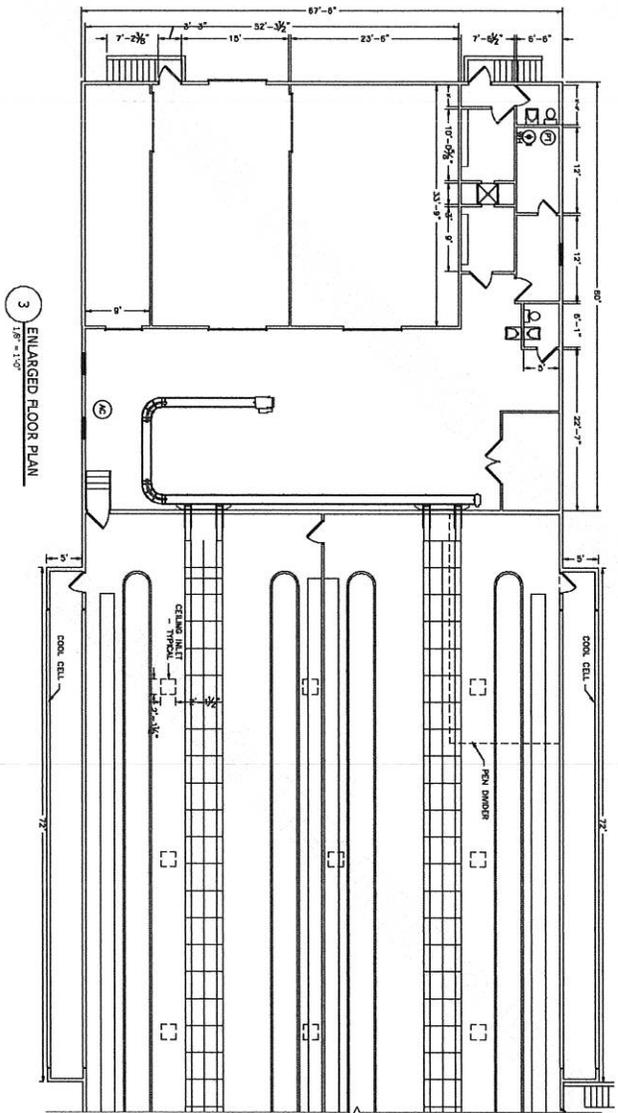
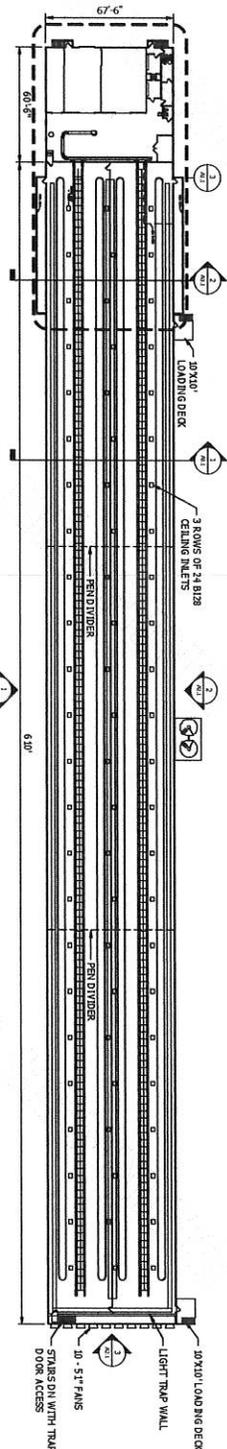
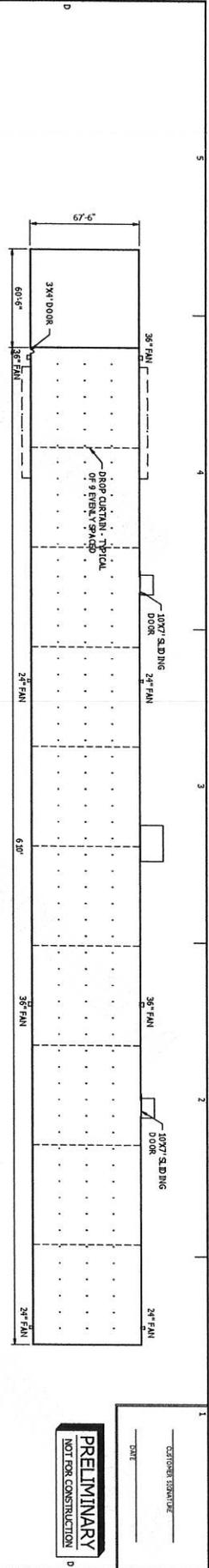
**HENDRIX  
LAYER BUILDING  
MIDWEST**

PROJECT NO.:  
**310-01-66**

NO.	REVISIONS	DATE
1	NOT DETERMINED	DATE
2		
3		
4		
5		
6		
7		
8		

DATE: 08/20/15  
SCALE: AS SHOWN

DRAWING NO.:  
**A3.1**



CUSTOMER SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION



HENNING COMPANIES, LLC (HCC) warrants that the information contained herein is true and correct to the best of its knowledge and belief. HCC does not warrant or represent that the information contained herein is complete or that it is not subject to change without notice. HCC shall not be liable for any damages, including consequential damages, arising out of or from the use of the information contained herein.

**HENDRIX  
LAYER BUILDING  
MIDWEST**

PROJECT NO:  
**310-01-66**

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

DATE DESIGNED \_\_\_\_\_  
SCALE AS NOTED \_\_\_\_\_  
DRAWING TITLE  
**OVERALL  
FLOOR PLAN**

DESIGNER NO.:  
**A1.1**

CUSTOMER SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION



**HENNING COMPANIES, LLC**  
5000 Maple Hill Rd. • P.O. BOX 296 • Lubbock, Texas 79411  
PHONE (515) 253-0943 • FAX (515) 253-0942  
[www.henning.com/submit](http://www.henning.com/submit)

HENNING COMPANIES, LLC (HENNING)  
These printed documents (drawings) are the property of Henning and are provided for the intended use. No part of these drawings may be reproduced, stored in a retrieval system, or used for any other construction project or for any other work without the express written consent of Henning. It is acknowledged that any of the design drawings or specifications are based on a specific set of conditions and are subject to change without notice. Henning shall not be liable for such change or modification, and will adjust the price accordingly as shown on the contract. Engineering, seal, date and company name.

**HENDRIX  
LAYER BUILDING  
MIDWEST**

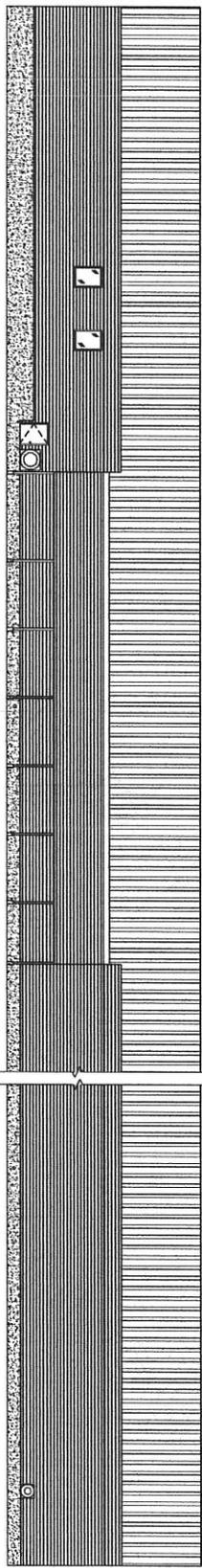
PRODUCT NO.  
**310-01-66**

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

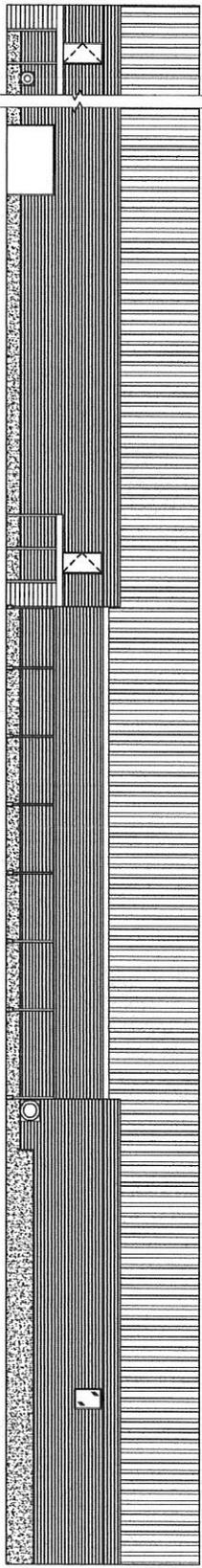
DATE 09/25/15  
SCALE AS SHOWN

DRAWING TITLE  
**BUILDING  
ELEVATIONS**

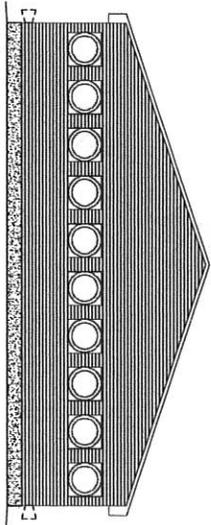
DRAWING NO.  
**A2.1**



1 BUILDING ELEVATION  
1/4" = 1'-0"



2 BUILDING ELEVATION  
1/4" = 1'-0"



3 BUILDING ELEVATION  
1/4" = 1'-0"



# **Hendrix-ISA, LLC.**

## **Contract Production Presentation**

### **Grand Island, NE**

by Hendrix-ISA LLC

Peter Mumm, Doug Metzler, Ron Joerisson



## Who Are We?

Hendrix-ISA is a US based distribution division operated by Hendrix-Genetics and overseen by a local board.

Hendrix-ISA was developed as a down stream distribution company for ISA in 2015 in the US to claim market share in North America.



ISA is the Layer genetics Division of Hendrix-Genetics. We currently operate 2 facilities in the USA

# Hendrix Genetics

# Structure Tree



Shared Research & Development

Shared Specialized Services

Layer Breeding

Turkey Breeding

Pig Breeding

Aquaculture Breeding

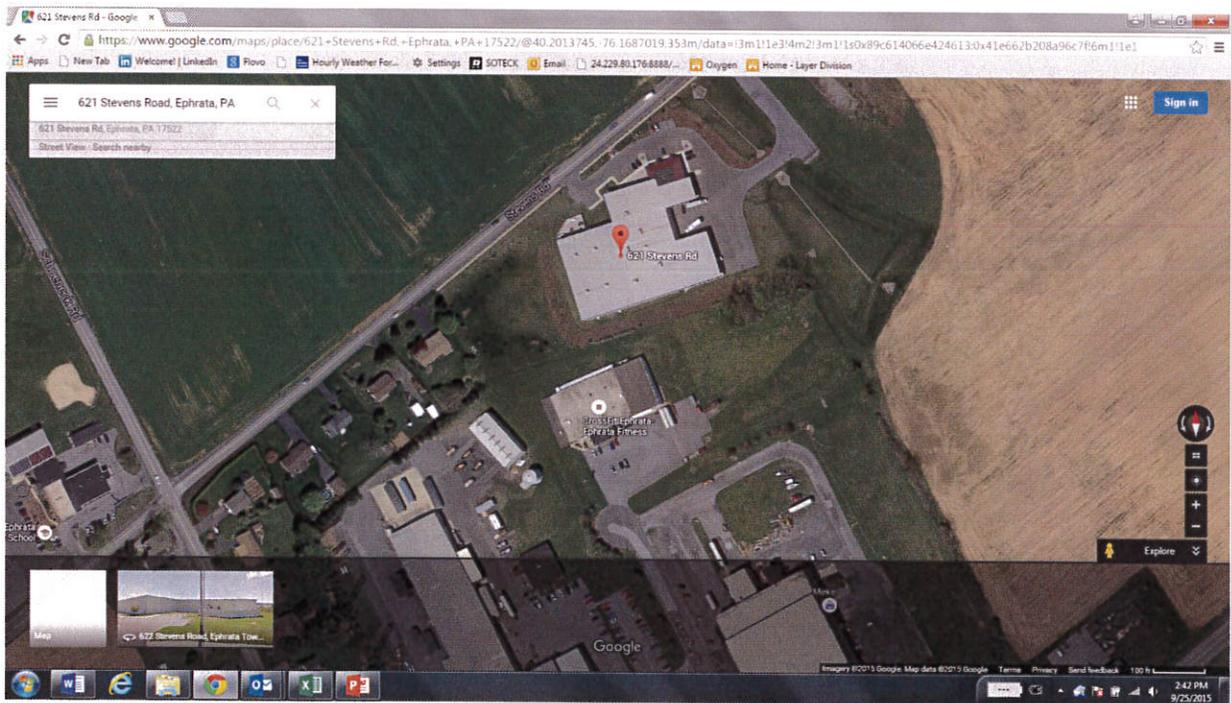
Traditional Poultry Breeding



## Who are We? (Continued) PA Hatchery



# Aerial of PA Hatchery & Nearby Industrial Park



## Who Are We? (continued) VA Hatchery





## Who Are We? (continued)

- PA
- 24 Million Day Old Cap.
- 45 Employees Approx.
- Corp Offices located here
- Egg supply is from Contracted farms Located within 2.5 hours of hatchery facility
- VA
- 18 Million Day Old Cap.
- 60 Employees Approx.
- 4 company owned breeding farms.
- 2 contract facilities.
- 1 rearing, 1 laying.
- All production farms Located within 4 hours of hatchery.



## **WHY HI in Grand Island NE?**

1. In the world there are two major laying genetics companies. We are one of them and EW group is our largest competitor.
  2. Together we hold 90% of the world market in laying hens and that 90% is split about 50% EW 50% Hendrix.
  3. Our competition has dominated the US market for 20 years because they developed a better distribution system.
  4. We are here to claim our market share. US customers want to deal directly with the genetics company and not distributors.
- 

## **What will we build in Grand Island?**

1. We have developed a holding company that will build a brand new state of the art hatchery in Grand Island Nebraska to serve our Midwest and more Western regions of the US layer industry.
2. This facility will produce about 24 million DO chicks per year.
3. We will have approx. 45 employees.
4. We will develop relationships with approx. 11 contract producers. Of those 11 we need 3 who wish to supply us with facilities to raise birds and then 8 facilities to produce fertile eggs.



## Who is the ideal contract Producer?

1. **Family Farms** looking for additional income sources.
  2. Located with in 2 hours of our Grand Island hatchery.
  3. Isolated from other commercial poultry- (6 to 10 Miles) from other farms with poultry and between our own locations.
  4. Not located near a water source that attracts fowl.
  5. Capability to invest in a building up to 2 million dollars. (Layers buildings) or 1.2 million dollars (grower buildings)
  6. Ready to start construction in early spring 2016.
- 

## Contract terms

1. Hendrix-ISA will provide multi year contracts. (up to 7 years initially).
2. The contracts will be based on Square footage payments. Income will be about \$280,000 per Layer barn annually.
3. HI will provide feed, egg supplies, birds and, most major inputs.
4. Producer is responsible for Building payments, taxes, Electric, labor, other ancillary expenses like manure removal etc.
5. Producers get to keep manure free of charge. (approx. 200T an.)
  
6. Interested parties can see Doug Metzler for cash flows and terms sheets and copies of what the contract will look like or contact Doug at the following email address. [doug.metzler@Hendrix-genetics.com](mailto:doug.metzler@Hendrix-genetics.com)

# What does my daily farm workload Look like?

## • Rearing

- Daily work load approx. 1hr.
- Housing at Day old Extra labor required. 5 to 6 people for 3 to 4 hours to place birds in house
- Handling times occur about 3 to 4 times each flock where crews will arrive to vaccinate these days will involve longer work hours.
- Clean out, washdown, setup, manure removal once per flock 24 to 36 total hours.
- Usually about 2.5 flocks/year

## • Laying Production

- Approx 6 hours labor/day
- 1 hours walking house, approx. 2.5 hours packing eggs with 2 people.
- Exceptions- Housing, Depop, cleanout, training birds first 8 weeks. These times may require additional labor.
- Flocks stay in about 1 year each cycle.

# Breeder Farms.









---

## PLANNING COMMISSION STAFF REPORT

---

**FILE NO:** *DS 16-007*

**PREPARED BY:** *Lance A. Lang, City Planner*

**PROJECT:** *Final Subdivision Plat  
Cimarron Meadows 9<sup>th</sup> Addition*

**LOCATION:** *Both Sides of 38<sup>th</sup> Street from the intersection of 38<sup>th</sup> Street and  
Lakepark Lane east approximately 485 feet.*

**PRESENTER:** *Tom Krueger, JEO Consulting Group Inc.*

**DATE:** *March 21, 2016*

---

### **DISCUSSION:**

The applicant is requesting approval of a twelve-lot residential subdivision, the next phase of the Cimarron Meadows neighborhood, to be known as Cimarron Meadows 9<sup>th</sup> Addition. These lots are proposed on both the north and south sides of 38<sup>th</sup> Street from the intersection of 38<sup>th</sup> Street and Lakepark Lane east approximately 485 feet. The street right-of-way then continues as part of the Final Plat curving south, becoming known as Fisherman Lane and intersecting with the existing paving on Fisherman Lane approximately 140 feet north of 35<sup>th</sup> Street. By including the entire length of the right-of-way for 38<sup>th</sup> Street/Fisherman Lane as part of the Final Plat, through access and adequate circulation through the neighborhood is assured. The street providing access to each of the twelve lots in Cimarron Meadows 9<sup>th</sup> will be paved at this time. The remainder of the platted street extending south will not be paved for the entire length south until the adjacent lots are platted.

The proposed lots are 95 to 110 or so feet wide with lot depths of 130 to 150 feet. The design of the subdivision is in conformance with the overall Preliminary Plat for Cimarron Meadows. The rough grading of these lots is complete. Municipal water, sanitary sewer, and paving will be developer constructed.

Cimarron Meadows 9<sup>th</sup> Addition will become part of the corporate boundary of the City as it is being platted as "An Addition to the City of Hastings."

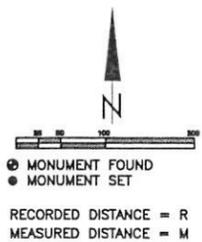
### **RECOMMENDATION**

Staff recommends approval of the Final Plat for Cimarron Meadows 9<sup>th</sup> Addition.

# FINAL PLAT CIMARRON MEADOWS 9TH ADDITION

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA  
IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST  
OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA

**OWNERS**  
ENGEL CONSTRUCTION INC.  
3405 SOUTH VALLEY ROAD  
HASTINGS, NE. 68901



### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT ENGEL CONSTRUCTION INC., A NEBRASKA CORPORATION, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "CIMARRON MEADOWS 9TH ADDITION", AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS, AND SAID OWNERS FURTHER DEDICATE ALL STREETS AND EASEMENTS AS SHOWN ON THE PLAT FOR PUBLIC USE.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
DENNIS E. ENGEL, CORPORATION PRESIDENT

### ACKNOWLEDGMENT

STATE OF NEBRASKA }  
COUNTY OF ADAMS } SS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DENNIS E. ENGEL, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER'S CERTIFICATE AS THE CORPORATION PRESIDENT OF ENGEL CONSTRUCTION INC. AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID PRESIDENT OF ENGEL CONSTRUCTION INC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME ON THE DAY AND YEAR LAST ABOVE WRITTEN.  
MY COMMISSION EXPIRES ON \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

(SEAL)

### CITY SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED DO HEREBY APPROVE THIS PLAT OF "CIMARRON MEADOWS 9TH ADDITION".  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
HASTINGS CITY SURVEYOR

### CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED DO HEREBY APPROVE THIS PLAT OF "CIMARRON MEADOWS 9TH ADDITION".  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
HASTINGS CITY ENGINEER

### WAIVER

APPLICANT HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
DENNIS E. ENGEL, CORPORATION PRESIDENT  
ENGEL CONSTRUCTION INC.

SHADOW RIDGE

CIMARRON MEADOWS 9TH ADD  
ACTUAL POINT OF BEGINNING

SETBACKS FOR LOTS  
FRONT-25'  
SIDE-7'  
REAR-20'  
CORNER STREET SIDE-15'

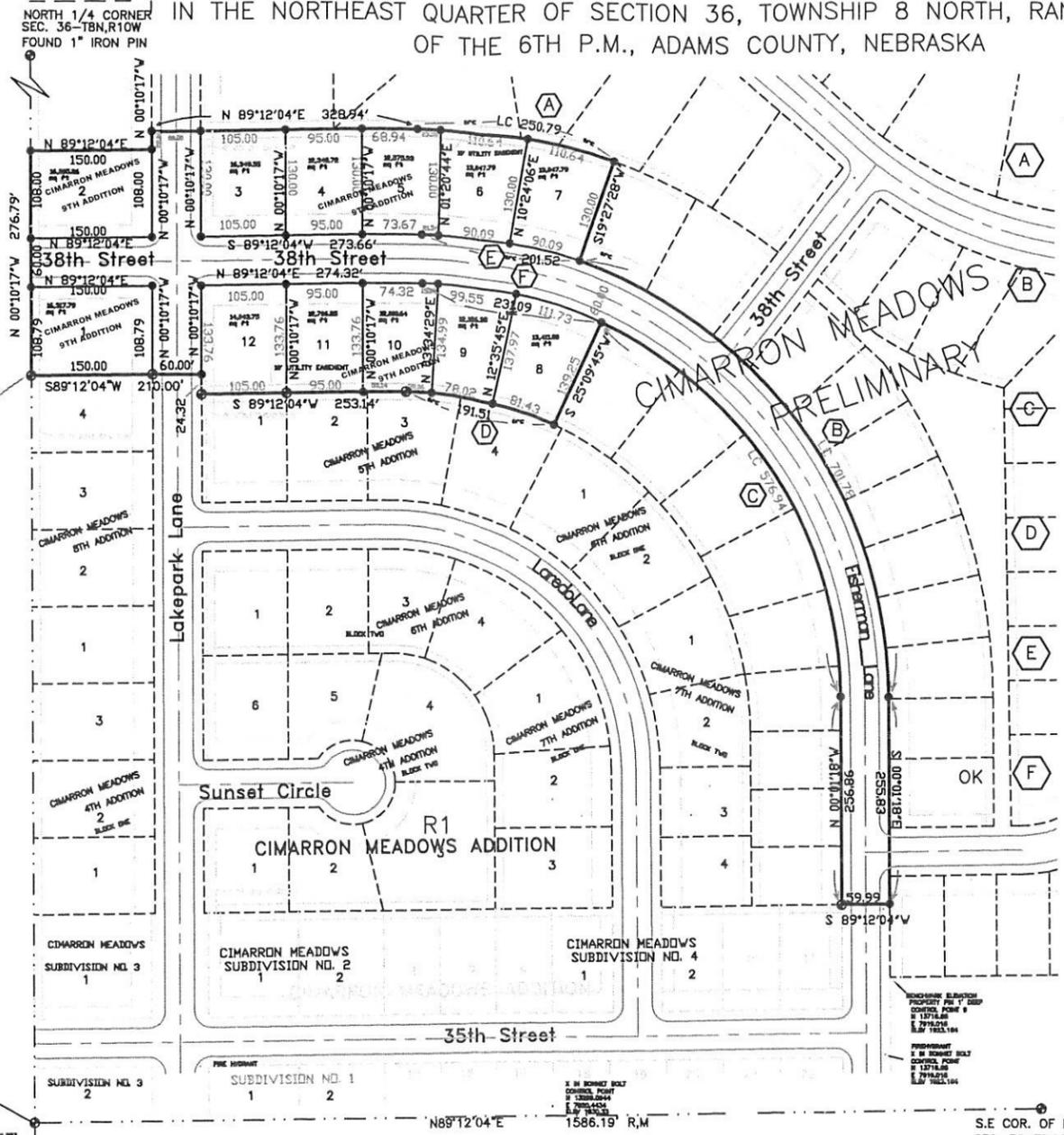
SW COR. OF NE 1/4  
SEC. 36-T8N,R10W  
FOUND 1/2" IRON PIPE

### SECTION CORNER TIES

- N 1/4 COR. OF SEC. 36-8-10  
FOUND 1" IRON PIPE  
NE 38.03' TO 5/8" REBAR W/7M CAP  
SE 41.30' TO 5/8" REBAR W/7M CAP  
SW 48.50' TO 5/8" REBAR W/7M CAP  
S 48.50' TO NORTH FACE OF JOE MARKER POST
- SW COR. OF NE 1/4 OF SEC. 36-8-10  
FOUND 1/2" IRON PIPE  
NORTH 0.20' TO STEEL FENCE POST  
SW 0.26' TO CHAIN LINK FENCE POST  
WHICH 1.20' TO CABLE TV RISER
- EAST 1/4 COR. OF SEC. 36-8-10  
FOUND 1/2" IRON REBAR  
E 38.85' TO X WALKS IN POWER POLE  
NE 63.94' TO X WALKS IN POWER POLE  
NW 79.22' TO X IN LIGHT POLE BASE  
SW 82.20' TO X ON TOP OF FEET OF 24" RCP

### LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH P.M., ADAMS COUNTY NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER, SAID POINT BEING THE NORTHWEST CORNER OF LOT 4 OF CIMARRON MEADOWS 8TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA AS PLATTED AND RECORDED; RUNNING THENCE NORTH 0°10'17" WEST (ASSUMED BEARING) AND ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 276.79 FEET TO A POINT ON SAID WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°12'04" EAST A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTH 00°10'17" WEST A DISTANCE OF 22 FEET; THENCE NORTH 89°12'04" EAST A DISTANCE OF 328.94 FEET TO A POINT OF CURVATURE; RUNNING THENCE SOUTHEASTERLY ALONG THE ARC OF A 700 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A LONG CHORD BEARING OF SOUTH 80°48'21" EAST AND A LONG CHORD DISTANCE OF 249.45 FEET, AN ARC DISTANCE OF 250.79 FEET; RUNNING THENCE SOUTH 19°27'28" WEST A DISTANCE OF 130 FEET TO A POINT OF CURVATURE; RUNNING THENCE SOUTHEASTERLY ALONG THE ARC OF A 570 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A LONG CHORD BEARING OF SOUTH 35°16'16" EAST, AND A LONG CHORD DISTANCE OF 658.29 FEET, AN ARC DISTANCE OF 701.78 FEET; THENCE SOUTH 00°01'18" EAST A DISTANCE OF 255.83 FEET TO A POINT, THENCE SOUTH 89°12'04" WEST A DISTANCE OF 59.99 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 11 BLOCK 5 OF CIMARRON MEADOWS ADDITION; THENCE NORTH 00°01'18" WEST A DISTANCE OF 256.86 FEET TO A POINT OF CURVATURE; THENCE RUNNING NORTHWESTERLY ALONG THE ARC OF A 510 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A LONG CHORD BEARING OF NORTH 32°25'47" WEST AND A LONG CHORD DISTANCE OF 548.66 FEET, AN ARC DISTANCE OF 576.94 FEET; THENCE SOUTH 25°09'45" WEST A DISTANCE OF 139.25 FEET TO A POINT OF CURVATURE, SAID POINT BEING A POINT ON THE NORTH LINE OF LOT 4 OF CIMARRON MEADOWS 5TH ADDITION; RUNNING THENCE NORTHWESTERLY ALONG THE ARC OF A 420 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE BEING THE NORTH LINE OF CIMARRON MEADOWS 5TH ADDITION, AND SAID CURVE HAVING A LONG CHORD BEARING OF NORTH 77°44'10" WEST AND A LONG CHORD DISTANCE OF 189.86 FEET, AN ARC DISTANCE OF 191.51 FEET; THENCE RUNNING ALONG THE NORTH LINE OF CIMARRON MEADOWS 5TH ADDITION SOUTH 89°12'04" WEST A DISTANCE OF 253.14 FEET; THENCE NORTH 00°10'17" WEST A DISTANCE OF 24.32 FEET; THENCE BEARING SOUTH 89°12'04" WEST ALONG THE NORTH LINE OF LOT 4 OF CIMARRON MEADOWS 8TH ADDITION A DISTANCE OF 210 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF CIMARRON MEADOWS 8TH ADDITION, AND ALSO BEING THE POINT OF BEGINNING, AND SAID TRACT CONTAINING A CALCULATED AREA OF 271,627.05 SQUARE FEET (6.23 ACRES) MORE OR LESS, AND SAID TRACT HEREAFTER KNOWN AS "CIMARRON MEADOWS 9TH ADDITION".



LOT LINE CURVE DATA
R= 700.00' LCB=S80°48'21"E LCH=249.45' L= 250.79'
R= 570.00' LCB=S35°16'16"E LCH=658.29' L= 701.78'
R= 510.00' LCB=N32°25'47"W LCH=548.66' L= 576.94'
R= 420' LCB=N 77°44'10"W LCH=189.86' L= 191.51'
R= 570' LCB=N 80°40'14"W LCH=200.47' L= 201.52'
R= 510' LCB=S 77°49'06"E LCH=229.11' L= 231.09'

### CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
HASTINGS CITY TREASURER

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
ADAMS COUNTY TREASURER

### CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF "CIMARRON MEADOWS 9TH ADDITION" AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN PRESENTED TO THE CITY OF HASTINGS PLANNING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE \_\_\_\_\_

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
CHAIRMAN  
\_\_\_\_\_  
DIRECTOR OF PLANNING

### MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF "CIMARRON MEADOWS 9TH ADDITION" HAS BEEN APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA, BY RESOLUTION DULY PASSED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CITY CLERK

### REGISTRAR OF DEEDS CERTIFICATE

STATE OF NEBRASKA }  
COUNTY OF ADAMS } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTRAR OF DEEDS OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IS DULY RECORDED.

INSTRUMENT NO. \_\_\_\_\_

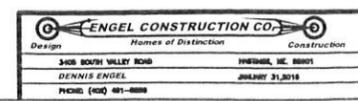
\_\_\_\_\_  
ADAMS COUNTY REGISTRAR OF DEEDS

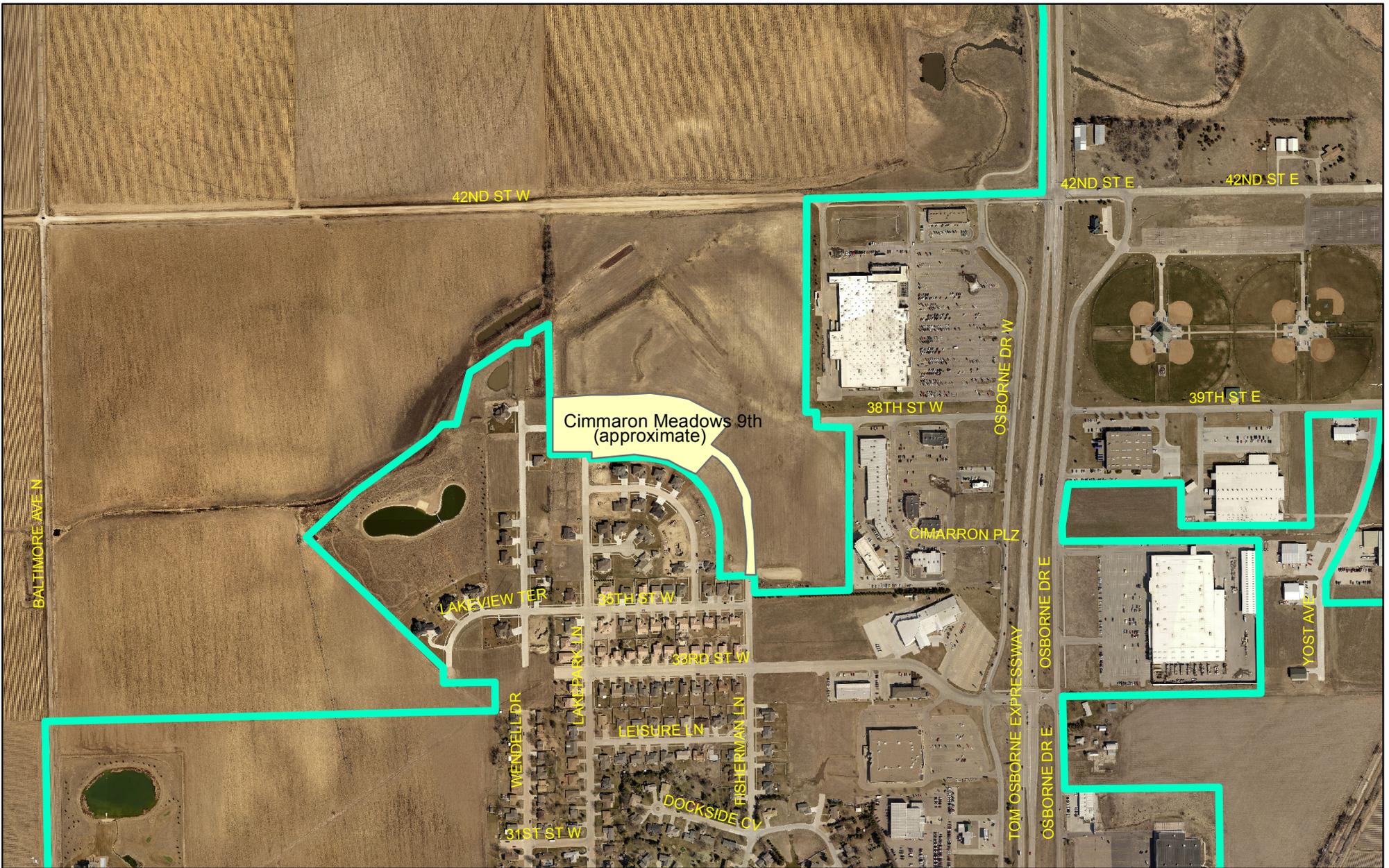
(SEAL)

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

\_\_\_\_\_  
THOMAS L. KRUEGER, LS 448





**Legend**

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

EXHIBIT 'A'

Cimarron Meadows 9th - Vicinity Map

# City of Hastings

This map is for illustration only.





**CIMARRON MEADOWS 9TH ADDITION**  
 (Approximate boundary)

EXHIBIT 'B'

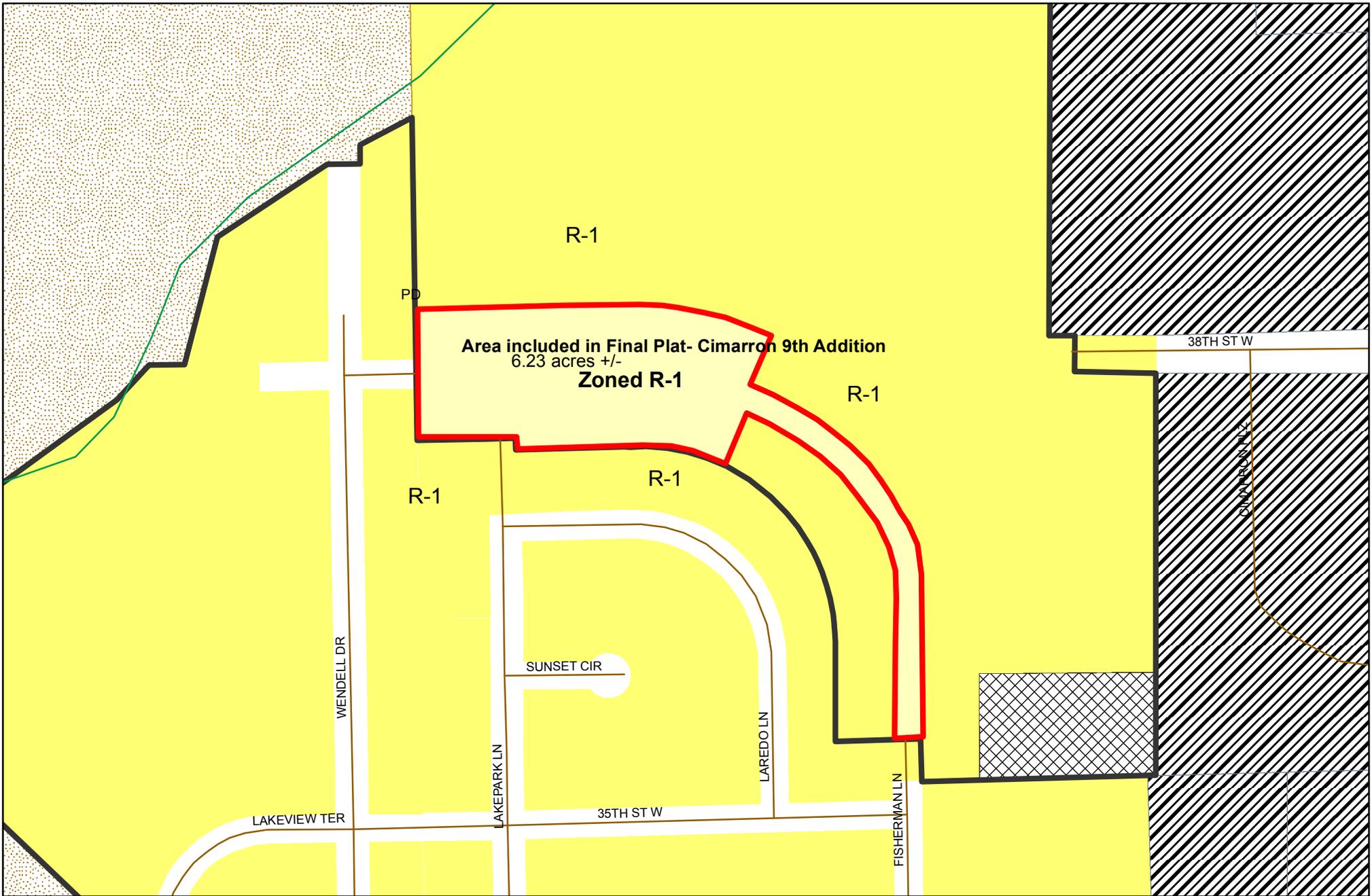
**Legend**

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

Cimarron Meadows 9th Addition - Aerial Photo  
**City of Hastings**



This map is for illustration only.



City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial



EXHIBIT 'C'  
**Cimarron Meadows 9th Addition - Existing Zoning**  
**City of Hastings Zoning**