

## MEETING RECORD

**NAME OF GROUP:** PLANNING COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Wednesday, March 15, 12:00 p.m., Rm. 113,  
First Floor, County-City Building, 555 S. 10<sup>th</sup> Street,  
Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jon Carlson, Gene Carroll, Dick Esseks, Gerry Krieser,  
Roger Larson, Mary Strand, Lynn Sunderman and  
Tommy Taylor

**OTHERS IN ATTENDANCE:** Matt Schultz of Black & Veatch; Gary Brandt and Brian  
Kramer of Wastewater; Marvin Krout, Kent Morgan,  
Steve Henrichsen, Sara Hartzell and Michele  
Abendroth of the Planning Department; Steve Masters  
and Dennis Bartels of Public Works & Utilities

**STATED PURPOSE OF MEETING:** **Southwest Wastewater Facility Finalists**

The meeting was called to order at 12:04 p.m.

Kramer stated that he and Matt Schultz will update the Commissioners on the progress on the wastewater facility siting study in southwest Lincoln. They have had one public meeting and the second will be tonight [March 15].

Schultz discussed the highlights that they will present at the Open House tonight. He distributed a map of the four sites that are being considered as well as the sites that were withdrawn from consideration. Kramer noted that they have met with each of the property owners of the sites. Carroll asked how many people attended the open house. Kramer stated that there were approximately 80 people.

Schultz stated that the primary comments from the Open House were related to the impacts on Wilderness Ridge and Salt Creek. That has always been a priority, and they are adding another criteria which notes the impacts to Wilderness Ridge and Salt Creek. These are questions they will address as part of the evaluation. They will move forward to a final screening workshop.

Schultz then addressed the four final sites. One of the prime criteria is to have a dual use facility, so the site can first be used as a holding basin and then later as a treatment plant.

Esseks asked about the optimal size for the facility. Schultz stated that it is always good to have extra acres for a buffer due to aesthetic issues. Ten to 50 acres is needed for the holding site. It is very important that this site is a dual use facility, so they are looking for a site of 50-140 acres in size.

Next, Schultz reviewed the site selection criteria considered by the steering committee. Most of the sites in the northern area near Van Dorn Street were very small and would only be large enough for a holding basin. In addition, two sites would require special provisions to be constructed within City parks. Therefore, only one of the sites in the northern area remained as a potential site.

Two of the sites in the middle area are on higher ground which is not good because of the gravity flow system used for the treatment facility. Another site is not viable because development plans are already in progress. The Cardwell branch floodway divides several of the sites, so it chops up the area. Two of the other sites are too small. One of the two remaining sites left in this area is between Highway 77 and Wilderness Park. The other site is near Wilderness Park, the Department of Roads and the State Penitentiary. This site is very well screened from public view.

Several sites in the southern area were screened out because they are not large enough for dual use. The service area by gravity sewers is too small for some of the sites. The sites far to the south would not optimize the existing collection and treatment system.

The final remaining site in the north area is south of Van Dorn Street and east of Wilderness Park. It is bounded on the east side by railroad tracks. It is a 52 acre site. Based on the floodplain regulations, there are 32 acres that are available for facilities. It is zoned industrial which is a good place to put a treatment plant. However, the distance to a residential neighborhood is 1,500 feet. It is adjacent to the Salt Valley sewer system, so connection to the pipelines would be very easy.

The final sites in the middle area include an east and a west site. The east site is south of the State Penitentiary. This site has 71 acres with 35 usable acres for the site. It is zoned agriculture. Residences are located to the south. It is located very close to the Salt Valley sewer system and Beal Slough sewer system. It is located 6,000 feet to the channelized levee section of Salt Creek for discharge and 300 feet to Salt Creek for discharge in Wilderness Park. The west site is located adjacent to Highway 77 and south of Pioneers. The site is 102 acres, but only 35 acres are usable for facilities. The area is zoned agriculture. It is located 7,000 feet to the channelized levee section of Salt Creek for discharge and 400 feet to Salt Creek for discharge in Wilderness Park. There are two buildings located on the site.

The final remaining site in the south area has 115 acres with 55 usable acres. It is zoned agriculture. There is visibility from Highway 77 and Yankee Hill Road. They would need to look at how much service area it can handle and how it would optimize with the existing system. This site could not serve as much area by gravity. There are three rural residences located on the west part of the site; however, they are not needed for the facility. It is farther away from the Salt Valley system, so connection would be more costly.

Esseks asked if they have studied the impacts on water quality in Wilderness Park. Schultz stated that their assumption is based on a high level of treatment and the site is treated to a high level of quality. Kramer stated that one thing to consider is that the facility is needed because of development, and development will affect what happens to Wilderness Park. The volume of runoff from Wilderness Park will increase because of the development in Wilderness Ridge. Schultz added that the steering committee will take this into consideration.

Strand asked about the timetable for this study. Schultz stated that there will be a second open house tonight at which they will present the four sites. They will then bring the feedback to the steering committee and further analyze each of these sites. They expect one site to rise to the top, and they will come to the Planning Commission with that information. A final public meeting will be held in June. Negotiations with the property owners will take place, and then the City can move forward with purchasing an option with the proper authority given.

The meeting concluded at 12:52 p.m.

Respectfully submitted,

Michele Abendroth  
Planning Department