



Directors Meeting Agenda

Monday, August 7th, 2023, 2:00 p.m.

555 S 10th Street Luxford Studio

- I. Approval of Directors Meeting Minutes from July 24th, 2023
- II. City Clerk Advisories
 - i. Public Comments will be held on August 14th and August 28th.
- III. Mayor's Advisories
- IV. Director's Advisories
- V. City Council: Commissions, Committees, and Event Updates
- VI. Post-Meeting Council Members Calls to City Directors
- VII. Adjournment - Next Directors Meeting - Aug. 14th, 2023, 2:00 p.m.

Correspondence - Online for Review

- I. Directorial Correspondence
 - i. BPC230726 - 1 PC Final Action Notice - Shelli Reid
 - ii. PBC230726 - 2 PC Action - Shelli Reid
 - iii. BP230726 - 3 PC Action - REVISED - Shelli Reid
 - iv. BP230801-1 AA Weekly Approvals - Jennifer McDonald
- II. Constituent Correspondence
 - i. Katie Hartman - Harbor Care Center - Sharon Frye
 - ii. The Calvert Home for Dementia/Alzheimers Care - Beth Cavanaugh
 - iii. The Harbor House - Calvert location support - Peggy Wilson
 - iv. The Harbor Senior Care FINAL Hearing, August 14th, 3 pm - Holly Petersen

The Directors Meeting Agendas and Minutes may be accessed online at:
<https://www.lincoln.ne.gov/City/City-Council/Directors-Minutes-Agendas>

PLANNING COMMISSION FINAL ACTION NOTIFICATION

TO: Mayor Leirion Gaylor Baird
Lincoln City Council

FROM: Shelli Reid, Planning

DATE: July 27, 2023

RE: Notice of final action by Planning Commission: July 26, 2023

Please be advised that on July 26, 2023, the Lincoln City-Lancaster County Planning Commission adopted the following resolutions:

Resolution PC-01869, approving SPECIAL PERMIT 23014A, to allow for a CUP (Community Unit Plan) for 14 dwelling units and associated waivers, on property legally described as Lot 1, Fieldstone Center 4th Addition, located in the NE 1/4 of Section 12-10-6, Lincoln, Lancaster County, Nebraska, generally located at 3995 North 26th Street and North 26th Street and Old Dairy Road

Resolution PC-01870, approving SPECIAL PERMIT 23028, to exceed the maximum height limit of existing zoning for a concrete plant, on property legally described as Lot 41, located in the NE 1/4 of Section 33-11-7, Lincoln, Lancaster County, Nebraska, generally located at 7301 North 70th Street; and

Resolution PC-01871, approving SPECIAL PERMIT 23030, to allow for the expansion/reconstruction of a Nonconforming Use, on property legally described as Lot 150, I.T., located in the SE 1/4 of Section 22-10-6, Lincoln, Lancaster County, Nebraska, generally located at 200 West P Street.

The Planning Commission action on these applications is final, unless appealed to the City Council by filing a notice of appeal with the Planning Department within 14 days of the action by the Planning Commission.

The Planning Commission Resolution may be accessed on the internet at www.lincoln.ne.gov (search for "PATS"). Click on "Planning Application Tracking Service (PATS)" at the top of the page, click "Selection Screen" under "PATS Tools" on the right side of the screen, type in the application number (i.e. SP23014A, SP23028, SP23030) click on "Search", then "Select", and go to "Related Documents".

F:\devreview\final action notices\cc\2023\072623

****ACTION BY PLANNING COMMISSION****

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, July 26, 2023, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

****PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of ***FINAL ACTION***. Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission. The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA

WEDNESDAY, July 26, 2023

Approval of minutes of the regular meeting held July 12, 2023. ****APPROVED: 6-0 (Ball and Rodenburg abstained; Cruz absent)****

1. **CONSENT AGENDA**
(Public Hearing and Administrative Action)

COMPREHENSIVE PLAN:

- 1.1 CITY COMPREHENSIVE PLAN CONFORMANCE 23010, to review as to conformance with the 2050 Lincoln Lancaster Comprehensive Plan, a proposed amendment to the Antelope Valley Redevelopment Plan, to add the "23rd Street Net Zero Live Work Redevelopment Project", to add a mixed use building with residential and commercial, on property generally located at 23rd and R Streets. **Staff recommendation: In Conformance with the Comprehensive Plan**
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov
Planning Commission recommendation: FINDING OF CONFORMANCE: 7-0 (Cruz and Joy absent). Public hearing before the City Council is tentatively scheduled for Monday, August 21, 2023, 3:00 p.m.

- 1.2 CITY COMPREHENSIVE PLAN CONFORMANCE 23011, to review as to conformance with the 2050 Lincoln Lancaster County Comprehensive Plan, a proposed amendment to the West Haymarket Redevelopment Project in the Lincoln Center Redevelopment Plan, in the area generally bounded by the Burlington Northern Sante Fe (BNSF) and Union Pacific (UP) rail lines on the west, by approximately North 7th Street on the east, the south interior roadway of Haymarket Park and the Bereuter Pedestrian Bridge on the north, and 'M' Street on the south; along its eastern edge.

Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov
Planning Commission recommendation: FINDING OF CONFORMANCE: 7-0 (Cruz and Joy absent). Public hearing before the City Council is tentatively scheduled for Monday, August 21, 2023, 3:00 p.m.

- 1.3 CITY COMPREHENSIVE PLAN CONFORMANCE 23012, to review as to conformance with the 2050 Lincoln Lancaster County Comprehensive Plan, a proposed amendment to the South Haymarket Redevelopment Project in the Lincoln Center Redevelopment Plan, to adjust the project area and amend multiple phases, generally located between 4th Street and the westernmost boundary of the future South Haymarket Park up to Pinnacle Arena Drive on the west, the east side of 9th Street on the east, the south side of J Street to the south, and the north side of N Street to the north, located in section 26-10-06, Lincoln, Lancaster County, Nebraska.

Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov
Planning Commission recommendation: FINDING OF CONFORMANCE, with approval as amended by staff letter dated July 25, 2023; 7-0 (Cruz and Joy absent). Public hearing before the City Council is tentatively scheduled for Monday, August 21, 2023, 3:00 p.m.

TEXT AMENDMENT:

- 1.4 TEXT AMENDMENT 23009, amending the Lincoln Municipal Code Chapter 26.13.010, Lot Consolidation to remove the text about easement releases and existing easements; Chapter 26.15.015 Information Required on a Preliminary Plat by deleting paragraph for Planning Commission chairman signature; Chapter 3.35, Design Standards for Community Unit Plans by deleting these design standards which are contained in the CUP site plan requirements under Zoning Ordinance, 27.65.070 and by proposed amendment to 25.65.080 to add the maximum density regulations; 27.02.020 and 27.02.040 by adding definitions for alcohol crafting and commercial kitchen; Chapter 27.06.140 to add alcohol crafting and small scale commercial kitchen to the use group table; Chapter 27.69.020 to amend definition for on premises sign; Chapter 27.69.340 to amend the sign regulations for Planned Unit Developments for subarea districts; Chapter 27.64 to delete items under Use Permits which are not needed to be shown and add items that do; Chapter 27.06.110, Chapter 27.62.080 and Chapter 27.63.070 to change Early Childhood Care Facilities from Conditional to Permitted in O 1, O 2, O 3, and R T and from Special Permit to Permitted in the H 4; and repealing Sections, 26.13.010, 26.15.015, 27.02.020, 27.02.040, 27.06.110, 27.06.140, 27.62.080, 27.63.070, 27.65.080, 27.64.010, 27.69.020, and 27.69.340 as hitherto existing; and repealing Chapter 3.35 of the City of Lincoln Design Standards as hitherto existing.

Staff recommendation: Approval

Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

Planning Commission recommendation: APPROVAL: 7-0 (Cruz and Joy absent). Public hearing before the City Council is tentatively scheduled for Monday, August 14, 2023, 3:00 p.m.

PERMITS:

- 1.5 SPECIAL PERMIT 16026A, to allow for a CUP (Community Unit Plan) for 14 dwelling units, on property generally located at South 68th Street and Princeton Road. ****FINAL ACTION****
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov
Planning Commission “final action”: CONDITIONAL APPROVAL: 7-0 (Cruz and Joy absent), as set forth in the conditions of the staff report dated July 17, 2023, Resolution No. PC-01868.
- 1.6 SPECIAL PERMIT 23014A, to allow for a CUP (Community Unit Plan) for 14 dwelling units and associated waivers, on property generally located at 3995 North 26th Street and North 26th Street and Old Dairy Road. ****FINAL ACTION****
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka, 402-441-5662, tcajka@lincoln.ne.gov
Planning Commission “final action”: CONDITIONAL APPROVAL: 7-0 (Cruz and Joy absent), as set forth in the conditions of the staff report dated July 12, 2023, Resolution No. PC-01869.
- 1.7 SPECIAL PERMIT 23028, to exceed the maximum height limit of existing zoning for a concrete plant, on property generally located at 7301 North 70th Street. ****FINAL ACTION****
Staff recommendation: Conditional Approval
Staff Planner: Emma Martin, 402-441-6369, emartin@lincoln.ne.gov
Planning Commission “final action”: CONDITIONAL APPROVAL: 7-0 (Cruz absent; Joy declared a conflict of interest), as set forth in the conditions of the staff report dated July 13, 2023, Resolution No. PC-01870.
- 1.8 SPECIAL PERMIT 23030, to allow for the expansion/reconstruction of a Nonconforming Use, on property legally described as Lot 150, I.T., located in the SE 1/4 of Section 22-10-6, Lincoln, Lancaster County, Nebraska, generally located at 200 West P Street. ****FINAL ACTION****
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
Planning Commission “final action”: CONDITIONAL APPROVAL: 7-0 (Cruz and Joy absent), as set forth in the conditions of the staff report dated July 12, 2023, Resolution No. PC-01871.

MISCELLANEOUS:

- 1.9 STREET AND ALLEY VACATION 23004, to vacate the east west alley between O and P Streets, and between N Antelope Valley Pkwy and N 20th Street, adjacent to property generally located between O and P Streets and between North Antelope Valley Pkwy and North 20th Street.

Staff recommendation: Conforms to the Comprehensive Plan
Staff Planner: Benjamin Callahan, 402-441-6360, bcallahan@lincoln.ne.gov
Planning Commission recommendation: FINDING OF CONFORMANCE: 7-0 (Cruz and Joy absent). Public hearing before the City Council will be scheduled when the provisions 14.20 of the Lincoln Municipal Code have been satisfied.

- 2. **REQUESTS FOR DEFERRAL:** None
- 3. **ITEMS REMOVED FROM CONSENT AGENDA:** None
- 4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

4.1 STREET AND ALLEY VACATION 23005, to vacate a portion of the South 1st Street (Right of Way) between Pioneers Blvd. and Old Cheney Road, adjacent to property generally located at South 1st Street and Pioneers Boulevard.
Staff recommendation: Conforms to the Comprehensive Plan
Staff Planner: Benjamin Callahan, 402-441-6360, bcallahan@lincoln.ne.gov
Planning Commission granted the request on behalf of the applicant for a 2-week deferral, with Continued Public Hearing and Action scheduled on August 9, 2023. A second motion was made and passed by Planning Commission to defer Continued Public Hearing and Action to August 23, 2023.

AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO.

Adjournment: 2:20 p.m.

****REVISED ACTION BY PLANNING COMMISSION****

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, July 26, 2023, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

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AGENDA

WEDNESDAY, July 26, 2023

Approval of minutes of the regular meeting held July 12, 2023. ****APPROVED: 6-0 (Ball and Rodenburg abstained; Cruz absent)****

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This item was removed from the Consent Agemda for a separate public hearing. Planning Commission recommendation: FINDING OF CONFORMANCE: 8-0 (Cruz absent). Public hearing before the City Council is tentatively scheduled for Monday, August 21, 2023, 3:00 p.m.
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on the south; along its eastern edge.

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Staff recommendation: Approval

Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

Planning Commission recommendation: APPROVAL: 7-0 (Cruz and Joy absent). Public hearing before the City Council is tentatively scheduled for Monday, August 14, 2023, 3:00 p.m.

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Staff recommendation: Conforms to the Comprehensive Plan

Staff Planner: Benjamin Callahan, 402-441-6360, bcallahan@lincoln.ne.gov

Planning Commission recommendation: FINDING OF CONFORMANCE: 7-0 (Cruz and Joy absent). Public hearing before the City Council will be scheduled when the provisions 14.20 of the Lincoln Municipal Code have been satisfied.

2. **REQUESTS FOR DEFERRAL:** None

3. **ITEMS REMOVED FROM CONSENT AGENDA:** None

4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

4.1 STREET AND ALLEY VACATION 23005, to vacate a portion of the South 1st Street (Right of Way) between Pioneers Blvd. and Old Cheney Road, adjacent to property generally located at South 1st Street and Pioneers Boulevard.

Staff recommendation: Conforms to the Comprehensive Plan

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NOT ON THE AGENDA, MAY DO SO.

Adjournment: 2:20 p.m.

Memorandum

Date: August 1, 2023
To: City Clerk
From: Clara McCully, Planning Dept.
Re: Administrative Approvals
cc: Shelli Reid, Planning Dept.

This is a list of City administrative approvals by the Planning Director from July 25, 2023, through July 31, 2023:

Administrative Amendment 23043 to Special Permit 201050, Emerald View CUP, was approved by the Planning Director on July 24, 2023, to include a waiver to Design Standards to allow light trespass across internal lot lines.

Administrative Amendment 23015 to Special Permit 1995B, Hub Hall Heights CUP, was approved by the Planning Director on July 28, 2023, to revise Note #1 and update the Attached Single Family Lots list.

From: [Sharon Frye](#)
To: [Council Packet](#); [James M. Bowers](#); [Tom Duden](#); [Justin P. Carlson](#); [Brodey B. Weber](#); [Sandra J. Washington](#); [Tom J. Beckius](#); [Bennie R. Shobe](#)
Subject: Katie Hartman - Harbor Care Center
Date: Thursday, July 27, 2023 7:28:26 PM

To Who It May Concern:

I am writing to let you know what an awesome dementia care home Katie Hartman has started. My husband, Ron, was in Harbor Care Center from September 2022 through January 2023. I cried when we left as I felt I was leaving behind a new family that I had gotten to know and love in such a short time. The only reason that I moved him to a different facility was finances. Since he was in the beginning stages of vascular dementia, I needed to make sure I had the finances to keep him in a facility for many more years. I go every day to visit him, and it is sad to see his personal care is not kept up like they did at Harbor. There are 20-25 residents per 3 CNAs so it is hard to keep up any activities or individualized care.

Katie turned the care of dementia residents upside down. She made a home for them to live in with caring staff for the remainder of their lives. She welcomes their families into the fold also which is great for those of us who have never been in this situation before. It helps to have other family members to talk to and brainstorm with. Katie also brought in other speakers to help us navigate this awful disease. The staff are so caring of each resident and makes them feel loved and cared for. They have a small number of residents per CNA so their care is much more individualized. If I couldn't make it to visit him, I never worried about how he was doing because they always took such good care of him. His teeth were always brushed, his glasses cleaned, made sure his dirty shirt was replaced, helped him to the restroom, and made sure he was comfortable when he was resting in the afternoon. They played games with the residents to help them keep up their cognitive abilities which I know helped my husband a ton. They included the residents in making treats like cookies, brownies, etc. Katie and the staff would come up with projects and games to do with the residents to go along with each holiday. Every day when the shifts were changing the girls would go around and tell the residents they were leaving and when they would be back. They treated the residents more like a family member than a resident. This is the best way to care for dementia residents since they have declining cognitive abilities by keeping them engaged daily. These types of facilities are really needed in order to keep the dignity of our elderly and their families intact.

Thank you,
Sharon Frye

From: [Beth Cavanaugh](#)
To: [Council Packet](#); [James M. Bowers](#); [Tom Duden](#); [Justin P. Carlson](#); [Brodey B. Weber](#); [Sandra J. Washington](#); [Tom J. Beckius](#); [Bennie R. Shobe](#)
Subject: The Calvert Home for Dementia/Alzheimers Care
Date: Friday, July 28, 2023 6:31:20 PM

I am writing today to advocate for the approval of the Calvert Home in Lincoln that will serve dementia and alzheimers patients.

My father spent time at the original Harbor House and he really benefited from the intimate care they were able to provide to the small number of residents. His dementia disease ebbs and flows in severity and the peace of mind the caregivers provided to us as family members was amazing. The level of communication and involvement the owner and staff provided to us made us feel included and an active part in his care even when we couldn't be there every day. We have not seen this level of care at any other facility.

The neighborhood saw very little impact from the Harbour House traffic. Katie Hartman and staff worked hard to communicate where to park to have the least impact on the neighbors when an event was happening. The Calvert Home will be treated with this same respect.

I hope that the city of Lincoln can support and approve the Calvert Home so they can move forward with serving more of Lincoln's dementia and alzheimers patients in a loving and safe environment.

Thank you.

Beth Cavanaugh

From: [Peggy Wilson](#)
To: [James M. Bowers](#); [Tom Duden](#); [Justin P. Carlson](#); [Brodey B. Weber](#); [Sandra J. Washington](#); [Tom J. Beckius](#); [Bennie R. Shobe](#)
Cc: [Council Packet](#)
Subject: The Harbor House - Calvert location support
Date: Friday, July 28, 2023 7:58:05 PM

Hello fellow Lincoln City Council Members,

I am writing in support of the Calvert Harbor House. The home for dementia patients that The Harbor House can provide is like no other memory care in Lincoln, NE and is the best for dementia end of care life. My father was able to spend time in the the original Harbor House on Palm Dale Court. He thrived during his time there, as he was not able to be cared for at home. By thriving so well, he was able to recover some of his ability to be able to do things for himself. Caring for dementia patients is not an easy task especially for family. The care that is needed for them many times has to come from third party, as the disease can alter the brain so much that it can become unsafe for them to be at home. The Harbor Home provides a home-like experience and a better transition for demential patients and their family for this stage in their lives. As the baby boomer generation ages, there will be an increase in dementia patients. The best care for them would be to place dementia patients in homes like The Harbor House and The Calvert Harbor House. Having a second Harbor House in Lincoln, NE open to dementia patients is not only a necessity, but may greatly benefit your parents, grandparents, aunts, uncles, and even yourself one day. I hope you won't have to experience suffering from sadness and grief dementia brings to a family, but as the population ages, more families will be affected. For families to have more choices than just large retirement care centers, (that may not be a fit for their family) the better. Please consider this when reviewing The Calvert Harbor House's request to open. Families are respectful of the neighborhood where the original Harbor House is and love how their loved one can still be a part of a neighborhood that is caring, loving, and like home to them. If a decision to deny the opening of the Calvert Harbor house would be considered, it could be considered discriminatory against any human with dementia/Alzheimers in the Lincoln, Lancaster area.

Regards,

Peggy Wilson

From: [Holly Petersen](#)
To: [Council Packet](#)
Cc: [Sandra J. Washington](#); [James M. Bowers](#); [Tom Duden](#); [Justin P. Carlson](#); [Brodey B. Weber](#); [Tom J. Beckius](#); [Bennie R. Shobe](#)
Subject: The Harbor Senior Care FINAL Hearing, August 14th, 3 pm
Date: Monday, July 31, 2023 5:06:06 PM

Good afternoon, Lincoln City Council Members. I wanted to send an email regarding The Harbor Senior Care hearing, 8/14, 3 pm. This community is a model for how senior care should be exemplified within our community and across the nation. The Harbor approach to memory care is a perfect example of a loving, personal environment that is conducive to maintaining integrity and dignity while a person ages, but can no longer care for themselves. The true home environment The Harbor creates and one-to-one care their staff provides is unique compared to how our society tends to handle caring for our aging population and should be mirrored in other facilities within our community and beyond. Please consider their latest home community and the honor and dignity it will provide the individuals living there, their families and those who are employed to provide care in this home environment. The benefits far outweigh any negative impact.

Best Regards,

--

HOLLY PETERSEN
VP, GenR8 Marketing
2120 S. 56th Street, Suite 204
Main: 402.302.0052 ex. 1001
Direct: 402.313.7730
www.genr8marketing.com