

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, September 26, 2018, 1:00 p.m., Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Tom Beckius, Tracy Corr, Tracy Edgerton, Deane Finnegan, Maja Harris, Chris Hove, Cristy Joy, Dennis Scheer, and Sändra Washington. David Cary, Steve Henrichsen, Michael Brienzo, Dessie Redmond, George Wesselhoft, Brian Will, Geri Rorabaugh, and Amy Huffman of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

Chair Scheer called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Scheer requested a motion approving the minutes for the regular Planning Commission hearing held September 12, 2018. Motion for approval made by Hove, seconded by Finnegan and carried, 9-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Washington, and Scheer voting 'yes'.

Rorabaugh read a Resolution of Appreciation into the record for Chris Hove. Commissioner Hove contributed nearly seven years of volunteer service to the Lincoln and Lancaster County community, reviewing over 1,284 development applications and other projects and studies of major importance.

Finnegan moved approval of the Resolution of Appreciation, seconded by Joy and carried, 8-0: Beckius, Corr, Edgerton, Finnegan, Harris, Joy, Washington, and Scheer voting 'yes'. Hove abstained.

Washington said that when she came on as a new Commissioner, Hove was extremely helpful.

Finnegan stated she was grateful for the opportunity to get to know Hove and that he maintained a calm manner, even in the heat of debate.

Joy said Hove offered her valuable words of leadership when she came on.

Beckius thanked Hove for his services.

Scheer said that Hove has been a mentor to him as an experienced Commissioner. He has always been well-prepared and calm, and was an excellent chair and leader.

Hove expressed his gratitude for the opportunity to serve. It has been a great experience and he has met many wonderful people. He know the Commission is in good hands, moving forward. He thanked City Council and County Board for listening to the recommendations of the Planning

Commission. He has been told that although the action of the Planning Commission is a recommendation to the elected bodies, they take the recommendations seriously and rely on them. Hove thanked the Planning Department staff who have displayed a positive, "make-it-work" approach to applications as they came forward. He may not have always agreed with every idea, but has always respected the ideas and passion of his fellow Commissioners. This Commission serves as representatives for Lincoln and Lancaster County and the future depends on that vision.

Director David Cary presented Commissioner Hove with a plaque in appreciation of his commitment and service to the community. He thanked Commissioner Hove personally, and on behalf of the Planning Department, the City Council, County Board, and Mayor. Commissioner Hove will be missed.

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

September 26, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer, and Washington.

The Consent Agenda consisted of the following items: **TEXT AMENDMENT 18009, ANNEXATION 18006, CHANGE OF ZONE 04075H,** and **SPECIAL PERMIT 11013B.**

Commissioner Corr disclosed that she attended the Mayor's Roundtable meeting in September where there was a presentation on Text Amendment 18009.

Washington moved approval of the Consent Agenda, seconded by Beckius and carried, 9-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Washington, and Scheer voting 'yes'.

Note: This is a recommendation to the City Council on **TEXT AMENDMENT 18009, ANNEXATION 18006 AND CHANGE OF ZONE NO. 04075H.** This is **FINAL ACTION** on **SPECIAL PERMIT 11013B** unless appealed by filing a letter of appeal in the Office of the City Clerk within 14 days.

COMPREHENSIVE PLAN CONFORMANCE 18015, TO REVIEW THE LANCASTER COUNTY ROAD AND BRIDGE CONSTRUCTION PROGRAM, FY 2019 AND 2020-2024 AS TO CONFORMANCE WITH THE COMPREHENSIVE PLAN:

September 26, 2018

Members present: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Scheer, and Washington.

Staff Recommendation: Conformance with the Comprehensive Plan.

Washington disclosed that she had a conversation with the County Engineer to clarify the location of 2nd and W. Stagecoach Road related to the improvement schedule for 2019.

Staff Presentation: Mike Brienzo of the Planning Department stated this plan is brought forward for review every year. The report goes over the entire road and bridge program for FY2019-2024 and will go before County Board for funding. His job is to review the plan as to Conformance with the 2040 Comprehensive Plan and he finds that it is conformance. This plan focuses mainly on maintenance and preservation. No new paving projects are included. There

are several stand-by projects should funding be available. Last year there were eight new box culverts. Those are expensive, but important projects. There are no bridge replacements planned, but several are listed in the program.

Pam Dingman, County Engineer, said that State statute continues to require that projects in the plan are limited to the dollars that are allocated. It takes the amount from the first year and projects it into the upcoming years. These amounts are not reflective of the actual need in the County. The County remains about 72 miles behind in asphalt repair and 28 miles behind in new pavement projects. Of the 300 bridges, 76 are bad, including two that are under 30 points on the 100-point sufficiency scale. One has caused a major detour on Highway 79. As an example, Bridge C-91 has been in the program since 1998. Things deteriorate because we do not keep up with the need.

The Infrastructure Task Force will issue a final report soon. They have said the funding shortfall for critical bridges alone is \$9 million per year. For roadways, there is a \$15 million shortfall. They suggested the focus should be on system reliability.

Eighteen months ago, three small buried bridges were discovered in N. 14th Street. Each had a 6-8 foot scour hole underneath so those had to be closed until a solution is found. Fortunately, college students are studying this and they have been kept open under waiver. The replacement will shut down 14th Street for 6-8 weeks for each construction, diverting thousands of cars and causing economic problems, and changes to school routes, among other problems. From there, we need to focus bridge dollars on paved routes and hopefully that will mean fewer issues. North 14th Street has had traffic counts and had been environmentally permitted.

We are now seeing the lifetime of lack of funding. In the 1970s, dollars were stretched to redeck some bridges to get us by. Now we are 40 years out. Any time it rains more than four inches in seven days, we go out and complete inspections; that is a significant labor cost that is required under Federal regulations. We have saved \$50,000 by using remote data systems. Southwest 2nd Street will be aligned correctly as part of an NCRS dam project.

Staff Questions:

Hove noted that 148th Street is essentially being used as an east beltway, which creates issues. He asked if there is any opportunity for funding that project. Brienzo said those dollars go through the Department of Transportation and the competition for those dollars is tough. Dingman said a 3-part study was conducted and included safety, operations, and systems. Box culverts were constructed to support shoulder, in anticipation of more traffic. It was a surprise that the consultants recommended that 148th Street will meet traffic warrants for a 4-lane, divided road prior to 2040. Saltillo to Firth Road also needs significant improvement. This is notable because there are zero dollars allocated for either project at this time.

Corr asked how more funding can be allocated for these projects. Brienzo said that questions should be directed to County Board, who sets the budget. Dingman said fewer funds were allocated this year. They see other priorities as more important. We try to use Federal dollars whenever they are available.

Washington asked if the County has ever applied for TIGER grants. Dingman said it goes by a different acronym now, but funds were received for the South Beltway. Brienzo said that the classification of our County roads often do not rise to the level to be competitive; funds tend to go to larger communities. Dingman said that the Director of Transportation has said that self-help is the answer for smaller communities.

There was no public testimony on this item.

COMPREHENSIVE PLAN CONFORMANCE 18015
ACTION BY PLANNING COMMISSION:

September 26, 2018

Harris moved to recommend Conformance with the Comprehensive Plan, seconded by Hove.

Harris said it is always strange to move Conformance when the lack of funding creates a situation where the plan does not meet the goals of the Comprehensive Plan. The efforts put forth in the plan do conform since they address needs, though it is clear from the Staff Report that there is a discrepancy in funding versus need. She has served on the Planning Commission for five years and every year the whistle is blown that more funding is needed for infrastructure. She doesn't know how, but somehow, those goals need to be reached.

Corr said it is tough to prioritize needs. She is appalled and concerned that the budget is smaller. She hope the County Board will take appropriate action.

Washington said she is impressed with the amount of work that goes into this and with how staff manages priorities with the funds that are available. She expressed her appreciation for the efforts.

Scheer said he is always impressed with the detail in these reports. The case is made for more funding every year. He hopes one day it will improve.

Motion carried, 9-0: Beckius, Corr, Edgerton, Finnegan, Harris, Hove, Joy, Washington, and Scheer voting 'yes'.

Note: This is a recommendation to the County Board.

There being no further business to come before the Commission, the meeting was adjourned at 1:40 p.m.

Note: These minutes will not be formally approved by the Planning Commission until their next regular meeting on Wednesday, October 10, 2018.