

MINUTES OF THE MEETING OF THE LINCOLN COUNTY PLANNING COMMISSION HELD IN THE LINCOLN COUNTY COURT HOUSE ON THE 11th DAY OF JANUARY 2022. CHAIR KOCH CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: Steve Koch, Brent Roggow, Rod Rayburn, Chuck Boden, Marlene Flaming, Linda Hansen, Lee Davies, Brad Stickelman, Zak Eickhoff, Roger Merritt

MEMBERS ABSENT: Mitch Moorhead

STAFF MEMBERS PRESENT: Judy Clark, County Planner; Stephen King, Deputy County Attorney

Notice of the meeting was given in advance thereof, by posting on in at least three places in the City as follows: North Platte Public Library, Lincoln County Courthouse, and City Hall offices.

Notice of the meeting was given to the Chairman and all members of the Planning Commission. Availability of the agenda was communicated in the advance notice and in the notice to the Chairman and members of the Commission. All proceedings thereafter shown were taken while the convened meeting was open to the attendance of the public.

1. Roll Call.

Chair Koch stated that a current copy of the open meetings act of Nebraska is posted at the back of the room.

2. Merritt moved and Stickelman seconded the motion to approve the order of the agenda. Roll call vote: "Aye": Koch, Roggow, Rayburn, Boden, Hansen, Davies, Flaming, Stickelman, Eickhoff, Merritt: "Nay": None. Absent: Moorhead. Motion carried.
3. Merritt moved and Rayburn seconded the motion to approve the minutes of the July 13, 2021 meeting. Roll call vote: "Aye": Koch, Roggow, Rayburn, Boden, Hansen, Davies, Flaming, Stickelman, Eickhoff, Merritt: "Nay": None. Absent: Moorhead. Motion carried.
4. Public Hearing File No. AM22-001 application for an amendment to the Lincoln County Comprehensive Development Plan 2013 Future Land Use Map from Transitional Agricultural to Residential Acreage on property located in Section 22, Township 14 North, Range 32 and Section 23, Township 14 North, Range 32 West of the 6th P.M., Lincoln County, Nebraska.

Chair Koch opened the public hearing and stated that notice is taken with regards to the Lincoln County Comprehensive Plan, Lincoln County Zoning Regulations and Subdivision Regulations, and Lincoln County Zoning Map and those materials are present on the table up front before this Planning Commission.

Judy stated that items #4, and #5 on the agenda involve the same property. The items may be discussed together but must be acted on separately. If item #4 is not approved item #5 cannot be acted on. In order to rezone a property it is the duty of the planning commission to ensure that the rezoning is in conformance with the current comprehensive plan. A comprehensive plan may be amended as the planning commission deems appropriate; therefore, prior to approving the rezoning of this property, the City of North Platte's Comprehensive Plan must be amended to ensure conformity of the rezoning. A copy of the current land use plan showing the proposed amendment is attached. The request for the amendment has been submitted in conjunction with a rezoning. The applicants are requesting the amendment to allow a change in zoning. Planning Staff determined that properties in the surrounding area would fit better in a Residential Acreage land use designation due to the existing small lot sizes and have expanded the amendment to include not only the Betts property but also neighboring properties. Planning Staff has no objections to the amendment to the future land use plan and has expanded the amendment to include more properties in the area. The area in the proposed amendment is currently being developed as small rural residential sites and amending the land use map for residential development seems like a good fit for the area.

Terry Houchin, 18205 W Platte Valley Road, North Platte, was present to represent the application. Mr. Houchin stated that he is proposing to build a home site on the smaller lot once the property is split. The home would probably be about 2500 square feet and he is hoping to start the project in a year.

Janet Winder, 3737 North Trinity Road, North Platte is concerned about zoning the property residential. She questioned what is stopping Mr. Betts from dividing his property even more. Ms. Winder stated that she likes Mr. Betts but wants the area to remain Agricultural.

There was some discussion among planning commission members regarding the fact that each time a lot split would be requested the application would be reviewed either through planning commission or the board of commissioners.

Merritt moved and Stickelman seconded the motion to close the public hearing. Roll call vote: "Aye": Koch, Roggow, Rayburn, Boden, Hansen, Davies, Flaming, Stickelman, Eickhoff, Merritt: "Nay": None. Absent: Moorhead. Motion carried.

Eickhoff moved and Roggow seconded the motion to adopt Resolution AM22-001 "A", which recommends approval of the amendment application for an amendment to the Lincoln County Comprehensive Development Plan 2013 Future Land Use Map from Transitional Agricultural to Residential Acreage on property located in Section 22, Township 14 North, Range 32 and Section 23, Township 14 North, Range 32 West of the 6th P.M., Lincoln County, Nebraska.

Roll call vote: "Aye": Koch, Roggow, Rayburn, Boden, Hansen, Davies, Flaming, Stickelman, Eickhoff, Merritt: "Nay": None. Absent: Moorhead. Motion carried.

5. Public Hearing File No. Z22-001 application by Brad Betts to rezone certain property from a TA-1 Transitional Agricultural District to R-1 Rural Estates Residential District located at 3657 North Trinity Road on property described as Betts 2nd Administrative Subdivision of part of the SW ¼ of Section 23, Township 14 North, Range 32 West of the 6th P.M., Lincoln County, Nebraska.

Chair Koch opened the public hearing and stated that notice is taken with regards to the Lincoln County Comprehensive Plan, Lincoln County Zoning Regulations and Subdivision Regulations, and Lincoln County Zoning Map and those materials are present on the table up front before this Planning Commission.

This item was discussed above in agenda item #4

Rayburn moved and Merritt seconded the motion to close the public hearing. Roll call vote: "Aye": Koch, Roggow, Rayburn, Boden, Hansen, Davies, Flaming, Stickelman, Eickhoff, Merritt: "Nay": None. Absent: Moorhead. Motion carried.

Davies moved and Merritt seconded the motion to adopt Resolution Z22-001 "A", which recommends approval of the rezoning application by Brad Betts to rezone certain property from a TA-1 Transitional Agricultural District to R-1 Rural Estates Residential District located at 3657 North Trinity Road on property described as Betts 2nd Administrative Subdivision of part of the SW ¼ of Section 23, Township 14 North, Range 32 West of the 6th P.M., Lincoln County, Nebraska.

Roll call vote: "Aye": Koch, Roggow, Rayburn, Boden, Hansen, Davies, Flaming, Stickelman, Eickhoff, Merritt: "Nay": None. Absent: Moorhead. Motion carried.

6. Public Hearing File No File No. CU22-001 application by Olson Farms, LLC, owner, and Kahikina, LLC, purchaser, for a conditional use permit to allow a golf course on property located in an A-1 Agricultural District and described as the N ½ N ½ of Section 2, Township 14 North, Range 28 and party lying south of county road Section 26, party lying south and east of county road Section 27 and the E ½ and E ½ SW ¼ of Section 34 and all of Section 35, Township 15 North, Range 28 West of the 6th P.M. Lincoln County, Nebraska.

Chair Koch opened the public hearing and stated that notice is taken with regards to the Lincoln County Comprehensive Plan, Lincoln County Zoning Regulations and Subdivision Regulations, and Lincoln County Zoning Map and those materials are present on the table up front before this Planning Commission.

Judy stated the applicant generally states they are planning to construct a world class private golf course destination with a new clubhouse and restaurant, maintenance facility and overnight lodging accommodations for individuals golfing and staying onsite. While there may be an increase in traffic, the applicants do not believe the increase will be detrimental to adjoining properties and they are willing to work closely with Ms. O'Dell, Lincoln County Highway Superintendent, to ensure the roads are properly maintained. It is anticipated that surrounding property values will increase, or at the very least be maintained, due to construction of the golf course. Business operations will run from April to October of each year, but would be staffed year-round with agronomic personnel and other key roles to ensure the course is well maintained even during the off season. The applicants anticipate around 60 customers per day with a maximum capacity of 120 customers per day. Their goal is to fill each overnight lodging accommodation (60 beds) 100 times per year, totaling 6,000 customers per year. Carla O'Dell, County Highway Superintendent, states in the attached letter that the location appears to be approximately 10 miles North of Maxwell on North Maxwell Road. The drive would be approximately ½ mile from the end of the existing pavement. The gravel road is mostly a sand base and when hot and dry tends to blowout with heavy traffic, even though the estimated traffic is at 15 -20 vehicles per day that can still have a significant impact on that type of road. The gravel portion of North Maxwell Road is maintained weekly, but unless a person has worked with sand roads every day, it is hard to understand what the Roads Department is up against in keeping these roads passable. Carla is in the audience if commission members have any specific questions. Form B, a location map, and site plan provided by the applicant are attached for your review. Planning Staff recommends that the Planning Commission consider the impact to the road and Lincoln County Road Department as part of the development plan. If the commission is satisfied with road considerations then Planning Staff has no objections to the conditional use permit if all the elements of the application are complied with.

Mark Ruhga and Zack Peed, Dormie Network, 4433 So 70th Street, Lincoln, Nebraska, were present to represent the application. Dormie Network was founded 6 years ago and is located in Lincoln. The goal of Dormie Network is to create great golf and lodging locations across the nation. Currently there are 6 different locations, Maxwell will be number 7. Other locations include Nebraska City, New Jersey, Virginia, North Carolina, Southern Indiana and San Antonio. Dormie Network selects locations to provide a feeling of seclusion and serenity. The project will be a 25 to 30 million dollar initial investment. It will include 40-50 seasonal jobs and 12 to 18 will be full-time year round positions. This should increase air traffic for the Airport, and it is anticipated that shuttles will be operated versus single motor vehicle traffic. It is estimated to include 3 to 4 million dollars annually in retail purchases to support the golf course.

Chair Koch discussed water issues for the site.

Mr. Peed stated that they are purchasing CIA's from Olson Farms and are currently working with the NRD and Olsson Engineering to determine water needs.

Mr. Peed stated that the goal of every Dormie project is to disturb as little land as possible. The gold course will sit on approximately 200 acres with an appraised value anticipated to be somewhere between 3 and 5 million once completed.

In discussion regarding the approximate ¼ mile to ½ mile of unpaved North Maxwell Road, Mr. Peed stated that they will want that portion paved and are willing to work with the County to complete development of that road.

Carla O'Dell, Lincoln County Highway Superintendent was asked to discuss the road. Ms. O'Dell stated that she is concerned with the ½ mile of unpaved road and increase in traffic, she is also willing to work with the developer to complete a paving project for this portion of No. Maxwell Road.

Gary Person, North Platte Area Chamber and Development Corporation stated that DEVCO is in support of this project. Mr. Person submitted a letter showing full support of the development and this destination golf course being proposed in Lincoln County. Dormie has an outstanding eruption for doing developments the right way. This project will allow Lincoln County to show off the beauty and serenity of our rolling geographic characteristics and expose our community's strengths to embrace development opportunities to new visitors from different parts of the United States.

Kent Weems, District 2 Board of Commissioners, stated the Board of Commissioners would be willing to work with the County Attorney to negotiate development of the gravel road that is amicable to both the developer and the county.

Lisa Burke, Lincoln County Convention and Visitors Bureau stated that the golf course is a great opportunity to put Lincoln County on the maps. Lodging taxes from the overnight stays will go back to the community and provide Lincoln County with additional funds to help fund smaller projects in the community.

Mr. Ruhga stated based on usage of other golf courses annual lodging revenue is estimated at 1.3 to 1.5 million dollars annually.

Chris Bruns, Lincoln County Board of Commissioners District 4 stated that county-wide planning commission is doing their job by discussing the condition of the roads with every new development. With the current growth and potential growth of the community county roads should definitely be on the forefront when making decisions. Mr. Bruns feels that this is a phenomenal development with the anticipated revenue.

Merritt moved and Rayburn seconded the motion to close the public hearing. Roll call vote: "Aye": Koch, Roggow, Rayburn, Boden, Hansen, Davies, Flaming, Stickelman, Eickhoff, Merritt: "Nay": None. Absent: Moorhead. Motion carried.

There was some additional discussion regarding the development being a positive impact, but that the road does need to be paved.

Roggow moved and Eickhoff seconded the motion to adopt Resolution CU22-001 "A", which grants and approves the conditional use application by Olson Farms, LLC, owner, and Kahikina, LLC, purchaser, for a conditional use permit to allow a golf course on property located in an A-1 Agricultural District and described as the N ½ N ½ of Section 2, Township 14 North, Range 28 and party lying south of county road Section 26, party lying south and east of county road Section 27 and the E ½ and E ½ SW ¼ of Section 34 and all of Section 35, Township 15 North, Range 28 West of the 6th P.M. Lincoln County, Nebraska, and all elements of the application are complied with the condition that Kahikina, LLC shall contribute an amount to be negotiated with the Lincoln County Board of Commissioners and its counsel to the pavement of the portion of the road that is on the north line of Section 34, Township 15 North, Range 28 West of the 6th P.M., Lincoln County, Nebraska also known as North Maxwell Road.

Based on the following factual findings, to wit:

1. The application complies with current Lincoln County Zoning Regulations.
2. The application complies with current Lincoln County Subdivision Regulations.
3. The application is in conformance with the current Lincoln County Comprehensive Plan and Lincoln County Zoning Map.

Roll call vote: "Aye": Koch, Roggow, Rayburn, Boden, Hansen, Davies, Flaming, Stickelman, Eickhoff, Merritt: "Nay": None. Absent: Moorhead. Motion carried.

7. Old Business. There was some discussion on the possibilities of a solar farm south of Sutherland. Solar Farm regulations have been started by Judy and Mr. King, they were to bring those to this meeting, however, that was forgotten and they will be brought to the next meeting.

Judy and Mr. King also discussed the regulations regarding minimum maintenance roads. Mr. King was made aware that the county has very few minimum maintenance roads and if the planning commission continues to

regulate the approval of land use permits as is currently being done, an amendment will need to be made to also include unimproved roads.

8. New Business. There was no new business to discuss.
8. Adjourn. Chair Koch adjourned the meeting at 7:18 p.m.

Submitted by,

Judy Clark
Planning Administrator