

MINUTES OF THE MEETING OF THE LINCOLN COUNTY PLANNING COMMISSION HELD IN THE CITY HALL COUNCIL CHAMBERS ON THE 9<sup>th</sup> DAY OF JANUARY 2024. CHAIR ROGGOW CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: Brent Roggow, Aaron Edwards, Lee Davies, Marlene Flaming, Russ Miller, Rod Rayburn, Mitch Moorhead

MEMBERS ABSENT: Chuck Boden, Roger Merritt, Zak Eickhoff (arrived at 5:41 p.m.), Judy Pederson (arrived at 5:33 p.m.)

STAFF MEMBERS PRESENT: Judy Clark, County Planner; Michelle Bain, Recording Secretary, Tyler Volkmer, 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 Roggow stated that a current copy of the open meetings act of Nebraska is posted at the back of the room.

2. Moorhead moved and Edwards seconded the motion to approve the order of the agenda. Roll call vote: "Aye": Boden, Roggow, Flaming, Moorhead, Edwards, Rayburn, Davies. "Nay": None. Absent: Boden, Pederson, Eickhoff, Merritt. Motion carried.
3. Rayburn moved and Davies seconded the motion to approve the minutes of the December 12, 2023 meeting. Roll call vote: "Aye": Boden, Roggow, Flaming, Moorhead, Edwards, Rayburn, Davies. "Nay": None. Absent: Boden, Pederson, Eickhoff, Merritt. Motion carried.
4. Discuss and consider action on a recommendation to the Lincoln County Board of Commissioners regarding a proposed acquisition by The Nature Conservancy to acquire a conservation easement on real property owned by The Nature Conservancy being purchased by Kelly Ranch LLC, subject to a conservation easement, concerning the conformity of comprehensive planning for the area on property described as a tract of land in the S ½ of Section 12, together with any accretions that lie within said south half of Section 12, and together with a strip of ground 2 rods in width along the East side of the NE ¼ of said Section 12, Township 14 North, Range 34 West of the 6th P.M., Lincoln County, Nebraska.

Pederson arrived at 5:33 p.m.

County Planner Clark explained that in order to minimize conflicts with land use planning, the Lincoln County Board of Commissioners has referred to the Lincoln County Planning Commission the proposed acquisition by The Nature Conservancy in regard to acquiring a conservation easement on real property owned by The Nature Conservancy being purchased by Kelly Ranch LLC, subject to a conservation easement, concerning the conformity of comprehensive planning for the area. The intent of the easement is to protect the property as a working ranch instead of being sold to recreational buyers. The conservation easement would add acres to the region's protected area, while still allowing members of the Kelly family and any future property owners to manage the area as a working ranch. A small building envelope of 1.3 acres would be part of the easement to accommodate a cabin located in the southeast portion of the property along the edge between woodland and grassland habitat. The conservation easement is located on approximately 321.99 acres. The Lincoln County Comprehensive Development Plan is designed to promote orderly growth and development for the County and its communities. The Comprehensive Development Plan will provide policy guidelines to enable citizens and elected officials to make informed decisions about the future of the County. The Comprehensive Development Plan provides a guideline for the location of future developments within the planning jurisdiction of Lincoln

County and is intended to encourage a strong economic base for the County, so the goals of the County are achieved. The Comprehensive Development plan assists Lincoln County in evaluating the impacts of development (i.e. economic, social, fiscal, service and amenity provision, health, safety and general welfare) and encourages appropriate land uses throughout the jurisdictional area of the County. The objective of planning is to provide a framework for guiding the community - whether a village, city, or county, toward orderly growth and development. The Plan assists the County in balancing the physical, social, economic, and aesthetic features as it responds to private sector interests. Planned growth will make Lincoln County more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual desires. As stated in Nebraska State Statute 76-2, 112 the Lincoln County Planning Commission has a duty to refer comments regarding the conformity of the proposed acquisition to comprehensive planning for the area to the Lincoln County Board of Commissioners. The conservation easement in question involves property that is currently located in an Agricultural Protection Land Use Category. The general purpose of this land use and future land use is intended to protect existing crop production, including grazing lands and livestock production in the County. Typical uses are crop production, private and commercial grain storage, pasturing of livestock, residential structures in coordination with farming/ranching operations, recreation, and tourism activities such as hunting or fishing preserves. Planning Staff has reviewed the conservation easement regarding conformity to the Lincoln County Comprehensive Plan; and with the location of the proposed easement being in an Agricultural Protection Land Use Category and located outside of any future designated transportation plans in the county, planning staff has no objection to the conservation easement as presented.

Edwards stated that he had called and talked to him because of the power lines and the cabin there and his concerns were addressed.

Pederson moved and Moorhead seconded the motion that the following comments be forwarded to the Lincoln County Board of Commissioners concerning a conservation easement in favor of The Nature Conservancy, which was presented to this Planning Commission today, and be delivered to the Lincoln County Clerk: The Lincoln County Comprehensive Plan shows that the Agricultural Protection Land Use Category is intended to protect existing crop production including grazing lands and livestock production in the County. Protection of agricultural areas under a conservation easement in this particular location will not hinder future development in Lincoln County. Roll call vote: "Aye": Boden, Roggow, Flaming, Pederson, Moorhead, Edwards, Rayburn, Davies. "Nay": None. Absent: Boden, Eickhoff, Merritt. Motion carried.

5. Election of Vice Chair/Secretary.

Eickhoff arrived at 5:41 p.m.

Volkmer stated how to have a proper election. Chairman asks for nominations, individuals make nominations, the individual will accept or decline, continue to make nominations, close nominations and vote in the order they were nominated.

Chair Roggow asked for nominations. Edwards nominated Judy Pederson, she accepted. No more nominations. Nominations cease. Roll call vote: "Aye": Boden, Roggow, Flaming, Pederson, Moorhead, Edwards, Rayburn, Davies, Eickhoff. "Nay": None. "Abstain": Pederson. Absent: Boden, Merritt. Motion carried.

6. Old Business. There was no old business.

7. New Business.

Judy mentioned at the last meeting there was talk about making a recommendation to the Board of Commissioners for creating a position of County Building Inspector.

There was some discussion regarding Hall and Keith County and the way to run their building inspections.

County Planner Clark stated this will ultimately be the Board of Commissioner's decision. Planning Commission's responsibility is to ask them to look at this. She will draft a letter to the County Commissioners and present it at the next Planning Commission meeting for a formal vote.

8. Adjourn. Chair Roggow adjourned the meeting at 5:58 p.m.

Submitted by,

Michelle Bain  
Recording Secretary