



"OPEN MEETINGS ACT"

Planning Commission Regular Meeting
City Council Chambers
July 1, 2025 - 7:00 PM

A Copy of the "Open Meetings Act" Has Been Posted at Both Exits

AGENDA

NOTE: A current copy of the agenda can be obtained at the City Clerk's Office at 218 S. 16th Street, Blair, Nebraska or on the City website at www.blairnebraska.org. The City Council reserves the right to go into Executive Session at any time.

1. Meeting called to order and introductions at 7:00 p.m. by Chairman Boesiger.
2. Roll call of members.
3. Approval of minutes from the June 3, 2025, meeting.
4. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska for a borrow pit and processing site, with concrete crushing recycling operations for 40 working days per year, on Tax Lot 17, Section 27, Township 18 North, Range 11 East of the 6th PM, (13206 Co Rd P26) for 10 years with an end date of 10/13/35 to coincide with existing contractor yard conditional use permit.
5. Chairman Boesiger opens a public hearing to consider a Conditional Use Permit application submitted by Mary Jo and Randy Prine for a garage in the second front on Lot 42, Transformation Hill Addition, an Addition to the City of Blair, as surveyed, platted and recorded in Washington County, Nebraska (2702 Krecji Blvd) for the life of the primary structure.
6. Chairman Boesiger opens a public hearing to consider Final Plat application submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska, for Henton Camping and Storage, Lots 1-4, being a platting of Tax Lots 16 and 17, located in the East 1/2 of the Northeast 1/4 of Section 27, Township 18 North, Range 11 East of the 6th p.m., Washington County, Nebraska. (13206 County Road P26).

7. Chairman Boesiger opens a public hearing to consider the 2025 Southwestern Annexation Plan and conformance with the Comprehensive Plan.
8. Chairman Boesiger opens a public hearing to consider a Rezone Application submitted by the City of Blair for a potential change in the zoning of properties located in the Southwestern Annexation Plan as outlined in Exhibit A. This item is contingent on the current annexation and will not be voted on by City Council until the August 26, 2025, Council Meeting.
9. Chairman Boesiger opens a public hearing to consider amending the City of Blair Zoning Regulations by adding Pet Services which includes dog/pet grooming and pet daycare centers to RMH-Multi-Family Residential High Density, A/CH-Agricultural/Business and Commercial, CBB-Central Business, OPD-Office Park, and A/ML-Agricultural/Industrial and Manufacturing as an exception.
10. Report from Staff
11. Motion and second by Commission members to adjourn the meeting.

A Copy of the "Open Meetings Act" Has Been Posted at Both Exits

Planning Commission Regular Meeting

Tuesday June 3, 2025

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Chris Boswell, Milt Heinrich, Melanie Kaeding, Joe Peleska, Jim Pounds, Travis Radnor, and Ryan Schroeter. Kiley Huber: Absent. Others present were City Administrator Green, Assistant City Administrator Barrow, Non-Lawyer Assistant Ferrari, and Community Development Director Beiermann.

The Chairman publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Notice of the meeting was given in advance thereof by publication in the Enterprise or the Pilot -Tribune as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to the Planning Commission members, and the agenda is filed in the City Clerk's office. Availability of the agenda was communicated in the advance notice and in the notice to the Planning Commission of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Agenda Item #1 & 2 – Chairman Boesiger called the meeting to order at 7:00 p.m. followed by a roll call of members.

Agenda Item #3 – Motion by Travis Radnor, second by Chris Boswell to recommend approval of the May 6, 2025, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider a Final Plat application submitted by Nielsen Homes and Development, 1730 State Street, Blair, Nebraska, for The Edge Business Park, Lots 1 and 2, being a platting of Tax Lot 276 in the SW ¼ of the SE ¼ of Section 12, Township 18 North, Range 11 East of the 6th P.M., together with Tax Lot 177 in the NW ¼ of the NE ¼ of Section 13, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska. (590 S. 10th Street). Community Development Director Beiermann stated the zoning is OPD - Office Park District. There are no planned changes to the zoning district. There are presently no city utilities, although they will be added as the plats develop. There are no city streets. This preliminary plat meets the City of Blair subdivision requirements. Part of the subdivision is in the floodway of the 2018 FYRA FEMA study and the rest of the floodplain is considered a buildable area without any special permits needed. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Chris Boswell to recommend approval of the Final Plat application submitted by Nielsen Homes and Development as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea,

Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1.
Chairman Boesiger declared the motion carried.

Agenda Item #5 – Chairman Boesiger opens a public hearing to consider a Final Plat application submitted by Donna J. & John M. Henton, Co-Trustees, 13092 US Highway 30, Blair, Nebraska, for Henton Camping and Storage, Lots 1 - 3, being a platting of Tax Lots 16 and 17, located in the East 1/2 of the Northeast 1/4 of Section 27, Township 18 North, Range 11 East of the 6th p.m., Washington County, Nebraska. (13206 County Road P26). Community Development Director Beiermann stated this will be tabled until the next regular PC meeting due to information needed not being submitted in time for this meeting. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing Motion by Melanie Kaeding, second by Travis Radnor to table until July 1, 2025. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opened a public hearing to consider an amendment to the City of Blair Zoning Regulations removing the federal highway setback exceptions from all districts and changing the front-yard setbacks in the Agricultural/Highway Commercial, Agricultural/Light Industrial and Manufacturing and Agricultural/Heavy Industrial and Manufacturing Districts. Community Development Director Beiermann stated the intent of this amendment is to remove the federal highway setback rule, which can impede business development along a US Highway. No other local cities or the State of Nebraska have this requirement. Removing this rule and adjusting the front-yard setbacks along highways will align our regulations more closely with other cities in our region and give more room to the design of any new business structure and will also eliminate this rule in residential districts, too. Beiermann showed through PowerPoint the items within the districts outlined the items being removed from the zoning regulations. It also showed a section within the city's limits where this would impact if not stricken from the regulations. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Jim Pounds to recommend approval of the amendment to the City of Blair Zoning Regulations removing the federal highway setback exceptions from all districts and changing the front-yard setbacks in the ACH, A/ML and A/MH Districts. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Chairman Boesiger opened a public hearing to consider an amendment to the City of Blair Zoning Regulations removing the requirements in all business districts (A/CH – Agricultural/Highway Commercial District; CCB – Central Business District; CL – Limited Commercial and OPD – Office Park District) for a Conditional Use Permit for Permitted businesses within 200 feet of a residential district. Community Development Director Beiermann stated the intent of the amendment is to clean up what has become an unenforceable rule. If a permitted use establishes their business in one of these areas within two hundred (200) feet of a residential district, they need a conditional use permit. However, we usually never know about

the business until a later date. Beiermann showed through PowerPoint the items within the districts outlined the items being removed from the zoning regulations. It also showed a section within the city's limits where this would impact if not stricken from the regulations. Commission member Boesiger questioned along State Street by Con-E-Co how this affects the residents. Community Development Director Beiermann stated that since the residential houses are in a different district, this will not affect them. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Travis Radnor to recommend approval of the amendment to the City of Blair Zoning Regulations removing the requirements in all business districts (A/CH; CCB; CL & OPD) for a Conditional Use Permit for permitted businesses within 200 feet of a residential district. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Abstain (With Conflict), Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 1, Abstain: 1. Chairman Boesiger declared the motion carried.

Agenda Item #8 – Chairman Boesiger opened a public hearing to consider an amendment to the City of Blair Zoning Regulations removing the requirements from all industrial districts (A/ML – Agricultural/Light Industrial and Manufacturing District; and A/MH – Agricultural/Heavy Industrial and Manufacturing District) for a Conditional Use Permit for permitted businesses within 500 feet of a residential district. Community Development Director Beiermann stated the intent of this amendment is to remove what initially served as protection for residential districts in the central area of Blair. With the expansion of the A/ML and A/MH Districts, this requirement has become an obstacle for new business development due to the Conditional Use Permit requirement. Additionally, if a new residential subdivision is established near an existing A/ML or A/MH district, all new development in that district will need to obtain a conditional use permit. Beiermann showed through PowerPoint an area this could restrict if this amendment is not approved. City Administrator Green stated that one thing we are trying to do as well is transition from this blanket need for a conditional use permit simply because of the distance and go back to the intent that the conditional use permit is required because of the particular use that might go in the area. Each district has permitted uses, which are allowed by right, which should be a list of things most residents will not complain about. Also, in each district there are excepted uses which all require a conditional use permit, primarily due to there being unique items which residents can voice their opinions about. Also, this is very hard for our staff to police. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Chris Boswell to recommend approval of the amendment to the Zoning Regulations removing the requirements from all industrial districts (A/ML and A/MH) for a CUP for businesses within 500 feet of a residential district as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #9 – Chairman Boesiger opened a public hearing to consider an amendment to the City of Blair Zoning Regulations Section 10 by adding Section 1011, a Special Use Near Residential (SUR) overlay district, which requires a Conditional Use Permit for permitted businesses within 300 feet of a residential district. Community Development Director Beiermann stated there are some areas which need this. This is a tool for the Planning Commission and

Council to approve where this regulation can possibly be placed. We are choosing 300' to align more with what the state requires. This is not to distract from the existing zoning. City Administrator Green stated this overlay could be helpful for areas which are not fully developed yet. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Ryan Schroeter to recommend approval of the amendment to the Zoning Regulations Section 10 by adding Section 1011, a Special Use Near Residential (SUR) overlay district as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #10 – Chairman Boesiger opened a public hearing to consider an amendment to the City of Blair Zoning Regulations placing a Special Use Near Residential overlay district on the Agricultural/Light Industrial and Manufacturing District west of 10th Street; north of the railroad right-of-way; east of 18th Street and south of Park Street has been withdrawn at the request of City of Blair Staff.

Agenda Item #11 – Chairman Boesiger opened a public hearing to consider an amendment to the City of Blair Zoning Regulations adding Pet Grooming Services to Definitions and as a Permitted use in the Agricultural/Highway Commercial District (A/CH) has been withdrawn at the request of City of Blair Staff.

Agenda Item #12 – Chairman Boesiger opened a public hearing to consider an amendment to the City of Blair Zoning Regulations allowing accessory units in the second front yard with a Conditional Use Permit. Community Development Director Beiermann stated the intent of this amendment is to allow homeowners with unique corner lots to ask the Planning Commission and City Council to allow accessory units in the second-front yard, despite current regulations that prohibit accessory units in that location. This amendment would not affect the existing regulations that prohibit accessory units in the primary front yard. We do have a resident who would like to construct a detached garage in their second front yard. Since they do not want to attach to their existing house, this process is needed. If this is passed, a conditional use permit will be required. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Travis Radnor to recommend approval of allowing accessory units in the second front yard with a Conditional Use Permit as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #13 – Report from staff. City Administrator Green wanted to encourage the Planning Commission members, as they are looking through the zoning and subdivision regulations, if you find an odd item and consider the item is not relevant and will not apply, please still bring it to our attention. We are working on another annexation package on the west and southern side of town. We anticipate going to the city council later this month with an annexation request to appear before the planning commission with the July 1, 2025, meeting.

Agenda Item #14 – Motion by Melanie Kaeding, second by Chris Boswell to adjourn the meeting at 7:47pm. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Kiley Huber: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Shelly Jones, Secretary

DRAFT

Filing Date 6/18/2025

Receipt Number 192748

APPLICATION FOR CONDITIONAL USE PERMIT

1. John R Henton
Applicant's Name Mailing Address Telephone

Email: [REDACTED]

2. John and Donna Henton
Agent's Name Mailing Address Telephone

3. 13092 US Hwy 30
Owner's Name Mailing Address Telephone

4. 13045 US Hwy 30
Address and Legal Description of Location - Subject Property

AGG - Agricultural

B206 CORP P25-TL 17-527-TWN-RUG/1st PM
Current Zoning

5. Dirt, soil, sand, gravel, Rock borrow pit/processing
Describe the requested Conditional Use
site permit to operate concrete crusher
recycler for 40 working days per year

6. Length of request: 10 years to coincide w/ contractor yard
(All permits approved are for one (1) year unless otherwise noted) (10/13/35)

John Henton 6/13/25
Signature of Owner(s) Date

Donna Henton 6/13/25
Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.



MEMO

- Overnight
- Regular Mail
- Hand Delivery
- Other: Electronic Delivery

To:	Henton Trenching Attn: Aleacia Kelley 13045 US Hwy 30
From:	Olsson Industrial-Environmental Team
RE:	Facility Potential-to-Emit Determination
Date:	June 16, 2025
Project #:	025-03435

Olsson was hired by Henton Trenching to conduct a potential-to-emit (PTE) evaluation for the facility's rock crushing operations and provide a recommended air permitting strategy based on the calculation results. The results for the facility's annual criteria pollutants PTE are in the following table:

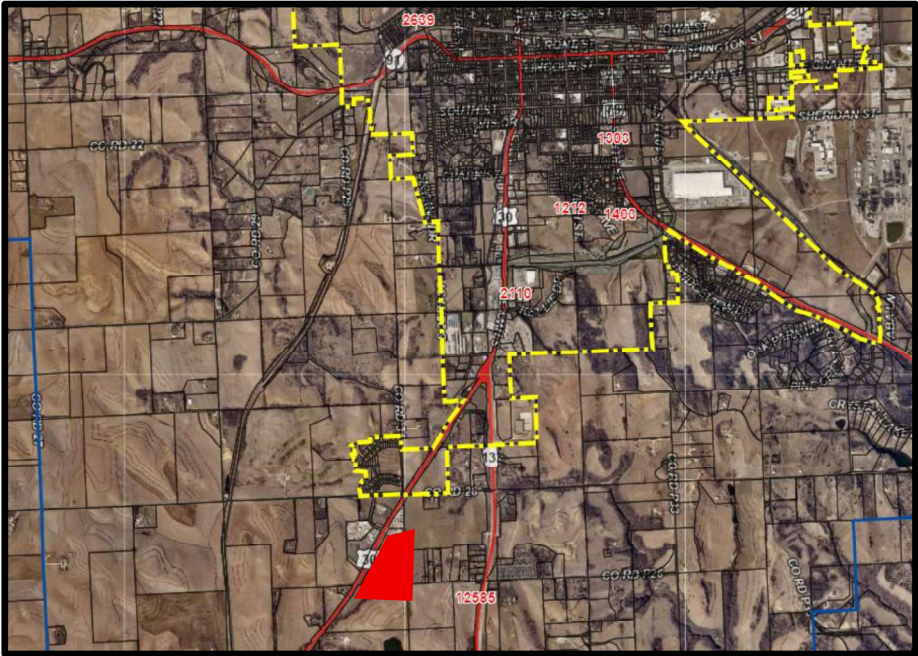
Henton Trenching Annual PTE

Pollutant	Annual PTE (TPY)	Construction Permitting Threshold	Air Permit Required?
PM10	7.17	15	No
PM2.5	3.85	10	No
CO	10.49	100	No
NOx	11.99	40	No
SOx	0.02	40	No
VOC	11.99	40	No
Largest Single HAP	9.90E-03	2.5	No
Total HAPs	2.00E-02	10	No

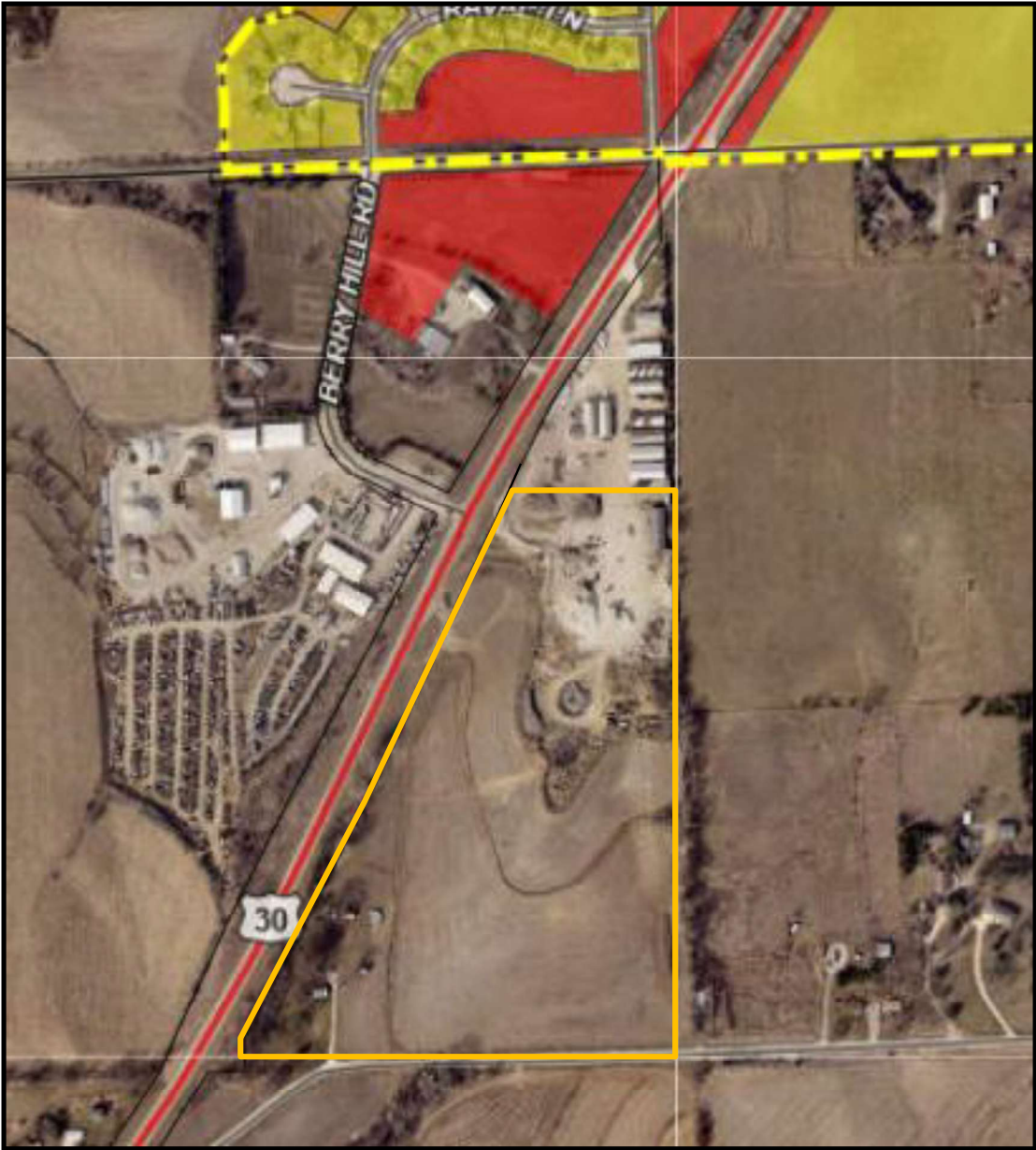
The results of the evaluation show that the annual PTE of the facility is below the Nebraska Department of Environment and Energy's (NDEE) air construction permitting threshold values for all criteria pollutants. No construction permit is required for operations based on these results. Olsson recommends maintaining the emission calculations associated with this memo in a location accessible by on-site personnel to be provided to the NDEE if requested.



Looking North from County Road P26 along the Eastern boundary Tax Lot 17.



Location Map



CURRENT CUP RECOMMENDATIONS -

BORROW PIT/HENTON

- ❖ Restricted hours of operation between 7:00 a.m. and 6:00 p.m.
- ❖ Allowed 30 working days per year.
- ❖ Required to use dust control methods when grinding and/or crushing to keep dust from leaving the site.
- ❖ Obtain all appropriate state agency permits and submit to the city prior to starting up any future operation.

NEW CUP RECOMMENDATIONS -

- Restricted hours of all operations between 7:00 a.m. and 6:00 p.m.
- Allowed 40 working days-per-year to operate the concrete crusher/recycler.
- Required to use dust control methods when grinding and/or crushing to keep dust from leaving the site.
- Obtain all required state agency permits and submit copies to the City of Blair upon when granted and renewed.
- Maintain a log of concrete-crushing operations with the City of Blair.
- Stipulations to last until 10/13/35 to coincide with the existing CUP for contractor's yard.

Jeff Beiermann

From: Kaleb Metzger <kaleb.metzger@coatings2coverings.com>
Sent: Monday, June 30, 2025 21:26
To: Jeff Beiermann
Subject: Re: Henton Camping and storage

Jeff,

Thanks for meeting with me the other day and explaining a few things. After further consideration I would like to send this over for the meeting on July 1st, 2025.

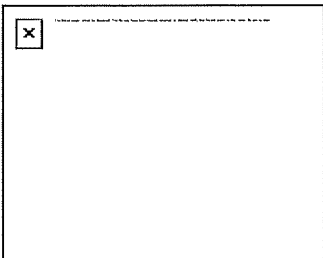
We, the Metzger's, have recently moved to 12896 County Road P26 and have a major concern and disagree with all the annexation, the potential plotting and the possibility of storage units and campsites. When looking through the report you gave me for the potential tax increase I noticed it was missing some neighboring properties, maybe an accident.

After settling in these last few months, I have a few complaints as to the company with the big dust piles here on the hwy 30 and just north of P26 on the east side. The big piles of dirt that heavily affect the air quality with any bit of wind, the extremely bright lights that shine directly through our windows and appears to be pointed directly at our house, and the noise that comes with it during the day. This business should probably be in a more industrial setting not an area of ag land and acreages.

We did not move out here to deal with these extreme plot changes, potential for hundreds/possibly thousands of unwanted visitors and becoming a part of city limits all within 6 months of making the move. Being told our taxes are going to be increased significantly, this is not what we signed up for when moving to this area and feel very caught of guard with the investment we have made. This could significantly impact our homes value as well as our neighboring properties.

Please take this into deep consideration as I have worked my whole life to make this move happen and build a certain life for my family away from the chaos as well as building value within the Blair community.

Feel free to reach out to me if needed at 402-979-1342. Thank you for your time



Kaleb Metzger

Kaleb.Metzger@Coatings2Coverings.com

[Facebook](#) | [Website](#) | [Schedule](#)

On May 7, 2025, at 5:28 PM, Jeff Beiermann <jbeiermann@blairnebraska.org> wrote:

Good Evening Mr. Metzger,

I have received your letter and it will be available for the City Council and Mayor to review.

Regards,

Jeff Beiermann

Jeff Beiermann, MPA
Community Development Director
City of Blair
Phone: 402-426-6688
<image001.png>

www.BlairNebraska.org

From: Kaleb Metzger <kaleb.metzger@coatings2coverings.com>
Sent: Wednesday, May 7, 2025 06:55
To: Jeff Beiermann <jbeiermann@blairnebraska.org>
Subject: Henton Camping and storage

Hello Jeff,

I was notified that there was a hearing last night and I just wanted to put it out there a couple of my concerns.

We, the Metzger's, have recently moved to 12896 County Road P26 and have a major concern with the potential idea of the storage and camping facilities.

We are renovating and increasing the value of our property and adding the facilities could definitely hurt our home values. We chose to move to this location for the acreage, peace and to build a life for our family.

By putting big the facility, you would be adding a ton of traffic leaving our acreages at risk of increased theft and unwanted visitors, defeating the purpose of why we chose to move to the area we did.

Please take this into deep consideration as I have worked my whole life to make this move happen and build a certain life for my family away from the chaos as well as building value within the community.

Feel free to reach out to me if needed at 502-979-1342. Thank you for your time.

Jeff Beiermann

From: kristina barta <kristina.barta@gmail.com>
Sent: Tuesday, July 1, 2025 12:05
To: Jeff Beiermann
Subject: Attention Jeff Beiermann: Letters of complaint against existing CUP crusher operations for meetings tonight July 1, and July 22

Hello Jeff,

There is a meeting tonight of the Blair Planning Commission, and again for the City Council on July 22 regarding an existing CUP for Henton Concrete and Asphalt C & D processing and recycling facility located on Highway 30. For these meetings, I wish to have noted separate, multiple complaints for a variety of issues associated with the existing CUP, from current 2025 and during previous years of operations.

Complaints Directly Expressed to Planning Commission/City Council/ City Administrators Against Crusher Processing and Recycling Facility:

May 27, 2025 Verbal complaints against existing CUP at City Council meeting regarding tax lot 17, which the operations are located on

May 6, 2025 Verbal complaints against existing CUP at Planning Commission meeting regarding tax lot 17, which the operations are located on.

February 4, 2025 Verbal complaints made to Phil Greene, City administrator following commencement of a public planning commission meeting regarding CUP exceeding days of operation allowable and dust/crushing issues. Verbally asked Phil where I should be sending complaints to, but did not get response regarding any specifics of how/what to do regarding owners violating conditions of existing CUP days of operation, or any other follow up response on how to address problems against the operations in general. I was of the (mis)understanding that current CUP would expire in 2028 (10years from 2018).

November 13, 2018 Objections/ complaints at City Council Meeting regarding a 10 year CUP extension with increased usage and hours of operation.

December 13, 2016 Objections/complaints at City council vote for initial CUP.

December 6, 2016 Objections/ complaints at Planning Commission Meeting for initial CUP.

Of Note: The Crushing Operations were commenced **WITHOUT** permits from the City of Blair or State of Nebraska, and the Planning Commission voted **AGAINST** allowing an Industrial use CUP at this location.

Since there has been a lot of changeover in members of the Planning Commission and City Council since 2016, I wish they be made aware of the history of CUP usage of tax lot 17.

I will send separate emails of complaint regarding Dust, Noise, Lighting, Traffic Safety , Health/Safety/General Welfare, and a (rather incomplete) History of usage of site impacts on myself and property over last few years of CUP operations.

Kind regards, and looking forward to the meeting tonight,

Kristina Barta

Jeff Beiermann

From: kristINA BARTA <kristina.barta@gmail.com>
Sent: Tuesday, July 1, 2025 13:45
To: Jeff Beiermann
Subject: Health/Safety/General Welfare

Dear Jeff,

I do not think it prudent for the City to decide to make me, my family, and our property bear the brunt of an Industrial usage CUP in a non-industrial zoned area of the city, simply for the convenience and affordability to the owner/operator, and the city. The original CUP was not presented as being intended to be continually renewed, but rather of a temporary nature to crush just what they needed, and that when the ground became more in line for commercial purposes it would no longer be used as an industrial CUP.

Having an industrial use CUP allowed for potentially 20 years total this close to preexisting dwellings is not in line with comprehensive planning of the area. This is not an Industrial zoned area, Tax lot 17 is currently zoned AGG, even with a large, and greatly expanded upon industrial usage since 2016. This area is not close to the current Industrial area to far East of town, being in the far Southwest corner also in close proximity to S. Ridge and S. Hills housing developments. The tax lot is neither Industrial in the Future zoning maps/Comprehensive plan for Blair. Continued (and potentially increased) usage affects the health, safety, general welfare, and property values of myself and family and other families in the area.

Health: Air quality impact lungs and eye health while working outdoors on pasture ground and while trying to enjoy property directly adjacent to the house on many numerous occasions since inception of CUP in 2016. It must be remembered when considering crusher activity that the CUP is located, and piles are at the top of one of the highest elevation in county, about 300-400' higher than the existing Blair Industrial park. An increase in elevation impact wind speeds and ability of Dust Particulate matter to travel further distances and Noise to travel farther, impacting surrounding residents at a greater amount than if these activities occurred in lower elevation industrial areas. My house is located on the top ground as are the piles located along the property line between the CUP and me. This means I bear the brunt of the Air quality impacts. I do not wish to suffer ill-health consequences for me and my family for the convenience and profitability of another.

Safety: Traffic safety of busy day Dumper loads on gravel road Co Rd 26, including excess weight Side-Dumper traffic back and forth to the site, traveling at a very fast pace. Our driveway is not visible until they get to the top of the hill/blind driveway. Increased usage of the site will directly impact traffic safety for me and my family and other property owners on Co Rd 26, plus affect the traffic safety of residents and workers from S. Ridge and Hills developments.

General Welfare: The high-decibel level Noise associated with crusher and processing activities directly impact property desirability, values and personal ability to use/enjoy/benefit from personal property.

Jeff Beiermann

From: kristINA BARTA <kristina.barta@gmail.com>
Sent: Tuesday, July 1, 2025 15:19
To: Jeff Beiermann
Subject: Excessively Bright Lighting Complaints

Dear Jeff,

Back around 2020 a number of excessively bright lights were placed facing both highway 30, on internal tall poles, and also high on the NE and SE of contractor yard property buildings. I understand the need for security lightning for a crushing yard with storage piles to avoid illegal dumping, and for other security reasons. The lights facing the highway were changed at some point, I assume due to impact on Hwy 30 traffic. However facing NE and SE across the pasture ground continue to be excessively bright. Please advise if there are maximum lumens standards that should be kept below. I had texted Contractor yard neighbor directly back and forth a few times in 2020/2021 to resolve 24hour/day lighting, and angle/directionality, he was accommodating and tried to make some changes. The lights still are excessively bright, shining into 2nd floor bedroom of both our house, and bedroom of a neighbor's house on Co Rd P26. They are very bright when looked at even from far away/ East pasture closer to Hwy 133. There is also a light on one of the poles that continually flashes... I'm not sure of the necessity of a flashing light to the safe operation of a contractor yard/industrial use CUP. If the lights towards the highway could be made less bright, what can be done about this?

Kristina Barta

Jeff Beiermann

From: kristINA BARTA <kristina.barta@gmail.com>
Sent: Tuesday, July 1, 2025 15:58
To: Jeff Beiermann
Subject: Dust/Grit/Air Quality (Particulate Matter) Complaints

Dear Jeff,

I've sent numerous texts over the years directly to the crusher operator concerning dust impacts crossing to my property, trying to deal with neighbor directly rather than complain to City Admin. Texts that choosing to operate, moving piles and running crushing equipment on Red Flag warning and High Wind days directly affect air quality to my eyes and lungs when in my yard and pasture property. They are agreeable, however as any busy and growing business would, they resume choosing to do activities of moving piles with giant front-end loaders and operate crusher equipment on high-wind days. Watering roads and using water on conveyor belts equipment or watering parts of the piles doe NOT adequately control dust off of those piles during high wind days, drought years, or dry winter conditions. It is impractical for workers to be present 24/7/365 to water piles.

Industry would like to euphamistically call this "Dust" ...it is NOT dust like sand or a gravel road. The particle size is smaller and has a different nature and impact and is considered an industrial particulate matter.

I stopped texting because the pattern of behavior would return, and I wasn't going to waster my time. It is not my duty to take my time to regulate and industrial operation. It is their obligation to NOT process on poor choice days. We both have flag poles, and it's obvious from the flags which way and how hard the wind is blowing.

Other communities and areas of the country have setback limits from property lines and dwellings. Height restrictions on piles. Minimum wall/berm heights above the heights of stockpiles. All common sense measures to keep dust on site and off of other properties in vicinity of these industrial operations. What can be done from a Planning standpoint to improve the current impact on people and property, and potential even greater impact of residents of a proposed RV park on the Tax lot 17 site?

Kristina Barta

Jeff Beiermann

From: kristINA BARTA <kristina.barta@gmail.com>
Sent: Tuesday, July 1, 2025 16:41
To: Jeff Beiermann
Subject: Observational Increase in CUP usage (Incomplete list)

Dear Jeff,

This is a rather incomplete list, as I'm not around on a daily basis throughout the year to pay attention to neighboring Industrial operations. Everybody has travel, family obligations and their own lives to live without having to pay attention to other things. One does however pay attention when a neighbor's choices start to impact personal lives. The list does, however, give a general idea of increased usage patterns from the last few years. Not all days are processing days, but all days had Air/Noise/Traffic/Quality of Life impacts.

2021— 32 total observations

2022— 46 total observations

2023— 44 total observations

2024— 62 total observations

2025— (to date, half way through calendar year)— 33, which would extrapolate to 66 total observations for the year.

This means that 2025 represents a 50% greater impact to quality of life over 2021 levels, and if CUP were allowed to be increased to 40 processing days per year, this would represent a 66% increase in observed industrial usage to quality of life impacts over 2021 levels.

Plus these numbers are an underrepresentation, as I am not present 365 days a year to witness.

Kristina Barta

Filing Date 6/17/25

Receipt Number 192845

APPLICATION FOR CONDITIONAL USE PERMIT

1. J. Nielsen Const 1730 STATE 402-427-3362
Applicant's Name Mailing Address Telephone

Email: [REDACTED]

2. MARY SO THOMAS
Agent's Name Mailing Address Telephone

3. RANDY PRINE 2702 Krejci Blvd 402-889-9543
Owner's Name Mailing Address Telephone

4. 2702 Krejci Blvd. Lot 42 Transformation Addition
Address and Legal Description of Location - Subject Property

RANDY PRINE RM - Residential - Medium Density
Current Zoning

5. Requesting permit to build 28x30 detached garage.
Describe the requested Conditional Use

6. Length of request: ~~50 yrs~~ 50 yrs Life of Primary Structure
(All permits approved are for one (1) year unless otherwise noted)

[Signature] 06/17/2025
Signature of Owner(s) Date
RANDY PRINE

[Signature] 06/17/2025
Signature of Owner(s) Date
MARY SO THOMAS (married)

DO NOT WRITE BELOW THIS LINE

PLANNING COMMISSION RECOMMENDATION:

DATE OF NOTICE: _____

DATE OF PUBLIC HEARING: _____

VOTE: _____ TO _____ TO _____

CITY COUNCIL ACTION:

DATE OF PUBLIC HEARING: _____

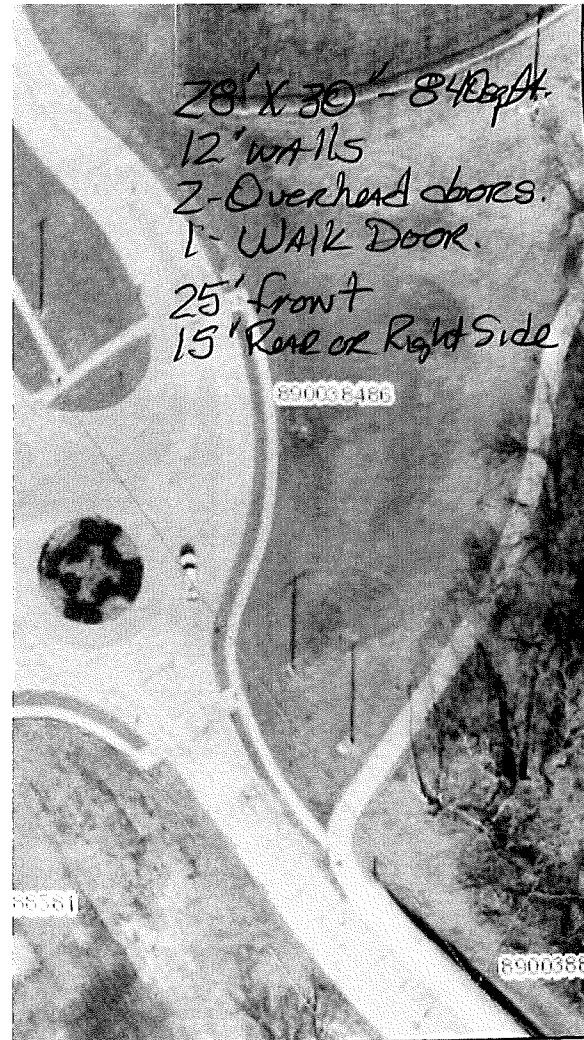
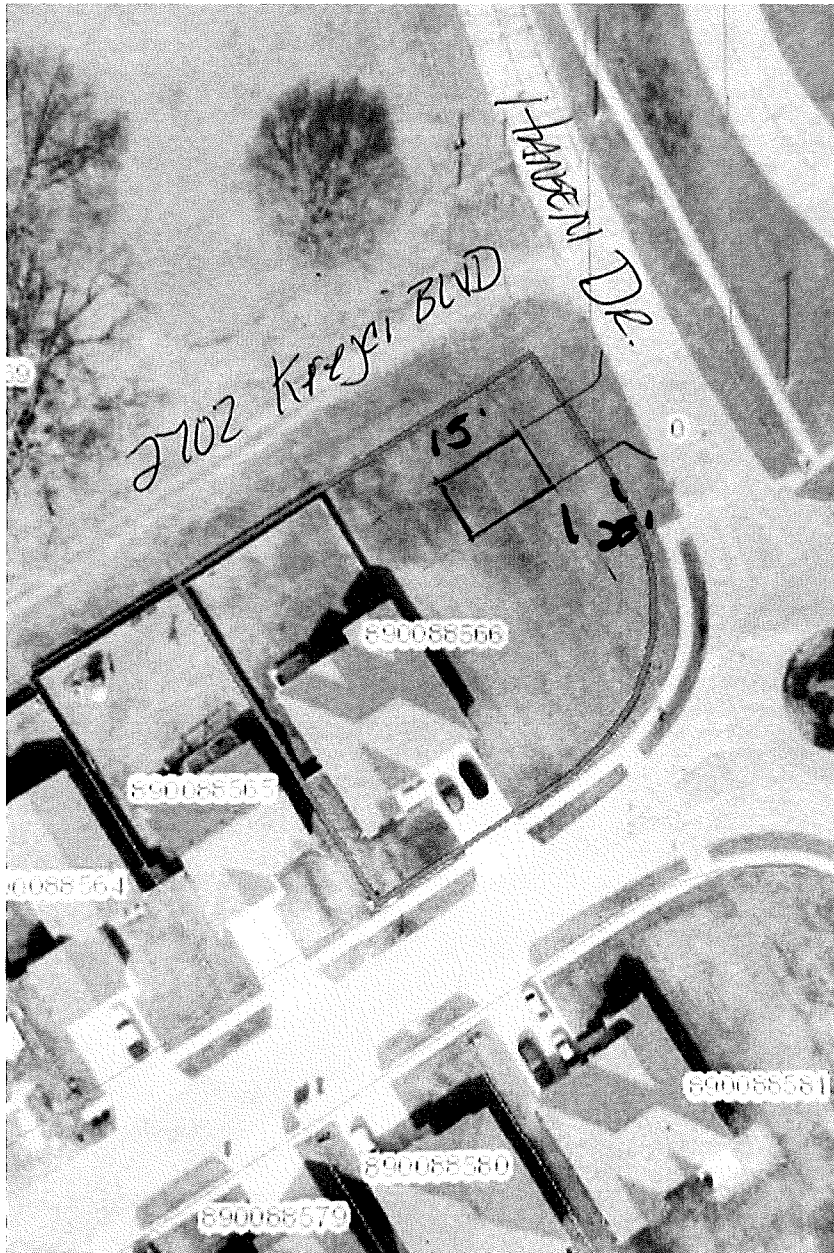
VOTE: _____ TO _____ TO _____

NOTE: THIS CONDITIONAL USE PERMIT IS SUBJECT TO VETO BY THE MAYOR UNTIL THE NEXT REGULAR MEETING OF THE BLAIR CITY COUNCIL.



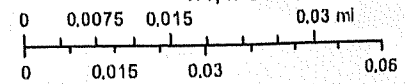
2702 Krejci Blvd

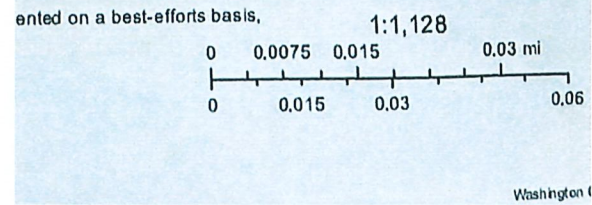
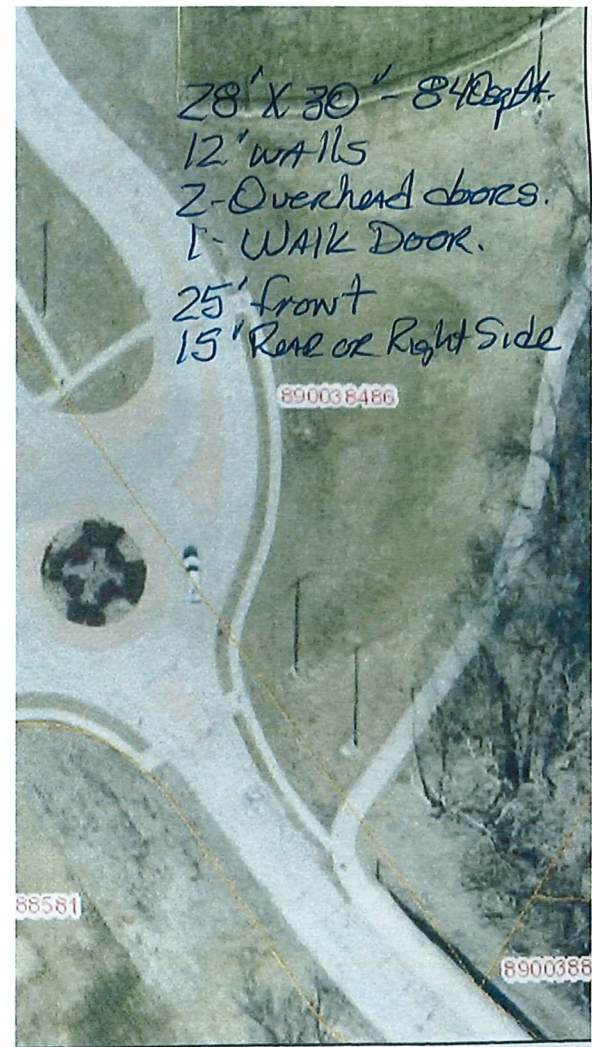




ent on a best-efforts basis,

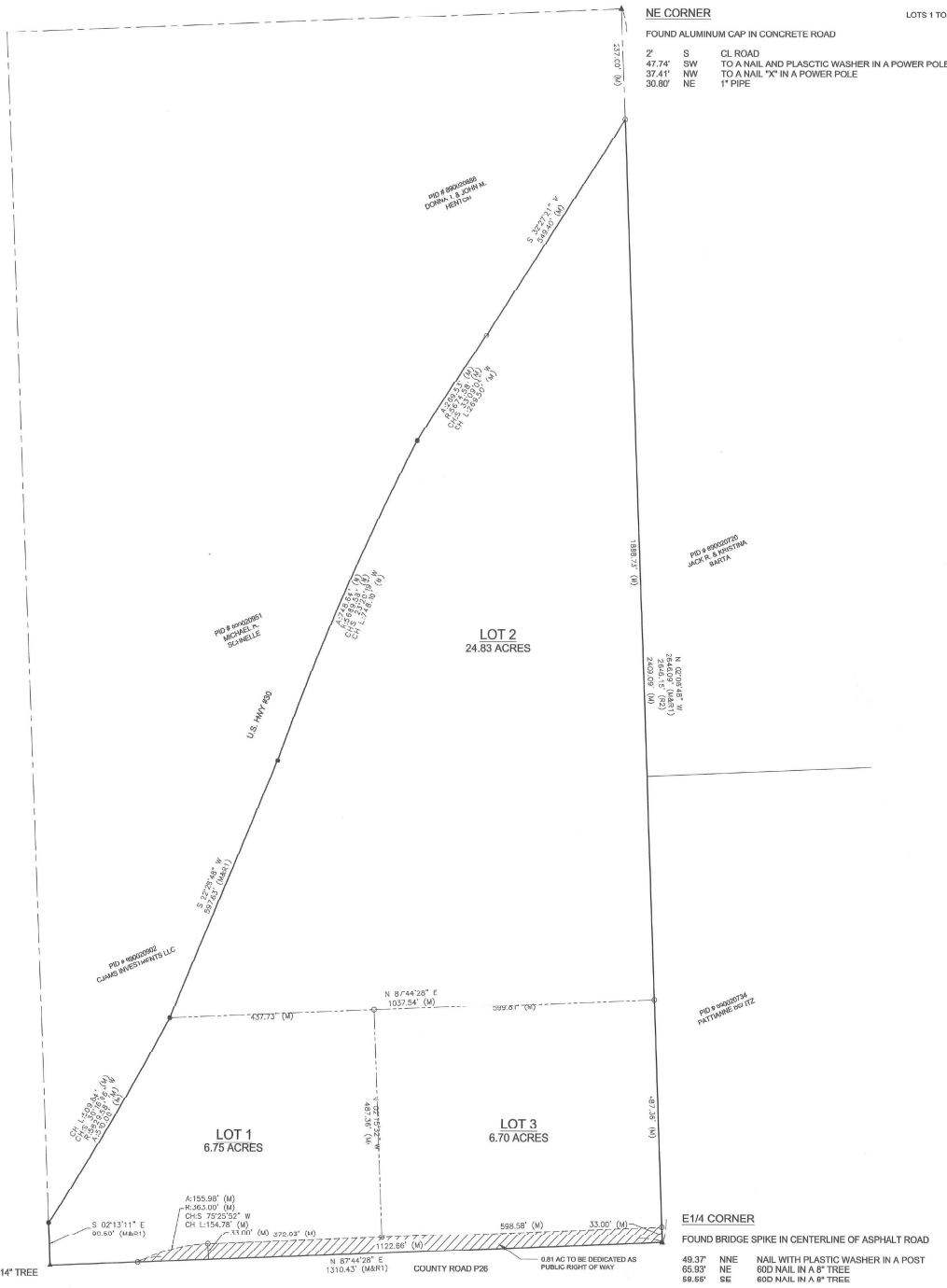
1:1,128





FINAL PLAT HENTON CAMPING AND STORAGE

LOTS 1 TO 3 BEING A PLATTING OF TAX LOTS 16 AND 17, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA



NE CORNER

FOUND ALUMINUM CAP IN CONCRETE ROAD

Z	S	CL ROAD
47.74'	SW	TO A NAIL AND PLASTIC WASHER IN A POWER POLE
37.41'	NW	TO A NAIL "X" IN A POWER POLE
30.80'	NE	1" PIPE

BOUNDARY DESCRIPTION:

TAX LOTS 16 AND 17 LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 27;
- THENCE N 02°06'16" W ON THE EAST LINE OF SAID NORTHEAST QUARTER, 2469.09' TO THE SOUTHERLY HEIGHT OF WAY LINE OF U.S. HIGHWAY 802;
- THENCE ON SAID SCATTERED LINE THE NEXT FIVE COURSES:
- 1.) S 32°27'21" W, 549.40';
 - 2.) ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 288.33', WITH A RADIUS OF 5674.59', WITH A CHORD BEARING OF S 33°09'01" W, WITH A CHORD LENGTH OF 288.50';
 - 3.) ON A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 748.04', WITH A RADIUS OF 5659.58', WITH A CHORD BEARING OF S 23°20'19" W, WITH A CHORD LENGTH OF 68.12';
 - 4.) S 22°28'08" W, 387.02';
 - 5.) ON A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 510.00', WITH A RADIUS OF 5629.58', WITH A CHORD BEARING OF S 30°18'01" W, WITH A CHORD LENGTH OF 508.84';
- THENCE S 02°13'11" E, 80.50' TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
- THENCE N 87°44'28" E ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1310.43' TO THE POINT OF BEGINNING.
- CONTAINING 39.10 ACRES

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT DONNA J. HENTON, JOHN M. HENTON AND JOHN R. HENTON, BEING THE OWNERS(S) OF THE LAND DESCRIBED HEREIN AND EMBRACED WITHIN THIS PLAT, HAVE

FOR THE SAID LAND TO BE SO NUMBERED AS SHOWN.

Donna J. Henton
DONNA J. HENTON

John M. Henton
JOHN M. HENTON

John R. Henton
JOHN R. HENTON

ACKNOWLEDGE OF NOTARY
STATE OF NEBRASKA
COUNTY OF Washington

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS
25th DAY OF June, 2025.

BY DONNA J. HENTON, JOHN M. HENTON AND JOHN R. HENTON

Jan S. ...
NOTARY PUBLIC



APPROVAL OF BLAIR CITY COUNCIL:

THE FINAL PLAT OF HENTON CAMPING AND STORAGE WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BLAIR, WASHINGTON COUNTY, NEBRASKA, ON THIS _____ DAY OF _____, 2025.

ATTORNEY: BLAIR CITY CLERK _____ MAYOR _____

APPROVAL OF CITY OF BLAIR PLANNING COMMISSION:

THE FINAL PLAT OF HENTON CAMPING AND STORAGE WAS APPROVED BY THE CITY OF BLAIR PLANNING COMMISSION, WASHINGTON COUNTY, NEBRASKA, ON THIS _____ DAY OF _____, 2025.

CHAIRPERSON _____

WASHINGTON COUNTY TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

Maurice ...
WASHINGTON COUNTY TREASURER

6/23/25
DATE

ZONING SETBACKS FOR AGG:

FRONT YARD: 50'
FRONT YARD: 50' WITH LIVESTOCK (60' WITHOUT LIVESTOCK)
SIDE YARD: 50' WITH LIVESTOCK (20' WITHOUT LIVESTOCK)

LOCATION MAP



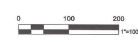
SW CORNER SE 1/4 NE 1/4
FOUND 1-1/2" PIPE

3.50' NE TO A CONCRETE ROW MARKER
12.81' SE NAIL WITH PLASTIC WASHER IN A 14" TREE
12.48' NW NAIL IN A 14" TREE

E 1/4 CORNER
FOUND BRIDGE SPIKE IN CENTERLINE OF ASPHALT ROAD

49.37' NNE NAIL WITH PLASTIC WASHER IN A POST
65.33' NE 600 NAIL IN A 8" TREE
68.85' SE 600 NAIL IN A 8" TREE

SURVEYORS NOTE:
ALL BEARINGS ARE ASSUMED.
U.S. SURVEY FOOT



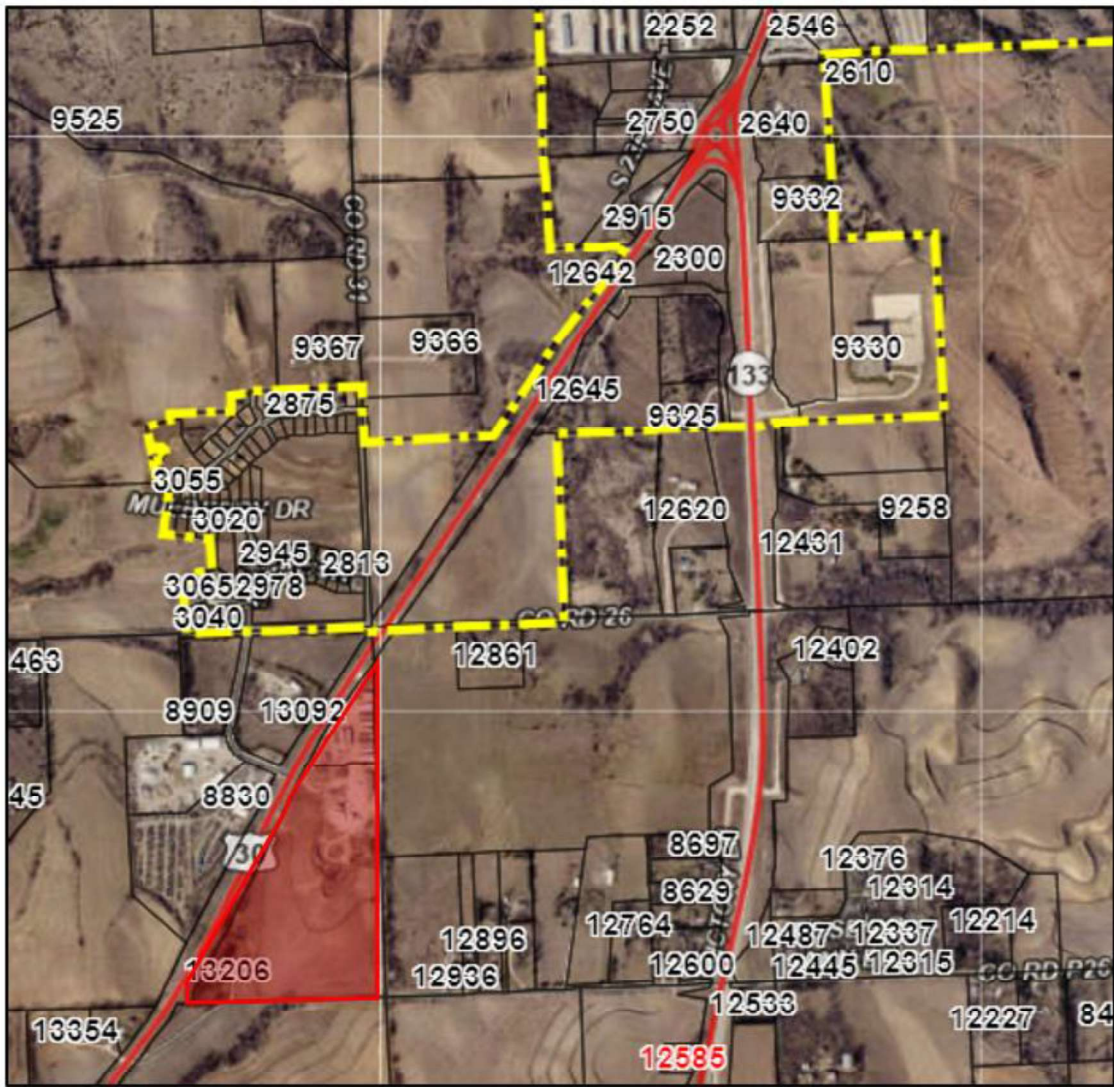
●	FOUND MONUMENT
○	SET MONUMENT
D	DEED DISTANCE
M	MEASURED DISTANCE
R	RECORD DISTANCE
P	PI AT DISTANCE



SURVEYOR'S CERTIFICATE

MATTHEW A. ROUTH, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 776, DULY REGISTERED UNDER THE LAND SURVEYORS REGISTRATION ACT, HAS REVIEWED THE FINAL PREPARED AS A BASIS FOR THE LAND SURVEYOR'S ACCOMPANIMENT PLAT. THAT SAID PLAT IS A TRUST DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY CLOSE SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOW AND RECORDABLE SURVEY DATA; THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT BY CITY OF THE CITY OF BLAIR.

(SIGNATURE)
MATTHEW A. ROUTH
NEBRASKA REGISTRATION NUMBER: 776

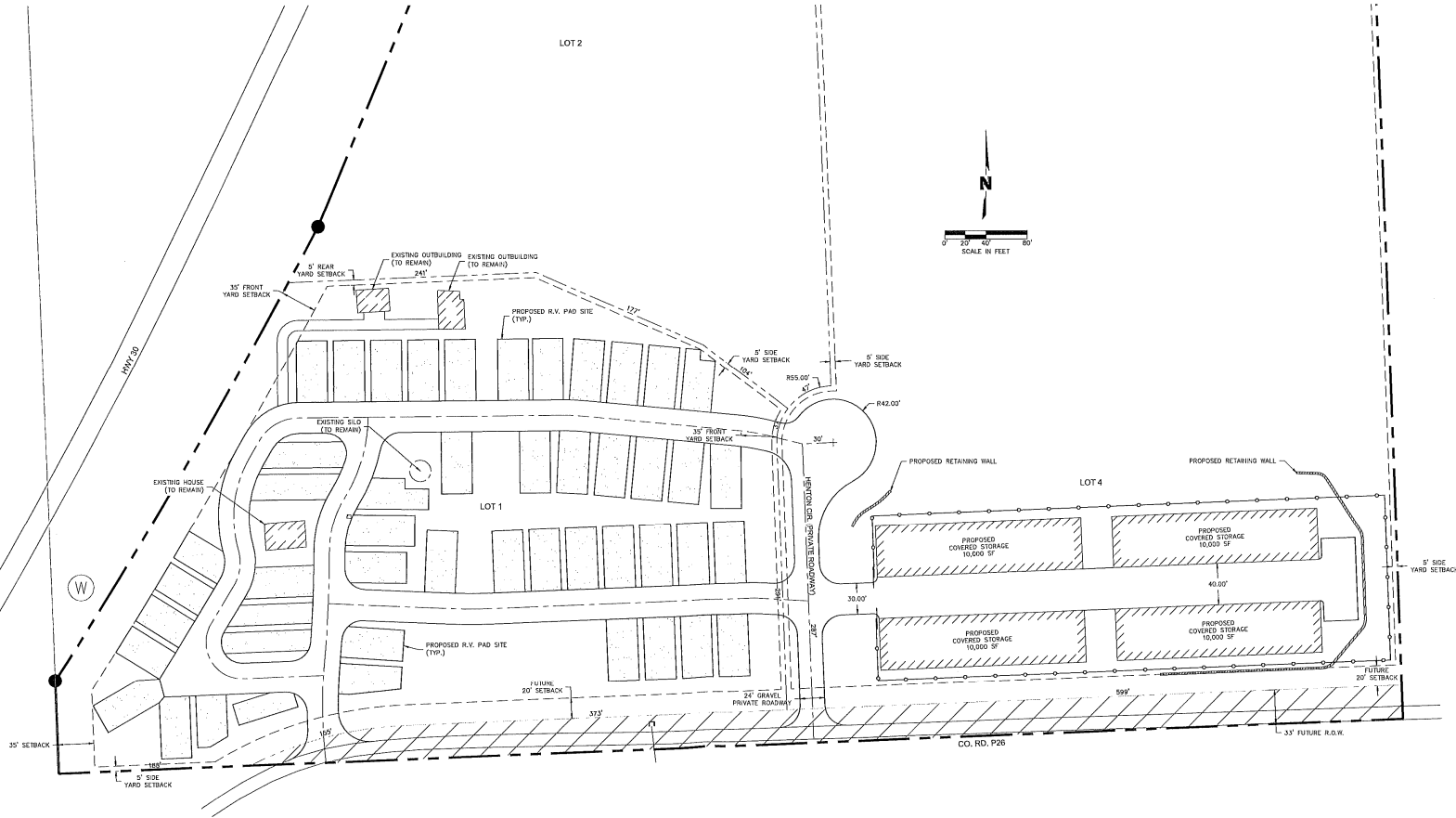




HENTON CAMPING AND STORAGE SITE PLAN

LEGEND

	BOUNDARY LINE
	EXISTING RIGHT OF WAY
	FUTURE LOT LINE
	PROPOSED LOT LINE
	ROADWAY CENTERLINE
	FUTURE RIGHT OF WAY
	APPROXIMATE LOCATION OF R.V. PARKING PADS



Olsson
 Engineering - Nebraska
 1001 S. 10th Street, Suite 200
 Lincoln, NE 68502
 TEL: 402.474.8111 www.olson.com

NO.	DATE	REVISIONS

SITE PLAN
 HENTON CAMPING AND STORAGE
 PRELIMINARY PLAN

2023

BLAIR, NEBRASKA

checked by _____
 approved by _____
 prepared by _____
 date: 10/16/2023

SHEET
 2 of 4

DWG: F:\DATA\2023\HENTON CAMPING AND STORAGE PRELIMINARY PLAN.dwg
 DATE: 10/16/23 11:00AM
 USER: jason@olson.com
 PLOT: 11x17

2025 SOUTHWESTERN ANNEXATION PLAN

The 42 parcels and roads included in this annexation plan are urban or suburban in character, including a few parcels currently used for agricultural purposes. The 42-parcel area is contiguous or adjacent to the current city limits of the City of Blair. For a map of the annexation area, see Exhibit B of the resolution.

ANNEXATION AREA – GENERAL DESCRIPTION

The City of Blair continues to experience moderate to strong economic growth. Industrial development continues to lead the way, with existing businesses expanding and new industrial partners in the planning or early stages of development. Commercial and recreational development is also occurring. Despite these positive developments, housing development continues to be Blair's greatest challenge. Blair Crossing, located at the roundabout of Hwy 133 and Hwy 30, will add 132 market rate apartment units. Land developers are currently considering additional subdivisions but have yet to move forward with any projects.

The area under consideration in this annexation package is along the western and southwestern portions of the current city limits. The western portion is generally from Hwy 91 south, east of the UPRR tracks along the 25th Street corridor to Pittack Street, then southwest along the County Road 31 corridor to Hwy 30.

Of the 14 parcels being considered for annexation in this area, 9 are already developed for single family use exclusively or in conjunction with limited agricultural uses. 3 are additional parcels contiguous to a residential lot and required for access to the public right of way; or are contiguous to undeveloped agricultural lots that are already within the city limits. Two additional undeveloped parcels are along the 25th Street – County Road 31 corridor, which is anticipated to be improved in the next year or so.

The southwestern portion of the annexation area is from the current city limits along County Road 26 south to County Road P26, including developed parcels on the northwest side of Hwy 30 extending southeast to the Hwy 133 – County Road P26 interchange. Two parcels owned by the Nebraska Department of Transportation on the east side of Hwy 133 are also included.

Of the 28 parcels being considered for annexation in this area, 21 are already developed for single family use exclusively or in conjunction with limited agricultural uses. One parcel is contiguous to a residential lot and used exclusively by that parcel. Three parcels are already developed for commercial and governmental use, and a fourth parcel is currently undergoing platting for commercial use. One large lot is used for agricultural purposes and is adjoining the owner's residential lot. The remaining parcel is owned by the Nebraska department of Transportation.

COST IMPACT ON PROVIDING SERVICES

It is the intent of the City of Blair to provide the same level and quality of service to existing and newly annexed areas in the most orderly and timely manner as feasible. With all the changes, however, there is a learning curve and an adjustment period when the citizen must become informed as to what services are available and how to access said services. Similarly, time and experience are required for City personnel to become aware of the operations, conditions and location of facilities that are to be assumed by the City. It is the City of Blair's intent to provide service to all newly annexed areas in the City in a manner that is at least equal to the areas within the City. The estimated population of the proposed annexation area is 90 people, and the land area of the proposed annexation is approximately 557 acres.

FIRE AND RESCUE SERVICES

Fire and rescue services are currently provided to the majority of the area within this proposed annexation plan through the Blair Rural Fire District. 8 parcels in the southwest corner of the proposed annexation area are in the Kennard Fire District. The workforce and equipment now available within the Blair Fire and Rescue Department are deemed adequate to maintain the same level of excellent service now being provided.

The Blair Fire and Rescue Department has a total of 36 volunteers consisting of a Chief, 2 Assistant Chiefs, 1 Fire Captain, 1 Rescue Captain, 1 Rescue Lieutenant, all of which are Firefighters/EMTS, along with another 23 Firefighter/EMTS and 7 firefighters. All members of the Blair Fire and Rescue Department are highly trained and well equipped with the latest personnel protective equipment and gear. The department has the following equipment for fire and rescue services for the City of Blair and the Blair Rural Fire District which includes the annexation area. A 2023 E-One tanker, 2006 E-One pumper, 2016 Smeal pumper, 2007 E-One 100' Aerial truck, 2002 E-One pumper/tanker, 2017 Dodge Ram 2500 pickup, 2010 Chevy Suburban, 1998 E-One heavy rescue truck, 2004 Decontamination trailer, 2008 Dodge grass truck, 2019 Dodge grass truck, 2023 UTV with water tank, 2016 flat bottom rescue boat, 2015 F-450 Road Rescue squad, 2020 F-450 Road Rescue squad. All the equipment is housed in 2 fire station inside the current city limits, and they are located at 1873 Nebraska St. and 16th and Lincoln Streets. The response time for this area will not be affected by this annexation. The proposed area is currently served by the Washington County E911 service, and this service will not change with the annexation to the City of Blair.

The budget for the Blair Fire and Rescue Department, including rural district mutual aid, is \$933,512.00 for FY2025 and there is no anticipated increase in the department's budget needed for the proposed annexation.

POLICE

The City of Blair Police Department is currently staffed with eighteen (18) full-time certified officers, consisting of a Police Chief, Captain, three Sergeants, two detectives,

one drug task force officer and ten uniformed officers. The department has two full-time clerical support staff, as well as one part-time animal control officer. The Police Department provides 24-hour service, including street patrols.

The Blair Police Department prides itself on providing prompt, professional service. Citizens can expect the average non-emergency call to be responded to in minutes. The Police Department answers all calls for service no matter what the nature may be. If a citizen calls for police, they are assured that they will speak to an officer. Emergency call response times for the City are between 3 and 5 minutes.

The Blair Police Department understands that it has neither the workforce, expertise, nor resources to be able to perform all services for all types of law enforcement issues. For that reason, the Blair Police Department has developed an excellent relationship with the Washington County Sheriff's Office, the Omaha Police Department, and the Nebraska State Patrol. In addition, the City has interlocal agreements with Douglas County Crime Lab, Dodge and Cuming Counties and the City of Fremont. Each agency has levels of expertise that may be needed in Blair from time to time. Through interlocal agreements or service contracts, the City of Blair has, and will continue, to utilize these outside agencies when needed to perform duties in the City of Blair.

Based on the Blair population from the 2020 census of 7,790, the City provides one full-time officer for every 458 residents. The annexation area will add an estimated 90 residents to the City of Blair, which will not adversely affect the ratio of officers to population, so no additional staff are planned for the Blair Police Department as a part of this annexation.

PUBLIC WORKS DEPARTMENT – STREETS

The Blair Public Works Department is responsible for 149.22 Lane Miles of city streets and state highways within the city limits. The Street department has six (6) full-time employees with one supervisor and five (5) equipment operators.

The annexation will add 9.5 lane miles of streets to the City of Blair system, which will increase the lane mileage by 6.3%. While 25th street is already considered within city limits, it is a minimum maintenance road. The city has already been working with an engineering firm to bring this road up to a proper gravel rural section. It is estimated that this work will cost \$1.5 – \$2.3 million and is expected to be included in the FY2026 budget. The additional lane miles will be included in the city's Highway Allocation funds starting in FY2027.

Snow removal from city streets is the responsibility of the Blair Public Works Department, and there currently are 17 pieces of snow removal equipment available to the department staff to clear the city streets. Snow is removed from city streets within eight hours after the snow fall has concluded, and the additional lane miles of roads within the annexation plan will not change that goal. All Public Works staff are involved with snow removal, 25-30 people on rotating shifts if needed during long duration events.

Other services provided by the Blair public works department streets division are street sweeping, crack sealing on hard surfaced roads, grading of rock roads, storm drainage maintenance, street repairs of hard surfaced roads and right-of-way clearing of trees and debris. Many of these services are currently being provided to the streets located within the annexed area. The balance of services not currently provided for the existing streets within the annexation area will be extended to the annexation area without any additional personnel or equipment purchases and will not adversely affect the current level of service to the existing citizens.

WATER DEPARTMENT

The City of Blair provides its citizens with water from a treatment plant on the Missouri River and draws water from the Missouri River for treatment with a 27 Million Gallon/Day (MGD) water treatment plant. The city averages 14 MGD of water. The annexation area is currently served with City water -with mains along Highway 30 and 133, and P26. The areas west of Hollow Road and 25th Streets can connect to city water from the Southern Hills area, or the Hollow Road/ 25th Street intersection. These water mains are sufficiently sized to provide water service, including fire protection for any development in the annexed area. The City's utility department is currently maintaining the existing water mains in the annexation area, so there are no anticipated increases in staffing needed for the annexation area.

The current connection fee to City water mains outside the city limits is \$3,000 with 166% monthly water rates compared to City customers, increasing to 200% over the next two year. After the annexation, the connection fees to connect to City water mains will be \$0.00 and the water rates for the customers in the annexation area will be the same as for other City residents.

WASTEWATER DEPARTMENT

The City of Blair provides its citizens with wastewater collection and treatment with a 2 MGD wastewater treatment plant. Currently the City is averaging 1 MGD of wastewater treatment per day. Any new development as a part of this annexation will need to work with the City of Blair for wastewater treatment. For industrial or major commercial wastewater treatment may require plant expansion or pretreatment by the user. Those decisions will be made on an individual basis based on the needs of the customer.

The city currently has a Sanitary Sewer force main along Hwy 30 that portions of the annexed area could connect to. Other portions may be able to connect to an existing sanitary sewer near the entrance to the Mutual of Omaha building on Hwy 133. The areas along the 25th Street corridor could connect at Hwy 30 and Hollow Road with a sewer main extension. A full sanitary sewer study of this drainage area is planned for FY 2026.

PARKS AND RECREATION

The city parks are available to existing and new residents in the annexed area. The City has 10 City Parks encompassing 125.2 Acres. There are no anticipated increases in staff for the annexed area. There are no current or planned parks within the annexed area.

Citizens of Blair enjoy many opportunities for recreation within the City ranging from Little League Baseball, Softball, and Soccer. Individuals within the annexation area will also be able to enjoy these same opportunities without paying out-of-town rates for the privilege of participating in these activities.

ADMINISTRATION

The annexation area is within the City of Blair’s two-mile Extra-Territorial Jurisdiction (ETJ), so the area is already served by the City’s Planning & Zoning Department. There are no anticipated increases for staff for the annexation area.

BUILDING INSPECTION AND CODE ENFORCEMENT

The Community Development Department currently has one full-time Director, one full-time Building Inspector, one full-time Code Compliance Officer and one full-time Building Clerk. The annexation area is an undeveloped property with strong continuing development potential and is within the City’s 2-mile ETJ. The Department can manage the proposed development within the annexation area and any additional development planned for the future. There are no anticipated increases in staff needed for the annexation area.

LIBRARY

The City has a full-service library that serves the citizens of Blair. The library has a staff of three full-time librarians and four part-time employees. The residents of the annexation area are currently not able to enjoy the services provided by the City’s library free of charge, due to Washington County not entering into an interlocal agreement with the City for library services for rural areas of the County. Blair does allow rural residents to utilize the City library, but they must pay \$25 annually for the privilege of checking out any materials from the library or utilizing any of the many services offered by the City library. Residents of the annexation area will be able to utilize the City library without fees as citizens of the City.

Total Levy Rates (2024-2025):

Within the annexation area there are four different total levy rates since there are different Townships and Fire Districts. The four different rates are shown in comparison to the total levy rate for properties within the city limits.

Description	Rural Rate	City Rate
Rural Rate 1	1.188255	1.455377
Rural Rate 2	1.198224	1.455377
Rural Rate 3	1.176130	1.455377
Rural Rate 4	1.166161	1.455377

Exhibit B of the resolution considering this annexation plan is a map of the area being considered.

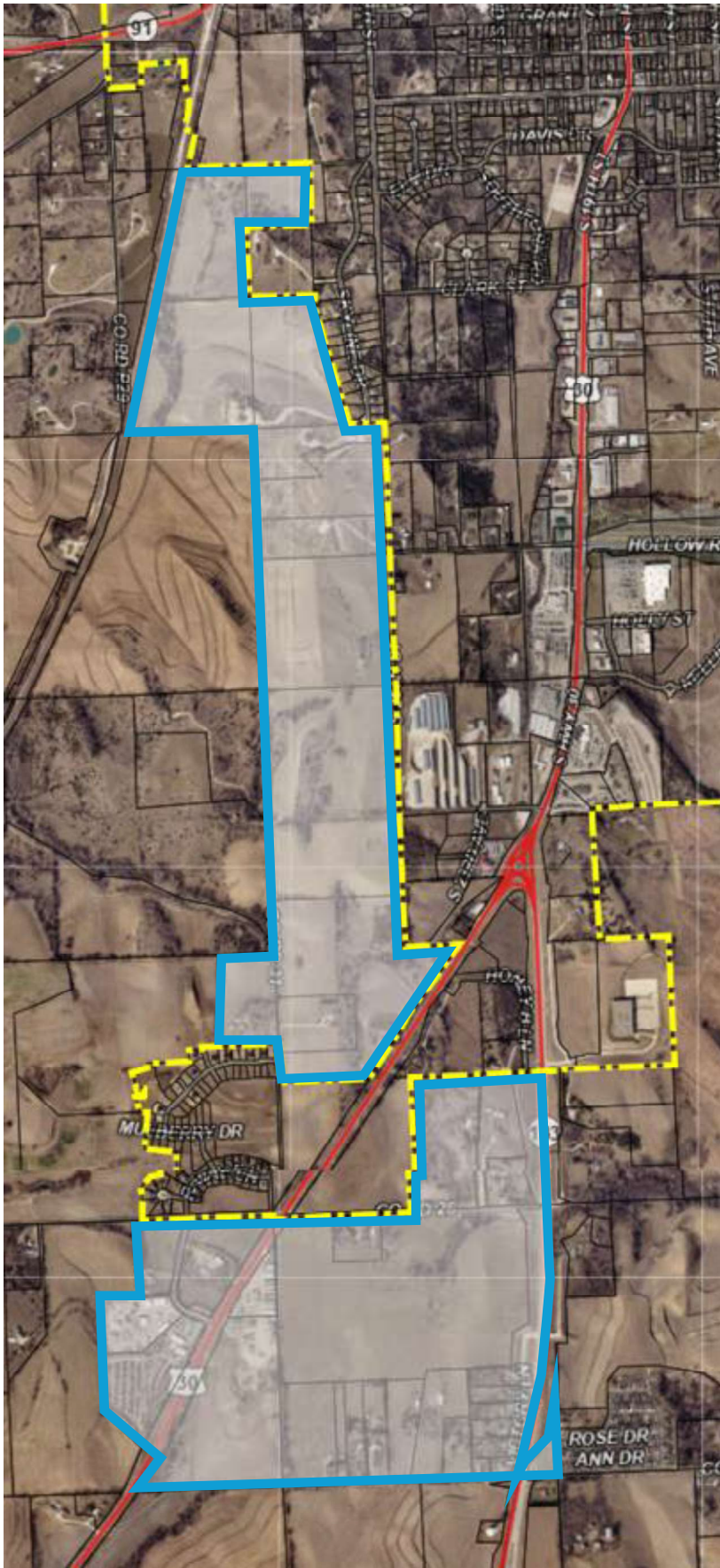
Exhibit C of the resolution is a listing of the properties, showing the following information of each property:

1. The current taxable valuation.
2. The current and city total levy rates.
3. The current gross property tax (does not include any state rebate).
4. The gross property tax post annexation.
5. The change in gross tax.
6. The city revenue post annexation.

Financial Impact to the City of Blair

Total Valuation of annexation area 2024-2025:	\$17,467,575.00
Tax Revenue to City from annexation area:	\$50,053.86

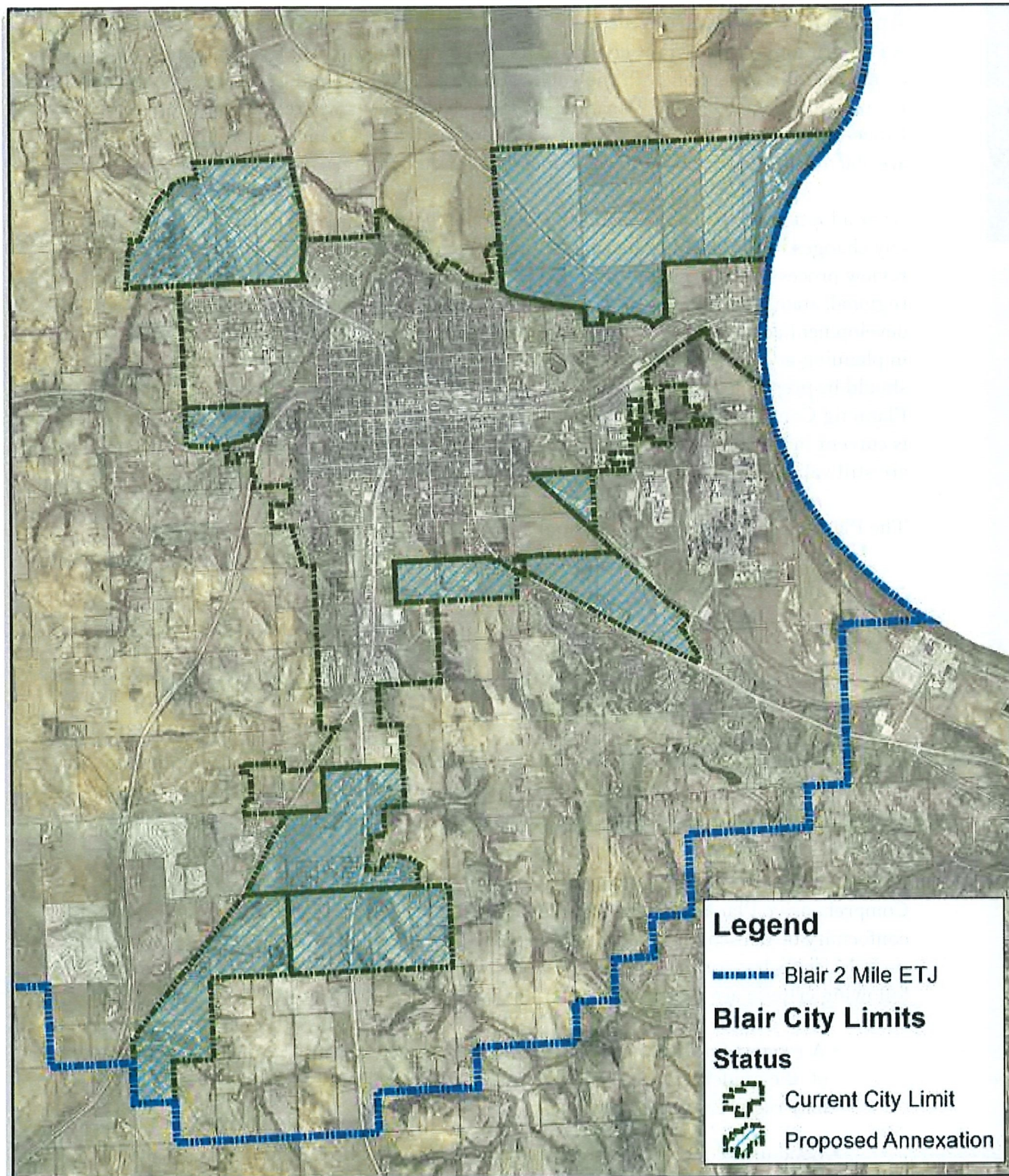
The overall impact on current residents of Blair is minimal and will not necessitate an increase in taxes or utility fees because of the proposed annexation. Road improvements to bring annexed roads up to current rural surface requirements will be paid for through the city's annual budget process. Future development of this area will fund the installation of streets, water and sewer infrastructure.



2025 Southwestern Annexation Property Listing

SECTION, TOWNSHIP, RANGE	LEGAL DESCRIPTION	PIN #
14-18-11	TL 298	890089113
14-18-11	SW1/4 of the SW1/4	890019565
14-18-11	TL 293	890088587
14-18-11	TL 292 & 297	890019551
14-18-11	TL 207	890019628
14-18-11	TL 146	890019586
15-18-11	TL 33	890019726
15-18-11	TL 12	890019656
22-18-11	TL 18	890020244
23-18-11	TL 105	890080633
23-18-11	TL 135	890020321
23-18-11	NW1/4 of the NW1/4	890020279
23-18-11	TL 79	890020279
23-18-11	TL 136	890020314
23-18-11	TL 80 & 128	890020286
23-18-11	TL 111	890086877
26-18-11	TL 82	890020720
26-18-11	TL 73	890020713
26-18-11	TL 48	890020734
26-18-11	Lot 1, CMH Addition	890020797
26-18-11	TL 55	890020755

SECTION, TOWNSHIP, RANGE	LEGAL DESCRIPTION	PIN #
26-18-11	TL 32 & 35	890020692
26-18-11	TL 41	890020706
26-18-11	TL 27	890020678
26-18-11	TL 56	890020762
26-18-11	TL 25 & 26	890020664
26-18-11	TL 29	890020685
26-18-12	Lot 2, CMH Addition	890020790
26-18-13	West 175.0 feet of Lot 6, Highland Estates Subdivision	890065352
26-18-14	Lot 6, Highland Estates Subdivision, except the West 175.0 feet.	890065345
26-18-15	Lot 5, Highland Estates Subdivision	890065338
26-18-16	Lot 4, Highland Estates Subdivision	890065331
26-18-17	Lot 3, Highland Estates Subdivision	890065324
26-18-18	Lot 2, Highland Estates Subdivision	890065317
26-18-19	Lot 1, Highland Estates Subdivision	890065310
27-18-11	TL 46	890020916
27-18-11	TL 16	890020846
27-18-11	TL 35, 40, 42 & 47	890020888
27-18-11	TL 17	890020853
27-18-11	TL 66	890020951
27-18-11	TL 62	890020909
32-15-11	TL 32	890019719



Blair Comprehensive Plan

**City of Blair
Annexation Areas**



0 1,650 3,300 6,600
Feet

Created By: K. Andersen
Date: June, 2016
Revised:
Software: ArcGIS 10.2
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Shelly Jones

From: Jeff Beiermann
Sent: Friday, June 27, 2025 12:14 PM
To: Pattianne Belitz
Cc: Shelly Jones
Subject: RE: Opposition to 2025 Southwest Annexation

Received. Thank you.

Regards,

Jeff Beiermann

Jeff Beiermann, MPA
Community Development Director
City of Blair
Phone: 402-426-6688



www.BlairNebraska.org

From: Pattianne Belitz <pattianneb@hotmail.com>
Sent: Thursday, June 26, 2025 20:17
To: Jeff Beiermann <jbeiermann@blairnebraska.org>
Subject: Opposition to 2025 Southwest Annexation

I am writing in opposition of the annexation of the proposed 2025 Southwest Annexation, which includes my property at 12936 County Road P26.

I am further opposed to rezoning of my property from General Agriculture (AGG) to Residential Low-Density (RL). My existing property at 12936 County Road P26 is 12.186 acres, used for hay, pasture and several horses throughout my ownership. Why is my property being slated for rezoning to Residential Low-Density (RL), rather than Transitional Agriculture.

Properties along County Road P26 are currently well serviced and supported by county road services, and county sheriff and fire services. The city will not be able to provide the same level of these services to this far west of the city core. Providing these services this far west of the city core will be very expensive for the city further increasing tax dollars of city residents.

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Please reconsider this propose annexation.

Pattianne Belitz

12936 County Road P26, Blair, NE 68008

402-651-3348

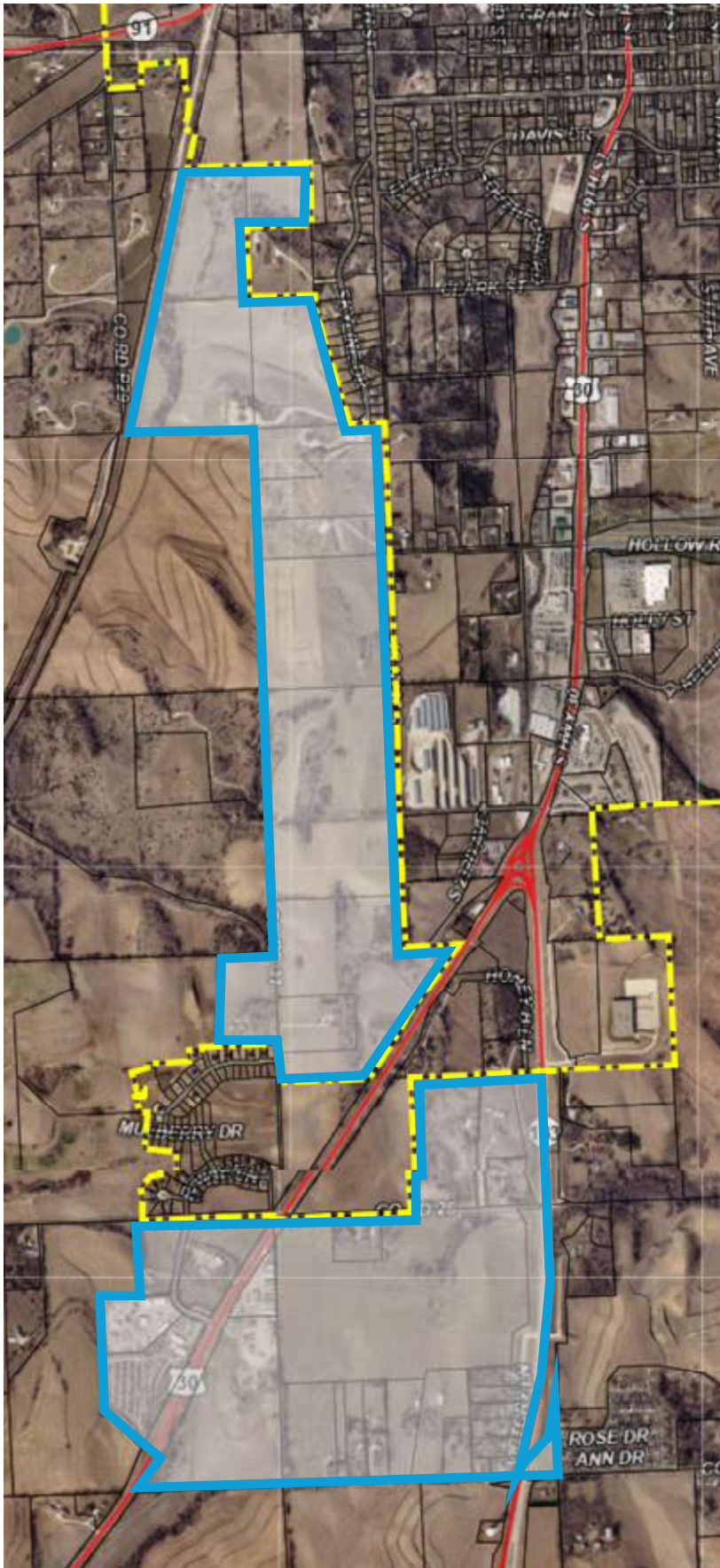
pattianneb@hotmail.com

EXHIBIT A

SECTION, TOWNSHIP, RANGE	LEGAL DESCRIPTION	CURRENT ZONING	PROPOSED ZONING
27-18-11	TL 16	AGG - General Agricultural	A/CH -Agricultural/Highway Commercial
27-18-11	TL 17	AGG - General Agricultural	A/CH -Agricultural/Highway Commercial
27-18-11	TL 35, 40, 42 & 47	AGG - General Agricultural	A/CH -Agricultural/Highway Commercial
27-18-11	TL 46	AGG - General Agricultural	A/CH -Agricultural/Highway Commercial
27-18-11	TL 62	AGG - General Agricultural	A/CH -Agricultural/Highway Commercial
27-18-11	TL 66	AGG - General Agricultural	A/CH -Agricultural/Highway Commercial
14-18-11	TL 146	AGG - General Agricultural	RL - Residential Low Density
14-18-11	TL 207	AGG - General Agricultural	RL - Residential Low Density
14-18-11	TL 292 & 297	AGG - General Agricultural	RL - Residential Low Density
14-18-11	TL 293	AGG - General Agricultural	RL - Residential Low Density
14-18-11	TL 298	AGG - General Agricultural	RL - Residential Low Density
15-18-11	TL 12	AGG - General Agricultural	RL - Residential Low Density
15-18-11	TL 32	AGG - General Agricultural	RL - Residential Low Density
15-18-11	TL 33	AGG - General Agricultural	RL - Residential Low Density
22-18-11	TL 105	AGG - General Agricultural	RL - Residential Low Density
23-18-11	TL 135	AGG - General Agricultural	RL - Residential Low Density
23-18-11	TL 136	AGG - General Agricultural	RL - Residential Low Density
26-18-11	TL 25 & 26	AGG - General Agricultural	RL - Residential Low Density
26-18-11	TL 27	AGG - General Agricultural	RL - Residential Low Density

SECTION, TOWNSHIP, RANGE	LEGAL DESCRIPTION	CURRENT ZONING	PROPOSED ZONING
26-18-11	TL 29	RRE - Rural Residential Estate	RL - Residential Low Density
26-18-11	TL 32 & 35	AGG - General Agricultural	RL - Residential Low Density
26-18-11	TL 41	AGG - General Agricultural	RL - Residential Low Density
26-18-11	TL 48	AGG - General Agricultural	RL - Residential Low Density
26-18-11	TL 55	AGG - General Agricultural	RL - Residential Low Density
26-18-11	TL 56	AGG - General Agricultural	RL - Residential Low Density
	Lot 1, CMH Addition	RRE - Rural Residential Estate	RL - Residential Low Density
	Lot 2, CMH Addition	RRE - Rural Residential Estate	RL - Residential Low Density
	Lot 1, Highland Estates Subdivision	RRE - Rural Residential Estate	RL - Residential Low Density
	Lot 2, Highland Estates Subdivision	RRE - Rural Residential Estate	RL - Residential Low Density
	Lot 3, Highland Estates Subdivision	RRE - Rural Residential Estate	RL - Residential Low Density
	Lot 4, Highland Estates Subdivision	RRE - Rural Residential Estate	RL - Residential Low Density
	Lot 5, Highland Estates Subdivision	RRE - Rural Residential Estate	RL - Residential Low Density
	Lot 6, Highland Estates Subdivision, except the West 175.0 feet.	RRE - Rural Residential Estate	RL - Residential Low Density
	West 175.0 feet of Lot 6, Highland Estates Subdivision	RRE - Rural Residential Estate	RL - Residential Low Density
14-18-11	SW1/4 of the SW1/4	AGG - General Agricultural	TA - Transitional Agricultural
22-18-11	TL 18	AGG - General Agricultural	TA - Transitional Agricultural
23-18-11	NW1/4 of the NW1/4 & TL 79	AGG - General Agricultural	TA - Transitional Agricultural

SECTION, TOWNSHIP, RANGE	LEGAL DESCRIPTION	CURRENT ZONING	PROPOSED ZONING
23-18-11	TL 111	AGG - General Agricultural	TA - Transitional Agricultural
23-18-11	TL 80 & 128	AGG - General Agricultural	TA - Transitional Agricultural
26-18-11	TL 73	AGG - General Agricultural	TA - Transitional Agricultural
26-18-11	TL 82	AGG - General Agricultural	TA - Transitional Agricultural



SW Annexation – Proposed Zoning Changes – Top Section



Nebraska 91

RL – Residential Low-Density

Skyline Drive

Hollow Road

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Pattianne Belitz

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ARTICLE 3. CONSTRUCTION AND DEFINITIONS

SECTION 303 DEFINITIONS

(112) PERMANENT FOUNDATION: The masonry or concrete substructure of a structure which directly supports the structure around its entire perimeter and at points within its perimeter where needed.

(113) PERSON shall mean an individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, special district, or any other group or combination acting as an entity.

(114) PET SERVICES may include both pet grooming and pet daycare facilities. A pet grooming facility shall mean a facility where dogs and cats are bathed, brushed, clipped or otherwise groomed for hygiene or aesthetic purposes. A pet daycare shall mean a facility where dogs and cats are temporarily cared for. Both services may be combined, but neither use shall allow overnight boarding or kenneling of dogs or cats. Pet Services are separate from veterinarian clinics, animal shelters, and animal hospitals licensed under the laws of the State of Nebraska.

~~(115)~~ PLANNED DEVELOPMENT: Special development of certain tracts of land, planned and designed as a unit for one or more land uses under the regulations and procedures contained in this Ordinance and as approved by the City Council.

ARTICLE 5. AGG AGRICULTURAL DISTRICTS

SECTION 501 AGG GENERAL AGRICULTURAL DISTRICT

501.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the AGG General Agricultural District in accordance with Article 14 of this Ordinance.

(20) Golf Courses and Driving Ranges.

(21) Mobile Home Parks, Campgrounds.

(22) Private or Public Covered Bridges. Since covered bridges may cross or be located along property lines, the Planning Commission and City Council may waive the Minimum Yard

Requirements for Primary Buildings and Accessory Buildings as well as the Creeks/Water Course Setback Requirements as part of their consideration of the conditional use permit.

(23) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

SECTION 502 TA TRANSITIONAL AGRICULTURAL DISTRICT

502.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the TA Transitional Agricultural District in accordance with Article 14 of this Ordinance.

(1) Home occupations.

(2) Single family residences, including mobile homes, for farm residents adjacent to the principal farm residence for occupation by relatives of consanguinity and marriage or for farmhands employed on the premises.

(3) Family day care home, group day care home, or day care center.

(4) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

SECTION 704 RML MULTI-FAMILY RESIDENTIAL LOW DENSITY DISTRICT

704.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled the City Council may permit the following conditional uses as exceptions in the RML Multi-Family Residential Low Density District in accordance with ARTICLE 14 of this Ordinance:

(13) Family day care home, not operated within a private dwelling, group day care home, or day care center.

(14) Parking lots.

(15) Boarding and rooming houses.

(16) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

ARTICLE 8 ACH AGRICULTURAL/BUSINESS AND COMMERCIAL DISTRICTS

SECTION 801 ACH AGRICULTURAL/HIGHWAY COMMERCIAL DISTRICT

801.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the A/CH Highway Commercial District in accordance with ARTICLE 14 of this Ordinance.

(21) Recreational Vehicle (RV) Park: RV (also known as a motor home, pull-behind trailer or fifth-wheel trailer) parking shall not be permitted on lots with direct access from a Federal-Aid Primary or Federal-Aid Secondary designated street or highway. RV parks must have accepted connections to the City's sanitary sewer system and to the City's water system with at least one backflow preventer installed at the water meter's connection to the City's water source. Backflow preventers must be maintained per the City of Blair's Municipal Code. Any modification of the sanitary sewer or water requirements must be approved through the City Council as part of the Conditional Use Permit. The Accessory structures are not permitted at the individual RV pads.

(22) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

SECTION 802 CCB CENTRAL BUSINESS DISTRICT

802.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the CCB Central Business District in accordance with ARTICLE 14 of this Ordinance.

(9) Automotive, residential or commercial glass shop;

(10) Other trade and service uses which are similar to the permitted principal uses and which are in harmony with the intent of this district.

(11) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

SECTION 804 CL LIMITED COMMERCIAL DISTRICT

804.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the CL Limited Commercial District in accordance with ARTICLE 14 of this Ordinance:

- (7) Commercial centers.
- (8) Family day care home, not operated within a private dwelling, group day care home, or day care center.
- (9) Multiple family dwellings with greater than forty-eight (48) living units.

(10) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

SECTION 805 OFFICE PARK DISTRICT

805.04. EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the OP District in accordance with ARTICLE 14 of this Ordinance:

- (6) Miniature golf courses, recreational facilities.
- (7) Garage, Repair. Except there shall be no sales of cold drinks, packaged foods, tobacco and similar convenience goods typically sold at automobile service stations unless sold through vending machines.

(8) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

ARTICLE 9. A/ML AGRICULTURAL/INDUSTRIAL AND MANUFACTURING DISTRICTS

SECTION 901 A/ML AGRICULTURAL/LIGHT INDUSTRIAL AND MANUFACTURING DISTRICT

901.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit as exceptions any use which is consistent with the intent of this district and which is not prohibited in accordance with Article 14 of this Ordinance.

(4) Impound Lots if screened on all sides by a solid fence, masonry wall or a compact growth of natural plant materials not less than eight (8) feet in height.

(5) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended.

~~(65)~~ Other uses which are similar to the permitted principal uses and which are in harmony with the intent of this district.