



## "OPEN MEETINGS ACT"

Planning Commission Regular Meeting  
City Council Chambers  
February 3, 2026 - 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](http://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 January 6, 2026, meeting.
4. Chairman Boesiger opens a public hearing to consider receiving public comment on a blight and substandard study for an area located within the extraterritorial jurisdiction and Corporate Limits of the City of Blair, and to consider whether to designate such area as blighted, substandard and in need of redevelopment pursuant to the Community Development Law, Nebraska Revised Statutes, sections 18-2101, et seq.
5. Chairman Boesiger opens a public hearing to consider an Ordinance adopting an updated Future Land-Use Map for Tax Lot 203, Section 12, Township 18 North, Range 11 East of the 6th P.M., and Tax Lots 8, 9, 11 and 261 in Section 13, Township 18 North, Range 11 East of the 6th P.M., all in the City of Blair, Washington County, Nebraska, (in the area of 715 S. 10th Street north to unnamed creek) changing the future land use from Residential Multi-Family to Commercial.
6. Chairman Boesiger opens a public hearing to consider a Rezone application submitted by Curt & Meadow Scott, 2975 Southern Hills Drive, Blair, Nebraska, for Tax Lot 203, Section 12, Township 18 North, Range 11 East of the 6th P.M., in the City of Blair, Washington County, Nebraska (600 block of S. 10th Street), rezoning the tax lot from RMH – Multi-Family Residential High Density District to OPD – Office Park District.

7. Chairman Boesiger opens a public hearing to consider a Rezoning Application submitted by Travis Mann, 1449 Voss Drive, Blair, Nebraska, for Tax Lots 8, 9, 11 and 261 in Section 13, Township 18 North, Range 11 East of the 6th P.M., all in the City of Blair, Washington County, Nebraska (all located at 715 S. 10th Street), rezoning the tax lots from RMH – Multi-Family Residential High Density District to OPD – Office Park District
8. Chairman Boesiger opens a public hearing to consider an Ordinance amending the City of Blair Zoning Regulations, Article 8, Section 804, Limited Commercial District: Moving “Offices”, “Professional office buildings, including clinics and doctor’s buildings”, “Multi-family dwellings with forty-eight or fewer living units”, and “Home occupations” from “Permitted Uses” to “Exceptions”, along with other updates.
9. Report from Staff
10. 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 January 6, 2025

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Chris Boswell, Melanie Kaeding, Joe Peleska, Jim Pounds, Travis Radnor, Ryan Schroeter and Richard Zelensky. Milt Heinrich: Absent. Others present were City Administrator Green, Assistant City Administrator Barrow, Non-Lawyer Assistant Ferrari, 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 – Plaque presentation to Kiley Huber by Mayor Rump. Mayor Rump stated due to the annexation of her property, she no longer resides within the 2-mile ETJ and was asked to step off the board when her term came up in December. While this was unfortunate, the council emphasized that her contributions remain important and valued. The council takes the Planning Commission's decisions and advice very seriously. This recognition is in appreciation of her two years of loyal and dedicated service on the Blair Planning Commission.

Agenda Item #4 – Chairman Boesiger called for nominations for Chairman and Vice Chairman. Motion by Melanie Kaeding, second by Travis Radnor to nominate Darrel Boesiger as Planning Commission Chair. Commission members voted as follows: Darrel Boesiger: Abstain, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 1, Abstain: 1. Chairman Boesiger declared the motion carried. Motion by Ryan Schroeter, second by Melanie Kaeding to nominate Travis Radnor as Planning Commission Vice Chair. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Abstain, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 1, Abstain: 1. Chairman Boesiger declared the motion carried.

Agenda Item #5 – Motion by Melanie Kaeding, second by Travis Radnor to approve the December 2, 2025, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska:

Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea.  
Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opens a public hearing to consider Non-Conforming Use Limited Extension Application submitted by John R. Henton, 13092 U.S. Highway 30, to extend the use of his dirt, soil, sand, gravel, and rock borrow pits and processing sites on Lot 2, Henton Camping and Storage Subdivision, City of Blair, Washington County, Nebraska, until October 13, 2035 (13045 US Highway 30). Community Development Director Beiermann stated the current zoning is currently AGG – Agriculture and is in our two-mile ETJ. This conditional use permit application is replacing an existing conditional use permit with an additional ten (10) days of crushing/recycling operations. The current conditional use permit, which expires in November of 2028, granted thirty (30) days of crushing activity. The applicant hired Olsson Engineering to work with the State of Nebraska on a Permit-to-Emit, which after an evaluation by Olsson’s Industrial-Environmental Team, determined the “air construction” levels were below Nebraska Department of Environment and Energy’s permit threshold. Biermann stated due to the zoning for this property has changed and now is a subdivision. Mr. Henton now needs to acquire the Non-Conforming Use extension, to extend his original conditional use permit. Staff recommend keeping the original stipulations which are: 1) Restricted hours of operation between 7:00 a.m. and 6:00 p.m., 2) Allowed 30 working days per year, 3) Required to use dust control methods when grinding and/or crushing to keep dust from leaving the site and 4) Obtain all appropriate state agency permits and submit to the city prior to starting up any future operation. Staff recommended adding a requirement to maintain a log of concrete pressing operations. While the request was for forty (40) days per year, staff suggested tracking usage by hours instead of days for better accuracy. Using a ten (10)-hour workday, forty (40) days would equal four hundred (400) hours per year. Staff noted that hours would be logged as full hours once work begins. Commission member Radnor questioned whether the crushing machine had a way of keeping track of how many hours the machine has been in operation for the day. Commission member Boswell questioned if we have record as to how many hours over the years operation has been. John Henton, 9505 Co Rd 29, Blair, presented the logbook used to track crusher operations and explained that it documents daily activity, including hours of operation, fuel usage, maintenance issues, and downtime. The same operator typically runs the crusher due to its specialized nature. The logbook shows that daily usage varies and does not occur consistently; the crusher may run for several consecutive days, then remain unused for weeks or longer depending on material availability. The applicant emphasized that tracking hours rather than days more accurately reflects actual operation time, as equipment issues or material shortages can limit daily productivity. Mr. Henton confirmed the crushers do not operate daily. Commission member Kaeding questioned if Olson checks the air quality at the time of crushing. Mr. Henton stated Olson takes an average of over a week’s time of crusher operation. Mr. Henton also stated NDE has visited also to be sure the retention pond is large enough to manage the runoff. We have purchased our own crushing equipment. Mr. Henton is planning to expand his privacy fence to the south. Mr. Henton stated that all equipment meets Tier 2, Tier 3, or Tier 4 emissions standards, with much of the equipment classified as Tier 4 Final, the cleanest available for diesel exhaust emissions. The loader is Tier 4 Final, the crusher is Tier 3, and the screen plant is Tier 2. The applicant also noted that site lighting is directed south, west, or downward to minimize impact, and backup alarms have been reduced to the lowest allowable level to limit noise affecting nearby neighbors. As a summary, um, concrete crushing is more

than just a method of handling waste. It is a pathway to sustaining a cleaner environment. Henton Trenching leads by example, demonstrating the benefits of recycling, and reusing this material while following all Nebraska Department of Water, Energy and Environmental guidelines for clean air and clean water. We are doing the best we can to be good neighbors. Motion by Melanie Kaeding, second by Jim Pounds to accept and place on file pamphlet give to board by Mr. Henton. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried. Patty An Belitz, 12936 Co Rd P26, spoke against the extension of the conditional use permit with concerns as to where the entrance for the business will be and concerns for the safety of the retention pond with the future planned RV park. Logan Boeker, 505 N 24<sup>th</sup> Street, in support of extending the conditional use permit, citing community benefits from local material recycling and reduced truck travel, which lowers emissions. Mr. Boeker stated support was also expressed for increasing allowable operating hours. Kristina Barta, 12861 Co Rd 26, spoke against the extension of the conditional use permit due to the impact on her quality of life, the noises, highway traffic safety, and water runoff pollution. William Metzger, 12896 Co Rd P26, spoke against the extension of the conditional use permit due to this not being a fit for the area, the dust which occurs. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Joe Peleska to recommend approval of the Non-Conforming Use Limited Extension application submitted by John R. Henton, with the following stipulations: 1) Restricted hours of operation between 7:00 a.m. and 6:00 p.m., 2) Required to use dust control methods when grinding and/or crushing to keep dust from leaving the site, 3) Obtain all appropriate state agency permits and submit to the city prior to starting up any future operation, 4) Four hundred (400) hours of operation per year, and 5) To coincide with the existing conditional use permit for the contractor's yard until 10/13/2035. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Application submitted by Eight Point Properties, Drew Harsin, agent, 503 N. 23rd Street, Blair, NE for a contract construction office and services on Tax Lot 215 in Section 12, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (743 Washington Street) for 30 years. Community Development Director Beiermann stated the Zoning is A/CH – Agricultural/Highway Commercial. Beiermann stated in Section 801.04 Exceptions, (6) Contract construction offices and services, when all materials are contained within the walls of the building, is why Mr. Harsin is here tonight. Mr. Harsin was granted a building permit for this property, although he was not informed in time, he would need a conditional use permit. Drew Harsin, 503 N 23<sup>rd</sup> Street, Blair, stated stating that all required permits were obtained and inspections completed, including state electrical approval, and that he is awaiting a certificate of occupancy. He emphasized that he is not attempting to bypass regulations and noted that he was originally advised the work was permitted. Mr. Harsin explained that he later learned a conditional use permit was required, which he felt occurred late in the process. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Ryan Schroeter, second by Travis Radnor to recommend

approval of the Conditional Use Permit Application submitted by Eight Point Properties, Drew Harsin, as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #8 – Chairman Boesiger opens a public hearing to consider a Conditional Use Permit Application submitted by Rain or Shine Play Space, LLC, Cassandra Reisz, agent, 2232 Washington Street, Blair, Nebraska, for a recreational, family-play space in a separate wing of the Little Blossoms Childcare, on Lot 88, Deerfield Addition, an Addition to the City of Blair, Washington County, Nebraska, (1221 Deerfield Blvd) for 25 years. Community Development Director Beiermann stated the Zoning R/MH – Multi-Family Residential High-Density District. Beiermann stated Section 705.04 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 RMH Multi Family Residential High-Density District in accordance with ARTICLE 14 of this Ordinance. Item number (2), states; Public and quasi-public uses of an educational, recreational, or religious type including public and parochial elementary schools, junior high schools, and colleges; nursery schools; private and nonprofit schools and colleges; public parks, public playgrounds. This will be a separate entity from Little Blossoms Childcare and Pre-School. This property has another conditional use permit granted to Little Blossoms in January 2020. Beiermann stated off-street parking was adequate, although any additional children would require additional off-street parking stalls. Beiermann stated that no additional information was available at this time, noting that multiple requests had been made regarding plans, occupancy, and parking, but no responses had been received. Beiermann noted that because the use is a daycare, short-term drop-offs generally allow for brief parking; however, as more people remain on-site for longer periods, parking becomes more challenging. Commission member Peleska questioned the meaning of recreation. Cassandra Reisz, 280 Riverview Drive, stated she plans to operate an indoor play space in an unused wing of the building, separate from the Kids Club. Mrs. Reisz cited a community need for local indoor play options, noting that families currently travel to Omaha during adverse weather. As the operator of Little Blossom, I work closely with children and believe the use would benefit local families. She clarified that trampolines are not proposed due to liability concerns. Mrs. Reisz explained that the concept includes a designated “play village” located in one classroom, consisting of seven separate play areas. She also apologized for delayed communication, citing family illness. Mrs. Reisz also proposed using one room as a party space with tables for birthday rentals, noting frequent requests for this type of use. The space would allow guests to park, celebrate, and access the play area in a child-focused environment. Additional rooms would be used for offices, storage of party supplies, and a check-in area where guests can leave personal items and shoes. Mrs. Reisz stated that Kids Club is licensed for a maximum of 135 children, with up to nine (9) staff vehicles parked on-site. She noted that parking is sufficient, as parents typically drop off and do not remain on-site except for occasional meetings or tours. The applicant explained that the proposed play space would use an online booking system to limit attendance, control parking demand, and restrict visits to scheduled time slots of one to two hours, with capacity adjusted as needed based on available parking. Mrs. Reisz stated she is looking to operate six (6) days a week from 8:00am to 6:00pm. The maximum number of children would be fifteen (15) per party room. 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 Conditional Use Permit application submitted by Rain or Shine Play Space, LLC, Cassandra Reisz for five years. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #9 – Chairman Boesiger opens a public hearing to consider a Rezone application submitted by Easterseals Nebraska, Donald O. Heine, agent, 12565 W. Center Road, Omaha, Nebraska, for a PUD-1 (General PUD) District overlay located on Tax Lot 80, Transformation Hill Addition, an Addition to the City of Blair and Tax Lot 208 & Tax Lot 209 in Section 10, Township 18 North, Range 11 East of the 6th P.M., all in Washington County, Nebraska. Community Development Director Beiermann stated the zoning is currently RL – Residential Low-Density and RM - Residential Medium-Density Districts. This PUD is applicable only for the above-described lots, unless amended later. This overlay will allow the development of a “traditional” summer camp experience for people with disabilities and serve a secondary use as a part of the camp can be used for corporate or social purposes. Parking is addressed through a matrix of actual drivers vs. campers. Beiermann explained that the applicant is seeking to establish a summer camp use, which has specific needs not fully addressed by existing zoning regulations. Because uses such as equestrian activities, parks, or lakes are not clearly covered, Easterseals Nebraska prepared a Planned Unit Development (PUD) to create an orderly district on property located just south of the former Dana College campus. Beiermann stated the proposed use aligns with a traditional summer camp experience for individuals with disabilities. The applicant also intends to allow secondary use, such as meeting rooms for corporate or organizational retreats when camp sessions are not in operation. Staff highlighted that a detailed parking analysis was completed, distinguishing between drivers and campers, similar to the parking considerations discussed in the previous conditional use permit. There are no plans for a thru street on the campus. This is a private drive. Carol Patrick, 9816 Windy Cir, LaVista, Nebraska, I am the CEO of Easterseals Nebraska which falls under the umbrella of visiting nurse association in the state of Nebraska. The applicant provided an overview of the proposed camp layout and noted that the term “summer camp” does not fully describe the planned year-round programming. Background information was shared, stating that Easterseals Nebraska is a 501(c)(3) nonprofit with over 100 years of national history, more than 70 years of presence in Nebraska, and over 50 years of experience operating camps. The applicant also noted that the organization previously owned a designated Easterseals Nebraska camp property in Milford, Nebraska. The applicant explained that Easterseals Nebraska provides a range of services beyond camp programming, with a focus on supporting individuals with disabilities. Services include benefits planning, assistance accessing disability services, digital literacy, employment support, and financial resources. The applicant also noted that the proposed site would support camp activities and the organization’s AgrAbility program. The applicant stated that after leasing property for several years, the organization purchased 64 acres in 2022 to develop a barrier-free campus. The concept includes universal accessibility, with all entrances and restrooms designed for accessibility rather than added later. Pathways throughout the site will be eight feet wide to accommodate two wheelchairs side by side, and cabins will include appropriate accessibility accommodations. The applicant clarified that the program is not limited to children, noting that recent campers have ranged in age from 5 to 82. The applicant noted that the proposed camp would create local employment opportunities and contribute to economic development in Blair and Washington County. As the only Easterseals Nebraska overnight camp

in Nebraska serving all ages and abilities, the program is expected to draw participants from outside the area, resulting in additional spending on gas, food, and lodging by visiting families. Tim Mettenbrink, 2306 S 105<sup>th</sup> Street, Omaha, Nebraska explained that due to the significant elevation change across the site, including approximately 200 feet of grade difference, the property is being divided into a North Camp and South Camp to better accommodate accessibility needs, particularly for wheelchair users. The North Camp is located on the higher portion of the property, while the South Camp is situated below a steep slope near the city water line that runs through the site from Blackout Park. This division allows for safer and more accessible site planning. Mr. Mettenbrink stated that North Camp will include staff housing to accommodate approximately 90 counselors during camp sessions, supporting a one-to-one counselor-to-camper ratio for up to 100 campers. Additional housing for senior staff is also planned, including some units intended for year-round residency to provide ongoing care and maintenance of the facility. Mr. Mettenbrink described the South Camp layout and natural features, noting efforts to avoid sensitive areas and preserve scenic portions of the property, including a prominent ridge and Cobble Creek. Drainage from surrounding areas is conveyed through the site into Cobble Creek. Two access points are planned, including one from Highway 91 leading to a central parking area. Campers are typically dropped off and picked up in staggered intervals, staying for four to five days. A central lodge will serve as the welcome center, dining hall, and medical area with on-site nursing support. Additional facilities include a recreation center with arts, crafts, and presentation space; a pool and water play area; a horse barn and arenas for therapeutic riding; and a Center for AgrAbility Services, which will house adaptive agricultural equipment and serve as a statewide demonstration hub. Camper cabins will be located near a natural drainage area with mature trees and wetlands, which will be protected with limited access. A lake or detention basin is planned to manage stormwater, improve water quality, and reduce erosion impacts to Cobble Creek. The project will utilize existing infrastructure and include coordination with the NRD, which is partially funding the water management feature. Jamie Biodrowski, 2061 US Hwy 75, Omaha, Nebraska, explained that staff arrive in May and camp sessions typically run through July 31. New groups of campers arrive weekly throughout the summer. The camp may operate upper and lower camp sessions simultaneously, with staggered check-in and check-out days to manage parking and avoid congestion. The Camp Director stated that outside of the summer camp season, the site would host limited secondary uses such as corporate retreats, AgrAbility programs, benefits planning, outdoor education, and small group activities including church and youth organizations. Small, low-impact events, such as limited-size weddings, may also occur. These uses would not take place during summer camp sessions, which remain the organization's primary mission. Occasionally small weekend camps with limited numbers may be offered. Matt Dunning, 13342 St Hwy 91, spoke in support of the PUD. Logan Boeker, 505 N 24th Street, expressed strong support for the project, noting it would provide significant benefits to the community, both locally and statewide. The commissioner shared that after learning more about Easterseals Nebraska, they were impressed with the organization's national support and expressed interest in seeing it succeed locally as well. 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 Rezone application submitted by Easterseals Nebraska, (General PUD) District overlay as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea.

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

Agenda Item #10 – Report from staff. Nothing to report.

Agenda Item #11 – Motion by Melanie Kaeding, second by Joe Peleska to adjourn the meeting 9:09. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Absent, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

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Shelly Jones, Secretary

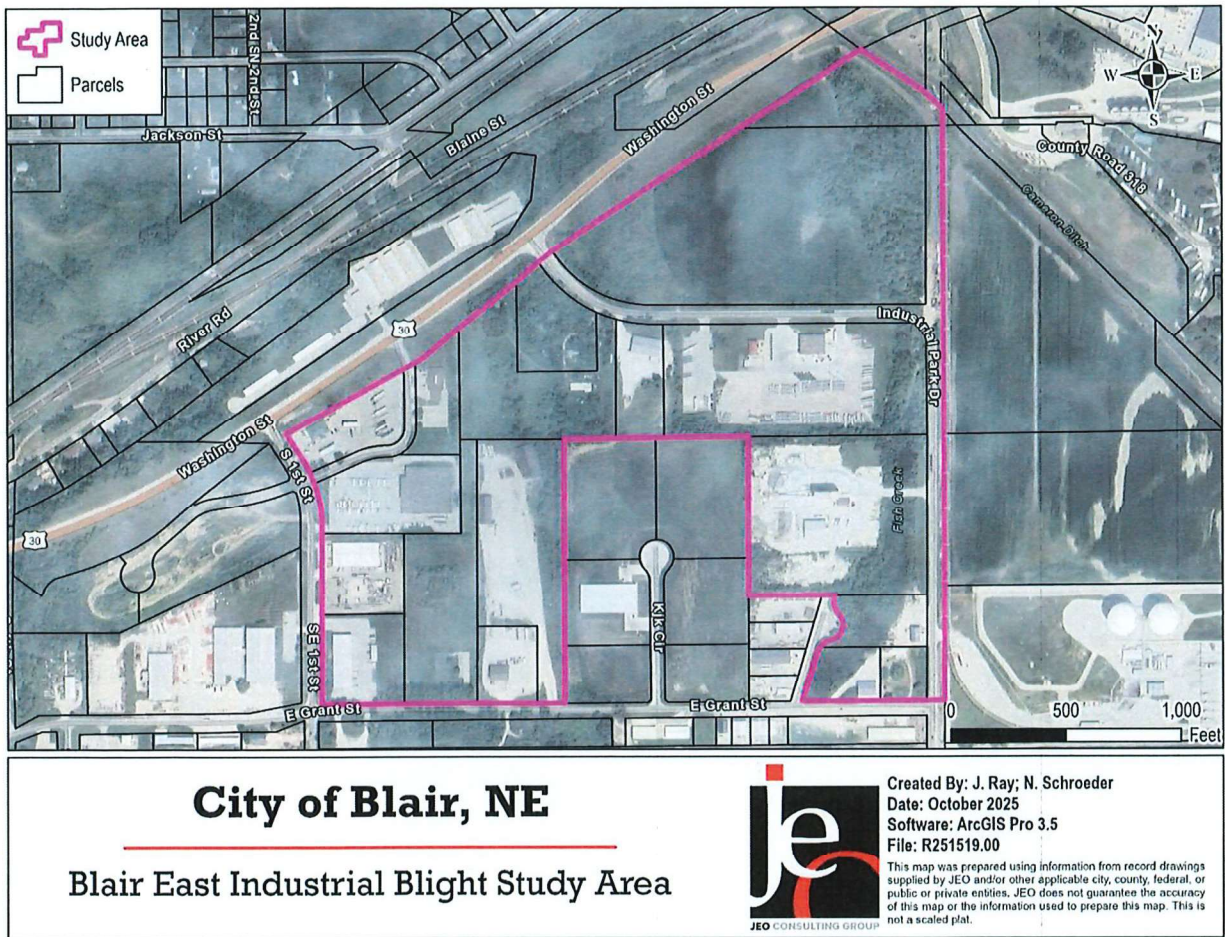
### Designated Study Area

The designated study area is in and partially outside the current Corporate Limits of the City of Blair. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities in the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

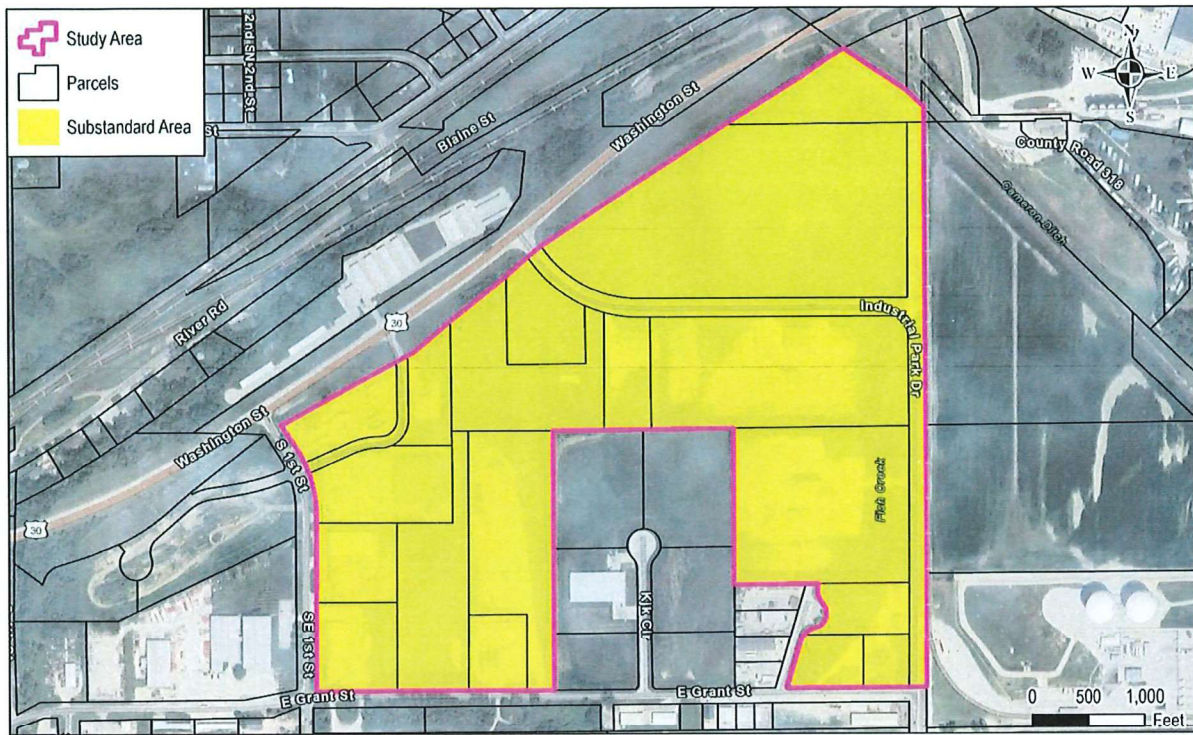
The study area as identified can be found in Figure 1. For this study, the study area will be known as the “Designated Study Area” which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area



A portion of the designated study area is located outside but adjacent to the corporate limits of the City of Blair and within the City’s extra-territorial jurisdiction. Because this portion of the designated study area is not yet located within the corporate limits, the area or portions thereof will need to be annexed to be included in the Community Development Agency’s area of operation to become eligible for Tax Increment Financing, as specific projects make application to the CDA for a redevelopment project.

Figure 7 Recommended Blight and Substandard Designation



## City of Blair, NE

### Blair East Industrial Blight Study: Recommended Blight & Substandard Area



Created By: J. Ray; N. Schroeder  
Date: October 2025  
Software: ArcGIS Pro 3.5  
File: R251519.00

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plan.

2025

# City of Blair East Industrial Area Blight Study

Adopted XXX, XX, 2025 – Resolution XX-XXXX



## **Executive Summary**

This report presents the findings of the East Industrial Area Blight and Substandard Study conducted by JEO Consulting Group for the City of Blair. The study evaluates the designated area for conditions that meet the statutory definitions of "blighted" and "substandard" under Nebraska Community Development Law. Based on field surveys, data analysis, and statutory criteria, the study concludes that the area qualifies for designation as blighted and substandard, enabling the city to pursue redevelopment strategies.

## **Purpose of the Study**

This East Industrial Area Blight and Substandard Study of the designated study area is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Blair's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Blair finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "East Industrial Area Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2158).

Through the redevelopment process, the City of Blair can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Development Law by the City of Blair is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight or hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Blair can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

This blight and substandard study examines the existing conditions of land use, physical and other constraints, buildings, and structures within the designated study area in the City of Blair to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Blair to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Blair must adhere to Nebraska Community Development Law.

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## Nebraska Revised State Statutes

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

*It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102*

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

*The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions, shall afford maximum opportunity, consistent with sound needs of the city, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.*

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the

spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

Statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads:

*The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof. §18-2105*

Prior to the adoption of a redevelopment plan, a municipality must have adopted a comprehensive plan (§18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statute §18-2103, several of which are shown below (organization and emphasis added):

**Substandard area** means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

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**Blighted area** means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- (ii) the average age of the residential or commercial units in the area is at least forty years;
- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or
- (v) the area has had either stable or decreasing population based on the last two decennial censuses.

*In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.*

## Substandard and Blight Analysis

As set forth in section 18-2103(31), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

### 1. Dilapidation/deterioration\*

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

### 2. Age or obsolescence

Estimate age of structures (40+ years criteria)

### 3. Inadequate provision for ventilation, light, air, sanitation, or open spaces

Overall sight conditions

- Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.

### 4. Other substandard conditions

- (a) High density of population and overcrowding (census); or
- (b) The existence of conditions which endanger life or property by fire and other causes or unsanitary and unsafe conditions ; or
- (c) Any combination of such factors which is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

### 1. A substantial number of deteriorated or deteriorating structures\*

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

### 2. Existence of defective or inadequate street layout

Condition of streets/inadequate access including sidewalks

- Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk conditions.

### 3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Conditions associated with accessibility/usefulness of the lots

- Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.

4. **Unsanitary or unsafe conditions**  
Conditions which pose a threat to public health and safety
  - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. **Deterioration of site or other improvements**  
Field observation of age and condition of public utilities, debris, and inadequate public improvements
  - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**  
The total number of unduplicated owners
  - Examples include the necessity to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. **Tax or special assessment delinquency exceeding the fair value of the land**  
Examination of public records to determine the status of taxation of properties
  - Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.
8. **Defective or unusual conditions of title**  
Examine public records to determine any defective or unusual title defects
  - Examples include improper filings, liens, defective titles, etc.
9. **Improper subdivision or obsolete platting**  
Examine public records to determine improper subdivision and obsolete platting
  - Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.
10. **The existence of conditions which endanger life or property by fire or other causes**  
Examine conditions which endanger life or property
  - Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.
11. **Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability**  
Economic and/or socially undesirable land uses
  - Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.
12. **Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**
  - (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);

- (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);
- (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
- (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
- (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

\*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

**No Problem**

- No structural or aesthetic problems are visible.

**Adequate Condition**

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

**Deteriorating Condition**

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose windows or doors (no longer wind or waterproof),
- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

**Dilapidated Condition**

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood, or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

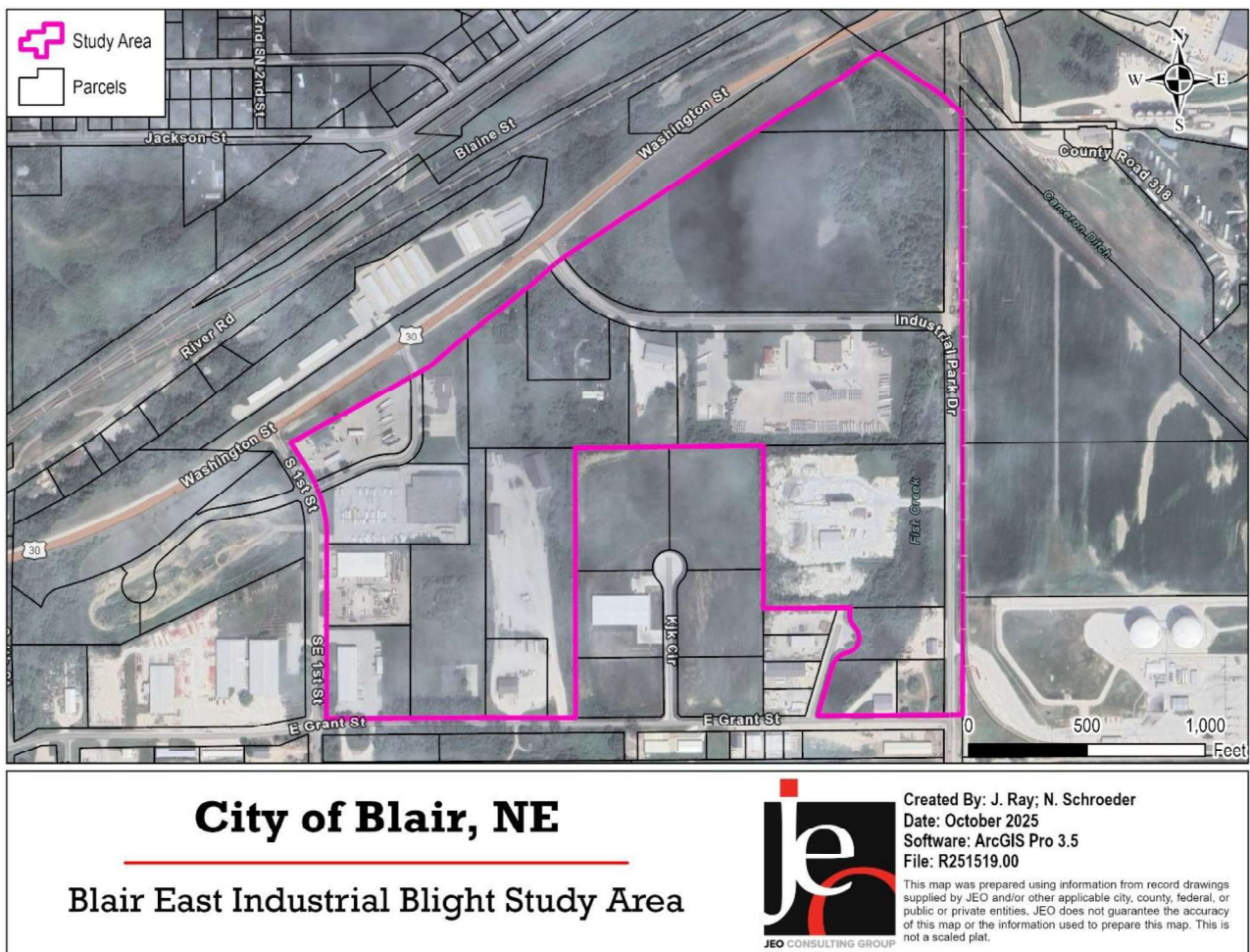
## Designated Study Area

The designated study area is in and partially outside the current Corporate Limits of the City of Blair. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities in the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

The study area as identified can be found in Figure 1. For this study, the study area will be known as the “Designated Study Area” which was reviewed for substandard and blight characteristics.

**Figure 1: Designated Study Area**



A portion of the designated study area is located outside but adjacent to the corporate limits of the City of Blair and within the City’s extra-territorial jurisdiction. Because this portion of the designated study area is not yet located within the corporate limits, the area or portions thereof will need to be annexed to be included in the Community Development Agency’s area of operation to become eligible for Tax Increment Financing, as specific projects make application to the CDA for a redevelopment project.

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### **Recommended Blight and Substandard Area**

JEO Consulting Group recommends designating the 107-acre study area (2.6% of Blair's city limits) as Blighted and Substandard. With this addition, 27% of the city's corporate limits will be classified as such.

The following boundary description delineates the Recommended Area:

A TRACT OF LAND BEING ALL OF TAX LOTS, 188, 189, 261, 263, 264, 265, 272, 273 AND 274 TOGETHER WITH ALL OF EASTGATE PLAZA SUBDIVISION AND INDUSTRIAL POINT SUBDIVISION, AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER ALL BEING LOCATED IN SECTION 7, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TAX LOT 274 OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TAX LOT 274, A DISTANCE OF 389 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 1, INDUSTRIAL POINT SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 348 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 3, EASTGATE PLAZA; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID EASTGATE PLAZA, A DISTANCE OF 464 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 1, OF SAID EASTGATE PLAZA AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 672 FEET MORE OR LESS; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 208 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 2, OF SAID EASTGATE PLAZA; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 448 FEET MORE OR LESS TO THE NORTHERLY CORNER OF TAX LOT 264 OF SAID SECTION 7; THENCE NORTHEASTERLY, A DISTANCE OF 80 FEET MORE OR LESS TO THE SOUTHWESTERLY CORNER OF TAX LOT 263 OF SAID SECTION 7; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 30, A DISTANCE OF 968 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TAX LOT 263; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 617 FEET MORE OR LESS TO THE SOUTHWESTERLY BANK OF FISH CREEK; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY BANK OF FISH CREEK, A DISTANCE OF 332 FEET MORE OR LESS TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTHEASTERLY CONTINUING ALONG THE SOUTHWESTERLY BANK OF FISH CREEK, A DISTANCE OF 90 FEET MORE OR LESS; THENCE SOUTHERLY ON A LINE BEING PARALLEL WITH AND 66 FEET EAST OF SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 78 FEET MORE OR LESS TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID SOUTH LINE, A

DISTANCE OF 14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2,470 FEET MORE OR LESS TO THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF GRANT STREET; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF GRANT STREET, A DISTANCE OF 80 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 7, ERIKSON SUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF GRANT STREET, A DISTANCE OF 535 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 6, ERIKSON SUBDIVISION AND THE EASTERLY RIGHT OF WAY LINE OF WETLANDS ROAD; THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF WETLANDS ROAD, A DISTANCE OF 533 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 8, ERIKSON SUBDIVISION AND THE SOUTHERLY LINE OF TAX LOT 261 OF SAID SECTION 7; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID TAX LOT 261, A DISTANCE OF 367 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID TAX LOT 261; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TAX LOT 261, A DISTANCE OF 685 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TAX LOT 261; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF TAX LOTS 188 AND 189 OF SAID SECTION 7, A DISTANCE OF 567 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF TAX LOT 265 OF SAID SECTION 7; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF TAX LOT 265, A DISTANCE OF 229 FEET MORE OR LESS TO THE NORTHEAST CORNER OF TAX LOT 273 OF SAID SECTION 7; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TAX LOT 273, A DISTANCE OF 1,138 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID TAX LOT 273; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF TAX LOTS 272 AND 273, A DISTANCE OF 384 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 2, INDUSTRIAL POINT SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 318 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF TAX LOT 274 OF SAID SECTION 7; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID TAX LOT 274, A DISTANCE OF 355 FEET MORE OR LESS TO THE POINT OF BEGINNING;

### **Findings and Contributing Factors**

The intent of this study is to determine whether the East Industrial Area Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on September 25, 2025, indicated the study area has such, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the East Industrial Area Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions, county assessor's records, and land use found within the East Industrial Area Blight Study Area based upon the statutory definitions, planning team observations during the field survey, and explains the identified contributing factors. Appendix A provides a visual description and documents examples of the different conditions that led to each factor's determination. See Appendix A for a visual description of the site conditions, debris, condition of public infrastructure, deteriorating structures, and other observed conditions within the East Industrial Area Blight Study Area.

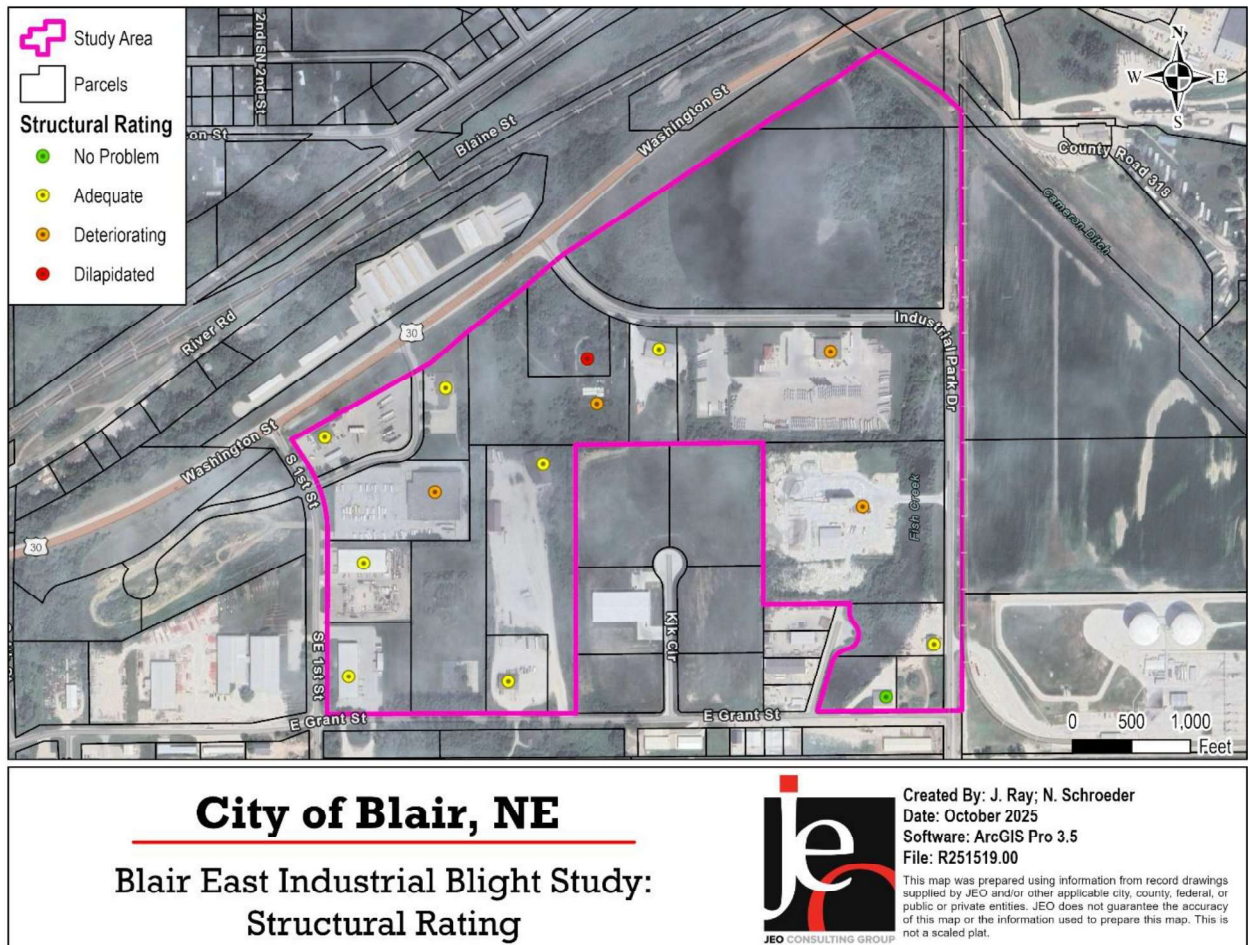
**BLIGHTED CRITERIA CONDITIONS**

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of the following.

***Substantial Number of Deteriorated or Deteriorating Structures***

The structures for each parcel within the East Industrial Area Blight Study Area were examined: one residential and thirteen commercial/industrial structures. Thirty-six percent of the primary structures within the designated study area were graded as deteriorating or dilapidated. Figure 2 illustrates the distribution of the structural ratings within the study area. This is considered a significant contributing factor.

**Figure 2, Structural Rating**

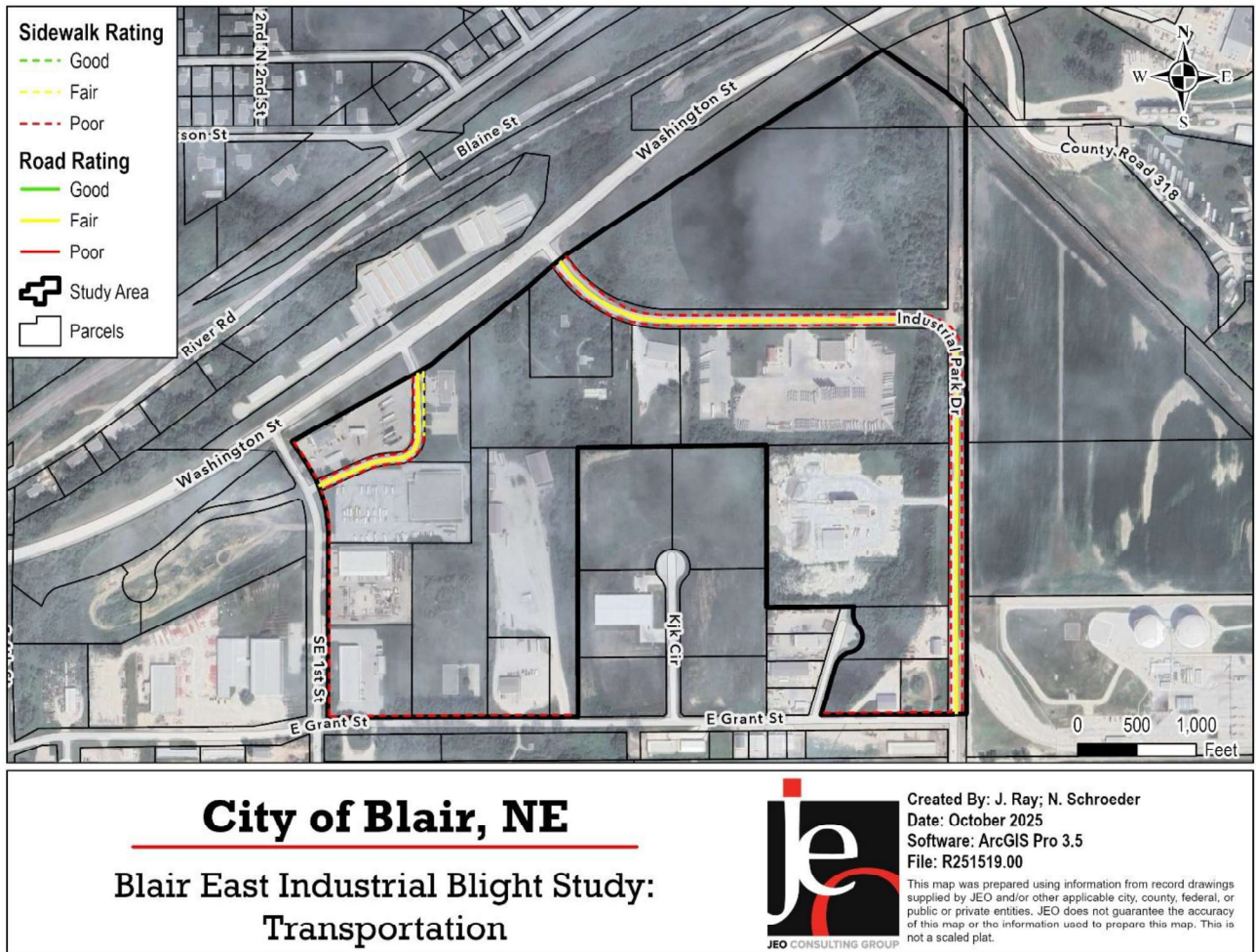


***Defective or Inadequate Street Layout***

***Street Conditions and Accessibility***

Street and sidewalk conditions within the East Industrial Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and regarding ease of travel and appearance. The transportation infrastructure conditions are illustrated in Figure 3.

Figure 3, Transportation



The surface of the streets is generally in good condition. However, the majority are rural section roads and lack sidewalks and curb and gutter. The area lacks the rectilinear grid with street connections to the city; thus, limiting access through the area. It is considered significant enough to warrant a contributing factor designation.

**Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**

Throughout the East Industrial Area Blight Study Area, the lot sizes and shapes vary and result in acute angles and a curved boundary. In addition, several lots in the study area contain narrow portions that hinder development and some lots are disproportionately deep for the lot width. The large irregular shaped lot in the northern portion of the study area is too large for



modern commercial or industrial development and needs to be subdivided. These characteristics diminish the usefulness and accessibility to adequately accommodate building standards. Overall, this factor is a contributing factor.

**Unsanitary or unsafe conditions**

*Conditions which pose a threat to public health and safety*

**Sidewalks**

The lack of sidewalks through the study area and broken and displaced pavement on sites poses hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.

**Age of Structure**

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling.



**Debris Piles and Overgrowth**

A total of eleven debris piles or overgrown vegetation areas were noted in the field analysis. These pose potential fire hazards and can harbor rodents or vermin that carry disease.

**Floodplain**

The eastern portion of the study is in the 100- or 500-year floodplain. Thus, posing unsafe conditions for humans or structures in the area during a flooding event.

As a result, this factor contributes to the recommended blight designation.

**Deterioration of site or other improvements**

The age of the structures and condition of public utilities, debris, and inadequate public improvements.

**Dilapidated and Deteriorating Buildings**

Multiple dilapidated and deteriorating Buildings were noted in the field analysis.

**Parking and driveways**

The field analysis noted parking areas, driveways and outdoor storage areas that lacked hard surfaces and were in poor condition.

**Sidewalks**

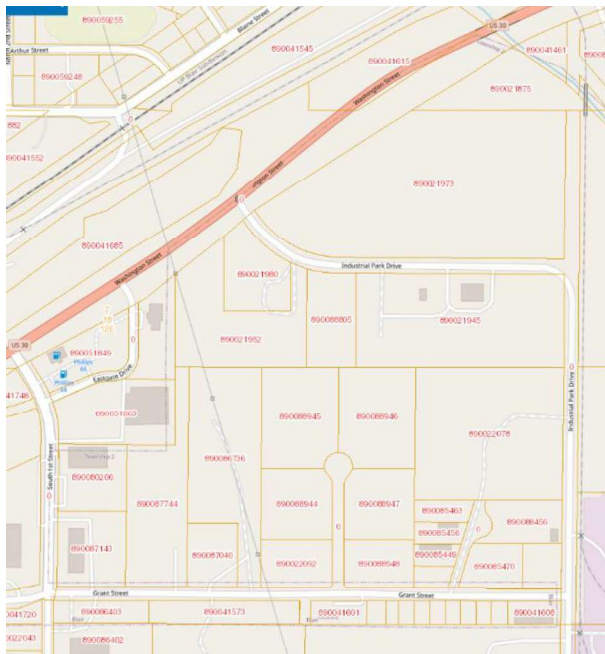
The lack of sidewalks throughout the study on sites pose hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.

As a result, this factor contributes to the recommended blight designation.

**Defective or unusual conditions of title**

There was no evidence identified of defective or unusual conditions of title of the parcels in the study area. As a result, this factor is not considered to be contributing to the recommended blight designation.

**Improper subdivision or obsolete platting**



**Obsolete platting**

The northern portion of the area contains a parcel that is too large and obsolete for urban development.

As a result of the obsolete platting, it is not significant enough to contribute to the recommended blight designation on its own.

**Diversity of ownership**

The diversity of ownership is evident in the East Industrial Area Blight Study Area. There are 15 unique private property owners for the 18 properties in the East Industrial Area Blight Study Area. As a result, this factor contributes to the recommended blight designation.

**Tax or special assessment delinquency exceeding the fair value of the land**

There was no evidence identified of taxes or special assessments exceeding the fair market value of the parcels in the study area.

**The existence of conditions which endanger life or property**

*Conditions which pose a threat to public health and safety*

**Dilapidated and Deteriorating Buildings**

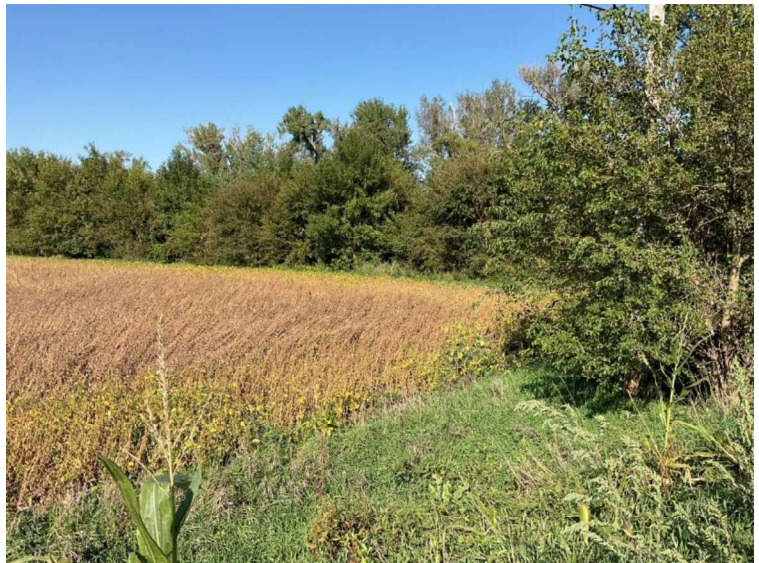
Multiple dilapidated and deteriorating Buildings were noted in the field analysis.

### **Age of Structure**

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling.

### **Debris Piles and Overgrowth**

A total of eleven debris piles or overgrown vegetation areas were noted in the field analysis. These pose potential fire hazards and can harbor rodents or vermin that carry disease.



### **Floodplain**

The eastern portion of the study is in the 100- or 500-year floodplain. Thus, posing unsafe conditions for humans or structures in the area during a flooding event.

As a result, this factor contributes to the recommended blight designation.

### **Deterioration of site or other improvements**

The age of the structures and condition of public utilities, debris, and inadequate public improvements.

### **Dilapidated and Deteriorating Buildings**

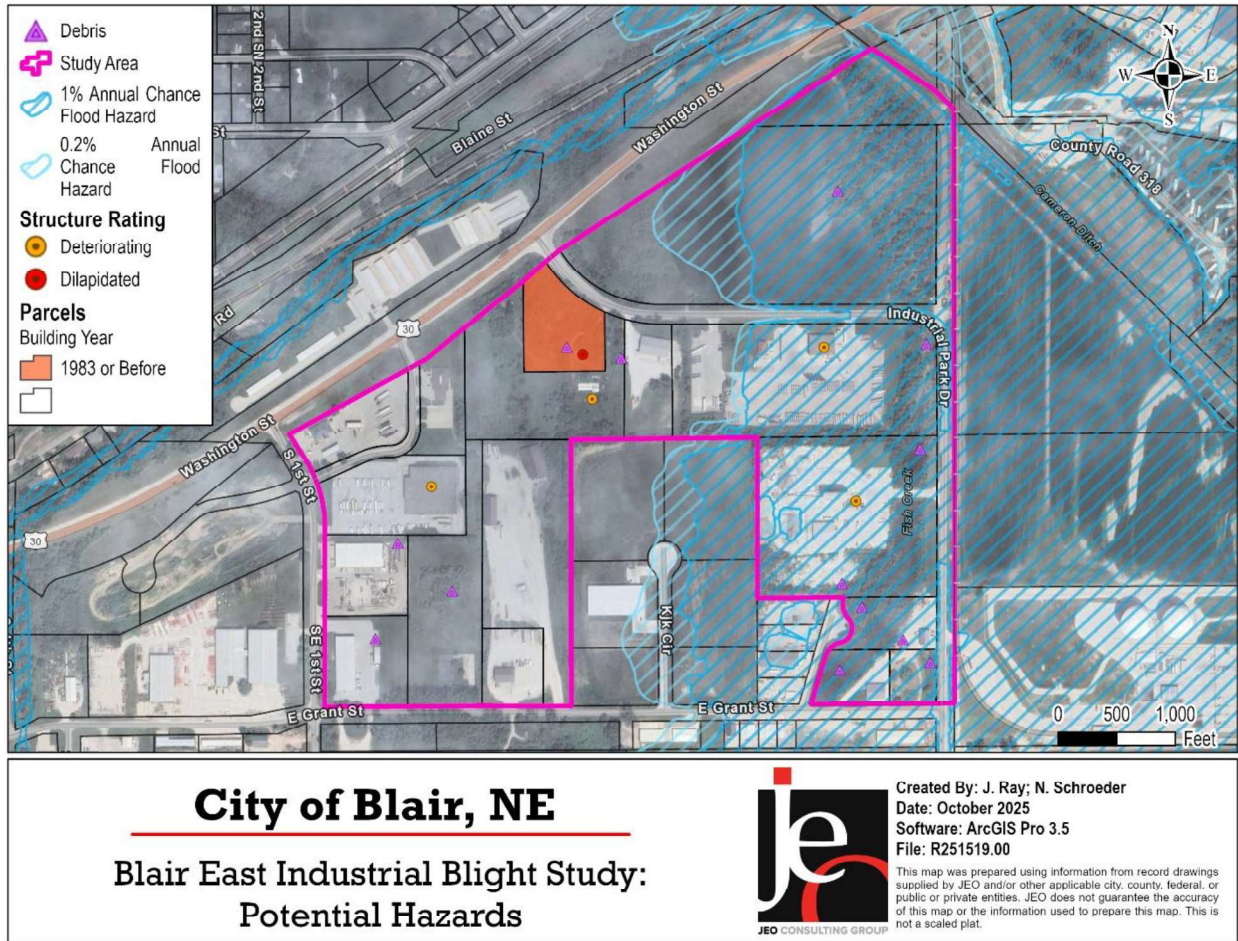
Multiple dilapidated and deteriorating Buildings were noted in the field analysis.

### **Parking and driveways**

The field analysis noted parking areas, driveways and outdoor storage areas that lacked hard surfaces and were in poor condition.

As a result of these contributing factors, conditions which endanger life or property is considered a contributing factor.

Figure 4: Potentially Hazardous Conditions



**Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability.**

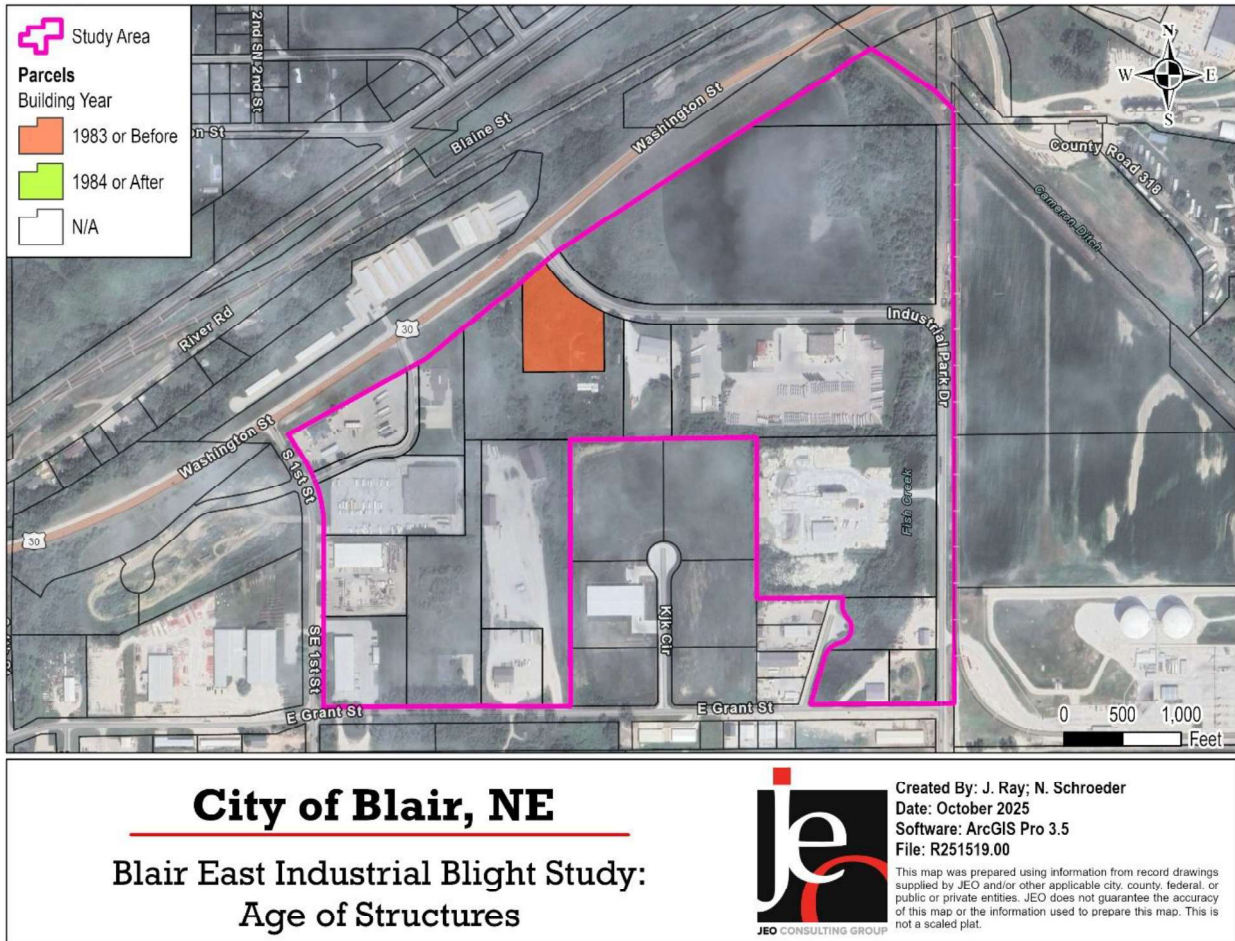
The combination of deterioration of the structures, the condition or lack of site improvements, and debris are factors observed in the field analysis that could impair sound growth or redevelopment of the community and is not a significant factor impacting growth. As a result, it is not considered a substantial contributor to the East Industrial Area Blight Study Area to be considered blighted.

**Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**

**Average Age of Structure Greater than 40 years**

The age of the residential structure is 135 years old according to the Washington County Assessor. This is considered a substantial contributor to the East Industrial Area Blight Study Area to be considered blighted.

Figure 5: Age of Structures



**SUBSTANDARD CRITERIA**

A **standard area** shall mean an area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which by reason of the following:

***Dilapidation/deterioration***

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the East Industrial Area Blight Study Area.

Thirty-six percent of the primary structures within the designated study area were graded as deteriorating or dilapidated. Figure 2 illustrates the distribution of the structural ratings within the study area. Figure 2 illustrates the distribution of the structural ratings within the study area. This is considered a significant contributing factor.

***Age or obsolescence***

Information regarding the age of the permanent structures within the East Industrial Area Blight Study Area was provided by the Washington County Assessor’s Office.

The age of the residential structure is 135 years old according to the Washington County Assessor. In addition, multiple buildings are obsolete for their intended use and remnants of former building foundations were noted in the field analysis. Thus, Age and obsolescence is considered a contributing factor.

**Inadequate provision for ventilation, light, air, sanitation, or open spaces**

**Sanitation**

The East Industrial Area Blight Study Area contains areas of debris. However, this is not considered to be a contributing factor.

**Other Substandard Conditions**

The existence of conditions which endanger life or property by fire or other unsanitary conditions.

**Dilapidated and Deteriorating Buildings**

Multiple dilapidated and deteriorating Buildings were noted in the field analysis.

**Age of Structure**

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling.

**Debris Piles and Overgrowth**

A total of eleven debris piles or overgrown vegetation areas were noted in the field analysis. These pose potential fire hazards and can harbor rodents or vermin that carry disease.



**Floodplain**

The eastern portion of the study is in the 100- or 500-year floodplain. Thus, posing unsafe conditions for humans or structures in the area during a flooding event.

**Debris**

Debris piles were noted in the field survey. These can endanger life or property by harboring rodents and vermin which carry diseases or can pose a potential fire hazard.

**Transportation**

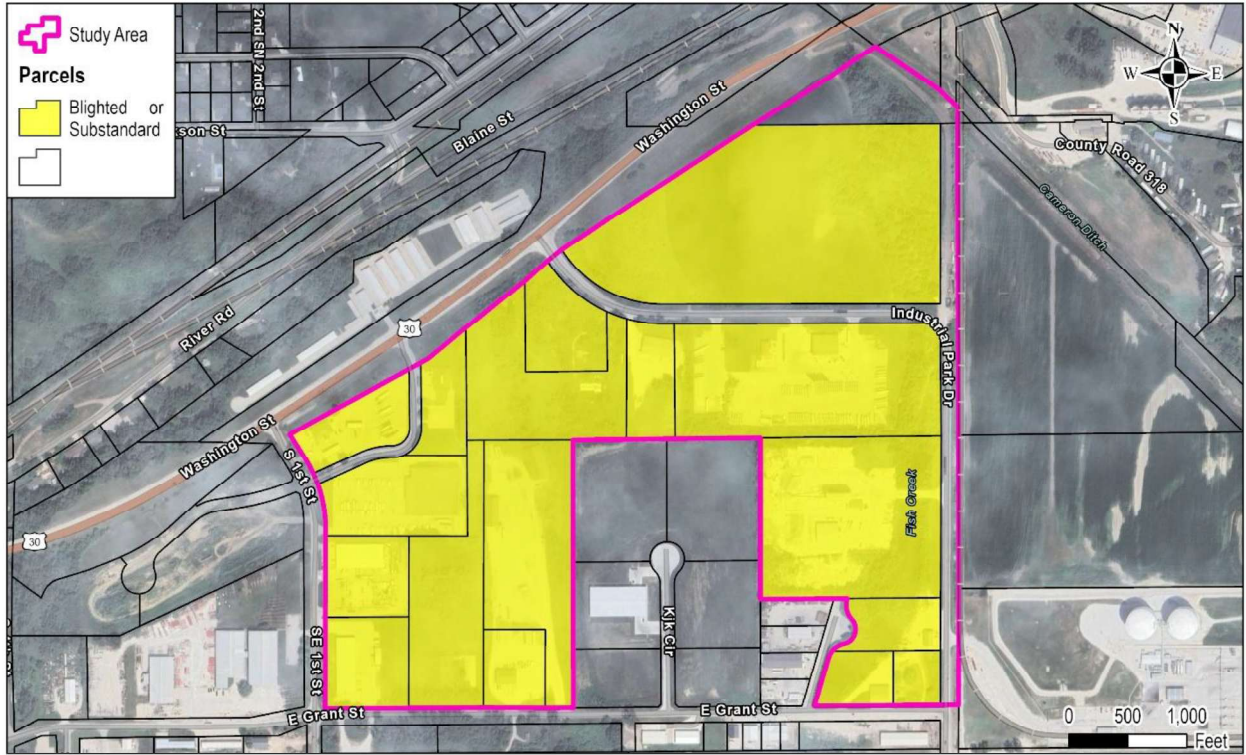
The lack of sidewalks throughout the study area and broken and displaced pavement in the study area pose hazards to vehicles and pedestrians via potholes, tripping hazards, or conflicts with vehicles by walking in the roadway.

**Age of Structure**

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling.

The combination of these factors is considered significant and a contributing factor.

Figure 6: Parcels Showing Blight and Substandard Criteria



**City of Blair, NE**  
**Blair East Industrial Blight Study:**  
**Characteristics of Blight & Substandard Area**



Created By: J. Ray; N. Schroeder  
Date: October 2025  
Software: ArcGIS Pro 3.5  
File: R251519.00

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.

## Blighted and Substandard Findings

The East Industrial Area Blight Study Area has many items contributing to the bright and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has a myriad of items that were considered beyond the remedy and control of the normal regulatory process of the City of Blair or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

**Table 1: Summary Matrix**

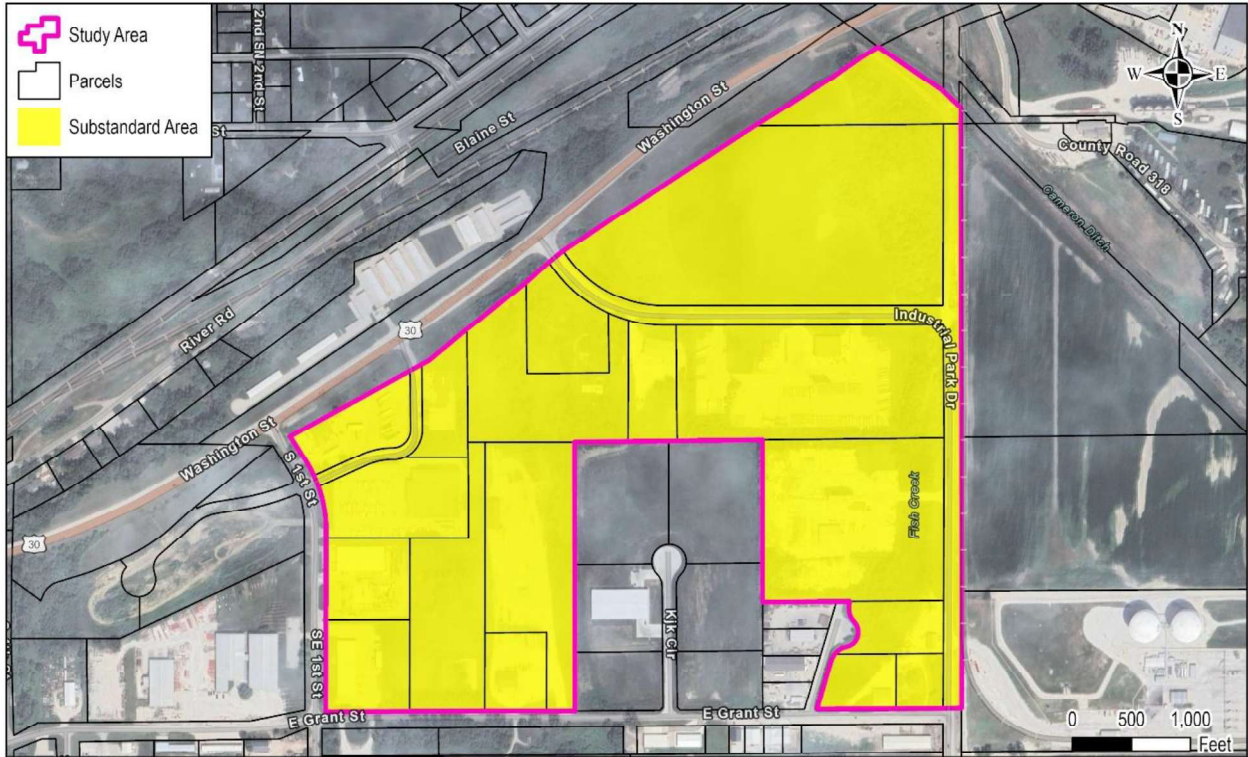
Criteria	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	No
Tax special assessment	No
Titles conditions	No
Obsolete platting	No
Endanger life/property	Yes
Any combination	Yes
Age of structure	Yes
<b>BLIGHT TOTALS</b>	<b>8/12</b>
Exterior inspection of structures	Yes
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
<b>SUBSTANDARD TOTALS</b>	<b>3/4</b>
<b>TOTALS</b>	<b>11/16</b>

## Conclusion

Approximately two-thirds of the criteria conditions within the East Industrial Area were observed during the field survey or analysis which warrant a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the East Industrial Area Blight Study Area, and as such, parcels within the boundaries of the East Industrial Area Blight Study Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the East Industrial Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Blair and the Community Development Agency. The City of Blair should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the East Industrial Area Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

Figure 7 Recommended Blight and Substandard Designation



## City of Blair, NE

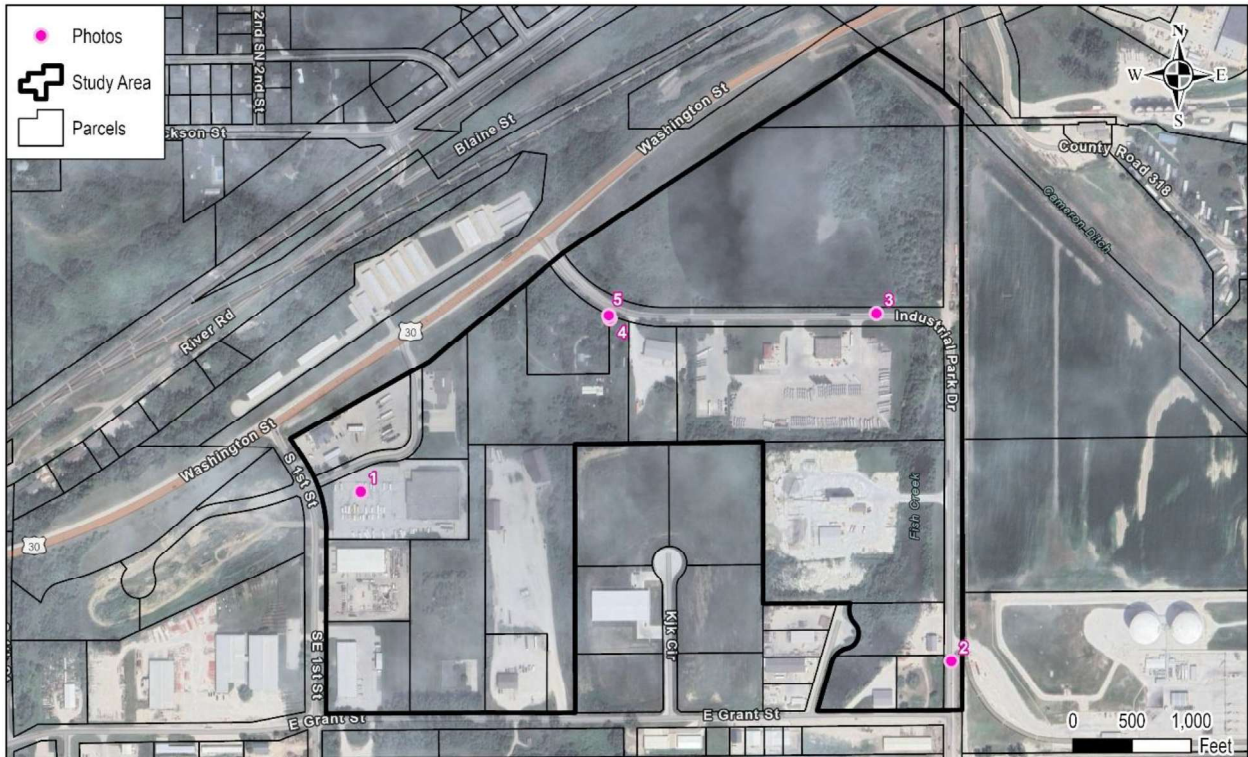
### Blair East Industrial Blight Study: Recommended Blight & Substandard Area



Created By: J. Ray; N. Schroeder  
Date: October 2025  
Software: ArcGIS Pro 3.5  
File: R251519.00

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**Appendix A  
Photo Exhibit**



## City of Blair, NE

### Blair East Industrial Blight Study: Photo Guide



Created By: J. Ray; N. Schroeder  
Date: October 2025  
Software: ArcGIS Pro 3.5  
File: R251519.00

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

Location 1



Location 2



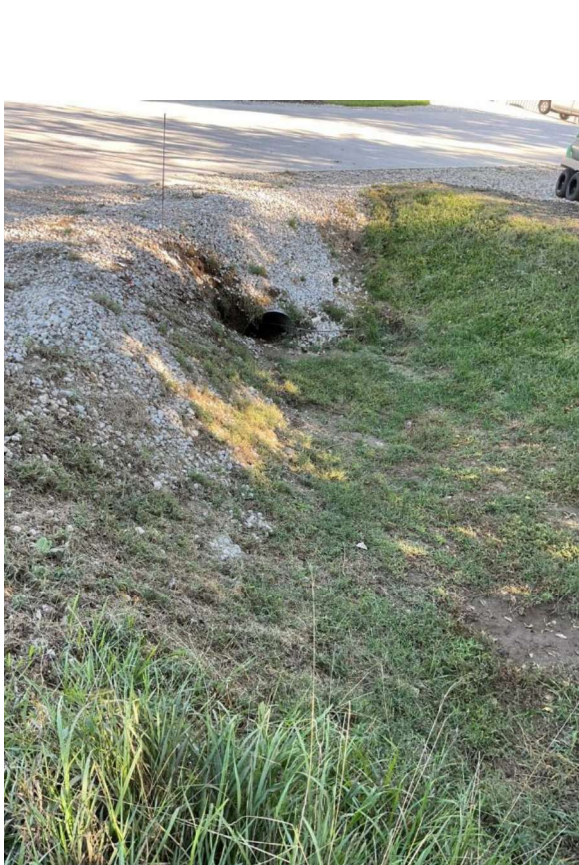
Location 3



Location 3



Location 4

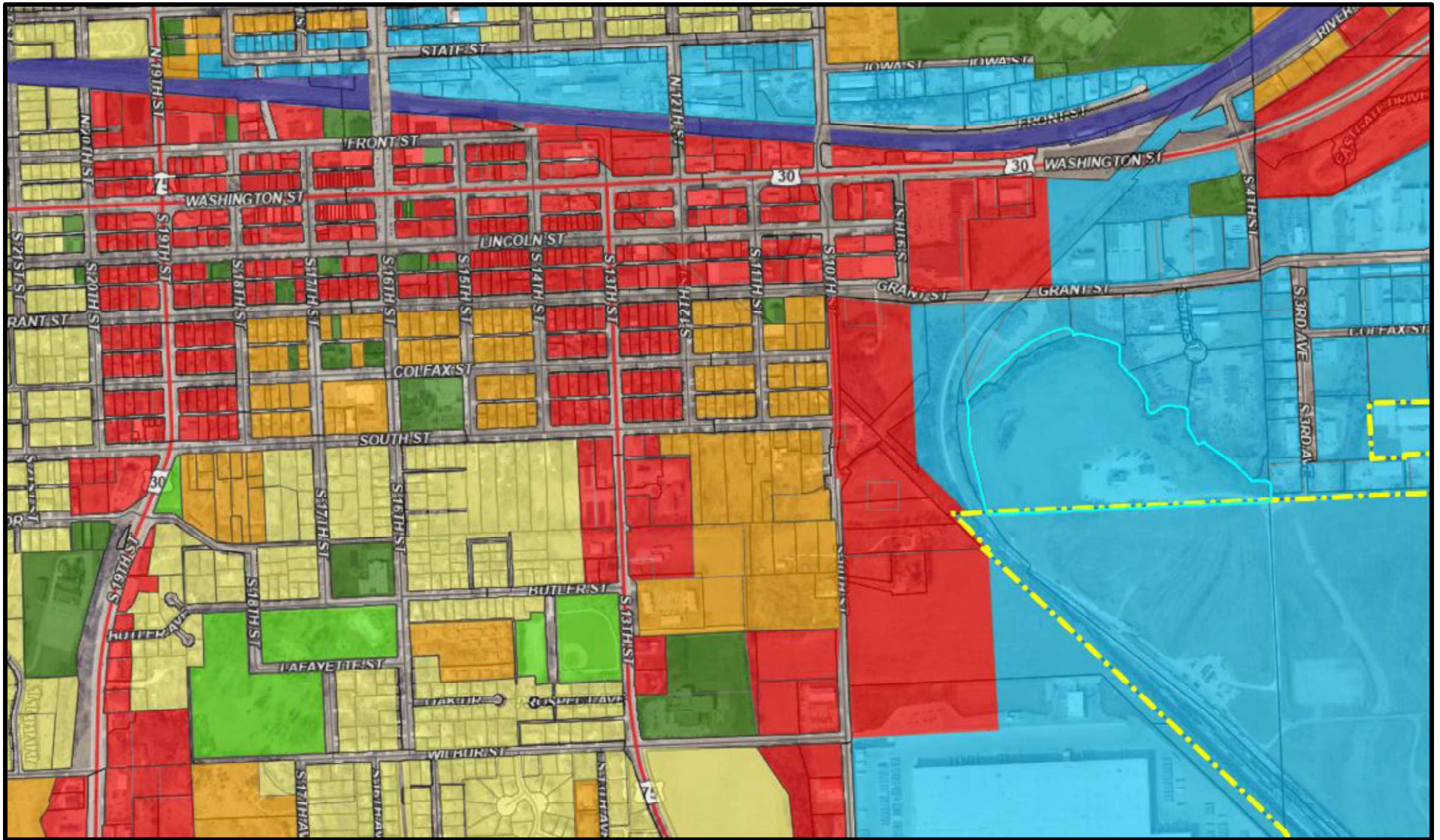




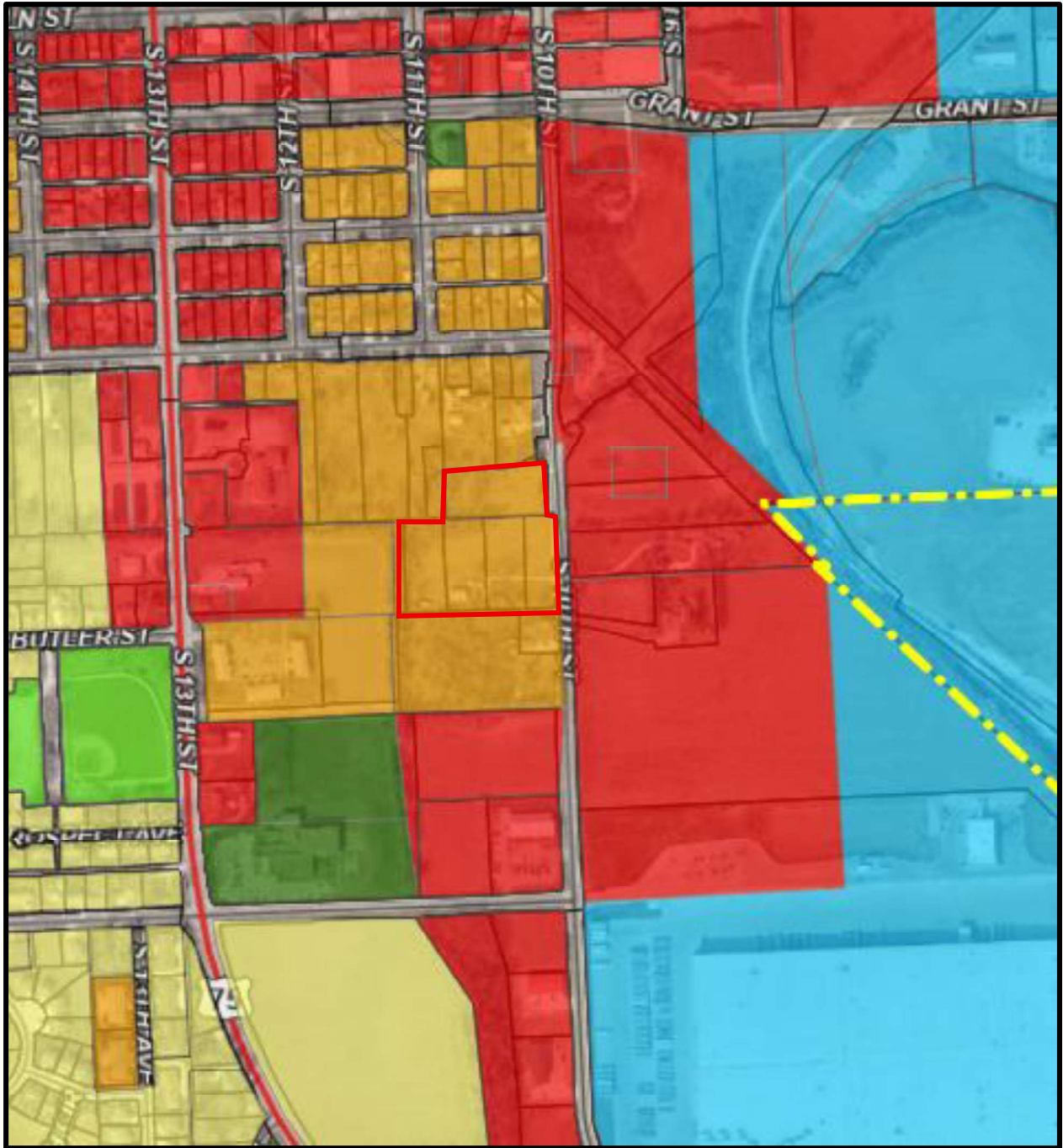


Location 5





Current: Future Land-Use Map



Current Future Land-Use Map: Parcels for consideration are outlined in red.

Proposed change: Residential Multi-Family to Commercial.

Filing Date 1/13/26

Receipt Number \_\_\_\_\_

**APPLICATION FOR REZONING**

R22026-0003

1. Curt & Meadows Scott 2975 Southern Hills Drive Blair, NE 68008  
Applicant's Name Mailing Address Telephone

2. Curt & Meadows Scott (402) 995-9990 / (402) 995-9989  
Agent's Name Mailing Address Telephone

3. Mary Scott 526 S 11th Street Blair, NE 68008 (402) 533-8525  
Owner's Name Mailing Address Telephone

4. Tax Lot 203, Section 12, Township 18 North, Range 11 East  
Address and Legal description of Location - Subject Property  
of the 6th P.M., in the City of Blair, Washington County, Nebraska.

5. Present Zoning District AMH - Multi-Family Residential High Density;

6. Proposed New Zoning: OPD - Office Park District.

7. Plan to use it as a contractor's yard.  
State briefly your reasons for request

Curt Scott Meadows Scott 1/13/26 Mary Scott 1-13-26  
Signature of Owner(s) Date Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

**PLANNING COMMISSION RECOMMENDATION:**

DATE OF NOTICE: \_\_\_\_\_

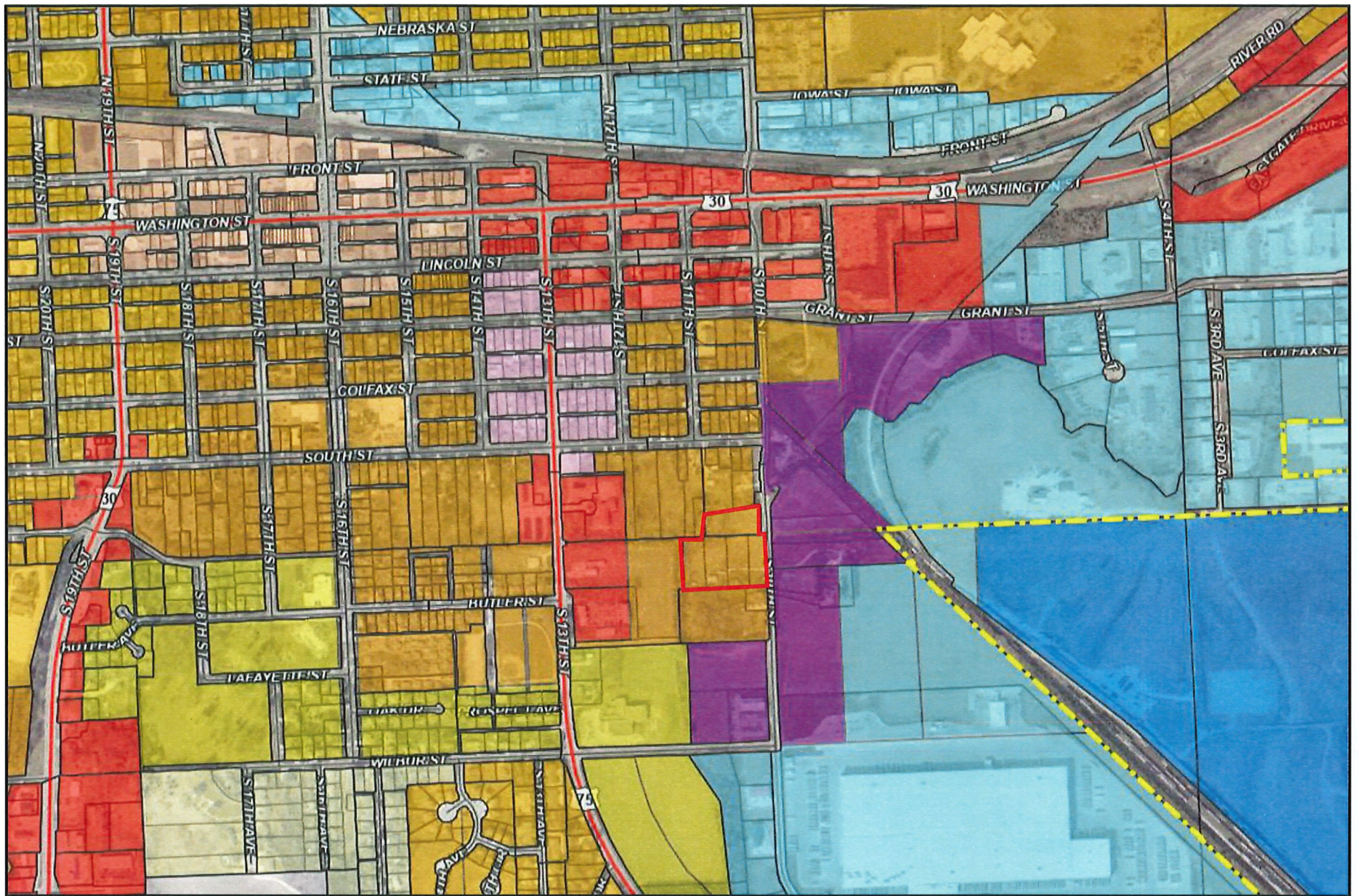
DATE OF PUBLIC HEARING: \_\_\_\_\_

VOTE: \_\_\_\_\_ TO \_\_\_\_\_ TO \_\_\_\_\_

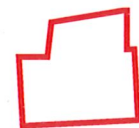
**CITY COUNCIL ACTION:**

DATE OF PUBLIC HEARING: \_\_\_\_\_

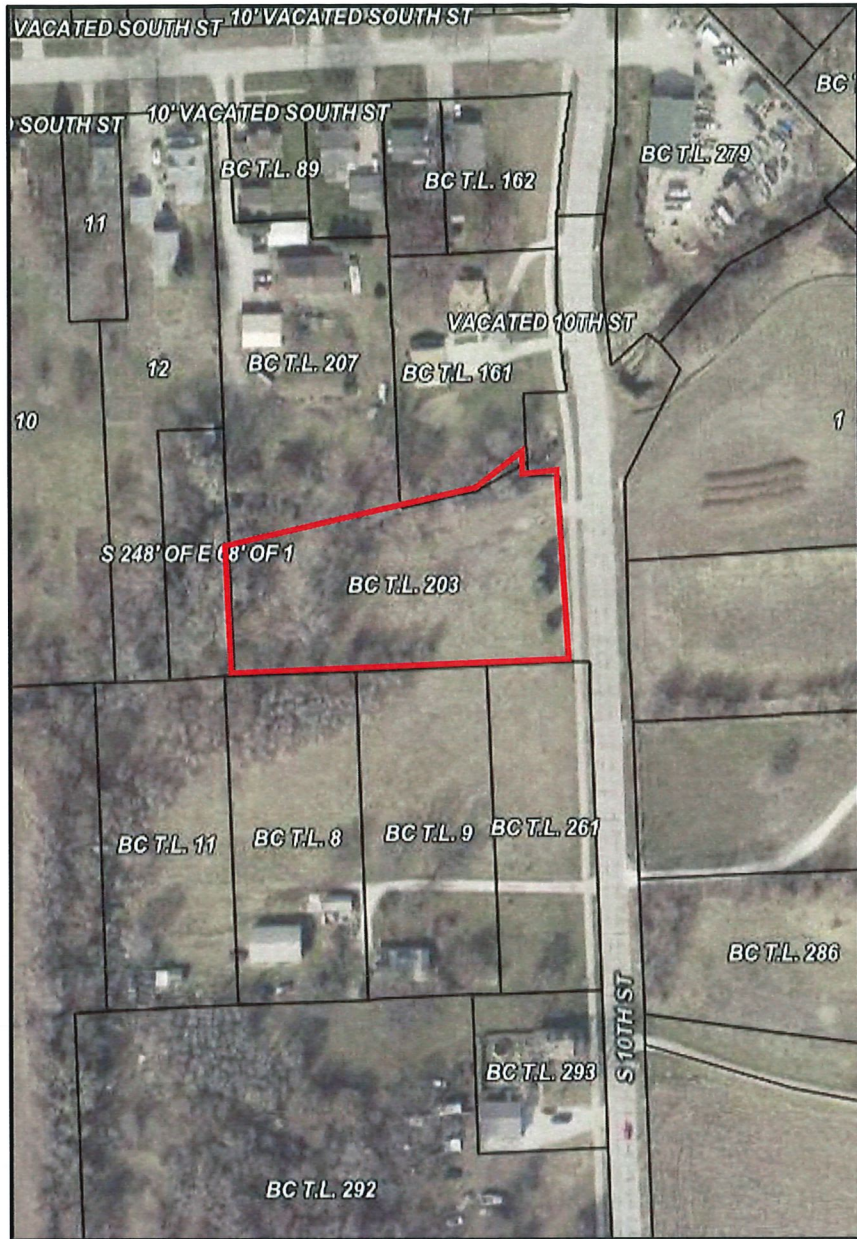
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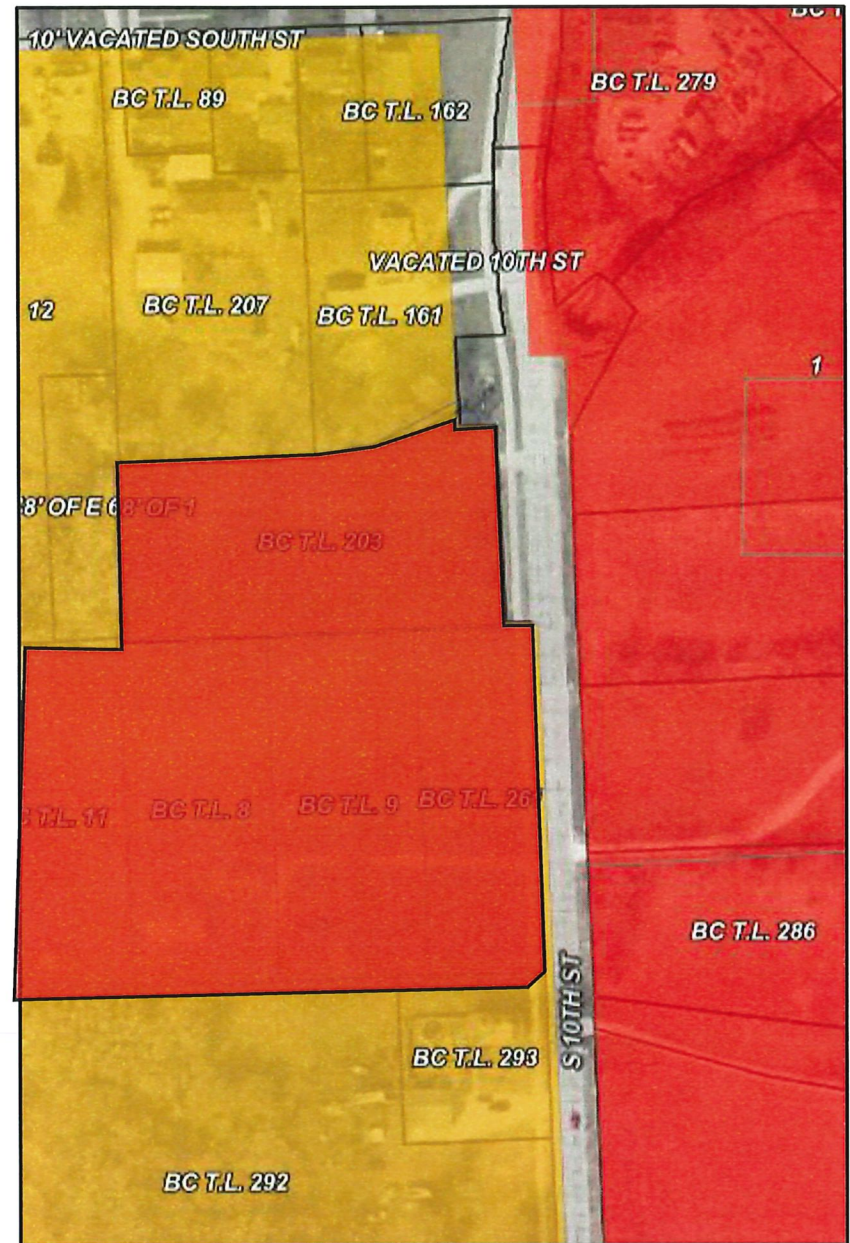
Current Land-Use Map



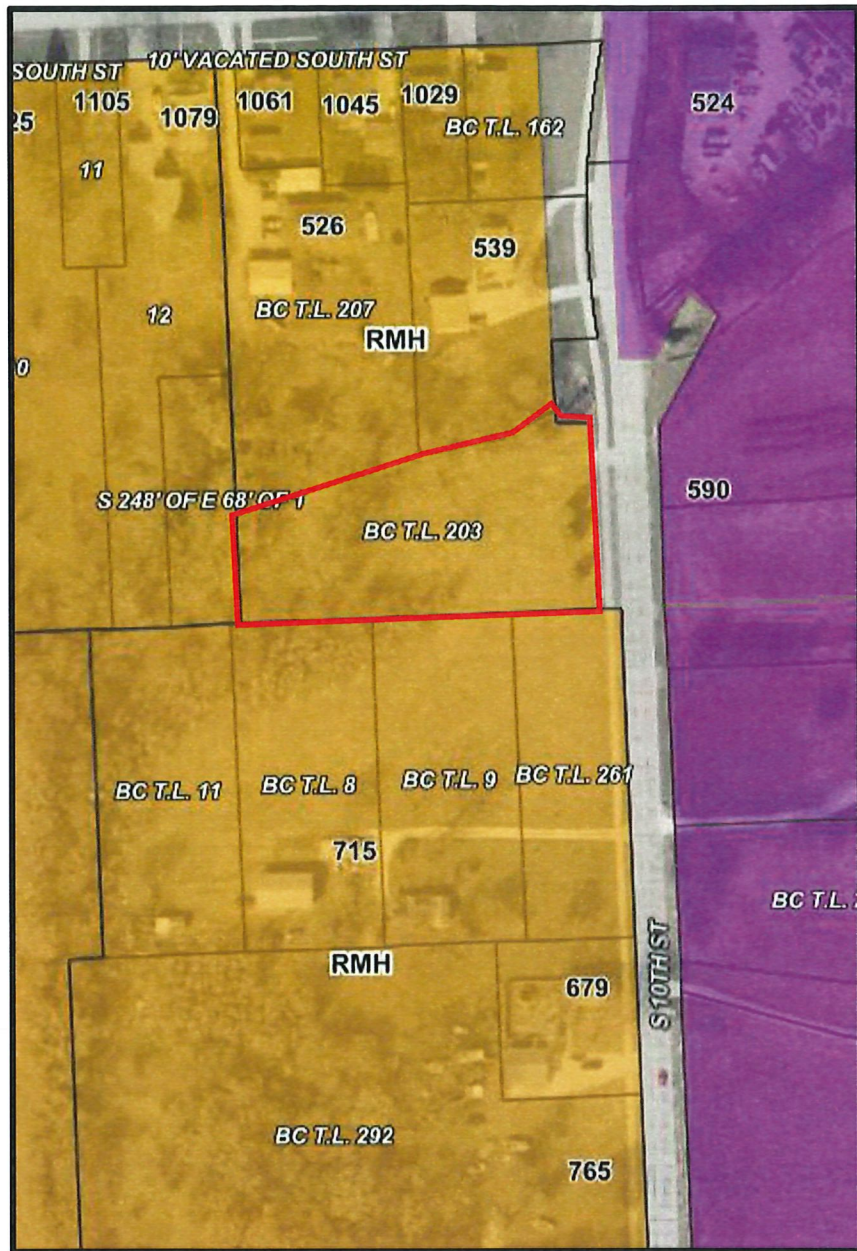
Area of Proposed Changes



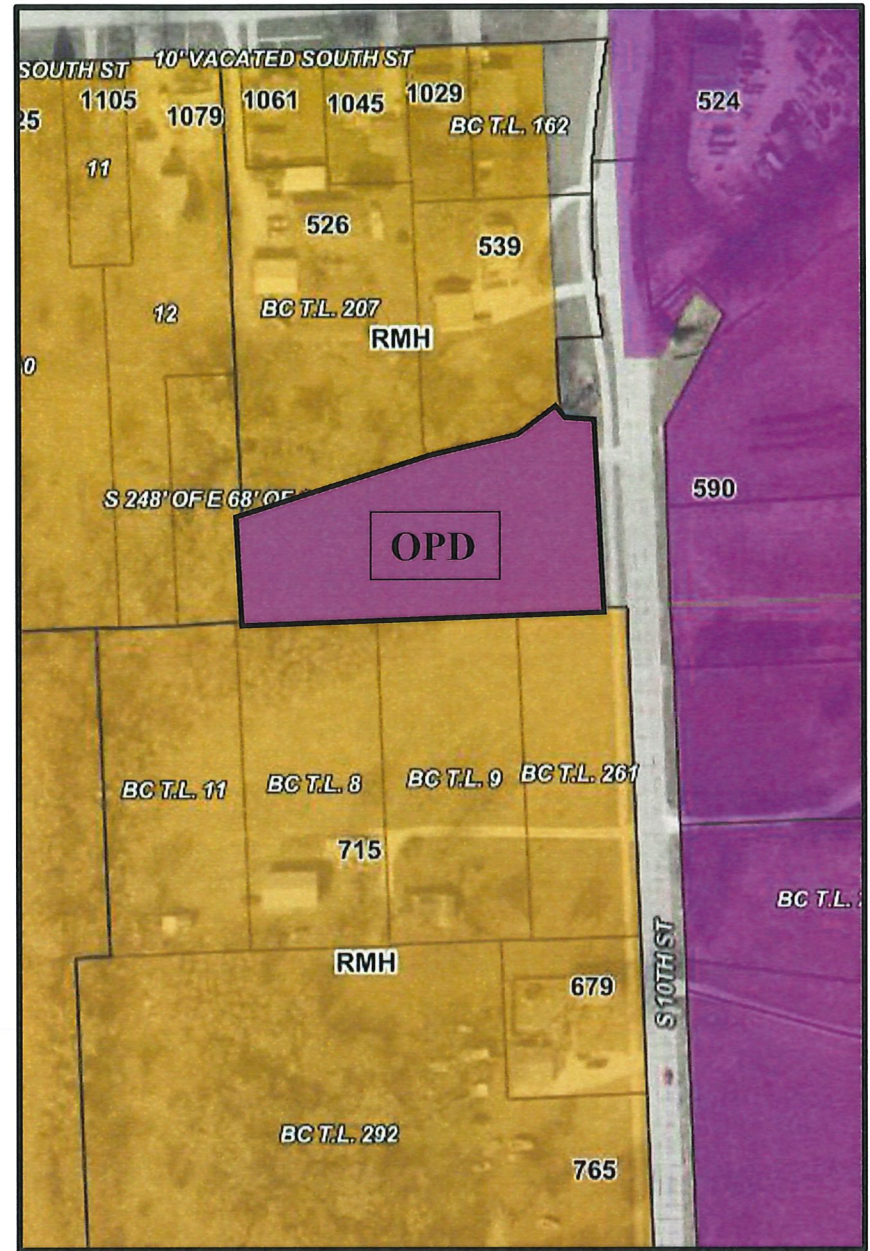
Location Map for TL 203, approximately in the 600 block of South 10<sup>th</sup> Street, just south of the creek.



Current Future land-Use Map showing the newly changed parcels (Multi-Family Residential to Commercial District), if recommended by an earlier action by the Planning Commission.



Current Zoning of Tax Lot 203 (just south of creek).



Proposed Zoning: Multi-Family High Density – RMH to Office Park District – OPD

Filing Date \_\_\_\_\_

Receipt Number \_\_\_\_\_

**APPLICATION FOR REZONING**

1. Travis Mann 1449 Voss Drive [REDACTED]  
Applicant's Name Mailing Address Telephone

2. \_\_\_\_\_  
Agent's Name Mailing Address Telephone

3. Travis + Nicole Mann (see above)  
Owner's Name Mailing Address Telephone

4. 715 S 10<sup>th</sup> St B-18-11 BC TL 8, 9, 10, 11  
Address and Legal description of Location - Subject Property

5. Present Zoning District Residential RMH

6. Proposed New Zoning: Commercial OPD

7. Develop commercial property/building site Contractor Yard  
State briefly your reasons for request

Travis Mann 1/12/26  
Signature of Owner(s) Date

Nicole Mann 1/12/26  
Signature of Owner(s) Date

DO NOT WRITE BELOW THIS LINE

**PLANNING COMMISSION RECOMMENDATION:**

DATE OF NOTICE: \_\_\_\_\_

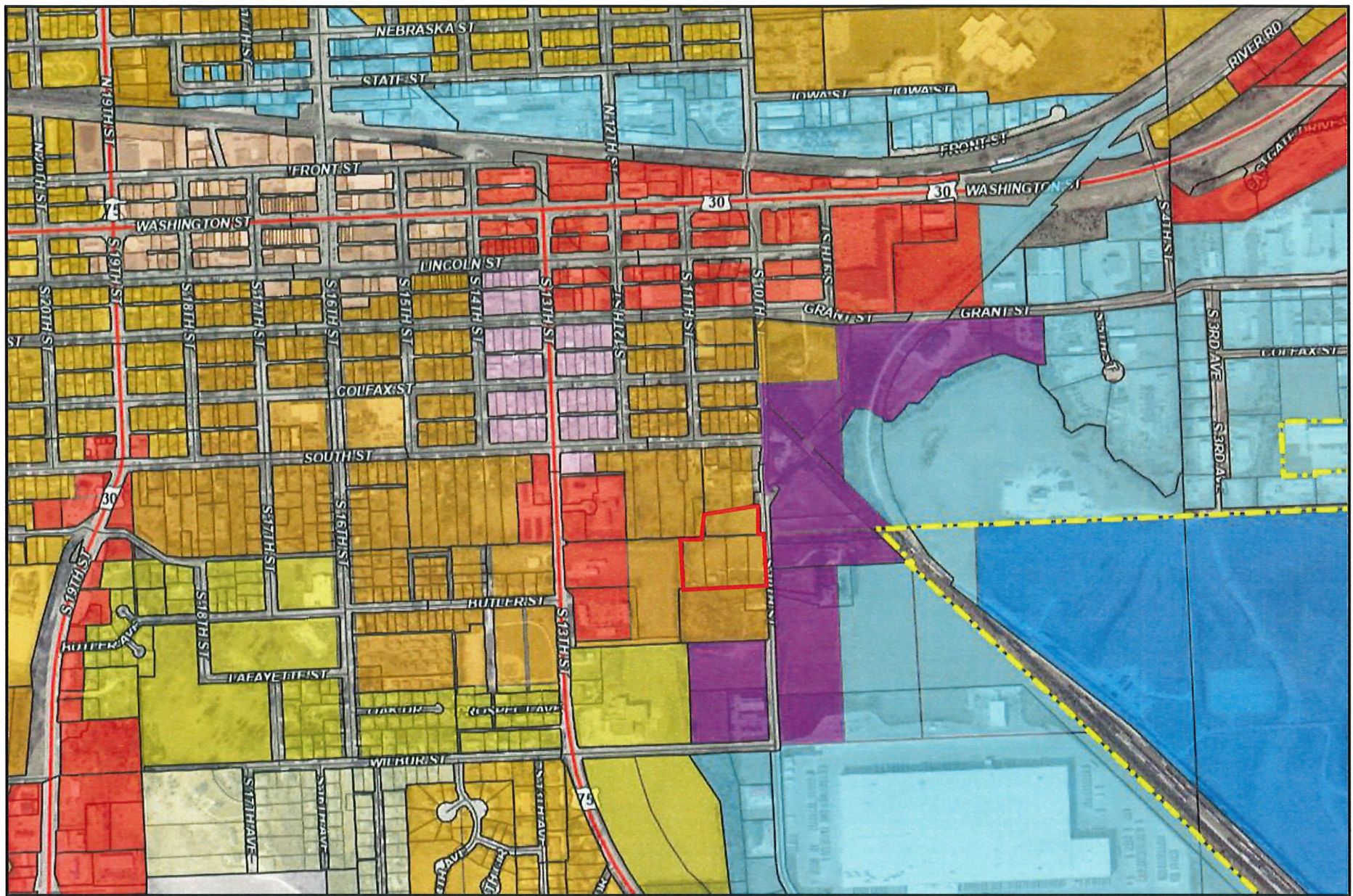
DATE OF PUBLIC HEARING: \_\_\_\_\_

VOTE: \_\_\_\_ TO \_\_\_\_ TO \_\_\_\_\_

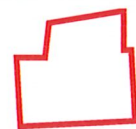
**CITY COUNCIL ACTION:**

DATE OF PUBLIC HEARING: \_\_\_\_\_

VOTE: \_\_\_\_ TO \_\_\_\_ TO \_\_\_\_\_



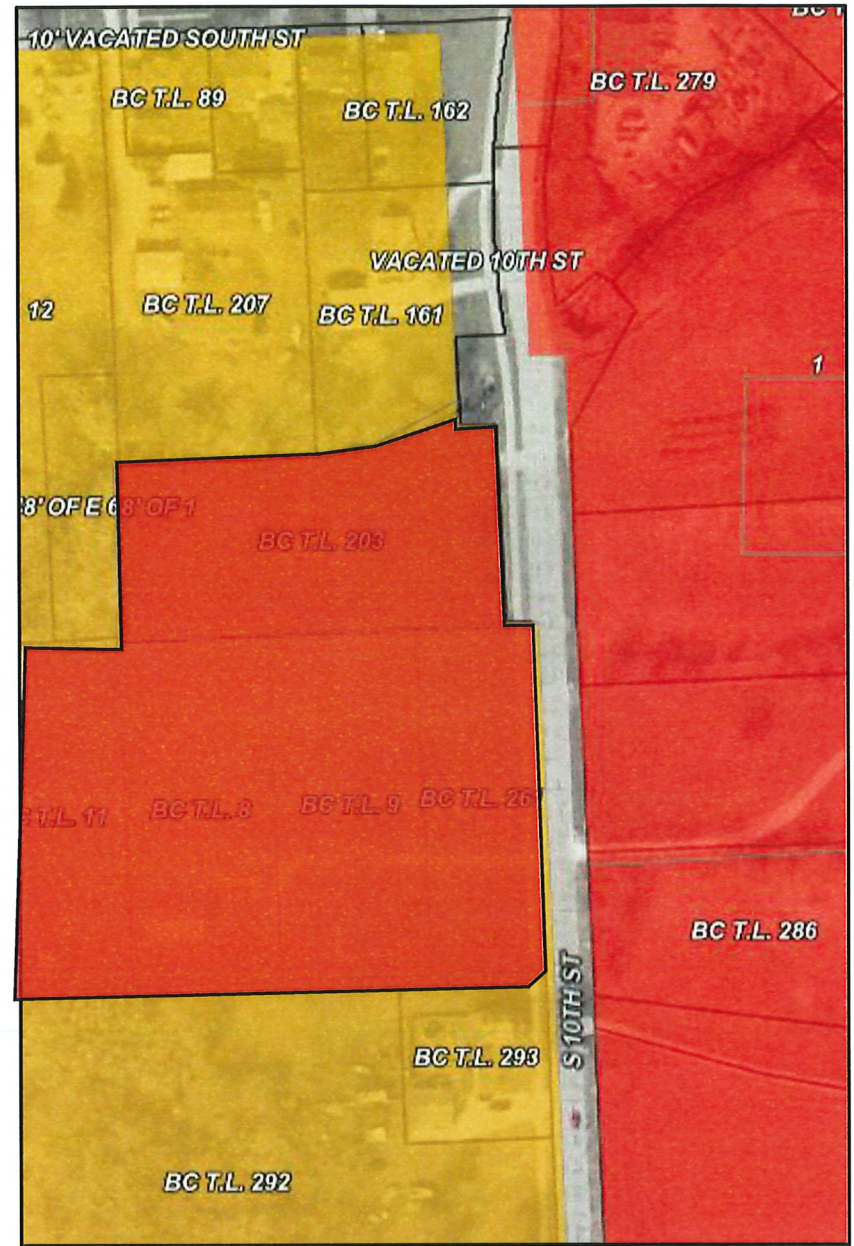
Current Land-Use Map



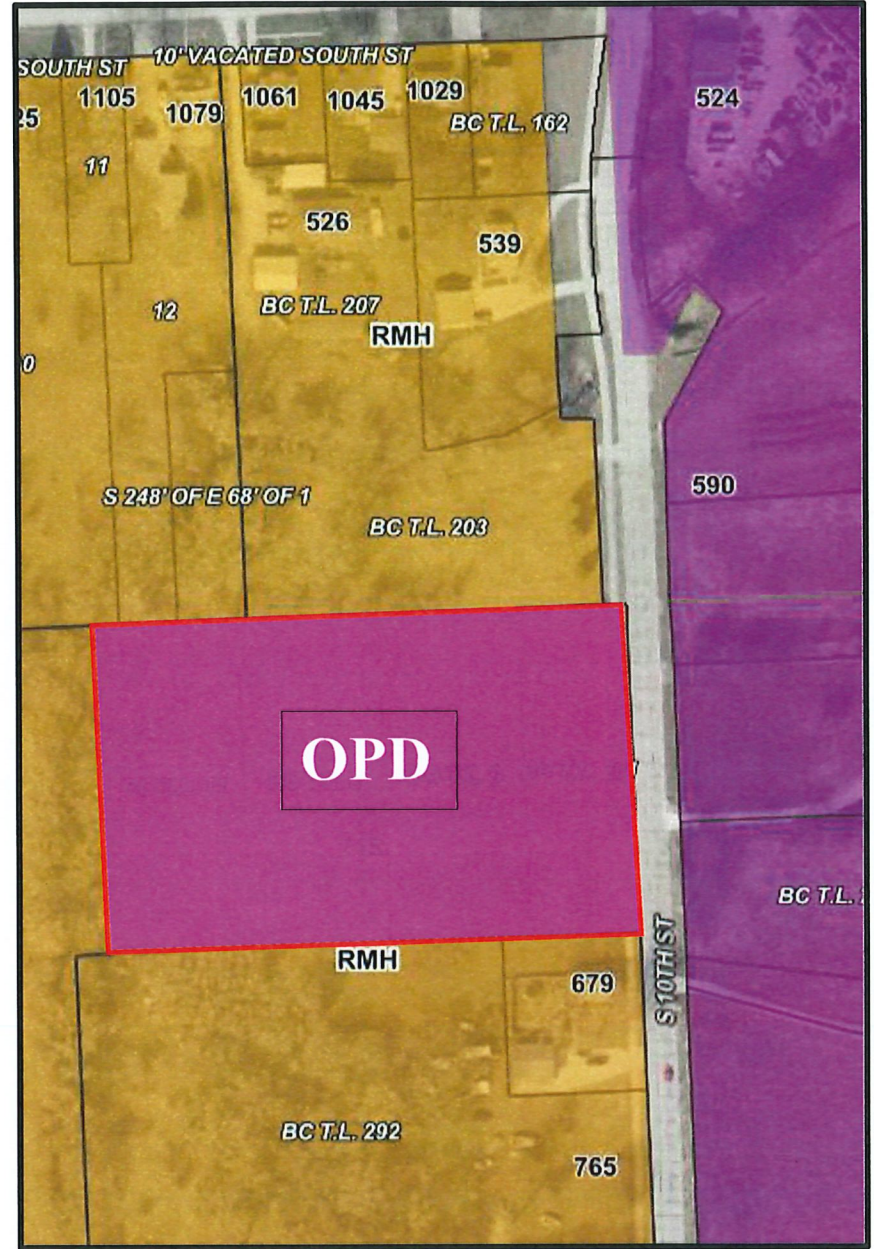
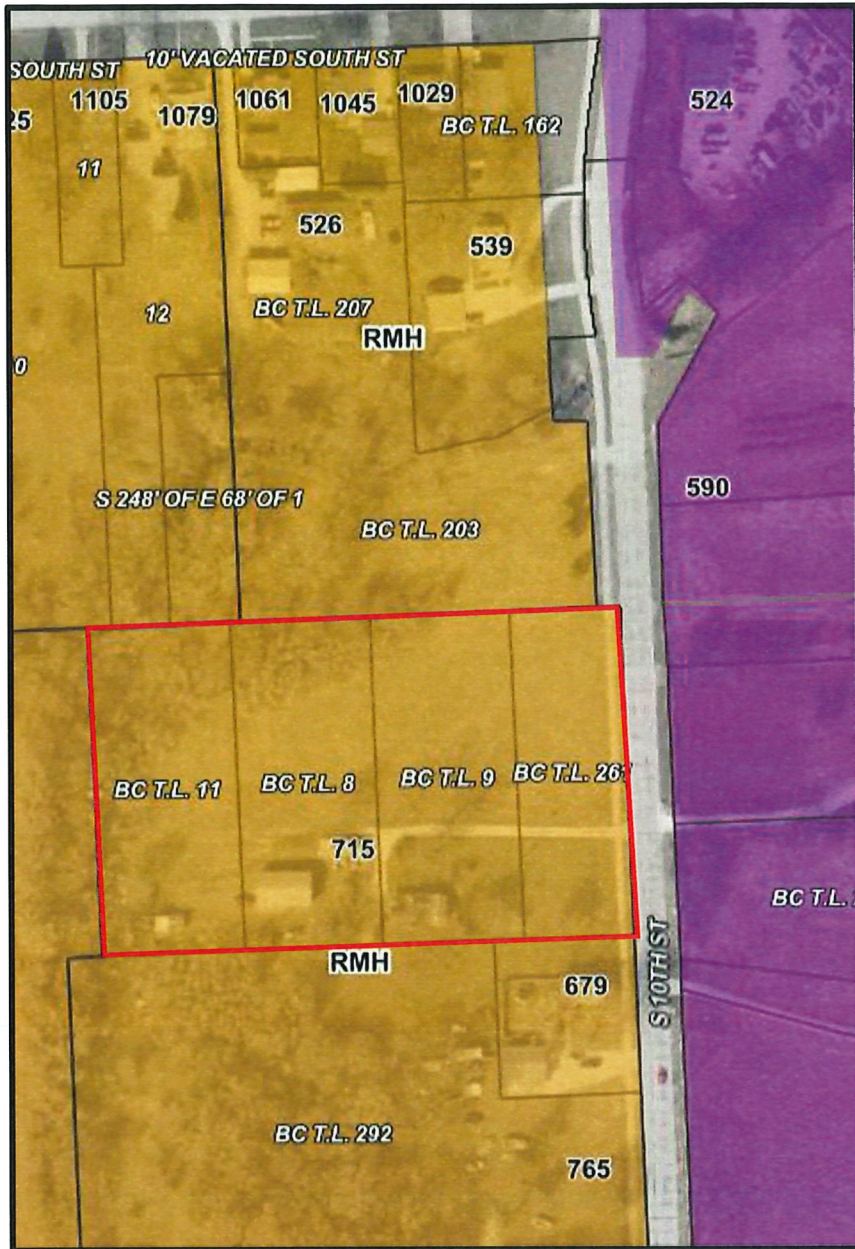
Area of Proposed Changes



Location Map for Tax Lots 11, 8, 9 & 261 or 715 South 10<sup>th</sup> Street.



Current Future land-Use Map showing the newly changed parcels (Multi-Family Residential to Commercial District), if recommended by an earlier action.



Current Zoning of Tax Lots 11, 8, 9 & 26:  
 Multi-Family High Density – RMH.

Proposed Zoning: Office Park District – OPD

## SECTION 804 CL LIMITED COMMERCIAL DISTRICT

804.01 INTENT: The CL Limited Commercial District is intended to provide an area for residential and limited commercial services.

804.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

~~(1) — Offices~~

~~(2) — Professional office buildings, including clinics and doctor's buildings.~~

(1) Single-family dwellings.

~~(3) — Attached single-family dwellings.~~

~~(4)~~(2) Two-family dwellings.

~~(5) — Multi-family dwellings with forty-eight or fewer living units.~~

~~(6) — Home occupations.~~

~~(7) Row crop agricultural production (planting, fertilizing, harvesting) or alfalfa / feed grass production on parcels which have been regularly used for such production prior to January 1, 2011. No parcel in this zoning district shall be switched to this Use from a different use. Parcels three (3) acres or larger may continue with this Use and other Permitted or Excepted Uses with a minimum separation of fifty (50) feet from any other Use.~~

804.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

(1) Buildings and uses customarily incidental to the permitted uses.

(2) Parking lots.

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:

~~(1) — Barber shops.~~

~~(2) — Beauty shops.~~

~~(3) Mortuary, funeral home and funeral chapels.~~

~~(4) Motel.~~

~~(5) Photographer.~~

~~(6) Telephone exchange.~~

~~(7)~~ (1) Commercial centers.

~~(8)(2)~~—Family day care home, not operated within a private dwelling, group day care home, or day care center.

~~(9)(3)~~ Multiple family dwellings with twenty-four (24) or fewer units. ~~greater than forty-eight (48)~~ living units.

~~(10)(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.

(5) Offices

(6) Professional office buildings, including clinics and doctor's buildings.

(7) Home occupations.

(8) Any permitted use in the CCB - Central Business District.

804.05 CONDITIONS FOR GRANTING EXCEPTIONS: The requirements of ARTICLE 14 of this Ordinance shall apply as minimum requirements for granting exceptions in the CL Limited Commercial District.

- (1) Where a site adjoins or is located across an alley from any R Residential District, a solid wall or fence, vine-covered open fence or compact evergreen hedge six (6) feet in height shall be located on the property line common to such districts, except in a required front yard.
- (2) Open storage of materials attendant to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence six (6) feet in height, provided that no materials or equipment shall be stored to a height greater than that of the wall or fence.
- (3) No use shall be permitted and no process, equipment or materials shall be used which are found by the Board to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibrations,

illuminations, glare, or unsightliness or to involve any hazard of fire or explosion.

804.06 MINIMUM LOT REQUIREMENTS:

(1) The minimum lot area for single family and commercial shall be 5,000 square feet. Multiple family uses of (2) to (6) units shall be three thousand (3,000) square feet per unit. Each additional unit shall be one thousand five hundred (1,500) square feet per unit.

~~(3) (2)~~ Driveways shall have a maximum grade of ten (10) percent. Driveways and curb cuts shall be located not less than three (3) feet from the side lot line on city property. Curb cuts for straight curbs and the flare for rolled curbs shall be three (3) feet wider than the driveway pavement on each side.

(4) No primary structure shall be closer than 10 feet from another primary structure.

804.07 MINIMUM YARD REQUIREMENTS:

(1) Front yard: On all streets or highways there shall be a minimum front yard of no less than a depth of twenty-five (25) feet from the property line.

(2) Rear yard: The minimum rear yard shall be ~~five (5)~~ ten (10) feet.

(3) Side yard: The minimum side yard shall be five (5) feet.

(4) Yard requirements for accessory buildings:

(A) Side yard - Same as district in which accessory use is located except an accessory building may be located in the side yard as close as five (5) feet to the property line and/or ten (10) feet from any other building, whichever is greater, providing it is located between the rear building line of the principle building and the rear property line and no building shall be located within any easement or right-of-way.

(B) Front Yard - No accessory building shall be located between the front building line of the principle building and the front property line.

(C) Rear Yard - Unless specifically permitted, no accessory building shall be located closer than five (5) feet from the rear property line and/or within (10) feet of any other building, whichever is greater, and no accessory building shall be located within any easement or right-of-way along the rear property line.

804.075 ADDITIONAL SETBACK REQUIREMENTS – CREEKS/WATER COURSES: In addition to any other minimum yard requirements, no structure shall be installed or constructed in violation of Section 1110.04 of this Zoning Ordinance.

804.08 MAXIMUM LOT COVERAGE: ~~No limitations.~~ 70 percent.

804.09 MAXIMUM HEIGHT: The height of all structures shall not exceed thirty-five (35) feet for the main structure. The size limitations for accessory structures shall be subject to the provisions of

SECTION 1103 and SECTION 1105 of the Comprehensive Zoning Ordinance of the City of Blair, Nebraska.

804.10 SIGN REGULATIONS: All signs shall be in conformance with the regulations provided herein and with the provisions of SECTION 1114 of this Ordinance.

804.11 OFF-STREET PARKING: Off-street parking shall be hard surfaced in conformance with the provisions of Section 204 of this Ordinance.

804.115 DRIVEWAYS: Driveways shall be paved as per section 303.01(51.5).

**(END OF SECTION)**

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- (2) Parking lots.

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- (1) Commercial centers.
- (2) Family day care home, not operated within a private dwelling, group day care home, or day care center.
- (3) Multiple family dwellings with twenty-four (24) or fewer units. t) living units.
- (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.
- (5) Offices
- (6) Professional office buildings, including clinics and doctor's buildings.
- (7) Home occupations.
- (8) Any permitted use in the CCB - Central Business District.

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- (2) Open storage of materials attendant to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence six (6) feet in height, provided that no materials or equipment shall be stored to a height greater than that of the wall or fence.
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**(END OF SECTION)**

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