



"OPEN MEETINGS ACT"

Planning Commission Regular Meeting
City Council Chambers
March 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. 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 February 3, 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 a Rezone application submitted by the City of Blair, 218 S 16th St, Blair, for Lots 19, 20 & 21, Block 56, in the City of Blair, Washington County, Nebraska, together with that part of vacated street right-of-way of Grant Street (1526 & 1516 Grant Street and the empty lot on the northwest corner of Grant and 15th Street), rezoning the lots from RMH – Multi-Family Residential High Density District to CCB - Central Business District.
6. Chairman Boesiger opens a public hearing to consider a Rezoning Application submitted by the City of Blair, 218 S. 16th Street, Blair, Nebraska, for Tax Lots 197, 199 & 200, Section 13, Township 18 North, Range 11, all East of the 6th P.M., Washington County, Nebraska, (10024, 10070 and the contiguous outbuildings

on 10196, all on County Road P35), rezoning all lots from AG – Agricultural District to TA – Transitional Agriculture District.

7. Report from Staff

8. 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 February 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, Ryan Schroeter and Richard Zelensky. Travis Radnor: 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 – Motion by Ryan Schroeter, second by Melanie Kaeding to approve the January 6, 2026, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Abstain, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, 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 #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. Community Development Director Beiermann has requested this item to be postponed until the next regular planning commission meeting. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Chris Boswell, second by Milt Heinrich to postpone until the next regular Planning Commission meeting. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Nay, Jim Pounds: Yea, Travis Radnor: Absent, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea:7, Nay: 1, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #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. Community Development Director Beiermann stated the future zoning is currently residential — multifamily. The request is to change to commercial use. This would allow the two properties to be rezoned from RMH - Multi-family High-Density Residential to a commercial use, Office Park District. There has been a request to rezone properties identified as Tax Lots 8, 9,11, and 261, which will be addressed in the following agenda items. However, before any amendments can be made to the current zoning map, the Future Land Use Map must first be amended to ensure consistency with the proposed changes. This item pertains solely to an amendment of the Future Land Use Map. The subject properties are located on 10th Street, just south of No Name Creek (also referred to by some as South Creek). Currently, the Future Land Use designation for these parcels is Residential Multi-Family. The request is to change the Future Land Use designation to Commercial. For the property to be considered for development as an office park or contract yard, the first step is to amend the Future Land Use Map. Specifically, the designation would need to be changed from Residential Multi-Family to Commercial before any rezoning or development request could be considered. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Darrel Boesiger to recommend approval, updating the Future Land-Use Map as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, 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 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, 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. Community Development Director Beiermann stated the zoning district is currently RMH - Multi-family Residential High Density. The request is to change the Office Park District. This would allow the property to be used for a contractor’s yard through the Conditional Use Permit process. The Scotts are going to purchase Tax Lot 203. The Future Land-Use Map is for Commercial use. Mr. Scott does have a plan to establish a contractor’s yard on the property. If the zoning is changed to Office Park, the contractor’s yard would require a separate Conditional Use Permit (CUP) application later. Additionally, the future land use designation has been changed, or is proposed to be changed, to commercial use, which would allow this type of development. 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 rezone application submitted by Curt & Meadow Scott, changing Tax Lot 203 from RMH - Multi-Family Residential High-Density District to OPD - Office Park District as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds:

Yea, Travis Radnor: Absent, 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 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. Community Development Director Beiermann stated the zoning district is currently RHM — Multi-family Residential High Density. The request is to change the Office Park District. This would allow the property to be used for a contractor's yard through the Conditional Use Permit process. Mr. Mann owns all four (4) tax lots. The future land use map is for commercial use. The next rezoning application is very similar to the previous request. It involves the tax lots located just south of the property that was previously approved. The applicant is requesting a zoning change from Residential Medium-High Density (RMH) to Office Park for the properties on South 10th Street. Mr. Mann owns all four (4) tax lots included in this request. The future land use designation for this area has been changed to Commercial following the previous vote. Approval of the rezoning would allow the properties to be used for contractors' yards, subject to specific conditions. The applicant has indicated plans to develop several contractors' yards and maintain access as a private drive. However, development of the contractor's yards would require a separate Conditional Use Permit (CUP) application, which would be considered and voted on at a future date. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Rich Zelensky to recommend approval of the rezone application submitted by Travis Man, changing Tax Lots 8, 9,11 and 261 from RMH - Multi-Family Residential High-Density District to OPD - Office Park District as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, 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 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. Community Development Director Beiermann stated the Commercial Limited District, also referred to as the CL, has presented some challenges for quite some time. This area has experienced compatibility issues with surrounding residential properties. Most recently, a structure was constructed in full compliance with existing regulations. However, it did not align well with the character of the surrounding homes. As a result, we have been discussing this matter for some time, evaluating what changes could be made to the Limited Commercial District regulations to ensure compatibility and prevent similar concerns in the future. Beiermann stated that when this district was originally designed, the long-term vision was that the area would eventually transition to fully commercial use. The expectation was that as you entered town, there would be a gradual mix of houses, offices, and businesses. However, that transition has not occurred as anticipated. Instead, there have been instances where, due to how the ordinance is written, new houses and structures have been constructed that do not fit well with the surrounding area, creating

compatibility concerns. Rather than eliminating the commercial designation altogether, our goal tonight is to propose targeted changes to the district regulations. These changes would create clearer exceptions and standards, so that if someone proposes a new building that may not be compatible with the area, there would be additional review measures in place to address those concerns before approval. What we are removing as permitted uses in this district are: Professional offices, Multi-family dwellings, Home occupations and Row crop agriculture. However, these uses are not being eliminated entirely. They are being moved to the "exception" category. This means that if someone wants to establish one of these uses, they must submit a plan and receive approval from the Planning Commission and City Council before proceeding. What we are keeping as permitted by right are: Single-family dwellings, Two-family dwellings (duplexes), and Attached single-family dwellings. For clarification: Two-family dwellings include both upstairs/downstairs duplexes and side-by-side duplexes, and Attached single-family dwellings refer to side-by-side units that share a common wall. During the discussion, there was consideration about whether uses such as a barbershop should be allowed. Rather than individually listing small commercial type uses, it was determined to align those types of activities with the definition of "commercial centers" in our code. The following uses would be allowed by exception only, meaning they require Planning Commission and Council approval: Family daycare, Multi-family dwellings with twenty-four (24) or fewer units, Pet services, Offices and professional office buildings, and Home occupations. Any permitted use within the CCB (Central Commercial Business) District, i.e., the downtown area. Beiermann stated residential uses such as single-family and duplex dwellings remain permitted by right. More intensive residential or commercial-type uses would require an exception process, ensuring review and oversight before approval. Currently, the Limited Commercial District does not have specific limitations regarding building size or overall lot coverage. To address that, we have replaced those open-ended standards with the dimensional regulations from the RMH (Residential Manufactured Home) District, which is consistent with the surrounding residential zoning. This change is intended to better align development standards with the character and scale of the adjacent residential area. In addition, we have added a new spacing requirement: No primary structure shall be located closer than ten (10) feet to another primary structure. This ensures adequate separation between buildings for safety, access, and neighborhood compatibility. 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 Ordinance amending the City of Blair Zoning Regulations, Article 8, Section 804, Limited Commercial District as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis Radnor: Absent, 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 – Report from staff. Community Development Director Beiermann stated the annual Nebraska Planning and Zoning Conference is coming up from March 4th to March 6th. If you would like to attend, let me know.

Agenda Item #10 – Motion by Melanie Kaeding, second by Joe Peleska to adjourn the meeting 7:38. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Yea, Jim Pounds: Yea, Travis

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

Shelly Jones, Secretary

DRAFT

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.

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;

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.

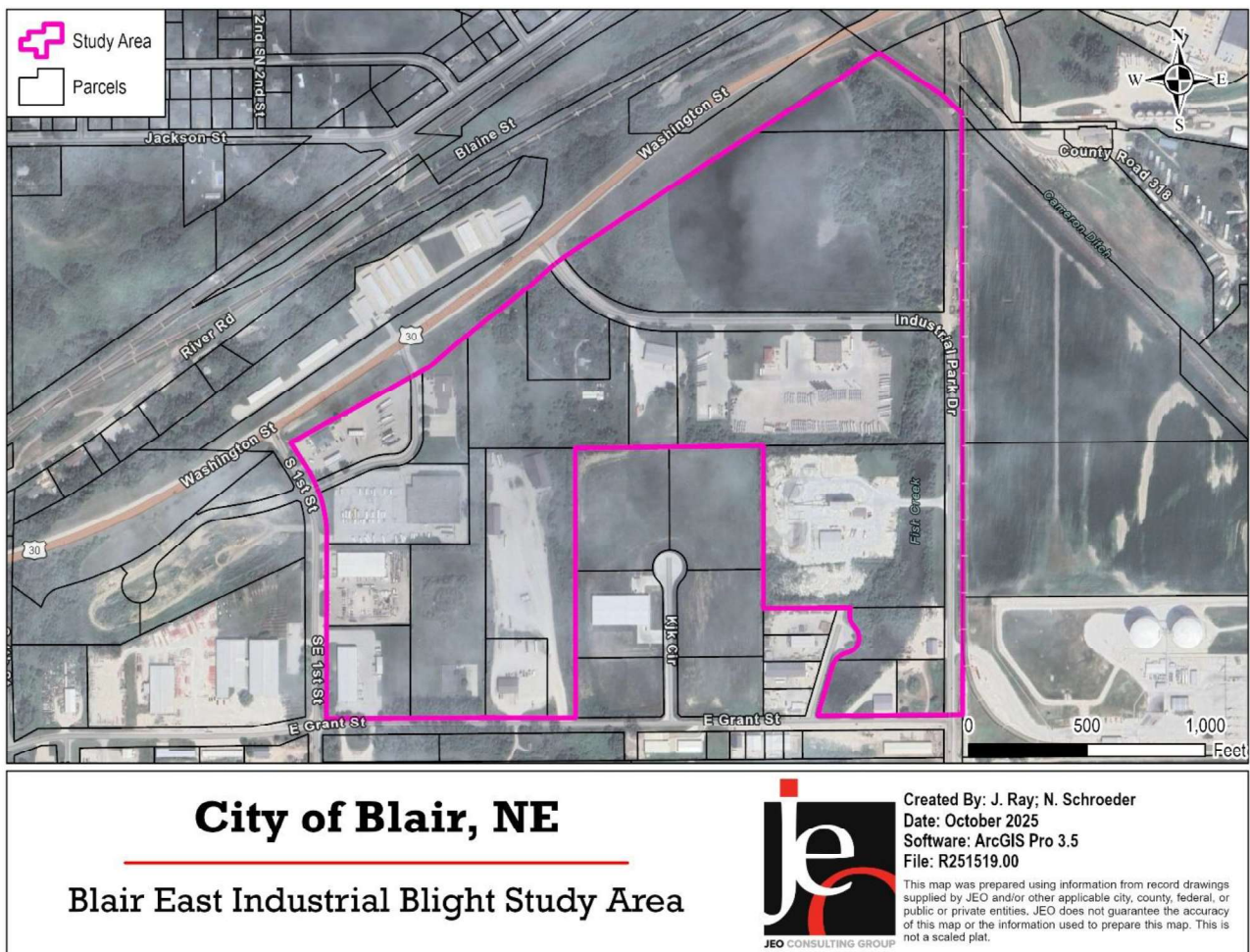
Designated Study Area

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.

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.

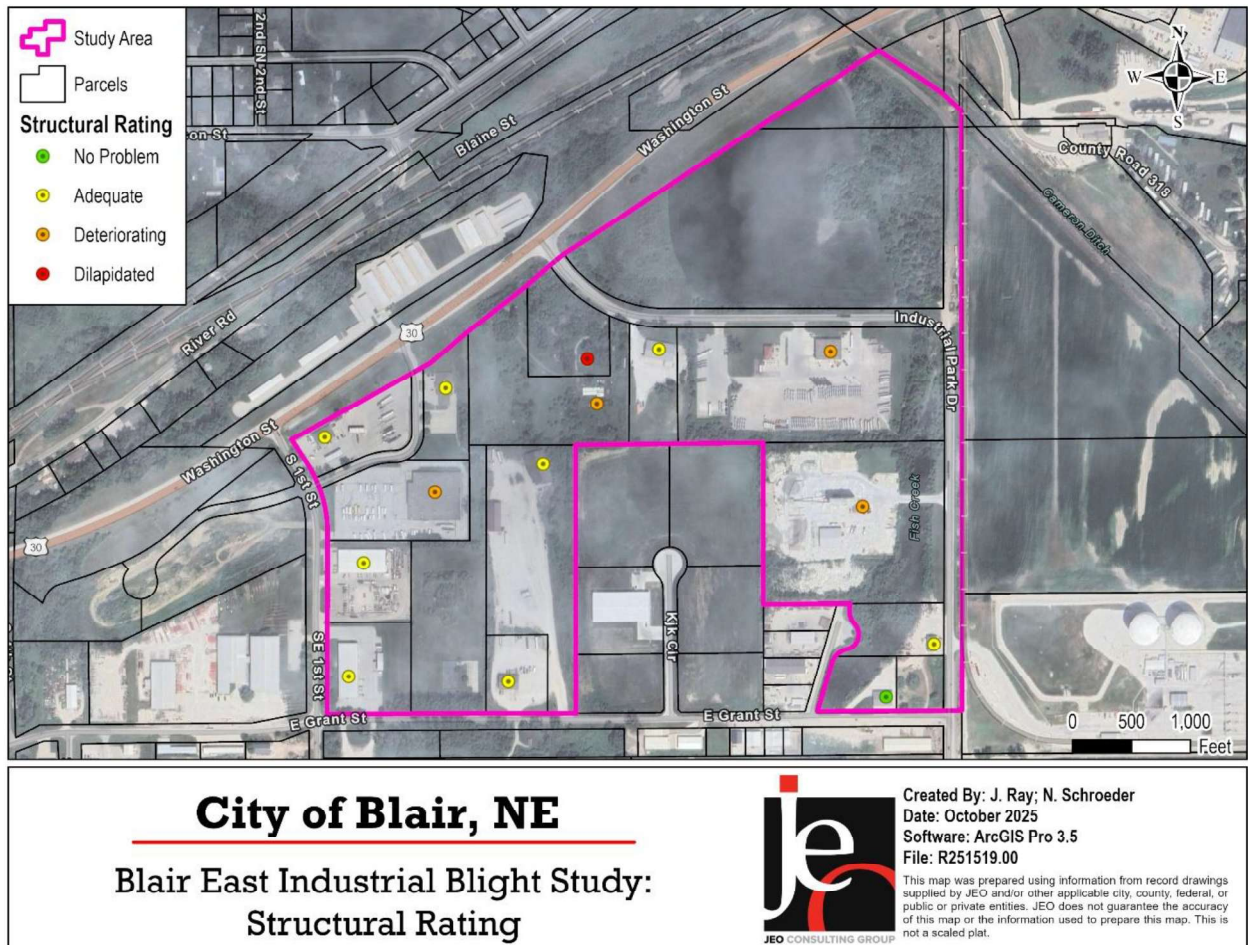
BLIGHTED CRITERIA CONDITIONS

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

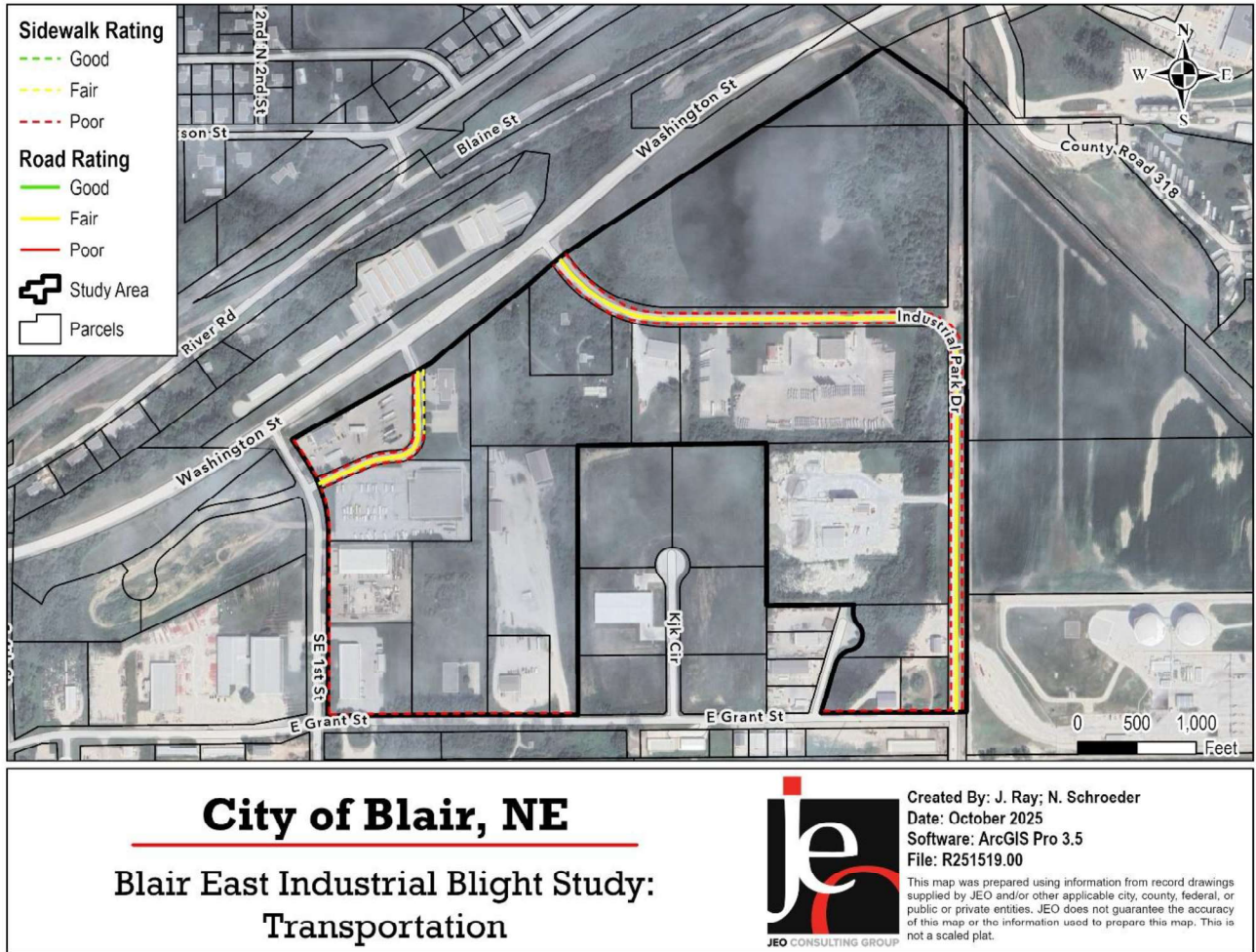


Defective or Inadequate Street Layout

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

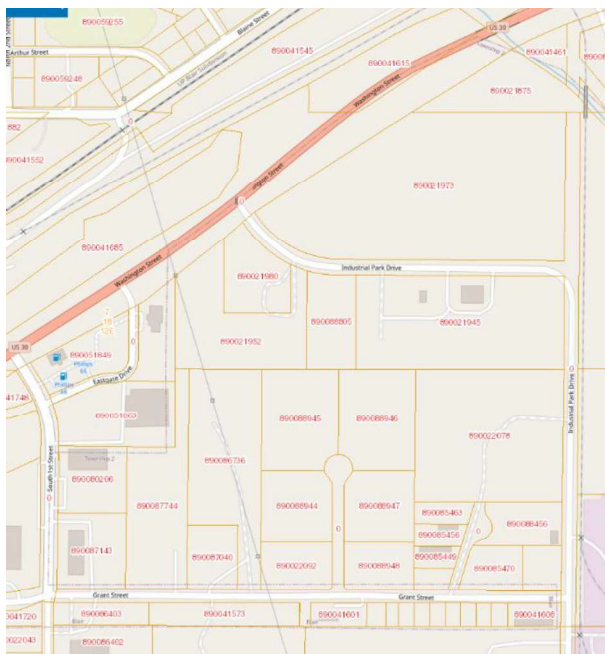
The lack of sidewalks throughout the study on sites pose hazards to pedestrians via tripping hazards or conflicts with vehicles by walking in the roadway.

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

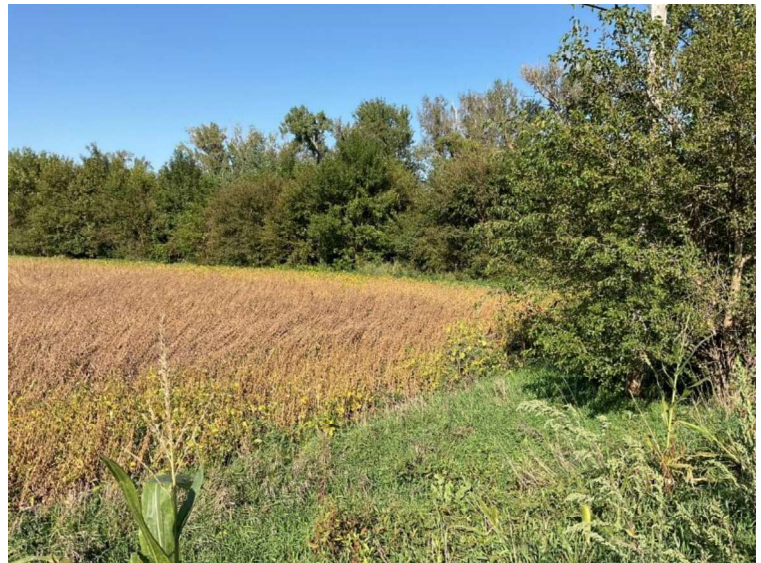
Multiple dilapidated and deteriorating Buildings were noted in the field analysis.

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

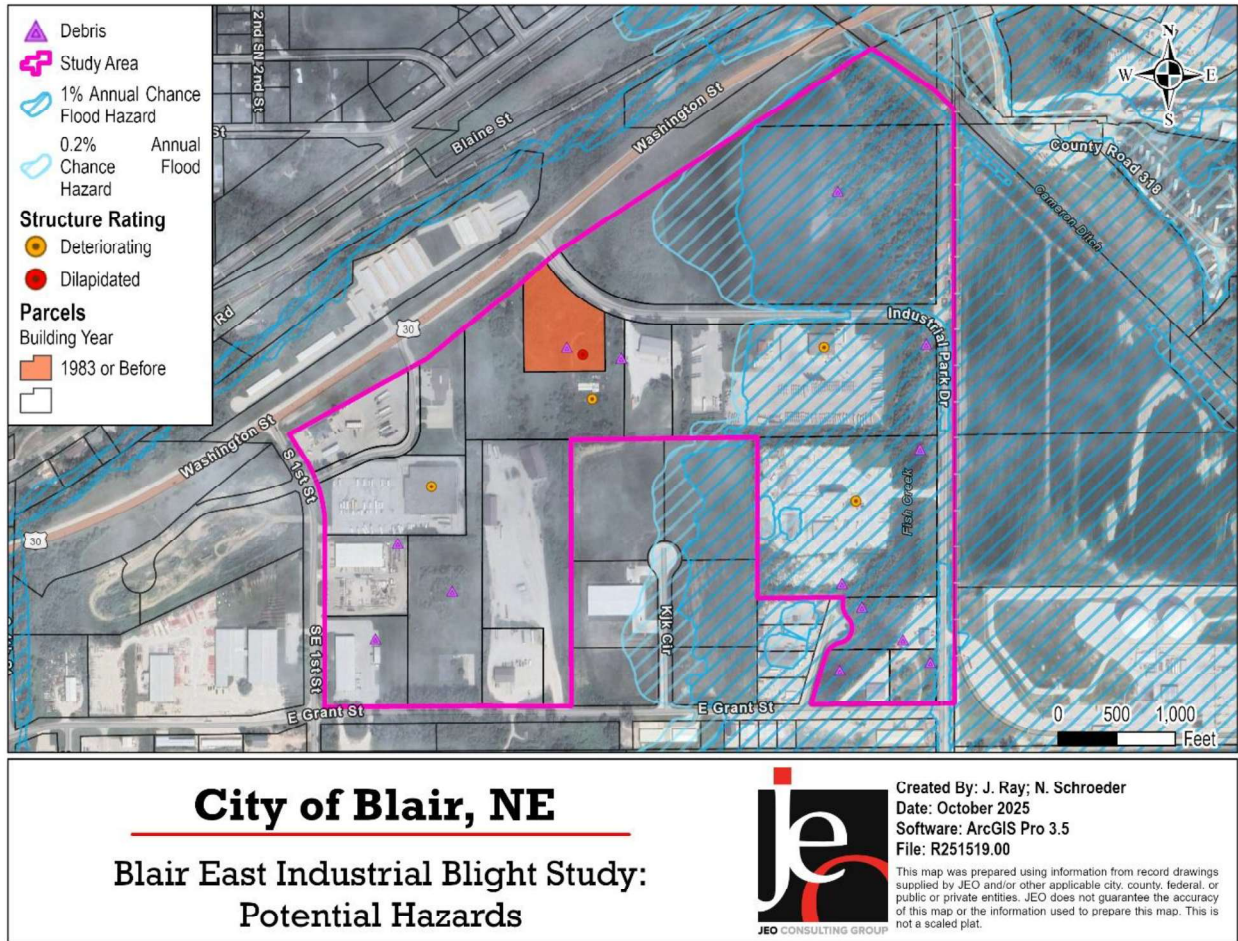
Multiple dilapidated and deteriorating Buildings were noted in the field analysis.

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.

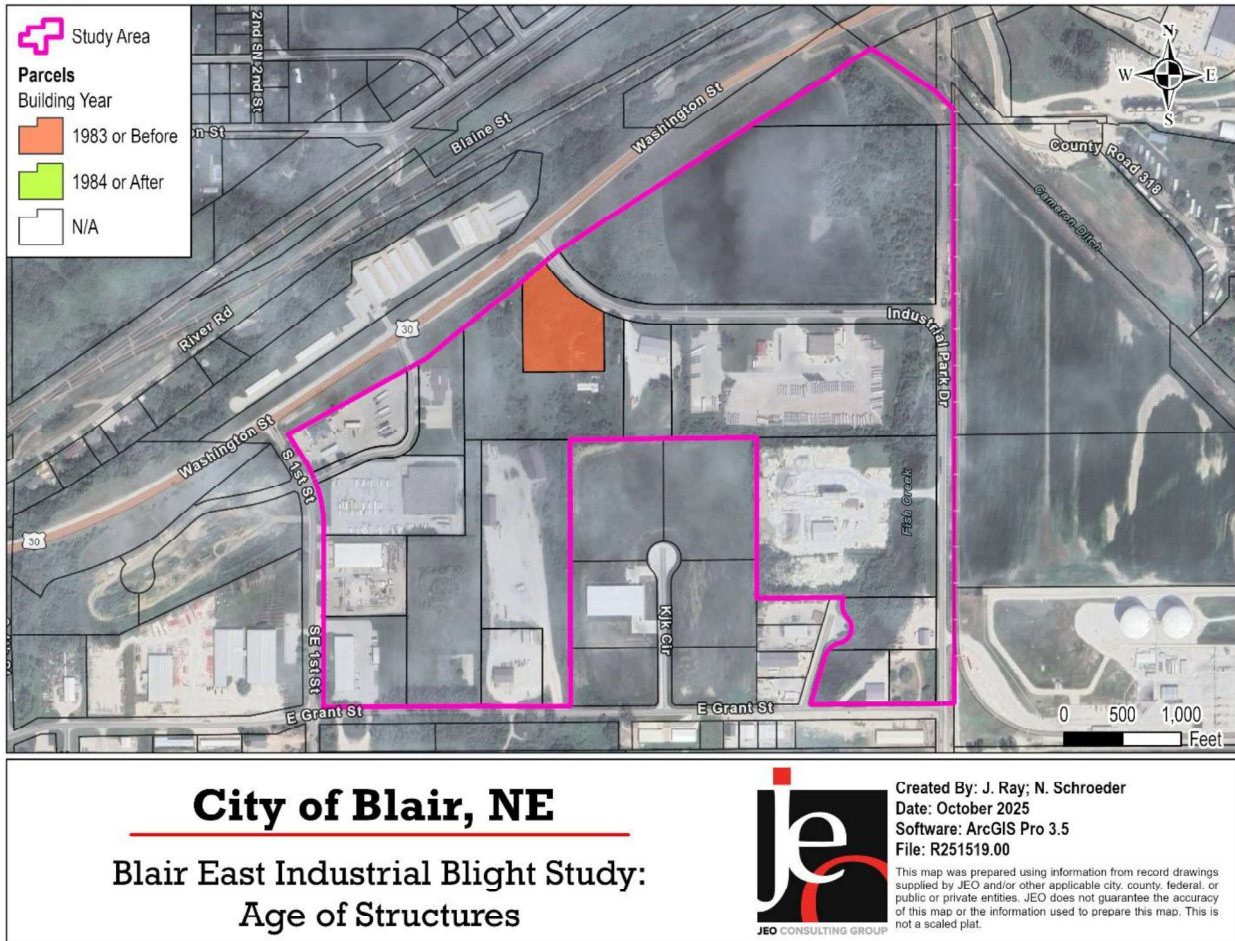
The combination of deterioration of the structures, the condition or lack of site improvements, and debris are factors observed in the field analysis that could impair sound growth or redevelopment of the community and is not a significant factor impacting growth. As a result, it is not considered a 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

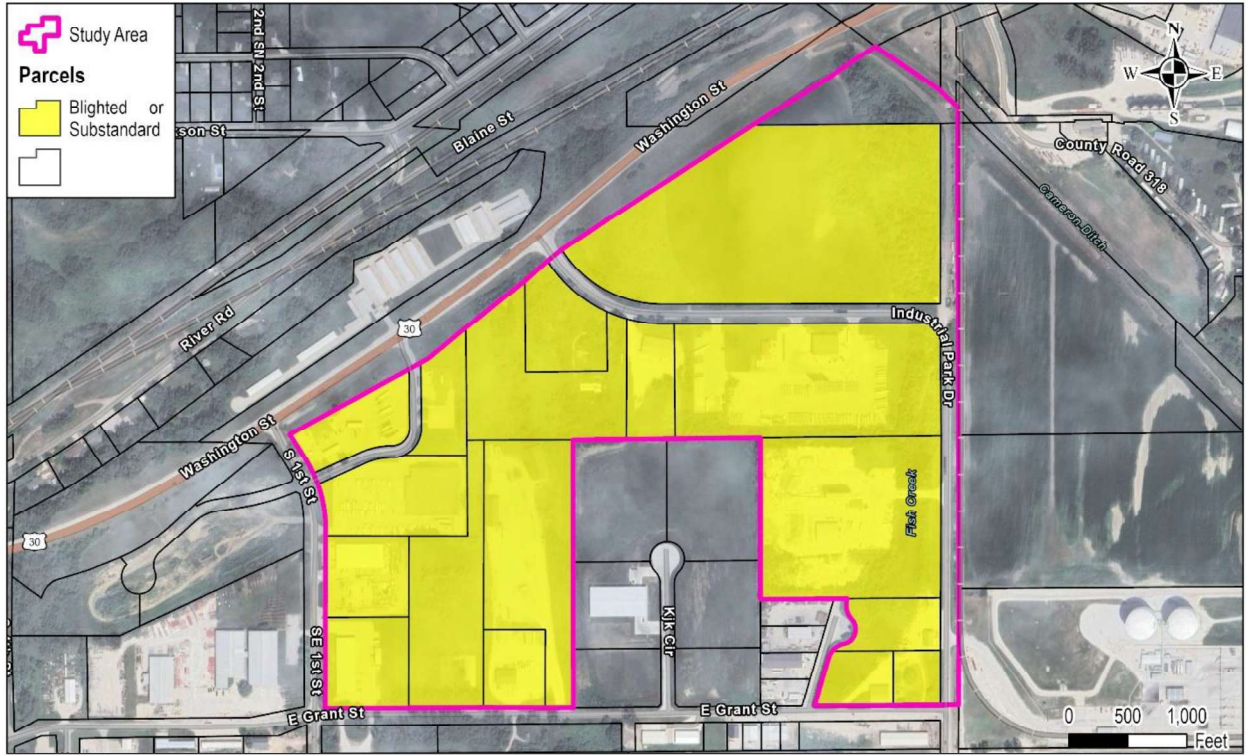
The lack of sidewalks throughout the study area and broken and displaced pavement in the study area pose hazards to vehicles and pedestrians via potholes, tripping hazards, or conflicts with vehicles by walking in the roadway.

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

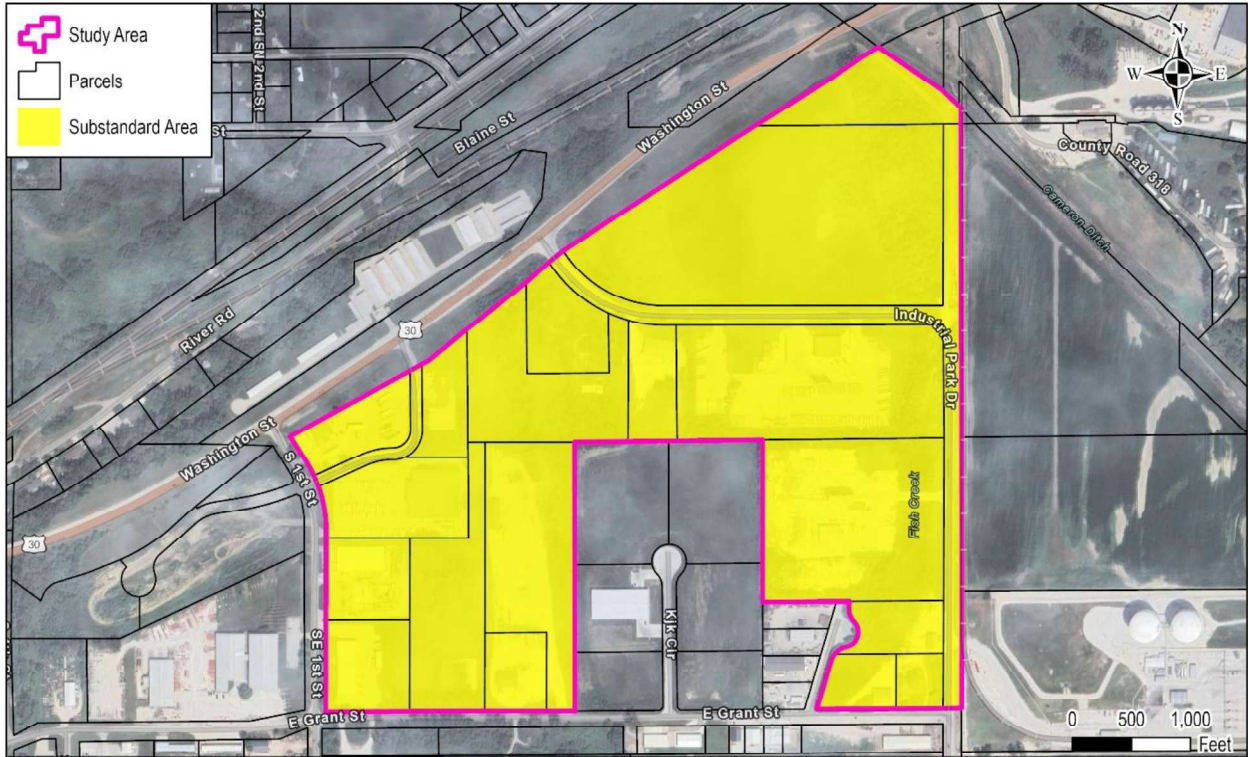
| Criteria | |
|--|--------------|
| Structure condition | Yes |
| Street layout | Yes |
| Faulty lot layout | Yes |
| Unsanitary or unsafe conditions | Yes |
| Deterioration of site | Yes |
| Diversity of owners | No |
| Tax special assessment | No |
| Titles conditions | No |
| Obsolete platting | No |
| Endanger life/property | Yes |
| Any combination | Yes |
| Age of structure | Yes |
| BLIGHT TOTALS | 8/12 |
| 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 |
| SUBSTANDARD TOTALS | 3/4 |
| TOTALS | 11/16 |

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

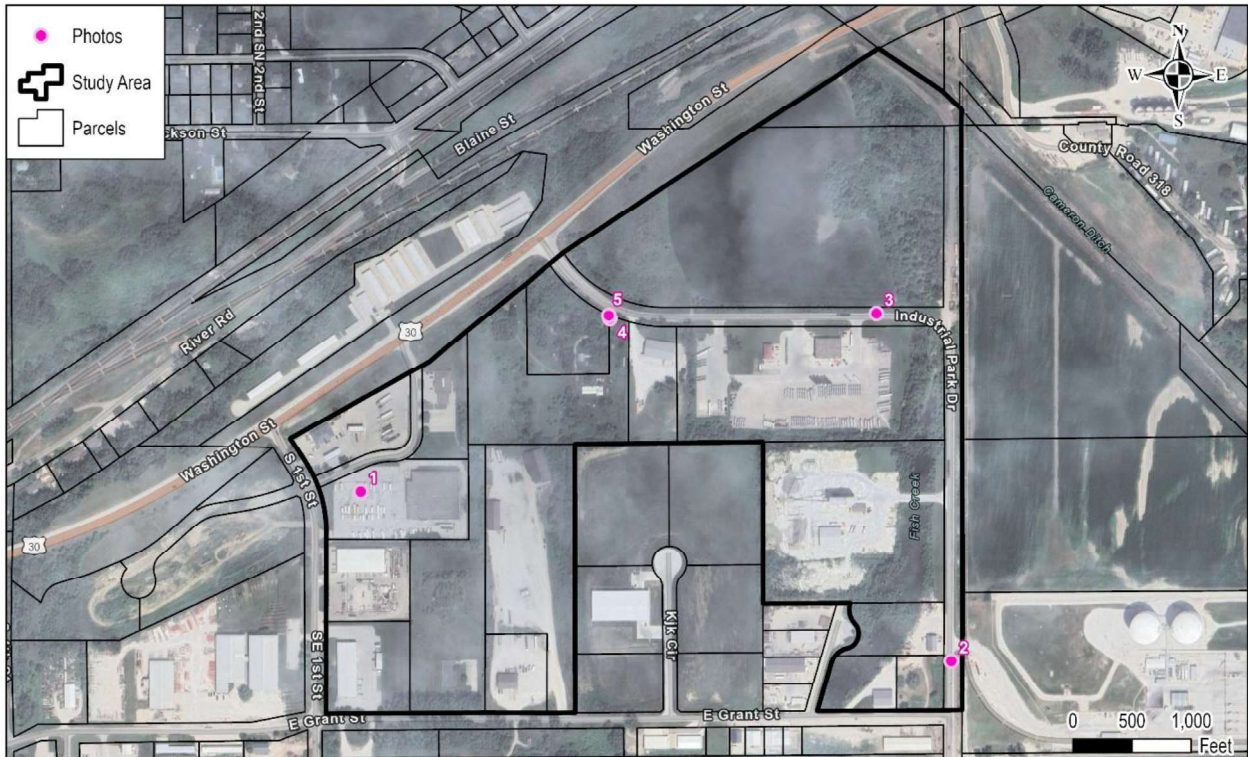
Blair East Industrial Blight Study: Recommended Blight & Substandard Area



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

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.

**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



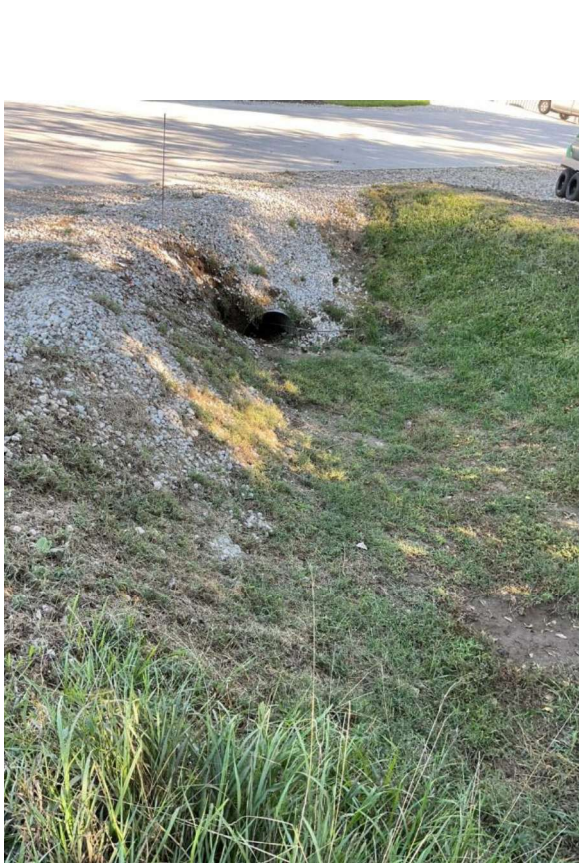
Location 3



Location 3



Location 4







Location 5



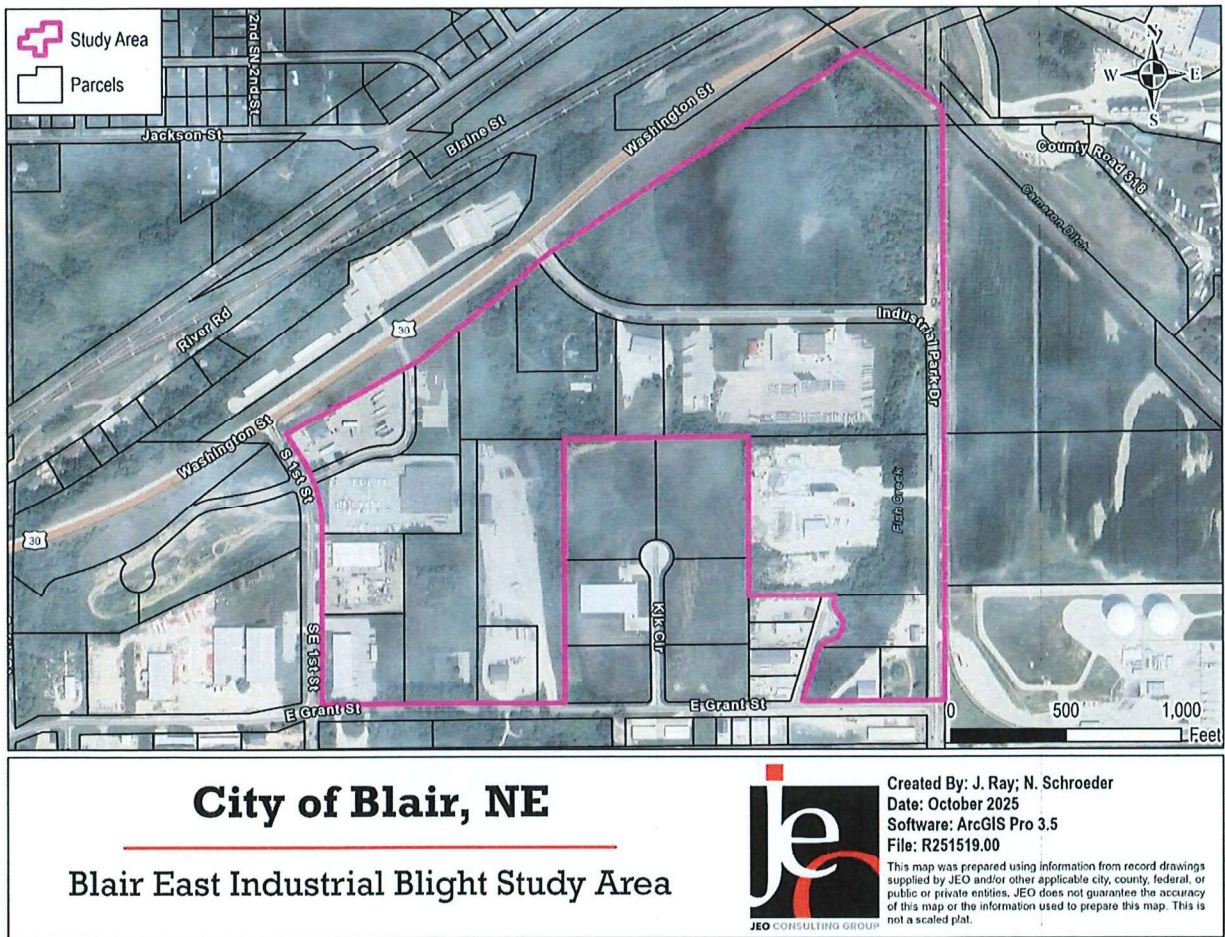
Designated Study Area

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.

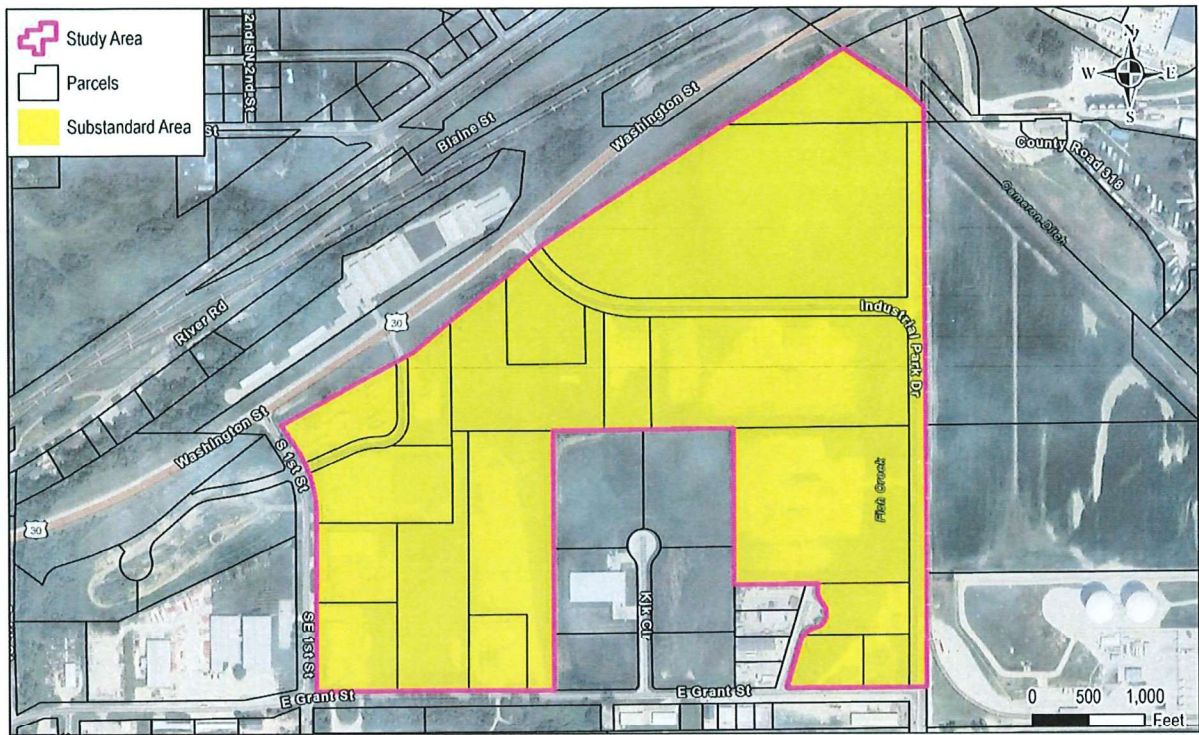
The study area as identified can be found in Figure 1. For this study, the study area will be known as the “Designated Study Area” which was reviewed for substandard and blight characteristics.

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

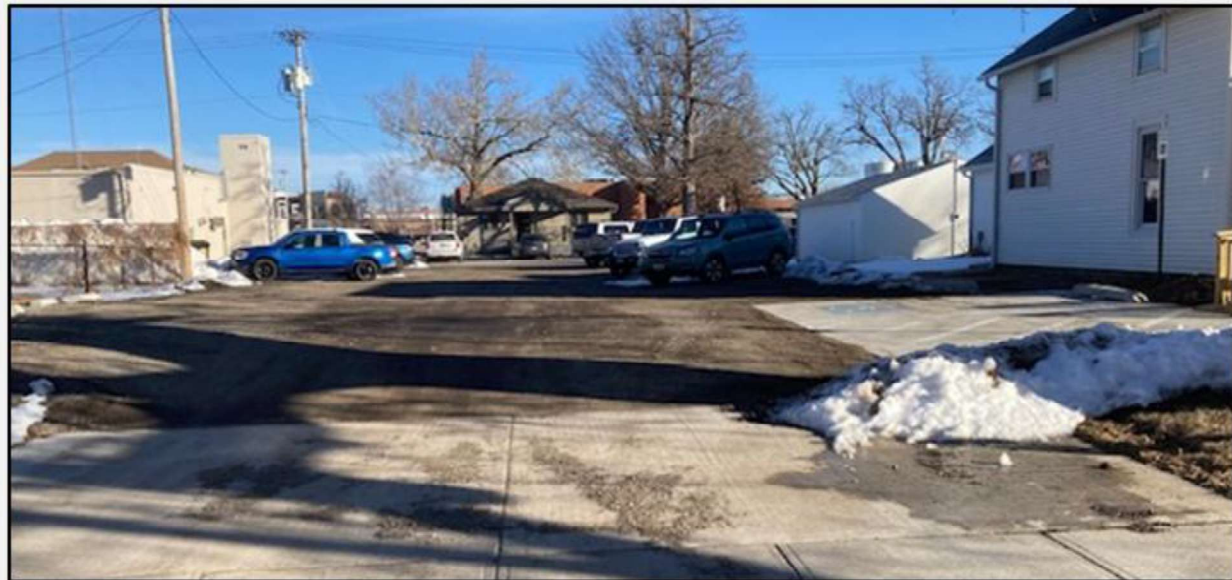
This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plan.



1526 & 1516 Grant Streets and Lot 21, Block 15 (vacant corner lot)



Lots 19, 20 &
21, Block 56,
Blair



Proposed Zoning: CCB – Central Business District



Permitted Uses in RMH

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

- (1) Single-family dwellings;
- (2) Attached single family dwellings;
- (3) Two family dwellings;
- (4) Residential condominiums pursuant to Section 1116.
- (5) Multiple-family dwellings with forty-eight (48) or fewer living units.
- (6) Churches, parsonages and other religious institutions.
- (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.

Permitted Uses in CCB

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

- (1) Offices;
- (2) Retail stores and service establishments which supply commodities or provide services primarily to meet the needs of residents of the trade area including: (more than 50 uses such as antique stores, offices, to variety stores.)
- (3) 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.



FLUM – Future Land-Use Map - Commercial



Current Zoning Map - Multi-Family Residential High Density

SECTION 705 RMH MULTI-FAMILY RESIDENTIAL HIGH DENSITY DISTRICT

705.01 INTENT: This district is intended primarily to provide living areas within the City where development is limited to high density concentrations or multiple-family dwellings and single family dwellings which are compatible in character and density with the multiple-family residential environment where regulations are designed to accomplish the following; to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions which require a residential environment; to minimize traffic congestion and to avoid the overloading of utilities and public facilities designed to service only residential and residential service uses in accord with standards of the comprehensive plan.

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

- (1) Single-family dwellings;
- (2) Attached single family dwellings;
- (3) Two family dwellings;
- (4) Residential condominiums pursuant to Section 1116.
- (5) Multiple-family dwellings with forty-eight (48) or fewer living units.
- (6) Churches, parsonages and other religious institutions.
- (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.

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

- (1) Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as exceptions.

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:

- (1) Home occupations and home professional offices;
- (2) 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;

(3) Public and private charitable institutions;

(4) Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities;

(5) Cemeteries, with or without columbarium;

(6) Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations, and/or elevated pressure tanks;

(7) Convalescent, nursing and rest homes;

(8) Boarding and rooming houses;

(9) Hospitals, medical and dental clinics and other medical and health facilities;

(10) Professional offices;

(11) Mortuaries, funeral homes and funeral chapels;

(12) Signs subject to SECTION 1114 of this Ordinance;

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

(14) Multiple family dwellings with greater than forty-eight (48) living units;

(15) Parking lots.

705.05 CONDITIONS FOR GRANTING EXCEPTIONS: The requirements of ARTICLE 14 of this Ordinance shall apply as minimum requirements for granting exceptions in the RMH Multi-Family Residential High Density District.

705.06 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as exceptions shall be prohibited from the RMH Multi-family Residential High Density District.

705.07 MINIMUM LOT REQUIREMENTS:

(1) The minimum lot area for single family dwellings shall be forty-eight hundred (4,800) square feet.

(2) The minimum lot area for a multiple-family dwelling unit: (2 units) = six thousand (6,000) square-feet. Each additional unit shall require one-thousand five hundred (1,500) square-feet per unit.

(3) Each lot shall have not less than forty (40) feet of frontage when a lot fronts on a cul de sac or loop street except any lot with a two-family dwelling or an attached single family-dwelling shall have not less than sixty (60) feet of frontage when a lot fronts on a cul de sac or loop street.

(4) The minimum width of each lot shall be sixty (60) feet. provided, however, the minimum lot requirement shall not apply to individual dwelling units of attached single-family dwellings.

(5) Each lot shall have a depth of not less than eighty (80) feet.

(6) 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. Curb cuts for straight curbs and the flare for rolled curbs shall be three (3) feet wider than the driveway pavement on each side.

705.08 MINIMUM YARD REQUIREMENTS:

(1) Front yard: On all streets or highways there shall be a minimum front yard of not less than a depth of twenty (20) feet from the property line.

(2) Rear yard: The minimum rear yard of a principal structure shall be ten (10) feet, provided, however, if the principal structure is other than a single-family dwelling and the site abuts a residential district without separation by an alley, the minimum rear yard shall be fifteen (15) feet.

(3) Side yards: The minimum side yards of a principal structure shall be seven (7) feet.

- a. On the street side of a corner lot, side yards shall not be less than ten (10) feet.
- b. A side yard providing access to more than one dwelling unit shall be not less than ten (10) feet.
- c. The minimum side yard shall be nine (9) feet for any site adjacent to a RL Residential Low-Density District.
- d. Attached garages or attached carports fronting on the side yard of a corner lot shall be set back a minimum of twenty (20) feet from the sidewalk, or twenty (20) feet from the property line if no sidewalk exists, on a straight driveway approach, or fifteen (15) feet from the property line where the garage opening is perpendicular to the property line requiring a curved driveway approach.
- e. The side yard requirements as set forth herein shall not apply to the common fire walls and the line thereof extended to the front and rear property lines of attached single family dwellings or town houses.

(4) YARD REQUIREMENTS FOR ACCESSORY BUILDINGS:

(A) Side yard –

- a. An accessory building may be located in the side yard as close as five (5) feet to the property line providing it is located between the rear building line of the principle building and the rear property line.

- b. Unattached garages may be located in the side yard adjacent to the primary structure, providing the design and construction of the garage are similar in style and color to the primary structure. The side-yard setback shall be seven (7) feet and the distance between the garage and the primary structure must be four (4) feet or more, with proper fire-resistant construction.
- c. No building shall be located within any easement or right-of-way
- d. Accessory buildings or carports fronting on the side yard of a corner lot shall be set back a minimum of twenty (20) feet from the sidewalk, or twenty (20) feet from the property line if no sidewalk exists, on a straight driveway approach, or fifteen (15) feet from the property line where the garage opening is perpendicular to the property line requiring a curved driveway approach.

(B) Front Yard - No accessory building shall be located between the front building line of the principle building and the front property line. An accessory building may be located in the second front by a Conditional Use Permit (CUP). The CUP may include additional requirements of landscaping, screening, etc.

(C) Rear Yard - Unless specifically permitted, no accessory building shall be located closer than five (5) feet from the rear property line and no accessory building shall be located within any easement or right-of-way along the rear property line. If the accessory building requires vehicular access perpendicular to an alley, a minimum fifteen (15) feet access driveway is required between said accessory building and the alley.

705.085 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 1110.5 of this Zoning Ordinance.

705.09 MAXIMUM LOT COVERAGE: The maximum lot coverage shall not exceed seventy (70) percent of the total lot area.

705.10 MAXIMUM HEIGHT: The height of all structures shall not exceed thirty-five (35) feet for the main structure, except multi-family dwellings shall not exceed sixty (60) feet. 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.

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

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

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

(END OF SECTION)

SECTION 802 CCB CENTRAL BUSINESS DISTRICT

802.01 INTENT: The intent of the CCB Central Business District is to provide a commercial area for those establishments serving the general shopping needs of the trade area and in particular, those establishments customarily oriented to the pedestrian shopper. The grouping of uses is intended to strengthen the central business area as the urban center of trade, service, governmental and cultural activities.

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

- (1) Offices;
- (2) Retail stores and service establishments which supply commodities or provide services primarily to meet the needs of residents of the trade area including:
 - Antique stores.
 - Apparel and accessory stores.
 - Art galleries.
 - Art supply and picture framing stores.
 - Automobile parts and supply stores; provided that no repair or installation service is performed on site; and further provided that no goods shall be stored or displayed for sale outside of the building.
 - Bakeries.
 - Banks, including drive-in banks and other lending agencies.
 - Barber and beautician services.
 - Beer, wine and alcoholic beverage establishments, on and off sale.
 - Bicycle shops.
 - Bookstores, rental libraries and reading rooms.
 - Bus depots and transit stations, provided that buses or other transit vehicles shall not be stored, serviced or repaired on site.
 - Camera, photographic supply stores.
 - Community buildings owned by public agencies.
 - Confectionery stores.
 - Convenience stores with sale of gasoline, provided that no repair service is performed on site.
 - Computer sales and service.
 - Cleaning and laundering drop-off/pick-up stores, provided that cleaning and laundering is not conducted on these premises.
 - Clothing and costume rental establishments.
 - Credit services, including loan offices.
 - Dental services.
 - Detached ATM banking facility.
 - Department stores.
 - Drapery, curtain and upholstery stores.
 - Drug and proprietary stores.
 - Eating places, indoor and outdoor.

Electrical appliance sales and repair stores.
Employment agencies.
Food stores, general retail.
Florist shops.
Furniture and home furnishings stores.
Garden supply stores and nurseries, provided that all equipment, supplies, merchandise and plants, shall be kept within a completely enclosed building provided that fertilizer of any type shall be stored and sold in packaged form only.
Gift, novelty and souvenir stores.
Hardware retail stores.
Health food stores.
Hobby and craft supply stores.
Hotels, motels and apartment hotels.
Household appliance and sales and repair shops.
Interior decorating shops.
Jewelry stores, including clock and watch repairing.
Laundry, self-service and cleaning establishments.
Leather goods and luggage stores.
Locksmiths.
Mail order businesses, retail and wholesale.
Massage and physical culture studios.
Medical and orthopedic appliance stores.
Music stores.
Music and dance studios.
Newspaper, printing and engraving shops.
Newsstands and magazines stores.
Office furniture and supplies, retail stores.
Office supply and business machine stores.
On-site signs, in accordance with provisions of section 1114.
Paint, glass and wallpaper stores, retail.
Parcel delivery services.
Parking lots, parking garages and other off-street parking facilities.
Pet and pet supplies stores.
Personnel and professional services.
Photography studios.
Printing and engraving services.
Plumbing, heating and ventilating equipment showrooms with storage of floor samples only.
Radio and television broadcast studios.
Sales and showrooms, including rental of equipment, provided all displays and merchandise are within the enclosed walls of the buildings.
Savings and loan associations.
Secondhand stores and pawnshops.
Secretarial, service and letter shops.
Shoe repair services.
Shoe sales, retail.
Signs, and outdoor advertising structures in accordance with provisions of SECTION 1114

of this Ordinance.
Sporting goods, retail and wholesale.
Stamp and coin stores.
Stationary stores.
Stores or shops for the sale of retail goods.
Tailor and dressmaking shops.
Telephone and telegraph exchange services.
Travel and tour agencies.
Utility offices and administrative services.
Variety stores.

(3) 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.

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

(1) Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as exceptions.

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.

- (1) Electrical distribution substations and gas regulator stations;
- (2) Public parks;
- (3) Private clubs and lodges;
- (4) Public buildings and grounds;
- (5) Single family dwellings residential uses (the minimum off street parking and loading requirements of Section 1111 may be waived for good cause shown);
- (6) Residences on the second floor or in the basement of commercial buildings (the minimum off street parking and loading requirements of Section 1111 may be waived for good cause shown);
- (7) Multi-family residential uses (the minimum off street parking and loading requirements of Section 1111 may be waived for good cause shown);
- (8) Assembly uses, such as Civic, social and fraternal associations; Churches and other religious

institutions; Recreation centers, indoor only; and Theaters, auditoriums, and assembly rooms;

- (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.

802.05 CONDITIONS FOR GRANTING EXCEPTIONS: The requirements of ARTICLE 14 of this Ordinance shall apply as minimum requirements for granting exceptions in the CCB Central Business District:

- (1) Where a site adjoins or is located access 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) All business, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, convenience stores, outdoor dining areas, garden shops, Christmas tree lots, bus depot and transit stations, and electric distribution substations.
- (4) No use shall be permitted and no process, equipment or materials shall be used which are found by the Governing Body to be objectionable to persons living or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibrations, illumination, glare, or unsightliness or to involve any hazard of fire or explosion.

802.06 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as exceptions shall be prohibited from the CCB Central Business District.

802.07 MINIMUM LOT REQUIREMENTS: No limitations.

802.08 MINIMUM YARD REQUIREMENTS:

- (1) Front yard: No limitations; provided that where a lot is abutting on property in any R Residential District and fronting on the same street, there shall be a minimum front yard of ten (10) feet.

(2) Rear yard: The minimum rear yard abutting a R Residential District shall be ten (10) feet.

(3) Side yard: The minimum side yard abutting a R Residential District shall be ten (10) feet.

802.085 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 1110.5 of this Zoning Ordinance.

802.09 MAXIMUM LOT COVERAGE: No limitations.

802.10 MAXIMUM HEIGHT: No structure shall exceed seventy-five (75) feet.

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

802.12 OFF-STREET PARKING: : Off-street parking is required per Section 1111. Properties located South of the alley of Blocks 35 through 39 and Block 46 and North of the alley of Blocks 44 through 48 are eligible to receive a waiver to the parking requirements granted by the City Council after a recommendation from the Planning Commission. Off-street parking shall be hard surfaced in conformance with the provisions of Section 204 of this Ordinance.

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

(END OF SECTION)

(Blank Page)

Jeff Beiermann

From: Ladwig, Dave <dladwig@washingtoncountybank.com>
Sent: Monday, March 2, 2026 10:20
To: Jeff Beiermann
Subject: City of Blair Rezoning

Hi Jeff-

I met w/ Terry and our management team this morning and brought up the public hearing tomorrow night.

Just wanted to let you know that Washington County Bank is supportive of the proposed rezoning from RMH to CCB.

Thanks,

Dave Ladwig

Executive Vice President

402.426.2111 | Direct 402.533.0124

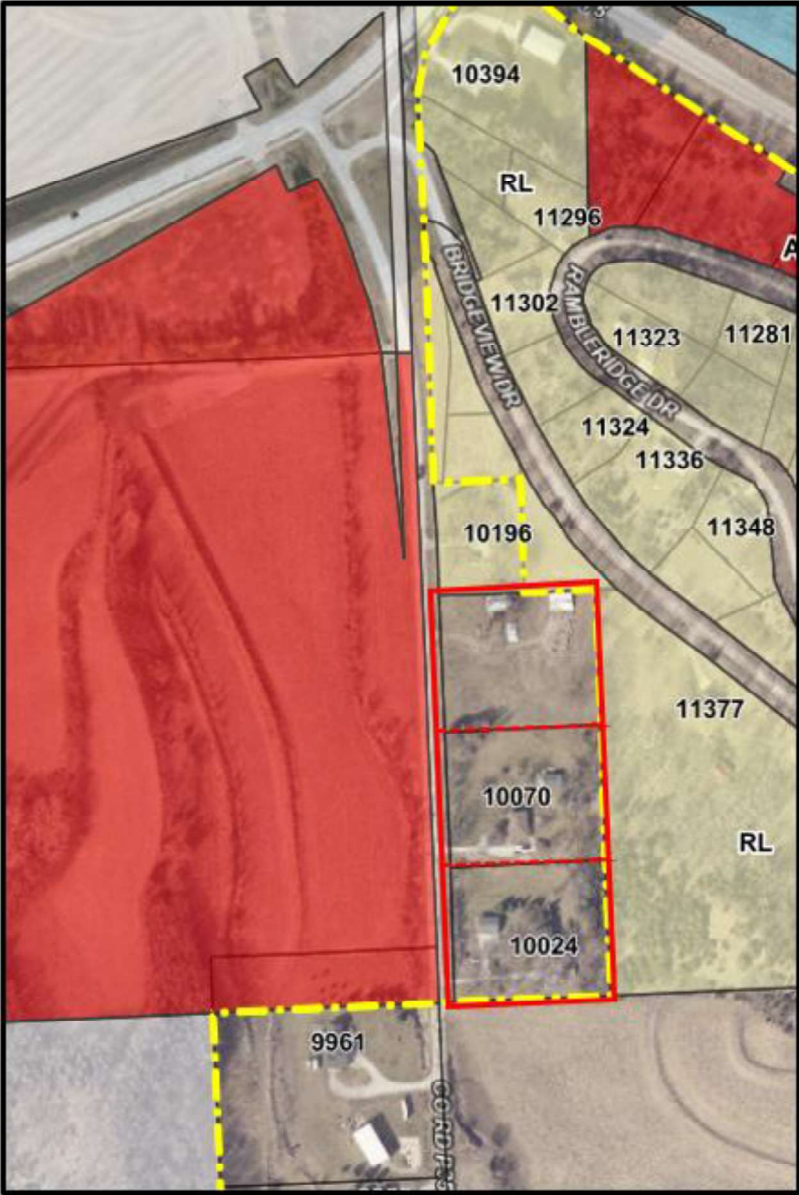
Fax 402.426.8177 | NMLS 631154
1523 Washington St | PO BOX 248 | Blair, NE 68008

dladwig@washingtoncountybank.com
wcbank.com

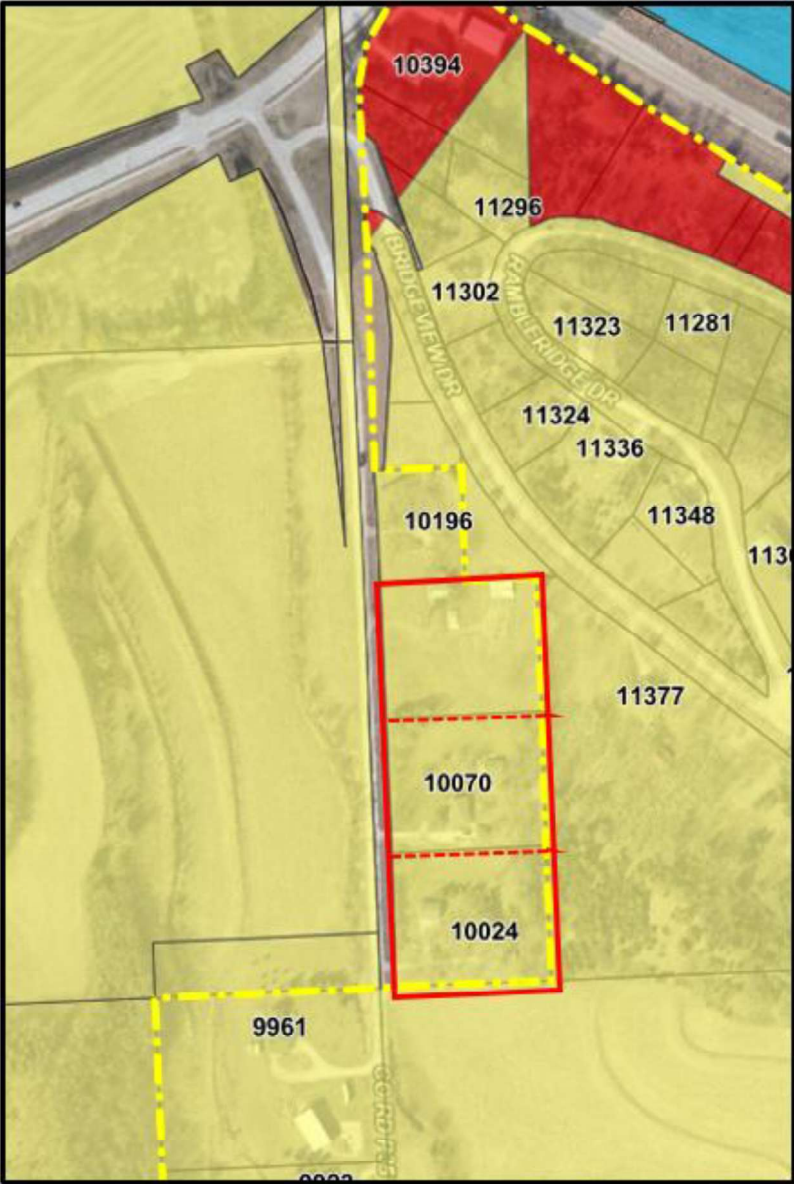


IMPORTANT NOTICE: The information contained in this electronic transmission and any attachment(s) is proprietary, confidential and/or subject to legally enforceable protection(s). It is intended solely for the addressee(s) identified above. If you are not an addressee, or responsible for delivering this transmission to an addressee, you have received this message in error and you are strictly prohibited from further reading, disclosing, copying, distributing or using this information in any manner. Failure to abide by these instructions may subject you to liability. If you believe you have received this message in error, please first notify the sender by return electronic transmission and then destroy this and all copies of the message and any attachment(s). The company accepts no liability for actions taken on the basis of the content of this communication unless that content is subsequently confirmed in writing. Electronic transmissions are not scanned for response deadlines or legal demands; please use an alternative form of communication. Thank you.

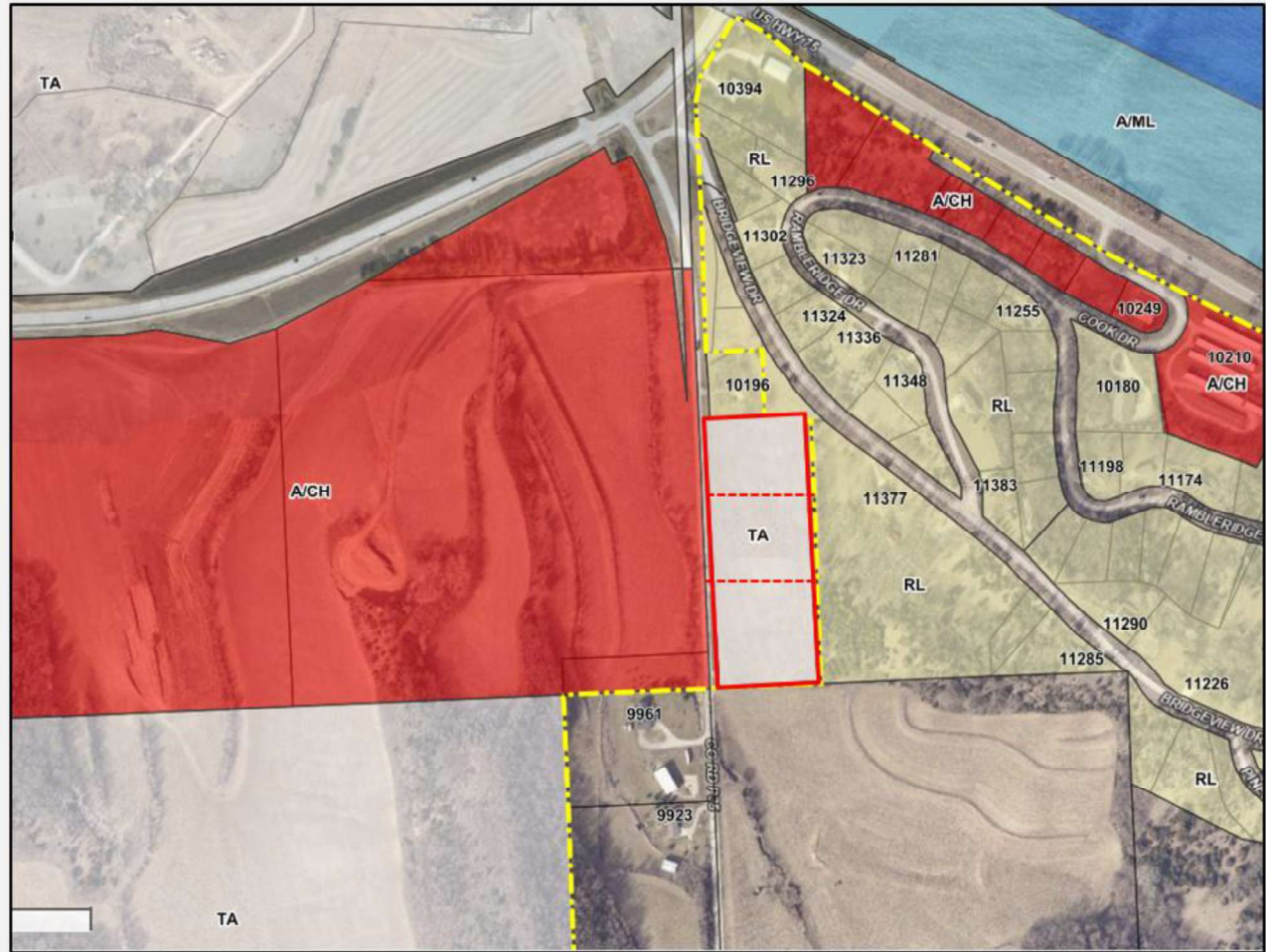
CURRENT ZONING MAP



FUTURE LAND-USE MAP



Proposed Zoning Map



A Rezoning Application submitted by the City of Blair, 218 S. 16th Street, Blair, Nebraska, for Lots 19, 20 & 21, Block 56, in the City of Blair, Washington County, Nebraska, together with that part of vacated street right-of-way of Grant Street (1526 & 1516 Grant Street and the empty lot on the northwest corner of Grant and 15th Street), rezoning the lots from RMH – Multi-Family Residential High Density District to CCB - Central Business District.

- The zoning district is currently AGG – General Agricultural District
- The request is for a change to the AGG – Transitional Agricultural District
- The Future Land-Use Map designates Commercial use.

TA Permitted Uses:

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

- (1) Any form of agriculture including the raising of crops, horticultural uses, animal husbandry, and poultry husbandry conforming to one animal unit per acre.
- (2) Single family dwellings.
- (3) Irrigation and flood control projects.
- (4) Signs subject to section 1114 of this ordinance.

Looking South of P35



SECTION 502 TA TRANSITIONAL AGRICULTURAL DISTRICT

502.01 INTENT. The intent of this district is to control expanded agricultural uses in areas that are urban and suburban in nature and are transitioning from agricultural uses to residential, commercial or industrial uses; to allow the continued use of land which is suitable for agriculture but limit any land uses that may be detrimental to normal community expansion. This district is for unplatted tax lots and undivided quarter-quarter sections only. Any existing use at the time of the application of this district shall remain per the City of Blair Zoning Regulations, Article 12: Nonconformance Uses. TA Districts may exist inside or outside the corporate city limits.

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

- (1) Any form of agriculture including the raising of crops, horticultural uses, animal husbandry, and poultry husbandry conforming to one animal unit per acre.
- (2) Single family dwellings.
- (3) Irrigation and flood control projects.
- (4) Signs subject to section 1114 of this ordinance.

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

- (1) Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as exceptions.
- (2) Roadside stands for the sale of agricultural produce grown on the site.

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.

502.05 CONDITIONS FOR GRANTING EXCEPTIONS: The requirements of ARTICLE 14 of this Ordinance, the following regulations shall apply as minimum requirements for granting exceptions in the TA Transitional Agricultural District.

(1) Any use involving a business, service or process not completely enclosed in a structure shall be screened by a solid fence or masonry wall or a compact growth of natural plant materials not less than six (6) feet in height.

502.06 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as exceptions shall be prohibited from the TA Transitional Agricultural District.

502.07 MINIMUM LOT REQUIREMENTS:

(1) The TA District is intended for unplatted tax lots and undivided quarter-quarter sections only.
(2) The minimum lot area for all uses prescribed in TA District shall be 10.01 acres, except for AGG lots of record being rezoned to TA or when a tract of at least three (3) acres is created as a result of the one lot split permitted after January 1, 1979 per Section 705 of the Blair Subdivision Regulations, and the second lot is greater than ten (10) acres.

(2) The minimum lot width at the front building line shall be three-hundred (300) feet.

502.08 MINIMUM YARD REQUIREMENTS:

(1) Front yard: There shall be a minimum front yard of not less than a depth of one-hundred twenty (120) feet from the center line of a Federal Aid-Primary or Federal Aid-Secondary designated street or highway of fifty (50) feet from the property line, whichever is greater. On all other streets or highways there shall be a minimum front yard of not less than fifty (50) feet from the property line. These yard requirements shall apply to any yard abutting a public street or highway regardless of the lot being an interior or corner lot.

(2) Rear yard: There shall be a minimum rear yard of not less than fifty (50) feet for agricultural accessory structures used for the rearing, breeding, sheltering, or keeping of livestock or other animals, including, but not limited to, cattle, swine, horses, sheep, goats, poultry, or domestic animals. Residential accessory structures shall have a rear yard setback of not less than twenty-five (25) feet.

(3) Side yard: There shall be a minimum side yard of not less than fifty (50) feet for agricultural accessory structures used for the rearing, breeding, sheltering, or keeping of livestock or other animals, including, but not limited to, cattle, swine, horses, sheep, goats, poultry, or domestic animals. Residential accessory structures shall have a side yard setback of not less than twenty-five (25) feet.

502.085 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 1110.5 of this Zoning Ordinance.

502.09 MAXIMUM LOT COVERAGE: The maximum lot coverage shall not exceed forty (40) percent of the total lot area.

502.10 MAXIMUM HEIGHT: The height of all structures shall not exceed thirty-five (35) feet.

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

502.12 OFF-STREET PARKING: In granting a conditional use permit, the City Council may require that any or all of the proposed off-street parking be hard surfaced with either portland cement, concrete, or asphalt.

Notwithstanding the above, all such off-street parking shall comply with the provisions of Section 1111.03 of this Ordinance.

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

502.13 UTILITY AND LOT AREA FOR RESIDENTIAL STRUCTURES PER SECTION 1107

(1) It shall be unlawful to occupy a residential structure or any building for living purposes that does not have an approved waste disposal system.

(2) No waste absorption field (septic tank, cesspools, etc.) shall be constructed any closer than twenty-five (25) feet from any adjacent property line.

(3) There shall be no waste absorption field located closer than fifty (50) feet from any other residential structure.

(4) There shall be no waste absorption field located closer than one-hundred (100) feet from a water well, provided, however, where geology and subsurface conditions and topography would indicate that seepage could reach the well supply, a greater distance shall be required.

(5) An individual residential waste absorption field shall contain a minimum of ten-thousand (10,000) square feet, exclusive of the area required by structure. The entire tract shall contain not less than twenty-thousand (20,000) square feet. If tract is less than two (2) acres, public water must be available.

(END OF SECTION)

(Blank Page)

ARTICLE 5. AGG AGRICULTURAL DISTRICTS

The purposes and objectives of the Agricultural Districts are to preserve land best suited for agriculture from the encroachment of incompatible uses, to prevent the intrusion of urban development into agricultural areas which would make agricultural production uneconomical or impractical, to preserve in agricultural use land suited to eventual development in other uses until such time as streets, utilities and other community facilities may be provided or programmed as to ensure the orderly and beneficial conversion of these lands to nonagricultural use; to provide appropriate locations for certain types of establishments primarily serving agricultural producers; to permit the application of regulations to major agricultural areas of the City which will reflect basic physical differences and attractions among such areas.

SECTION 501 AGG GENERAL AGRICULTURAL DISTRICT

501.01 INTENT. The intent of this district is to recognize the transition between agricultural uses of land and the community; to encourage the continued use of that land which is suitable for agriculture, but limit any land uses that may be detrimental to normal community expansion.

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

(1) Any form of agriculture including the raising of crops, horticultural uses, animal husbandry, poultry husbandry and fisheries conforming to one animal unit per acre. Grain storage either publicly or privately owned, beyond 1,000 feet of the Blair corporate limits.

(2) Single family dwellings.

(3) Irrigation and flood control projects.

(4) Signs subject to section 1114 of this ordinance.

(5) Public utility and public service structures including electric transmission lines and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations, and reservoirs.

(6) Irrigation wells, water retention pits and silage bunkers, when in conformance with the following:

No irrigation wells, water retention pits, or re-use pits, or silage bunkers shall be located within thirty (30) feet from any public right-of-way except that at township, county, state, or federal road intersections, such wells, pits, or bunkers must be located no closer than seventy (70) feet from the nearest intersection of the public right-of-way.

(7) Windbreaks, when in conformance with the following: No windbreaks consisting of planted trees and/or shrubs shall be located within thirty (30) feet from any public right-of-way, except that at township, county, state, or federal road intersections, such windbreaks must be located no closer than seventy (70) feet from the nearest intersection of public right-of-way.

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

(1) Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as exceptions. In accordance with Section 1103.02(1), there is no limit to the number of permitted accessory buildings.

(2) Home occupations.

(3) Roadside stands for the sale of agricultural produce grown on the site.

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.

(1) Airports and heliports including crop dusting strips;

(2) Farm equipment service and repair; veterinary services; commercial auction yards and barns; bulk storage of petroleum products for distribution or direct sales to agricultural consumers;

(3) Public and quasi-public uses of an education, recreational, or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, private nonprofit schools and colleges; churches, parsonages, and other religious institutions.

(4) Agricultural service establishments primarily engaged in performing agricultural, animal husbandry or horticultural services on a fee or contract basis; agricultural product milling and processing; commercial grain warehouses; establishments engaged in performing services such as crop dusting, fruit picking, grain cleaning, harvesting and plowing; farm equipment services and repair.

(5) Community facilities and institutions including monasteries, convents and other religious institutions; public and private philanthropic and charitable institutions; cemeteries; hospitals, sanitariums, nursing homes and rest homes; private, noncommercial clubs and lodges;

(6) Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other buildings, structures, and facilities;

(7) Penal institutions;

(8) Sewage treatment plants for primary and secondary treatment; public and private sanitary land fills; gravel plants and asphalt or concrete batch plants;

(9) Salvage yards;

(10) Dirt, soil, sand, gravel, and rock borrow pits and processing sites;

- (11) Boarding and training or breeding kennels;
- (12) Gas and oil wells;
- (13) Agricultural retail and wholesale establishments and grocery stores, service stations and restaurants for convenience of rural areas;
- (14) Commercial feedlots, as defined in Section 303.01, subject to the Department of Environmental Quality's Rules and Regulations pertaining to Livestock Waste Control, as amended.
- (15) Commercial auction yards and barns.
- (16) 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.
- (17) Family day care home, group day care home, or day care center.
- (18) Truck sales, both new and used.
- (19) Contractor yards.
- (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.

501.05 CONDITIONS FOR GRANTING EXCEPTIONS: The requirements of ARTICLE 14 of this Ordinance, the following regulations shall apply as minimum requirements for granting exceptions in the AGG General Agricultural District.

- (1) Airport sites shall be so situated that the airport hazard area defined by the Nebraska Department of Aeronautics shall not include any existing obstruction regardless of public or private ownership of the airport.
- (2) Any use involving a business, service or process not completely enclosed in a structure, when located on a site abutting on or across a street or an alley from any Residential District, shall be screened by a solid fence or masonry wall or a compact growth of natural plant materials not less than six (6) feet in height if the Governing Body finds said use to be unsightly.
- (3) Commercial feedlots are not allowed within one (1) mile of the City of Blair's corporate limits.

No commercial feedlot shall be located within one-thousand (1,000) feet of an existing residential structure other than that of the owner, operator or employee of the feedlot, nor shall a residential structure other than that of the owner, operator, or employee be located within one-thousand (1,000) feet of an existing feedlot.

(4) No salvage or wrecking yard shall be located within five-hundred (500) feet of any public right-of-way or within one thousand (1,000) feet of any Residential District. Salvage and wrecking yards shall be screened on all sides by a solid fence or masonry wall or a compact growth of natural plant materials not less than eight (8) feet in height.

(5) For borrow pits, the owner must submit grading plans(s) showing final grades, amounts, and material to be removed, method and direction of hauling, sediment control plan to restrict materials from washing on to or into public and/or private property, final seeding specifications, proposed dust and other airborne debris control plan, and a time table necessary for completion of the work.

(6) Borrow area containing 20,000 square feet or more must submit a grading plan showing final grades, amount of material to be moved, a sediment control plan to restrict materials from eroding from the property, seeding specifications, and a time table necessary for completion of the work.

501.06 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as exceptions shall be prohibited from the AGG General Agricultural District.

501.07 MINIMUM LOT REQUIREMENTS:

(1) The minimum lot area for all uses prescribed in AGG District shall be ten (10) acres, except when a tract of at least three (3) acres is created as a result of the one lot split permitted after January 1, 1979 per Section 705 of the Blair Subdivision Regulations, and the second lot is greater than ten (10) acres.

(2) The minimum lot width at the front building line shall be three-hundred (300) feet.

501.08 MINIMUM YARD REQUIREMENTS:

(1) Front yard: There shall be a minimum front yard of not less than a depth of one-hundred twenty (120) feet from the center line of a Federal Aid-Primary or Federal Aid-Secondary designated street or highway of fifty (50) feet from the property line, whichever is greater. On all other streets or highways there shall be a minimum front yard of not less than fifty (50) feet from the property line. These yard requirements shall apply to any yard abutting a public street or highway regardless of the lot being an interior or corner lot.

(2) Rear yard: There shall be a minimum rear yard of not less than a depth of fifty (50) feet; provided, however, residential accessory structures and agricultural accessory structures, other than those that are used for the rearing, breeding, sheltering, or keeping of livestock or other animals, including, but not limited to, cattle, swine, horses, sheep, goats, poultry, or domestic animals, may have a rear yard setback of not less than twenty-five (25) feet.

(3) Side yard: There shall be a minimum side yard of not less than fifty (50) feet; provided, however, residential accessory structures and agricultural accessory structures, other than those that are used for the rearing, breeding, sheltering, or keeping of livestock or other animals, including, but not limited to, cattle, swine, horses, sheep, goats, poultry, or domestic animals, may have a side yard setback of not less than twenty-five (25) feet.

501.085 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 1110.5 of this Zoning Ordinance.

501.09 MAXIMUM LOT COVERAGE: No limitation.

501.10 MAXIMUM HEIGHT: No limitation.

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

501.12 OFF-STREET PARKING: In granting a conditional use permit, the City Council may require that any or all of the proposed off-street parking be hard surfaced with either portland cement, concrete, or asphalt.

Notwithstanding the above, all such off-street parking shall comply with the provisions of Section 1111.03 of this Ordinance.

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

501.13 UTILITY AND LOT AREA FOR RESIDENTIAL STRUCTURES PER SECTION 1107

(1) It shall be unlawful to occupy a residential structure or any building for living purposes that does not have an approved waste disposal system.

(2) No waste absorption field (septic tank, cesspools, etc.) shall be constructed any closer than twenty-five (25) feet from any adjacent property line.

(3) There shall be no waste absorption field located closer than fifty (50) feet from any other residential structure.

(4) There shall be no waste absorption field located closer than one-hundred (100) feet from a water well, provided, however, where geology and subsurface conditions and topography would indicate that seepage could reach the well supply, a greater distance shall be required.

(5) An individual residential waste absorption field shall contain a minimum of ten-thousand (10,000) square feet, exclusive of the area required by structure. The entire tract shall contain not less than twenty-thousand (20,000) square feet. If tract is less than two (2) acres, public water must be available.

(END OF SECTION)