

**City of St. Paul Regular Meeting**

Monday, March 25, 2019 7:00 PM

704 6<sup>th</sup> Street

St. Paul, NE 68873

Connie Becker: Present  
Arvilla Jacobs: Present  
Wilber Medbery: Present  
Chuck Schmid: Present

1. A meeting of the St. Planning and Zoning Commission was convened in open and public session on the 25th day of March, 2019 at 7:00 p.m. held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Schmid called the meeting to order at 7:00 p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. Member roll call: Chairman Chuck Schmid, Arvilla Jacobs, Wilber Medberry, and Connie Becker, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). The agenda was sent to the Board members prior to the meeting and posted in four (4) public places.
3. Chairman Schmid opens the Public Hearing at 7:01 p.m. for the Rezoning Application of the St. Paul Development Corporation for property located in the remaining part of Tax Lot 13 in part of the Southeast Quarter (SE1/4) of Section 3, Township 14 North, Range 10 West of the 6th P.M. in Howard County, Nebraska; changing the zoning from AGR - Agricultural Residential District to I-1 Light Industrial District.
4. Chairman Charles Schmid opens the Public Hearing at 7:03 p.m. for the review of the Preliminary Plat of Middle Loup Subdivision.
5. Discuss - Approve / Deny the February 25, 2019 minutes.
6. Chairman Schmid presented the following Zoning Permit Applications:
  - (a) 2019-07 River of Life Community Church - awning / sign at 603 Howard Avenue
  - (b) 2019-08 - Shayla Nielsen - installation of a fence at 1311 7th Street.
7. Chairman Schmid opens the public comment period at 7:08 p.m. for the Rezoning Application of the St. Paul Development Corporation to rezone property located in the remaining part of Tax Lot 13 in part of the Southeast Quarter (SE1/4) of Section 3, Township 14 North, Range 10 West of the 6th P.M. in Howard County, Nebraska; from AGR - Agricultural Residential District to I-1 Light Industrial District.

8. Discuss - Approve / Deny the Rezoning Application of the St. Paul Development Corporation for property located in the remaining part of Tax Lot 13 in part of the Southeast Quarter (SE1/4) of Section 3, Township 14 North, Range 10 West of the 6th P.M. in Howard County, Nebraska; to amend the zoning from AGR - Agricultural Residential District to I-1 Light Industrial District.
9. Chairman Schmid closes the public comment period at 7:09 p.m. for the Rezoning Application of the St. Paul Development Corporation to rezone property located in the remaining part of Tax Lot 13 in part of the Southeast Quarter (SE1/4) of Section 3, Township 14 North, Range 10 West of the 6th P.M. in Howard County, Nebraska; from AGR - Agricultural Residential District to I-1 Light Industrial District.
10. Chairman Schmid opens the public comment period at 7:10 p.m. for the review of the Preliminary Plat of Middle Loup Subdivision.
11. Chairman Schmid closes the public comment period at 7:15 p.m. for the review of the Preliminary Plat of Middle Loup Subdivision.
12. Discuss - Approve / Deny the Preliminary Plat for Middle Loup Subdivision
13. Discussion / Reports
14. Public Comments
15. Zoning Administrator Helzer Report
16. Chairman Schmid announcing the next Planning Commission meeting
17. Adjournment

**NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that the St. Paul Planning Commission will hold public hearings at 7:00 p.m. on March 25, 2019 in the City Council Chambers, 704 6th Street, St. Paul, NE 68873 for the following:

1. To review a proposed amendment to the zoning ordinance and map of the City of Saint Paul, Nebraska to rezone a tract of land identified for tax purposes as Parcel #470860185, located in the remaining part of Tax Lot 13, in part of the Southeast Quarter (SE1/4) of Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M. in Howard County, Nebraska, from Agricultural Residential District (AGR) to Light Industrial District (I-1).

2. To review the Preliminary Plat of Middle Loup Subdivision.

All parties in interest and citizens shall have an opportunity to be heard at the public hearing.

Laura Berthelsen  
St. Paul Planning Commission Secretary  
704 6th Street  
City of St. Paul  
(308) 754-4483

ZNEZ

**Certificate of Publication**

STATE OF NEBRASKA, } ss. \$ 6.53  
HOWARD COUNTY }

MARY JO THOMPSON

being duly sworn, deposes and says she is the  
BOOKKEEPER - LEGALS DEPT.

of *THE PHONOGRAPH-HERALD* a legal weekly newspaper under the Statutes of the State of Nebraska, published in Howard County, Nebraska, and of general circulation in said county, and that the annexed notice has been published in the regular and entire issue of every number of *The Phonograph-Herald* 1 consecutive weeks, the first publication thereof having been made on the 13<sup>th</sup> day of

March 2019

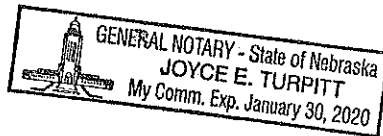
Mary Jo Thompson

Subscribed and sworn to before me this  
13<sup>th</sup> day of March A.D., 2019

Joyce E. Turpitt  
Notary Public

My Commission Expires 1-30-20

Printer's Bill:—To publication of above legal notice 21 lines 1 times \$ 6.53



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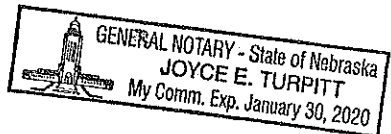
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City of St. Paul  
Planning & Zoning Commission  
February 25, 2019  
Meeting Minutes

A meeting of the St. Paul Planning and Zoning Commission was convened in open and public session on the 25<sup>th</sup> day of February, 2019 at 7:00 p.m. in the City Council Chambers, 704 6<sup>th</sup> Street, St. Paul, Nebraska.

Chairman Chuck Schmid called the meeting to order at 7:00 p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. The agenda was sent to the Commission members prior to the meeting and posted in four (4) public places. Commission members present: Chairman Chuck Schmid, Connie Becker, and Arvilla Jacobs. Commission member Wilber Medbery was absent. Also present Zoning Administrator Matt Helzer and Laura Berthelsen (minutes).

Connie Becker made a motion to approve the January 28, 2019 meeting minutes. Arvilla Jacobs seconded the motion. Commission members Becker, Jacobs, and Schmid voted aye, nays non. Motion carried 3/0.

Chairman Schmid presented the application for an Administrative Replat of Lot 3 and Lot 4, Dalton Meadows Subdivision to the City of St. Paul, Howard County, Nebraska at to be known as Dalton Meadows First Replat. Commission member Jacobs moved to approve the Administrative Subdivision. Commission member Becker seconded the motion. Commission members Becker, Jacobs, and Schmid voted aye, nays non. Motion carried 3/0.

Chairman Schmid presented the following zoning permits:

- 2019-4 Robert & Kande Hymer – Installation of replacement fence at 1224 Elm St.
- 2019-5 Tarra & Cory Larsen – Construction of house at 615 Paul St.
- 2019-6 Gene Rice – Addition of commercial shed at 1210 4<sup>th</sup> St.

Commission member Jacobs made a motion to approve Zoning Permit applications 2019-4 through 2019-6. Commission member Becker seconded the motion. Commission members Becker, Jacobs, and Schmid voted aye, nays non. Motion carried 3/0.

Laura Berthelsen read portions of a letter from the Nebraska Chapter of the American Planning Association indicating that the St. Paul Comprehensive Plan was selected as the winner of the Implementation Award. The award will be presented on March 7, 2019, during the annual banquet at the Nebraska Annual Planning Conference in Kearney, Nebraska. City officials are encouraged to attend to accept the award.

Chairman Schmid announced that the next St. Paul Planning & Zoning Commission meeting will be held on March 25, 2019 at 7:00 p.m.

Chairman Schmid adjourned the meeting at 7:20 p.m.

Sincerely,

Matthew T. Helzer  
Zoning Administrator

Charles M. Schmid  
Chairman

Laura Berthelsen  
Planning Secretary

Zoning Classification B-1

Value \$ 6500.00

PERMIT NUMBER 2019-7  
FEE \$50.00 CASH CHECK# 1949

**APPLICATION FOR A SIGN PERMIT**

**St. Paul, Nebraska:** DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Business Owner/Applicant TONY COFFMAN Property Owner RIVER OF LIFE COMMUNITY CHURCH

Address 603 HOWARD AVE Address \_\_\_\_\_

City, State, Zip ST PAUL NE 68873 Phone Number 308 754 4100

Phone Number 308754-4100 Cell Phone 308 750 6226

Complete Legal Description of the Property CHURCH

Size of Proposed Sign AWNING ON HOWARD AVENUE SIDE OF BLDG AND WINDOW CLINGS

Type of Sign AWNING & WINDOW - DOOR CLINGS

Sign Construction/Material VINYL - METAL FRAME - LIT / VINYL WINDOW CLINGS

Where will sign be located on the property ABOVE FRONT

Distance from Front property line ATTACHED Rear property line N/A

Distance from Side property line N/A Second Side property line N/A

Is there a utility easement on either the back or side property? \_\_\_\_\_

Approximately when will construction Start Apr 1-15 Finish Apr 1-15

To Whom Should the Improvements be assessed? RIVER OF LIFE COMMUNITY CHURCH

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3-21-19  
*(Matt Helzer's signature)*

Recommendations needed before approval: \_\_\_\_\_

**For Office Use Only:**

Is the proposed use permitted within this zoning district? ✓ YES \_\_\_\_\_ NO

Does the proposed use meet all the required setback distances? ✓ YES \_\_\_\_\_ NO

Is a conditional use required for the proposed use? \_\_\_\_\_ YES ✓ NO

Has a Conditional Use Permit been issued for this proposed use? \_\_\_\_\_ YES \_\_\_\_\_ NO

If yes, when does it expire? \_\_\_\_\_

**DESIGN TYPE**

INTERIOR     EXTERIOR

NEON DISPLAYS     CHANNEL LETTERS

ILLUMINATED SIGNAGE     IRL CHANNEL LETTERS

TRAIL POLE SIGN     SINGLE POLE SIGN

MOUNTED SIGN     DIRECTIONAL

CHANGEABLE MESSAGE BOARD/LED DISPLAYS

**PROJECT TYPE**

NEW CONSTRUCTION

REMODELING

TENANT CHANGES

LANDLORD IMPROVEMENTS

CORPORATE CHANGES

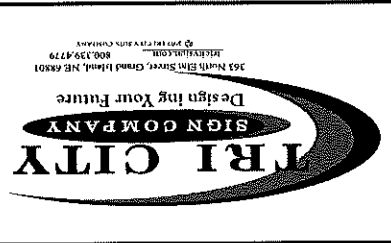
AMENDMENTS TO EXISTING SIGNAGE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**NOTICE:**

ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL BY AUTHORIZED CLIENT. AS OF APPROVAL BY THE UNDERSIGNED & DATED PRIOR TO THE SIGN COMPANY HOLDING ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Sales Rep: \_\_\_\_\_ Date: \_\_\_\_\_



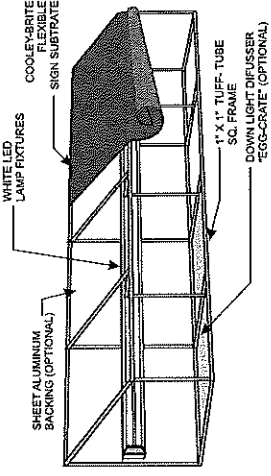
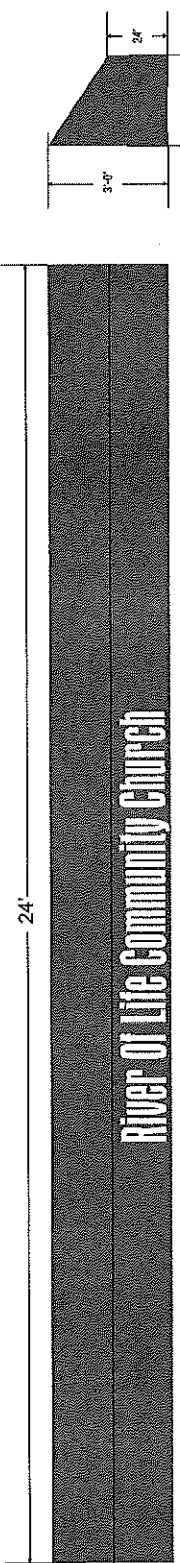
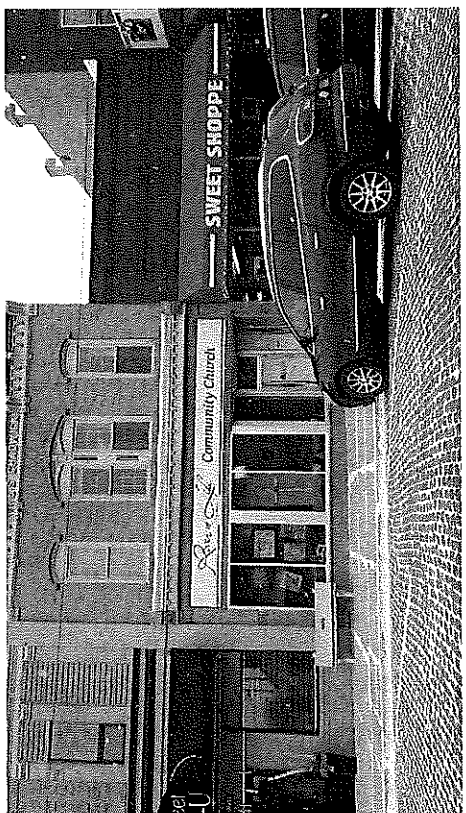
DRAWING NO. **82**

SALESPERSON: Bill Paetecis

DRAWN BY: Bill Paetecis

Scale: As Noted    INSPECTED BY: \_\_\_\_\_  
 Date: \_\_\_\_\_

Revised: \_\_\_\_\_



SCALE - 1/4" = 1'-0"

MANUFACTURE & INSTALL (1) ONE NEW INTERNALLY ILLUMINATED AWNING BUILT TO THE SPECS SHOWN.



March 16, 2019

City of Saint Paul  
Attn: Matt Helzer  
RE: Sign Permit - River of Life Community Church

Dear Matt,

Here is our permit request form for the awning and the perforated window and door clings. I'm submitting a grant request this week to the Saint Paul Development Corporation for assistance. Once that process has gone through it's requirements, we will move forward with the project.

If you need any additional information or if I've missed something on the form, please let me know.

Thank you for your help,  
Tony

A handwritten signature in blue ink that reads "Tony Coffman".

**Tony Coffman**  
Pastor  
River of Life Community Church  
603 Howard Ave.  
Saint Paul, NE 68873  
308.754.4100 office  
308.750.6226 mobile

603 Howard Ave  
PO Box 125  
St. Paul, NE 68873

308-380-6838

[www.takethedip.org](http://www.takethedip.org)



Zoning Classification R2

Value \$ 3,300

PERMIT NUMBER 2019-08

FEE \$ 25 CASH      CHECK#     

credit card

**APPLICATION FOR A FENCE PERMIT**

**St. Paul, Nebraska:** DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all requirement information is furnished.

Property Owner Shayla Nielsen Contractor American Fencing Company

Address 1311 7th St. Address 1605 N Shady Bend Rd, G1

City, State, Zip St. Paul, NE, 68873 Phone Number 308-395-0793

Phone Number 308-754-3020 Cell Phone     

Complete Legal Description of the Property Lot 3 and 515' of Lot 2, Block 55, original town

Address of Fence Site 1311 7th St. Size & kind: left. wooden fence

Replacement or new site New site

Approximately when will construction Start April 1st Finish June 1st

To Whom Should the Improvements be assessed? US property owners

Contact Utility Superintendent at (308) 754-4483 regarding Inspection. Matt Helzer Date of visit 3/21/19  
(Matt Helzer's signature)

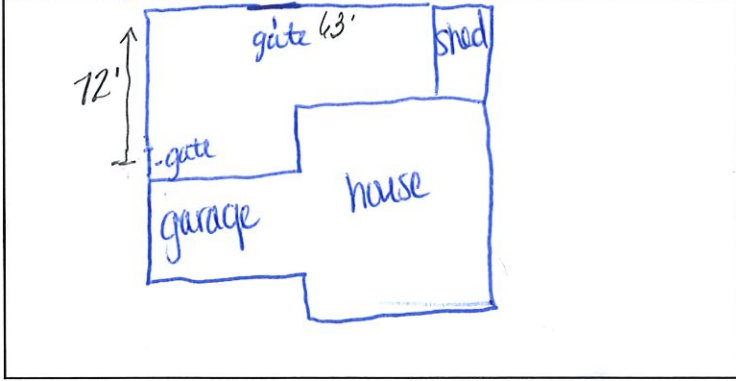
Recommendations needed before approval:     

**UST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date. The signature also indicates permission granted to the Zoning Administrator to inspect the demolition site in which this permit is granted at any time until completed.**

Signature of Applicant Shayla Nielsen Date 3/21/19

N  
Drawing:

S 6'6"  
from property line



12' from property line

**For Office Use Only:**  
Permit is Approved      Denied ES Date       
Zoning Administrator

Reasons for Denial:

**Application Fee: \$250.00**  
Paid: ✓ 2/28 Check ✓ Cash \_\_\_\_\_  
Acct: 10-230

**APPLICATION TO AMEND THE ZONING ORDINANCE**

Article 12 – City of St. Paul Zoning Ordinance

To Be Completed by Applicant:

Date Submitted: 2/25/19  
Name of Property Owner: St Paul Development Corporation  
Address: 423 Howard Ave P.O. Box 64 St Paul, NE 68873  
Telephone Number: 308 754-4661

Legal Description of Property Requesting to be Rezoned:  
See Attached

Current Zoning Classification: Agricultural ABR  
Requested Zoning Classification: 1-1 Light Industrial

Reason for Requested Rezoning: Develop property into a commercial / industrial area

**Attach a map showing proposed changes to the current Zoning Map.**

Note: The City of St. Paul and the adjacent one (1) mile area is zoned by dividing the area into Districts in accordance with the Comprehensive Plan. A single lot is not a Zoning District. A small area is not necessarily a Zoning District.

<b>Office Use Only</b>	
List of Adjacent Property Owners Received: <input checked="" type="radio"/> Yes <input type="radio"/> No	
Planning Commission Hearing Date: <u>3/25/19</u>	City Council Hearing Date: <u>4/1/19</u>
Notices Sent for P&Z Hearing: <u>3/5/19</u>	Notices Sent for City Council Hearing: <u>3/15/19</u>
Notices Posted for P&Z Hearing: <u>3/21/19</u>	Notices Posted for City Council Hng: _____
Approved by P&Z? Yes <input type="checkbox"/> No <input type="checkbox"/>	Approved by City Council? Yes <input type="checkbox"/> No <input type="checkbox"/>

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**S P D C**  
SAINT PAUL DEVELOPMENT CORPORATION

423 Howard Avenue · PO Box 64 · St Paul NE 68873 · 308-754-4661 · stpauldevcorp@gmail.com · stpaulnebraska.com

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January 2, 2019

To: Planning and Zoning Commission of the City of St Paul &  
City Council of the City of St Paul

***Request for Annexation of Contiguous Property:***

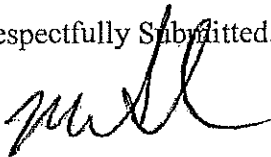
The St Paul Development Corporation requests the inclusion of the following property into the city limits of the City of St Paul:

**Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) and a strip of land along the South line of the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), formerly known as Tax Lot Thirteen (13), all in Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Howard County, Nebraska, EXCEPTING a tract therein conveyed to Galen Falk and Jane A. Falk as recorded in Deed Records Book 46, Page 536 of the Records of the County Clerk of Howard County, Nebraska and EXCEPTING a tract therein conveyed to the City of Saint Paul, Nebraska as recorded in Deed Records, Book 14 Page 1754 of the Records of the County Clerk of Howard County, Nebraska.**

This property has been identified for tax purposes as parcel #470860185. Following the successful adoption of the preliminary and final plat of this subject land, the property would also be identified as the Middle Loup Subdivision.

I have attached the survey of the property for identification and review purposes. If I can provide any further information please let me know.

Respectfully Submitted,



Mike Feeken  
Executive Director



ORDINANCE \_\_\_\_\_

AN ORDINANCE RELATING TO THE RE-ZONING OF REAL PROPERTY IN THE CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA, TO CHANGE THE ZONING MAP AND COMPREHENSIVE PLAN OF THE CITY OF SAINT PAUL IN CONFORMITY WITH SAID CHANGE; AND TO PROVIDE FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SAINT PAUL, HOWARD COUNTY, NEBRASKA:

SECTION 1: Pursuant to a Motion by the City Council, and after reviewing the report of the Saint Paul Planning Commission, and giving of all notices and after public hearing, the Zoning Classification of the following described property in the City of Saint Paul, Howard County, Nebraska, to-wit:

A TRACT OF LAND LOCATED IN THE REMAINING PART OF TAX LOT 13, IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THREE (3), TOWNSHIP FOURTEEN (14) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 96, ORIGINAL TOWN OF ST. PAUL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N88°23'29"E, ALONG THE SOUTH LINE OF A TRACT OF LAND RECORDED AND DESCRIBED IN RECORD BOOK 14, PAGE 1754 OF THE HOWARD COUNTY CLERK'S OFFICE, A DISTANCE OF 79.69 FEET; THENCE N00°11'37"W, ALONG THE EAST LINE OF SAID RECORD TRACT, A DISTANCE OF 53.59 FEET TO THE NORTH LINE OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 2, SPDC SECOND SUBDIVISION; THENCE N88°21'35"E, ALONG SAID NORTH LINE OF TAX LOT 13, A DISTANCE OF 1245.87 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHEAST CORNER OF LOT 1, SPDC SUBDIVISION; THENCE S00°42'38"E, ALONG THE EAST LINE OF SAID TAX LOT 13, A DISTANCE OF 1447.94 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4) OF SECTION 3 AND ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 13; THENCE S88°23'53"W, ALONG THE SOUTH LINE OF SAID LOT 13 AND ALSO BEING THE SOUTH LINE OF SAID SW1/4, SE1/4, A DISTANCE OF 1067.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AS RECORDED AND DESCRIBED IN BOOK 28, PAGE 24, OF THE HOWARD COUNTY CLERK'S OFFICE; THENCE N46°19'06"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 337.77 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, HAVING A DELTA ANGLE OF 01°58'26", HAVING A RADIUS OF 753.51 FEET, AND CHORD BEARING OF N44°09'59"W A CHORD DISTANCE OF 25.96 FEET TO A POINT ON THE EAST LINE OF LOT 2, BLOCK 113, ORIGINAL TOWN AND THE WEST LINE OF SAID TAX LOT 13 AND ALSO BEING THE SOUTHWEST CORNER OF

A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORD BOOK 39, PAGE 510 OF THE HOWARD COUNTY CLERK'S OFFICE; THENCE N89°31'32"E, ALONG THE SOUTH LINE OF SAID RECORDED TRACT, A DISTANCE OF 160.11 FEET TO THE SOUTHEAST CORNER OF SAID RECORD TRACT; THENCE N00°40'26"W, AND 160.0 FEET PARALLEL WITH THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 446.80 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORD BOOK 46, PAGE 536; THENCE S88°55'04"W, ALONG THE NORTH LINE OF SAID RECORD TRACT OF LAND, A DISTANCE OF 160.07 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 112, ORIGINAL TOWN AND ALSO BEING THE WEST LINE OF SAID TAX LOT 13; THENCE N00°44'46"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 80.10 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 97, ORIGINAL TOWN AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AND DESCRIBED IN DEED RECORD BOOK 46, PAGE 536; THENCE N88°51'58"E, ALONG THE SOUTH LINE OF SAID RECORD TRACT OF LAND, A DISTANCE OF 159.63 FEET THE SOUTHEAST CORNER OF SAID RECORD TRACT OF LAND; THENCE N00°34'45"W, ALONG THE EAST LINE OF SAID RECORD TRACT AND 160.0 FEET PARALLEL WITH THE WESTERLY LINE OF SAID TAX LOT 13, A DISTANCE OF 264.11 FEET TO THE NORTHEAST CORNER OF SAID RECORD TRACT OF LAND; THENCE S89°03'10"W, ALONG THE NORTH LINE OF SAID RECORD TRACT OF LAND, A DISTANCE OF 160.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 97, ORIGINAL TOWN; THENCE N00°40'01"W, ALONG THE WEST LINE OF SAID TAX LOT 13, A DISTANCE OF 344.53 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,768,485.69 SQUARE FEET OR 40.599 ACRES MORE OR LESS OF WHICH 8.512 ARE NEW DEDICATED RIGHT-OF-WAY.

is hereby reclassified from Agricultural Residential District (AGR) to I-1 Light Industrial District (I-1).

SECTION 2: This Ordinance shall take effect and be in full force and effect from and after it passage, approval and publication or posting according to law.

SECTION 3: The City Clerk is directed to amend the zoning map of the City of Saint Paul, Howard County, Nebraska in accordance with the terms of this Ordinance.

PASSED AND APPROVED this \_\_\_\_\_ day of March, 2019.

CITY OF SAINT PAUL, NEBRASKA

By \_\_\_\_\_  
Joel M. Bergman, Mayor

ATTEST:

\_\_\_\_\_  
Connie Jo Beck, City Clerk

(SEAL)

Date: 2/25/19

Permit #: pd 2/25/19  
Filing Fee: \$250.00 Ck  Cash

### Application for Subdivision

City of St. Paul, Nebraska

Items 1 through 14 must be filled out completely before acceptance of this application for processing.

1. Subdivision Name: Middle Loup Subdivision

2. Applicant's Name: St Paul Development Corporation

3. Applicant's Address and Phone: 423 Howard Ave P.O. Box 64 St Paul

4. Legal Description of Property from which the Subdivision is being made: \_\_\_\_\_

See Attached

5. Owner's Name, Address and Phone numbers (home/work/cell): \_\_\_\_\_

St Paul Development Corp 308-754-4661

6. Present use of subject property: Agricultural

7. Desired use of subject property: Light industrial commercial park

8. Area from which the Subdivision is being taken \_\_\_\_\_ Area in proposed Subdivision \_\_\_\_\_

9. Will the Subdivision result in any increases in service requirements such as utilities, schools, traffic control, streets, bridges, etc., or will it interfere with maintaining existing service levels? Yes  No

10. Is there direct access to an improved road or street? Yes  No

11. Has the proposed tract been previously split in accordance with these regulations or the zoning regulations?  
Yes  No  [If Yes, complete the Vacating Subdivision application and fee.]

12. Is there a Plat or site plan to attach now? Yes  No

13. Engineer's name, address & phone numbers: Oleson

14. Signature of Land Owner (all names on deed): [Signature] Mike Feehan - St Paul

Development Corp.

#### FOR OFFICE USE:

Date of Pre-plate conference: \_\_\_\_\_ Date of Notifications: 3/5/19

Notifications: School Dist.  County  HGRPPD  Fire  FID  NDOR

Does the proposed plat meet all the subdivision requirements? Yes  No  If not, list the discrepancies: \_\_\_\_\_

Date Plat before P&Z Comm: Preliminary 3/25/19 Final \_\_\_\_\_ Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

Date Plat before City Council: Preliminary 4/1/19 Final \_\_\_\_\_ Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

P&Z Chairman's signature: \_\_\_\_\_ Mayor's signature: \_\_\_\_\_

---

**S P D C**  
SAINT PAUL DEVELOPMENT CORPORATION

423 Howard Avenue · PO Box 64 · St Paul NE 68873 · 308-754-4661 · stpauldevcorp@gmail.com · stpaulnebraska.com

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January 2, 2019

To: Planning and Zoning Commission of the City of St Paul &  
City Council of the City of St Paul

***Request for Annexation of Contiguous Property:***

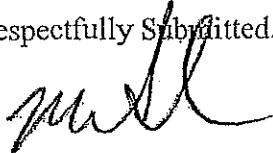
The St Paul Development Corporation requests the inclusion of the following property into the city limits of the City of St Paul:

**Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) and a strip of land along the South line of the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), formerly known as Tax Lot Thirteen (13), all in Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Howard County, Nebraska, EXCEPTING a tract therein conveyed to Galen Falk and Jane A. Falk as recorded in Deed Records Book 46, Page 536 of the Records of the County Clerk of Howard County, Nebraska and EXCEPTING a tract therein conveyed to the City of Saint Paul, Nebraska as recorded in Deed Records, Book 14 Page 1754 of the Records of the County Clerk of Howard County, Nebraska.**

This property has been identified for tax purposes as parcel #470860185. Following the successful adoption of the preliminary and final plat of this subject land, the property would also be identified as the Middle Loup Subdivision.

I have attached the survey of the property for identification and review purposes. If I can provide any further information please let me know.

Respectfully Submitted,



Mike Feeken  
Executive Director

**OFFICIAL SURVEY RECORD**  
 PART OF TAX LOT 13 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4, SE1/4)  
 OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 10 WEST, HOWARD COUNTY, NEBRASKA

**SURVEY TRACT NO. 1 DESCRIPTION:**

A Survey Tract of land located in the remaining part of Tax Lot 13, Section 3, Township 14 North, Range 10 West of the 6th P.M., Howard County, Nebraska, more particularly described as follows:

Beginning at a Northeast Corner of Block 98, Original Town of St. Paul, and 54.72 feet South of the Northwest Corner of said Lot 13; thence North 85°23'47" East on the South line of a tract of land recorded and described in record Book 14, page 1754 of the Howard County Clerk's Office, a distance of 90.05 feet; thence North 00°36'05" East on the East line of said Record Tract a distance of 53.74 feet to the North line of said Lot 13; thence North 89°22'54" East on the northern line of said Lot 13 a distance of 1245.92 feet to the Northeast Corner of said Lot 13; thence South 00°19'14" West on the eastern line of said Lot 13 a distance of 1447.98 feet to the Southeast Corner of the Southeast Quarter of the Southeast Quarter (SW1/4, SE1/4), of said Section 3 and the Southeast Corner of said Lot 13; thence South 99°25'19" West on the southerly line of said Lot 13 and the southerly section line of the Southwest Quarter of the Southeast Quarter (SW1/4, SE1/4), of said Section 3, a distance of 1087.59 feet to the East right-of-way line of State Highway 281, recorded and described in Book 28, page 24 of the Howard County Clerk's Office; thence North 45°17'25" West on said easterly Right-of-way line a distance of 337.74 feet, thence continuing on the said easterly Right-of-way line 25.84 feet on a 753.57 foot radius curving to the right with a chord bearing of North 42°59'28" West and a chord distance of 25.84 feet to the West line of said Lot 13 and the Southwest Corner of a tract of land recorded and described in Deed Record Book 39, page 4510 of the Howard County Clerk's Office; thence South 89°28'19" East on the southerly line of said record tract a distance of 160.06 feet to the Southeast Corner of said Record Tract; thence North 00°20'37" East and 160.00 feet parallel with the westerly line of said Lot 13 a distance of 446.77 feet to the Northeast Corner of a tract of land recorded and described in Deed Record Book 46, page 536; thence South 89°57'34" West on the northerly line of said record tract of land a distance of 160.00 feet to the West line of said Lot 13; thence North 00°20'35" East on the westerly line of said Lot 13 a distance of 160.02 feet to the Southeast corner of said record tract of land; thence North 00°20'37" East on the easterly line of said record tract and 160.00 feet parallel with the westerly line of said Lot 13 a distance of 284.30 feet to the Northeast corner of said record tract of land; thence North 89°59'45" West on the northerly line of said record tract of land a distance of 160.00 feet; thence North 00°20'35" East on the westerly line of said Lot 13 a distance of 344.58 feet to the point of beginning containing a calculated area of 1788545.1 Square Feet or 40.60 Acres, more or less. Subject to all easements, restrictions, and agreements of record.

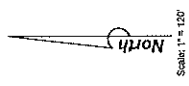
**RECORD DESCRIPTION:**

Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) and a strip of land along the South line of the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4), formerly known as Tax Lot Thirteen (13), all in Section Three (3), Township Fourteen (14) North, Range Ten (10) West of the 6th P.M., Howard County, Nebraska, EXCEPTING a tract there in conveyed to Galen Falk and Jane A. Falk as recorded in Deed Records, Book 46, Page 536 of the Records of the County Clerk of Howard County, Nebraska and EXCEPTING a tract therein conveyed to the City of Saint Paul, Nebraska as recorded in Deed Records, Book 14, Page 1754 of the Records of the County Clerk of Howard County, Nebraska.

**SURVEYOR NOTES:**

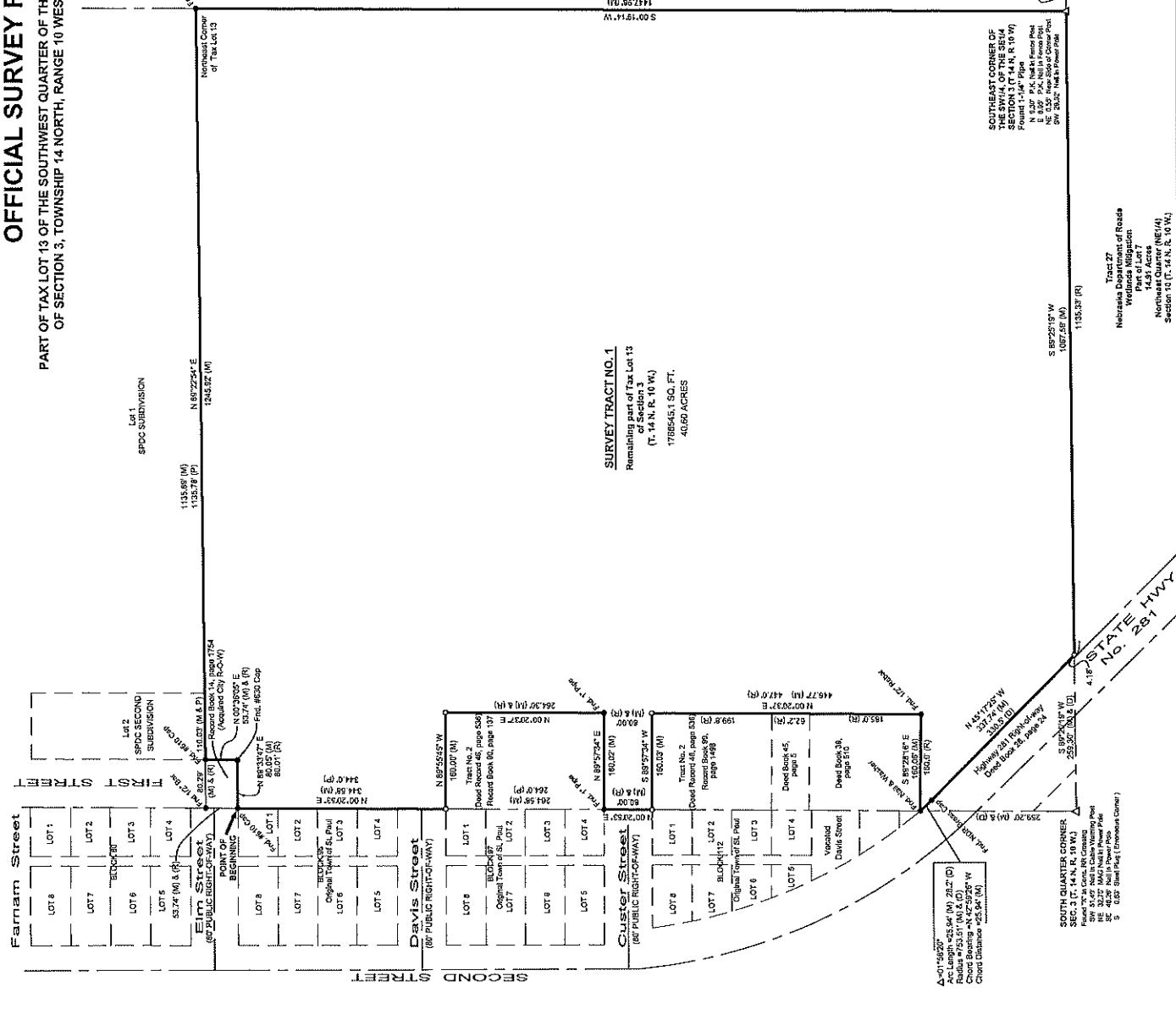
The Survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreement, adjoiners, and other recorded documents which might affect the quality of the property.

- Legend**
- = Corner (as recorded)
  - = Corner (as calculated)
  - = Corner Set 12" x 24" Return w/ Cap 16.0
  - X = Calculated Point
  - △ = Section Corner (See Description)
  - (M) = Measured Distance
  - (P) = Placed Distance
  - (R) = Reputed Distance
  - (D) = Deduced Distance



I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

James L. Blodgett  
 License Number 15610  
 Pages covered by this seal 1  
 DATE: 11/17/2015



## Laura Berthelsen

---

**From:** Brian Friedrichsen <bfriedrichsen@olsson.com>  
**Sent:** Thursday, February 28, 2019 2:37 PM  
**To:** Laura Berthelsen  
**Subject:** RE: Middle Loup Subdivision - Cost Estimate

Sorry forgot to mention. I spoke with Mike Feeken this morning and they were planning on taking care of the entire project, so the City will not have any costs associated with it.

---

**From:** Laura Berthelsen <laurab@cityofstpaulne.org>  
**Sent:** Thursday, February 28, 2019 2:35 PM  
**To:** Brian Friedrichsen <bfriedrichsen@olsson.com>  
**Subject:** Middle Loup Subdivision - Cost Estimate

Thanks Brian. Can you tell me which costs will be borne by the City and which by the SPDC?  
Laura

---

**From:** Brian Friedrichsen [<mailto:bfriedrichsen@olsson.com>]  
**Sent:** Thursday, February 28, 2019 2:15 PM  
**To:** Laura Berthelsen  
**Cc:** [stpauldevcorp@gmail.com](mailto:stpauldevcorp@gmail.com)  
**Subject:** Middle Loup Subdivision - Cost Estimate

Laura,

Attached is the preliminary engineers estimate for the Middle Loup Subdivision for your use at the planning and zoning meeting. If you need any additional information please let me know.

Thanks,

**Brian J. Friedrichsen, EI**  
Civil

D 308.398.2946  
C 308.750.4326

201 E. Second Street  
Grand Island, NE 68801  
O 308.384.8750

**olsson**

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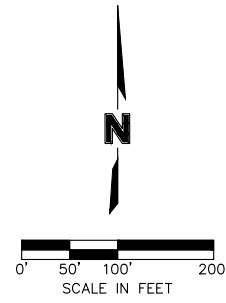
[View Legal Disclaimer](#)

<b>St. Paul EDC Paul Property (Phase I)(updated 2-28-2019)</b>					
	<b>Item</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Cost</b>
1	Mobilization	LS	1	\$70,591.25	\$70,591.25
2	Clear & Grub	LS	1	\$20,000.00	\$20,000.00
3	Excavation	CY	19400	\$5.00	\$97,000.00
4	7" Concrete Paving w/ Integral C & G	SY	13429	\$40.00	\$537,160.00
5	Paving Subgrade Prep	SY	14773	\$4.00	\$59,092.00
6	36" Storm Sewer F.E.S.	EA	1	\$1,200.00	\$1,200.00
7	Storm Sewer MH (5' Depth)	EA	3	\$5,000.00	\$15,000.00
8	Storm Sewer Curb Inlet	EA	7	\$3,000.00	\$21,000.00
9	24" Storm Sewer Pipe	LF	716	\$75.00	\$53,700.00
10	18" Storm Sewer Pipe	LF	165	\$60.00	\$9,900.00
11	36" Storm Sewer Pipe	LF	1528	\$90.00	\$137,520.00
12	Sanitary Sewer Lift Station	EA	1	\$45,000.00	\$45,000.00
13	Sanitary Sewer MH (5' Depth)	EA	6	\$5,000.00	\$30,000.00
14	8" Sanitary Sewer Pipe	LF	1476	\$30.00	\$44,280.00
15	4" Sanitary Sewer Force Main	LF	788	\$45.00	\$35,460.00
16	4" Sanitary Sewer Service	LF	440	\$24.00	\$10,560.00
17	Sanitary Sewer Connection	EA	11	\$250.00	\$2,750.00
18	Addt. MH Depth	VF	9.09	\$400.00	\$3,636.00
19	8" Water Line	LF	2423	\$25.00	\$60,575.00
20	1" Water Service	LF	469	\$18.00	\$8,442.00
21	Water Service Connection	EA	11	\$650.00	\$7,150.00
22	Seeding	AC	17	\$2,200.00	\$37,400.00
23	Dewatering	LS	1	\$175,000.00	\$175,000.00
<b>Total</b>					<b>\$1,482,416.25</b>
<b>25% Cont. &amp; Eng.</b>					<b>\$370,604.06</b>
<b>Total Construction Cost</b>					<b>\$1,853,020.31</b>

<b>St. Paul EDC Paul Property (Phase II)(updated 2-28-2019)</b>					
	<b>Item</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Cost</b>
1	Mobilization	LS	1	\$23,662.10	\$23,662.10
2	Clear & Grub	LS	1	\$20,000.00	\$20,000.00
3	7" Concrete Paving w/ Integral C & G	SY	6688	\$40.00	\$267,520.00
4	Paving Subgrade Prep	SY	7357	\$4.00	\$29,428.00
5	18" Storm Sewer F.E.S.	EA	2	\$900.00	\$1,800.00
6	Storm Sewer Curb Inlet	EA	2	\$3,000.00	\$6,000.00
7	18" Storm Sewer Pipe	LF	256	\$60.00	\$15,360.00
8	Sanitary Sewer MH (5' Depth)	EA	3	\$5,000.00	\$15,000.00
9	8" Sanitary Sewer Pipe	LF	711	\$30.00	\$21,330.00
10	4" Sanitary Sewer Service	LF	360	\$24.00	\$8,640.00
11	Sanitary Sewer Connection	EA	9	\$250.00	\$2,250.00
12	Addt. MH Depth	VF	3.11	\$400.00	\$1,244.00
13	8" Water Line	LF	1616	\$25.00	\$40,400.00
14	1" Water Service	LF	330	\$18.00	\$5,940.00
15	Water Service Connection	EA	9	\$650.00	\$5,850.00
16	Seeding	AC	3.4	\$2,200.00	\$7,480.00
17	Dewatering	LS	1	\$25,000.00	\$25,000.00
<b>Total</b>					<b>\$496,904.10</b>
<b>25% Cont. &amp; Eng.</b>					<b>\$124,226.03</b>
<b>Total Construction Cost</b>					<b>\$621,130.13</b>

**Total Construction Cost (Phase I and Phase II)                      \$2,474,150.44**





**STORM SEWER CALCULATION**

$Q_2 = 16.32$  CFS  
 $Q_5 = 10.30$  CFS  
 $Q_{10} = 22.87$  CFS  
 $Q_{25} = 23.62$  CFS

**SYSTEM CAPACITY**

21.09 CFS

USER: bfriedrichsen

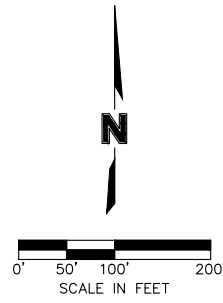
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 XREFS: V\_XTPO\_SPM\_015-3062\_015-3062\_Aerial C\_PBASE\_53062

**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION  
 January 03, 2019  
 DATE PRINTED  
 OLSSON ASSOCIATES

REV. NO.	DATE	REVISIONS DESCRIPTION

**PRELIMINARY PLAT LAYOUT UTILITIES**  
**ST. PAUL DEVELOPMENT CORPORATION**  
**MIDDLE LOUP SUBDIVISION**  
**ST. PAUL, NE**  
 2016  
 REVISIONS

drawn by:	BJF
checked by:	JJP
approved by:	
QA/QC by:	
project no.:	015-3062
drawing no.:	
date:	Dec-18



**EARTHWORK QUANTITIES**

CUT: 55,998 CY

FILL: 55,512 CY

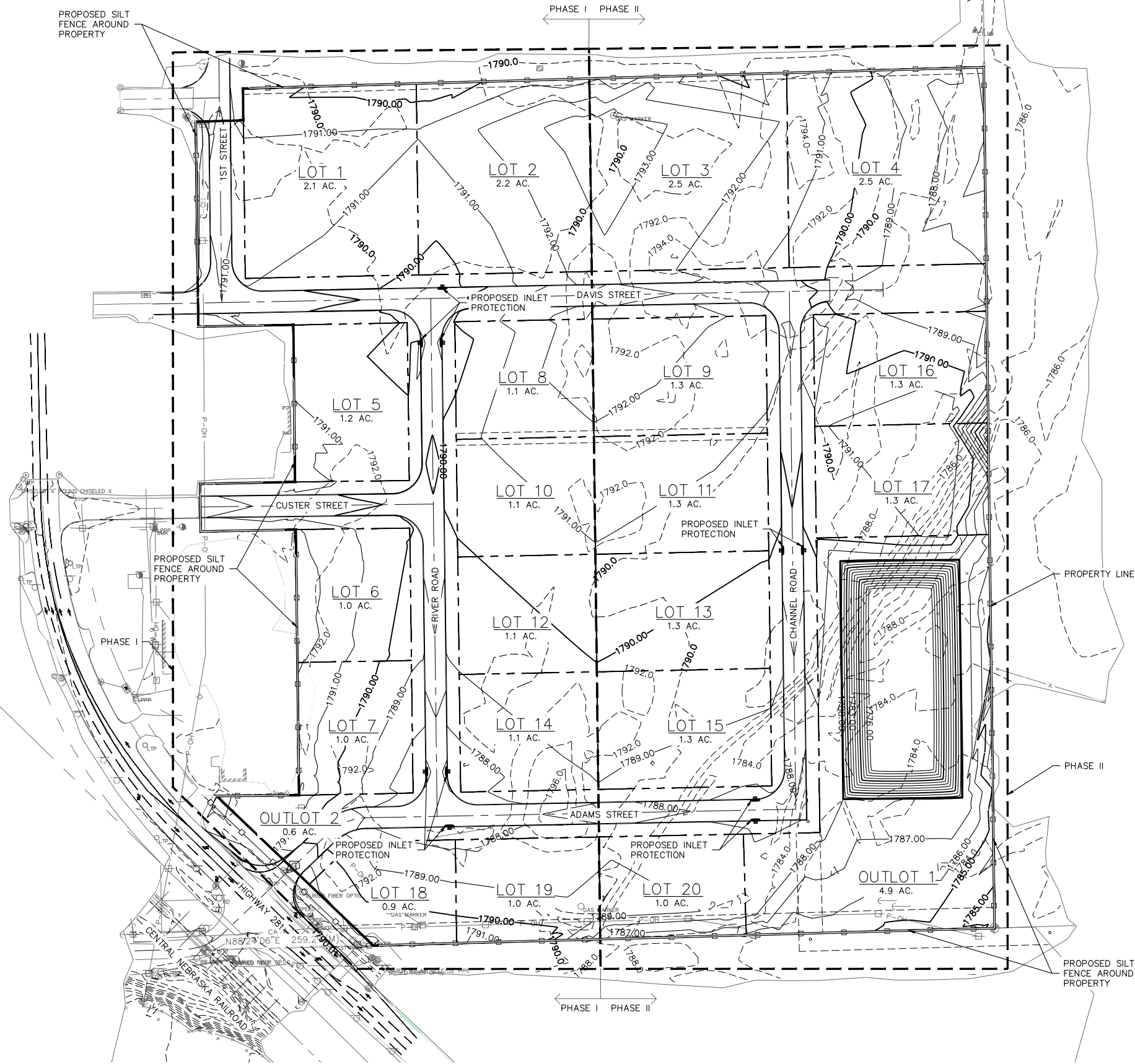
NET: 486 CY (CUT)

**NOTE:**

1. PORTIONS OF THE SOUTHEAST AREA OF THE PROPERTY ARE LOCATED IN THE FLOOD PLAIN.
2. NO FILL FACTOR HAS BEEN APPLIED

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR



USER: bfriedrichsen

DWG: F:\Projects\015-3062\40-Design\AutoCAD\Preliminary Plans\Sheets\PBIN\C\_PLT\_53062(updated 10-13-2017).dwg  
 DATE: Jan 03, 2019 4:02pm XREFS: V\_XTP0\_SPM\_015-3062 015-3062\_Aerial C\_PBASE\_53062

**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION  
 January 03, 2019  
 DATE PRINTED  
 OLSSON ASSOCIATES

REV. NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY PLAT LAYOUT GRADING & EROSION PLAN	2016
ST. PAUL DEVELOPMENT CORPORATION MIDDLE LOUP SUBDIVISION	
ST. PAUL, NE	

drawn by: BJF  
 checked by: JP  
 approved by:    
 QA/QC by:    
 project no.: 015-3062  
 drawing no.:    
 date: Dec-18











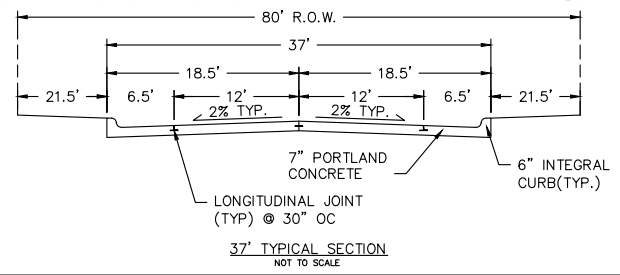
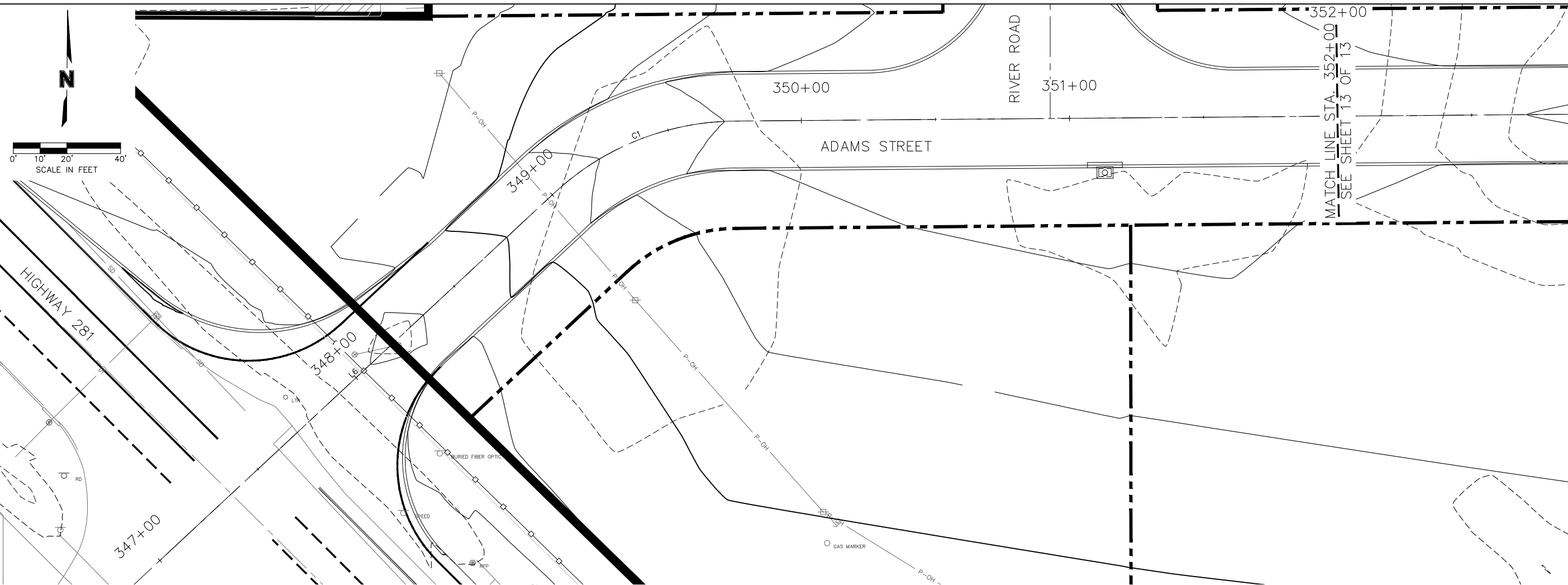




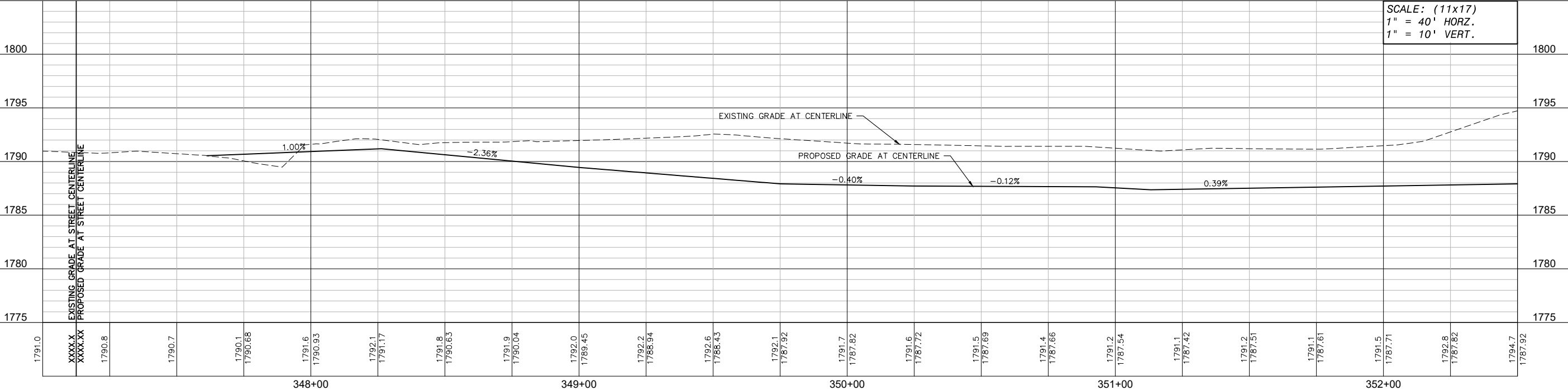


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USER: bfriedrichsen



ADAMS STREET						
NO.	STATION	NORTHING	EASTING	LENGTH	LINE/CHORD BEARING	RADIUS (FT)
L6	347+00.00	504305.4234	2067539.0566	201.00'	N46°21'46"E	
	349+01.00	504444.1309	2067684.5246			
C1	PC= 349+01.00	504444.1309	2067684.5246	74.18'	N67°36'52"E	100.0000
	PI= 349+39.89	504470.9693	2067712.6711			
	PT= 349+75.18	504471.7389	2067751.5546			
L7	349+75.18	504471.7389	2067751.5546	720.77'	N88°51'58"E	
	356+95.95	504486.0023	2068472.1798			



SCALE: (11x17)  
 1" = 40' HORZ.  
 1" = 10' VERT.

**OLSSON ASSOCIATES**  
 201 East 2nd Street  
 P.O. Box 1072  
 Grand Island, NE 68802-1072  
 TEL 308.384.8750  
 FAX 308.384.8752  
 www.olsonassociates.com

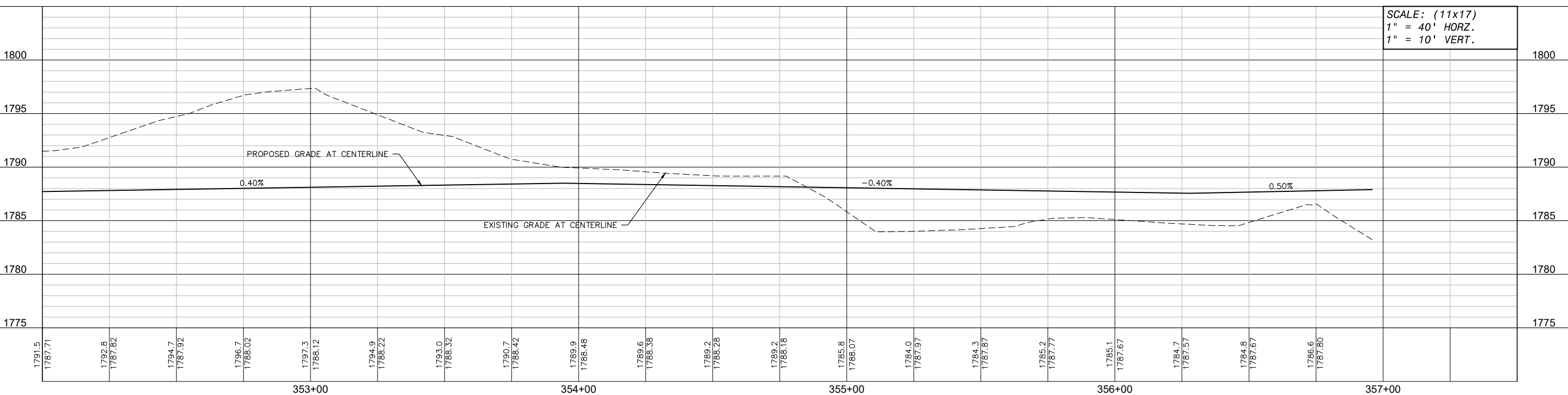
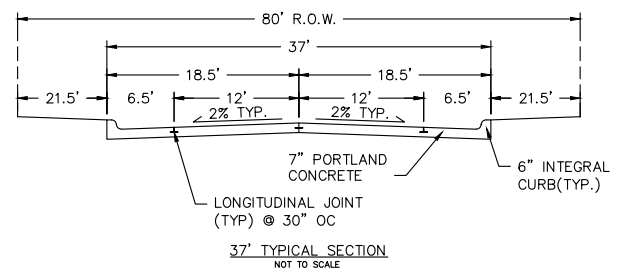
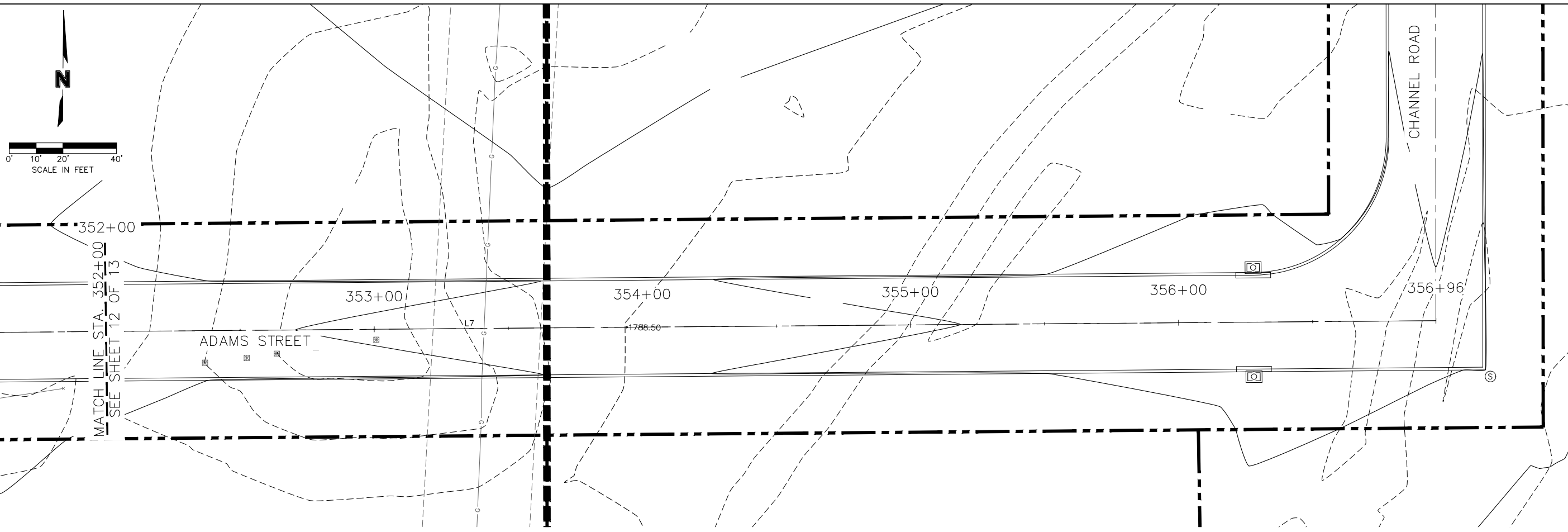
**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION  
 January 03, 2019  
 DATE PRINTED  
 OLSSON ASSOCIATES

REV. NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY PLAT LAYOUT  
 ADAMS STREET P & P STA. 347+00 TO STA. 352+00  
 ST. PAUL DEVELOPMENT CORPORATION  
 MIDDLE LOUP SUBDIVISION  
 ST. PAUL, NE 2016

drawn by: BJF  
 checked by: JB  
 approved by: JB  
 QA/QC by: JB  
 project no.: 015-3062  
 drawing no.:  
 date: Dec-18

DWG: F:\Projects\015-3062\40-Design\AutoCAD\Preliminary Plans\Sheets\PBIN\C\_PLT\_53062(updated 10-13-2017).dwg  
 DATE: Jan 03, 2019 4:03pm XREFS: V\_XTPO\_SPM\_015-3062 015-3062\_Aerial C\_PBASE\_53062 USER: bfriedrichsen



TEL 306.364.8750  
FAX 306.364.8752  
www.olssonassociates.com

**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION  
January 03, 2019  
DATE PRINTED  
OLSSON ASSOCIATES

REV. NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY PLAT LAYOUT  
ADAMS STREET P & P STA. 352+00 TO STA. 356+96

ST. PAUL DEVELOPMENT CORPORATION  
MIDDLE LOUP SUBDIVISION

2016

drawn by: BJF  
checked by: JB  
approved by: \_\_\_\_\_  
QA/QC by: \_\_\_\_\_  
project no.: 015-3062  
drawing no.: \_\_\_\_\_  
date: Dec-18

SHEET  
13 of 13