



THE REGIONAL PLANNING COMMISSION
of Hall County, Grand Island, Wood River and
the Villages of Alda, Cairo and Doniphan, Nebraska.

Meeting Agenda of Hall County Regional Planning Commission
Council Chambers
100 E First Street
July 1, 2026 6:00 PM

1. CALL TO ORDER

This is an open meeting of the Hall County Planning Commission. The Hall County Planning Commission abides by the Open Meetings Act in conducting business. A copy of the Open Meetings Act is displayed in the back of this room as required by state law.

The Planning Commission may vote to go into Closed Session on any agenda item as allowed by state law.

The Chair of the meeting may change the order of items on the agenda to accommodate the public.

2. MEETING MINUTES

- a. Minutes - June 3, 2026 Meeting.

3. RESERVE TIME TO SPEAK

4. PUBLIC HEARINGS

5. CONSENT AGENDA

- a. **Final Plat: Trinity Heights 4th Subdivision - Grand Island** - 6.35 acres located east of Trinity Street and north of State Street in Grand Island (28 Lots).
- b. **Final Plat: Norwood 4th Subdivision - Grand Island** - 16.43 acres located east of Saint Paul Road and south of 20th Street in Grand Island (2 Lot).
- c. **Final Plat: Coco Beach One Subdivision - Grand Island ETJ** - 4.51 acres located west of Shady Bend Road and south of Stolley Park Road (1 Lot).
- d. **Final Plat: Garden Place 3rd Subdivision - Grand Island ETJ** - 12.30 acres located east of Saint Paul Road and south of Airport Road (3 lots).
- e. **Final Plat: Husker Subdivision - Hall County** - 2.41 acres located north of Husker Highway and east of Nebraska Highway 11 in Hall County (1 Lot).
- f. **Final Plat: Staaberson Acres Subdivision - Hall County** - 18.49 acres located south of Loup River and west of US Highway 281 in Hall County (2 lots).

6. SPECIAL ITEMS

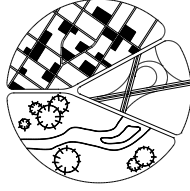
- a. Comp Plan and Payment of Claims
- b. Discussion on what to do with new and redefined land uses such as Data Centers, Bread Sheds and Micro-Manufacturing

7. DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.

8. NEXT MEETING DATE

August 5, 2026 6:00 PM



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
June 3, 2026

The meeting of the Regional Planning Commission was held Wednesday, June 3, 2026, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on May 22, 2026.

Present:

Darrell Nelson

Tom Barnes

Jaye Monter

Les Ruge

Keith Ostermeier

Leonard Rainforth

Al Avery

Absent: Pat O’Neill, Megan Goplin, Tyler Doane, Jamie Simmerman and Greg Robb

Other:

Staff: Chad Nabity and Norma Hernandez

Press:

1. Call to order.

Vice Chair Monter called the meeting to order at 6:00 p.m.

Monter stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

Monter also noted the Planning Commission may vote to go into Closed Session on any agenda item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of May 6, 2026, meeting.

Changes made to the minutes included.

Reserve time to speak – Jennifer Klanecky changed agenda item from 4C to 4A

Added agenda item and addresses to Adam Ferguson, Brian Degan and John Merhring.

Item 4A – corrected Adam Ferguson’s name.

Item 4C – added Opened the public hearing and closed the public hearing and added comments for John Merhring and Jason Clark.

A motion was made by Rainforth and second by Barnes to approve the minutes of May 6, 2026, meeting with corrections.

The motion was carried with 7 members voting in favor (Nelson, Monter, Ruge, Barnes, Rainforth, Avery and Ostermeier) and no members voting no, no members abstaining and five members absent (O’Neill, Goplin, Doane, Simmerman and Robb).

3. Reserve Time to Speak.

4. Public Hearings:

- a. **Hall County, Nebraska Rezoning – A-2 Secondary Agricultural Zone to a PUD.** Planned Unit Development Zone: A rezoning of property located north of One-R Road and east of U.S. Highway 281 from A-2: Secondary Agricultural Zone and PUD Planned Unit Development to PUD: Planned Unit Development Zone in Hall County, Nebraska. C-17-26HC

Monter opened the public hearing.

Nabity stated that the agenda item was previously presented about a year ago. The applicant is requesting to rezone 47.34 acres from A-2: Secondary Agricultural Zone and PUD Planned Unit Development to PUD Planned Unit Development and an amendment to the original subdivision agreement of the property. The applicant has acquired an adjacent building site and surrounding dryland crop ground located north of the existing subdivision. The owner of the property offered to sell the building site and adjoining agricultural land, which is now proposed to be incorporated into the existing subdivision. The proposed plat revisions would create one additional lot and reconfigure existing lots lines. The lots have been reshaped to incorporate the former building site and additional acreage. Lot 2 has been expanded, and additional land has been added to Lot 3. The applicant is requesting an increase in the allowable surface area. The current limit of 10,000 square feet would be increased to 20,000 square feet per lot.

Monter closed the public hearing

A motion was made by Nelson and second by Ruge to approve the rezoning request from A-2: Secondary Agricultural Zone and PUD Planned Unit Development to PUD: Planned Unit Development Zone of 47.34 acres north of One-R Road and east of U.S. Highway 281 with the finding of fact it meets the comprehensive plan and engineering status and the final plat.

The motion was carried with 6 members voting in favor (Nelson, Monter, Ruge, Barnes, Rainforth and Avery) and one member voting no (Ostermeier), no members abstaining and five members absent (Robb, O’Neill, Goplin, Doane and Simmerman).

5. Consent Agenda

- a. Johnson Acres Subdivision- Final Plat – Grand Island ETJ (Merrick County) – 35.05** acres located east of Gunbarrel Road and south of A Road in Merrick County.
- b. JBA Main Second - Final Plat – Grand Island – 1.498** acres located west of Custer Ave and north of Old Potash Ave in Grand Island.

A motion was made by Avery and second by Barnes to approve all items on the consent agenda.

The motion was carried with 7 members voting in favor (Nelson, Ruge, Rainforth, Monter, Avery, Ostermeier and Barnes) with no members voting no and no members abstaining and five members absent (O’Neill, Goplin, Doane, Simmerman and Robb).

6. Special Items.

- a. Comp Plan update and Payment of Claims**

A motion was made by Rainforth and second by Avery to approve payment of claims.

The motion was carried with 7 members voting in favor (Nelson, Monter, Avery, Ostermeier, Rainforth, Ruge and Barnes) with no members voting no and no members abstaining and five members absent (O’Neill, Goplin, Doane, Simmerman and Robb).

Next Meeting Date:

July 1, 2026, at 6:00 p.m.

7. Adjourn

Vice Chair Monter adjourned the meeting at 6:25pm

Leslie Ruge, Secretary
By Norma Hernandez



THE REGIONAL PLANNING COMMISSION
of Hall County, Grand Island, Wood River and
the Villages of Alda, Cairo and Doniphan, Nebraska.

AGENDA MEMO

To: Regional Planning Commission

Agenda: Regional Planning Commission Meeting

Date: July 1, 2026

Item #: 5.a.

Subject: **Final Plat: Trinity Heights 4th Subdivision - Grand Island** - 6.35 acres located east of Trinity Street and north of State Street in Grand Island (28 Lots).

Staff Contact: Chad Nabity

BACKGROUND: The 6.35-acre site, located east of Trinity Street and north of State Street, is proposed to be reconfigured from two lots into 28 lots. The subdivision will serve as a continuation of the approved Trinity Heights Preliminary Plat and is intended to accommodate duplex residential development on each lot, consistent with the existing development pattern within the neighborhood.

DISCUSSION: The proposed Final Plat includes 28 lots and is planned for duplex residential development on each lot. The property is currently zoned R3SL (Medium Density Residential Small-Lot Zone), which supports the proposed residential density and is consistent with the comprehensive plan and with the approved Trinity Heights development.

FISCAL IMPACT: No fiscal impact.

ALTERNATIVES: Recommend approval of the plat as submitted.
Recommend approval of the plat with modifications.
Recommend denial of the plat as submitted.

RECOMMENDATION: Recommend approval of the plat.

SAMPLE MOTION: Move to recommend approval of the plat as submitted.

ATTACHMENTS:

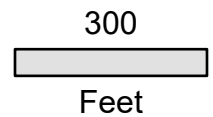
1. Trinity Heights 4th Aerial Location Map.pdf
2. 2025-080 Arrowhead GI Trinity Heights Plat (6-25-26 updated 2).pdf

3. Trinity Heights Plat Application.pdf

PROPOSED SUBDIVISION AERIAL MAP



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aida, Cairo and Doniphan, Nebraska



PRELIMINARY

TRINITY HEIGHTS FOURTH SUBDIVISION FINAL PLAT

A REPLAT OF LOTS 1 & 2, OF TRINITY HEIGHTS SECOND SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



LEGAL DESCRIPTION
A REPLAT OF LOTS 1 & 2, "TRINITY HEIGHTS SECOND SUBDIVISION", CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

SURVEYOR'S NOTE BEARINGS BASED ON HALL COUNTY L.D.P., BASIS OF BEARINGS FOR PLAT IS THE NORTH LINE OF OUTLOT B, TRINITY HEIGHTS SECOND SUBDIVISION HAVING A SURVEYED BEARING OF S 89°15'57" E, WITH THE ORIGINAL PLATTED BEARING (FOUND ON TRINITY HEIGHTS SECOND SUBDIVISION PLAT) BEING S 89°41'39" E

SURVEYOR'S CERTIFICATE
I, THOMAS B. CATLETT, NEBRASKA PROFESSIONAL SURVEYOR NO. 502, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AN RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THE SURVEY.

PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS AND LOT CORNERS AS SHOWN ON THE FINAL PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS DAY OF 2026.

THOMAS B. CATLETT P.L.S. #502
CATLETT SURVEYING
13650 S. 150TH COURT
BENNETT, NE 68317

DEDICATION OF PLAT
KNOWN ALL MEN BY THESE PRESENTS, THAT MESNER DEVELOPMENT CO. BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "TRINITY HEIGHTS FOURTH SUBDIVISION" IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE THE STREETS AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER, AND THE EASEMENTS, BOTH REFERENCED IN INSTRUMENT NUMBER 202302010 AND THOSE DEDICATED WITH THIS PLAT AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION, AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES, AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS AND THAT THE FOREGOING SUBDIVISION IS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT NEBRASKA, THIS DAY OF 2026.

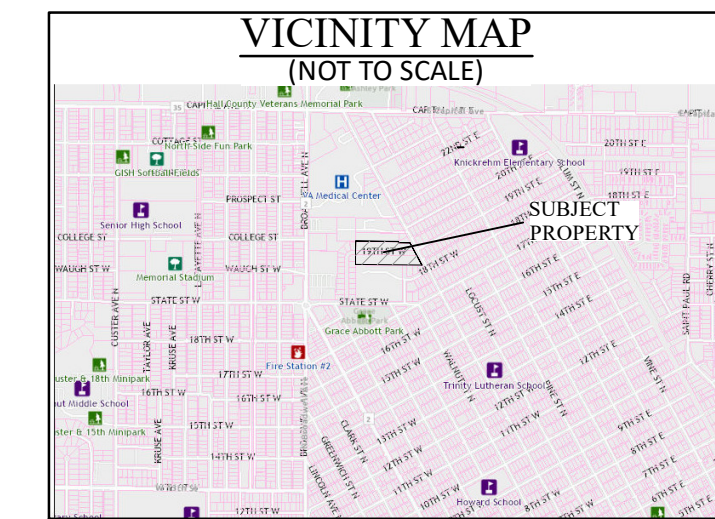
CLIFF MESNER
MESNER DEVELOPMENT CO.

ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF }
ON THE DAY OF 2026, BEFORE ME
A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ASHLEY SOLT, MESNER DEVELOPMENT CO. TO ME, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED IN WITNESS WHEREOF, I HAVE SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL
AT NEBRASKA ON THE DATE LAST ABOVE WRITTEN
MY COMMISSION EXPIRES
NOTARY PUBLIC

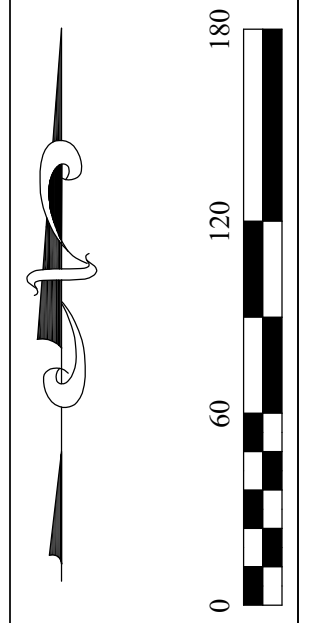
APPROVAL:
SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND AND WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON DATE
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA, THIS DAY OF 2026.

MAYOR
CITY CLERK



CATLETT LAND SURVEYING
BENNETT, NEBRASKA
402-274-7525 - 402-217-5816
WWW.CATLETTSURVEYING.COM



LEGEND
- SET 5/8"x24" CAPPED REBAR (LS502) CTP - CRIMPED TOP PIPE
- SECTION CORNER (AS NOTED) OTP - OPEN TOP PIPE
- FOUND SURVEY POINT (AS NOTED) M - MEASURED DISTANCE
- CALCULATED SURVEY POINT R - RECORDED DISTANCE
- BOUNDARY LINE C - CALCULATED DISTANCE

Drawn By: JS/PC
Checked By: TC/PC
Crew: JS
Field: 5-20-26
Drawing: 6-03-26
Job #: 2025-080
Scale: 1" = 60'
Sheet 1 of 1

TRINITY HEIGHTS FOURTH SUBDIVISION FINAL PLAT
A REPLAT OF LOTS 1 & 2, OF TRINITY HEIGHTS SECOND SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

CITY OF GRAND ISLAND

100 East First Street Grand Island, NE 68801



FILE #: 26-002639
PERMIT #: SUB26-000020
ADDRESS: 647 19TH ST W, Grand Island, NE 68801
DESCRIPTION: Trinity Heights 4th Subdivision

<p>Permit Type Subdivision Application</p> <hr/> <p>Subtype Final Plat</p> <hr/> <p>Work Description Trinity Heights 4th Subdivision</p> <hr/> <p>Applicant FoleyShald Engineering, LLC - Jack Radermacher jradermacher@foleyshald.com Mailing Address: 3930 S 147th Street, Suite 200 , Omaha, NE 68144 Primary Phone: 4028043993</p> <hr/> <p>Status Ready for Payment</p>	<p>Application Date 06/11/2026</p> <hr/> <p>Approval Date</p> <hr/> <p>Issue Date</p> <hr/> <p>Expiration Date</p> <hr/> <p>Close Date</p> <hr/>
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This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.

Planning Commission meetings are typically held on the first Wednesday of the month.

PROPERTY OWNERS

All owners and spouses (if applicable) will be required to sign the authorization certificate on the final plat

OWNERS INFORMATION

Owner Name

Owner Address

Owner City

Owner State

Owner Zip

Owner Phone Number

Owner Email Address

ADDITIONAL CONTACTS

APPLICATION INFORMATION

Surveyor/Engineer

Search for a Surveyor/Engineer. If the Surveyor/Engineer is not listed, please have them register on the Grand Island online portal (www.citizenseve.com/grandisland) before submitting this permit

Location

Grand Island City Limits or ETJ

Number of Lots

28

Number of Acres

6.35

Current Zoning

R3-SL

SUBMITTAL DOCUMENTS

AutoCAD file

2025-080 Arrowhead GI Trinity Heights Plat.dwg

Subdivision Plat

2025-080 Arrowhead GI Trinity Heights Plat (6-03-26-NEW).pdf

Closure Sheet

140001-CLOSURE SHEET.pdf

Utilities Sheet

140001-UTILITY EXHIBIT.pdf

Include all utility services, easements, and structures on property

Additional Attachments

ACKNOWLEDGEMENT

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application

Signature

INTERNAL ONLY

Hall County Payments: use the **Payment Type = Other** and **Notes = COUNTY**

MEETING DATE	SELECT TYPE
07/01/2026	Planning Commission

FEES

FEE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Final Application Fee				\$770.00
			Plan Check Fees	\$0.00
			Permit Fees	\$770.00
			Total Fees	\$770.00

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
06/19/2026	Credit	trn_dd62c872-d2e7-42e8-9d55-cecbd4c194b7	SUB26-000020	2223	FoleyShald Engineering, LLC - Jack Radermacher	\$770.00
					Amount Paid	\$770.00
					Balance Due	\$0.00



THE REGIONAL PLANNING COMMISSION
of Hall County, Grand Island, Wood River and
the Villages of Alda, Cairo and Doniphan, Nebraska.

AGENDA MEMO

To: Regional Planning Commission

Agenda: Regional Planning Commission Meeting

Date: July 1, 2026

Item #: 5.b.

Subject: Final Plat: Norwood 4th Subdivision - Grand Island - 16.43 acres located east of Saint Paul Road and south of 20th Street in Grand Island (2 Lot).

Staff Contact: Chad Nabity

BACKGROUND: The site is 16.43 acres located east of Saint Paul Road and south of 20th Street, and will reconfigure 4 lots into 2 lots. The proposed subdivision intends to separate the existing home and accessory building to be sold, leaving the remaining land for future development.

DISCUSSION: The final plat consists of 2 lots east of Saint Paul Road and south of 20th Street. The property is zoned R-2: Low-Density Residential Zone and LLR: Large Lot Residential Zone. As presented, Lot 1 will be zoned R-2 while Lot 2 will be a combination of LLR and R-2. Both lots would meet the applicable requirements for approval.

FISCAL IMPACT: No fiscal impact.

ALTERNATIVES: Recommend approval of the plat as submitted.
Recommend approval of the plat with modifications.
Recommend denial of the plat as submitted.

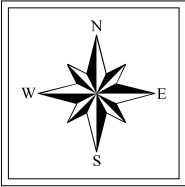
RECOMMENDATION: Recommend approval of the plat.

SAMPLE MOTION: Move to recommend approval of the plat as submitted.

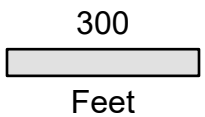
ATTACHMENTS:

1. Norwood 4th Subdivision Aerial Map.pdf
2. Norwood 4th Final Plat_26.6.18.pdf
3. Norwood 4th Subdivision Application.pdf

PROPOSED SUBDIVISION AERIAL MAP



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aida, Cairo and Doniphan, Nebraska

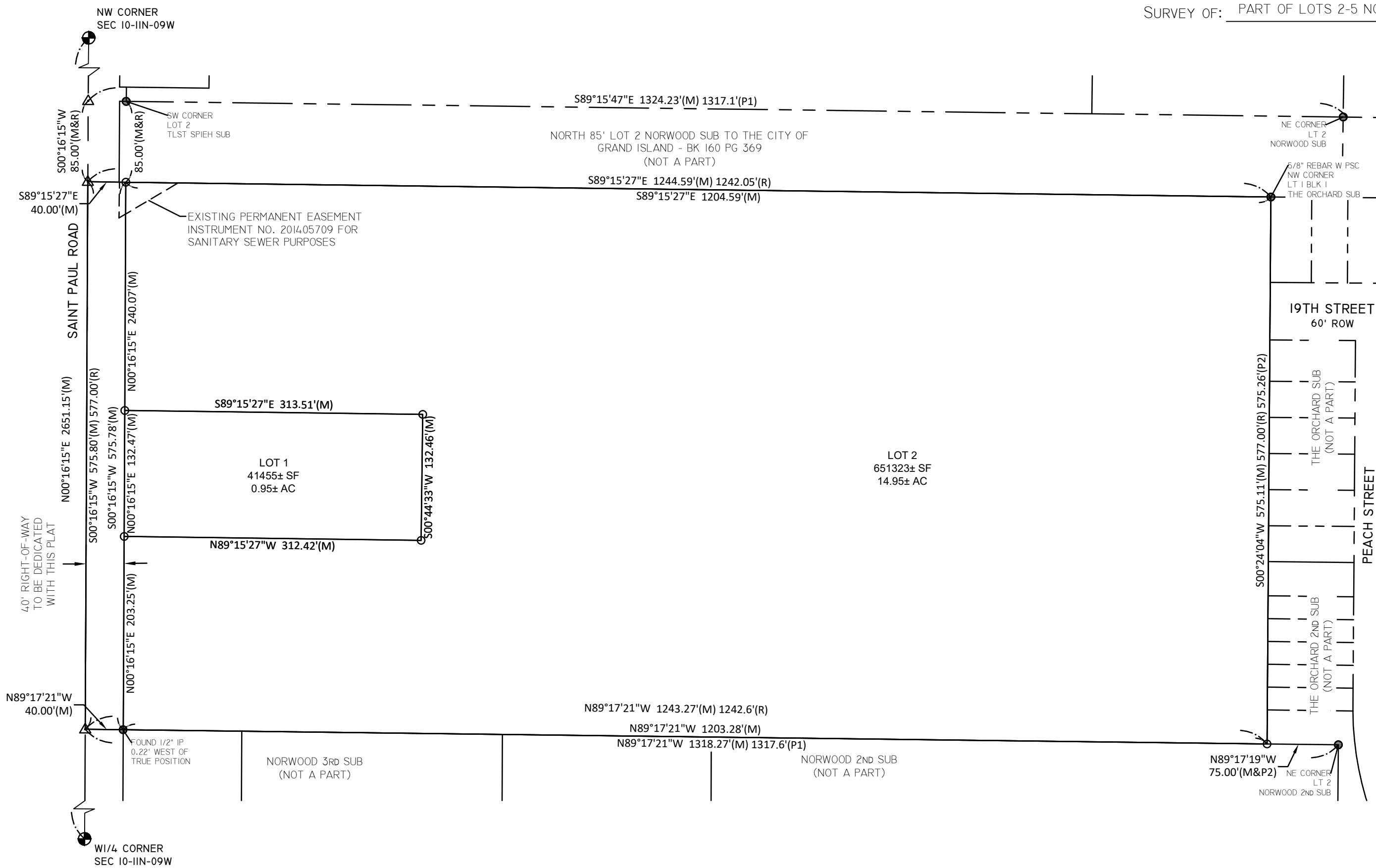


OWNER: GRAND ISLAND AREA HABITAT FOR HUMANITY, INC.
SUBDIVIDER: GRAND ISLAND AREA HABITAT FOR HUMANITY, INC.
ENGINEER: PINTAIL ENGINEERING, LLC
SURVEYOR: BROWN SURVEYING SERVICES, LLC
NUMBER OF LOTS: 2

NORWOOD FOURTH SUBDIVISION

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA
FINAL PLAT

SURVEY OF: PART OF LOTS 2-5 NORWOOD SUBDIVISION



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF LOT 2 EXCEPT THE NORTHERLY EIGHTY-FIVE (85) FEET AND THE EASTERLY SEVENTY-FIVE (75) FEET AND LOTS 3, 4, AND 5 EXCEPT THE EASTERLY SEVENTY-FIVE (75) FEET, NORWOOD SUBDIVISION, CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF 715808 SQUARE FEET OR 16.43 ACRES MORE OR LESS, OF WHICH 23030 SQUARE FEET OR 0.53 ACRES MORE OR LESS ARE NEWLY DEDICATED RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON JUNE 1ST, 2026, I, BRYAN ADAM BROWN, A NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 852, DULY LICENSE UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

Bryan Adam Brown
BRYAN ADAM BROWN, PROFESSIONAL LAND SURVEYOR NUMBER, PLS-852



SECTION CORNER TIES

NORTHWEST CORNER, SECTION 10 T11N R9W
FOUND SURVEY SPIKE WITH ID WASHER AT GRADE IN ASPHALT INTERSECTION
NE 41.00' TO BRASS CAP IN CONCRETE (NGS H 284)
NW 92.96' TO NAIL WITH DISK IN POWER POLE
SW 48.07' TO NE CORNER NEAR FACE CHAIN LINK FENCE
SE 45.65' TO TOP OPERATION NUT FIRE HYDRANT

WEST 1/4 CORNER, SECTION 10 T11N R9W
FOUND ALUMINUM CAP AT GRADE IN CONCRETE INTERSECTION
WNW 44.25' TO TOP OPERATION NUT FIRE HYDRANT
SW 74.65' TO REDHEAD IN POWER POLE
ESE 32.40' TO CENTER OF WATER CORP STOP
NE 90.96' TO SOUTHWEST CORNER HOUSE

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT GRAND ISLAND AREA HABITAT FOR HUMANITY, INC, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**NORWOOD FOURTH SUBDIVISION**" IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FIVE (10), TOWNSHIP TEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS ____ DAY OF _____, 2026.

GRAND ISLAND AREA HABITAT FOR HUMANITY, INC

BY CLAIRES NELSON, PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA SS
COUNTY OF HALL

ON THIS ____ DAY OF _____, 2026, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED CLAIRE NELSON, PRESIDENT, GRAND ISLAND AREA HABITAT FOR HUMANITY, INC, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURES ARE AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON _____ DATE _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA
THIS ____ DAY OF _____, 2026.

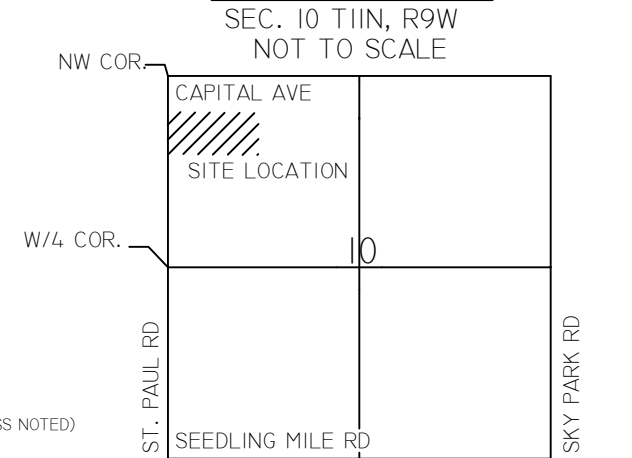
MAYOR _____

CITY CLERK _____

LEGEND

- SURVEYED SUBDIVISION LINE
- - - PROPERTY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- M MEASURED DISTANCE
- R RECORD DISTANCE
- P1 PLATTED DISTANCE NORWOOD SUBDIVISION
- P2 PLATTED DISTANCE THE ORCHARD SUBDIVISION
- SECTION CORNER
- FOUND CORNER (1/2" IRON PIPE UNLESS NOTED)
- SET CORNER 5/8"x24" REBAR WITH PSC PLS 852 UNLESS NOTED)
- △ CALCULATED POSITION

LOCATION MAP



SCALE: 1" = 100'



BROWN SURVEYING SERVICES

P.O. Box 116, SHELTON, NEBRASKA 68876 - (308) 216-0582
WWW.BROWNSURVEYINGSERVICES.COM - NEBRASKA COA00103

PINTAIL ENGINEERING

1309 WEST 3RD STREET
GRAND ISLAND, NE 68801
WWW.PINTAILENG.COM
NEBRASKA COA #CA-5650

CITY OF GRAND ISLAND
 100 East First Street Grand Island, NE 68801



FILE #: 26-002393
PERMIT #: SUB26-000018
ADDRESS: 1611 SAINT PAUL RD, Grand Island, NE 68801
DESCRIPTION: Norwood 4th Subdivision

<p>Permit Type Subdivision Application</p> <hr/> <p>Subtype Final Plat</p> <hr/> <p>Work Description Norwood 4th Subdivision</p> <hr/> <p>Applicant Pintail Engineering - Brian Degen bdegen@pintaileng.com Mailing Address: 1309 W 3rd , Grand Island, NE 68801 Primary Phone: 3082279922 Cell Phone: 3082279922</p> <hr/> <p>Status Awaiting Mylar</p>	<p>Application Date 06/02/2026</p> <hr/> <p>Approval Date 06/23/2026</p> <hr/> <p>Issue Date</p> <hr/> <p>Expiration Date</p> <hr/> <p>Close Date</p>
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This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.

Planning Commission meetings are typically held on the first Wednesday of the month.

PROPERTY OWNERS

REPRESENTATION	NAME	TITLE
Corporation	Grand Island Habitat for Humanity, Inc - Claire Nelson	President

All owners and spouses (if applicable) will be required to sign the authorization certificate on the final plat

OWNERS INFORMATION

Owner Name

Owner Address

Owner City

Owner State

Owner Zip

Owner Phone Number

Owner Email Address

ADDITIONAL CONTACTS

APPLICATION INFORMATION

Surveyor/Engineer

Pintail Engineering - Brian Degen

bdegen@pintaileng.com

Mailing Address: 1309 W 3rd , Grand Island, NE 68801

Primary Phone: 3082279922

Cell Phone: 3082279922

Search for a Surveyor/Engineer. If the Surveyor/Engineer is not listed, please have them register on the Grand Island online portal (www.citizenseve.com/grandisland) before submitting this permit

Location

Grand Island City Limits or ETJ

Number of Lots

2

Number of Acres

16.43

Current Zoning

LLR/R2

SUBMITTAL DOCUMENTS

AutoCAD file

026-014 007 Norwood Sub 2 Lot Plat (Final).dwg

Subdivision Plat

026-014 007 Norwood 4th Final Plat.pdf

Closure Sheet

026-014 007 Norwood Closure Report.pdf

Utilities Sheet

026-014 007 Norwood Sub Utilities Report.pdf

Include all utility services, easements, and structures on property

Additional Attachments

Deed of Trust 202602002.pdf

ACKNOWLEDGEMENT

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application

Signature

INTERNAL ONLY

Hall County Payments: use the **Payment Type = Other** and **Notes = COUNTY**

MEETING DATE	SELECT TYPE
07/01/2026	Planning Commission

FEES

FEE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Final Application Fee				\$510.00
			Plan Check Fees	\$0.00
			Permit Fees	\$510.00
			Total Fees	\$510.00

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
06/18/2026	Other	Waive		2194		\$70.00
06/18/2026	Credit	trn_b03638f3-34a9-4278-a9e1-17e928a554f5	SUB26-000018	2219	Pintail Engineering - Brian Degen	\$440.00
					Amount Paid	\$510.00
					Balance Due	\$0.00



THE REGIONAL PLANNING COMMISSION
of Hall County, Grand Island, Wood River and
the Villages of Alda, Cairo and Doniphan, Nebraska.

AGENDA MEMO

To: Regional Planning Commission

Agenda: Regional Planning Commission Meeting

Date: July 1, 2026

Item #: 5.c.

Subject: Final Plat: Coco Beach One Subdivision - Grand Island ETJ - 4.51 acres located west of Shady Bend Road and south of Stolley Park Road (1 Lot).

Staff Contact: Chad Nabity, AICP

BACKGROUND: The site is 4.51 acres located west of Shady Bend Road and south of Stolley Park Road. The proposed subdivision will separate an existing farmstead from approximately 24 acres of agricultural land.

DISCUSSION: The final plat consists of one lot, splitting an existing farmstead off of an estimated 24 acres fronting onto Stolley Park Road. The property is zoned TA: Transitional Agricultural Zone. The plat as proposed meets the zoning requirements for approval.

FISCAL IMPACT: No fiscal impact.

ALTERNATIVES: Recommend approval of the plat as submitted.
Recommend approval of the plat with modifications.
Recommend denial of the plat as submitted.

RECOMMENDATION: Recommend approval of the plat as submitted.

SAMPLE MOTION: Move to recommend approval of the plat as submitted.

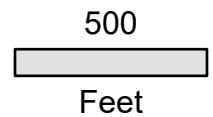
ATTACHMENTS:

1. Coco Beach One Subdivision Aerial Map.pdf
2. Coco Beach One Subdivision_Rev_6_4_26 (2).pdf
3. Coco Beach One Subdivision Application.pdf

PROPOSED SUBDIVISION AERIAL MAP



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska



CITY OF GRAND ISLAND
 100 East First Street Grand Island, NE 68801



FILE #: 26-002191
PERMIT #: SUB26-000015
ADDRESS: 2703 STOLLEY PARK RD E, Hall County, NE 68801
DESCRIPTION: COCO BEACH ONE SUBDIVISION

<p>Permit Type Subdivision Application</p> <hr/> <p>Subtype Final Plat</p> <hr/> <p>Work Description COCO BEACH ONE SUBDIVISION</p> <hr/> <p>Applicant N-Line Land Surveying - Jamie Blodgett n_linelandsurveying@yahoo.com Mailing Address: P.O. Box 173 Central City, 68826, NE 68826 Primary Phone: (308) 946-3601 Cell Phone: (308) 940-1980</p> <hr/> <p>Status Under Review</p>	<p>Application Date 05/19/2026</p> <hr/> <p>Approval Date 06/16/2026</p> <hr/> <p>Issue Date</p> <hr/> <p>Expiration Date</p> <hr/> <p>Close Date</p>
---	---

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.

Planning Commission meetings are typically held on the first Wednesday of the month.

PROPERTY OWNERS

REPRESENTATION	NAME	TITLE
Corporation	Roger Luebbe	President

All owners and spouses (if applicable) will be required to sign the authorization certificate on the final plat

OWNERS INFORMATION

Owner Name

Owner Address

Owner City

Owner State

Owner Zip

Owner Phone Number

Owner Email Address

ADDITIONAL CONTACTS

TYPE	CONTACT
Surveyor	N-Line Land Surveying - Jamie Blodgett Email Address: n_linelandsurveying@yahoo.com Mailing Address: P.O. Box 173 Central City, 68826, NE 68826 Primary Phone: (308) 946-3601 Cell Phone: (308) 940-1980

APPLICATION INFORMATION

Surveyor/Engineer

N-Line Land Surveying - Jamie Blodgett
 n_linelandsurveying@yahoo.com
 Mailing Address: P.O. Box 173 Central City, 68826, NE 68826
 Primary Phone: (308) 946-3601
 Cell Phone: (308) 940-1980

Search for a Surveyor/Engineer. If the Surveyor/Engineer is not listed, please have them register on the Grand Island online portal (www.citizenseve.com/grandisland) before submitting this permit

Location

Grand Island City Limits or ETJ

Number of Lots

1

Number of Acres

4.51

Current Zoning

SUBMITTAL DOCUMENTS

AutoCAD file

CoCo_Beach_1_Sub_Send.dwg

Subdivision Plat

26035_COCO_BEACH_ONE_SUB.pdf

Closure Sheet

26035_ClosureSheet.pdf

Utilities Sheet

26035_COCO_Improvements.pdf

Include all utility services, easements, and structures on property

Additional Attachments

ACKNOWLEDGEMENT

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application

Signature

INTERNAL ONLY

Hall County Payments: use the **Payment Type = Other** and **Notes = COUNTY**

MEETING DATE	SELECT TYPE
07/01/2026	Planning Commission
07/28/2026	City Council
07/28/2026	County

FEEES

FEE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Final Application Fee				\$500.00
			Plan Check Fees	\$0.00
			Permit Fees	\$500.00
			Total Fees	\$500.00

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
06/04/2026	Check	8031	Check #8031	1889		\$500.00
					Amount Paid	\$500.00
					Balance Due	\$0.00



THE REGIONAL PLANNING COMMISSION
of Hall County, Grand Island, Wood River and
the Villages of Alda, Cairo and Doniphan, Nebraska.

AGENDA MEMO

To: Regional Planning Commission

Agenda: Regional Planning Commission Meeting

Date: July 1, 2026

Item #: 5.d.

Subject: Final Plat: Garden Place 3rd Subdivision- Grand Island ETJ - 12.30 acres located east of Saint Paul Road and south of Airport Road (3 lots).

Staff Contact: Chad Nabity, AICP

BACKGROUND: The site is 12.30 acres located east of Saint Paul Road and south of Airport Road, and is proposed to be reconfigured from two lots into 3 lots.

DISCUSSION: The final plat consists of 3 lots, with two lots fronting onto Airport Road and one lot fronting onto Saint Paul Road. The property is zoned M2: Heavy Manufacturing Zone. The plat as proposed meets the zoning requirements for approval.

FISCAL IMPACT: No fiscal impact.

ALTERNATIVES: Recommend approval of the plat as submitted.
Recommend approval of the plat with modifications.
Recommend denial of the plat as submitted.

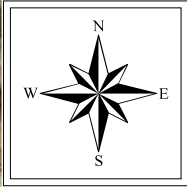
RECOMMENDATION: Recommend approval of the plat as submitted.

SAMPLE MOTION: Move to recommend approval of the plat as submitted.

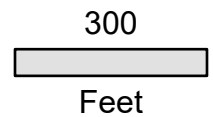
ATTACHMENTS:

1. Garden Place Third Subdivision Aerial Map.pdf
2. Garden Place Third Subdivision_06_12_2026.pdf
3. Garden Place Third Subdivision Application.pdf

PROPOSED SUBDIVISION AERIAL MAP



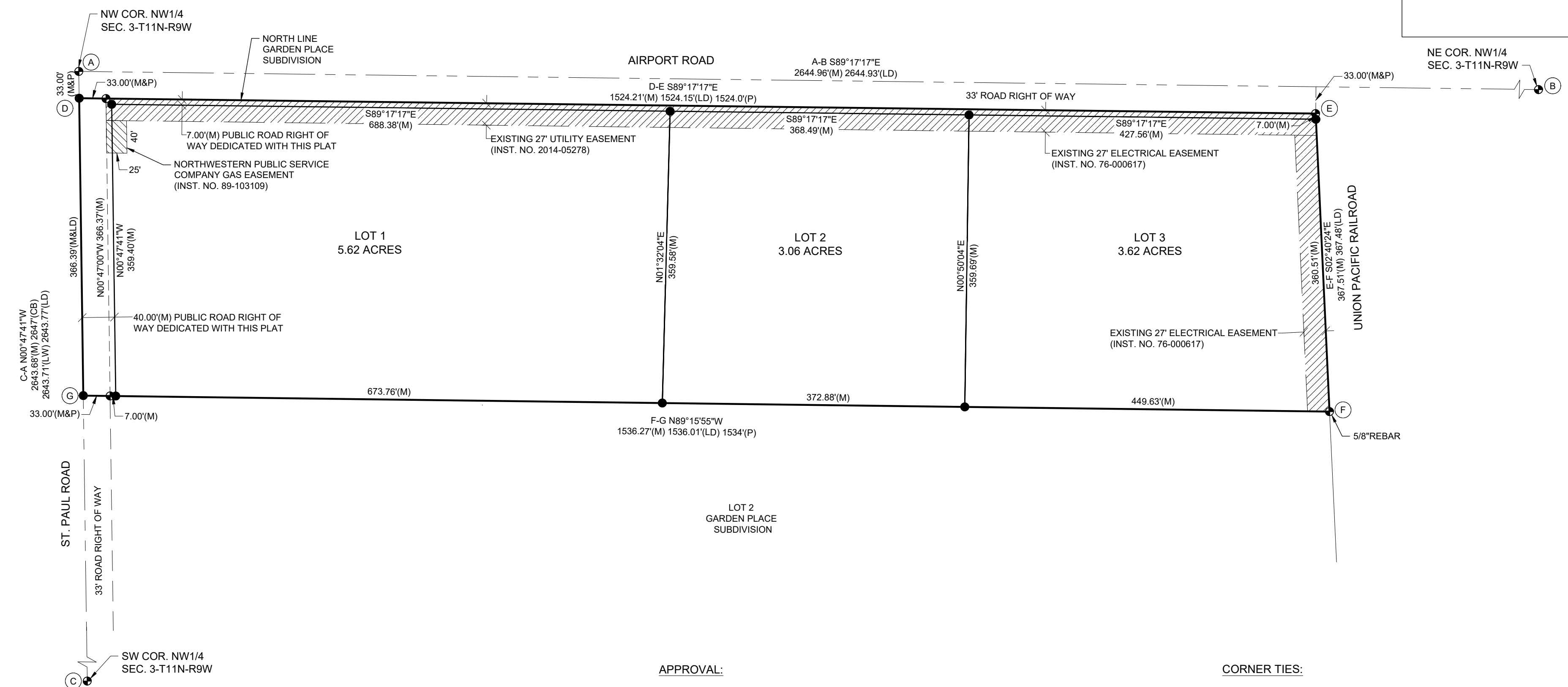
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aida, Cairo and Doniphan, Nebraska



300

Feet

GARDEN PLACE THIRD SUBDIVISION HALL COUNTY, NEBRASKA FINAL PLAT



LEGAL DESCRIPTION: (INSTRUMENT NO. 202204508)
 LOT 1 AND THE NORTHERLY 40 FEET OF LOT 2, GARDEN PLACE SUBDIVISION, HALL COUNTY, NEBRASKA, CONTAINS 12.87 ACRES, MORE OR LESS OF WHICH 0.57 ACRES, MORE OR LESS ARE NEWLY DEDICATED RIGHT OF WAY.

DEDICATION OF PLAT:
 KNOW ALL MEN BY THESE PRESENTS, THAT CHRISTOPHER L. LAUTENSCHLAGER, MANAGER OF CL DEVELOPMENT, LLC, BEING THE OWNER OF THE LAND DESCRIBED HERE, HAS CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "GARDEN PLACE THIRD SUBDIVISION", HALL COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,
 THIS _____ DAY OF _____, 2026.

CHRISTOPHER L. LAUTENSCHLAGER, MANAGER, CL DEVELOPMENT, LLC

ACKNOWLEDGEMENT:
 STATE OF NEBRASKA)
) SS
 COUNTY OF HALL)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME THAT CHRISTOPHER L. LAUTENSCHLAGER, MANAGER OF CL DEVELOPMENT, LLC, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FORGOING "OWNER'S CERTIFICATE AND ACKNOWLEDGED THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2026.

(SEAL) _____
 NOTARY PUBLIC

APPROVAL:
 SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

THIS _____ DAY OF _____, 2026.

CHAIRPERSON _____

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS _____ DAY OF _____, 2026.

MAYOR _____

CITY CLERK _____

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF COMMISSIONERS

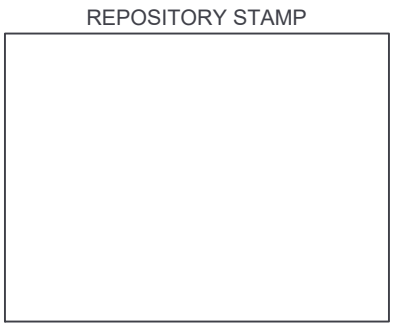
THIS _____ DAY OF _____, 2026.

CHAIRPERSON _____

COUNTY CLERK _____

OWNERS: CL DEVELOPMENT, LLC
 CHRISTOPHER L. LAUTENSCHLAGER

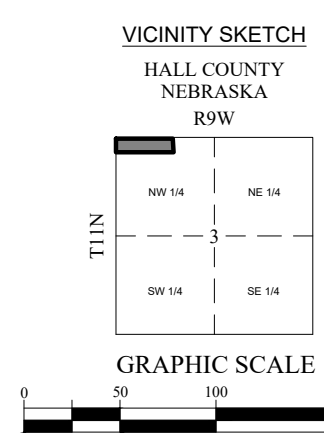
LAND SURVEYOR: JEO CONSULTING GROUP
 NUMBER OF LOTS: 3



CORNER TIES:

- (A) NW CORNER NW1/4 SECTION 3-T11N-R9W**
 FOUND A SURVEY SPIKE WITH AN ALUMINUM WASHER STAMPED "SCOTT PETERS LS 754 G.C.", AS RECORDED IN A SURVEY BY SCOTT PETERS PLS 754, DATED 09/11/2023, FLUSH WITH ASPHALT ROAD.
 NE 45.50' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "PLS 754 SCOTT PETERS" FOUND IN THE NW FACE OF A POWER POLE (2' ABOVE GROUND)
 ESE 97.99' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "PLS 754 SCOTT PETERS" FOUND IN THE TOP OF A WOOD POST FOR A TELEPHONE PEDESTAL
 SW 44.33' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "PLS 754 SCOTT PETERS" FOUND IN THE NW FACE OF A CORNER FENCE POST (2' ABOVE GROUND)
 NW 44.44' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "PLS 754 SCOTT PETERS" FOUND IN THE NE FACE OF A CORNER FENCE POST (3' ABOVE GROUND)
 S 1' TO THE CENTERLINE OF AN EAST-WEST ASPHALT ROAD
 E 1' TO THE CENTERLINE OF AN ASPHALT ROAD SOUTH ON THE CENTERLINE OF A GRAVEL ROAD NORTH
- (B) NE CORNER NW1/4 SECTION 3-T11N-R9W**
 FOUND A SURVEY SPIKE WITH AN ALUMINUM WASHER STAMPED "SCOTT PETERS LS 754 G.C.", AS RECORDED IN A SURVEY BY SCOTT PETERS PLS 754, DATED 09/11/2023, FLUSH WITH ASPHALT ROAD.
 N 34.17' TO A 1" ANGLE ROD FOUND 0.3' DEEP IN THE TOP OF A ROAD DITCH
 ESE 132.87' TO THE TOP NUT OF A FIRE HYDRANT
 S 32.94' TO A 1/2" OPEN TOP PIPE FOUND 0.1' DEEP IN THE TOP OF A ROAD DITCH
 SW 41.62' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "SCOTT PETERS PLS 754" FOUND IN THE NW FACE OF A POWER POLE (3' ABOVE GROUND)
 N 1' TO THE CENTERLINE OF AN EAST-WEST ASPHALT ROAD
 E 35' TO THE WEST EDGE OF A FIELD DRIVE SOUTH
- (C) SW CORNER NW1/4 SECTION 3-T11N-R9W**
 FOUND A SURVEY SPIKE WITH AN ALUMINUM WASHER STAMPED "SCOTT PETERS LS 754 G.C.", AS RECORDED IN A SURVEY BY SCOTT PETERS PLS 754, DATED 09/11/2023, FLUSH WITH ASPHALT ROAD.
 NE 52.97' TO A NAIL FOUND IN THE WEST FACE OF A POWER POLE (2' ABOVE GROUND)
 ESE 42.04' TO THE NEAR FACE OF A NORTH METAL GATE POST
 SSE 86.42' TO A NAIL FOUND IN THE WEST FACE OF A WOOD POST FOR A TELEPHONE COMMUNICATION SIGN
 SSW 85.12' TO A NAIL FOUND IN THE SE FACE OF A WOOD POST FOR A TELEPHONE COMMUNICATION SIGN ON THE CENTERLINE OF A NORTH-SOUTH ASPHALT ROAD

- LEGEND**
- ⊕ MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - G GOVERNMENT DISTANCE
 - M PLATTED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE
 - LD RECORDED DISTANCE (LYLE DAVIS 10/04/2000)
 - LW RECORDED DISTANCE (LEE WAGNER 09/24/2013)



PROJECT NO. R261063
 DATE 6/12/2026
 DRAWN BY MLD
 FILE NAME 261063.dwg
 FIELD BOOK GRAND ISLAND #21
 FIELD CREW BS/AM
 SURVEY FILE NO. 2026-106

CITY OF GRAND ISLAND
100 East First Street Grand Island, NE 68801



FILE #: 26-002377
PERMIT #: SUB26-000017
ADDRESS: 1025 AIRPORT RD E, Hall County, NE 68801
DESCRIPTION: Garden Place Third Subdivision

<p>Permit Type Subdivision Application</p> <hr/> <p>Subtype Final Plat</p> <hr/> <p>Work Description Garden Place Third Subdivision</p> <hr/> <p>Applicant JEO Consulting Group - Adam Goertzen agoertzen@jeo.com Mailing Address: 319 N Locust St , Grand Island, NE 68801 Primary Phone: (308) 381-7428 Cell Phone: (402) 443-8223</p> <hr/> <p>Status Awaiting Mylar</p>	<p>Application Date 06/01/2026</p> <hr/> <p>Approval Date 06/18/2026</p> <hr/> <p>Issue Date</p> <hr/> <p>Expiration Date</p> <hr/> <p>Close Date</p>
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This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.

Planning Commission meetings are typically held on the first Wednesday of the month.

PROPERTY OWNERS

REPRESENTATION	NAME	TITLE
LLC Managing Member	Christopher Lautenschlager	Agent

All owners and spouses (if applicable) will be required to sign the authorization certificate on the final plat

OWNERS INFORMATION

Owner Name

Owner Address

Owner City

Owner State

Owner Zip

Owner Phone Number

Owner Email Address

ADDITIONAL CONTACTS

TYPE	CONTACT
Agent	CL Construction - Matthew McCloskey Email Address: matthewm@clnebraska.com Mailing Address: 2700 Fletcher Ave , Lincoln, NE 68504 Work Phone: (571) 361-9045

APPLICATION INFORMATION

Surveyor/Engineer

JEO Consulting Group - Adam Goertzen
agoertzen@jeo.com

Mailing Address: 319 N Locust St , Grand Island, NE 68801

Primary Phone: (308) 381-7428

Cell Phone: (402) 443-8223

Search for a Surveyor/Engineer. If the Surveyor/Engineer is not listed, please have them register on the Grand Island online portal (www.citizenseve.com/grandisland) before submitting this permit

Location

Grand Island City Limits or ETJ

Number of Lots

3

Number of Acres

12.3

Current Zoning

M2 Heavy Manufacturing

SUBMITTAL DOCUMENTS

AutoCAD file

261063.dwg

Subdivision Plat

261063 Plat.pdf

Closure Sheet

Closure Sheet.PDF

Utilities Sheet

Utility Sheet.pdf

Include all utility services, easements, and structures on property

Additional Attachments

ACKNOWLEDGEMENT

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application

Signature

INTERNAL ONLY

Hall County Payments: use the **Payment Type = Other** and **Notes = COUNTY**

MEETING DATE	SELECT TYPE
07/01/2026	Planning Commission
07/28/2026	County

FEES

FEE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Final Application Fee				\$520.00
			Plan Check Fees	\$0.00
			Permit Fees	\$520.00
			Total Fees	\$520.00

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
06/10/2026	Credit	trn_9d217603-9527-4fe3-84b6-35bde16e3fe8	SUB26-000017	2010	CL Construction - Matthew McCloskey	\$520.00
					Amount Paid	\$520.00
					Balance Due	\$0.00



THE REGIONAL PLANNING COMMISSION
of Hall County, Grand Island, Wood River and
the Villages of Alda, Cairo and Doniphan, Nebraska.

AGENDA MEMO

To: Regional Planning Commission

Agenda: Regional Planning Commission Meeting

Date: July 1, 2026

Item #: 5.e.

Subject: Final Plat: Husker Subdivision - Hall County - 2.41 acres located north of Husker Highway and east of Nebraska Highway 11 in Hall County (1 Lot).

Staff Contact: Chad Nabity, AICP

BACKGROUND: The site is 2.41 acres located north of Husker Highway and east of Nebraska Highway 11 in Hall County. The proposed subdivision will separate an existing farmstead from approximately 79 acres of agricultural land.

DISCUSSION: The final plat consists of one lot, fronting onto Husker Highway. The property is zoned A-1: Agricultural / Primary Zone. The plat as proposed meets the zoning requirements for approval.

FISCAL IMPACT: No fiscal impact.

ALTERNATIVES: Recommend approval of the plat as submitted.
Recommend approval of the plat with modifications.
Recommend denial of the plat as submitted.

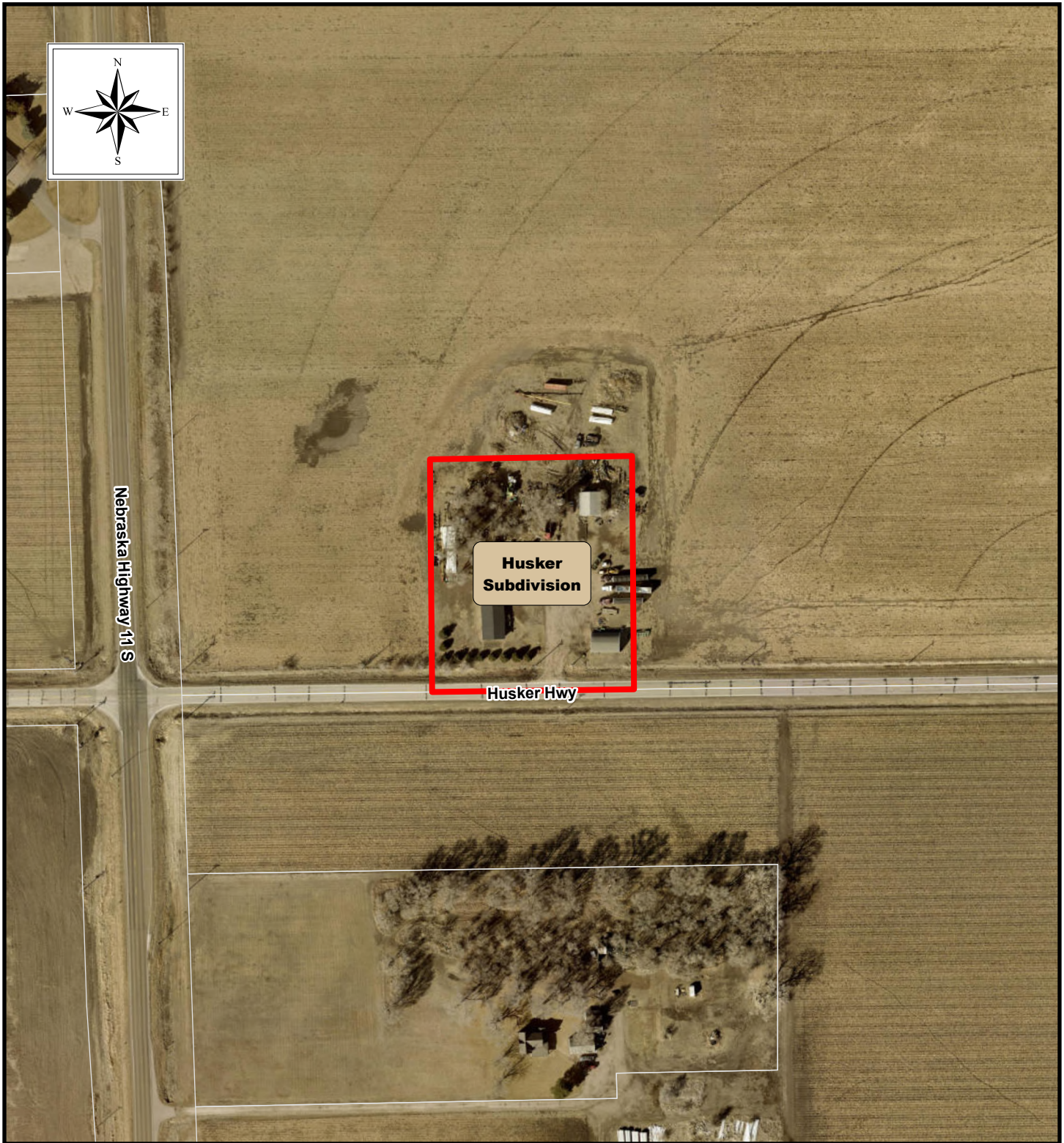
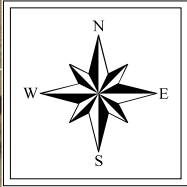
RECOMMENDATION: Recommend approval of the plat as submitted.

SAMPLE MOTION: Move to recommend approval of the plat as submitted.

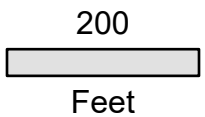
ATTACHMENTS:

1. Husker Subdivision Aerial Map.pdf
2. Husker Subdivision.pdf
3. Husker Subdivision Application.pdf

PROPOSED SUBDIVISION AERIAL MAP



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aida, Cairo and Doniphan, Nebraska



200

Feet

CITY OF GRAND ISLAND
 100 East First Street Grand Island, NE 68801



FILE #: 26-002063
PERMIT #: SUB26-000014
ADDRESS: 13900 HUSKER HWY, Hall County, NE 68883
DESCRIPTION: Husker Subdivision

<p>Permit Type Subdivision Application</p> <hr/> <p>Subtype Final Plat</p> <hr/> <p>Work Description Husker Subdivision</p> <hr/> <p>Applicant Oak Creek Engineering - Joshua Gilbertson jgilbertson@oakcreekengineering.com Mailing Address: P.O. Box 1209 , Kearney, NE 68848 Primary Phone: (308) 627-1944</p> <hr/> <p>Status Awaiting Mylar</p>	<p>Application Date 05/12/2026</p> <hr/> <p>Approval Date 06/18/2026</p> <hr/> <p>Issue Date</p> <hr/> <p>Expiration Date</p> <hr/> <p>Close Date</p>
---	---

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.

Planning Commission meetings are typically held on the first Wednesday of the month.

PROPERTY OWNERS

REPRESENTATION	NAME	TITLE
Owner	James R. Turek	
Owner	Imogene M. Turek	

All owners and spouses (if applicable) will be required to sign the authorization certificate on the final plat

OWNERS INFORMATION

Owner Name
Kila Turek

Owner Address
13900 W Husker Highway

Owner City
Wood River

Owner State
NE

Owner Zip
68883

Owner Phone Number
308-379-4363

Owner Email Address
kmturek@ymail.com

ADDITIONAL CONTACTS

TYPE	CONTACT
Surveyor	<p>Oak Creek Engineering - Joshua Gilbertson Email Address: jgilbertson@oakcreekengineering.com Mailing Address: P.O. Box 1209 , Kearney, NE 68848 Primary Phone: (308) 627-1944</p>

APPLICATION INFORMATION

Surveyor/Engineer
 Oak Creek Engineering - Joshua Gilbertson
 jgilbertson@oakcreekengineering.com
 Mailing Address: P.O. Box 1209 , Kearney, NE 68848
 Primary Phone: (308) 627-1944

Search for a Surveyor/Engineer. If the Surveyor/Engineer is not listed, please have them register on the Grand Island online portal (www.citizenseve.com/grandisland) before submitting this permit

Location
Hall County

Number of Lots
1

Number of Acres
2.41

Current Zoning
A-1

SUBMITTAL DOCUMENTS

AutoCAD file
TUREK 2ND SUB CAD LINES.dwg

Subdivision Plat
TUREK 2ND SUB PLAT-PRELIM.pdf

Closure Sheet
TUREK CLOSURE REPORT.pdf

Utilities Sheet
Utilities sheet.pdf

Include all utility services, easements, and structures on property

Additional Attachments

TUREK 2ND SUB utility map-utility.pdf
202009859.pdf

ACKNOWLEDGEMENT

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application

Signature

INTERNAL ONLY

Hall County Payments: use the **Payment Type = Other** and **Notes = COUNTY**

MEETING DATE	SELECT TYPE
07/01/2026	Planning Commission
07/28/2026	County

FEES

FEE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Final Application Fee - County				\$500.00
			Plan Check Fees	\$0.00
			Permit Fees	\$500.00
			Total Fees	\$500.00

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
06/15/2026	Check		COUNTY	2077		\$500.00
					Amount Paid	\$500.00
					Balance Due	\$0.00



THE REGIONAL PLANNING COMMISSION
of Hall County, Grand Island, Wood River and
the Villages of Alda, Cairo and Doniphan, Nebraska.

AGENDA MEMO

To: Regional Planning Commission

Agenda: Regional Planning Commission Meeting

Date: July 1, 2026

Item #: 5.f.

Subject: Final Plat: Staaberson Acres Subdivision - Hall County - 18.49 acres located south of Loup River and west of US Highway 281 in Hall County (2 lots).

Staff Contact: Chad Nabity, AICP

BACKGROUND: The site is 18.49 acres located south of Loup River Road and west of US Highway 281 in Hall County. The proposed subdivision will separate an existing farmstead from an aliquot 20-acre parcel, creating a 2-lot subdivision.

DISCUSSION: The final plat consists of two lots, fronting onto Loup River Road. The property is zoned A-1: Agricultural / Primary Zone. The plat as proposed meets the zoning requirements for approval.

FISCAL IMPACT: No fiscal impact.

ALTERNATIVES: Recommend approval of the plat as submitted.
Recommend approval of the plat with modifications.
Recommend denial of the plat as submitted.

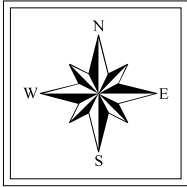
RECOMMENDATION: Recommend approval of the plat as submitted.

SAMPLE MOTION: Move to recommend approval of the plat as submitted.

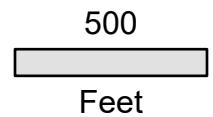
ATTACHMENTS:

1. Staaberson Acres Subdivision Aerial Map.pdf
2. 2026-05-27_Staaberson Acres Sub_02600763.pdf
3. Staaberson Acres Sub Application.pdf

PROPOSED SUBDIVISION AERIAL MAP



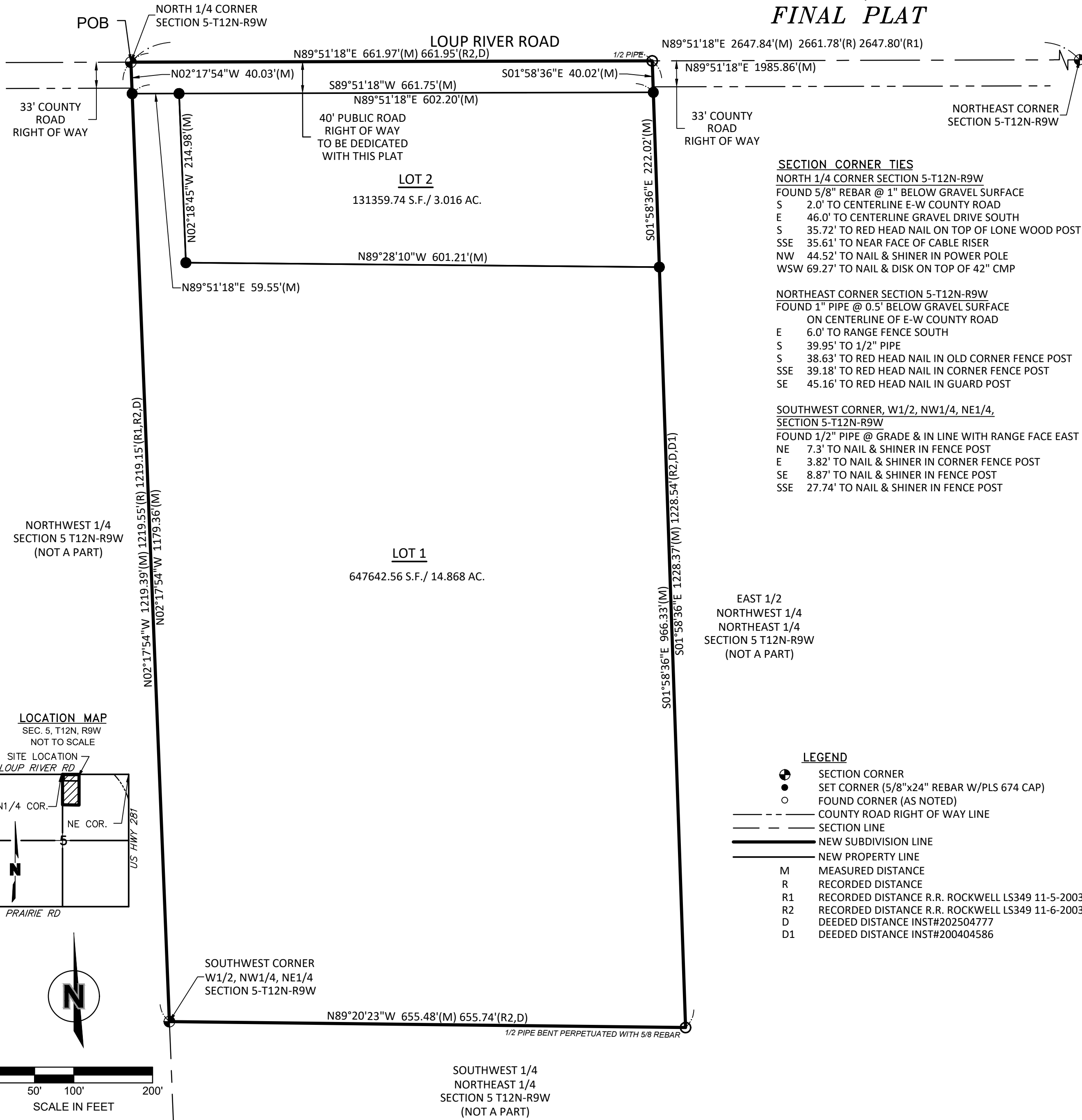
THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aida, Cairo and Doniphan, Nebraska



STAABERSON ACRES SUBDIVISION

HALL COUNTY, NEBRASKA

FINAL PLAT



LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W1/2, NW1/4, NE1/4) OF SECTION FIVE (5), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTH 1/4 CORNER OF SECTION 5,T12N,R9W, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°51'18"E, ON THE NORTH LINE OF THE NE1/4 OF SAID SECTION 5, A DISTANCE OF 661.97 FEET; THENCE S01°58'36"E A DISTANCE OF 1228.37 FEET TO A POINT ON THE SOUTH LINE OF THE NW1/4, NE1/4; THENCE N89°20'23"W, ON SAID SOUTH LINE, A DISTANCE OF 655.48 FEET TO THE WEST LINE OF THE NW1/4, NE1/4; THENCE N02°17'54"W, ON SAID WEST LINE, A DISTANCE OF 1219.39 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 805476.67 SQUARE FEET OR 18.491 ACRES MORE OR LESS OF WHICH 0.608 ACRES IS NEW DEDICATED ROAD RIGHT OF WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2026, I, JESSE E. HURT, A NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 674, DULY LICENSED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

JESSE E. HURT, PROFESSIONAL LAND SURVEYOR, PLS-674

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT AMANDA K. NORTH, A SINGLE PERSON, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "STAABERSON ACRES SUBDIVISION" IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W1/2, NW1/4, NE1/4) OF SECTION FIVE (5), TOWNSHIP TWELVE (12) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT-OF-WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT _____, NEBRASKA, THIS _____ DAY OF _____, 2026

AMANDA K. NORTH

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THIS _____ DAY OF _____, 2026, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED AMANDA K. NORTH, A SINGLE PERSON, TO BE PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON

DATE

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF COMMISSIONERS
THIS _____ DAY OF _____, 2026

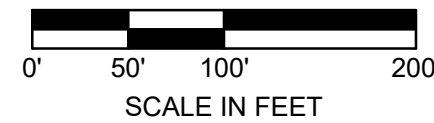
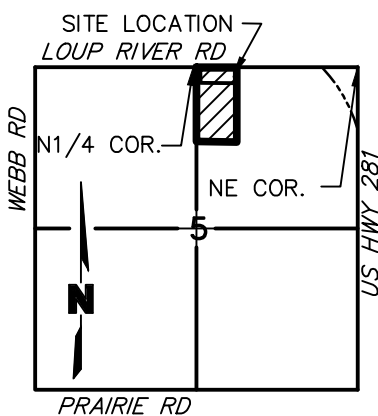
CHAIRPERSON

COUNTY CLERK

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/PLS 674 CAP)
- FOUND CORNER (AS NOTED)
- COUNTY ROAD RIGHT OF WAY LINE
- SECTION LINE
- NEW SUBDIVISION LINE
- NEW PROPERTY LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- R1 RECORDED DISTANCE R.R. ROCKWELL LS349 11-5-2003
- R2 RECORDED DISTANCE R.R. ROCKWELL LS349 11-6-2003
- D DEEDED DISTANCE INST#202504777
- D1 DEEDED DISTANCE INST#200404586

LOCATION MAP
SEC. 5, T12N, R9W
NOT TO SCALE



DWG: F:\2026\00501-01000\026-00763\40-Design\Survey\SRV\YXref\N_FLPLAT_LDP_02600763.dwg USER: jjimenez DATE: May 27, 2026 4:08pm XREFS:

olsson

201 East 2nd Street
Grand Island, NE 68801
olsson.com
TEL 308.384.8750
FAX 308.384.8752
Olsson - Survey
Nebraska COA #000127

PROJECT NO. 026-00763

AMANDA NORTH
SURVEY

FB HALL COUNTY 6

OWNERS: AMANDA K. NORTH
SUBDIVIDER: AMANDA K. NORTH
SURVEYOR: OLSSON INC.
ENGINEER: OLSSON INC.
NUMBER OF LOTS: 2

CITY OF GRAND ISLAND
 100 East First Street Grand Island, NE 68801



FILE #: 26-002430
PERMIT #: SUB26-000019
ADDRESS: 1495 LOUP RIVER RD W, Hall County, NE 68872
DESCRIPTION: STAABERSON ACRES SUBDIVISION

<p>Permit Type Subdivision Application</p> <hr/> <p>Subtype Final Plat</p> <hr/> <p>Work Description STAABERSON ACRES SUBDIVISION</p> <hr/> <p>Applicant Olsson Inc - Juanita Jimenez jjimenez@olsson.com Mailing Address: 201 E 2nd Street , Grand Island, NE 68801 Primary Phone: (308) 398-2949 Work Phone: (308) 384-9750</p> <hr/> <p>Status Awaiting Mylar</p>	<p>Application Date 06/03/2026</p> <hr/> <p>Approval Date 06/16/2026</p> <hr/> <p>Issue Date</p> <hr/> <p>Expiration Date</p> <hr/> <p>Close Date</p>
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This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting.

Planning Commission meetings are typically held on the first Wednesday of the month.

PROPERTY OWNERS

REPRESENTATION	NAME	TITLE
Owner	Amanda North	

All owners and spouses (if applicable) will be required to sign the authorization certificate on the final plat

OWNERS INFORMATION

Owner Name

Owner Address

Owner City

Owner State

Owner Zip

Owner Phone Number

Owner Email Address

ADDITIONAL CONTACTS

TYPE	CONTACT
Owner	Amanda North Email Address: amanda.north03@gmail.com Home Address: 1495 W Loup River Road , St Libory, NE 68872 Primary Phone: (308) 380-8169 Home Phone: () - Cell Phone: () - Work Phone: () -

APPLICATION INFORMATION

Surveyor/Engineer

Olsson Inc - Jesse Hurt

jhurt@olsson.com

Mailing Address: 201 E 2nd Street , Grand Island, NE 68801

Work Phone: (308) 384-9750

Search for a Surveyor/Engineer. If the Surveyor/Engineer is not listed, please have them register on the Grand Island online portal (www.citizenseve.com/grandisland) before submitting this permit

Location

Hall County

Number of Lots

2

Number of Acres

18.49

Current Zoning

A-1 Agricultural /Primary

SUBMITTAL DOCUMENTS

AutoCAD file

2026-06-03_Staaberson Acres Sub_02600763.dwg

Subdivision Plat

2026-05-27_Staaberson Acres Sub_02600763.pdf

Closure Sheet

2026-05-27_Closure Report_02600763.pdf

Utilities Sheet

2026-05-27_Staaberson Acres Sub SITE_02600763.pdf

Include all utility services, easements, and structures on property

Additional Attachments

- 2026-05-29_Sub App signed-receipt_02600763.pdf
- 2026-06-01_Staaberson Acres legal desc_02600763.docx

ACKNOWLEDGEMENT

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application

Signature

INTERNAL ONLY

Hall County Payments: use the **Payment Type = Other** and **Notes = COUNTY**

MEETING DATE	SELECT TYPE
07/01/2026	Planning Commission
07/28/2026	County

FEES

FEE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Final Application Fee - County				\$510.00
			Plan Check Fees	\$0.00
			Permit Fees	\$510.00
			Total Fees	\$510.00

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
05/29/2026	Other	Check # 309306	COUNTY	2007	Olsson Inc - Juanita Jimenez	\$510.00	
						Amount Paid	\$510.00
						Balance Due	\$0.00



Marvin Planning Consultants, Inc

382 N. 4th Street
 PO Box 410
 David City, NE 68632

Invoice

Date	Invoice #
5/26/2026	2420

Bill To
Chad Nabity Hall County Regional Planning Commission PO Box 1968 Grand Island, NE 68802

Due Date
6/25/2026

Item	Description	Amount
Comprehensive Plan	Invoice #15 Out-of-state sale, exempt from sales tax	1,225.00 0.00

Previous Amount Due:

Total \$1,225.00



Marvin Planning Consultants, Inc

382 N. 4th Street
 PO Box 410
 David City, NE 68632

Invoice

Date	Invoice #
6/26/2026	2440

Bill To
Chad Nabity Hall County Regional Planning Commission PO Box 1968 Grand Island, NE 68802

Due Date
7/26/2026

Item	Description	Amount
Comprehensive Plan	Invoice #16 Out-of-state sale, exempt from sales tax	1,050.00 0.00

Previous Amount Due:

Total	\$1,050.00
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THE REGIONAL PLANNING COMMISSION
of Hall County, Grand Island, Wood River and
the Villages of Alda, Cairo and Doniphan, Nebraska.

AGENDA MEMO

To: Regional Planning Commission

Agenda: Regional Planning Commission Meeting

Date: July 1, 2026

Item #: 6.b.

Subject: Discussion on what to do with new and redefined land uses such as Data Centers, Bread Sheds and Micro-Manufacturing

Staff Contact: Chad Nabity

BACKGROUND: New and changing land uses require changes to zoning codes to effectively regulate and permit those new uses. Several new or expanded uses are on the horizon and it makes sense for the planning commission to begin discussions on how these can or should be handled.

DISCUSSION: Data Centers have been in the news and several Nebraska counties have passed moratoria on them or are discussing moratoria or new regulations. Hall County added them by conditional use permit several years ago so there is a process if one was looking at locating here. The scale of some of these data centers has grown considerably over the last few years from a 12-15 megawatt center with 10 to 20 shipping containers to centers occupying several hundred acres and using between 1000 and 3000 megawatt. The State of Nebraska passed a bill during the last session that allows data centers with a power need of more than 1000 megawatts to provide its own power. Google is considering one by Hallam Nebraska that would include its own natural gas turbine. See the attached article.

Grand Island and Hall County have always allowed a variety of home based businesses. In Grand Island, one of the key factors that limited home based businesses is a restriction on customer contact at the site of the home. There is an exception for farmstands selling fruits and vegetables grown on site. One of the latest trends in home based businesses is the Bread Shed. Home bakers operating with a cottage food license are permitted by the State of Nebraska to sell certain non-time and temperature controlled items, like breads, direct to consumers. Many home bakers translate this to setting up a bread shed similar to a vegetable stand but for the express purpose of selling their baked goods. Typically these are marketed on Facebook or other social media sites. The link will take you to a news story about one in

Massachusetts. This successful bread shed was shut down because of neighbor complaints. <https://www.nbcboston.com/news/local/wilmington-viral-bread-shed-controversy/3932921/>

I have also included a change.org petition from Encinitas, CA where the owner of a bread shed is trying to get changes made to the local regulations.

The other type of use that I foresee we will need to deal with is micro-manufacturing. With the prevalence 3-D printing it is likely that we have or will have people interested in small scale manufacturing from their homes. This is unlikely to create an issue if they are selling online with shipping or even at farmers markets or craft fairs but if they are selling direct to customers from their homes it may create issues.

Below are the standards for operating a home based business in the City of Grand Island.

Home Occupations

The following are the minimum standards required for a Home Occupation:

A. There shall be no external or externally visible evidence of the home occupation, business or profession whatsoever. There shall be no signage or advertising, linking the residential property with the home occupation.

B. There shall be no machinery other than that normally found in a home.

C. There shall be no contact at the premises with customers or clients other than by telephone or mail, except as detailed below:

1. Music, cultural, art, or dance instruction may be given to up to four pupils at one time on any residential property and that number can be increased to 8 pupils on residential properties with at least 3 additional paved off street parking spaces for the first additional pupil and one additional paved parking space for each of the next three allowable pupils.

2. Children may be dropped off at an In Home Daycare.

D. No one other than the resident(s) can work from that site except that up to two non-resident employees may be present on the site for In Home Daycare operations as permitted and defined by the State of Nebraska.

E. No retail sales are permitted from the site other than incidental sales related to services provided.

F. No exterior storage (including storage within detached buildings/garage) is permitted.

G. No offensive noise, vibration, smoke, odor, heat or glare shall be noticeable at or beyond the property line.

The above listed characteristics of a home occupation shall not be construed to restrict the sale of garden produce grown on the premises, provided, this exception shall not extend to

allow the operation of a commercial greenhouse or nursery.

FISCAL IMPACT: N/A

ALTERNATIVES:

N/A

RECOMMENDATION: N/A

SAMPLE MOTION: N/A

ATTACHMENTS:

1. Google proposes Nebraska data center requiring more power than all of Lincoln - Flatwater Free Press.pdf
2. Petition "Allow Cottage Farm Stand Businesses - bring healthy, local foods back to Encinitas." - Encinitas, United States "Change.org".pdf

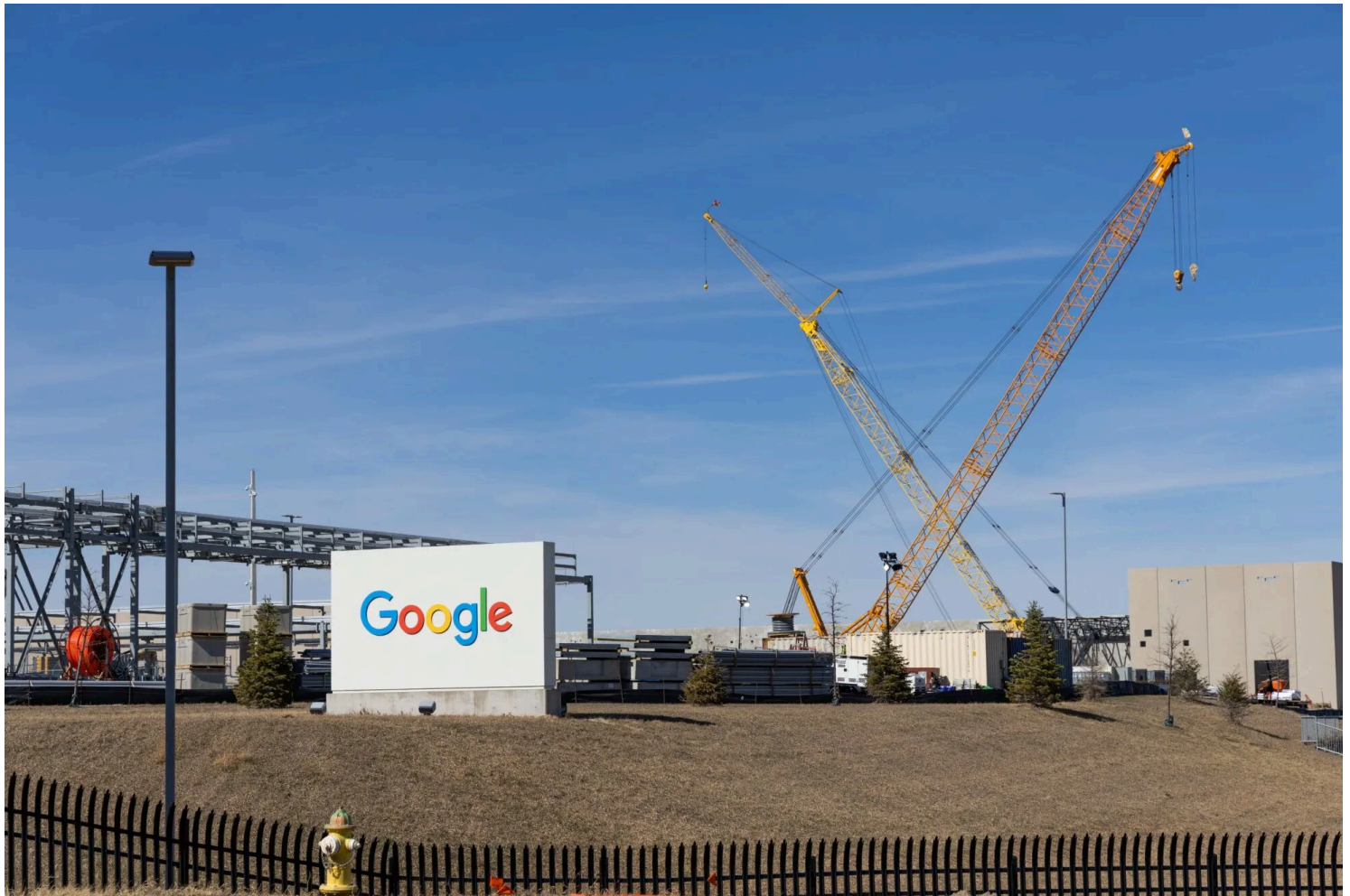
JULY 12
GENE LEAHY MALL
4 pm to 9 pm



A Traditional Celebration for America's 250th Birthday AMERICA 250

Grammy Award-Winner Don Flemons and Multi-Instrumentalist Brian Farrow
Omaha's own Jayde Dorsey, an award-winning Barbershop Quartet, presentations on Democracy, and more

A Production of **FREE SPEECH SOCIETY**
freespeech.events



Google has three data centers in Nebraska, including this one in Papillion. The company has privately proposed a fourth in the state. Unlike the others, it would rely on a privately built and owned power plant. But in order for the plant to connect to the power grid, state lawmakers must pass a bill proposed by the Governor's Office. Photo by Naomi Delkamiller/Flatwater Free Press

Google proposes Nebraska data center requiring more power than all of Lincoln

Documents show the tech giant could build a massive new data center powered by a privately built and owned gas-fueled power plant

This story is made possible through a partnership between Flatwater Free Press and [Grist \(http://grist.org/\)](http://grist.org/), a nonprofit environmental media organization.

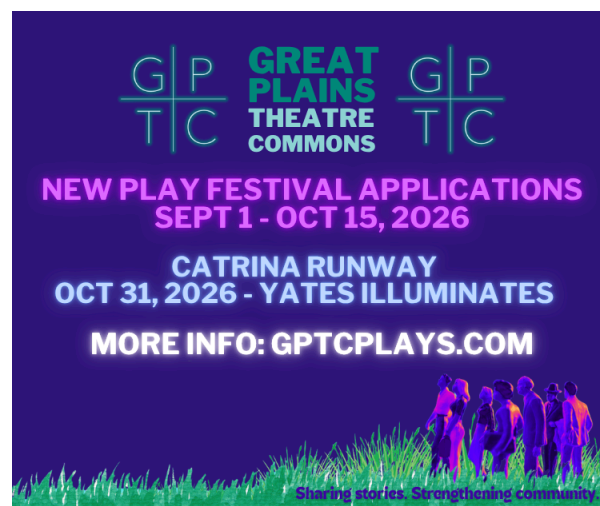
Google is considering building a data center in Nebraska that could require more than three times the amount of power the entire city of Lincoln uses at peak demand in the summer.

The tech giant would power that massive data center – possibly the largest in state history – through a privately built utility-scale natural gas plant potentially capable of producing more power [than the largest power plant in the state \(https://www.nppd.com/powering-nebraska/energy-resources/coal\)](https://www.nppd.com/powering-nebraska/energy-resources/coal). And it would use carbon capture technology to reduce greenhouse gas emissions.

The proposal was outlined in documents shared at a private meeting of a Nebraska public power district in January. The Flatwater Free Press obtained the documents under an agreement that it would not identify the source. The plans have not been disclosed publicly to date.

As outlined in the documents, the proposed project names three companies: Google, private energy developer, manager and operator [Tenaska \(https://www.tenaska.com/#our-expertise\)](https://www.tenaska.com/#our-expertise) and natural gas and carbon dioxide pipeline company Tallgrass Energy. Tenaska, an Omaha-based company, would be responsible for powering the new data center, while Tallgrass potentially would supply both the natural gas and transport the captured carbon, according to the documents.

The documents state the proposed project could be online as soon as 2029, though it's unclear how close this proposal is to becoming a reality. Neither Google nor Tenaska responded to multiple inquiries and requests for comment. Tallgrass, in a statement to Flatwater, denied being involved in the project.



[\(https://gptcplays.com/\)](https://gptcplays.com/)

The Omaha Public Power District, Nebraska Public Power District and Lincoln Electric System said in statements they do not discuss potential customers until they're announced publicly, noting those proposals can involve nondisclosure agreements.

The proposal could hinge on passage of a bill in the Nebraska Legislature. The legislation, which was proposed by the Governor's Office, would allow for the creation of privately built and owned power facilities to power a large industrial customer. Those private power plants could then hook up to their local power district's grid and potentially sell excess power back to the grid under agreements with the local utilities.

The state's public power districts have endorsed the measure, with OPPD saying it is aware of a potential project that could be impacted by the bill – though the power district reiterated it doesn't comment on specific projects.

Tenaska has publicly supported the bill. The company also has been optioning hundreds of acres of land across southeast Nebraska since late last year, according to public records obtained by Flatwater. The company also upped its contributions to Gov. Jim Pillen's reelection campaign last year.

Kenny Zoeller, director of policy research for Pillen's office, acknowledged that the companies tied to the proposed project have been part of discussion that ultimately led to the legislation. But they are far from the only ones, he said. The Governor's Office also consulted with the state's public power districts, he said.

The bill was not drafted for any single industry or project, Zoeller said, adding that the goal is to make Nebraska economically competitive while ensuring ratepayers don't have to pay for a large user's power needs.

"There have been multiple companies that have indicated to the Governor and his office that legislation like this would make Nebraska a competitive place for investment," Zoeller said in a statement. "However, no investment has ever predicated on the passage of LB1261."

Proposal could be first of its kind

[Google already has three data center locations \(https://datacenters.google/locations/nebraska/\)](https://datacenters.google/locations/nebraska/) in Nebraska: In Papillion, Omaha and Lincoln. [From 2021 to 2023 \(https://www.gstatic.com/marketing-cms/e0/5b/b5842e344a0ba5f616d270583e4e/2024-impact-study-nebraska.pdf\)](https://www.gstatic.com/marketing-cms/e0/5b/b5842e344a0ba5f616d270583e4e/2024-impact-study-nebraska.pdf), the company has supported about 13,300 annual jobs, and since 2019 has invested over \$3.5 billion in the state's digital infrastructure, according to a 2024 state impact study.

Google's parent company, Alphabet, plans to continue ramping up its data center investments in 2026, spending up to \$185 billion on what it calls technical infrastructure, [according to the company's earnings call in February \(https://abc.xyz/investor/events/event-details/2026/2025-Q4-Earnings-Call-2026-Dr_C033hS6/default.aspx\)](https://abc.xyz/investor/events/event-details/2026/2025-Q4-Earnings-Call-2026-Dr_C033hS6/default.aspx).



Google announced plans to build a new data center on a roughly 260-acre site near Blair High Road and State Street in northwest Omaha in 2022. The data center started operating in 2024 even as construction on the site continued. Photo by Naomi Delkamiller/Flatwater Free Press

The scope of the company's proposal, as outlined in the documents obtained by Flatwater, is massive. The data center itself, which could require 1,000 to 3,000 megawatts of power, would be one of the largest nationally if built, according to Kenneth Gillingham, a professor of environmental and energy economics at Yale University.

The amount of power would be significantly more than the 800 megawatts needed across Lincoln Electric System's service area in the summer, when energy demand is at its highest.

The natural gas plant powering the data center could potentially produce more than twice the 1,365 megawatts produced by Nebraska Public Power District's Gerald Gentleman Station, the largest power plant in the state.

And if the project does incorporate carbon capture and storage, it could be the largest operation of its kind in the country, Gillingham said.

"In the U.S., there's nothing that large with CCS," he said, using the acronym for carbon capture and storage.

Data centers have encountered growing resistance in communities across the U.S. [Lawmakers in at least a dozen states \(https://goodjobsfirst.org/data-center-moratorium-bills-are-spreading-in-2026/\)](https://goodjobsfirst.org/data-center-moratorium-bills-are-spreading-in-2026/) have introduced legislation that would place a moratorium on new data center construction, according to Good Jobs First, a Washington-based policy center that advocates for corporate and government accountability in economic development.

While data centers can bring in tax revenue and provide construction jobs, they do not provide many permanent jobs, and they can require large amounts of land, water and power.

Utilities across the country are scrambling to meet exponential growth in electricity demand from data centers and other customers.

Amid that backdrop, there is a growing push nationally to allow data centers to build their own power supply. President Donald Trump [promoted the idea during a recent meeting with tech executives \(https://www.politico.com/news/2026/03/04/trump-](https://www.politico.com/news/2026/03/04/trump-promoted-the-idea-during-a-recent-meeting-with-tech-executives)

[and-ai-leaders-tout-his-build-your-own-power-plant-pledge-00812891](#)) as a way to combat rising power rates and stress on the grid.

Pillen appears to want to do the same thing in Nebraska. In his January State of the State address, the governor said his bill would position Nebraska to “win the electricity and AI power game” by allowing those companies to effectively make their own power.

Under current Nebraska law, [public power utilities have the authority \(https://nebraskalegislature.gov/laws/statutes.php?statute=70-670\)](https://nebraskalegislature.gov/laws/statutes.php?statute=70-670) to condemn certain kinds of generation and take it via eminent domain, but there are exceptions. [Private power generation from renewable sources \(https://nebraskalegislature.gov/laws/statutes.php?statute=70-1014.02\)](https://nebraskalegislature.gov/laws/statutes.php?statute=70-1014.02) like wind and solar are allowed and can hook up to the grid. Nonrenewable private power generation is allowed, but it can't be hooked up to the grid, according to OPPD.

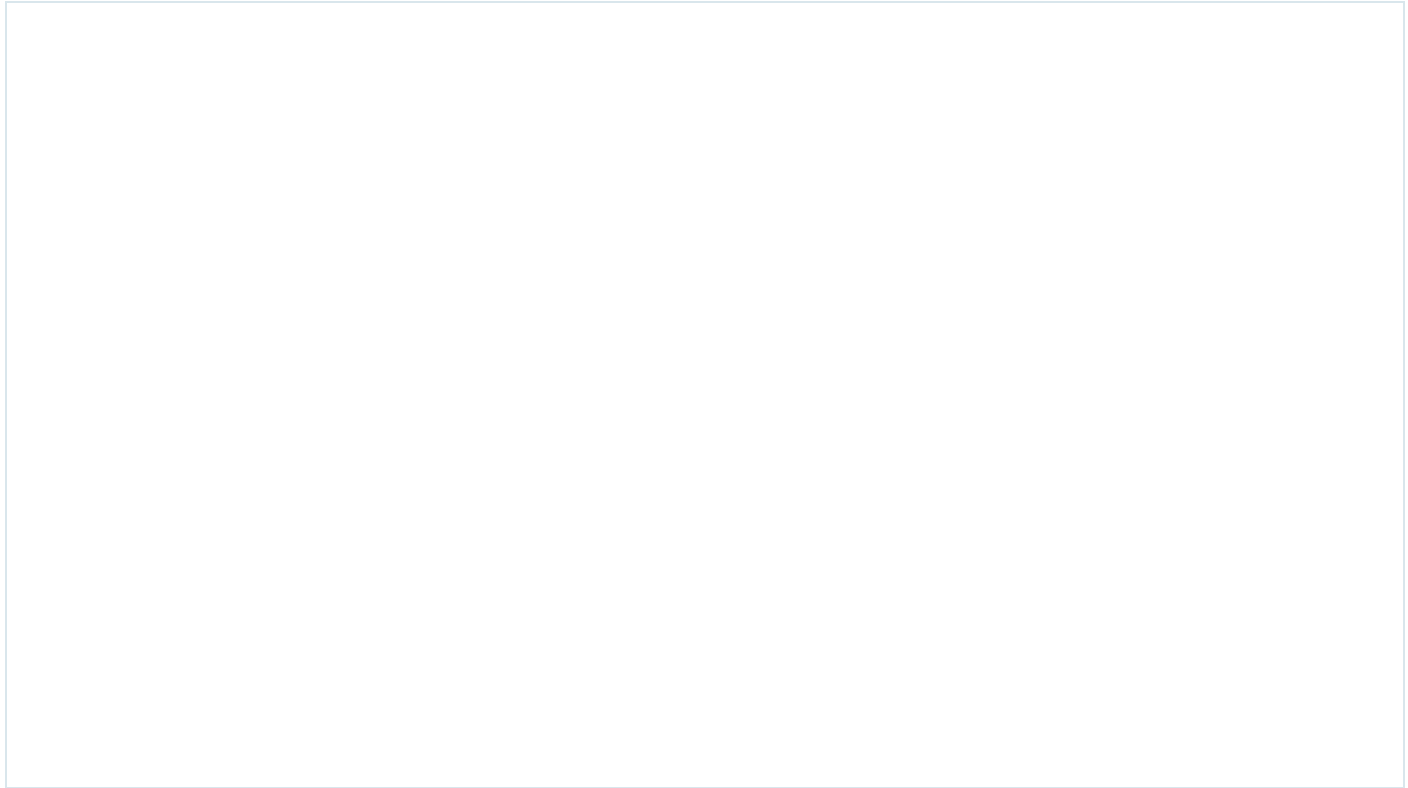
The governor's bill would create another carve-out for private energy developers and operators, like Tenaska, that want to generate more than 1,000 megawatts of power specifically for a large industrial customer, like a data center. They could then sell the excess back to the local public power district.

While the developer can use any energy source, Joshua Fershée, dean of Creighton University's law school, said this bill would make it easier to use fossil fuel generation.

The power plant would have to be on the same property or next to the industrial user, and would have to be approved by the power review board. The private generator would have to have an agreement in place with the local utility before Jan. 1, 2032, and the customer would have to pay all fees and costs tied to hooking up to the public power district's grid.

The state's three largest public power districts have publicly supported the bill, saying that the utility industry is facing challenges and this bill would keep the state open to economic development opportunities.

Their support makes sense given the power demands needed for large data centers, Fershée said.



Construction at a Google data center near Blair High Road and State Street in northwest Omaha on March 10. Douglas County records show a Google-tied LLC owns more than 450 acres at the northwest Omaha site. Photo by Naomi Delkamiller/Flatwater Free Press

A recent report by the energy research and development nonprofit [Electric Power Research Institute](https://www.epri.com/about/media-resources/press-release/trb5wwt7oemdbkaamxrccqkq2ktteae8) (<https://www.epri.com/about/media-resources/press-release/trb5wwt7oemdbkaamxrccqkq2ktteae8>) found that Nebraska is one of seven states that is on track to have data centers potentially use over 20% of their total electricity consumption by 2030.

“They don’t want to have to build another 1,000-megawatt generating station because they’re worried about what that cost of impact could have on other ratepayers, and so this is a way to work around that,” Fershée said.

Tenaska also has publicly backed the governor’s proposal. CEO Chris Leitner told lawmakers during a hearing on the bill last month that the company is currently building over 9,000 megawatts of natural gas and energy storage in the U.S. It also has reserved more than \$2 billion worth of equipment for electricity generation that could be available in late 2028.

Despite being based in Omaha, the company has limited electricity generation operations in Nebraska, [according to a map of its projects](https://www.tenaska.com/our-expertise/generation/) (<https://www.tenaska.com/our-expertise/generation/>). Leitner said he would like to bring the customers the company works with and their investments to Nebraska.

“The customers that we deal with ... have nationwide footprints,” Leitner said. “Part of what is bringing us to today is the fact that we’re working with these customers nationwide, and they’re looking at Nebraska and saying, in the central part of the country, having power and data centers here would be a valuable component to their overall strategies.”

Tenaska eyes southeast Nebraska land

Rick Wheatley owns a property with about 80 acres in Otoe County that has been in his family for generations. Today, his daughter lives on the property, where corn and soybeans are grown. Sometime last fall, a representative from Tenaska approached Wheatley about optioning the property.

Wheatley said the representative mentioned the company was trying to put together 2,000 acres near a gas pipeline for a power plant that could serve an AI center.

“At first he kind of slipped and said for AI, they need their own generating stations for AI. But then they kind of backpedaled it,” Wheatley said. The representative instead told him that the company planned to have a business park.

“And I thought, ‘What do you mean it’s a business park? Who’s going to build out there in the middle of nowhere?’” Wheatley said. In the end, he chose not to deal with the company. However, he wasn’t the only one to get a knock on his door.

Since December, Tenaska has optioned over 2,600 acres of land across southeast Nebraska under two LLC names, according to county deed records. As of March 11, this includes:

- At least 1,000 acres in Gage County
- At least 450 acres in Lancaster County
- At least 860 acres in Cass County
- Nearly 300 acres in Otoe County

The agreements allow Tenaska the exclusive right and option to buy the land from the seller by a certain date.

Gage County board member Emily Haxby said that earlier this year, a representative from the company sat down with her and two other board members.

Haxby said the Tenaska representative told the elected officials that they plan to create a natural gas power plant that would serve an industrial park that could house manufacturing and/or a data center in northeast Gage County. Haxby said she understood that the company is potentially looking for about 1,000 to 3,000 acres.

“My biggest concern is making sure, one, that they’re talking to the public and that they’re working with them, because over in that part of the county, there’s a large population boom for us,” Haxby said. “The other thing is, what kind of industry are they going to bring in? And are other natural resources that we have available to us enough?”

On Dec. 30, amid its optioning spree, Tenaska made a \$50,000 donation to Pillen’s reelection campaign, according to campaign finance records. That brought its total campaign contributions to \$65,000 in 2025 – an increase from the \$27,500 Tenaska gave to the governor during his first run for the office in 2022.

Tenaska had not responded to requests for comments about the land deals or its political contributions as of press time.

“This legislation was written in coordination with Nebraska stakeholder organizations such as Public Power and Tenaska to benefit Nebraska ratepayers,” Zoeller, Pillen’s policy adviser, said in a statement. “The Governor believes that the largest corporations in the world should be paying for their own generation of their facilities, not your average Nebraska homeowner.”

Carbon capture could be largest in U.S.

Google is implementing various strategies to power its data centers. [Most recently, the company announced \(https://blog.google/innovation-and-ai/infrastructure-and-cloud/global-network/data-center-pine-island/\)](https://blog.google/innovation-and-ai/infrastructure-and-cloud/global-network/data-center-pine-island/) it has partnered with Xcel Energy and the City of Pine Island, Minnesota, to power a data center in that state with a mix of renewables and a new technology for battery storage developed by Form Energy. In Nebraska, the company [is paying for 423 megawatts \(https://journalstar.com/news/local/business/article_b5b348c0-7a81-4394-80db-2ed7cc837a50.html\)](https://journalstar.com/news/local/business/article_b5b348c0-7a81-4394-80db-2ed7cc837a50.html) of wind energy for its data center in Lincoln.

With its potential project in Nebraska, the documents show that Google and Tenaska could double down on a controversial fuel source. Natural gas plants create greenhouse gas emissions that worsen climate change. [They also emit nitrogen oxides \(https://www.lung.org/clean-air/outdoors/what-makes-air-unhealthy/nitrogen-\)](https://www.lung.org/clean-air/outdoors/what-makes-air-unhealthy/nitrogen-)

[dioxide#:~:text=It%20is%20important%20to%20note,up%20to%20unhealthy%20levels%20indoors.\)](#) that can worsen public health and air quality.

Some data centers doing self-generation [are investing in natural gas generators that are less efficient than what utilities use \(https://grist.org/energy/data-centers-natural-gas-methane-behind-the-meter/\)](#), potentially creating more emissions, according to reporting by Grist.



A Google data center outside of Lincoln near Interstate 80 and North 56th Street on March 11. The company officially announced the long-rumored project – known for years simply as Agate – in 2023, making it the tech giant's third in Nebraska. Photo by Naomi Delkamiller/Flatwater Free Press

For this project, though, Google and Tenaska could develop a large-scale gas plant that is on par with what some utilities use, which is a big step compared to other data center developers, Gillingham said.

The companies, according to documents detailing the proposal, also plan to further reduce their greenhouse gas emissions through carbon capture, a technology that is uncommon because it has not yet proven to be financially viable.

[Google announced its first carbon capture and storage project last October \(https://blog.google/company-news/outreach-and-initiatives/sustainability/first-carbon-capture-storage-project/\)](#) for a 400-megawatt gas plant in Illinois that will support its data centers in the region. The project in Nebraska could be significantly larger.

“Google has very ambitious net-zero targets, and they have the money and they could do it,” Gillingham said. “This would be a huge investment by Google, fundamentally, to see if it can be done at a larger scale and more cost effectively than it’s ever been done before.”

Much like the overall proposal, though, it's unclear if the carbon capture piece will actually materialize. The documents obtained by Flatwater specifically mention Tallgrass as the potential gas supplier and transporter of the captured carbon.

In a statement, Steven Davidson, Tallgrass' senior vice president of government and public affairs, said the company currently does not have partnerships for a new data center or a Tenaska gas plant in Nebraska.

"While we are not in a partnership with anyone to build a data center in Nebraska, we do take every opportunity to share our belief with anyone who will listen ... that Nebraska is an exceptional state for investing and growing in a manner that respects local communities, expands opportunities for families to succeed, and focuses on long-term collaboration to improve people's lives," he said.

Davidson expressed support for the governor's bill, adding that the company is encouraged to see it moving through the Legislature.

If Google and Tenaska do intend to build a data center and gas power plant that is connected to the grid, it will require passage of the governor's bill, which advanced out of committee last month and will next have to come before the full Legislature, where it could face opposition.

During the hearing last month, critics raised concerns about the potential environmental impacts of data centers and the price of natural gas, which is the primary fuel source for heating homes in the winter.

If gas-powered projects incentivized by the bill do come online, that would likely cause a spike in demand and an increase in natural gas prices, Gillingham said.

State Sen. Danielle Conrad, a Democrat from Lincoln, was one of only two committee members who voted against the bill.

She has filed a flurry of amendments seeking further oversight of the agreements that would allow the privately built power plants to sell power back to the public power districts' grids.

"I'm concerned that the governor and the majority of the Legislature are once again going to be yielding their power to benefit a private corporation at the expense of the public and take some first steps to eviscerate our unique and effective public power system in Nebraska," Conrad said.

March 13

In Statewide



By Anila Yoganathan

Anila Yoganathan is a Climate and Environment Reporter for the Flatwater Free Press in partnership with Grist, a nonprofit environmental media organization. Originally from Georgia, she has experience covering energy and environment issues in Tennessee and Georgia. She previously worked for the Knoxville News Sentinel covering federal utility, the Tennessee Valley Authority and environmental issues in East Tennessee. Most Recently, Anila worked at the Atlanta Business Chronicle covering everything from economic development to manufacturing and local business spotlights. Her work has also appeared in

the Atlanta Journal-Constitution, the Associated Press and the Tennessee Lookout. In her free time, Anila loves to work on art projects and watch football.

[View Archive](#)

25 Comments

M March 13, 2026 at 8:34 am

“Much like the overall proposal, though, it’s unclear if the carbon capture piece will actually materialize. The documents obtained by Flatwater specifically mention Tallgrass as the potential gas supplier and transporter of the captured carbon.”

What this column misunderstands and overlooks...is simple. High school chemistry. “Natural Gas”, is almost entirely methane. The funny thing about methane—is that it is a green house gas, all by itself unburnt. Not only that—but methane, is 20x+ more effective than CO2 at trapping heat in the atmosphere—again when not burned (it is complicated, because methane breaks down relatively quickly hence my hedging—but it breaks down into CO2 anyway). Which means that every leak of NG at a well head or pipe or fitting warms the climate. AND, it takes very little NG leakage to make an NG powerplant far worse for climate-warming than a coal power plant.

In general, estimates are it takes only 2% leakage for a NG power plant to be worse than a coal power plant for climate warming. Forget what happens at the smokestack—we’re just talking transporting NG. Given all the inevitable leaks that happen with transporting a gas, IRL the number is generally double that.

Getting obsessed with carbon capture...which generally has been shown to be so economically ineffective that even making it a topic of discussion is funny...is missing the forest for the trees.

Mark Patton March 13, 2026 at 9:19 am

Your article does an excellent job explaining the scale of electrical infrastructure needed to support Google’s proposed data center development. One equally important element that deserves similar attention is water. Large data centers can require significant water for cooling, and in eastern Nebraska that demand intersects directly with Lincoln’s proposed Water 2.0 effort to secure additional long-term water supplies. Communities across Lincoln, Otoe, and Cass counties already face challenges related to groundwater quantity and quality. Development of this scale can bring real economic benefits to Nebraska, but it should be accompanied by the same level of transparency and planning for water resources that we are now seeing on the power side. Our citizen coalition, Cass County Our Water Our Future, has been focused on raising these issues and would welcome the opportunity to discuss the water dimension of this conversation.

John L March 19, 2026 at 8:29 am

This is an excellent point. As I was reading the article, I kept waiting for a more in depth analysis of water use. I believe that irrigation for our states ubiquitous farming economy comes primarily from the Ogallala Aquifer beneath our feet. Which is already under stress from the multiple US states that tap into it.

Brandon DeBrie April 15, 2026 at 6:38 pm

So how does a privately own powerhouse able to be built in nebraska when there is a law that says all utilities are publicly owned this is why we don't have windmills in nebraska because they are owned by ge or segmen and rented to the power districts

David Kohrell April 18, 2026 at 3:33 pm

Good point Brandon, what's the process to approve?

Scott Anderson March 13, 2026 at 9:48 am

What about water use? Is there enough water to cool this plant? At what cost to farmers and the local climate?

J.Gross March 13, 2026 at 10:36 am

NPPD is running ads on radio touting how "public power" is saving Nebraskans so much money, and that NPPD is holding rates steady. Combined with the sweetheart self-dealing property deals with its own employees, and shafting farmers in the Stanton area with eminent domain actions, it's time to investigate the shenanigans of this out-of-control behemoth.

It's time to invesitiagte the shenanigans iof NPPD

Christina J March 13, 2026 at 12:00 pm

Carbon capture systems are a greenwashing sham. I urge everyone to call the governors office. It's unlikely that he will listen to anyone, but its all we can do. The Ogallala aquifer is already being exploited exponentially each year and is not regenerating near as fast as we are depleting it. These data centers use a massive amount of water that is then evaporated. The air quality around other data centers around the country is being shown to make people sick. We literally cannot afford this.

JKH April 20, 2026 at 4:00 pm

Consider also that we are currently in a sever drought that shows no sign of breaking.

Nancy Ruiz March 13, 2026 at 1:12 pm

I am skeptical of carbon capture; Also water from data centers is not clean water. Will the number of jobs mentioned be during build out and not long term? Use of clean energy should be required, and there should be careful indepth research of the effects on water supply. We have a lot of reservations about data centers here in Texas.

Jess March 13, 2026 at 1:12 pm

There goes the aquifer. What a disaster in the making.

Chet Mullin March 13, 2026 at 1:28 pm

Great reporting job!

Irving P March 13, 2026 at 1:46 pm

“Good Jobs First, a Washington-based policy center that advocates for corporate and government accountability in economic development.”

Good Jobs First is a union-funded organization that promotes radical ideas and spends most of its revenue on its officers. Very little on actual advocating. It's not a policy center. It's a vehicle that unions can hide behind and make GJF appear impartial and independent.

Dave March 13, 2026 at 2:00 pm

Excellent reporting as usual! This governor needs to be held accountable at every turn!

Katie Davis March 13, 2026 at 7:25 pm

Would you do a follow up article regarding the water needs for a project of this scale? This doesn't seem to be a responsible use of our most precious resource.

Andrew L Sullivan March 13, 2026 at 9:20 pm

Good job on the article! I am absolutely opposed to carbon capture as it is deadly, dangerous, and destructive. Google should try a new generation nuclear plant instead.

Linda March 14, 2026 at 8:23 am

Just another bad idea for Nebraskan's. If they are going to build it just make sure the power source is wind or solar and they don't use a drop of our precious water.

Geoff March 14, 2026 at 10:51 am

The financial terms on which the power plant is allowed to sell excess capacity back “into” the public power grid is a critical factor in determining whether this is a good financial deal for Nebraska citizens. The ability to build a large capacity power plant, supplying a data center with highly variable energy needs, while selling excess capacity back to the citizens of Nebraska, essentially provides an insurance policy to the power plant. If excess energy is sold back on terms favorable to the citizens, it could be financially beneficial. If it is sold back on terms profitable to the energy company, it could indirectly raise energy prices anyway.

Mark Leibman March 14, 2026 at 11:21 am

Will Nebraska workers and families be subsidizing this through “economic development” payments, a/k/a welfare for billionaires? Will schools, parks, roads and other public amenities be starved for government support of private enterprise, AGAIN?

Susan Baron March 15, 2026 at 9:10 am

Haven't we had enough of Pillen and his worship of big business at the cost of hurting Nebraskans? Private deals on land, water rights, lack of accountability to protect children and big contributions to his re-election campaign from companies who need legislation that goes against Nebraskan long-term health and safety. And those are just the deals we know about. Receiving the re-election endorsement of a president who shares the same “me and my friends first” ideology hardly compensates for Pillen's self-interest above those of Nebraskans.

Cook March 15, 2026 at 5:29 pm

Great reporting, love reading this stuff about Nebraska! The governor needs to be held accountable and more oversight every step of the process is needed, I agree with State Sen. Danielle Conrad.

april March 18, 2026 at 1:08 pm

Thank you for reporting this. More information about AI data centers need to reach the public in order have a chance at galvanize a push back.

Exposing The Dark Side of America's AI Data Center Explosion | View From Above | Business Insider, Sep 12, 2025, Springfield and Omaha are both mentioned in this reporting:

<https://www.youtube.com/watch?v=t-8TDOFgkQA>

MIT Tech Review, May 20, 2025:

<https://www.technologyreview.com/2025/05/20/1116327/ai-energy-usage-climate-footprint-big-tech/>

JKH April 20, 2026 at 4:07 pm

We recently drove through Childress, TX. The hostility to the bit coin mining center there is palpable. The economic benefit derived from the building process is over. Those who work there now are professionals who will not associate with the town, requiring their own high dollar restaurants and entertainment.

Nate March 26, 2026 at 4:11 pm

First, thank you for doing such great reporting. This journalism work is so appreciated in these times.

As a nearby Waverly resident this is concerning. If you are not already aware we have a water issue that has been ongoing for the last 2 years. They have invested heavily recently to resolve the issue but residents are still very worried given they are still under restrictions and yet they continue to build more and more homes.

<https://www.citywaverly.com/vnews/display.v/SEC/Public%20Works%7CWater%20Conservation%20Measures>

I am curious how this data center could impact the nearby communities like Waverly who are already in an uncomfortable position when it comes to water. Has anyone looked further into this?

David Kohrell April 18, 2026 at 3:32 pm

This article illustrates the need to pause and think about the explosion of data centers in the name of "AI". What happens if the proposed benefits of AI (general or super intelligence) don't pan out? What happens if the AI tech funding bubble bursts like 2008's financial crisis or Y2K/Dot.com? Who bails out the too big to fail tech companies? We do. And who bails out the communities abandoned? No one.

This issue transcends traditional Republican or Democrats – local city councils, county boards with majority of either party happily approve .

Good article Anila Yoganathan.

383

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Comments

Amy C • 4 weeks ago

Paula O • 4 weeks ago

Kevin B • 2 months ago

John G • 2 months ago

Kathryn R • 4 months

The Issue

We started with a folding table, a pop-up tent, and a dream — to bring real food back to our community.

Just 9 months ago, our little cottage bakery — Crafted Coastal — was nothing more than a weekend passion project. We baked eight loaves of sourdough from our home kitchen, carried them out to the driveway, and watched in awe as neighbors lined up to buy fresh, nourishing bread made with organic flour and clean ingredients.

From that tiny beginning, we built the Bread Shed — a hand-made farm stand on our property where we now sell dozens of loaves, cinnamon rolls, cookies, pizza dough, sandwich loaves, and more every weekend. Over 1,000 loaves of sourdough have made their way into the homes (and bellies) of Encinitas families — along with smiles, conversations, and a renewed connection to where food comes from.

We're not a faceless corporation or a trendy food chain. We're a husband and wife, a military veteran and spouse with a passion for health, community, and purpose. We're also parents raising two young boys — and this home-based business has allowed us to work with our hands, live with intention, and teach our sons the value of entrepreneurship, responsibility, and serving others.

But now, all of that is under threat.

 Support now

 Sign petition

small food producers to rent their own local commercial space — an unrealistic barrier for most family-run startups given the skyrocketing cost of rent in our town.

This means local food entrepreneurs like us are being forced to shut down or break the law just to continue doing what we love — feeding our neighbors wholesome food at fair prices.

It doesn't have to be this way.

Cottage food law in California was designed to empower micro-entrepreneurs, allowing them to operate safely and legally from their home kitchens under strict health and labeling guidelines. We carry all the required permits, maintain top-tier cleanliness standards, and have become a trusted source of healthy food in our community. But because Encinitas hasn't updated its zoning rules to support these state-licensed operations, we're left in the dark.

Meanwhile, our community suffers.

Instead of more local, nutritious, handmade foods, Encinitas families are left with mass-produced options or overpriced boutique stores. Instead of enabling small, sustainable businesses, our city is enforcing outdated policies that favor big retail and deep-pocketed developers.

We're not asking for special treatment. We're asking for the freedom to feed our community, legally and lovingly, the way we've already been doing.

Let's bring back the farm stand. Let's support working families, micro-businesses, and local food. Let's show our children what it means to build something from scratch — and give back to your neighbors while you do it.

Please sign this petition urging the City of Encinitas to revise its local ordinances to allow cottage food producers to operate legal farm stands from their homes, in alignment with state regulations. With your support, we can make sure the next generation of makers, bakers, and dreamers has a fighting chance.

 Support now

Kevin Seiff, Founder of United Coastal Dairy

[Report a policy violation](#)



Kevin Seiff

Petition Starter

Media inquiries

The Decision Makers ⓘ



Encinitas City Council

2 Members



Joy Lyndes

Encinitas City Council - District 3



Luke Shaffer

Encinitas City Council - District 1



Bruce Ehlers

Encinitas City Mayor

Support now

Supporter voices

Featured Comments



Please allow this healthy food stand to stay. We don't have a food store in walking distance so it really helps to be able to walk over and grab a loaf of bread, among other delicious things!

Alana, Vista



The Bread Shed is a gem of the community—one of the few remaining things that truly “keep Leucadia funky.” It’s a grassroots effort that’s not hurting anyone, only helping. In times when big corporations dominate every corner, we should be protecting and uplifting...

[Show full text](#)

Jose, Palmyra



1



The bread shed is an incredible service to the community and is one of the only things going that actually “keeps Leucadia funky.” It’s not hurting anyone. Let it stay.

Robert, Fontana



Support now