

October 6, 2015

ALLIANCE CITY COUNCIL

REGULAR MEETING, TUESDAY, OCTOBER 6, 2015

STATE OF NEBRASKA)
)
COUNTY OF BOX BUTTE) §
)
CITY OF ALLIANCE)

The Alliance City Council met in a Regular Meeting, October 6, 2015 at 7:00 p.m. in the Board of Education Meeting Room, 1604 Sweetwater Avenue. A notice of meeting was published in the Alliance Times Herald on September 29, 2015. The notice stated the date, hour and place of the meeting, that the meeting was open to the public, and that an agenda of the meeting, kept continuously current, was available for public inspection at the office of the City Clerk in City Hall; provided the Council could modify the agenda at the meeting if it determined an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each of the City Council Members. An agenda, kept continuously current, was available for public inspection at the office of the City Clerk during regular business hours from the publication of the notice to the time of the meeting.

Mayor Yeager opened the October 6, 2015 Regular Meeting of the Alliance, Nebraska City Council at 7:00 p.m. Present were Mayor Yeager, Council Members Feldges, Seiler, Jones and Korber-Gonzalez. Also present were City Manager Cox, Assistant City Manager/Finance Director Waggener, City Attorney Olsen and City Clerk Jines.

- Mayor Yeager read the Open Meetings Act Announcement.
- Council's first order of business was the introduction of the City of Alliance employees. Shawn Woods and Stephanie Steele are Public Safety Dispatchers and Kevin Wilkinson is the newest Public Transit Driver.
- Council next presented two Proclamations. The first proclaiming the week of October 4th-10th, 2015 as Public Power Week; and the second proclaiming the week of October 5th-11th, 2015 as Support Citizens with Intellectual Disabilities Week.

Proclamation Public Power Week

October 4 – 10, 2015

City of Alliance Electric Department Helps Our Community in Powerful Ways

WHEREAS, We, the citizens of Alliance, Nebraska place high value on local control over community services and therefore have chosen to operate a community-owned, locally

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controlled, not-for-profit electric utility and, as consumers and owners of our electric utility, have a direct say in utility operations and policies; and

WHEREAS, The *Alliance Electric Department* provides our homes, businesses, farms, social service, and local government agencies with reliable, efficient, and cost-effective electricity employing sound business practices designed to ensure the best possible service at not-for-profit rates; and

WHEREAS, The *Alliance Electric Department* is a valuable community asset that contributes substantially to the well-being of local citizens through energy efficiency, customer service, environmental protection, economic development, and safety awareness; and

WHEREAS, The *Alliance Electric Department* is a dependable and trustworthy institution whose local operation provides many consumer protections and continues to make our community a better place in which to live and work, as well as protecting the global environment;

NOW, THEREFORE BE IT RESOLVED, That the *Alliance Electric Department* will continue to work to bring lower-cost, safe, reliable electricity to community homes and businesses just as it has since 1911, the year when the utility was created to serve all the citizens of Alliance; and

BE IT FURTHER RESOLVED, That the week of October 4 – 10, 2015, be designated the 27th Annual Public Power Week in order to honor the *Alliance Electric Department* for its contributions to the community and to make its consumer-owners, policy makers, and employees more aware of its contributions to their well-being and how it makes their lives powerful; and

BE IT FURTHER RESOLVED, That our community joins hands with more than 2,000 other public power systems in the United States in this celebration of public power and recognition that the *Alliance Electric Department* is good for customers, business, the community and the nation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Alliance to be affixed on this 6th day of October, 2015.

PROCLAMATION

WHEREAS, the quality of life is important to all members of our community, including children and adults with intellectual disabilities; and

WHEREAS, the Knights of Columbus is a Charitable and Fraternal Organization that promotes the dignity and welfare of citizens with intellectual disabilities,

NOW, THEREFORE, I, On behalf of the Mayor and Members of the City Council of the City of Alliance, I do hereby proclaim the week of October 5-11, 2015 as:

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Support Citizens with Intellectual Disabilities Week

In our fair city, and call upon all of our citizens to support the Knights of Columbus in this most worthwhile and humanitarian effort for children and adults with intellectual disabilities along with their families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Alliance to be affixed on this 6th day of October in the year of the Lord Two Thousand Fifteen.

- The next agenda item was the Consent Calendar.

Councilman Feldges made a motion, which was seconded by Councilman Seiler to approve the Consent Calendar as follows:

CONSENT CALENDAR – OCTOBER 6, 2015

1. Approval: Minutes of the Special Meeting, September 30, 2015.
2. Approval: Payroll and Employer Taxes for the period September 12, 2015 through September 25, 2015 inclusive: \$179,615.57 and \$12,689.98 respectively.
3. Approval: Claims against all funds of the City of Alliance for October 1, 2015 in the amount of \$62,673.57.
4. Approval: The issuance of the following Cemetery Certificates:

The Northeast Quarter (NE1/4) Lot Seventeen (17), Section Three (3), Block Two (2), Original Plat to the Alliance Cemetery to Bob Henderson.

Acceptance of a Quitclaim Deed from Linda Novak and Christian Neuswanger for the East Half (E1/2) Lot Fifteen (15), Section Five (5), Block Nine (9), First Addition to the Alliance Cemetery and reconvey same to Linda Novak.

5. Approval: The following contractor licenses:

Repair & Maintenance	Mark Musfelt dba Musfelt Construction
	Kevin Kubo dba DA Services
	Bobby Delgado dba BDH Services

NOTE: City Manager Cox has reviewed these expenditures and to the best of his knowledge confirms that they are within budgeted appropriations to this point in the fiscal year.

Roll call vote with the following results:

Voting Aye: Feldges, Korber-Gonzalez, Seiler, Jones, Yeager.

Voting Nay: None.

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Motion carried.

- The next agenda item were the Conflict Claims of Councilman Feldges, Jones, Korber-Gonzalez and Seiler for travel and meal reimbursement while attending the Annual League Conference in Lincoln, NE, September 23rd-25th.

A motion was made by Councilwoman Korber-Gonzalez to approve the reimbursement of \$495.19 to Councilman Feldges. The motion was seconded by Councilman Seiler.

Roll call vote with the following results:

Voting Aye: Yeager, Jones, Korber-Gonzalez, Seiler.

Voting Nay: None.

Abstaining: Feldges.

Motion carried.

A motion was made by Councilman Feldges to approve the reimbursement of \$460.00 to Councilman Jones. The motion was seconded by Councilwoman Korber-Gonzalez.

Roll call vote with the following results:

Voting Aye: Yeager, Feldges, Korber-Gonzalez, Seiler.

Voting Nay: None.

Abstaining: Jones.

Motion carried.

A motion was made by Councilman Seiler to approve the reimbursement of \$527.34 to Councilwoman Korber-Gonzalez. The motion was seconded by Councilman Feldges.

Roll call vote with the following results:

Voting Aye: Yeager, Feldges, Jones, Seiler.

Voting Nay: None.

Abstaining: Korber-Gonzalez.

Motion carried.

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A motion was made by Councilman Jones to approve the reimbursement of \$460.00 to Councilman Seiler. The motion was seconded by Councilwoman Korber-Gonzalez.

Roll call vote with the following results:

Voting Aye: Yeager, Feldges, Korber-Gonzalez, Jones.

Voting Nay: None.

Abstaining: Seiler.

Motion carried.

- City Manager Cox gave the City Manager's Report which follows in outline form:

1. Airport Runway – Reopened 12/30 on Monday, October 5 @ 9:00am!
2. “Snake Creek” Ditch Cleanup
 - Thank county attorney and the community service diversion program
3. Landfill
 - Dozer expected back on Oct 15
 - Baler – Work commencing on Oct 19; Close Sat Oct 16 to clean and prepare
4. USDA
 - Try to obtain status for Rural Economic Development grant conduit
 - Available to Municipals with electric utilities
 - \$300,000 USDA grant + \$60,000 city
 - Revolving Loan Fund when grant is paid back
5. Laing Lake
 - Grant contract has been received!
 - Feb 2016 Complete Final Engineering & Bid Packages
 - May 2016 Initiate Construction
 - Dec 2016 Complete Construction
 - Jan 2017 Final NET & NDEQ Reports
 - Presented on the 10/20 Agenda

Upcoming

- SRO Agreement – After School District approves on 10/19

Upcoming Calendar:

- 10/9-10/10: AOTB 2015

- The next agenda item was the third reading of Ordinance No. 2783, which will approve the Preliminary Plat request of Michael and Sandy McCarthy. Council was provided with the following information:

[The City of Alliance is in receipt of an application for a Preliminary Plat from Michael and Sandra McCarthy as well as Jason and Carey Tritle. The Preliminary Plat application is to combine Lots 5 and 6, Block 12, Lakefield Addition to the

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City of Alliance and unplatted lands within corporate City limits. The two parcels of land are located at, and directly behind 2741 Laramie Avenue.

McCarthys are in the process of transferring ownership of the unplatted lands to Tritles who have been leasing the ground for a garage. Once that transfer is complete, the land on which the garage is located and the property already owned by Tritle must be combined into one lot in order for the garage to be considered a conforming accessory use.

The combination of lots is a process that can be done administratively if there is not any dedication of new ROW, easements, or changing any street or alley line. Although this plat meets those requirements, the east parcel of land has never been platted and as such is not eligible for an Administrative Replat combining the parcels into one lot.

The property is bordered to the north, west, and south, by R-1, Single Family Residential and to the east by R-1a, Single Family Residential. The lots to be platted are zoned R-1a and R-1. The zoning of the unplatted lands being platted will be changed from R-1a to R-1 at the same time the Final Plat is approved to eliminate the new lot from sitting in two different zoning districts.

The lots to the north, west, and south are residential in use and the lot to the east is zoned residential but is currently undeveloped and more rural in character.

The City of Alliance Planning Commission met at its regular meeting August 11, 2015 and found that the material presented to them was satisfactory. They voted yes on a recommendation to the Alliance City Council for the approval of the Preliminary Plat of Lot 6A, a Replat of Lots 5 and 6, Block 12, Lakefield Addition to the City of Alliance, and also a Part of Unplatted Lands in the Southwest Quarter of Section 24, Township 25 North, Range 48, West of the 6th Principal Meridian, Box Butte County, Nebraska. The first reading of the ordinance was approved at the September 1, 2015 Council meeting and the second reading was approved September 15, 2015.]

A motion was made by Councilman Seiler, seconded by Councilman Feldges to approve the third reading of Ordinance No. 2783 which City Clerk Jines read by title and follows in its entirety.

ORDINANCE NO. 2783

AN ORDINANCE APPROVING THE PRELIMINARY PLAT OF LOT 6A, A REPLAT OF LOTS 5 AND 6, BLOCK 12, LAKEFIELD ADDITION TO THE CITY OF ALLIANCE, NEBRASKA, AND ALSO A PART OF UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M. TO THE CITY OF ALLIANCE, BOX BUTTE COUNTY, NEBRASKA.

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BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ALLIANCE, NEBRASKA:

SECTION 1. The City of Alliance has received the application for approval of the Preliminary Plat of Lot 6A, a replat of Lots 5 and 6, Block 12, Lakefield Addition to the City of Alliance, Nebraska, and also a Part of Unplatted Lands in the Southwest Quarter of Section 24, Township 25 North, Range 48 West of the 6th P.M. to the City of Alliance, Box Butte County, Nebraska from Michael and Sandra McCarthy and Jason and Carey Tritle.

SECTION 2. The Planning Commission held a public hearing August 18, 2015, and has recommended the approval of the Preliminary Plat.

SECTION 3. The Preliminary Plat contains information required by the City Code at Section 113-70, which is relevant to this request.

SECTION 4. The Preliminary Plat of Lot 6A, a replat of Lots 5 and 6, Block 12, Lakefield Addition to the City of Alliance, Nebraska, and also a Part of Unplatted Lands in the Southwest Quarter of Section 24, Township 25 North, Range 48 West of the 6th P.M. to the City of Alliance, Box Butte County, Nebraska, is hereby approved and the subdividers are authorized to proceed with any required public works elements and preparation of a Final Plat.

SECTION 5. This approval shall expire one year from this date unless the Final Plat has been submitted. This approval does not constitute Final Plat approval or guarantee the approval of the subdivision by the City Council or the City Council's authorization to proceed with construction of improvements within the subdivision.

SECTION 6. This ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Roll call vote to approve the second reading of Ordinance No. 2783 with the following results:

Voting Aye: Feldges, Yeager, Seiler, Jones, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

- The first reading of Ordinance No. 2786, which will approve the Final Plat for Lot 6A, a Replat of Lots 5 and 6, Block 12, Lakefield Addition to the City of Alliance, NE and also part of the unplatted lands in the SW ¼ of Section 24, Township 25 North, Range 48, West of the 6th P.M., Box Butte County, NE was the next discussion item. Council was provided with the following information:

[The City of Alliance is in receipt of an application for a Final Plat from Michael and Sandra McCarthy as well as Jason and Carey Tritle. The Final Plat application is to combine Lots 5 & 6, Block 12, Lakefield Addition to the City of

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Alliance, and unplatted lands in corporate City limits. The two parcels of land are located at, and directly behind 2741 Laramie Avenue.

McCarthys are in the process of transferring ownership of the unplatted lands to Tritles who have been leasing the ground for a garage. Once that transfer is complete, the lands that the garage is on and the property already owned by Tritle must be combined into one lot in order for the garage to be considered a conforming accessory use.

The combination of lots is a process that can be done administratively if there isn't any dedication of new ROW, easements, or changing any street or alley line. Although this plat meets those requirements, the east parcel of land has never been platted and as such is not eligible for an Administrative Replat combining the parcels into one lot.

The property is bordered to the north, west, and south, by R1, Single Family Residential and to the east by R-1a, Single Family Residential. The lots to be platted are zoned R1a and R1. The zoning of the unplatted lands being platted will be changed from R1a to R1 before the Final Plat is approved to eliminate the new lot sitting in two different zoning districts.

The lots to the north, west, and south are residential in use and the lot to the east is zoned residential but is currently undeveloped and more rural in character.

The City of Alliance Planning Commission met at its regular meeting September 8, 2015 and found that the material presented to them was satisfactory. They voted yes on a recommendation to the Alliance City Council for the approval of the Final Plat of Lot 6A, a Replat of Lots 5 and 6, Block 12, Lakefield Addition to the City of Alliance, and also a Part of Unplatted Lands in the Southwest Quarter of Section 24, Township 25 North, Range 48 West of the 6th Principal Meridian, Box Butte County, Nebraska.]

A motion was made by Councilwoman Korber-Gonzalez, seconded by Councilman Feldges to approve the first reading of Ordinance No. 2786 which City Clerk Jines read by title and follows in its entirety.

ORDINANCE NO. 2786

AN ORDINANCE APPROVING THE FINAL PLAT OF LOT 6A, A REPLAT OF LOTS 5 AND 6, BLOCK 12, LAKEFIELD ADDITION TO THE CITY OF ALLIANCE, NEBRASKA AND ALSO A PART OF UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ALLIANCE, NEBRASKA:

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SECTION 1. The City of Alliance has received the application for approval of the Final Plat of Lot 6A, A Replat of Lots 5 and 6, Block 12, Lakefield Addition to the City of Alliance, Nebraska and also a part of unplatted lands in the Southwest Quarter of Section 24, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska, from R. Michael McCarthy, Sandra D. McCarthy, Jason L. Tritle and Carey L. Tritle.

SECTION 2. The Planning Commission held a public hearing September 8, 2015, to consider the Final Plat, and after such hearing has recommended approval of the Final Plat.

SECTION 3. The City Council finds that all public improvements that are to be required at this time have been completed. No additional infrastructure or improvements are required at this time. No improvement guarantees are required.

SECTION 4. The City Council finds that the Final Plat contains the information required by Section 113-114 of the Alliance Municipal Code, which is relevant to this request.

SECTION 5. The Final Plat of Lot 6A, A Replat of Lots 5 and 6, Block 12, Lakefield Addition to the City of Alliance, Nebraska and also a part of unplatted lands in the Southwest Quarter of Section 24, Township 25 North, Range 48 West of the 6th P.M., Box Butte County, Nebraska, is hereby approved by the City of Alliance and shall be filed with the County Clerk as provided by city code and state law within 30 days of this approval. The plat map which has been prepared is a part of these proceedings and is attached hereto and is incorporated herein and made a part hereof by reference.

SECTION 6. This ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Roll call vote on the first reading of Ordinance No. 2786 with the following results:

Voting Aye: Feldges, Yeager, Seiler, Jones, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

● Council next conducted a Public Hearing on the Rezoning Request of Michael and Sandra McCarthy and Jason and Carey Tritle to rezone a portion of land located east of 2741 Laramie Avenue, from R-1a, Single Family Residential to R-1, Single Family Residential. Ordinance No. 2787 which will approve the rezone has been prepared for Council's consideration following the public hearing. Council was provided with the following background information:

[Michael and Sandra McCarthy and Jason and Carey Tritle are requesting to rezone a portion of land from R-1a, Single Family Residential to R-1, Single Family Residential to eliminate a proposed lot, currently going through the platting process, from sitting in two different zoning districts.

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The land is located east of 2741 Laramie Avenue and is described as Part of Unplatted Lands in the Southwest Quarter of Section 24, Township 25 North, Range 48 West of the 6th P.M. otherwise described by the following metes and bounds description: Beginning at the south east corner of Lot 7, Block 12, Lakefield Addition to the City of Alliance, thence S 17°37'00" E 166.83', thence N 72°23'00" E 85', thence N 17°37'00" W 137.88', thence N 88°48'41" W 89.79' to the point of beginning.

The proposed rezone will not change the front or rear setbacks but side setbacks will be reduced to 3'. The property being rezoned is currently used as a garage by 2741 Laramie Avenue. The rezone would not create any new nonconforming structures, uses, or lots.

The purpose of the rezone is to eliminate proposed Lot 6A from sitting in two different zoning districts. The Preliminary Plat for Lot 6A has gone through two readings of Council without amendment and the Final Plat is starting its way through Council. The purpose of zoning is to evaluate and establish the best use of a particular piece of property and separate incompatible land use types. Zoning does not work well when "spot zoning" occurs and works even worse when the same parcel is governed by two different zoning codes. This rezone would preemptively deal with that situation as the Final Plat of Lot 6A makes its way through the platting process.

Notification Petitions were sent to property owners within a 300' radius of the subject property. The City mailed 16 petitions and as of September 15th, the City had received none of them back.

At the September 8, 2015 Planning Commission meeting, the Commissioners voted to recommend the approval of the rezone of A Part of Unplatted Lands in the Southwest Quarter of Section 24, Township 25 North, Range 48 West of the 6th P.M. from R-1a, Single Family Residential to R-1, Single Family Residential.]

Mayor Yeager stated "now is the date, time, and place to conduct a Public Hearing to hear support, opposition, criticism, suggestions, or observations of the taxpayers relating to the Rezoning Request of Michael and Sandra McCarthy and Jason and Carey Tritle to rezone a portion of land located east of 2741 Laramie Avenue, from R-1a, Single Family Residential to R-1, Single Family Residential and opened the public hearing at 7:18 p.m.

No testimony was offered and the Public Hearing closed at 7:19 p.m.

A motion was made by Councilman Yeager, seconded by Councilman Jones to approve the first reading of Ordinance No. 2787 which City Clerk Jines read by title and follows in its entirety.

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ORDINANCE NO. 2787

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, DEALING WITH ZONING, AMENDING THE DISTRICT ZONING MAP TO SHOW THAT LOT 6A, A REPLAT OF LOTS 5 AND 6, BLOCK 12, LAKEFIELD ADDITION TO THE CITY OF ALLIANCE, NEBRASKA AND ALSO A PART OF UNPLATTED LANDS IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 25 NORTH, RANGE 48 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA, IS NOW INCLUDED AS A R-1A (SINGLE FAMILY RESIDENTIAL) DISTRICT FROM A R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AND REPEALING PRIOR SECTIONS.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ALLIANCE, NEBRASKA:

SECTION 1. Section 115-76 of the Alliance Municipal Code is amended to provide as follows:

115-76. DISTRICT MAP ADOPTED

(a) Boundaries of the districts, as enumerated in section 115-75 are hereby established as shown on a map prepared for that purpose, which map is hereby designated as the zoning district map; and said map, and all the notations, references and information shown thereon is hereby made as much a part of these regulations as if the same were set forth in full herein. The city planning commission shall keep on file in their offices an authentic copy of said map, and all changes, amendments, or additions thereto.

(b) When definite distances in feet are not shown on the zoning district map, the district boundaries are intended to be along existing street, alley or platted lot lines, or extensions of the same, and if the exact location of such lines is not clear, it shall be determined by the building inspector, due consideration being given to location as indicated by the scale of the zoning district map.

This is to certify that the Zoning District Map described in the Alliance Municipal Code, passed this ____ day of _____, 2015, is now the official Zoning District Map.

SECTION 2. Previously existing Section 115-76, and all ordinances, parts of ordinances, resolutions, and policies of the City of Alliance in conflict with the revisions set forth herein are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Roll call vote on the first reading of Ordinance No. 2787 with the following results:

Voting Aye: Feldges, Yeager, Seiler, Jones, Korber-Gonzalez.

Voting Nay: None.

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Motion carried.

- A Public Hearing on the Rezone Request of Julie and Roger Rawle to rezone 323 Mississippi from C-3, Highway Commercial to C-1, Neighborhood Commercial was the next agenda item. Ordinance No. 2788 which will approve the rezone has been prepared for Council's consideration following the public hearing. Council was provided with the following background information:

[Julie and Roger Rawle are requesting the rezone of Lot 12A, Block 1, Fairview Addition to the City of Alliance, from C-3, Highway Commercial to C-1, Neighborhood Commercial.

The property is located at the southeast corner of Fourth Street and Mississippi Avenue. The proposed rezone will change the front setbacks from 15' to 25', rear setbacks from 0' to 25' for the principal structure and 5' for accessory structures, side setbacks will remain the same. The property is currently used as a residence. The rezone and proposed future use as a daycare would eliminate the current nonconforming use of the property. The rezone would not create any new nonconforming structures or lot sizes.

The purpose of the rezone is to allow for the development of a daycare in the existing house. Daycares and nurseries are not permitted uses in the C-3, Highway Commercial district but are allowed in the C-1, Neighborhood Commercial District.

The development of the lot into a daycare would support the Comprehensive Plan by rezoning under-utilized properties so that they may be developed and also encouraging the adaptive reuse of an existing property in the "core neighborhood." It would also create a buffer of Neighborhood Commercial zoning between the Highway Commercial zoning on the Fresh Start property and the residential properties across 4th Street.

Notification Petitions were sent to property owners within a 300' radius of the subject property. The City mailed 34 petitions and as of September 15th, the City had received none of them back.

At the September 8, 2015 Planning Commission meeting, the Commissioners voted to recommend the approval of the rezone of Lot 12A, Block 1, Fairview Addition to the City of Alliance, from C-3, Highway Commercial to C-1, Neighborhood Commercial.]

Mayor Yeager stated "now is the date, time, and place to conduct a Public Hearing to hear support, opposition, criticism, suggestions, or observations of the taxpayers relating to the Rezoning Request of Julie and Roger Rawle to rezone 323 Mississippi, from C-3, Highway Commercial to C-1, Neighborhood Commercial and opened the public hearing at 7:22 p.m.

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Pam Coffee, 644 E. 15th Street, was in attendance to speak in favor of the rezone. Ms. Coffee is the Daycare Coordinator for the daycare operation which will be conducted at this location.

Hearing no further testimony, the Public Hearing closed at 7:23 p.m.

A motion was made by Councilwoman Korber-Gonzalez, seconded by Councilman Jones to approve the first reading of Ordinance No. 2788 which City Clerk Jines read by title and follows in its entirety.

ORDINANCE NO. 2788

AN ORDINANCE OF THE CITY OF ALLIANCE, NEBRASKA, DEALING WITH ZONING, AMENDING THE DISTRICT ZONING MAP TO SHOW THAT LOT 12A, BLOCK 1, FAIRVIEW ADDITION TO THE CITY OF ALLIANCE, BOX BUTTE COUNTY, NEBRASKA, IS NOW INCLUDED AS A C-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT FROM A C-3 (HIGHWAY COMMERCIAL) DISTRICT, AND REPEALING PRIOR SECTIONS.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ALLIANCE, NEBRASKA:

SECTION 1. Section 115-76 of the Alliance Municipal Code is amended to provide as follows:

115-76. DISTRICT MAP ADOPTED

(c) Boundaries of the districts, as enumerated in section 115-75 are hereby established as shown on a map prepared for that purpose, which map is hereby designated as the zoning district map; and said map, and all the notations, references and information shown thereon is hereby made as much a part of these regulations as if the same were set forth in full herein. The city planning commission shall keep on file in their offices an authentic copy of said map, and all changes, amendments, or additions thereto.

(d) When definite distances in feet are not shown on the zoning district map, the district boundaries are intended to be along existing street, alley or platted lot lines, or extensions of the same, and if the exact location of such lines is not clear, it shall be determined by the building inspector, due consideration being given to location as indicated by the scale of the zoning district map.

This is to certify that the Zoning District Map described in the Alliance Municipal Code, passed this ____ day of _____, 2015, is now the official Zoning District Map.

SECTION 2. Previously existing Section 115-76, and all ordinances, parts of ordinances, resolutions, and policies of the City of Alliance in conflict with the revisions set forth herein are hereby repealed.

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SECTION 3. This ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Motion by Councilman Jones, seconded by Councilwoman Korber-Gonzalez to suspend the statutory rule requiring three separate readings of Ordinance No. 2788.

Roll call vote to waive the statutory reading with the following results:

Voting Aye: Feldges, Yeager, Jones, Korber-Gonzalez, Seiler.

Voting Nay: None.

Motion carried.

Roll call vote to approve Ordinance No. 2788 on final reading with the following results:

Voting Aye: Feldges, Yeager, Jones, Korber-Gonzalez, Seiler.

Voting Nay: None.

Motion carried.

Mayor Yeager stated, "the passage and adoption of Ordinance No. 2788 has been concurred by a majority of all members elected to the Council, I declare it passed, adopted and order it published."

- The third reading of Ordinance No. 2784 which will approve the amended zoning regulations with regard to accessory buildings was the next discussion item. Council was provided with the following information:

[At the request of the Alliance City Council, staff and the Planning Commission have prepared revisions to the Accessory Parking Structure Code in R-1 through R-5 Residential Zoning Districts. The goal was to create a code that was easier for residents to follow and for city staff to enforce.

The proposed revisions to the City of Alliance Municipal Code would split the accessory structure code into three segments detailing special requirements for carports, private garages and storage buildings.

The carport portion provides for metal carports but places greater restrictions on their placement, size, height, color and construction quality.

The code that is proposed for private garages eliminates the requirement for matching siding material as well as matching roof pitch. The remaining requirements were listed for clarification and easier interpretation. Added was the provision for a bathroom and the exclusion of a kitchen or living quarters in the garage.

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The accessory storage structure code was moved from subsection (i) and revised to allow for structures up to 200 ft² without matching the residence. Storage structures greater than 200 ft² must meet the design requirements for private garages and their maximum size will be regulated by the 40% total lot coverage rule. Storage buildings that meet the definition of a “private garage” will be considered as such and limited to one per lot.

The City of Alliance Planning Commission had a discussion about the existing code at their regular meeting on June 9, 2015 and made recommendations to staff. They then held a Public Hearing at their regular meeting on August 11, 2015 wherein they voted to recommend that the Alliance City Council approve the ordinance accepting the proposed accessory structure code changes to Section 115-98 through 115-103 of the City of Alliance Municipal Code. The ordinance was advanced on first reading at the September 1st Council meeting and second reading at the September 15, 2015 meeting.]

A motion was made by Councilman Feldges, seconded by Councilman Seiler to approve the third reading of Ordinance No. 2784 which City Clerk Jines read by title and follows in its entirety.

ORDINANCE NO. 2784

AN ORDINANCE PERTAINING TO ACCESSORY USES FOR THE RESIDENTIAL DISTRICTS WITHIN THE ZONING REGULATIONS OF THE ALLIANCE MUNICIPAL CODE AND AMENDING SECTIONS 115-98 THROUGH 115-103, PROVIDING FOR AN EFFECTIVE DATE AND REPEALING EXISTING PROVISIONS OF THE ALLIANCE CODE NOT CONSISTENT WITH THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ALLIANCE, NEBRASKA:

SECTION 1. Sections 115-98 through 115-103 of the Code of Ordinances of the City of Alliance, Nebraska are hereby amended to read as follows:

Sec. 115-98. R-1, Single-Family Residential District.

- (a) *Scope and intent.* This section applies to district R-1. The R-1, Single-Family Residential District is intended to provide a zone consisting primarily of single-family dwellings but which may have recreational, religious, and educational facilities to create a balanced neighborhood. This zone is intended to accommodate older neighborhoods in the community which were developed with smaller lot sizes.
- (b) *Permitted uses.*
 - (1) Dwellings, one-family.

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- (2) Publicly owned and operated community buildings, public museums, public libraries and churches.
 - (3) Public parks and playgrounds, including public recreation or service buildings within such parks, public administrative buildings, police and fire stations.
 - (4) Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning, including stadiums and dormitories in conjunction, if located on campus.
 - (5) Railroad rights-of-way, not including railroad yards.
 - (6) Manufactured homes subject to the following standards:
 - a. The home shall have no less than an 18-foot exterior width;
 - b. The roof shall be pitched with a minimum vertical rise of 2½ inches for each 12 inches of horizontal run;
 - c. The exterior material shall be of a color, material, and scale comparable with those existing in residential site-built, single-family construction;
 - d. The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile, or rock; and
 - e. The home shall have wheels, axles, transport lights, and removal towing apparatus removed.
- (c) *Conditional uses.*
- (1) Golf courses and clubhouses and uses customarily accessory thereto, except miniature golf, driving ranges and other similar activities operated as a business.
 - (2) Group homes: provided that facility is not within 1,200 feet of another group home or a home of any size which serves other populations, including but not limited to correctional homes which serve people recuperating from the effects of drugs or alcohol, mental illness, or physical disability.
 - (3) Preschool nurseries and day care centers.
 - (4) Buildings, structures, and premises for public utility services, or public service corporations, which buildings or uses the council, after report of the city planning commission, deems reasonably necessary for public convenience or welfare.
 - (5) Funeral homes.
 - (6) Bed and breakfasts.
 - (7) Irrigation wells and associated buildings and equipment, customarily incidental to the principal use of the property, only if approval is granted by the water superintendent.
 - (8) Two-family dwelling.
 - (9) Abandoned church or school property as permitted in section 115-174
- (d) *Performance standards.*
- (1) *Area and bulk regulations.*

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Use	Minimum Lot Size (sq. ft.)	Minimum Lot Width (feet)	Minimum Number of Dwelling Units	Setbacks (feet)				Maximum Height (feet)	Maximum Building Separation (feet)
				Front	Rear	Side	Side Street		
Dwelling (single-family)	6,600	60	1	<u>25</u>	<u>25</u>	5	15	30*	6
Accessory building	—	—	—	<u>25</u>	5	5	<u>20</u>		6

*Or a 3.5 feet addition to required northern or eastern side yard requirements for each vertical foot above 25 feet.

- a. Minimum dwelling size: 800 square feet.
- b. Lot coverage: 40 percent of total lot area.

(2) *Permitted accessory uses.*

- a. Home occupations as defined in section 115-2 and provided in section 115-171
- b. Detached Accessory Structures:

(1) Carports: No carport may be built or constructed except those which comply with the following restrictions:

- (a) One carport or private garage may be constructed serving a principal use on the same lot. If the lot already contains a carport or a garage, it must be removed within six months of completion of the new structure.
- (b) Metal carports must be placed in the rear yard.
- (c) Must be placed on a concrete pad at least 4" thick.
- (d) Maximum roof peak height of 10' as measured from the concrete pad.
- (e) The structure must be anchored to the ground with either auger type tie downs or bolts embedded in concrete no less than the minimum depth as required by typical garage construction.
- (f) Must conform to local wind and snow load requirements.
- (g) The color of the structure must be the same or similar to the principal structure.
- (h) A structure with more than two walls is to be considered a garage and must follow the guidelines for garage construction.
- (i) The structure must be kept in good repair. Any structure deemed a nuisance by way of peeling paint, failing structural members, broken concrete,

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loose tie downs, etc., may be ordered to be repaired or removed by the City Building Official.

(2) Private Garages: No private garage may be built or constructed except those which comply with the following restrictions:

(a) One private garage or carport may be constructed serving a principal use on the same lot. If the lot already contains a carport or a garage, it must be removed within six months of completion of the new structure.

(b) May not be of greater height than the principal structure.

(c) The color of the garage must match or be similar to the color of the principal structure.

(d) Brick, stone, or veneer will only be required along the street and/or side street side(s) of the structure. If the type of covering is no longer available, the structure may be built using a similar brick, stone, or veneer as approved by the Building Official.

(e) A garage may be designed for a maximum of one bathroom; however, no kitchen, or living quarters may be constructed.

(3) Storage Buildings: No storage building may be built or constructed except those which comply with the following restrictions:

(a) One storage building may be constructed or placed on a lot serving a principal use.

(b) Storage buildings greater than 200 square feet must be constructed using the same design criteria as private garages.

- c. Signs as permitted in chapter 111
- d. Fences as permitted in section 115-172
- e. Off-street parking and loading serving a principal use. All off-street parking shall be located on the same lot as the principal use. See section 115-173
- f. Temporary construction, grading, and demolition activities which are necessary and incidental to the development of facilities on the same lot, or on another of several lots being developed at the same time.
- g. Temporary conduct of a real estate sales office which is necessary and incidental to, and located on the site of, a subdivision being developed into five or more lots.
- h. Open area devoted to decorative paving, swimming pools, tennis courts, and other similar uses, located on the same lot as the principal use.
- i. Storage and service areas serving a principal use on the same lot, provided that any unenclosed areas which are accessory to a principal nonresidential use not exceeding 200 square feet in area.
- j. A single trailer, camper, motor home or a boat, incidental to and on the same lot as principal residential uses, but only if the trailer, camper, motor home, or boat is not

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intended for habitation while it is on the lot, subject to the setback provisions in section 115-170(e).

- k. Television, radio receiving and transmitting equipment, and satellite dishes as permitted by chapter 109, subject to the setback provisions in section 115-170(e) and not exceeding 60 feet in height.

Sec. 115-99. R-1A, Single-Family Residential District.

(a) *Scope and intent.* This section applies to district R-1A. The R-1A, Single-Family Residential District is intended to provide a zone consisting primarily of single-family dwellings but which may have recreational, religious, and educational facilities to create a balanced neighborhood. This zoning district is intended to accommodate new and more recent subdivisions of the community that were created with larger lot sizes.

(b) *Permitted uses.*

- (1) Dwellings, one-family.
- (2) Publicly owned and operated community buildings, public museums, public libraries and churches.
- (3) Public parks and playgrounds, including public recreation or service buildings within such parks, public administrative buildings, police and fire stations.
- (4) Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning, including stadiums and dormitories in conjunction, if located on campus.
- (5) Manufactured homes subject to the following standards:
 - a. The home shall have no less than an 18-foot exterior width;
 - b. The roof shall be pitched with a minimum vertical rise of 2½ inches for each 12 inches of horizontal run;
 - c. The exterior material shall be of a color, material, and scale comparable with those existing in residential site-built, single-family construction;
 - d. The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile, or rock;
 - e. The home shall have wheels, axles, transport lights, and towing apparatus removed.

(c) *Conditional uses.*

- (1) Golf courses and clubhouses and uses customarily accessory thereto, except miniature golf, driving ranges and other similar activities operated as a business.
- (2) Group homes: provided that facility is not within 1,200 feet of another group home or a home of any size which serves other populations, including but not limited to correctional homes which serve people recuperating from the effects of drugs or alcohol, mental illness, or physical disability.
- (3) Preschool nurseries and day care centers.

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- (4) Buildings, structures, and premises for public utility services, or public service corporations, which buildings or uses the council, after report of the city planning commission, deems reasonably necessary for public convenience or welfare.
- (5) Bed and breakfasts.
- (6) Irrigation wells and associated buildings and equipment, customarily incidental to the principal use of the property, only if approval is granted by the water superintendent.
- (7) Two-family dwelling.
- (8) Abandoned church or school property as permitted in section 115-174

(d) *Performance standards.*

(1) *Area and bulk regulations.*

Use	Minimum Lot Size (sq. ft.)	Minimum Lot Width (feet)	Minimum Number of Dwelling Units	Setbacks (feet)				Maximum Height (feet)	Maximum Building Separation (feet)
				Front	Rear	Side	Side Street		
Dwelling (single-family)	7,000	70	1	<u>25</u>	<u>25</u>	5	15	30	6
Accessory building	—	—	—	<u>25</u>	5	5	<u>20</u>	30	6

- a. Lot coverage: 40 percent of total lot area.
- b. Minimum dwelling size: 1,000 square feet.

(2) *Permitted accessory uses.*

- a. Some occupations as defined in section 115-2 and provided in section 115-171
- b. Detached Accessory Structures:

(1) Carports: No carport may be built or constructed except those which comply with the following restrictions:

- (a) One carport or private garage may be constructed serving a principal use on the same lot. If the lot already contains a carport or a garage, it must be removed within six months of completion of the new structure.
- (b) Metal carports must be place in the rear yard.
- (c) Must be placed on a concrete pad at least 4" thick.
- (d) Maximum roof peak height of 10' as measured from the concrete pad.

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(e) The structure must be anchored to the ground with either auger type tie downs or bolts embedded in concrete no less than the minimum depth as required by typical garage construction.

(f) Must conform to local wind and snow load requirements.

(g) The color of the structure must be the same or similar to the principal structure.

(h) A structure with more than two walls is to be considered a garage and must follow the guidelines for garage construction.

(i) The structure must be kept in good repair. Any structure deemed a nuisance by way of peeling paint, failing structural members, broken concrete, loose tie downs, etc., may be ordered to be repaired or removed by the City Building Official.

(2) Private Garages: No private garage may be built or constructed except those which comply with the following restrictions:

(a) One private garage or carport may be constructed serving a principal use on the same lot. If the lot already contains a carport or a garage, it must be removed within six months of completion of the new structure.

(b) May not be of greater height than the principal structure.

(c) The color of the garage must match or be similar to the color of the principal structure.

(d) Brick, stone, or veneer will only be required along the street and/or side street side(s) of the structure. If the type of covering is no longer available, the structure may be built using a similar brick, stone, or veneer as approved by the Building Official.

(e) A garage may be designed for a maximum of one bathroom; however, no kitchen, or living quarters may be constructed.

(3) Storage Buildings: No storage building may be built or constructed except those which comply with the following restrictions:

(a) One storage building may be constructed or placed on a lot serving a principal use.

(b) Storage buildings greater than 200 square feet must be constructed using the same design criteria as private garages.

c. Signs as permitted in chapter 111

d. Fences as permitted in section 115-172

e. Off-street parking and loading serving a principal use. All off-street parking shall be located on the same lot as the principal use. See section 115-173

f. Temporary construction, grading, and demolition activities which are necessary and incidental to the development of facilities on the same lot, or on another of several lots being developed at the same time.

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- g. Temporary conduct of a real estate sales office which is necessary and incidental to, and located on the site of, a subdivision being developed into five or more lots.
- h. Open area devoted to decorative paving, swimming pools, tennis courts, and other similar uses, located on the same lot as the principal use.
- i. Storage and service areas serving a principal use on the same lot, provided that any unenclosed areas which are accessory to a principal nonresidential use not exceeding 200 square feet in area.
- j. A single trailer, camper, motor home or a boat, incidental to and on the same lot as principal residential uses, but only if the trailer, camper, motor home, or boat is not intended for habitation while it is on the lot, subject to the setback provisions in section 115-170(e).
- k. Television, radio receiving and transmitting equipment, and satellite dishes as permitted by chapter 109, subject to the setback provisions in section 115-170(e) and not exceeding 60 feet in height.

Sec. 115-100. District R-2, two-family residential.

- (a) *Scope and intent.* This section applies to district R-2s. The R-2, Two-Family Residential District is intended to provide a zone consisting primarily of single-family dwellings, single-family attached dwellings (duplexes) and two family homes, but which may have recreational, religious, and educational facilities to create a balanced neighborhood.
- (b) *Permitted uses.*
 - (1) Dwellings, one-family.
 - (2) Publicly owned and operated community buildings, public museums, public libraries and churches.
 - (3) Public parks and playgrounds, including public recreation or service buildings within such parks, public administrative buildings, police and fire stations.
 - (4) Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning, including stadiums and dormitories in conjunction, if located on campus.
 - (5) Railroad rights-of-way, not including railroad yards.
 - (6) Dwellings, two-family.
 - (7) Manufactured homes subject to the following standards:
 - a. The home shall have no less than an 18-foot exterior width;
 - b. The roof shall be pitched with a minimum vertical rise of 2½ inches for each 12 inches of horizontal run;
 - c. The exterior material shall be of a color, material, and scale comparable with those existing in residential site-built, single-family construction;

- d. The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile, or rock; and
- e. The home shall have wheels, axles, transport lights, and removal towing apparatus removed.

(c) *Conditional uses.*

- (1) Golf courses and clubhouses and uses customarily accessory thereto, except miniature golf, driving ranges and other similar activities operated as a business.
- (2) Group homes: provided that facility is not within 1,200 feet of another group home or a home of any size which serves other populations, including but not limited to correctional homes which serve people recuperating from the effects of drugs or alcohol, mental illness, or physical disability.
- (3) Preschool nurseries and day care centers.
- (4) Buildings, structures, and premises for public utility services, or public service corporations, which buildings or uses the council, after report of the city planning commission, deems reasonably necessary for public convenience or welfare.
- (5) Funeral homes.
- (6) Bed and breakfasts.
- (7) Irrigation wells and associated buildings and equipment, customarily incidental to the principal use of the property, only if approval is granted by the water superintendent.
- (8) Abandoned church or school property as permitted in section 115-174

(d) *Performance standards.*

(1) *Area and bulk regulations.*

Use	Minimum Lot Size (sq. ft.)	Minimum Lot Width (feet)	Minimum Number of Dwelling Units	Setbacks (feet)				Maximum Height (feet)	Maximum Building Separation (feet)
				Front	Rear	Side	Side Street		
Dwelling (single-family)	6,600	60	1	<u>25</u>	<u>25</u>	5	15	30*	6
Duplex	3,500	60	2	<u>25</u>	<u>25</u>	5	15	30*	6
Accessory building	—	—	—	<u>25</u>	5	5	<u>20</u>	30*	6

*Or a 3.5 feet addition to required northern or eastern side yard requirements for each vertical foot above 25 feet, but in no case higher than three stories.

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- a. Minimum dwelling size: 750 square feet per unit if a two-family unit is constructed or 800 square feet if only a single-family unit is constructed.
- b. Lot coverage: 40 percent of total lot area.

(2) *Permitted accessory uses.*

- a. Home occupations as defined in section 115-2 and provided in section 115-171

- b. Detached Accessory Structures:

- (1) Carports: No carport may be built or constructed except those which comply with the following restrictions:

- (a) One carport or private garage may be constructed serving a principal use on the same lot. If the lot already contains a carport or a garage, it must be removed within six months of completion of the new structure.

- (b) Metal carports must be placed in the rear yard.

- (c) Must be placed on a concrete pad at least 4" thick.

- (d) Maximum roof peak height of 10' as measured from the concrete pad.

- (e) The structure must be anchored to the ground with either auger type tie downs or bolts embedded in concrete no less than the minimum depth as required by typical garage construction.

- (f) Must conform to local wind and snow load requirements.

- (g) The color of the structure must be the same or similar to the principal structure.

- (h) A structure with more than two walls is to be considered a garage and must follow the guidelines for garage construction.

- (i) The structure must be kept in good repair. Any structure deemed a nuisance by way of peeling paint, failing structural members, broken concrete, loose tie downs, etc., may be ordered to be repaired or removed by the City Building Official.

- (2) Private Garages: No private garage may be built or constructed except those which comply with the following restrictions:

- (a) One private garage or carport may be constructed serving a principal use on the same lot. If the lot already contains a carport or a garage, it must be removed within six months of completion of the new structure.

- (b) May not be of greater height than the principal structure.

- (c) The color of the garage must match or be similar to the color of the principal structure.

- (d) Brick, stone, or veneer will only be required along the street and/or side street side(s) of the structure. If the type of covering is no longer available, the structure may be built using a similar brick, stone, or veneer as approved by the Building Official.

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- (e) A garage may be designed for a maximum of one bathroom; however, no kitchen or living quarters may be constructed.
- (3) Storage Buildings: No storage building may be built or constructed except those which comply with the following restrictions:
 - (a) One storage building may be constructed or placed on a lot serving a principal use.
 - (b) Storage buildings greater than 200 square feet must be constructed using the same design criteria as private garages.
- c. Signs as permitted in chapter 111
- d. Fences as permitted in section 115-172
- e. Off-street parking and loading serving a principal use. All off-street parking shall be located on the same lot as the principal use.
- f. Temporary construction, grading, and demolition activities which are necessary and incidental to the development of facilities on the same lot, or on another of several lots being developed at the same time.
- g. Temporary conduct of a real estate sales office which is necessary and incidental to, and located on the site of, a subdivision being developed into five or more lots.
- h. Open area devoted to decorative paving, swimming pools, tennis courts, and other similar uses, located on the same lot as the principal use.
- i. Storage and service areas serving a principal use on the same lot, provided that any unenclosed areas which are accessory to a principal nonresidential use not exceeding 200 square feet in area.
- j. A single trailer, camper, motor home or a boat, incidental to and on the same lot as principal residential uses, but only if the trailer, camper, motor home, or boat is not intended for habitation while it is on the lot, subject to the setback provisions in section 115-170(e).
- k. Television, radio receiving and transmitting equipment, and satellite dishes as permitted by chapter 109, subject to the setback provisions in section 115-170(e) and not exceeding 60 feet in height.

Sec. 115-101. R-3, Multifamily Residential District.

- (a) *Scope and intent.* This section applies to district R-3. The R-3, Multifamily Residential District is intended to provide a zone consisting primarily of carefully designed medium and/or high density housing types, but which may have recreational, religious, and educational facilities to create a balanced neighborhood. Housing complexes constructed in the zone should create a transition from low density to higher intensity land uses and should encourage affordable housing, especially for young families, moderate to low income families and the elderly.
- (b) *Permitted uses.*

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- (1) Dwellings, one-family.
- (2) Publicly owned and operated community buildings, public museums, public libraries and churches.
- (3) Public parks and playgrounds, including public recreation or service buildings within such parks, public administrative buildings, police and fire stations.
- (4) Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning, including stadiums and dormitories in conjunction, if located on campus.
- (5) Railroad rights-of-way, not including railroad yards.
- (6) Dwellings, two-family.
- (7) Apartment houses, or other multiple dwellings.
- (8) Fraternity or sorority houses and dormitories.
- (9) Nursing, convalescent or senior citizens homes.
- (10) Manufactured homes subject to the following standards:
 - a. The home shall have no less than an 18-foot exterior width;
 - b. The roof shall be pitched with a minimum vertical rise of 2½ inches for each 12 inches of horizontal run;
 - c. The exterior material shall be of a color, material, and scale comparable with those existing in residential site-built, single-family construction;
 - d. The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile, or rock; and
 - e. The home shall have wheels, axles, transport lights, and removal towing apparatus removed.

(c) *Conditional uses.*

- (1) Preschool nursery and day care centers.
- (2) Boardinghouses and lodginghouses.
- (3) Group home.
- (4) Hospitals and sanitariums.
- (5) Golf courses and clubhouses and uses customarily accessory thereto, except miniature golf, driving ranges and other similar activities operated as a business.
- (6) Group homes: provided that facility is not within 1,200 feet of another group home or a home of any size which serves other populations, including but not limited to correctional homes which serve people recuperating from the effects of drugs or alcohol, mental illness, or physical disability.
- (7) Preschool nurseries and day care centers.

- (8) Buildings, structures, and premises for public utility services, or public service corporations, which buildings or uses the council, after report of the city planning commission, deems reasonably necessary for public convenience or welfare.
- (9) Funeral homes.
- (10) Bed and breakfasts.
- (11) Irrigation wells and associated buildings and equipment, customarily incidental to the principal use of the property, only if approval is granted by the water superintendent.
- (12) Abandoned church or school property as permitted in section 115-174

(d) *Performance standards.*

(1) *Area and bulk regulations.*

Use	Minimum Lot Size (sq. ft.)	Minimum Lot Width (feet)	Minimum Number of Dwelling Units	Setbacks (feet)				Maximum Height (feet)	Maximum Building Separation (feet)
				Front	Rear	Side	Side Street		
Dwelling (single-family)	6,600	60	1	<u>25</u>	<u>25</u>	5	15	30*	6
Duplex	3,500	60	2	<u>25</u>	<u>25</u>	5	15	30*	6
Dwelling (multi-family)	2,000	60	n/a	<u>25</u>	<u>25</u>	5	15	35*	6
Accessory building	—	—	—	<u>25</u>	5	5	<u>20</u>	—	6

*Or a 3.5 feet addition to required northern or eastern side yard requirements for each vertical foot above 35 feet.

- a. Minimum dwelling size: 570 square feet per unit if the unit is larger than a two-family dwelling; 750 square feet per unit if a two-family unit is constructed, and 800 square feet for each single-family unit is constructed.
- b. Lot coverage: 40 percent of total lot area.

(2) *Permitted accessory uses.*

- a. Home occupations as defined in section 115-2 and provided in section 115-171

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- b. Recreation areas including tenant use swimming pool, and minor recreation buildings, tenant trash collection centers, power generators, vending machines for tenant use and other similar uses.
- c. Signs as permitted in chapter 111
- d. Fences as permitted in section 115-172
- e. Off-street parking and loading serving a principal use. All off-street parking shall be located on the same lot as the principal use. See section 115-173
- f. Detached Accessory Structures:
 - (1) Carports: No carport may be built or constructed except those which comply with the following restrictions:
 - (a) One carport or private garage may be constructed serving a principal use on the same lot. If the lot already contains a carport or a garage, it must be removed within six months of completion of the new structure.
 - (b) Metal carports must be place in the rear yard.
 - (c) Must be placed on a concrete pad at least 4” thick.
 - (d) Maximum roof peak height of 10’ as measured from the concrete pad.
 - (e) The structure must be anchored to the ground with either auger type tie downs or bolts embedded in concrete no less than the minimum depth as required by typical garage construction.
 - (f) Must conform to local wind and snow load requirements.
 - (g) The color of the structure must be the same or similar to the principal structure.
 - (h) A structure with more than two walls is to be considered a garage and must follow the guidelines for garage construction.
 - (i) The structure must be kept in good repair. Any structure deemed a nuisance by way of peeling paint, failing structural members, broken concrete, loose tie downs, etc., may be ordered to be repaired or removed by the City Building Official.
 - (2) Private Garages: No private garage may be built or constructed except those which comply with the following restrictions:
 - (a) One private garage or carport may be constructed serving a principal use on the same lot. If the lot already contains a carport or a garage, it must be removed within six months of completion of the new structure.
 - (b) May not be of greater height than the principal structure.
 - (c) The color of the garage must match or be similar to the color of the principal structure.
 - (d) Brick, stone, or veneer will only be required along the street and/or side street side(s) of the structure. If the type of covering is no longer available,

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the structure may be built using a similar brick, stone, or veneer as approved by the Building Official.

(e) A garage may be designed for a maximum of one bathroom; however, no kitchen, or living quarters may be constructed.

(3) Storage Buildings: No storage building may be built or constructed except those which comply with the following restrictions:

(a) One storage building may be constructed or placed on a lot serving a principal use.

(b) Storage buildings greater than 200 square feet must be constructed using the same design criteria as private garages.

- g. Temporary construction, grading, and demolition activities which are necessary and incidental to the development of facilities on the same lot, or on another of several lots being developed at the same time.
- h. Temporary conduct of a real estate sales office which is necessary and incidental to, and located on the site of, a subdivision being developed into five or more lots.
- i. Open area devoted to decorative paving, swimming pools, tennis courts, and other similar uses, located on the same lot as the principal use.
- j. Storage and service areas serving a principal use on the same lot, provided that any unenclosed areas which are accessory to a principal nonresidential use not exceeding 200 square feet in area.
- k. A single trailer, camper, motor home or a boat, incidental to and on the same lot as principal residential uses, but only if the trailer, camper, motor home, or boat is not intended for habitation while it is on the lot, subject to the setback provisions in section 115-170(e).
- l. Television, radio receiving and transmitting equipment, and satellite dishes as permitted by chapter 109, subject to the setback provisions in section 115-170(e) and not exceeding 60 feet in height.

Sec. 115-102. R-4, Residential Mobile Home Park District.

(a) *Scope and intent.* This section applies to district R-4. The R-4, Residential Mobile Home Park District is intended to provide for the location of mobile homes on rented lots that may, or may not, conform to lot size requirements of more traditional single-family residential subdivisions and which may accommodate mobile, or modular, homes in a less restrictive manner than the traditional single-family residential subdivision.

(b) *Permitted uses.*

- (1) Dwellings, one-family.
- (2) Publicly owned and operated community buildings, public museums, public libraries and churches.

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- (3) Public parks and playgrounds, including public recreation or service buildings within such parks, public administrative buildings, police and fire stations.
 - (4) Public schools, elementary and high, and private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning, including stadiums and dormitories in conjunction, if located on campus.
 - (5) Railroad rights-of-way, not including railroad yards.
 - (6) Mobile homes on rented lots.
 - (7) Other permanent facilities in conjunction with owning and operating a park.
 - (8) Mobile homes located on individually owned lots shall be permitted within residential mobile home parks subject to the following provisions:
 - a. Mobile homes so located after October 8, 1987, shall comply with all regulations set forth in section 115-103, and, any addition or enlargement of an existing residential mobile home park after the effective date of the ordinance from which this section is derived shall comply in total with the regulations governing district R-5, single-family residential mobile home.
 - b. Mobile homes located on individually owned lots shall be served by independent connection to municipal water and sanitary sewer lines.
 - c. The sale of an unplatted lot or space within a mobile home park shall be approved by the planning commission and city council in compliance with statutory requirements for the subdivision of land.
 - d. Mobile homes or modular homes placed on individually owned lots shall meet the following or basement requirements: Foundation or basement requirement. All modular homes, manufactured housing units, sectionalized unit homes, site constructed homes, mobile homes, and any other structure used as a residence located in this zone, shall be placed upon basements or permanent perimeter foundations complying with the city's building code. The city building inspector may grant a delay of foundation construction due to adverse winter weather conditions, in such case the foundation shall be completed within 30 days of resumption of permissible construction weather.
 - e. The minimum area of an existing tract in a mobile home park as of October 8, 1987, shall be 4,000 square feet in order to transfer ownership.
- (c) *Conditional uses.*
- (1) Buildings, structures, and premises for public utility services, or public service corporations, which buildings or uses the council, after report of the city planning commission, deems reasonably necessary for public convenience or welfare.
 - (2) Irrigation wells and associated buildings and equipment, customarily incidental to the principal use of the property, only if approval is granted by the water superintendent.
 - (3) Abandoned church or school property as permitted in section 115-174
- (d) *Performance standards.*
- (1) Area and bulk regulations.

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Use	Minimum Lot Size (sq. ft./DU)	Maximum Number of Dwelling Units	Front Setbacks* (feet)	Maximum Mobile Home Separation**	Height (stories)	
Dwelling (single family)						
Rented lot	—	1/lot	25		1	
Owned lot	4,000	1/lot	25		1	
Use	Minimum Lot Size (sq. ft./DU)	Minimum Number of Dwelling Units	Front Setbacks* (feet)	Maximum Height (feet)	Maximum Mobile Home Separation**	Height (stories)
Dwelling (single family)						
Rented lot	—	1/lot	25	30*		1
Owned lot	4,000	1/lot	25	30*		1

*The following exceptions regarding setbacks apply to the R-4 zone: The set back on lots along the north side of 8th Street between Flack and Pine Avenues, and the south side of 9th Street between Flack and Pine Avenues, and the east side of Flack Avenue between 2nd and 3rd Streets and the north side of 2nd Street between Flack Avenue and Avenue A, and lots abutting a dedicated public street of 60 feet or more, may be measured from the curbline, or curbline extended, of such street or avenue instead of from the property line to effect setback compliance, but in no event shall any mobile home be located so as to encroach on a platted city street. Although a number of mobile homes in the areas aforementioned will not now, as of this date have the prescribed 25 feet front set back even after counting the width of the parking established between curbline, curbline extended, and the property line, as those lots are sold, the full 25 feet setback from the street or avenue curbline shall be required between the curbline or curbline extended and the mobile home.

**Mobile home separations:

End to end: six feet

End to side: eight feet

Side to side: ten feet

a. Minimum dwelling size.

1. One bedroom: 570 square feet.
2. Two bedroom: 700 square feet.

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3. Three bedroom: 850 square feet.
 4. Four bedroom: 1,020 square feet.
- b. Lot coverage: 30 percent of total lot area.
 - c. Skirting: The entire undercarriage and wheel assembly shall be screened from the view by means of a nonflammable skirting material of metal or concrete construction that shall extend from the mobile home pad to the floor level.
 - d. Single-wide and double-wide mobile homes, located in district R-4, on rented lots, may be placed upon basements or permanent foundations or, as a minimum, shall meet tie-downs, anchorage, pier and footing requirements of the Department of Defense Publication TR-75, which is hereby adopted by reference as if printed in the chapter.
- (2) *Permitted accessory uses.*
- a. Home occupations as defined in section 115-2 and provided in section 115-171
 - b. Signs as permitted in chapter 111
 - c. Fences as permitted in section 115-172
 - d. Off-street parking and loading serving a principal use. All off-street parking shall be located on the same lot as the principal use. See section 115-173
 - e. Detached Accessory Structures:
 - (1) Carports: No carport may be built or constructed except those which comply with the following restrictions:
 - (a) One carport or private garage may be constructed serving a principal use on the same lot. If the lot already contains a carport or a garage, it must be removed within six months of completion of the new structure.
 - (b) Metal carports must be placed in the rear yard.
 - (c) Must be placed on a concrete pad at least 4" thick.
 - (d) Maximum roof peak height of 10' as measured from the concrete pad.
 - (e) The structure must be anchored to the ground with either auger type tie downs or bolts embedded in concrete no less than the minimum depth as required by typical garage construction.
 - (f) Must conform to local wind and snow load requirements.
 - (g) The color of the structure must be the same or similar to the principal structure.
 - (h) A structure with more than two walls is to be considered a garage and must follow the guidelines for garage construction.
 - (i) The structure must be kept in good repair. Any structure deemed a nuisance by way of peeling paint, failing structural members, broken concrete, loose tie downs, etc., may be ordered to be repaired or removed by the City Building Official.

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(2) Private Garages: No private garage may be built or constructed except those which comply with the following restrictions:

(a) One private garage or carport may be constructed serving a principal use on the same lot. If the lot already contains a carport or a garage, it must be removed within six months of completion of the new structure.

(b) May not be of greater height than the principal structure.

(c) The color of the garage must match or be similar to the color of the principal structure.

(d) Brick, stone, or veneer will only be required along the street and/or side street side(s) of the structure. If the type of covering is no longer available, the structure may be built using a similar brick, stone, or veneer as approved by the Building Official.

(e) A garage may be designed for a maximum of one bathroom; however, no kitchen or living quarters may be constructed.

(3) Storage Buildings: No storage building may be built or constructed except those which comply with the following restrictions:

(a) One storage building may be constructed or placed on a lot serving a principal use.

(b) Storage buildings greater than 200 square feet must be constructed using the same design criteria as private garages.

- f. Temporary construction, grading, and demolition activities which are necessary and incidental to the development of facilities on the same lot, or on another of several lots being developed at the same time.
- g. Temporary conduct of a real estate sales office which is necessary and incidental to, and located on the site of, a subdivision being developed into five or more lots.
- h. Open area devoted to decorative paving, swimming pools, tennis courts, and other similar uses, located on the same lot as the principal use.
- i. Storage and service areas serving a principal use on the same lot, provided that any unenclosed areas which are accessory to a principal nonresidential use not exceeding 200 square feet in area.
- j. A single trailer, camper, motor home or a boat, incidental to and on the same lot as principal residential uses, but only if the trailer, camper, motor home, or boat is not intended for habitation while it is on the lot, subject to the setback provisions in section 115-170(e).
- k. Television, radio receiving and transmitting equipment, and satellite dishes as permitted by chapter 109, subject to the setback provisions in section 115-170(e) and not exceeding 60 feet in height.

(e) *Design criteria.*

Sec. 115-103. R-5, Single-Family Residential Mobile Home District.

- (a) *Scope and intent.* This section applies to district R-5. The R-5, Single-Family Residential Mobile Home District is intended to provide for the location of mobile homes on lots owned by the mobile home owner in a traditional single-family residential subdivision setting.
- (b) *Permitted uses.*
 - (1) Dwellings, one-family.
 - (2) Publicly owned and operated community buildings, public museums, public libraries and churches.

section 115-174

(d) *Performance standards.*

(1) *Area and bulk regulations.*

Use	Minimum Lot Size (sq. ft.)	Minimum Lot Width (feet)	Minimum Number of Dwelling Units	Setbacks (feet)				Maximum Height (feet)	Maximum Building Separation (feet)
				Front	Rear	Side	Side Street		
Dwelling (single-family)	7,000	(a)	1	25	25	5	15	30	6
Accessory Building	—	—	—	25	5	5	20	—	6

a. Minimum lot dimensions and lot exceptions

1. Minimum lot dimensions: Minimum lot dimensions in district R-5 shall be 60 feet wide by 130 feet deep curvilinear platted lots shall have the minimum lot width at the front building setback line and shall contain the minimum lot area.
2. The planning commission and city council may approve previously platted lots not meeting the minimum dimensions of this section if said lots meet the minimum setback requirements and the minimum lot area of 7,800 square feet. Such approval shall be on an individual lot basis.

b. Minimum dwelling size.

1. One bedroom: 570 square feet.

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2. Two bedroom: 700 square feet.
 3. Three bedroom: 850 square feet.
 4. Four bedroom: 1,020 square feet.
- c. The minimum mobile home width in this district shall be 14 feet.
 - d. No R-5 district shall be created which contains less than five acres of contiguous area.
- (2) *Permitted accessory uses.*
- a. Home occupations as defined in section 115-2 and provided in section 115-171
 - b. Detached Accessory Structures:
 - (1) Carports: No carport may be built or constructed except those which comply with the following restrictions:
 - (a) One carport or private garage may be constructed serving a principal use on the same lot. If the lot already contains a carport or a garage, it must be removed within six months of completion of the new structure.
 - (b) Metal carports must be placed in the rear yard.
 - (c) Must be placed on a concrete pad at least 4" thick.
 - (d) Maximum roof peak height of 10' as measured from the concrete pad.
 - (e) The structure must be anchored to the ground with either auger type tie downs or bolts embedded in concrete no less than the minimum depth as required by typical garage construction.
 - (f) Must conform to local wind and snow load requirements.
 - (g) The color of the structure must be the same or similar to the principal structure.
 - (h) A structure with more than two walls is to be considered a garage and must follow the guidelines for garage construction.
 - (i) The structure must be kept in good repair. Any structure deemed a nuisance by way of peeling paint, failing structural members, broken concrete, loose tie downs, etc., may be ordered to be repaired or removed by the City Building Official.
 - (2) Private Garages: No private garage may be built or constructed except those which comply with the following restrictions:
 - (a) One private garage or carport may be constructed serving a principal use on the same lot. If the lot already contains a carport or a garage, it must be removed within six months of completion of the new structure.
 - (b) May not be of greater height than the principal structure.
 - (c) The color of the garage must match or be similar to the color of the principal structure.

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(d) Brick, stone, or veneer will only be required along the street and/or side street side(s) of the structure. If the type of covering is no longer available, the structure may be built using a similar brick, stone, or veneer as approved by the Building Official.

(e) A garage may be designed for a maximum of one bathroom; however, no kitchen, or living quarters may be constructed.

(3) Storage Buildings: No storage building may be built or constructed except those which comply with the following restrictions:

(a) One storage building may be constructed or placed on a lot serving a principal use.

(b) Storage buildings greater than 200 square feet must be constructed using the same design criteria as private garages.

- c. Signs as permitted in chapter 111
- d. Fences as permitted in section 115-172
- e. Off-street parking and loading serving a principal use. All off-street parking shall be located on the same lot as the principal use. See section 115-173
- f. Temporary construction, grading, and demolition activities which are necessary and incidental to the development of facilities on the same lot, or on another of several lots being developed at the same time.
- g. Temporary conduct of a real estate sales office which is necessary and incidental to, and located on the site of, a subdivision being developed into five or more lots.
- h. Open area devoted to decorative paving, swimming pools, tennis courts, and other similar uses, located on the same lot as the principal use.
- i. Storage and service areas serving a principal use on the same lot, provided that any unenclosed areas which are accessory to a principal nonresidential use not exceeding 200 square feet in area.
- j. A single trailer, camper, motor home or a boat, incidental to and on the same lot as principal residential uses, but only if the trailer, camper, motor home, or boat is not intended for habitation while it is on the lot, subject to the setback provisions in section 115-170(e).
- k. Television, radio receiving and transmitting equipment, and satellite dishes as permitted by chapter 109, subject to the setback provisions in section 115-170(e) and not exceeding 60 feet in height.

(e) *Development requirements.*

- (1) Foundation or basement requirement. All modular homes, manufactured housing units, sectionalized unit homes, site constructed homes, mobile homes, and any other structure used as a residence located in this zone, shall be placed upon basements or permanent perimeter foundations complying with the city's building code. The city building inspector may grant a delay of foundation construction due to adverse winter weather

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conditions, in such case the foundation shall be completed within 30 days of resumption of permissible construction weather.

- (2) Permit requirements. No mobile home or manufactured housing unit shall be located in this district without a building permit issued by the city building department.
- (3) Permit fees shall be calculated using valuation data adopted by the city for conventional construction.
- (4) Site improvements. All lots in this district shall be serviced by the municipal water supply and sanitary sewer systems and shall be otherwise improved to the requirements of chapter 113, subdivisions.

SECTION 2. This ordinance shall be in full force and effect from and after its approval, passage, and publication according to law.

Roll call vote to approve the final reading of Ordinance No. 2784 with the following results:

Voting Aye: Feldges, Yeager, Seiler, Jones, Korber-Gonzalez.

Voting Nay: None.

Motion carried.

Mayor Yeager stated, "the passage and adoption of Ordinance No. 2784 has been concurred by a majority of all members elected to the Council, I declare it passed, adopted and order it published."

- A Public Hearing on the Application of DonDon, Inc. dba Players Sports Bar for a Catering Endorsement to their Class C Liquor License was the next item before Council. Resolution No. 15-97 which will approve the endorsement has been prepared for Council's consideration. The following background information was provided to Council.

[The City has received an application from Dondon, Inc. dba Player's Sports Bar, 209 Box Butte Avenue, Alliance for a catering license endorsement to their Class C Liquor License. Dondon, Inc. current holds a Class C Liquor License which provides for both on and off premise sales of beer and alcoholic spirits on their licensed premises. The Catering endorsement would allow for them to serve beer and/or alcohol spirits off of their premises when a Special Designated License is granted. Without the license endorsement they are limited to only six Special Designated Licenses in a calendar year. The catering endorsement would remove the six event restriction.

The Alliance Police Department has reviewed our call service to Player's Sports Bar and finds their management practices comply with Nebraska liquor laws and finds no reason to deny the catering endorsement.]

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Mayor Yeager stated “now is the date, time, and place to conduct a Public Hearing to hear support, opposition, criticism, suggestions, or observations of the taxpayers relating to the Catering Endorsement to the Class C Liquor Licensee of DonDon, Inc. and opened the public hearing at 7:28 p.m.

Tina Lulow, 620 Platte Avenue, was in attendance to speak in favor of the approval. Mrs. Lulow is the owner of Players Sports Bar and believes the Catering Endorsement will be a benefit to her license as she fulfilled the needs for the outdoor beer gardens at Bands on the Bricks this summer and will be able to provide the same service to other organizations within the community.

Hearing no further testimony, the Public Hearing closed at 7:30 p.m.

A motion was made by Councilwoman Korber-Gonzalez, seconded by Councilman Seiler to approve Resolution No. 15-97 which follows in its entirety:

RESOLUTION NO. 15-97

WHEREAS, The City of Alliance has received a notice of application for a Catering endorsement to the Retail Class C Liquor License submitted by DonDon, Inc., dba Players Sports Bar; and

WHEREAS, The Alliance City Council has held a public hearing as provided for by law within forty-five days after the date of receipt of the notice from the Nebraska Liquor Control Commission with the application; and

WHEREAS, Notice of such hearing was given as provided by law; and

WHEREAS, At such hearing, evidence was received by the Council bearing upon the propriety of the issuance of such license.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Alliance, Nebraska, that the City Council does recommend the issuance of a Catering endorsement to the Retail Class C Liquor License to DonDon, Inc., dba Players Sports Bar, located at 209 Box Butte Avenue, in Alliance, Nebraska.

Roll call vote with the following results:

Voting Aye: Korber-Gonzalez, Seiler, Yeager, Jones, Feldges.

Voting Nay: None.

Motion carried.

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- Resolution No. 15-100, which will approve the Street Closure Request of the Alliance Chamber of Commerce and Historic Main Street was the next discussion item. Council was provided with the following information:

[Alliance Chamber of Commerce/Historic Main Street has requested the closure of the 300 block of Box Butte Avenue between the hours of 2:00 p.m. and 5:30 p.m. on Friday, October 30, 2015. Historic Main Street will be hosting the Downtown Trick or Treat event. Box Butte General Hospital will be partnering with Historic Main Street and bringing their Trunk or Treat event to the downtown area. By combining both programs it should provide for a fun and safe Halloween for our youth.

Main Street Director Holly Heath will be present to answer any questions Council may have. An emergency access lane will be left open, should it be necessary.]

A motion was made by Councilman Seiler, seconded by Councilman Feldges to approve Resolution No. 15-100 which follows in its entirety:

RESOLUTION NO. 15-100

WHEREAS, The City of Alliance has received a *Special Events Request for Use of Public Facilities, Parks, Streets* from the Alliance Chamber of Commerce/Historic Main Street to conduct the Halloween Trick or Treat Downtown event; and

WHEREAS, The event will also include the Trunk or Treat Program sponsored by Box Butte General Hospital; and

WHEREAS, Historic Main Street is requesting the closure and use of barricades for the closure of the 300 block of Box Butte Avenue; and

WHEREAS, The request is for the closure to take place between 2:00 p.m. and 5:30 p.m. on Friday, October 30, 2015; and

WHEREAS, City Council believes allowing the closure for the Downtown Trick or Treat and the Trunk or Treat Programs will have a positive impact for the citizens of Alliance.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Alliance, Nebraska, that the *Special Events Request for Use of Public Facilities, Parks, Streets* from the Alliance Chamber of Commerce/Historic Main Street to conduct the Downtown Halloween Trick or Treat and Trunk or Treat to take place between 2:00 p.m. and 5:30 p.m. on Friday, October 30, 2015 with the City providing barricades is hereby approved.

BE IT FURTHER RESOLVED that the Alliance Chamber of Commerce/Historic Main Street is required to provide a Certificate of Liability Insurance in the amount of \$1,000,000 naming the City of Alliance as an additional insured prior to the events.

Roll call vote with the following results: