



**CITY OF SEWARD
City Council
Committee Meeting
Agenda**

Monday, August 11, 2025

7:30 PM

Council Chambers at the Municipal Building

NOTICE IS HEREBY GIVEN that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:30 PM on Monday, August 11, 2025, in the Council Chambers, 142 N 7th Street, Seward, Nebraska in which the meeting will be open to the public. The Mayor and City Council reserve the right to adjourn into Closed Session as per Section 84-1410 of the Nebraska Revised Statutes. An Agenda for such meeting, kept continually current, is available at the Office of the City Clerk, 537 Main Street, Seward, Nebraska, during normal business hours. Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's Office at 402.643.2928 no later than 3:30 PM on the Friday preceding the Council Meeting. City financial claims and related invoices will be available for Council member review, audit, and voluntary signatures at the meeting location beginning 30 minutes prior to the scheduled meeting time.

CALL TO ORDER

DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS

This is an Open Meeting of the Seward Planning Commission. The Seward Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is displayed on the north wall of this meeting room facility as required. Disclosure of meeting recording processes is posted in the Meeting Room. A participant sign-in sheet is available for use by any Citizen addressing the Commission. Presenters shall approach the podium, state their name & address for the record and are asked to limit remarks to five minutes. All remarks shall be directed to the Chair who shall determine by whom any appropriate response shall be made. The Seward Planning commission reserves the right to adjust the order of items on this Agenda if necessary and may elect to take action on any of the items listed.

ROLL CALL

CONSENT AGENDA

MINUTES

1. Consideration of Approval of Draft Minutes of July 14, 2025.

City of Seward Planning Commission

Minute Record

July 14, 2025

The City of Seward Planning Commission met in regular session at 7:30p.m. July 14, 2025, in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Clarence Kotera, Dan Ellis, Sue Bowen, Ron Niemoth, Scott Seevers, Ron Jackson, and Lacey Koch, Other Officials present: Building and Zoning Director, Tim Dworak, City Engineer, Michael Oneby, and Administrative Assistant, Sara Van Cura.

Absent members were: Ron Wallman, Jake Miller, and Traci Menke

All proceedings hereafter shown were taken while the convened meeting was open to the public. The meeting with the Planning Commission was called to order by Vice Chairperson Ellis at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes.

Minutes

Consideration of Approval of Draft Minutes of June 9, 2025.

Moved by Commission Member Koch; Seconded by Commission Member Seevers to approve the minutes.

Aye: Kotera, Ellis, Bowen, Niemoth, Seevers, Jackson, Koch.

Nay: None.

Absent: Wallman, Miller. Motion carried.

1. Public Hearing 7:30pm: review a rezone application for a part of the Southwest Quarter of Section 1, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska.

Vice Chairperson Ellis opened the public hearing.

Dworak stated the majority of this section is in County zoning. Talking with Marissa, since our ETJ touches the parcel, it becomes our jurisdiction. If it were in the County, single-family is permitted is TA-1. It does limit their TA-1 to four dwellings to their quarter section. Our understanding is, there are five lots, but the three northern lots are for single-family residential. The corner lot will remain agriculture, potentially a shed for livestock. The southeast lot is looking to stay vacant and being purchased by a current homeowner. The remainder of the section would no longer be allowed any more residential.

Commission Member Seevers moved to approve the rezone application for a part of the Southwest Quarter of Section 1, Township 11 North, Range 3 East of the 6th P.M. Seward County, Nebraska; seconded by Commission Member Niemoth.

Commission Member Seevers asked if the County has any preference to this.

Dworak stated they do not.

Kotera asked as far as lot access, the county doesn't care.

Dworak stated they do not.

Dworak stated we reached out to Jon Regnier, the County Highway Superintendent, and he had no issues.

Commission Member Seevers stated in terms of City Zoning, it works.

Dworak stated our comp plan does not address it.

Vice Chairperson Ellis stated he does see anything from his viewpoint standing in the way.

Aye: Kotera, Ellis, Bowen, Niemoth, Seevers, Jackson, Koch.

Nay: None.

Absent: Wallman, Miller. Motion carried.

2. Public Hearing 7:30pm: review a preliminary and final plat of Blum Addition located in part of the Southwest Quarter of Section 1, Township 11 North, Range 3 East of the 6th P.M. Seward.

Vice Chairperson Ellis opened the public hearing.

Dworak stated it's in excess of five acres. Everything meets minimum lot widths and the plat meets city code.

Commission Member Kotera moved to approve a preliminary and final plat of Blum Addition located in part of the Southwest Quarter of Section 1, Township 11 North, Range 3 East of the 6th P.M. Seward; seconded by Commission Member Seevers.

Vice Chairperson stated this seems to follow our earlier discussion and makes sense to approve the final plat.

Aye: Kotera, Ellis, Bowen, Niemoth, Seevers, Jackson, Koch.

Nay: None.

Absent: Wallman, Miller. Motion carried.

3. Public Hearing 7:30pm: review a text amendment to the City of Seward Unified Land Development Ordinance; Article 31 Supplemental Use Regulations 410-31.5-B Automobile, RV, and equipment rental and sales.

Vice Chairperson opened the public hearing.

Dworak stated this came to us because of the old John Deere dealership. They have paved parking in front of the building but the rest of the lot is rock. It's always had trailer sales or agricultural sales. When the automotive dealership there, the question came up about paved parking, which is our code. We have another lot, the Herpolsheimers lot, is a rock lot. We had to look how we are going to deal with this in the future. We are exempting them under this ordinance that they're allowed to exist until they're no longer a conforming use. When they're no longer a conforming use,

then whatever the use is, the new rules would apply. Or should it cease being a dealership for 12 months or more, they would have to conform to current code.

Commission Member Koch moved to approve a text amendment to the City of Seward Unified Land Development Ordinance; Article 31 Supplemental Use Regulations 410-31.5-B Automobile, RV, and equipment rental and sales.; seconded by Commission Member Jackson.

Commission Member Kotera asked how did this come up.

Dworak stated he needed a dealer license, and we were contacted by the State to see if this is a permitted use.

Chairperson Wallman stated to let the record show the Planning Commission is in agreement that this meets with the development of the City of Seward and its comprehensive plan.

Aye: Kotera, Ellis, Bowen, Niemoth, Seevers, Jackson, Koch.

Nay: None.

Absent: Wallman, Miller. Motion carried

4. Public Hearing 7:30pm: review a voluntary request for annexation of Lots 8 and 9 of the Seward Rail Campus PUD First Addition Corrected Plat, a subdivision located in the SE1/4 of Section 29, Township 11 North, Range 3 of the East 6th P.M. Seward County, Nebraska, together with the Lots 15, 16, 17, 18, Outlots J and H, together with a portion of Lot 14 of Seward Rail Campus PUD Second Addition plat, a subdivision located in the SE1/4 of Section 29, Township 11 North, Range 3 East of the 6th P.M. Seward County, Nebraska, together with Lot 1 and excepting Lot 2 of the Meyco Subdivision PUD plat, a subdivision located in the SE1/4 of Section 29, Township 11 North, Range 3 East of the 6th P.M. Seward County, Nebraska.

Vice Chairperson Ellis opened the public hearing.

Dworak stated there is a red outline showing the area that Dan read for you. You will notice that a part of the legal was excepted out, lot 2. Lot 2 is owned by John Heath and he opted out of the voluntary annexation.

Vice Chairperson Eliss suspended the public hearing

Commission Member Koch moved to approve voluntary request for annexation of Lots 8 and 9 of the Seward Rail Campus PUD First Addition Corrected Plat, a subdivision located in the SE1/4 of Section 29, Township 11 North, Range 3 of the East 6th P.M. Seward County, Nebraska, together with the Lots 15, 16, 17, 18, Outlots J and H, together with a portion of Lot 14 of Seward Rail Campus PUD Second Addition plat, a subdivision located in the SE1/4 of Section 29, Township 11 North, Range 3 East of the 6th P.M. Seward County, Nebraska, together with Lot 1 and excepting Lot 2 of the Meyco Subdivision PUD plat, a subdivision located in the SE1/4 of Section 29, Township 11 North, Range 3 East of the 6th P.M. Seward County, Nebraska; seconded by Commission Member Kotera.

Aye: Kotera, Ellis, Bowen, Niemoth, Seevers, Jackson, Koch.

Nay: None.

Absent: Wallman, Miller. Motion carried

5. Administrative Item

6. Reports

7. Agenda Items

8. Upcoming Events

Meeting adjourned 7:56 p.m.

Sara Van Cura
Administrative Assistant

DRAFT

PUBLIC HEARINGS

1. Public Hearing 7:30pm: review a preliminary and final plat of Bluff Road Acres 2nd Addition, a replat of Lots 7 & 8 Bluff Road Acres, located in the N1/2 of the NW1/4 of Section 23, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska.

APPLICATION TYPE

Major Subdivision Application

FINAL ACTION?

DEVELOPER/OWNER

Kayton Development LLC & Bash Investments/
Thomas Kayton

PC HEARING DATE

August 11, 2025

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

252nd & Bluff Rd, RR, Residential

ADJACENT ZONING DISTRICTS/USE:

North, RR, Residential – Rueben Lopez, Joshua & Kelsey Maurer, Darren & Alissa Wright, Steven & Teresa Plamann, Scott & Justine Hahn

East, AG, Agriculture – Leon & Becky Baker

South, AG, Agriculture – Jones Farms, Inc (David Jones)

West, RR, Single Family – Charles & Constance Ore, Joel & Gina Germer

BRIEF SUMMARY OF REQUEST:

A Major Subdivision preliminary and final plat review of lots Bluff Road Acres.2nd Addition. A 9 lot development for the purpose of single family rural residential living.



APPLICATION CONTACT

Thomas Kayton, [REDACTED]

1267 280th Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed site is not addressed by the comp plan.

ANALYSIS

This is an application to subdivide 48.96 acres into 9 Rural Residential lots at the southeast corner of 252nd Road and Bluff Road in the ETJ (Extra Territorial Jurisdiction).

The property is not served by City utilities and does not require the extension of utilities or streets. There will be an access road along the south side of the development to be named East Lincoln Lane to serve as access to the lots. Individual sewage and water systems would require permits from Nebraska Department of Water, Energy, and Environment for such work. Storm drainage for rural properties is done overland.

The platted lots meet the minimum requirements for lots in a RR (Rural Residential) zoning district.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

48.96 acres or 2,132,573.18 square feet +/-

LEGAL DESCRIPTION:

"BLUFF ROAD ACRES 2ND ADDITION" BEING COMPRISED OF LOTS 1 THROUGH 10.

A REPLAT OF LOTS 7 AND 8 OF BLUFF ROAD ACRES, A SUBDIVISION IN THE N 1/2 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW COR OF THE N 1/2 OF THE NW 1/4 OF SAID SECTION 23, THENCE ON THE WEST LINE OF THE NW 1/4 OF SAID SECTION 23, N00°07'03"E A DISTANCE OF 702.50 FEET TO THE SW COR OF LOT 1 OF SAID BLUFF ROAD ACRES; THENCE ON THE SOUTH LINE OF LOTS 1 THRU 6 OF BLUFF ROAD ACRES, S89°41'34"E A DISTANCE OF 2178.55 FEET TO THE SE COR OF LOT 6 OF SAID BLUFF ROAD ACRES; THENCE ON THE EAST LINE OF LOT 6 OF SAID BLUFF ROAD ACRES, N00°07'03"E A DISTANCE OF 620.85 FEET TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 23; THENCE ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 23, S89°41'34"E A DISTANCE OF 454.47 FEET TO THE NE COR OF THE NW 1/4 OF SAID SECTION 23; THENCE ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23, S00°01'04"W A DISTANCE OF 1322.77 FEET TO THE SE COR OF THE N 1/2 OF THE NW 1/4 OF SAID SECTION 23; THENCE ON THE SOUTH LINE OF THE N 1/2 OF THE NW 1/4 OF SAID SECTION 23, N89°42'20"W A DISTANCE OF 2635.32 FEET TO THE SW COR OF THE N 1/2 OF THE NW 1/4 OF SAID SECTION 23 AND THE POINT OF BEGINNING. SAID TRACT OF LAND, (BLUFF ROAD ACRES 2ND ADDITION) CONTAINS 2,132,573.18 SQFT OR

48.96 ACRES MORE OR LESS, OF WHICH 38,180.45 SQFT OR 0.88 ACRES OR LESS, IS SUBJECT TO COUNTY ROAD RIGHT OF WAY, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

A

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director



City of Seward Planning Commission
Major Subdivision Application

Application shall be submitted a minimum of 30 days prior to the City Planning Commission Meeting. City Planning Commission meets the 2nd Monday of each Month.

Date: 7/14/2025 Preliminary Plat Fee: \$400 + \$40 per Lot: 360 + Notification Fee: \$100 = Amount Due: 860
~~\$500~~

Owner/Developer: Kayton Development LLC/ Bash Investments LLC Address: 2457 Bluff Road and 1582 252nd Road
 Email: [Redacted] Phone: [Redacted]
 Legal Description: Bluff Road Acres Lot 7 & 8 Subdivision: Bluff Road Acres 2nd Addition
 Project Engineer: Paul Catlett Number of Lots: 9
 Present Zoning: Rural Residential Requested Zoning: NA

Within City Limits	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Adjacent to City Limits	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Within 2 Mile Area	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Annexation Requested	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Subdivision Agreement Submitted	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Performance Bond Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>

Signed by Developer: [Signature]
[Signature] Preliminary Plat Review

<u>Staff Review</u>	<u>Agency Review</u>
Electric Dept <input type="checkbox"/>	Cable TV <input type="checkbox"/>
Street Dept <input checked="" type="checkbox"/>	Gas Co <input type="checkbox"/>
Police Dept <input type="checkbox"/>	Phone Co <input type="checkbox"/>
Park/Rec Dept <input type="checkbox"/>	School Board <input type="checkbox"/>
	County P.C. <input type="checkbox"/>

Final Plat Fee: \$100 + \$10 per Lot: 90 + Filing Fee: 28 = Amount Due: 218
~~\$100~~

Aid to Construction for Electric Department per Resolution No. 2015-25
 Developer Fee \$400 Per Lot : _____ Developer Fees - \$4 per foot of electrical line installation: _____

Neighborhood Park Dedication/Fees In Lieu Of (City of Seward Unified Land Development Ord. 410-41.5) See ULDO Article 41, Public Improvements & Infrastructure, 410-41.5 Section B, Parks and Reservations, to determine land or cash donation: _____ Total Amount Due: \$1078
~~\$600.00~~

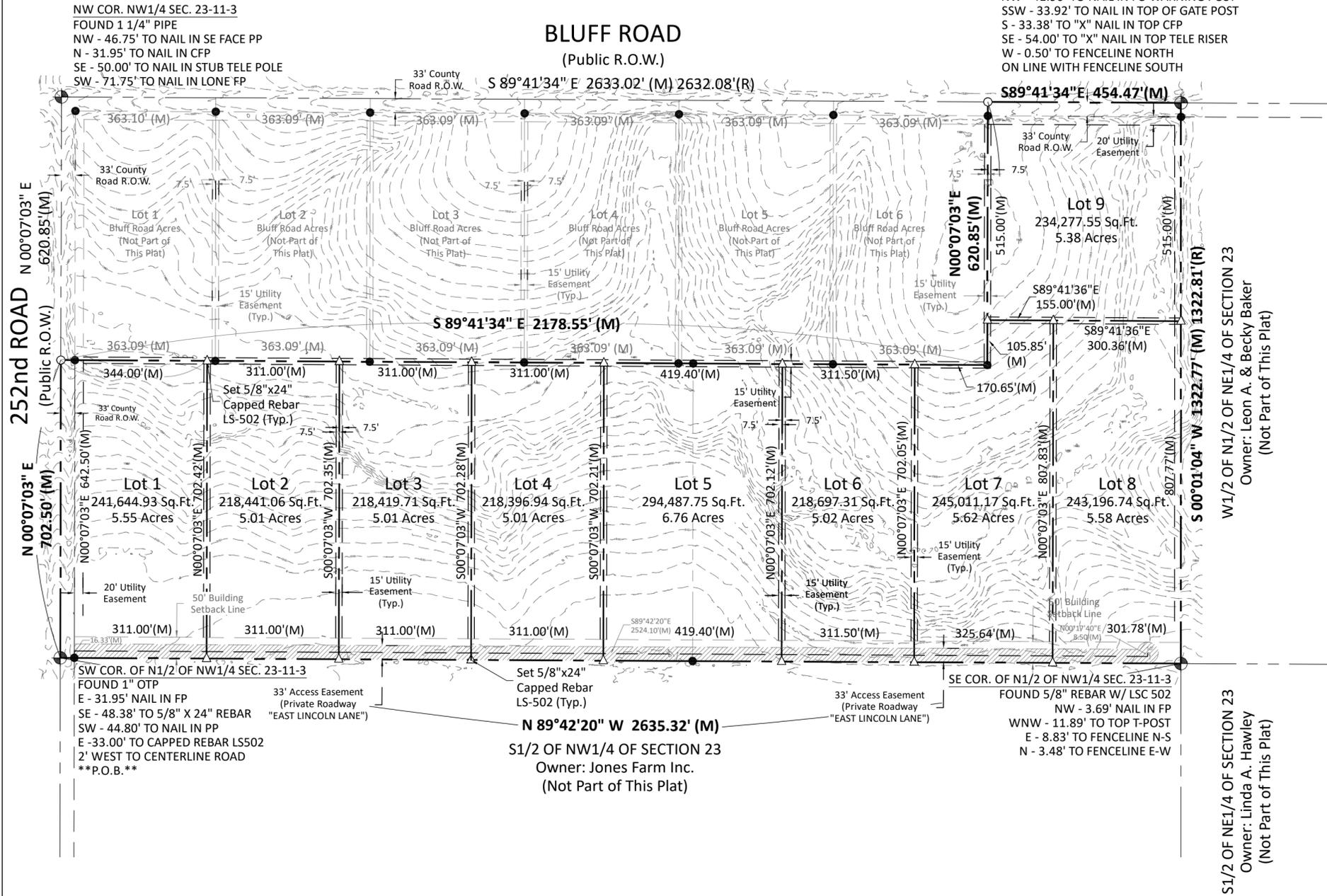
Date Action Taken: Planning Commission _____ City Council _____

BLUFF ROAD ACRES 2ND ADDITION PRELIMINARY PLAT

A REPLAT OF LOTS 7 AND 8, BLUFF ROAD ACRES, LOCATED IN THE N 1/2 OF THE
NW 1/4 SEC. 23, T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA

NE COR. NW1/4 SEC. 23-11-3
FOUND 1 1/4" PIPE
N - 33.14' TO NAIL IN TFP
NW - 41.90' TO NAIL IN FO WARNING POST
SSW - 33.92' TO NAIL IN TOP OF GATE POST
S - 33.38' TO "X" NAIL IN TOP CFP
SE - 54.00' TO "X" NAIL IN TOP TELE RISER
W - 0.50' TO FENCELINE NORTH
ON LINE WITH FENCELINE SOUTH

BLUFF ROAD (Public R.O.W.)



SURVEYOR'S CERTIFICATE / LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING PLAT TO BE KNOWN AS "BLUFF ROAD ACRES 2ND ADDITION" BEING COMPRISED OF LOTS 1 THROUGH 10.
A REPLAT OF LOTS 7 AND 8 OF BLUFF ROAD ACRES, A SUBDIVISION IN THE N 1/2 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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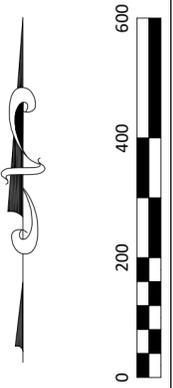
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I, THOMAS CATLETT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION. PERMANENT MARKERS 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 28th DAY OF July, 2025.

Thomas B. Catlett

THOMAS B. CATLETT
CATLETT SURVEYING
13650 S. 150TH COURT
BENNET, NE 68317



CATLETT
LAND SURVEYING
BENNET, 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

**BLUFF ROAD ACRES 2ND ADDITION
PRELIMINARY PLAT**
A REPLAT OF LOTS 7 AND 8, BLUFF ROAD ACRES, LOCATED IN THE N 1/2 OF THE
NW 1/4 SEC. 23, T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA

APPROVAL OF THE CITY OF SEWARD PLANNING COMMISSION:
THE FOREGOING PLAT "BLUFF ROAD ACRES 2ND ADDITION" HAS BEEN SUBMITTED TO AND WAS APPROVED BY THE SEWARD PLANNING COMMISSION ON THIS _____ DAY OF _____, 2025.

CHAIRPERSON _____
SECRETARY OF PLANNING COMMISSION _____

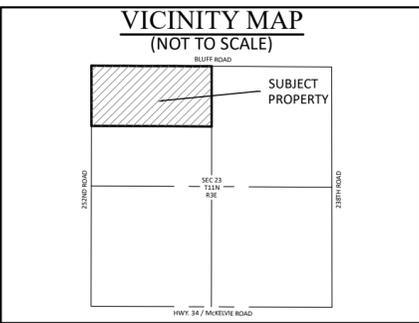
APPROVAL OF THE CITY OF SEWARD ZONING ADMINISTRATOR:
THE FOREGOING PLAT "BLUFF ROAD ACRES 2ND ADDITION" HAS BEEN SUBMITTED TO AND WAS APPROVED BY THE SEWARD ZONING ADMINISTRATOR ON THIS _____ DAY OF _____, 2025.

SEWARD ZONING ADMINISTRATOR _____

APPROVAL OF THE SEWARD CITY COUNCIL:
THE FOREGOING PLAT "BLUFF ROAD ACRES 2ND ADDITION" HAS BEEN SUBMITTED TO AND WAS APPROVED BY THE SEWARD CITY COUNCIL ON THIS _____ DAY OF _____, 2025.

MAYOR _____
ATTEST : CITY CLERK _____

ZONING INFORMATION:
PRESENT ZONING OF SUBJECT TRACTS IS "RR-RURAL RESIDENTIAL".
SETBACKS FOR "RR-RURAL RESIDENTIAL" ARE :
FRONT/STREET SIDE YARD/REAR YARD : 50 FT.
SIDE YARD : 25 FEET

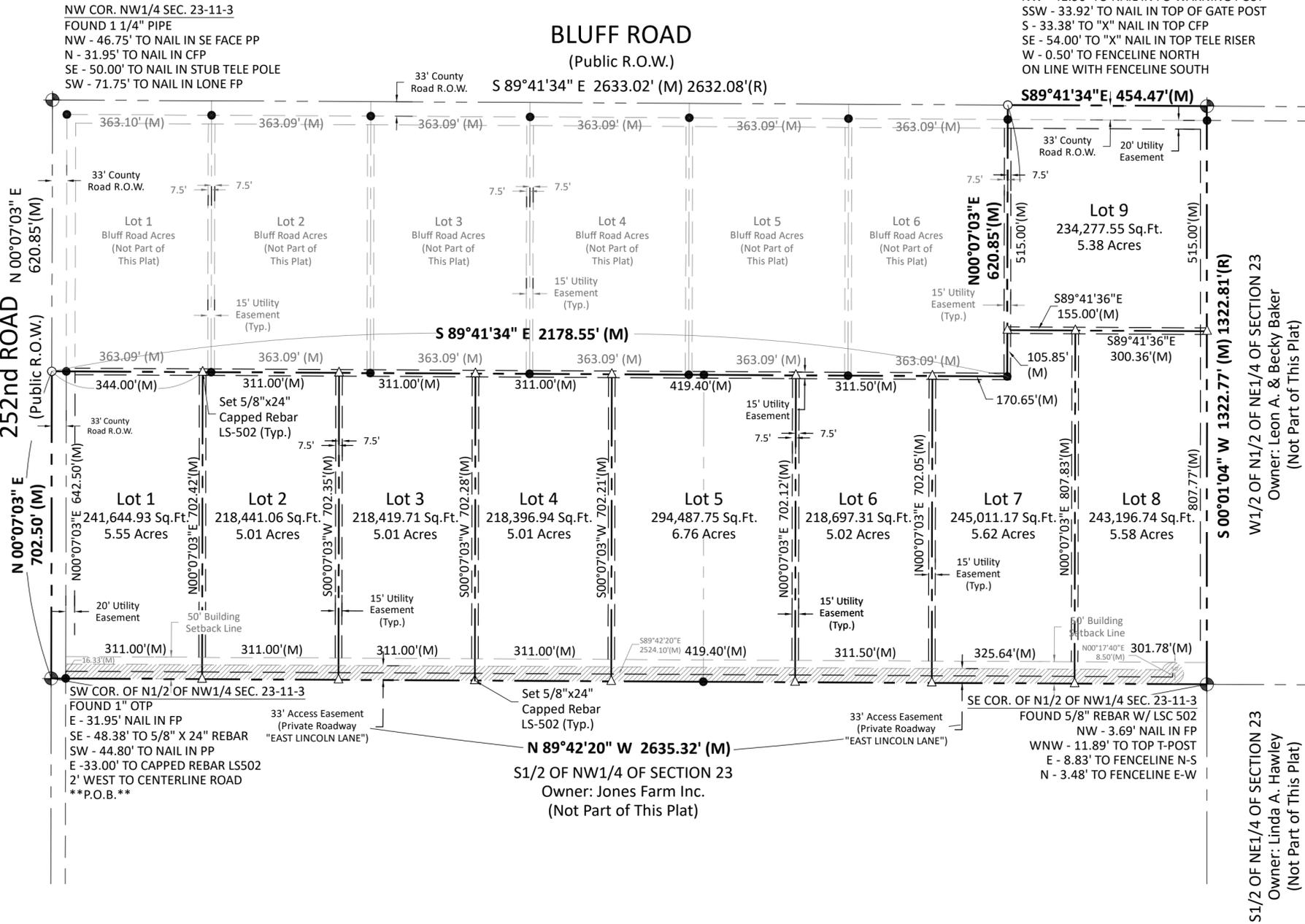


BLUFF ROAD ACRES 2ND ADDITION FINAL PLAT

A REPLAT OF LOTS 7 AND 8, BLUFF ROAD ACRES, LOCATED IN THE N 1/2 OF THE NW 1/4 SEC. 23, T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA

NE COR. NW1/4 SEC. 23-11-3
FOUND 1 1/4" PIPE
N - 33.14' TO NAIL IN TFP
NW - 41.90' TO NAIL IN FO WARNING POST
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W - 0.50' TO FENCELINE NORTH
ON LINE WITH FENCELINE SOUTH

BLUFF ROAD (Public R.O.W.)



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SIGNED THIS 28th DAY OF July, 2025.

Thomas B. Catlett

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



OWNERSHIP CERTIFICATE:

I/WE, THE UNDERSIGNED, KAYTON DEVELOPMENT, LLC AND BASH INVESTMENTS, LLC, (THOMAS KAYTON AND BROCK HENDERSON, MANAGING PARTNERS, RESPECTIVELY), OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED, SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS PLAT SHALL BE KNOWN AS "BLUFF ROAD ACRES 2ND ADDITION", A REPLAT OF LOTS 7 AND 8 OF BLUFF ROAD ACRES, A SUBDIVISION OF LAND LOCATED IN THE NW 1/4 OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED BY SAID OWNER(S) :

THE 33' ACCESS EASEMENT (AND PRIVATE ROADWAY NAMED EAST LINCOLN LANE) IS FOR THE BENEFIT OF LOTS 1 THROUGH 8, AND IT WILL BE DEDICATED TO THE CITY OF SEWARD UPON ANNEXATION (IN THE FUTURE)

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR COUNTY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

WITNESS OUR HANDS THIS _____ DAY OF _____ 2025.

THOMAS KAYTON, MANAGING PARTNER
KAYTON DEVELOPMENT, LLC
PO BOX 184, SEWARD, NE 68434

BROCK HENDERSON, MANAGING PARTNER
BASH INVESTMENTS, LLC
1021 AUGUSTA DRIVE, SEWARD, NE 68434

ACKNOWLEDGMENT OF NOTARY

ON THIS _____ DAY OF _____, 2025 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, THOMAS KAYTON (MANAGING PARTNER OF KAYTON DEVELOPMENT, LLC) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED. MY COMMISSION EXPIRES THE _____ DAY OF _____, _____

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

ON THIS _____ DAY OF _____, 2025 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, BROCK HENDERSON (MANAGING PARTNER OF BASH INVESTMENTS, LLC) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED. MY COMMISSION EXPIRES THE _____ DAY OF _____, _____

NOTARY PUBLIC

APPROVAL OF THE CITY OF SEWARD PLANNING COMMISSION:

THE FOREGOING PLAT "BLUFF ROAD ACRES 2ND ADDITION" HAS BEEN SUBMITTED TO AND WAS APPROVED BY THE SEWARD PLANNING COMMISSION ON THIS _____ DAY OF _____, 2025

CHAIRPERSON

SECRETARY OF PLANNING COMMISSION

REGISTER OF DEEDS:

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE SEWARD COUNTY REGISTER OF DEEDS OFFICE.

DATE: _____ TIME: _____ IN
DRAWER: _____

INST. NO. : _____ FEE: _____

REGISTER OF DEEDS : _____

APPROVAL OF THE SEWARD CITY COUNCIL:

THE FOREGOING PLAT "BLUFF ROAD ACRES 2ND ADDITION" HAS BEEN SUBMITTED TO AND WAS APPROVED BY THE SEWARD CITY COUNCIL ON THIS _____ DAY OF _____, 2025

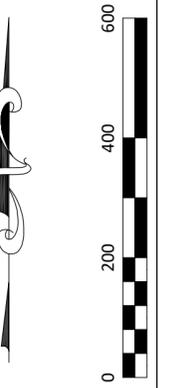
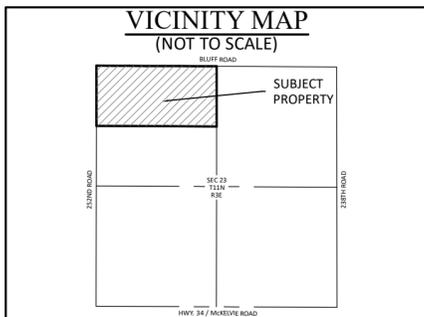
MAYOR

ATTEST : CITY CLERK

ZONING INFORMATION:

PRESENT ZONING OF SUBJECT TRACTS IS "RR-RURAL RESIDENTIAL".

SETBACKS FOR "RR-RURAL RESIDENTIAL" ARE :
FRONT/STREET SIDE YARD/REAR YARD : 50 FT.
SIDE YARD : 25 FEET



- 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

**BLUFF ROAD ACRES 2ND ADDITION
FINAL PLAT**
A REPLAT OF LOTS 7 AND 8, BLUFF ROAD ACRES, LOCATED IN THE N 1/2 OF THE NW 1/4 SEC. 23, T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA



800211413

800209842

800211421

800211448

800038258

800038290

800038339

800211456

800211464

800038274

BLUFF RD

800106946

800231765

800231770

800231775

800231780

800231785

800231790

800106954

800107004

800039548

800218329

800039343

800039335

800106962

800039556

800106970

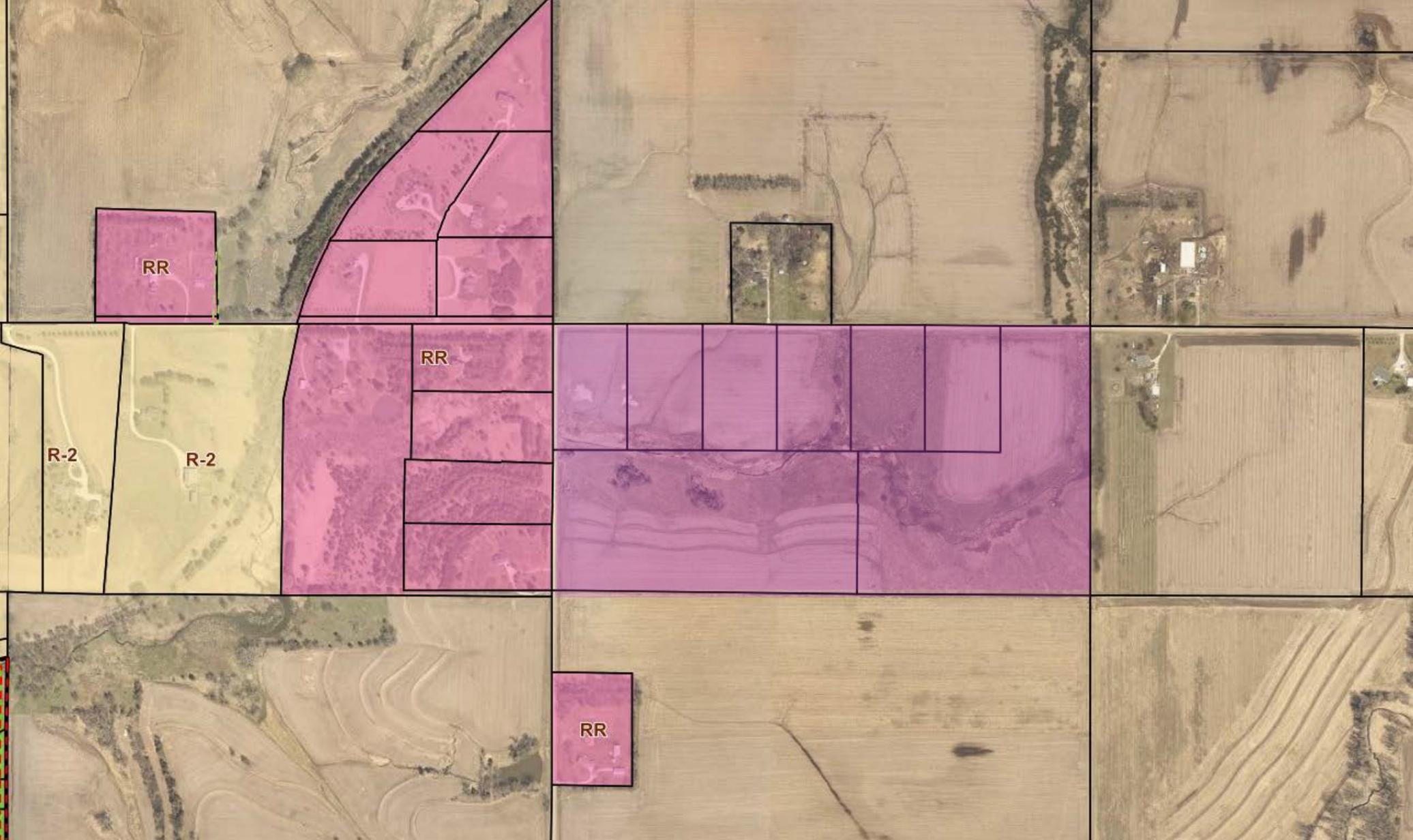
800231795

800039351

800214722

800039564

800105109



RR



RR

RR

R-2

R-2

RR

Return To:
City of Seward
PO BOX 38
Seward, NE 68434

ORDINANCE NO. 2025-

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "BLUFF ROAD ACRES 2ND ADDITION", A PLAT OF LAND LOCATED IN THE NORTH HALF OF NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA," AS HEREINAFTER SET FORTH; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

Section 1. Plat and Dedication Approved. The Plat and dedication of the following described real estate is hereby approved:

A REPLAT OF LOTS 7 AND 8 OF BLUFF ROAD ACRES, A SUBDIVISION IN THE N 1/2 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE N 1/2 OF THE NW 1/4 OF SAID SECTION 23, THENCE ON THE WEST LINE OF THE NW 1/4 OF SAID SECTION 23, N00°07'03"E A DISTANCE OF 702.50 FEET TO THE SW CORNER OF LOT 1 OF SAID BLUFF ROAD ACRES; THENCE ON THE SOUTH LINE OF LOTS 1 THRU 6 OF BLUFF ROAD ACRES, S89°41'34"E A DISTANCE OF 2178.55 FEET TO THE SE CORNER OF LOT 6 OF SAID BLUFF ROAD ACRES; THENCE ON THE EAST LINE OF LOT 6 OF SAID BLUFF ROAD ACRES, N00°07'03"E A DISTANCE OF 620.85 FEET TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 23; THENCE ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 23, S89°41'34"E A DISTANCE OF 454.47 FEET TO THE NE CORNER OF THE NW 1/4 OF SAID SECTION 23; THENCE ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23, S00°01'04"W A DISTANCE OF 1322.77 FEET TO THE SE CORNER OF THE N 1/2 OF THE NW 1/4 OF SAID SECTION 23; THENCE ON THE SOUTH LINE OF THE N 1/2 OF THE NW 1/4 OF SAID SECTION 23, N89°42'20"W A DISTANCE OF 2635.32 FEET TO THE SW CORNER OF THE N 1/2 OF THE NW 1/4 OF SAID SECTION 23 AND THE POINT OF BEGINNING. SAID TRACT OF LAND, (BLUFF ROAD ACRES 2ND ADDITION) CONTAINS 2,132,573.18 SQFT OR 48.96 ACRES MORE OR LESS, OF WHICH 38,180.45

SQFT OR 0.88 ACRES OR LESS, IS SUBJECT TO COUNTY ROAD RIGHT OF WAY, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Section 2. Plat Designated. The plat of said real estate is hereby designated as "Bluff Road Acres 2nd Addition", Seward County, Nebraska."

Section 3. Filing and Recording of Plat. An accurate plat of said real estate as platted and dedicated as heretofore set forth, certified to by an Engineer or Surveyor, together with a certified copy of this Ordinance shall be filed in the office of the Seward County Clerk, Seward, Nebraska.

Section 4. Pamphlet form; publication; when operative. This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication as provided by law and City Ordinance.

Passed and approved this _____ day of _____, 2025.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Attest:

Derek Bargmann
City Clerk

2. Public Hearing 7:30pm: designation of area from Lincoln Street to Roberts Street and 10th Street to 2nd Street as blighted and substandard and Amendment to the Redevelopment Plan for the City, including the proposed blighted and substandard area.
 - A. Resolution - Designation of area as blighted and substandard
 - B. Resolution - Amendment to the Redevelopment Plan to add Blighted and Substandard Area

APPLICATION TYPE

Blight Study Resolution

FINAL ACTION?

DEVELOPER/OWNER

City of Seward

PC HEARING DATE

August 11, 2025

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

BRIEF SUMMARY OF REQUEST

Review of a City of Seward Proposed Blight Study.

APPLICATION CONTACT

Greg Butcher

City of Seward – City of Seward Administration

ANALYSIS

Review of a proposed Blight Study area.

The notice of this Public Hearing was posted in the Seward County Independent.

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director

SEWARD PROPOSED REDEVELOPMENT AREA 3 GENERAL REDEVELOPMENT PLAN

Per Nebraska Revised Statute 18-2103:27, a Redevelopment Plan means:

A plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.

Per Nebraska Revised Statute 18-2111:1, a Redevelopment Plan must consist of the following components:

1. Map showing area boundaries, existing land uses, and condition of real property in the area.
2. Land use plan showing proposed uses.
3. Statement of proposed changes.
4. Statement about the kind and number of additional public facilities or utilities that will be needed to support new land uses in the area after redevelopment.
5. Information showing population density standards, land coverage, and building intensities after development [projects] (not applicable to general redevelopment plan).
6. Site plan of the area [for the redevelopment project] (not applicable to general redevelopment plan).

#1. The Existing Land Use Map was acquired from the City of Seward Comprehensive Plan adopted in 2019.

#1. The map showing condition of real property was developed by Five Rule Rural Planning by conducting a visual assessment of each property within the proposed redevelopment area, and assigning each property a condition rating: Worn Out, Badly Worn, Average, Fair, and Good.

#2. The Future Land Use was acquired from the City of Seward's Comprehensive Plan adopted in 2019 and displays the municipal boundary of the City of Seward.

1. Map showing boundaries, existing land uses, and condition of real property in the area:

Condition of Structures

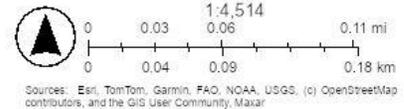
Seward City Redevelopment Area 3 Condition Map



7/17/2025

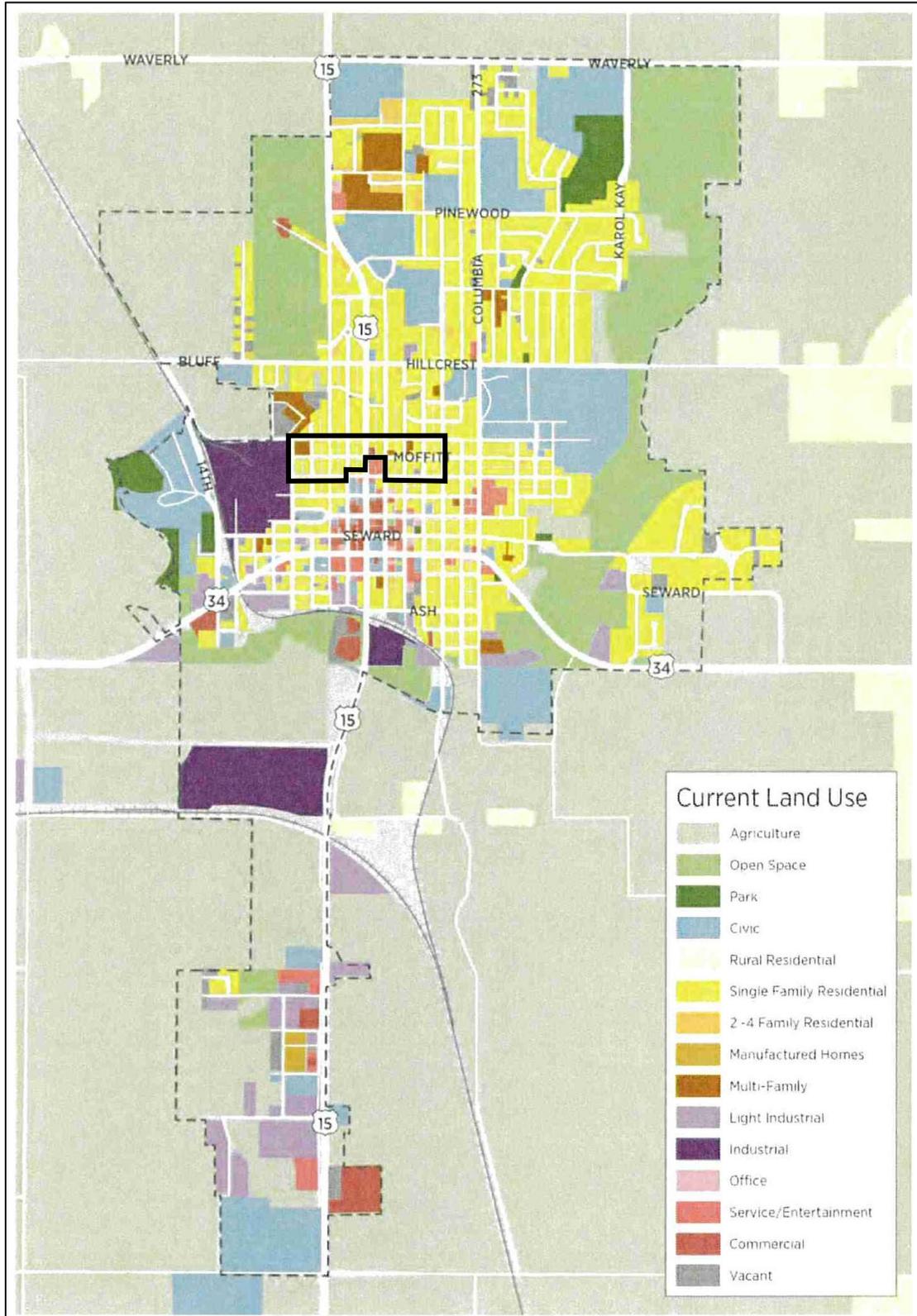
- City of Seward Census Boundary
- Badly Worn
- Other
- City of Seward 2017 Parcels
- Good
- World Imagery
- Average
- NA
- Worn Out
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- Fair

High Resolution 30cm Imagery
 Citations
 1.2m Resolution Metadata

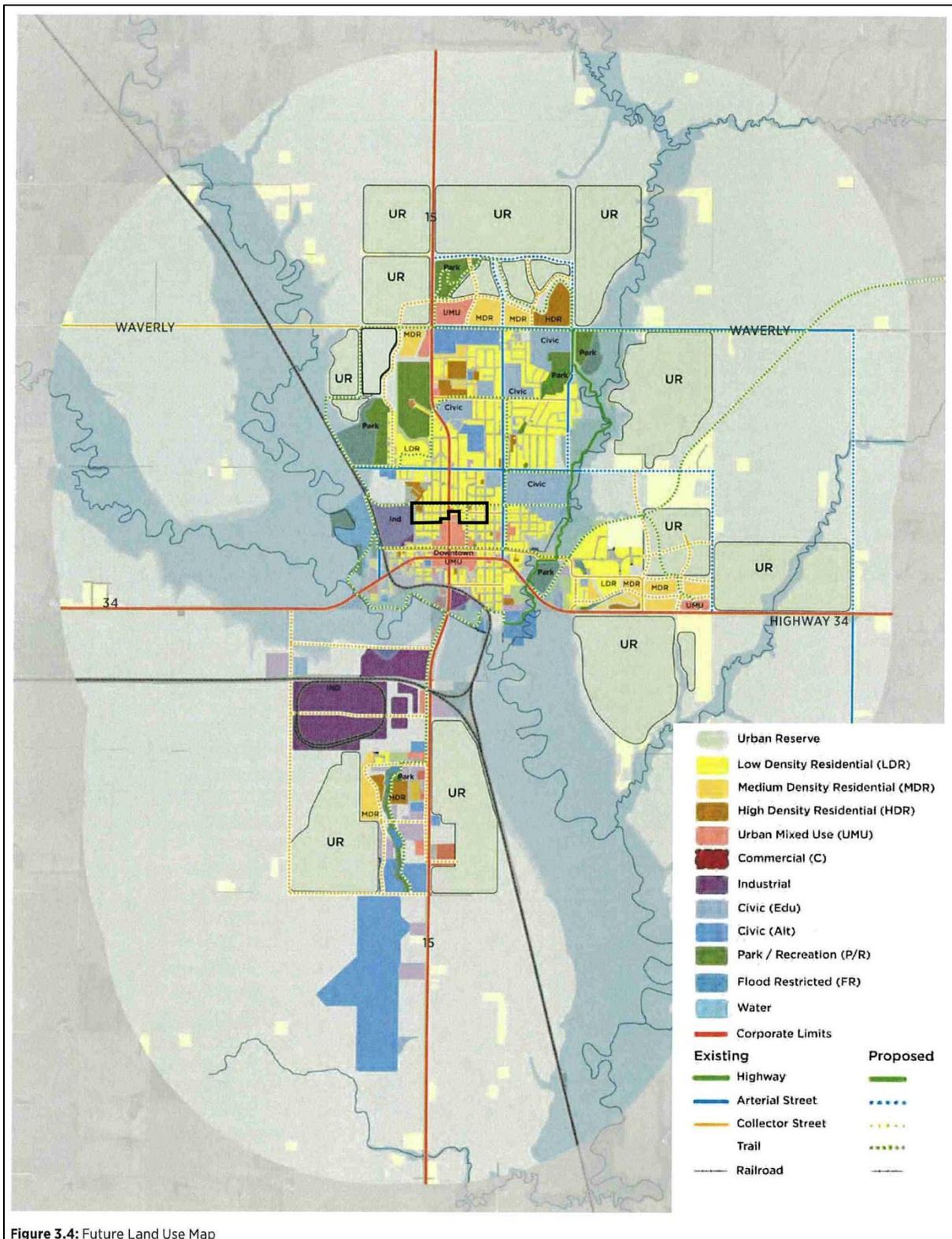


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar

Existing Land Use



2. Land use plan showing proposed uses:



3-4. Statement of proposed changes and statement about the kind and number of additional public facilities or utilities that will be needed to support new land uses in the area after redevelopment.

Per NRS 18-2103:28, redevelopment projects will consist of one or some combination of those enumerated tasks, defined by the Statute:

Redevelopment project means any work or undertaking in one or more community redevelopment areas:

- (a) to acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas;
- (b) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, enhancements to structures in the redevelopment plan area which exceed minimum building and design standards in the community and prevent the recurrence of substandard and blighted conditions, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan;
- (c) to sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project;
- (d) to dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan;
- (e) to acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and
- (f) to carry out plans for a program of voluntary or compulsory repair, rehabilitation, or demolition of buildings in accordance with the redevelopment plan; and
- (g) in a rural community or in an extremely blighted area within a municipality that is not a rural community, to carry out construction of workforce housing.

In order to enable the completion of redevelopment projects, a redevelopment contract may be utilized. Per NRS 18-2103:26, a redevelopment contract is defined as:

“a contract entered into between an authority and a redeveloper for the redevelopment of an area in conformity with a redevelopment plan.”

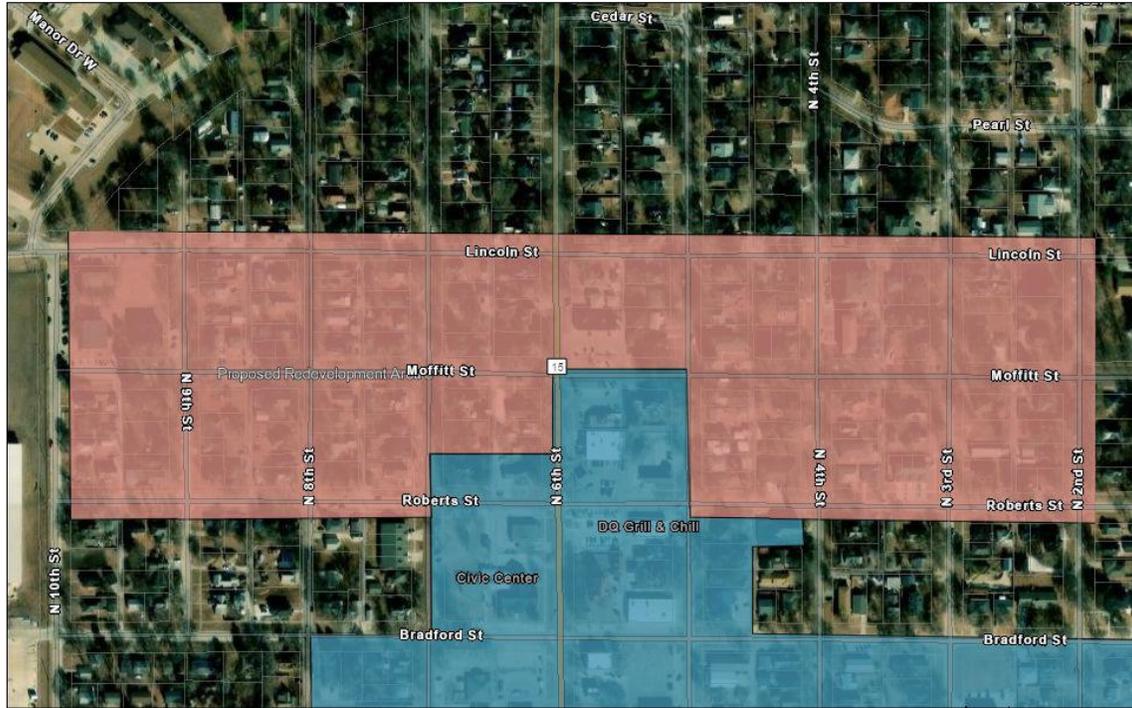
CITY OF SEWARD, NEBRASKA

Blight & Substandard Study – Proposed Redevelopment Area 3

Bobbi Pettit, AICP

August 19, 2025

Seward City NE Proposed Redevelopment Area 3

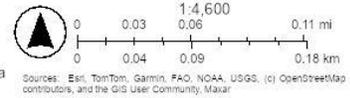


7/2/2025

- City of Seward Census Boundary
- City of Seward 2017 Parcels
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

- Citations
- 1.2m Resolution Metadata



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PROPOSED REDEVELOPMENT AREA 3 BLIGHT & SUBSTANDARD STUDY

COMMUNITY REDEVELOPMENT LAW

The State of Nebraska has established Community Redevelopment Law to correct conditions of blight within the State's municipalities and provide guidance for remedying conditions of blight, thereby encouraging redevelopment projects to take place in areas that would be considered otherwise undevelopable.

(NRS 18-2102):

It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses.

Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values.

The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment, and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

PURPOSE

The purpose of the study is to assist in following the guidance set forth by the Nebraska State Legislature regarding the definition of blighted and substandard and to identify new target areas in the community for redevelopment and workforce housing development and to propose a general redevelopment plan for these areas.

The area in question was compared to the definition of a substandard and blighted area as defined by Nebraska Revised Statute 18-2103.31, which explicitly defines a substandard area as:

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

Section 18-2103:03 also defines a blighted area as:

[A]n area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.

Section 18-2103:03 also states the amount of area that a city can designate as blighted and substandard. Thus, Seward, a city of the first class, shall not declare more than 35% of the land within the city's corporate limits as blighted & substandard, and in need of redevelopment:

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

IDENTIFICATION OF PROPOSED REDEVELOPMENT AREA 3

Area Description:

Proposed Redevelopment Area 3 encompasses approximately 41 acres and is described as follows:

Beginning at the southwest corner of Parcel ID (PID) #800080351, then moving south along the east right-of-way (ROW) line of North 2nd Street until reaching the northwest corner of PID #800078845, then moving west along the south ROW line of Roberts Street until reaching the northeast corner of PID #800078446, then moving north along the west ROW line of North 5th Street until reaching the northeast corner of PID #800085787, then moving west along the south ROW line of Moffitt Street until reaching the northwest corner of PID #800085809, then moving south along the east ROW line of North 6th Street until reaching a point on the west property line of PID #800085817 directly east of the northeast corner of PID #800085744, then moving west in a straight line until reaching the northwest corner of PID #800085779, then moving south along the east ROW line of North 7th Street until reaching the northwest corner of PID #800078403, then moving west along the south ROW line of Roberts Street until reaching the northwest corner of PID #800085310, then moving north along the east ROW line of North 10th Street until reaching the north ROW line of Lincoln Street, then moving east along the north ROW line of Lincoln Street until reaching the southwest corner of PID #800080351, which is the point of beginning, approximately 41 acres.

Parcel ID Numbers within Proposed Redevelopment Area 3:

PID Numbers Within Proposed Redevelopment Area 3							
800086422	800085485	800086473	800086635	800085434	800086716	800085515	800086562
800085647	800086813	800086511	800086791	800085442	800086082	800085574	800085477
800085671	800086031	800085949	800086708	800086449	800086570	800086783	800085450
800085604	800086724	800085973	800086686	800086678	800085493	800085639	800085868
800086821	800086945	800086597	800085922	800085906	800085892	800086732	800086759
800085558	800086430	800086619	800085582	800085507	800086740	800086066	800229085
800086457	800085698	800085930	800087054	800085957	800226435	800086910	800229080
800086627	800086643	800086805	800086481	800085981	800086600	800087038	800085965
800086694	800086651	800085426	800086872	800086538	800085590	800085760	800085701
800085612	800086775	800086902	800095324	800085728	800086015	800085825	800086465
800085663	800086864	800086929	800085833	800085736	800086023	800086880	800086090
800085876	800086767	800086139	800086007	800085752	800086988	800087003	800085841
800085914	800086899	800086848	800086074	800085620	800086503	800085531	800086961
800086996	800086953	800085655	800100018	800085523	800086112	800085469	800085566
800087011		800086058			800086937		800086554

Area Map:



BLIGHT & SUBSTANDARD CRITERIA

SUBSTANDARD CRITERIA

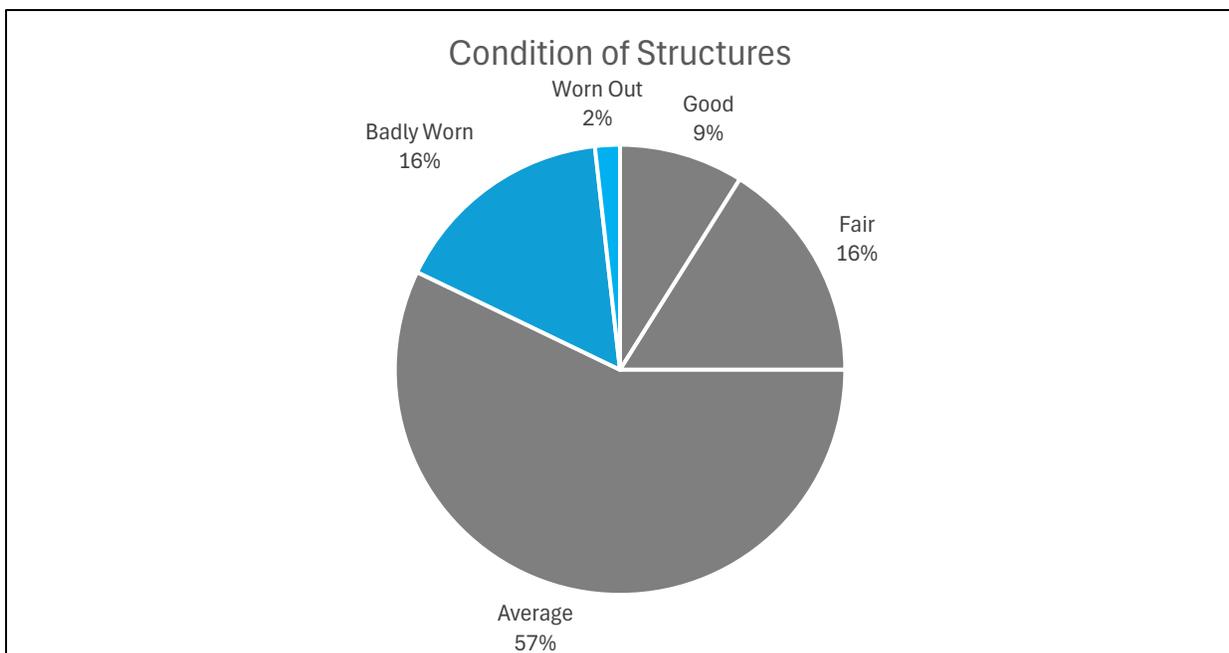
An area with the presence of any combination of such factors can be deemed substandard:

1. Dilapidation;
2. Deterioration;
3. Age or Obsolescence;
4. Conditions that endanger life or property by fire and other causes;
5. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
6. High density of population or overcrowding.

Dilapidation:

The structures within Proposed Redevelopment Area 3 were given a visual assessment by Five Rule Rural Planning and were given a condition rating based on this analysis ranging from Worn Out to Good. Based on the information collected from this visual assessment, the condition of more than **18% of the structures** in Proposed Redevelopment Area 3 is rated as having a condition of either "Badly Worn" or "Worn Out". To be considered substantial, the percentage of dilapidated structures must be at least 10% of the total number of structures. Thus, 18% dilapidated structures meets the criteria of dilapidation.

Examples of dilapidated structures located within the proposed redevelopment area are shown on the following page.



Deteriorated Structures



Deterioration:

Streets and Sidewalks

The sidewalks within Proposed Redevelopment Area 3 are showing signs of deterioration. In many places along the sidewalks within Proposed Redevelopment Area 3, the sidewalks are either lacking or there are fractures in the concrete. A lack of sidewalks requires pedestrians to travel along either the street or on the grass. Pedestrian travel along the street presents a travel hazard for the pedestrians. When pedestrians travel along the grass beside the street, this causes deterioration of the yards as pedestrians wear down a path in the grass.

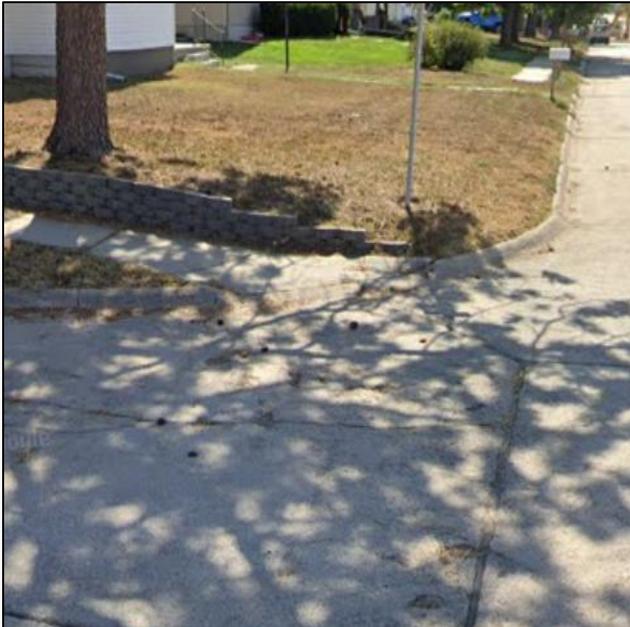
The streets are also showing signs of deterioration. There are multiple locations within Proposed Redevelopment Area 3 that are fractured and crumbling. These fractures have been caused by the fluctuations in weather and the impacts of moisture upon the streets have contributed to the deterioration of the paved streets within the City of Seward.

Examples of deterioration along the sidewalks and streets within Proposed Redevelopment Area 3 are displayed by the photos on the following pages:

Sidewalks



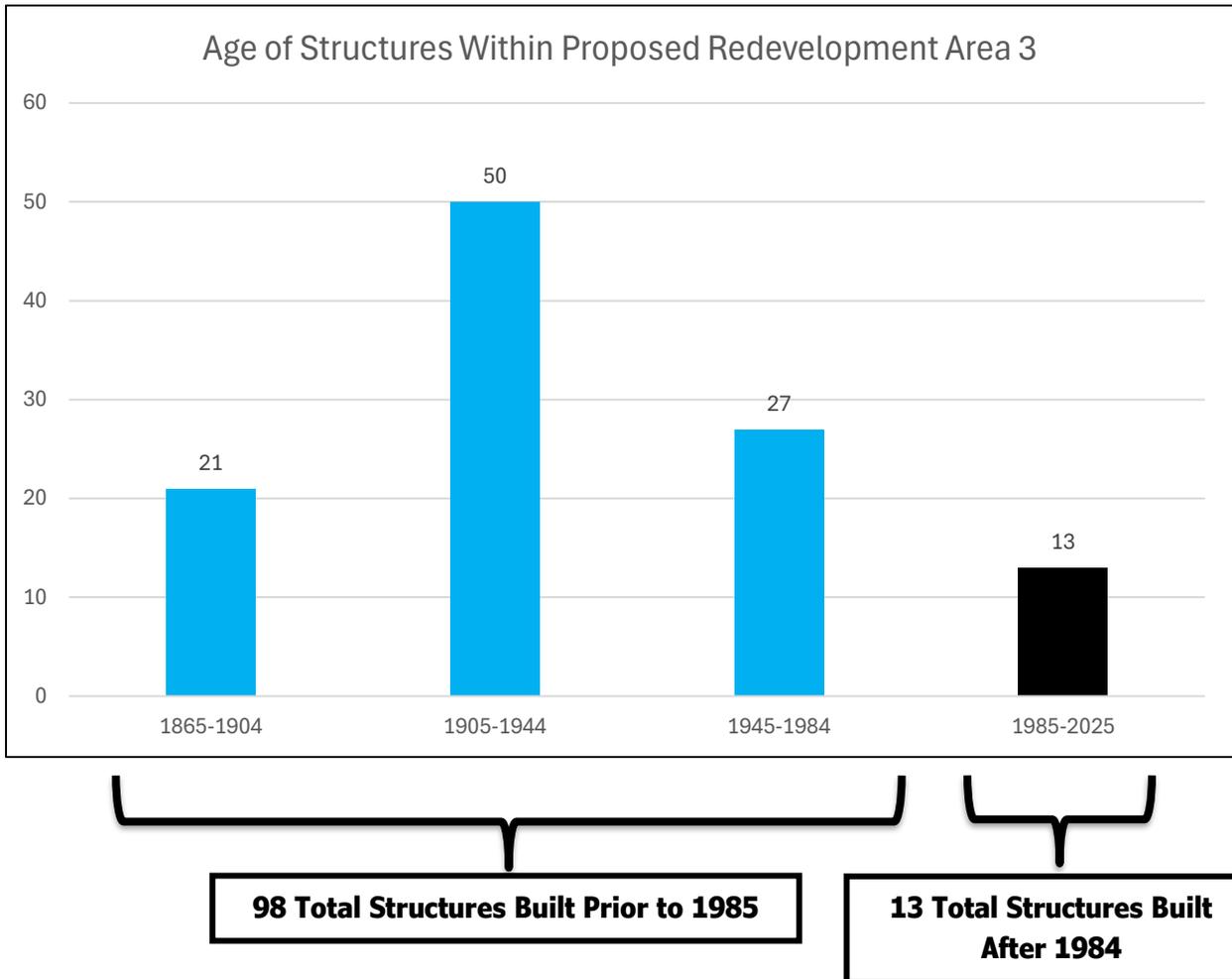
Streets



Age or Obsolescence:

Age of Structures

To be considered aged, the average age of structures within the proposed redevelopment area must be at least 40 years old. Most of the structures within Proposed Redevelopment Area 3 were built prior to 1985. The average age of the structures in Proposed Redevelopment Area 3 is **91 years old**. This means that the average year of construction for the structures within this redevelopment area is 1934. Because the average age of buildings in Proposed Redevelopment Area 3 is more than 40 years old (built prior to 1985), these structures are considered aged.



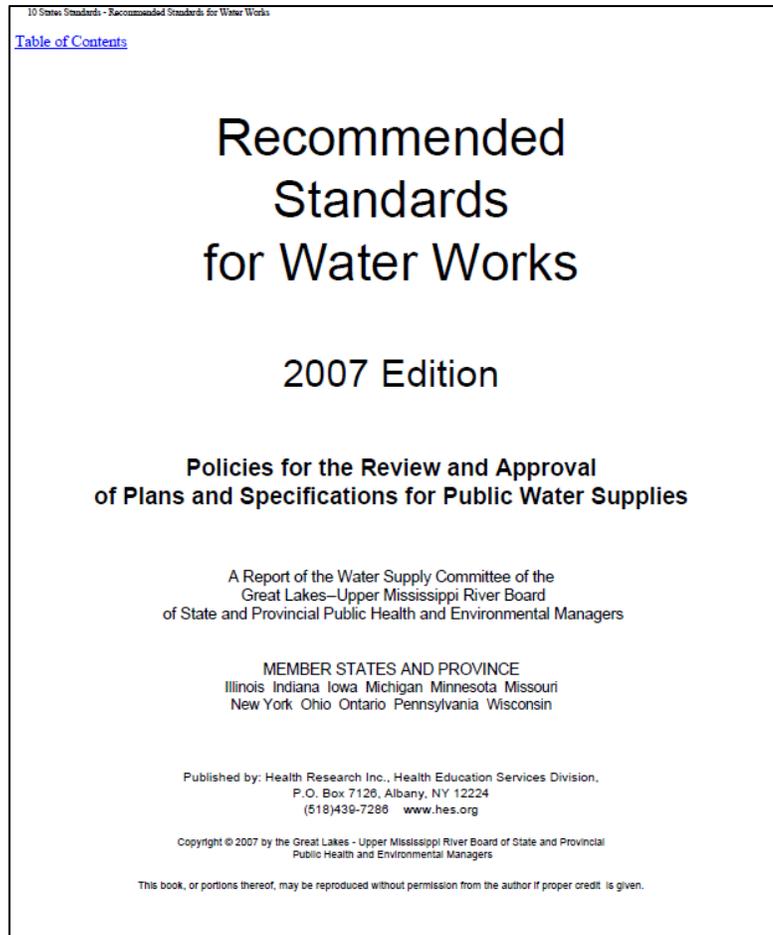
Size of Water Mains

Recommended Standards for Water Works is a document that was created in 1953 and is continuously updated. The document provides best practices for public water systems and is commonly relied upon by the civil engineering profession. According to the latest revision, the recommended minimum size of a water main must be no less than 6" in diameter to provide adequate fire protection.

The image on the following page is provided by the City of Seward Comprehensive Plan and is taken from the city water system map. This map shows the presence of water mains that were previously installed within Proposed Redevelopment Area 3 that have a diameter of 4". These water mains are highlighted in yellow in the utility maps on the following page.

Also included is the outline of the area of Proposed Redevelopment Area 3 outlined in red, to show the obsolete water lines within the redevelopment area.

Water mains that are 4" are smaller than the recommendation of 6". Therefore, the size of these mains would be considered obsolete by current development standards and practices.



8.2.2 Diameter

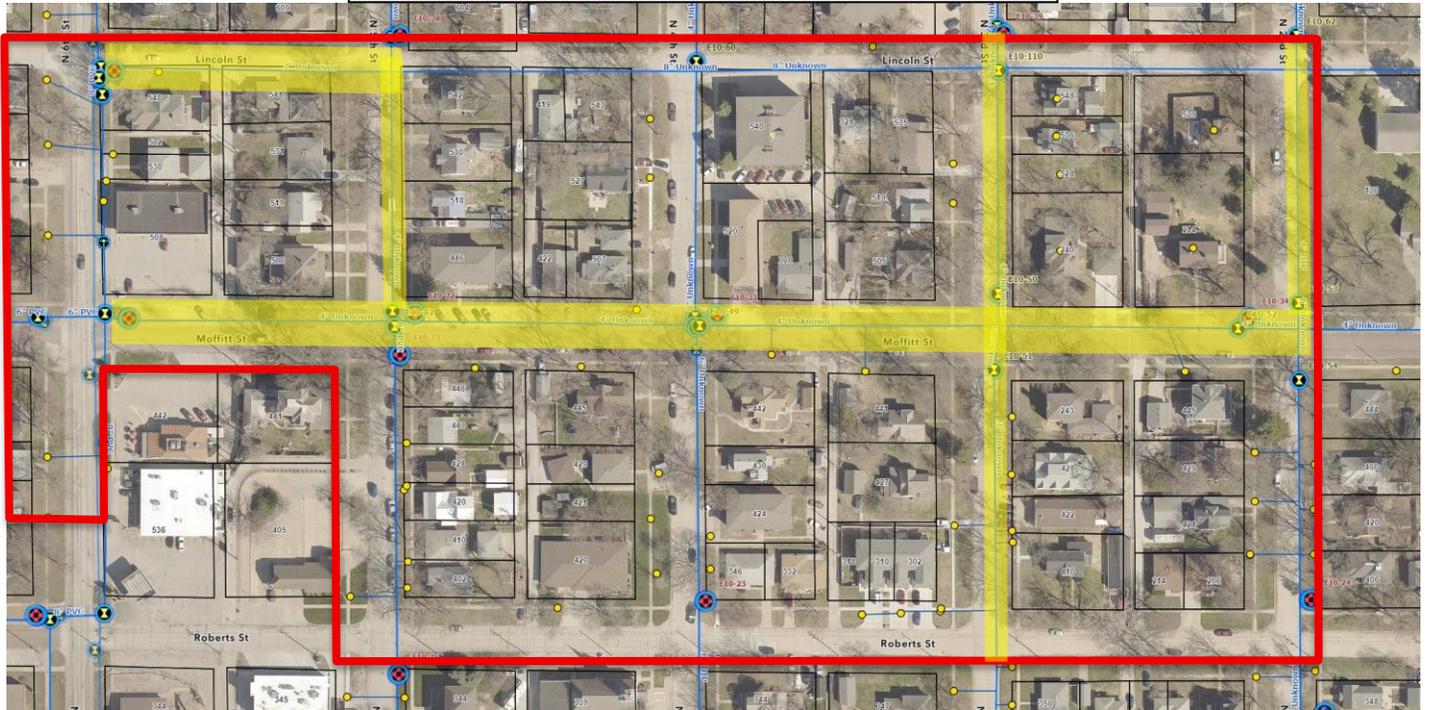
The minimum size of water main which provides for fire protection and serving fire hydrants shall be six-inch diameter. Larger size mains will be required if necessary to allow the withdrawal of the required fire flow while maintaining the minimum residual pressure specified in [Section 8.1.1](#).

The minimum size of water main in the distribution system where fire protection is not to be provided should be a minimum of three (3) inch diameter. Any departure from minimum requirements shall be justified by hydraulic analysis and future water use, and can be considered only in special circumstances.

Western Portion of Proposed Redevelopment Area 3



Eastern Portion of Proposed Redevelopment Area 3



Conditions that endanger life or property by fire and other causes:

Pedestrian Safety

Additionally, the sidewalk system within Proposed Redevelopment Area 3 is inconsistent and offers little safe refuge for pedestrian transportation. There are segments of street that are lacking sidewalks and segments of existing sidewalks that are significantly deteriorated. This causes any pedestrians who wish to travel within this area to travel along a deteriorated sidewalk route, or to travel along the street, which presents a travel hazard for pedestrians.

Photos of deteriorated and absent sidewalks are represented by the photos in the *Deterioration* portion of this Substandard portion of the study.

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

This factor is not a substantial factor within Proposed Redevelopment Area 3.

High density of population or overcrowding:

This factor is not a substantial factor within Proposed Redevelopment Area 3.

SUBSTANDARD CONCLUSION

Substandard Factors Present

Four out of six substandard factors are substantial within *Proposed Redevelopment Area 3*.

Substandard Criteria	Area 3
Dilapidation	X
Deterioration	X
Age or Obsolescence	X
Conditions that endanger life or property by fire and other causes	X
Inadequate provision for ventilation, light, air, sanitation, or open spaces	
High density of population or overcrowding	

Substandard Determination

Proposed Redevelopment Area 3 meets the definition of a substandard area in need of redevelopment projects that should be completed and encouraged by the Seward Planning Commission, City Council of Seward, and Seward Community Redevelopment Authority.

BLIGHT CRITERIA

In accordance with Community Redevelopment Law, a blighted area must have a strong presence of the following factors:

Subjective Factors are defined as any combination of:

1. Substantial number of deteriorated or deteriorating structures;
2. Deterioration of site or other improvements;
3. Existence of defective or inadequate street layout;
4. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
5. Improper subdivision or obsolete platting;
6. Insanitary or unsafe conditions;
7. Diversity of ownership;
8. Tax or special assessment delinquency exceeding the fair value of the land;
9. Defective or unusual conditions of title; and
10. Existence of conditions that endanger life or property by fire and other causes.

Objective Factors are identified as at least one of the following factors:

1. Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least forty years;
3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
4. The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located; and the
5. Area has had either stable or decreasing population based on the last two decennial censuses.

SUBJECTIVE FACTORS:

Substantial number of deteriorated or deteriorating structures:

As described in the “Dilapidation” section of the Substandard portion of this study, there is a substantial number of deteriorated structures within Proposed Redevelopment Area 3. The structures within Proposed Redevelopment Area 3 were given a visual assessment and assigned a condition rating by Five Rule Rural Planning ranging from Worn Out to Good. As demonstrated in the “Dilapidation” section of the Substandard portion of this study, 18% of the structures within the proposed redevelopment area were classified as having condition ratings either “Worn Out” or “Badly Worn”. Structures classified as either “Badly Worn” or “Worn Out” were considered to be deteriorated structures and dilapidated. In order to be considered substantial, there must be a presence of at least 10% of structures classified as either “Worn Out” or “Badly Worn”. Therefore, with a presence of 18% of deteriorated structures, this factor is considered substantial.

Examples of deteriorated structures are demonstrated by the photos in the “Dilapidation section of the Substandard portion of this study.

Deterioration of site or other improvements:

Streets & Sidewalks

As mentioned previously in the substandard portion of this study, there are segments of street that are lacking sidewalks and segments of existing sidewalks that are significantly deteriorated. This causes any pedestrians who wish to travel within this area to travel along a deteriorated sidewalk route, or to travel along the street, which presents a travel hazard for pedestrians. There are also segments of street that are exhibiting signs of deterioration. Due to fluctuations of weather and the expanding of moisture in the paving, the streets are fracturing and crumbling.

Photos of deteriorated and absent sidewalks, as well as deteriorated street segments, are represented by the photos in the *Deterioration* portion of the Substandard portion of the study.

Existence of defective or inadequate street layout:

This factor is not a substantial factor within Proposed Redevelopment Area 3.

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

ADA Accessible Sidewalks

The sidewalk network is inconsistent throughout the redevelopment area. In addition to missing sidewalk links, many intersections in the Proposed Redevelopment Area lack ADA (Americans with Disabilities Act) accessible curb ramps. Per the Code of Federal Regulations (C.F.R. §§ 35.150(d)(2), 35.151(2 (e))), Title II of the ADA requires “state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps.”

The photos on the following page document examples of intersections within Proposed Redevelopment Area 3 that lack adequate ADA accessible curb ramps.

Intersections Lacking ADA Curb Ramps



Improper subdivision or obsolete platting:

This factor is not a substantial factor within Proposed Redevelopment Area 3.

Insanitary or unsafe conditions:

Sidewalks

As mentioned before in the substandard portion of this study, the sidewalk system within Proposed Redevelopment Area 3 is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

Diversity of ownership:

This factor is not a substantial factor within Proposed Redevelopment Area 3.

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

This factor is not a substantial factor within Proposed Redevelopment Area 3.

Defective or unusual conditions of title:

This factor is not a substantial factor within Proposed Redevelopment Area 3.

Existence of conditions that endanger life or property by fire and other causes:

Pedestrian Transportation

Additionally, as mentioned before, the sidewalk system is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

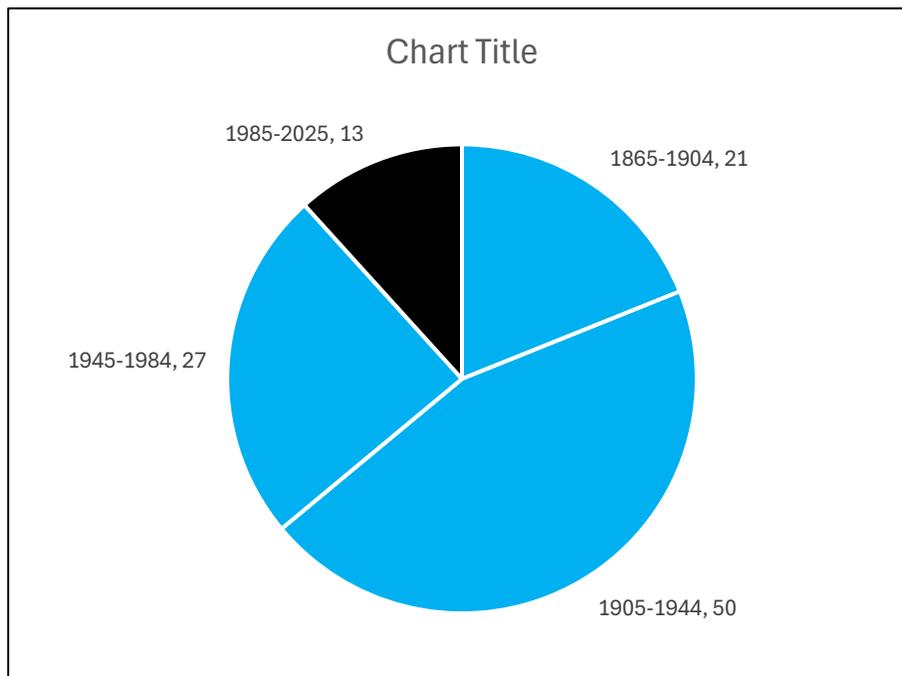
Objective Factors:

Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average:

This factor is not substantial within Proposed Redevelopment Area 3.

The average age of the residential or commercial units in the area is at least forty years:

As demonstrated in the substandard section of this study, the average age of structures in Proposed Redevelopment Area 3 is 91 years old (Built in 1934). This meets the 40-year threshold required to meet this objective factor criteria (Built prior to 1985).



More than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time:

This factor is not substantial within Proposed Redevelopment Area 3.

The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located:

This factor is not substantial within Proposed Redevelopment Area 3.

The Proposed Redevelopment Area has had either stable or decreasing population based on the last two decennial censuses:

According to the US Census Bureau, the population of the 2010 Census Blocks that composed Proposed Redevelopment Area 3 in the 2010 US Census was 362 residents.

In 2020, the population of the 2020 Census Blocks that composed Proposed Redevelopment Area 3 was 363 residents. This means that the population increased by one resident between the two decennial censuses. This represents a stable population trend within the proposed redevelopment area based on the last two decennial censuses.

BLIGHT CONCLUSION

Presence of Subjective Factors

The presence of **five** subjective factors was identified in *Proposed Redevelopment Area 3*.

Blight Subjective Criteria	Area 3
Substantial number of deteriorated or deteriorating structures	X
Deterioration of site or other improvements	X
Existence of defective or inadequate street layout	
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X
Improper subdivision or obsolete platting	
Insanitary or unsafe conditions	X
Diversity of ownership	
Tax or special assessment delinquency exceeding the fair value of the land	
Defective or unusual conditions of title	
Existence of conditions that endanger life or property by fire and other causes	X

Presence of Objective Factors

The presence of **two** objective factors was identified in *Proposed Redevelopment Area 3*.

Blight Objective Criteria	Area 3
Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average	
The average age of the residential or commercial units in the area is at least forty years	X
More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time	
The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located	
Area has had either stable or decreasing population based on the last two decennial censuses	X

Blight Determination

Proposed Redevelopment Area 3 meets the definition of a blighted area in need of redevelopment projects that should be completed and encouraged by the Seward Planning Commission, City Council of Seward, and Seward Community Redevelopment Authority.

**ADMINISTRATIVE ITEMS
REPORTS**

1. Report on Meetings Attended

**FUTURE REQUESTS FOR COMMISSION AGENDA ITEMS OR
ADMINISTRATIVE ACTION
ANNOUNCEMENT OF UPCOMING EVENTS
MOTION TO ADJOURN**

I, Derek Bargmann, the duly appointed qualified and acting City Clerk of the City of Seward, Nebraska, hereby certify that the foregoing Notice of Meeting and Agenda for such meeting has been posted in the following places: Seward City Hall, Seward Memorial Library, and CityofSewardNE.gov

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City.

Derek Bargmann, City Clerk

Date