

Merrick County, NE

Comprehensive Plan/Zoning Regulations



Merrick County has had planning and zoning in place since the early 1970's; however, their first plan was still in effect over 40 years later. In 2014, the county hired Marvin Planning Consultants to update the county plan and regulations, as well as, the three Villages tied into the 1970's plan.

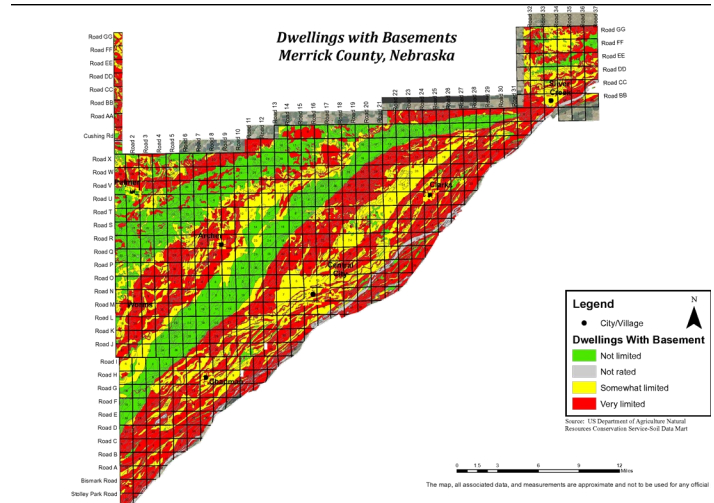
Merrick County sets adjacent to the city of Grand Island and Hall County. Grand Island, in 2010, became a Metropolitan Statistical Area. The new designation for Grand Island will provide additional growth opportunities for Merrick County and its communities during the planning period.

In addition, Merrick County has been designated as a "Livestock Friendly" county from the Nebraska Department of Agriculture. The county is home to several cattle feeders, swine operations, and at the time of adoption the county was seeing increasing numbers of chickens in the county.

The project included a total of four plans and four sets of regulations. The county actually provided services in kind to the project through map development.

Items to Address:

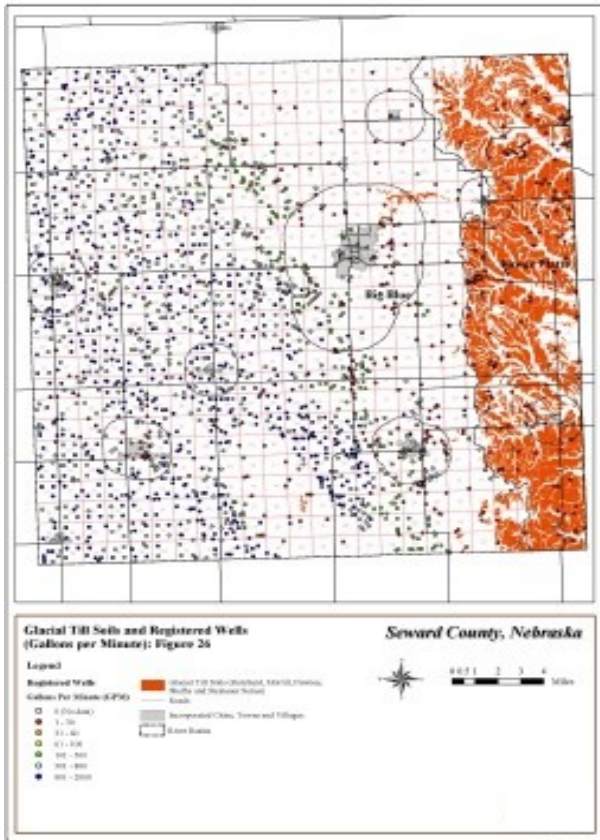
- Create an up to date Comprehensive Development Plan;
- Create a coordinated set of plans between the county and the three villages;
- Focus on agriculture and minimize the growth pressures seen on the western edge from the City of Grand Island;
- Update the zoning regulations to fit with current issues and needs including wind turbines, livestock friendly, agri-tourism, etc.;
- Protect the natural resources along the Platte River; and
- Establish guidelines that direct quality growth



Client Contact Person:
 Jennifer Myer
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Project Completed:
 2016

Seward County, Nebraska Comprehensive Plan/Zoning and Subdivision Regula-

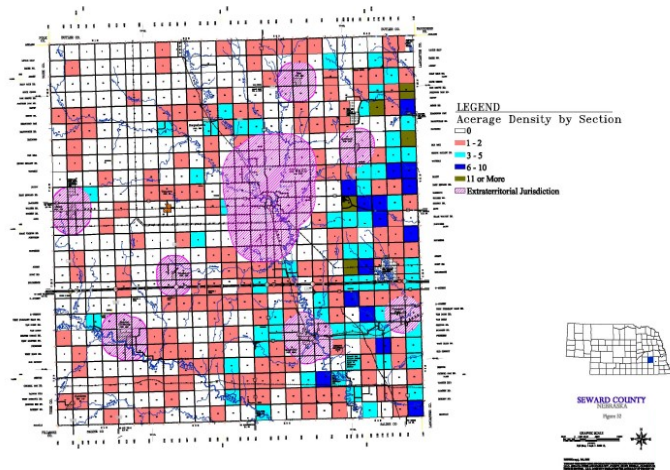


Seward County in 2004 decided to update their 10 year old Comprehensive Plan and Zoning Regulations. A number of new issues had arisen since the last plan and regulations were completed in 1994. The issues centered upon growth pressures seen from the east and the city of Lincoln and Lancaster County. Also during the process of developing the new plan and regulations, Seward County was added to the Lincoln/Lancaster County Metropolitan Area.

Some additional growth pressures were coming from the fact that Interstate 80 nearly bisects the county and connects it with the two largest cities in the state. Due to the overall growth pressures being felt by Seward County, the eastern third of the County was seeing major issues with larger acreages and a severe shortage of groundwater to supply this pressure.

The new plan and regulations developed new policies to address these growth pressures, address the shortage of groundwater, and to develop common sense regulations for livestock.

During the entire process, Keith Marvin AICP was the primary project planner and project manager.



Items to Address:

- Severe lack of groundwater in eastern third of the county due to a large amount of glacial till present;
- Growth pressures from neighboring communities and counties such as the City of Lincoln and Lancaster County;
- Protection of natural resources;
- Protection of agricultural uses;
- Control residential densities in the agricultural areas of the county.

Client Contact Person:

Scott Stuhr
Former County Commissioner
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Project Completed:

2004-2007

MPC Role:

* Work completed while staff was with another consulting firm

Polk County, NE Comprehensive Plan/Zoning Assistance



Marvin Planning Consultants has worked with Polk County since 2012. The County hired Marvin Planning Consultants to complete an entire update to their Comprehensive Plan. The last plan was completed approximately 12 years prior.

The county was seeing pressure coming from residential development on sandpit lakes along the Platte River. The new plan needed to address this issue and strategies for proper inclusion in the county land use plan.

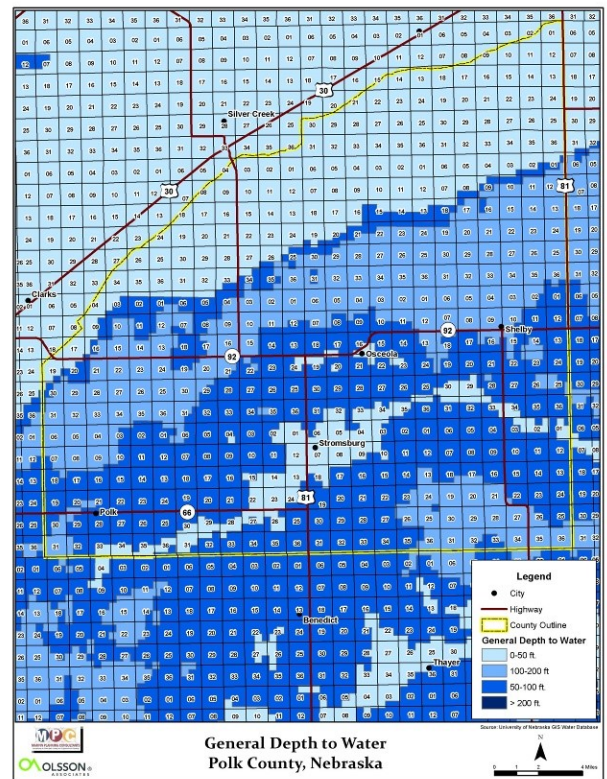
The project included four town hall meetings throughout the entire county soliciting input from all of the county residents.

This project was strictly an update to the comprehensive development plan.



Items to Address:

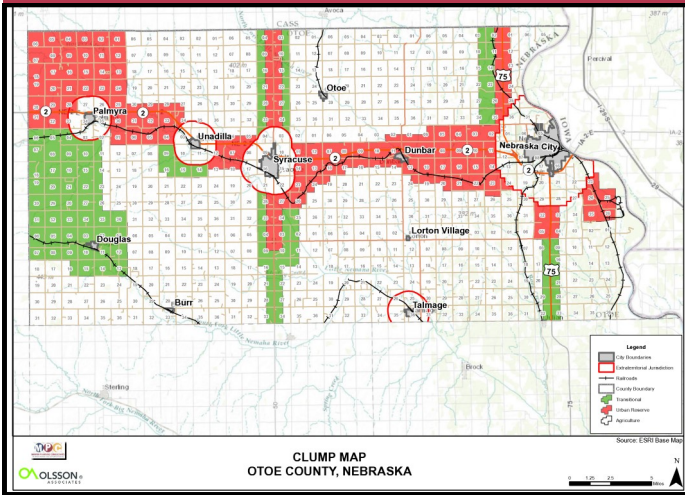
- Create an up to date Comprehensive Development Plan;
- Make sure the Comprehensive Plan and the Zoning Regulations are consistent with one another;
- Establish guidelines that direct quality growth;
- Continue to be protective of agricultural issues in the county.



Client Contact Person:
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Project Completed:
November 2014

Otoe County, NE Comprehensive Plan and Zoning Regulations



Otoe County, located in eastern Nebraska along the Missouri River, is one of Nebraska's oldest counties. The county is bordered on the north by Cass County; on the west by Lancaster County; on the south by Nemaha and Johnson Counties. Outside of the county seat, Nebraska City, the primary industry is agriculture; due to low ground water supplies, there is little irrigation used in the county.

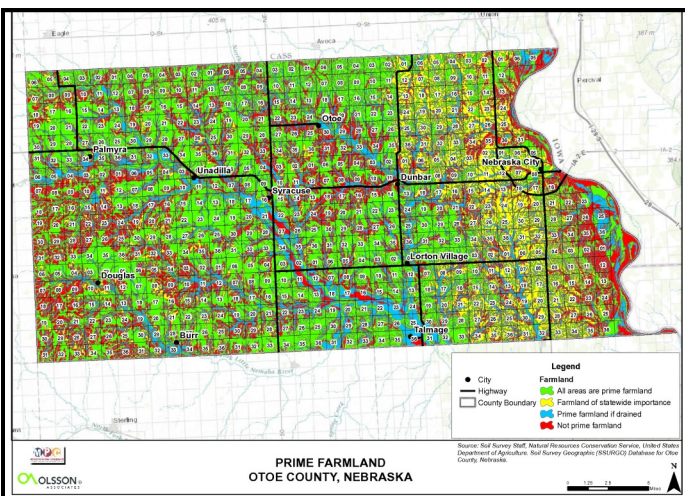
Lancaster County, on the western boundary of Otoe County, is home to the City of Lincoln (2010 pop. 258,379). Lincoln is seeing strong growth to the east-southeast (toward Otoe County). Thus, Otoe County is seeing a great deal of growth pressure coming from the Lincoln and Omaha areas.

Besides being in close proximity to Lincoln and Omaha, the county is also seeing growth pressure along Nebraska Highway 2 which connects Lincoln/ Interstate 80 to Interstate 29 in western Iowa.

Items to Address:

There were a number of major issues that needed to be addressed in the new Comprehensive Plan including:

- Addressing growth pressures from Lincoln and Omaha
- Identifying areas to handle growth pressures
- Reviewing policies impacting agriculture
- Simplified zoning regulations
- Adult entertainment
- Subdivision Regulations
- Incorporation of sustainability concepts



Client Contact Person:
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Project Completed:
Currently Underway

Colfax County, Nebraska Comprehensive Plan/Zoning Regulations



Colfax County hired Marvin Planning Consultants to complete an entire update to their Comprehensive Plan and Zoning Regulations.

The county has seen some growth issues based upon their location between Columbus and Fremont along US Highway 30. The county wanted to create a solid balance between urban pressures and protecting the agricultural interests of the county.

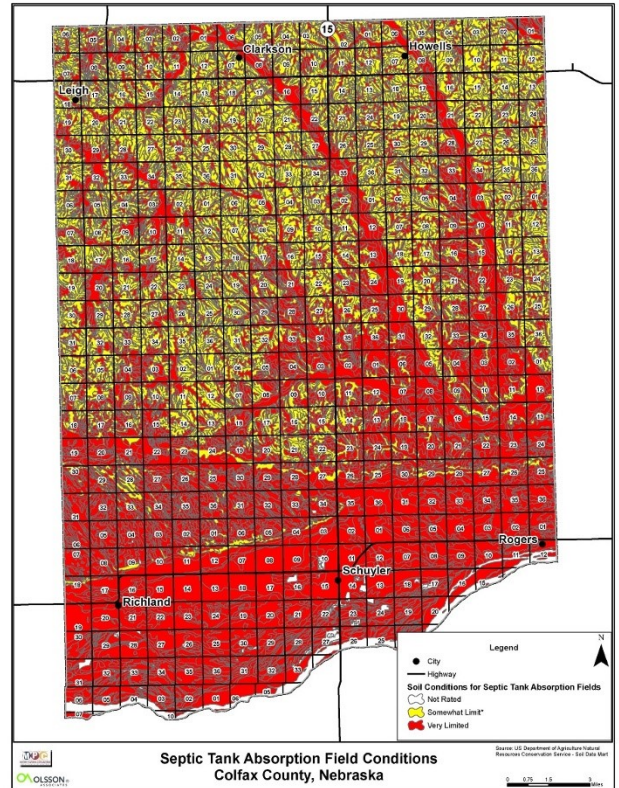
Colfax County is bounded on the south by the Platte River which creates an environmentally sensitive edge to the county. The Platte River from year to year can flood due to high seasonal rains and/or ice jams during the winter thaws. The southern edge also provides a great deal of hunting and other recreational opportunities for the region.

The project included four town hall meetings throughout the entire county soliciting input from all of the county residents.

The overall project included the development of a new comprehensive development plan, zoning and subdivision regulations. The overall goal for the project besides updating all components was to simplify as many procedures as possible.

Items to Address:

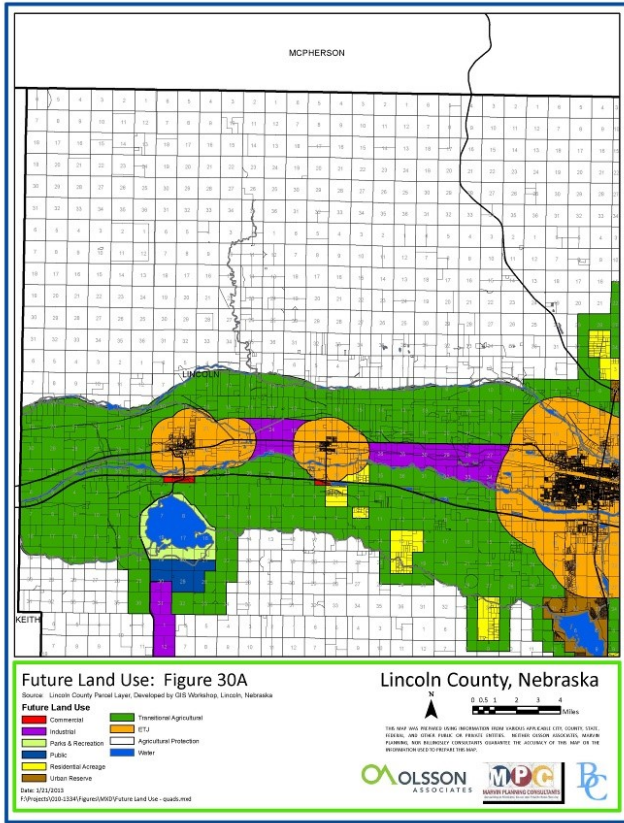
- Create an up to date Comprehensive Development Plan;
- Create an up to date Zoning Regulation;
- Update the zoning regulations to fit with current issues and needs;
- Establish guidelines that direct quality growth;
- Continue to be protective of agricultural issues in the county



Client Contact Person:
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County Attorney
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Project Completed:
2015

Lincoln County, Nebraska Comprehensive Plan/Zoning Regulations



Lincoln County in conjunction with the City of North Platte selected the planning team led by Olsson Associates to complete the new Comprehensive Development Plan and Regulatory updates. Marvin Planning Consultants was the lead firm regarding Lincoln County. The project was started during the summer of 2010 and wrapped up in late summer of 2012.

Lincoln County, physically and environmentally, is very diverse. The northern portion of the county is typically Valentine soils which are very porous and the southern side is rolling hills with a mixture of soils including larger deposits of Loess.

The county is bisected east to west by Interstate 80 as well as the North Platte River, South Platte River and eventually the Platte River after the confluence of the previous two rivers east of North Platte.

This was the first Comprehensive Development Plan update for Lincoln County since the 1980's. In addition, it will be the first major regulatory update since the early 1990's.

Items to Address:

Create an up to date Comprehensive Development Plan

- Coordinate growth strategies and land use policies between Lincoln County and North Platte
- Update the zoning regulations to fit with current issues and needs
- Establish guidelines that direct quality growth



Client Contact Person:
Judy Clark
County Planning Director
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Project Completed:
February 2013

Hall County, Nebraska Comprehensive Plan/Zoning Regulations



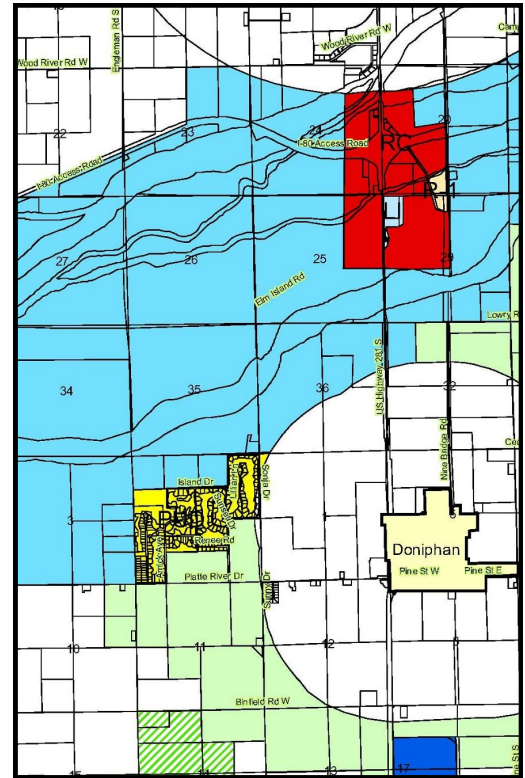
Hall County updated the county plan and regulations in conjunction with Grand Island, Alda, Cairo, Doniphan, and Wood River.

The project worked to develop policies coordinating growth along jurisdictional boundaries of the communities as well as protecting the agricultural economy of the county. In addition, another key was the development of policies and regulations that protected the Platte River corridor through the county.

As the agricultural policies and regulations were being developed and discussed, the planning team and county engaged several of the county livestock producers in a dialogue. This dialogue examined restrictions, protections, provisions, and the long-term effects of these policies and regulations.

The Platte River corridor presented interesting land use issues, specifically regarding the use of the river for commercial purposes and conservation. During this process the planning team had discussions with key people involved in both areas and developed policies that best fit the county during the planning period.

- Coordinated Land Use and Zoning policies along jurisdictional boundaries
- Protection of the Platte River Corridor
- Protection of the agricultural economy of the county
- Protection of sensitive soils (Valentine soils) in the county



Client Contact Person:
Chad Nabity AICP
Planning Director
Hall County Regional Planning Commission
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Project Completed:
2004