Welcome to the 2019 Nebraska Planning Conference! The Nebraska Planning and Zoning Association (NPZA) and our sister organization, the Nebraska Chapter of the American Planning Association (NEAPA), are excited for this year’s conference and the training opportunities it will provide. This year will be the conference’s fifth at the Younes Conference Center, a facility that has proven to provide not only a clean, modern environment that is perfect for the Nebraska Planning Conference, but Younes also provides a variety of hotel options in close proximity to the conference center for your stay in Kearney during the conference.

Once again, this year’s agenda provides an excellent array of sessions that should prove to be very beneficial to your training needs. Thanks to the efforts of the NPZA and NEAPA Conference Committees, we have the opportunity to hear from a variety of experts in their field, as well as some notable national speakers, including four representatives from the American Planning Association.

We are also proud to have a program full of local experts presenting at the conference as well. These include notable names in the Nebraska planning field like David Ptak, Hastings City Attorney; Chad Nabity, AICP, Planning Director of the Hall County Regional Planning Department; Harry Milligan, former Hastings Community Development Director; David Levy, AICP, Attorney at Baird Holm; and Keith Marvin, owner of Marvin Planning Consultants.

It is important to point out that we could not execute this conference without the generous support of our conference sponsors. They are listed on the back of this conference flyer and many will have booths at the conference as well. Please take a moment to say “thank you” to our sponsors for their contribution to the success of this conference.

I would also like to take the opportunity to thank the NPZA Board and the Conference Committee for NPZA and NEAPA. Preparation for this annual event is nearly a year-round process with an extensive amount of work for all those involved. Without these energetic volunteers, this conference would not have become what it is today and what it will become in the future.

Please enjoy the educational opportunities available at the conference as well as the chance to catch up with your colleagues in the profession. Also, while you are here, feel free to explore Kearney and all it has to offer.

Don’t forget to check us out on Facebook, Twitter for more on the conference!

#NEPC19

Christopher Solberg, AICP
President, NPZA
Welcome to the 2019 Nebraska Planning Conference! This conference continues to be a successful collaborative effort between the Nebraska Chapter of the American Planning Association and the Nebraska Planning and Zoning Association. The conference unites and unifies planning and zoning professionals and citizen planners throughout the state. It is our hope that the variety of sessions, workshops and keynote addresses that highlight the amazing planning projects, initiatives and professionalism in our state will be inspirational and educational. In addition to great educational opportunities, there will be outstanding networking and social opportunities that are always a highlight of the conference!

This year we are honored to welcome Kurt Christiansen, FAICP, the new President of the National APA organization, as our opening keynote speaker. In addition, we have two other National APA Board members, Lauren Driscoll, AICP, and Wendy Moeller, FAICP, as well Jason Jordan, National APA Director of Policy joining us. All will be presenting tremendous educational sessions that you will not want to miss. Please join in welcoming our guest speakers/presenters and show them that great Nebraska hospitality!

If you have any suggestions or feedback to share with the Conference Planning Committee, please let them know. We are always interested in ways to improve the conference. In addition, our Chapter board is always looking for new volunteers. So, if this conference inspires you to be more involved with your profession, please feel free to reach out to me and I will connect you with the right person/committee. Thank you for attending the 2019 Nebraska Planning Conference and helping us celebrate the planning profession!

Enjoy the conference!

Bruce Fountain, AICP
President, APA Nebraska
General Information

Conference Overview
The Nebraska Planning Conference is an annual event providing training to planning commission members as well as continuing education for professional planners. Each conference session will be led by one of our experts on a specific planning topic, developed around emerging areas as well as continually challenging issues in the field of planning. These sessions may be considered to be above the understanding of the lay person and planning commission member but may provide some insight for these individuals.

Conference session presenters will range from planners, attorneys, professors, consultants, and engineers, all of which are locally or nationally recognized for their efforts in the field of planning. (Conference sessions are not intended to be a platform for vendors focusing on their products and/or services.)

Learning Objectives
1. Conference attendees will leave the conference with more knowledge and examples regarding current and future planning issues on both a local and national level.
2. Conference attendees will be equipped with new tools to improve planning process and invoke community change.
3. Conference attendees will be provided examples of processes and data that can be duplicated and applied to the planners’ individual community.

Schedule at a Glance
For a quick look at the conference schedule, see the centerfold (pages 10-11).

Registration
The registration desk will be open in the Pre-Function Area from 7:00 AM to 12:00 PM on Wednesday, March 6th and Thursday, March 7th, and from 7:30 AM to 9:00 AM on Friday, March 8th.

Conference Tracks
The conference program is organized in tracks designed to help you focus on the topics that are most important to you. Each session’s track is identified with an icon and color.
Continuing Education

Available credits are provided in the Schedule at a Glance and next to each session description.

For Planners: Members of the American Institute of Certified Planners (AICP) will have the opportunity to receive Certification Maintenance (CM) credits. Please visit the Certification Maintenance section of APA’s website (www.planning.org/cm) to claim your credits.

For Attorneys: Active attorneys will have the opportunity to receive Continuing Legal Education (CLE) credits. Uniform Certificate of Attendance forms are available at the registration desk. Please submit completed forms to registration after you’ve completed all training events.

Campus Map

Younes Conference Center Map

Younes Conference Center Map
Legal Issues - Legislation, Case Law & A Smorgasbord of Topics
9:00 AM - 4:15 PM | Diamond 2 | 5.0 CM-Law, 5.0 CLE
David Ptak, Attorney at City of Hastings

This full-day institute covers the legal foundations of planning and zoning in Nebraska. Dave has spent nearly 30 years engaged in the
general practice of law including representation of the City of Battle
Creek, Village of Meadow Grove, Madison County, City of Norfolk,
and City of Hastings. Mr. Ptak has presented several workshops
and institute courses for NPZA and NE APA over the past 10
years. His working knowledge, understanding, and experiences
working with land use law and its applicability will provide you an
excellent learning experience. A range of issues will be discussed which
include zoning, subdivision, annexation, incompatible uses, non-conforming uses, responsibilities, conflict of interest, and many
more.

Planning & Zoning Fundamentals
9:00 AM - 4:15 PM | Diamond 1 | 5.0 CLE
Harry Milligan, former Community Development Director at Hastings
Andrew R. Willis, Attorney at Cline Williams Wright Johnson & Oldfather
Chad Nabity, AICP, Director at Hall Co. Regional Planning Commission

An interactive presentation and discussion focused on the basic
knowledge of land use planning. This full-day institute is focused
on the practical application of land use planning legislation carried
out by planning commissioners, administration, attorneys, and
elected officials. This program provides an excellent opportunity for
community representatives to gain a better understanding of their
responsibilities; understand the legal principles of planning and its
application; become better aware of community planning’s decision-
making process; and interact with community neighbors.

 Kearney Economic Development
9:00 AM - 10:15 AM | Diamond 6 | 1.25 CM
Stan Clouse, Mayor at City of Kearney
Darren Robinson, President at Economic Development Council of Buffalo Co.
Roger Jasnoch, Executive Director at Kearney Visitors Bureau

The Kearney Economic Development session will focus on how quality
of life, community partnerships, and city reinvestment influences a
community’s success. The session will also cover factors that have led
to Kearney’s position as the fourth largest tourism destination in the state.
And the session will cover how Kearney compares to Nebraska’s rural
communities and the drivers behind Kearney’s significant growth.

Planning & Delivery of Modern Senior Housing Options
9:00 AM - 10:15 AM | Diamond 7 | 1.25 CM
Timothy M. Keelan, Principal & Planner at Hanna:Keelan Associates
Jeffrey L. Ahl, AIA, NCARB, LEED AP, Principal & Architect at arCuretecture
Kevin Moriarty, Administrator at Holdrege Memorial Homes

Panel discussion, with leading Nebraska community and housing
planners, architects and elderly housing management professionals,
addressing primary issues and modern planning options for providing
housing of all types for the senior citizens in the State, including
independent, assisted living and long-term nursing care. New concepts
in senior housing research and residential program planning, land use
and site selection and architectural concepts and facility management
options, will be presented, with emphasis on future senior housing
projects being a “fit” for the local elderly population for all senior age and
income sectors in Nebraska communities, including a discussion of “place
based” components for new developments and solutions for “repurposing”
outdated senior housing facilities.
ORBT - The Next Generation in Transit
9:00 AM - 10:15 AM | Diamond 8 | 1.25 CM
Amy Haase, AICP, Board Member at Metro Transit Authority
Jason Rose, Outreach Coordinator at Metro Transit Authority
Emily Baarson, AICP, Projects Planner at Metro Transit Authority

Cities worldwide are using bus rapid transit to enhance mobility. Omaha’s ORBT line will unite smart technology with streamlined travel for fast, frequent, and reliable transit service. It will feature enhanced stations, 60-foot articulated buses, level boarding, transit priority lanes, bike facilities, real-time arrival tracking, and free Wi-Fi on board and at stations. ORBT will link major destinations along Dodge Street between Westroads and downtown, and intersect with most existing Metro bus routes. This investment will improve connections among people and places, enhance development opportunities in the surrounding areas, and generate more-sustainable development in our growing region.

Break
10:15 AM - 10:30 AM | Pre-Function Area

Retail Redevelopment - The Grand Island Mall Story
10:30 AM - 11:45 AM | Diamond 6 | 1.25 CM
Chad Nabity, AICP, Director at Hall County Regional Planning Commission

How do you redevelop that old 1970’s era mall with no tenants? A review of the Grand Island Experience redeveloping 70 acres with 3 owners.

APA Planning Home Initiative
10:30 AM - 11:45 AM | Diamond 7 | 1.25 CM
Kurt Christiansen, FAICP, President at National APA
Lauren Driscoll, AICP, Director At Large at National APA
Jason Jordan, Director of Policy at National APA
Wendy Moeller, FAICP, Secretary & Region IV Director at National APA

Today’s housing challenges demand new tools and better planning. The housing options we plan for today will foster the homes that families will grow, thrive, and dream in tomorrow. APA conceived Planning Home, an organization-wide initiative, to reshape the way planning is used to address America’s housing affordability crisis. We challenge planners, developers, policy makers, and advocates to think bigger—to change state laws, improve local practices, convene to address pressing problems, and reimagine ways to engage with communities and reach solutions together. Hear about the six principles with underlie APA’s action agenda to alleviate the nation’s housing affordability crisis.

New Life for Old Corridors - Issues & Opportunities
10:30 AM - 11:45 AM | Diamond 8 | 1.25 CM
Martin Shukert, FAICP, Principal at RDG Planning & Design

Almost every city has them, but nobody likes them very much - the aging, single-use commercial strip. This session will explore approaches to creating new life for these linear districts, investigating actions and policies in both the public and private realm. It will be illustrated with specific examples, some of which are in progress, to show how an understanding of markets, consumer and community expectations, and neighborhood contexts can lead to a new vision for these still-important community corridors.

Lunch Keynote
11:45 AM - 1:15 PM | Diamond 9 & 10
Jason Jordan, Director of Policy at National APA

The Policy Director is responsible for government affairs, advocacy, and policy efforts of the association. This includes development of APA policy guides, representation of APA with Congressional offices, Federal agencies and partner organizations, and management of advocacy networks and campaigns. Jason also provides strategic guidance to volunteer leaders on policy matters at the national, state and local level.
Hastings Downtown - Redevelopment & Housing as an Economic Development Tool
1:30 PM - 2:45 PM | Diamond 6 | 1.25 CM
Randy Chick, Director at Community Redevelopment Authority
The session will focus on Hastings’s Downtown Revitalization and Redevelopment via reuse and upper level housing. In the last 10 years the Downtown area has added 80 new upper level units; several as condominiums. In addition, new housing has opened the door for newer commercial businesses in downtown.

The Housing & Employment Paradox - The North Platte Strategy
1:30 PM - 2:45 PM | Diamond 7 | 1.25 CM
Keith Marvin, AICP, President at Marvin Planning Consultants
Aaron Sorrell, AICP, Owner/Principal Planner at Community Planning Insights
Gary Parson, President/CEO at North Platte Area Chamber & Development Corp.
Approximately 2 years ago an article on housing declared there wasn’t a single county in the US without a housing shortage. However, building houses may seem easy, but after the Great Recession, not all the upper or middle level jobs have returned. This created an even greater concern because many people in the US are employed and can no longer afford to own their own house. The housing market says there is a need for affordable housing but affordability with today’s construction costs is between $200,000 to $250,000 in Nebraska and even greater in other parts of the US.

Autonomous Vehicles
1:30 PM - 2:45 PM | Diamond 8 | 1.25 CM
Daniel Piatkowski, PhD, Assistant Professor at University of Nebraska-Lincoln
Lonne Burklund, PE, PTOE, Manager of Traffic Engineering at City of Lincoln
David Young, Manager of Fiber Infrastructure & ROW at City of Lincoln
This session presents an overview of autonomous vehicles, their implications for planning practice, and the results of a pilot autonomous shuttle project in Lincoln. We combine cutting edge practice with new research on autonomous vehicles to help practitioners prepare for the potential introduction of these technologies on roads in the near future. Presenters will focus specifically on how communities can plan for the potential benefits and pitfalls of autonomous vehicle technologies, and their implications for street design, land use planning, and traffic engineering.

City of Lincoln - Downtown Master Plan & Bike Plan
3:00 PM - 4:15 PM | Diamond 6 | 1.25 CM
Andrew Thierolf, AICP, Planner at Lincoln-Lancaster Co. Planning Dept
Kellee Van Bruggen, Transportation Planner at Lincoln-Lancaster Co. Planning Dept
The session will discuss parallel planning projects completed by the City of Lincoln in 2018: the Downtown Master Plan and the On-Street Bicycle Facilities Plan. The presentation will discuss the process and recommendations of each plan, and emphasize how these plans interact with each other.

The Missing Middle - A Focus on Housing for the Midwest Middle-Income Workforce
3:00 PM - 4:15 PM | Diamond 7 | 1.25 CM
Amy Haase, AICP, Principal at RDG Planning & Design
A growing discussion on the “missing middle” housing has emerged over the past year, but much of this discussion has focused on high-cost housing markets. While most communities in the Midwest are not experiencing the same market economics as the coasts, many are still missing the needed housing for the middle-income workforce. This session will summarize leading trends in regional housing markets, how housing markets have changed and will continue to change in the future, and strategies for addressing communities’ leading housing issues.
Lincoln Transportation Strategy
3:00 PM - 4:15 PM | Diamond 8 | 1.25 CM
Nick Weander, PTP, MPA, Senior Planner at Olsson Associates

Lincoln’s municipal and community leaders initiated a full-scale review of the city’s engineering standards, practices, and fiscal management. The focus of the transportation study was to determine what Lincoln is doing well, what could be improved, and the steps that the city should take to improve transportation system performance to provide a vibrant, efficient, and well managed network. Through the work of a mayor-appointed Citizens’ Transportation Coalition, Lincoln examined possibilities to improve its methods of system preservation and optimization; reviewed best practices for system growth and annexation; and determined the community’s desired levels of the transportation system’s condition, its costs, funding gaps, and potential solutions.

Ethics for Planners & Attorneys
4:30 PM - 6:30 PM | Diamond 6 | 2.0 CM-Ethics, 2.0 CLE-Ethics
David C. Levy, Attorney at Baird Holm Law Firm
Kurt Christiansen, FAICP, President at National APA
Lauren Driscoll, AICP, Director At Large at National APA
Wendy Moeller, FAICP, Secretary & Region IV Director at National APA

This session should be helpful to all professionals who face many ethical dilemmas. An overview of the new AICP Code of Ethics and Professional Conduct will be given along with a description of ethics principles, rules of conduct and ethics complaint procedures. The session speaker will share “real life” ethical situations and scenarios. Come and learn about ethical situations that your peers face in the region and on a national basis.

Emerging Planners Group Social
7:00 PM - 9:00 PM | Thunderhead Brewing Company

You are invited to the Emerging Planners Group (EPG) Social in downtown Kearney on Wednesday evening! The EPG is comprised of individuals passionate about the next 50 years of planning in Nebraska – whether you consider yourself an emerging planner (early in your career) or are someone interested in sharing their experiences, join us for a beer and conversation!

Special Guest: This year, EPG is pleased to have Dean Ankerson attend this event. Attendees can connect with her to learn what is happening in the College of Architecture and about the dynamic Community & Regional Planning Program! An informal session includes a short update from the Dean.

The details:
- Thunderhead Brewing Company, 18 E 21st St (Upstairs Lounge)
- A drink ticket provided with conference registration
- Snacks and pizza provided
- All are welcome

Cale Broderson & Kurt Elder
EPG Representatives, APA Nebraska
### Wed, March 6th

#### 8:45 Welcome

<table>
<thead>
<tr>
<th>Time</th>
<th>Legal</th>
<th>Beginners &amp; Refresher</th>
<th>Economic Development</th>
<th>Housing</th>
<th>Transportation</th>
</tr>
</thead>
<tbody>
<tr>
<td>10:30 - 11:45</td>
<td>Legal Issues: A Smorgasbord of Topics 2.5 CM-Law / CLE</td>
<td>Planning &amp; Zoning Fundamentals, Part 2 2.5 CLE</td>
<td>Hastings Downtown - Redevelopment &amp; Housing 1.25 CM</td>
<td>Housing &amp; Employment Paradox - North Platte 1.25 CM</td>
<td>Autonomous Vehicles 1.25 CM</td>
</tr>
<tr>
<td>11:45 - 1:15</td>
<td>Lunch Keynote - Jason Jordan, Director of Policy at National APA</td>
<td>Ethics for Planners &amp; Attorneys 1.25 CM</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1:30 - 2:45</td>
<td>Legal Issues: A Smorgasbord of Topics 2.5 CM-Law / CLE</td>
<td>Planning &amp; Zoning Fundamentals, Part 2 2.5 CLE</td>
<td>Hastings Downtown - Redevelopment &amp; Housing 1.25 CM</td>
<td>Housing &amp; Employment Paradox - North Platte 1.25 CM</td>
<td>Autonomous Vehicles 1.25 CM</td>
</tr>
<tr>
<td>3:00 - 4:15</td>
<td>Legal Issues: A Smorgasbord of Topics 2.5 CM-Law / CLE</td>
<td>Planning &amp; Zoning Fundamentals, Part 2 2.5 CLE</td>
<td>Hastings Downtown - Redevelopment &amp; Housing 1.25 CM</td>
<td>Housing &amp; Employment Paradox - North Platte 1.25 CM</td>
<td>Autonomous Vehicles 1.25 CM</td>
</tr>
<tr>
<td>4:30 - 6:30</td>
<td>Ethics for Planners &amp; Attorneys 1.25 CM</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:00 - 9:00</td>
<td>Emerging Planners Group Social</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Thurs, March 7th

#### 8:00 - 9:15 Welcome & Opening Keynote - Kurt Christiansen, FAICP, President of National APA

<table>
<thead>
<tr>
<th>Time</th>
<th>Project Management</th>
<th>Beginners &amp; Refresher</th>
<th>Environmental</th>
<th>County &amp; Livestock</th>
<th>General</th>
</tr>
</thead>
<tbody>
<tr>
<td>9:30 - 10:45</td>
<td>Project Management for Planners 1.25 CM</td>
<td>New Ruralism - STaR 1.25 CM</td>
<td>Planning for Community Resilience 1.25 CM</td>
<td>Regional Visioning in the Heartland 1.25 CM</td>
<td>Strategic Planning for Results 1.25 CM</td>
</tr>
<tr>
<td>12:20 - 1:30</td>
<td>NPZA District Meetings &amp; Lunch</td>
<td>The Department of Common Sense 1.25 CM</td>
<td>Open Meetings Act 1.25 CM</td>
<td>Enforcement of the Floodplain Ordinance 1.25 CM</td>
<td>UNL Student Session 1.25 CM</td>
</tr>
<tr>
<td>1:45 - 3:00</td>
<td>Avoiding Pitchforks &amp; Torches 1.25 CM</td>
<td>Findings of Fact 1.25 CM Law / CLE</td>
<td>Fremont Solar Farms 1.25 CM</td>
<td>Navigating Nebraska’s Livestock Industry 1.25 CM</td>
<td>“SPR” - Site Plan Review &amp; Secure Project Return 1.25 CM</td>
</tr>
<tr>
<td>3:15 - 4:30</td>
<td>The Department of Common Sense 1.25 CM</td>
<td>Open Meetings Act 1.25 CM Law / CLE</td>
<td>Enforcement of the Floodplain Ordinance 1.25 CM</td>
<td>Collaborative Regional Recreation Planning 1.25 CM</td>
<td>UNL Student Session 1.25 CM</td>
</tr>
<tr>
<td>5:00 - 6:00</td>
<td>Social Hour</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:00</td>
<td>Banquet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Fri, March 8th

#### 8:00 - 9:15 Conflicts of Interest 1.25 CM-Law / CLE | Subdivisions - What are They & Why 1.25 CM | Historic Preservation Benefits Your Municipality 1.25 CM | Regional Visioning in the Heartland 1.25 CM | Mixed Use Development (i.e. Zoning by Agreement) 1.25 CM |
| 9:30 - 10:45 | Board of Zoning Adjustment 1.25 CM-Law - CLE | Building Permits & Zoning Permits 1.25 CM | Nebraska Community Development Law 1.25 CM-Law / CLE | Blair Dana College Campus Redevelopment 1.25 CM | Deciding with Data 1.25 CM |
| 11:00 - 12:15 | Zoning Administrator Q&A 1.25 CLE | | General Q&A 1.25 CLE |
| 12:15 - 12:30 | Conference Closing |
Welcome & Opening Keynote
8:00 AM - 9:15 AM  |  Diamond 9 & 10
Kurt Christiansen, FAICP, President at National APA

Kurt Christiansen is the Economic and Community Development director for Azusa, California. He is a Fellow of the American Institute of Certified Planners and holds a master’s degree from the University of California, Los Angeles, and a bachelor’s degree from California State University, Northridge. Christiansen has been an active member of APA serving in various local and national leadership roles including as the Region VI Board director, Chapter Presidents Council vice chair, and president of the APA California Chapter. He also has encouraged new planners by serving as a mentor. Christiansen will serve one year as president-elect, two years as president, and one year as past president.

Break
9:15 AM - 9:30 AM  |  Pre-Function Area

Project Management for Planners - Managing Upward & Onward
9:30 AM - 10:45 AM  |  Diamond 1  |  1.25 CM
Lauren Driscoll, AICP, Director At Large at National APA

Are you managing a team, running a department, or trying to get your boss to better understand what it really takes to do the job? Then you should be using some level of formalized project management. Project management you can increase buy-in, communication, efficiency, and yield an overall better product.

New Ruralism - STaR Communities Discussion
9:30 AM - 10:45 AM  |  Diamond 9 & 10  |  1.25 CM
Chad Nabity, AICP, Immediate Past Chair of APA’s STaR Division

New Ruralism is the Small Town answer to New Urbanism. What are the keys to sustainable locally grown initiatives that are helping certain small towns to thrive, and how can we enhance, proliferate and preserve those characteristics? Join the discussion.

Planning for Community Resilience
9:30 AM - 10:45 AM  |  Diamond 6  |  1.25 CM
Zhenghong Tang, PhD, Associate Professor at University of Nebraska-Lincoln
Jeff Henson, Hazard Mitigation Planner at JEO Consulting Group
Belinda Fowler, Environmental Assistance Coordinator at Nebraska DEQ
Ryan Green, Air Toxics Coordinator at Nebraska DEQ

This session will address planning for community hazards, hazardous materials, and environmental permitting issues. The presentations will help communities have better understanding on community resilience through improving their planning capacity. This session will provide examples of local and regional planning efforts that have provided value and supported jurisdictions during various phases of the emergency management cycle. This session will explore the 9 hazardous materials classifications, review proposed regulatory changes as they relate to community planning and hazardous material shipments, explore community planning and design challenges and consider tools and strategies that can increase efficacy of a response.
Regional Visioning in the Heartland
9:30 AM - 10:45 AM | Diamond 7 | 1.25 CM
Greg Youell, Executive Director at MAPA
Don Gross, AICP, Community Development Manager at MAPA

The Heartland 2050 Regional Visioning project provides a plan to guide future growth in the Greater Omaha-Council Bluffs metro area in a manner that benefits people, places and resources. Since 2012, this plan has covered the eight-county MSA, which includes urban, suburban and rural areas. Coordinated by the Metro Area Planning Agency (MAPA), the effort has now matured and is currently in the middle of a refresh. Presenters will discuss where the regional plan’s successes, challenges and next steps.

Strategic Planning for Results
9:30 AM - 10:45 AM | Diamond 8 | 1.25 CM
Terry Berkbuegler, Senior Principal/Senior Vice President at Confluence, Inc
Christopher Shires, AICP, Principal Planner at Confluence, Inc

When City staff complain about plans “sitting on a shelf collecting dust” the first question to ask is “WHY?”. There can be any number of reasons or excuses given. However, the reality is that most plans fail when they don’t align with the priorities of City leaders. This session will focus on how to change that dynamic by engaging departmental leaders and elected leaders in an open and honest strategic planning process that allows the “boots on the ground” people to weigh-in on the discussion, leading to a distillation of ideas into meaningful and achievable priorities that everyone can support.

Comprehensive Plan & Zoning Relationship
11:00 AM - 12:15 PM, Diamond 2
Keith Marvin, AICP, President at Marvin Planning Consultants
Chad Nabity, AICP, Director at Hall County Regional Planning Commission

Nebraska law requires every entity (municipal or county) that wants to engage in zoning to first create and adopt a comprehensive plan. In many cases, people are more interested in zoning regulations and either the protection they can offer or the “rights” they will infringe upon. The session will relate the comprehensive plan to the regulations and show how those regulations are an extension of and a means to implement the plan over the course of time. Understanding that connection can be key to getting willing compliance and moving the vision of the community forward.

Innovative Solid Waste Management & Planning
11:00 AM - 12:15 PM | Diamond 6 | 1.25 CM
Yunwoo Nam, PhD, Associate Professor at University of Nebraska-Lincoln
Jongwan Eun, Assistant Professor at University of Nebraska-Lincoln
Shannon Bartlett-Hunt, PhD, Professor & Associate Dean at UNL

Solid waste management has gained growing attention and became one of pressing planning issues. Solid waste can cause environmental and health concerns such as greenhouse gas, odor, noise, dust and contamination among others, if not properly treated. Siting landfills and waste managing facilities has become even more challenging due to NIMBY and LULU (Locally Unwanted Land Use). Recently Nebraska is facing various hot battles. The way we design and plan waste
management system has positive and adverse effects on communities. This session presents environmental, health and social impacts of solid waste management, and addresses innovative approaches to reduce adverse effects.

Giving Livestock Permitting “The Smell Test”
11:00 AM - 12:15 PM | Diamond 7 | 1.25 CM
Kristen Hassebrook, Executive Director at Alliance for the Future of Agriculture in Nebraska
Steve Martin, Ag Promotion Coordinator at Nebraska Dept of Agriculture

Sweaty palms, uneasy stomach, nervous to open the door. You are not there for court, you are turning in a livestock conditional-use application. What is it really like to navigate this process? What are the implications of the words on the zoning regulation page? What best practices and strategies are out there? What should I know about livestock facilities? What tools are available to help evaluate livestock facility sites? Bring your regulations and join us for an interactive presentation. You’ll experience what it’s like to navigate this process, learn about livestock, and get useable tools to try for yourself.

Before You Build - When to Involve Architects & Professional Engineers
11:00 AM - 12:15 PM | Diamond 8 | 1.25 CM
Lindy Rauscher, Compliance Officer at Nebr. Board of Engineers & Architects
Molly Mayhew, Public Information Officer at Nebr. Board of Engineers & Architects

This session will discuss the provisions of state law that mandate when licensed architects and/or professional engineers are required to design, and observe, construction, renovation, and alteration of commercial, residential, and pre-engineered buildings. Further information on exempt projects such as farm/agriculture buildings and certain public works projects will also be included.

NPZA District Meetings
12:15 PM - 12:45 PM
Meet with NPZA district representatives to discuss the year ahead. You must attend your district meeting in order to get a meal ticket for lunch. A map of Districts can be found on page 19. Room assignments:
- Metro District ........................., Diamond 8
- Northeast District ................., Diamond 7
- Panhandle District ............., Diamond 2
- South Central District ........., Diamond 6
- Southeast District ............, Diamond 1
- West Central District ........., Diamond 2

Lunch
12:45 PM - 1:45 PM | Diamond 9 & 10

Avoiding Pitchforks & Torches - Planning in a Small Town
1:45 PM - 3:00 PM | Diamond 1 | 1.25 CM
Annie Folck, PE, CFM, City Planner at City of Gering
Bobbi Pettit, AICP, Planner at Five Rule Rural Planning

Planning and zoning administration in a small town has its own unique set of challenges. Planners, zoning administrators, planning commissioners, and elected officials are often faced with the challenge of enforcing unpopular zoning codes, and in a small community, it is often their friends, family, or neighbors who are upset about the way planning and zoning is enacted. This session will discuss actions that can be taken to enforce planning and zoning in a fair and ethical manner while still maintaining good relationships with local residents and property owners.

Findings of Fact
1:45 PM - 3:00 PM | Diamond 2 | 1.25 CM-Law, 1.25 CLE
David Ptak, Attorney at City of Hastings

How do you express the reasons for saying yes or no to a planning request? Yes or no to a variance? How do you express the specific facts that support your decisions and recommendations? Come find out the proper way to make solid findings using the facts needed to support the decision. Proper findings of fact are critical to a successful court challenge or a losing one.
Fremont Solar Farms
1:45 PM - 3:00 PM | Diamond 6 | 1.25 CM
Brian Newton, City Administrator at City of Fremont
The presentation will review what led the City of Fremont to build two solar farms totaling 2.5 MW and why so many people in Fremont are participating in the Solar Farms. What is particularly unique about Fremont’s solar program is the opportunity for customers to buy solar panels in the Solar Farm, rather than just purchasing solar energy from the City. This program is being replicated in other utilities across the U.S.

Navigating Nebraska’s Livestock Industry Expansion Efforts
1:45 PM - 3:00 PM | Diamond 7 | 1.25 CM
Amy Millmier Schmidt, Associate Professor at University of Nebraska-Lincoln
A grant from the Nebraska Environmental Trust supported the development of a new website, AgSitePlanner.unl.edu, and resources to support responsible livestock production and expansion in Nebraska. Designed to provide on-demand tools and resources to community planners, producers, and stakeholders relevant to livestock production and expansion, the website hosts two new online tools for assessing potential environmental and social risks of a site (Risk Management Tool) and navigating the regulatory process for animal feeding operations (Regulatory Guidance Tool). Also available from the site are the Nebraska Livestock Siting Assessment Matrix, the UNL Odor Footprint Tool, and links to training events and other resources through the Nebraska Animal Manure Management Team website (manure.unl.edu).

“SPR” - Site Plan Review & Secure Project Return
1:45 PM - 3:00 PM | Diamond 8 | 1.25 CM
Craig Bennett, Land Development & Planning at Miller & Associates
Coelette Gruber, AICP, City Planner at City of Kearney
In competitive markets where vacant land is in short supply, informed decisions must be made in relatively brief periods. Streamlining the analysis of each site can vary by site specific characteristics. The site review and evaluation process typically involves numerous attributes such as floodplains, groundwater, wetlands, utilities, feasibility studies, traffic and pedestrian accessibility, zoning, and comprehensive planning. Success in streamlining this process involves objective input by department heads for utilities, public works, building, planning, fire department, surveyors, engineers, architects, and private and public GIS information. This session will highlight site plan strategies of review for small and large communities alike.

Break
3:00 PM - 3:15 PM | Pre-Function Area

The Department of Common Sense - Embracing Change & New Ideas in Planning
3:15 PM - 4:30 PM | Diamond 1 | 1.25 CM
Wendy Moeller, FAICP, Principal & Owner at Compass Point Planning
Dave Knopick, Owner at dPlanit LLC
As planners and planning officials, we like to believe we have thought of EVERYTHING while writing plans and regulations for our communities but the reality is – things change! In many cases, the things that have changed are not the overarching policies but the tools and technology used in community development and the administration of regulations. The question is, how can we build in some flexibility in our plans and regulations to provide a “little give”, where appropriate, without sacrificing predictability that the community will get what it wants? The purpose of this session is to have an open discussion about ideas on how to adapt to our changing world without constantly rewriting our framing documents.

Open Meetings Act
3:15 PM - 4:30 PM | Diamond 2 | 1.25 CM-Law, 1.25 CLE
David Ptak, Attorney at City of Hastings
The Nebraska Open Meetings Act guarantees that every meeting of a public body shall be open to the public. This session covers the legal responsibilities of the public bodies—elected official bodies, planning commissions, and officials/staff who represent the local government—in order to create transparency in government by requiring advance public notice and an opportunity for public participation.
Enforcement of the Floodplain Ordinance
3:15 PM - 4:30 PM  |  Diamond 6  |  1.25 CM
LeRoy Sievers, Legal Counsel at Nebraska Dept of Natural Resources
Chuck Chase, Outreach Coordinator at Nebr. Dept of Natural Resources

Utilizing a comprehensive ordinance to manage the floodplain of your community will save lives, minimize losses, and ensures the continued viability of your community. Yet, planners and zoning officials’ most frequent floodplain zoning question is: “How are we supposed to enforce this?” In this session we will discuss soft-handed techniques that gain compliance with many of your most outraged constituents- without the use of harsher enforcement tools. Next we will describe each of the enforcement tools in your floodplain tool-belt, as LeRoy Sievers, Legal Counsel for NeDNR, shares with us the proper uses of each.

Collaborative Regional Recreation Planning
3:15 PM - 4:30 PM  |  Diamond 7  |  1.25 CM
Christopher Janson, AICP, Team Leader at MSA Professional Services
Shawn O’Shea, AICP, Client Service Manager at MSA Professional Services

Session attendees will learn about the process and challenges encountered while developing the Washington County Regional Trails and Recreation Plan. We’ll discuss methods used for engagement across the region, facilitating collaboration between county and municipalities, and take home guidelines for developing their own regional recreation plan.

UNL Student Session
3:15 PM - 4:30 PM  |  Diamond 8
Graduate Students, Community & Regional Planning at UNL

Graduate students in the Master of Community and Regional Planning degree program at the University of Nebraska-Lincoln will briefly present projects that they are currently pursuing or have completed. See insert.

Conflicts of Interest
8:00 AM - 9:15 AM  |  Diamond 2  |  1.25 CM-Law, 1.25 CLE
David C. Levy, Attorney at Baird Holm Law Firm

As an appointed or elected official, the concept of a conflict of interest can be a tricky proposition. The official can often be asking themselves questions such as “What is a conflict of interest?” “If I have a conflict of interest, does that mean I can’t participate?” “What does the law say about conflicts of interest?” and “What steps should I take to determine if I have a conflict of interest and how do I let the body know I believe I have one?” In this session, we’ll cover the answers to these questions and more regarding conflicts of interest.

Subdivisions - What Are They & Why
8:00 AM - 9:15 AM  |  Diamond 1
Judy Clark, MPA, Planning Administrator at City of North Platte & Lincoln County
Dan Gittinger, Development Services Director at City of Gretna

This session will provide the attendee with an overview of why subdivisions are important, what things should or should not be included on a subdivision plat, and why subdivisions are important for city and county jurisdictions. The purpose of subdivisions and subdivision
regulations are to provide for the orderly development of communities through rules and standards that establish functional arrangements of street layouts, open spaces and adequate facilities.

Historic Preservation Benefits Your Municipality
8:00 AM - 9:15 AM  |  Diamond 6  |  1.25 CM
Kelli Bacon, CLG Coordinator at History Nebraska-NeSHPO

The Certified Local Government (CLG) program is a historic preservation assistance program. It is a network of communities and counties working on similar goals. CLGs can locally landmark properties, write National Register of Historic Places nominations making properties potentially eligible for historic tax incentives while undergoing substantial rehabilitation, write design guidelines for historic properties, or require the CLG to review proposed changes to or the demolition of historic properties. The program is a way to sustain and build strong communities through historic preservation. Each year we grant $90,000-$110,000 to our CLGs to help them achieve their goals.

A Path to Renewal - Revitalizing Brownfields in Small Communities
8:00 AM - 9:15 AM  |  Diamond 7  |  1.25 CM
Sabine Martin, President at CTOR Solutions LLC

Brownfields are blighted or underutilized sites or properties that may or may not be contaminated by previous uses. Every community has brownfields. In small communities, these sites are often prevalent along the corridors leading into town and along Main Street in once vibrant downtowns, and can be a hindrance to attracting investment. This session will focus on exploring strategies and resources to revitalize brownfields in small communities, using examples and case studies throughout Nebraska and other states. Attendees will be invited to participate and share their challenges/experiences at several points throughout the presentation.

Mixed Use Zoning (i.e. Zoning by Agreement)
8:00 AM - 9:15 AM  |  Diamond 8  |  1.25 CM
Mark Stursma, AICP, Planning Director at City of Papillion

Attend this session to learn how Mixed Use Zoning can be used to inspire great development, permit projects that don’t neatly fit into traditional zoning categories, and ensure promises are kept by both the developer and community. The presenter will answer the questions: Why is this a good tool for the community? Why is this a good tool for the developer? Is this legal? What are the challenges? How do I negotiate a Mixed Use Development Agreement? When should this approach be considered? What is the process?

Break
9:15 AM - 9:30 AM  |  Pre-Function Area

Board of Zoning Adjustment
9:30 AM - 10:45 AM  |  Diamond 2  |  1.25 CM-Law, 1.25 CLE
David Ptak, Attorney at City of Hastings

The presentation will be a two-fold approach. The first approach will be to inform and educate the audience on the state statutes regarding the Board of Adjustment as well as the statutory role of the Board of Adjustment. Remarkably, there are educated planners that do not understand the specific requirements and laws governing this body. This educational portion will also teach using past case law from the different courts in Nebraska. The second item addressed during the session will be an update on all court cases and legislation in Nebraska that have come down in the past year.

Building Permits & Zoning
9:30 AM - 10:45 AM  |  Diamond 1
Mark Evans, Building Inspector at City of Hastings
Judy Clark, MPA, Planning Administrator at City of North Platte/Lincoln Co.

This session will teach the basics of permits and outline the differences between a building permit and a zoning permit. The session includes topics such as conditional use permits, special use permits, administrative permits and building permits, and will give guidelines on setting conditions for various permits. The session will cover the permit process from application to final inspection.
Nebraska Community Development Law
9:30 AM - 10:45 AM | Diamond 6 | 1.25 CM-Law, 1.25 CLE
David C. Levy, Attorney at Baird Holm Law Firm

Nebraska’s Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas, as well as the prevention and elimination of substandard and blighted areas. In this session, participants will learn the intent and implementation of the Community Development Law for all municipal classes in Nebraska. The presenters will walk through the process of declaring an area “Blighted and Substandard” under the definitions of the state law. The discussion will include the creation of a required “Redevelopment Plan” for the utilization of Tax Increment Financing (TIF).

City of Blair - Dana College Campus Redevelopment
9:30 AM - 10:45 AM | Diamond 7 | 1.25 CM
Phil Green, Assistant City Administrator at City of Blair

This session will include a presentation on the redevelopment work the City of Blair is doing on the former Dana College Campus. The City has been working on this since the beginning of 2018. It includes the following elements: Development of zoning regulations (PUD) to fit a number of former Campus uses that had been grandfathered for the 50 years; the Subdivision of the Campus into lots and public streets (as a College campus the roads were all private and the area had never been platted.); and Utilization of TIF to help make lots for workforce housing and to demolish five old buildings that were a nuisance to the surrounding property owners. All within the confines of the Campus being owned by a nonprofit.

Deciding with Data
9:30 AM - 10:45 AM | Diamond 8 | 1.25 CM
Caitlin Bolte, Landscape Architect at Confluence, Inc
Christopher Shires, AICP, Principal Planner at Confluence, Inc

Data can be difficult to understand if it is only shared in graphs and tables. Come check out how data can be an exciting storytelling component to help make informed decisions. The presentation will include multiple case studies that illustrate creative ways to share data with clients and communities, including data that explores the relationships between transit and walkability as well as reviewing where employers work and live and the impact this can make on decision making.

Break
10:45 AM - 11:00 AM | Pre-Function Area

Zoning Administrator Q & A
11:00 AM - 12:15 PM | Diamond 2 | 1.25 CLE
David Ptak, Attorney at City of Hastings

If you are a zoning administrator, you are invited to attend this session. This is a Question & Answer session with David Ptak, Attorney at Law. If you are wondering how to deal with a specific issue regarding the public, planning commission, or even elected officials, then this session may be for you. You are welcome to attend even if you want to listen and learn. Again, this is for Zoning Administrators only.

General Q & A
11:00 AM - 12:15 PM | Diamond 1
Harry Milligan, former Community Development Director at City of Hastings

Is there something you need answered but it didn’t seem to come up during the conference? Did a session bring up other questions or do you just want some clarification? If so, this session is for you. Harry Milligan will facilitate this Question & Answer session along with conference speakers in attendance.

Conference Closing
12:15 PM - 12:30 PM | Diamond 1
Boards & Committees

NPZA Board of Directors
- President ................................ Christopher Solberg
- 1st Vice-President .................. Judy Clark
- 2nd Vice-President ................. Dan Giittinger
- Immediate Past President ...... Chad Nabity
- Recording Secretary ............... Char Carpenter
- Membership Sec/Treasurer .... Steve Charleston
- Conference Coordinator ....... Stacey Hageman
- Newsletter Editor ..................
- Nebraska APA Liaison .......... Bruce Fountain
- UNL Liaison ......................... Gordon Scholz
- Legal Counsel ...................... David Ptak
- Panhandle District ............... Brent Kusek (Chair)
  - Annie Folck
  - Shelbi Matthews
- South Central District ............ Harry Milligan (Chair)
  - Don Threewitt
  - Barb Barnett
- Northeast District ............... Mary Ziembek (Chair)
  - Char Carpenter
  - Kimberly Neiman
- Southeast District .............. Keith Marvin (Chair)
  - Dan Hodges
  - Dave Schmitz
- West Central District .......... Dolly Kienke (Chair)
  - Darci Tibbs
  - Brent Clark
- Metro District .................... (Chair)
  - Kurt Elder
  - Chelsey Pounds

APA Executive Committee
- President .......................... Bruce Fountain
- Past President ..................... Derek Miller
- Vice President / PDO ........... Stacey Hageman
- Treasurer .......................... Troy Anderson
- Secretary ........................... Matthew Roque
- NPZA Liaison ....................... Christopher Solberg
- UNL Liaison ......................... Gordon Scholz
- SPAN Liaison ....................... Cale Broderson
- AIA Liaison ........................ Andrew Conzett

Conference Committee
- Kevin Carder
- Char Carpenter
- Steve Charleston
- Judy Clark
- Bruce Fountain
- Stacey Hageman
- Keith Marvin
- Derek Miller
- Harry Milligan
- Chad Nabity
- Jason Seamann
- Christopher Solberg

NPZA Districts
Thank You!

2019 Conference Sponsors