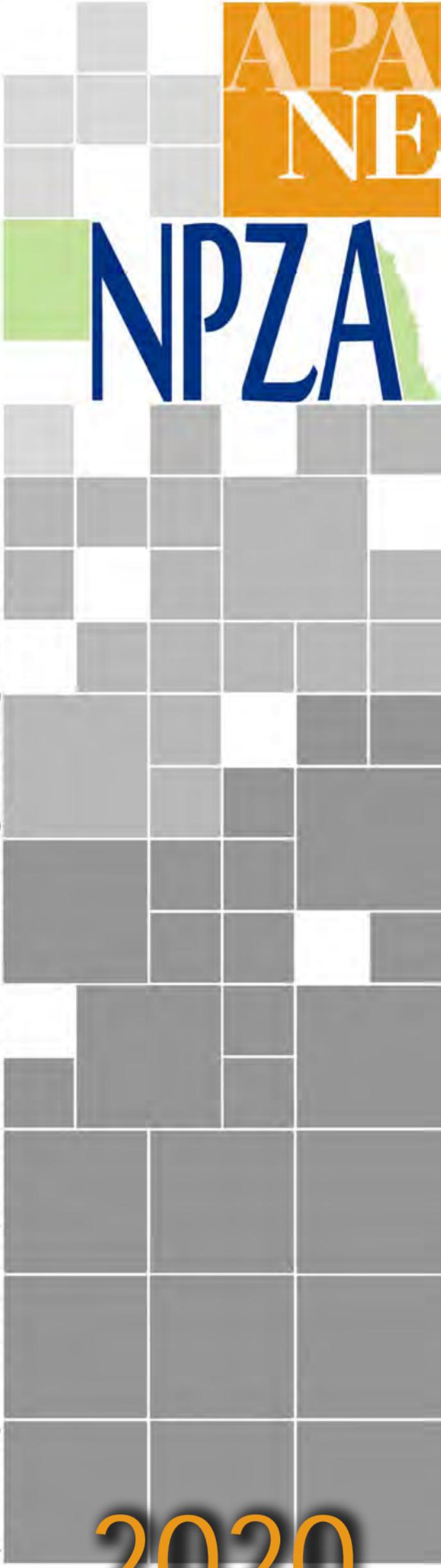


Nebraska Annual Planning Conference

Sponsored by the Nebraska Chapter of APA and the Nebraska Planning and Zoning Association



2020

Welcome

Nebraska Planning & Zoning Association

Welcome to the 2020 Nebraska Planning Conference! The Nebraska Planning and Zoning Association (NPZA) and our sister organization, the Nebraska Chapter of the American Planning Association (APA), are excited for this year's conference and the excellent opportunities for training it provides. This year will be the conference's sixth at the Younes Conference Center, a facility that has proven to provide a clean, modern environment that is perfect for the Nebraska Planning Conference.

This year's agenda provides an excellent selection of sessions that will meet your training needs. Additionally, due to the storm and flooding events of the past year, the NPZA and APA Nebraska Conference Committees have created a track of sessions specifically on disaster mitigation and recovery. Overall, we have the opportunity to hear from a variety of experts in their field, as well as some notable national speakers, including 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, the Hastings City Administrator; Chad Nabity, Planning Director of the Hall County Regional Planning Department; Harry Milligan, former Hastings Community Development Director; David Levy, AICP, Attorney at Law 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 committees for NPZA and APA Nebraska. 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 NPZA out on Facebook, Twitter, and Instagram for more on the conference!

#NEPC20

 **Christopher Solberg, AICP**
President, NPZA

Nebraska Chapter of APA

Welcome to the 2020 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 three special keynote speakers: Bill Kelly, Director and writer of "And the Floods Came," Kurt Christiansen, FAICP, the President of National APA, and Joel Albizo, Chief Executive Officer of National APA and AICP. 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!

In addition to the educational opportunities, I challenge you to network with the other attendees and make at least one new planning acquaintance. As you build a network of planning peers, you will have a resource to ask advice and bounce ideas off of them when you do not know the answer to an unforeseen planning issue.

Thank you for attending the 2020 Nebraska Planning Conference and helping us celebrate the planning profession!

Enjoy the conference!



Jeffrey B. Ray, 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.

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 4th and Thursday, March 5th, and from 7:30 AM to 9:00 AM on Friday, March 6th.

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.

- | | |
|---|--|
|  BEGINNERS & REFRESHERS |  URBAN DESIGN |
|  LEGAL |  COUNTY & LIVESTOCK |
|  HOUSING |  GENERAL |
|  DISASTER & FLOOD RECOVERY | |

Continuing Education

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

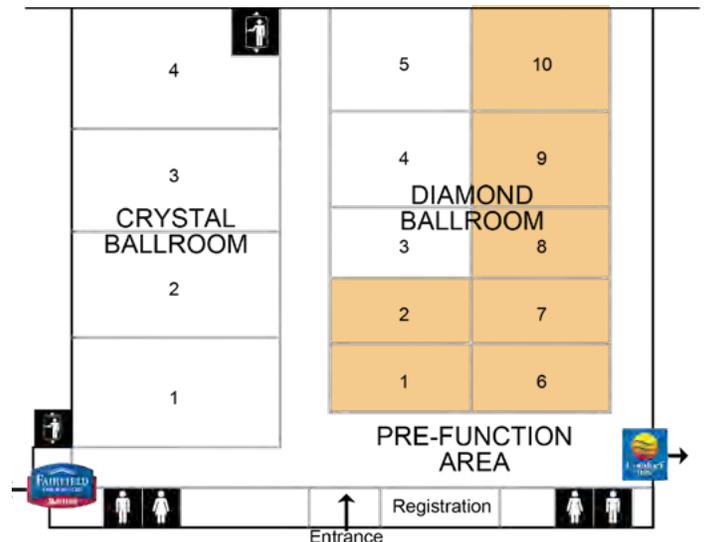
For Planners: Members of the American Institute of Certified Planners (AICP) will have the opportunity to receive Certification Maintenance (CM) credits. Please visit the Certification Maintenance section of APA's website (www.planning.org/cm) to claim your credits.

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



Wed, March 4th

Welcome

8:45 AM, Diamond 9 & 10

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, City Administrator 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. 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.

Institute One

Planning & Zoning Fundamentals

9:00 AM - 4:15 PM, Diamond 1 (5.0 CLE)
Harry Milligan, former Community Development Director at City of Hastings
Andrew Willis, Partner at Cline Williams Wright Johnson & Oldfather, LLP
Chad Nabity, AICP, Planning Director at Hall County Regional Planning Dept

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.

Institute Two

Fair Housing is More Than Just Housing

9:00 AM - 10:15 AM, Diamond 6 (1.25 CM)
Kurt Elder, AICP, Location Intelligence / Planner at Lincoln Urban Development Dept
Ernie Castillo, Planner II at Lincoln Urban Development Dept

Fair housing is more than housing, it's also about access to opportunity. In this presentation we will cover why a fair housing analysis is important in developing an affordable housing action plan. They will cover their process, their impediments to fair housing and offer tools for you to implement a similar process in your community.

Post-Flood Substantial Damage Estimation

9:00 AM - 10:15 AM, Diamond 7 (1.25 CM)
Chuck Chase, Outreach Coordinator at Nebr Dept of Natural Resources

After a flood or any disaster it is imperative we get homes repaired as quickly as possible. Homes in the floodplain need a floodplain development permit (FDP). If the home is substantially damaged it needs to be brought into compliance with the floodplain ordinance. In this interactive workshop we will discuss what the Substantial Damage Estimation (SDE) is, why it is so very important to your community, and how it can be efficiently performed using a free FEMA computer program.

Nebraska Community Development Law: An Update

9:00 AM - 10:15 AM, Diamond 8 (1.25 CM)
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.

Break

10:15 AM - 10:30 AM, Pre-Function Area

Community Housing / Land Use Recovery Planning Process Following Natural Disaster

10:30 AM - 11:45 AM, Diamond 6 (1.25 CM)
Tim Keelan, Principal & Community Planner at Hanna:Keelan Associates, PC
Keith Carl, Community Planner at Hanna:Keelan Associates, PC
Jennifer Dam, AICP, Planning Director at City of Fremont
Cliff Mesner, President at Mesner Development

Speakers will provide professional insight into modern housing and land use planning tools available to assist Communities in both the recovery of a natural disaster and prepare for future such disasters. Speakers will address the process to assess housing repair and replacement needs, coupled with the provision of emergency, transitional and replacement housing. They will also address analyzing the Community's current land use plan and zoning regulations, to prepare recommendations and revisions to each, to best prepare a Community for a natural disaster while limiting economic loss of properties.

How to Prepare When Flooding is Imminent

10:30 AM - 11:45 AM, Diamond 7 (1.25 CM)
Chuck Chase, Outreach Coordinator at Nebr Dept of Natural Resources

Our water tables are high, our ground is saturated, we can expect deep frost layers to form. Spring melt and runoff will travel as if flowing over concrete with little if any absorption. We will neither be able to build levees nor dams enough to hold back all the water this spring. What can a community do for the inevitable floods?

Elevating Voices Through Planning

10:30 AM - 11:45 AM, Diamond 8 (1.25 CM)
Kurt Christiansen, FAICP, President at National APA

Drawing upon his own personal experience, APA President Kurt Christiansen, FAICP, shares how planners play a pivotal role in advancing equity, diversity, and inclusion--within the profession and within our communities. Hear how planning is giving a voice to those underrepresented, correcting past inequities, and continuing to change our thinking for tomorrow.

Featured Speaker

Lunch Keynote

11:45 AM - 1:15 PM, Diamond 9 & 10
Bill Kelly, Director & Writer of And the Floods Came

As Senior Producer at NET News, Bill Kelly develops, researches, and writes television documentaries and radio news stories for NET's statewide network of television and radio stations as well as preparing online content.

Most recently he was the producer and writer of the documentary "And The Floods Came: Nebraska 2019," looking back at the worst natural disaster in the state's recorded history.

He serves as a representative of broadcasters on the Bench/Media Committee formed by the Judicial Branch of the State of Nebraska, advocating for expanded availability of audio and video in courtrooms for journalists covering the justice system.

Kelly previously worked at WOWT-TV in Omaha, Nebraska, and stations in Kansas and Indiana. He grew up in Kalamazoo, Michigan and graduated from Purdue University.



The Changing Face of Senior Housing

1:30 PM - 2:45 PM, Diamond 6 (1.25 CM)
Jeffrey L. Ahl, AIA, NCARB, LEED AP, Principal at arCurectecture

Senior housing is rapidly changing and for several reasons: as a result of generational change, regulatory change, and other industry challenges. These changes are creating a movement away from recent trends. It's important to understand how current planning methods may no longer meet tomorrow's objectives. Rural communities, in particular, need to be aware of these changes to ensure their senior housing options remain sustainable.

Floodproofing Your Business, Home, or Accessory Building

1:30 PM - 2:45 PM, Diamond 7 (1.25 CM)

Chuck Chase, Outreach Coordinator at Nebr Dept of Natural Resources
Bryan Christopherson, Flood Mitigation Specialist at Smart Vent

Bringing a home into compliance can be costly but there are some ways to reduce the cost and even lower the insurance. Elevating a business downtown can be virtually impossible but there are dry floodproofing options that can be implemented for businesses to bring them into compliance with minimal expense.

UNL Student Session

1:30 PM - 2:45 PM, Diamond 8

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.

Break

2:45 PM - 3:00 PM, Pre-Function Area

Affordable Housing: A Crash Course for Better Conversations

3:00 PM - 4:15 PM, Diamond 6 (1.25 CM)

Kurt Elder, AICP, Location Intelligence / Planner at Lincoln Urban Development Dept

Affordable housing is a big topic, but how we each understand it often differs. In this presentation Kurt will discuss affordable housing, demographic drivers, proposed solutions and discussion of his process that can be replicated elsewhere.

Planning for Resilience

3:00 PM - 4:15 PM, Diamond 7 (1.25 CM)

Belinda Fowler-Hagen, Environmental Assistance Coordinator at Nebraska Dept of Environment & Energy
Zhenghong Tang, PhD, Associate Professor at UNL

In spring 2019, Nebraska experienced a bomb cyclone, bringing significant precipitation statewide. With more stream miles than any other state, flooding disaster declarations were approved for 83 of 95 counties. The Nebraska Department of Environment and Energy rallied with response and resource efforts that supported homeowners, communities, ranchers, emergency managers, and others on the path to recovery. Discussing lessons learned, tools developed, actions taken and reviewing concepts of an integrated planning approach will be valuable for unexpected events and building resiliency into the future.

Planning for Early Childhood Education Centers in Your Community

3:00 PM - 4:15 PM, Diamond 7* (1.25 CM)

Edward Buglewicz, AIA, Architect at RDG Planning & Design
Cary Thomsen, ASLA, PLA, Landscape Architect at RDG Planning & Design
Marti Beard, Associate Vice President, Early Childhood Programs at Nebraska Children & Families Foundation

Early Childhood Development has become an important issue for many communities in Nebraska. Early care and education has been linked to progress in school, increased earnings, and reductions in anti-social behavior, welfare participation, and trouble with the law. Learn from case studies of Early Childhood Education Centers in Red Cloud, Kearney and Albion. The case studies will review the benefits and economic impact of creating a high quality early childhood education center (ECEC). Operational, programming and site planning considerations for an ECEC will also be reviewed. The session will be held at the recently completed Lavonne Kopecky Plambeck ECEC in Kearney.

*Mobile Session

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

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. 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 again 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 Brodersen & Kurt Elder

EPG Representatives, APA Nebraska

Wed, March 4th

8:45 Welcome

	LEGAL	BEGINNERS & REFRESHERS	HOUSING	DISASTER & FLOOD RECOVERY	GENERAL
9:00 - 10:15	Institute One Legal Issues: Legislation & Case Law 2.5 CM-Law / CLE	Institute Two Planning & Zoning Fundamentals, Part 1 2.5 CLE	Fair Housing is More Than Just Housing 1.25 CM	Post-Flood Substantial Damage Estimation 1.25 CM	Nebraska Community Development Law 1.25 CM
10:30 - 11:45			Community Housing / Land Use Recovery 1.25 CM	How to Prepare When Flooding is Imminent 1.25 CM	Elevating Voices Through Planning 1.25 CM
11:45 - 1:15	Lunch Keynote - Bill Kelly, Director/Writer "And the Floods Came"				
1:30 - 2:45	Legal Issues: A Smorgasbord of Topics 2.5 CM-Law / CLE	Planning & Zoning Fundamentals, Part 2 2.5 CLE	The Changing Face of Senior Housing 1.25 CM	Floodproofing Business, Home, Accessory Building 1.25 CM	UNL Student Session 1.25 CM
3:00 - 4:15			Affordable Housing: A Crash Course 1.25 CM	Planning for Resilience 1.25 CM	Planning for Early Childhood Education 1.25 CM
4:30 - 6:30	Ethics for Planners & Attorneys 1.25 CM				
7:00 - 9:00	Emerging Planners Group Social				

Thurs, March 5th

8:00 - 9:15 Welcome & Opening Keynote - Kurt Christiansen, FAICP & Joel Albizo, FASAE, CAE

	URBAN DESIGN	BEGINNERS & REFRESHERS	HOUSING	COUNTY & LIVESTOCK	GENERAL
9:30 - 10:45	Redeveloping the Golden Mile 1.25 CM	Stormwater Management 1.25 CM	Funding the Missing Middle 1.25 CM	Trends in Livestock Production 1.25 CM	Public Notice: Can You Do Better? 1.25 CM
11:00 - 12:15	Better Parking Lots for People & the Environment 1.25 CM	Comprehensive Plan & Zoning Relationship	Accessory Dwelling Units: Another Housing Option 1.25 CM	Beyond U-Pick: AgriTourism Fun & Profit 1.25 CM	Benefits of Partnering with Economic Dev. Districts 1.25 CM
12:20 - 1:30	NPZA District Meetings & Lunch				
1:45 - 3:00	Building a Town Center 1.25 CM	Findings of Fact 1.25 CM-Law / CLE	Blown Away by the High Cost of Replacement Housing 1.25 CM	Confined Animal Feeding Operations: 3 Veils 1.25 CM	Before You Build: When to Involve Architects & Engineers 1.25 CM
3:15 - 4:30	Public Spaces That Work 1.25 CM	Open Meetings Act 1.25 CM-Law / CLE	The Shared Risk Road to Success 1.25 CM	Prairie Corridor on Haines Branch 1.25 CM	Planners & Economic Developers 1.25 CM
5:00 - 6:00	Social Hour				
6:00	Banquet				

Fri, March 6th

8:00 - 9:15	Conflicts of Interest 1.25 CM-Law / CLE	Building Permits & Zoning Permits	Wellhead Protection in Nebraska: An Overview 1.25 CM	Small Cell Session 1.25 CM	Historic Preservation as a Planning Tool 1.25 CM
9:30 - 10:45	Board of Zoning Adjustment 1.25 CM-Law - CLE	Enhancing Downtown Lincoln's Sense of Place 1.25 CM	Planning for Sustainable Solid Waste Management 1.25 CM-Law / CLE	Design Guidelines in Nebraska: It Could Happen... 1.25 CM	Market Positioning: The First Step 1.25 CM
11:00 - 12:15	Zoning Administrator Q & A 1.25 CLE	Final Questions & Answers			
12:15 - 12:30	Conference Closing				

Thurs, March 5th

Welcome & General Session

8:00 AM - 9:15 AM, Diamond 9 & 10

Kurt Christiansen, FAICP, President of National APA

Joel Albizo, FASAE, CAE, Chief Executive Officer of National APA & AICP

Kurt Christiansen is the former 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.



Joel Albizo has more than 30 years of association management experience and is seen as an innovator within the association CEO community. In addition to original research and presentations on the competencies and development of future association CEOs, he is attuned to digital transformation and other trends impacting the nonprofit sector. Previously, he served as CEO for the Council of Landscape Architectural Registration Boards (CLARB), a regulatory body that works to protect the public's health, safety, and welfare by establishing licensure standards for the practice of landscape architecture. Albizo earned his bachelor's degree in mass communications at Towson University in Maryland. He is president of the Federation of Associations of Regulatory Boards, and a former board member and treasurer for the American Society of Association Executives.



Break

9:15 AM - 9:30 AM, Pre-Function Area

Redeveloping the Golden Mile

9:30 AM - 10:45 AM, Diamond 8 (1.25 CM)

Bruce Fountain, AICP, Community Development Director at City of La Vista
Christopher Solberg, AICP, Deputy Community Development Director at City of La Vista

Cale Brodersen, AICP Candidate, Assistant Planner at City of La Vista

84th Street in La Vista was once known as "The Golden Mile" to the locals as it was once the commercial core for a young suburban community that had no downtown. With the exodus of Walmart, Bakers, Hobby Lobby, Richman Gordman, and others, that corridor has fallen on hard economic times. In 2010 La Vista developed Vision 84, a plan for the revitalization of the corridor. This presentation reviews the Vision 84 plan, the succeeding steps, and the start of construction for La Vista City Centre, a new downtown for this suburb of Omaha.

Stormwater Management

9:30 AM - 10:45 AM, Diamond 1 (1.25 CM)

Mark Evans, Building Inspector at City of Hastings

This session will introduce the participant to the basic principles of stormwater management from the perspective of the regulatory official. Topics include an introduction to terminology, minimum requirements for a Storm Water Pollution Prevention Plan (SWPPP), review of a SWPPP,

and the application of various Best Management Practices in the field. In addition, inspection checklists and requirements will be discussed.

Funding the Missing Middle: Common & Not So Common Funding Sources

9:30 AM - 10:45 AM, Diamond 2 (1.25 CM)

Keith Marvin, AICP, President at Marvin Planning Consultants, Inc
Aaron Sorrell, AICP, Owner at Community Planning Insights, LLC

Affordable housing has several different funding sources available; however, financing housing in the "missing middle" has some obvious and some not so obvious sources of funding available. The session will walk interested people through the different funding sources available for this type of housing.

Trends in Livestock Production

9:30 AM - 10:45 AM, Diamond 6 (1.25 CM)

Steve Martin, Executive Director at Alliance for the Future of Agriculture in NE
Jacy Spencer, Ag Promotion Coordinator at Nebraska Dept of Agriculture
Amy Millmier Schmidt, Associate Professor & Livestock Manure Management Engineer at UNL

The animals are the same but the animal units and the growing techniques are not! This session looks at the trends in livestock and poultry production and how that can cause conflicts with current zoning practices. Livestock buildings are ever evolving with new strategies, equipment and designs to provide a better environment for the animals. These refinements better control the atmosphere inside the barn which has a positive impact on dust and odor emissions from the barn. We will highlight new research and where to find credible resources for future decision making.

Public Notice: Can You Do Better?

9:30 AM - 10:45 AM, Diamond 7 (1.25 CM)

Michelle Stephens, AICP, Engagement Manager at Bang the Table

Digital-first public engagement is a trending concept initially developed to challenge traditional thinking around community engagement. The purpose of a digital-first public engagement strategy is to acknowledge and build-on the fact that the use of online tools broadens the reach of any engagement process. In this session, participants will learn about the risks and benefits of a digital-first public engagement strategy, the steps to design a digital-first public engagement strategy, key considerations for implementation of a digital-first strategy, and ideas and best practices for online public engagement. Audience participation is encouraged throughout the session.

Break

10:45 AM - 11:00 AM, Pre-Function Area

Better Parking Lots for People & the Environment

11:00 AM - 12:15 PM, Diamond 8 (1.25 CM)

Dolores Silkworth, Principal & Landscape Architect at Confluence, Inc
Caitlin Bolte, Landscape Architect at Confluence, Inc

As planners and designers, we know how important it is to prioritize the pedestrian, and incorporate lush landscaping into our developed environments – but how well are we doing? Join us to learn how to we can we better advocate for the integration of lush landscapes into the urban and suburban environment while also designing auto-centric spaces by putting the pedestrian and the environment at the forefront of our design solutions.

Comprehensive Plan & Zoning Relationship

11:00 AM - 12:15 PM, Diamond 1

Keith Marvin, AICP, President at Marvin Planning Consultants, Inc
Jeffrey B. Ray, AICP, Planning Dept Manager at JEO Consulting Group

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.

Accessory Dwelling Units (ADUs): Another Housing Option

11:00 AM - 12:15 PM, Diamond 1 (1.25 CM)

Derek Miller, AICP, Long Range & Mobility Planning Manager at City of Omaha Planning Dept

This session will explain what accessory dwelling units are, their benefits, and how to accommodate them in your zoning ordinance.

Beyond U-Pick: AgriTourism Fun & Profit

11:00 AM - 12:15 PM, Diamond 6 (1.25 CM)

Chad Nabity, AICP, Planning Director at Hall County Regional Planning Dept
Karen Kollars, Agritourism Consultant at Nebraska Tourism Commission

AgriTourism is a promising part of economic development in small towns and rural areas all across the country. As commodity prices drop and input costs increase the traditional agricultural models need to change and open up to new opportunities. With these opportunities come challenges; How do you accommodate these tourist activities in your regulations? How do you handle the traffic, parking and safety issues?

The Benefits of Partnering with Economic Development Districts

11:00 AM - 12:15 PM, Diamond 7

Sharon Hueftle, Executive Director at South Central Economic Development District, Inc

CJ Poltack, Executive Director at West Central Nebr Development District, Inc
Jeff Kelley, Executive Director at Panhandle Area Development District

Within the eight Economic Development Districts across Nebraska, there are over 40 committed individuals who are boots on the ground providing information, connections, and guidance and enabling communities to attain their goals. These professionals have the privilege to problem solve with community leaders and assist them in taking the next right step. This can mean working through a comprehensive plan, a housing study, or possibly a downtown revitalization plan. Planners and EDD staff working together is a winning combination, enabling communities to move ahead in a smoother, quicker and more deliberate manner.

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

Building a Town Center

1:45 PM - 3:00 PM, Diamond 8 (1.25 CM)

Clayton Ender, AICP, Planner at City of Johnston IA
Christopher Shires, AICP, Principal at Confluence, Inc

Johnston, Iowa, is a growing Des Moines suburb of over 21,000 residents. Incorporated in 1969, Johnston has everything it needs from great schools and parks to a solid mix of housing types and retail. One thing missing is a town center. Being a relatively new city, it never developed a traditional downtown. But that is soon to change thanks to years of careful planning and investment. This session will provide the history of the planning for the creation of a new town center for Johnston, the formation of a public and private partnership, and the lessons learned along the way.

Findings of Fact

1:45 PM - 3:00 PM, Diamond 2 (1.25 CM (Law), 1.25 CLE)

David Ptak, City Administrator 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.

Blown Away by the High Cost of Replacement Housing

1:45 PM - 3:00 PM, Diamond 2

Chad Nabity, AICP, Planning Director at Hall County Regional Planning Dept

Houses in small towns tend to be very affordable. Often it would not be possible to replace them at today's costs. When disaster destroys housing, factors including construction costs and market value upon completion may make rebuilding very difficult. Replacement housing is a key element in rebuilding a community after a disaster. Deciding how best to employ available funds, who should receive them, and how to rebuild is often a complicated process. We will also discuss the capacity needs and how to overcome the challenges by using tools like SoVI to help with the decision making.

Confined Animal Feeding Operations: 3 Views

1:45 PM - 3:00 PM, Diamond 6 (1.25 CM)

Stephen Henrichsen, AICP, Development Review Manager at Lincoln-Lancaster County Planning Dept

Andy Scholting, President at Nutrient Advisors

Jonathan Leo, Legal Advisor & Policy Coordinator at Lancaster Hills Alliance

Learn about siting confined animal feeding operations (CAFO) in Nebraska from three different viewpoints. Hear from a planner, livestock facility design and permitting advisor and a neighbor about their views on CAFO and the zoning process. Specifically the experience from two recent special CAFO special permits in Lancaster County will be highlighted.

Before You Build: When to Involve Architects & Engineers

1:45 PM - 3:00 PM, Diamond 7 (1.25 CM)

Molly Mayhew, Public Information Officer at Nebr Board of Engineers & Architects
Amy Habe, Compliance 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.

Break

3:00 PM - 3:15 PM, Pre-Function Area

Public Spaces that Work

3:15 PM - 4:30 PM, Diamond 8 (1.25 CM)

John Dornoff, Planner at City of Waterloo IA

Public spaces are often talked about and can provide benefits to a community. However, many public spaces are created without thought of how the space is going to be used, the goals for the public space, how the public will access the space, who the space is designed for, programming of the space, and development around the space. This session will take a look at why some public spaces are successful and others fail to achieve what they were intended to do.

Open Meetings Act

3:15 PM - 4:30 PM, Diamond 2 (1.25 CM (Law), 1.25 CLE)

David Ptak, City Administrator 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.

The Shared Risk Road to Success

3:15 PM - 4:30 PM, Diamond 1 (1.25 CM)

Amy Haase, AICP, Principal at RDG Planning & Design

Many communities have found great success through shared risk projects. This is especially true in the world of small community housing development. This session will define what shared risk means through a series of case studies. The studies will primarily focus on the areas of housing development and downtown redevelopment. During this session participants will learn why market forces make this approach often essential to the implementation of key community initiatives, what the risk and rewards can be on sharing risk with the development community, and messaging to the elected officials and philanthropic community on why sharing risk is often essential.

Prairie Corridor on Haines Branch

3:15 PM - 4:30 PM, Diamond 6 (1.25 CM)

Nicole Fleck-Tooze, AICP, Special Projects Administrator at Lincoln Parks & Recreation

The Prairie Corridor on Haines Branch was first conceptualized as part of the 2011 update to the Lincoln and Lancaster County Comprehensive Plan - LPlan 2040. This plan has long included the Salt Valley Greenway, a green corridor comprised of Salt Creek and Stevens Creek encircling the City of Lincoln. The Prairie Corridor on Haines Branch will create a 7,800 acre tallgrass prairie connection along the Haines Branch of Salt Creek, connecting Pioneers Park Nature Center to Spring Creek Prairie Audubon Center. The project includes conservation, habitat restoration, education and outreach, research and trail development components.

Planners & Economic Developers: Building Successful Partnerships

3:15 PM - 4:30 PM, Diamond 7 (1.25 CM)

Bruce Fountain, AICP, Community Development Director at City of La Vista
Andrew Rainbolt, Executive Director at Sarpy County Economic Development Corporation

Aimee Nassif, AICP, Chief Planning & Development Officer at City of Olathe KS
Tim McKee, President & CEO at Olathe KS Chamber of Commerce

Everyone typically agrees on the importance of economic development and growth within their communities. However, when specific projects are brought in, city planners and economic development officials can sometimes be at odds over a variety of issues such as design, land uses, zoning regulations, schedules, and incentives. In this session, you will learn from experienced economic development and planning professionals on how they have worked together to overcome obstacles and build partnerships for successful, quality projects.

Social Hour

5:00 PM - 6:00 PM, Hospitality Room

Join other conference attendees before the Banquet in the hospitality room at the Fairfield Inn & Suites.

Banquet

6:00 PM, Diamond 9 & 10

The NPZA and Nebraska APA Awards Banquet will recognize individuals and organizations for excellence in the field of planning in Nebraska.

Fri, March 6th

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.

Building Permits & Zoning Permits

8:00 AM - 9:15 AM, Diamond 1

Mark Evans, Building Inspector at City of Hastings
Judy Clark, MPA, Planning Administrator at City of North Platte & Lincoln County

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.

Wellhead Protection in Nebraska: An Overview

8:00 AM - 9:15 AM, Diamond 6 (1.25 CM)

Tatiana Davila, Groundwater Geologist & Wellhead Protection Coordinator at Nebraska Dept of Environment & Energy

Over 90% of Nebraskans rely on groundwater for drinking water, so protection of this resource is a priority for many communities across the state. The Wellhead Protection (WHP) program is a voluntary program for communities to identify, mitigate, and prevent contaminant threats to their drinking water. With funding support through federal, state, and local programs, many Nebraska communities have adopted comprehensive WHP Plans to address drinking water contamination issues. Several communities also have WHP zoning overlay districts to assist municipalities and rural water districts in maintenance and operation of public water wells outside their jurisdictional boundaries.

The Impact of Small Cell Legislation

8:00 AM - 9:15 AM, Diamond 7 (1.25 CM)

Lash Chaffin, Utilities Section Director at League of Nebr Municipalities

The 2019 Legislature adopted the Small Wireless Facilities Deployment Act allowing access to municipal right of way by a specific technology commonly known as "small cell" be treated differently than other requests to access the right of way. This session will discuss the impact of the Small Wireless Facilities Deployment Act on communities and the next steps that communities should take to handle the issues and accommodate requests in regards to the Act.

Historic Preservation as a Planning Tool

8:00 AM - 9:15 AM, Diamond 8 (1.25 CM)

Stephanie Rouse, AICP, Urban Planner at RDG Planning & Design
Kelli Bacon, Certified Local Government (CLG) Coordinator at History Nebr

In many community's planners are responsible for reviewing and approving work on historic structures, but often never receive formal training in historic preservation. This session will provide a brief history of historic preservation, why it is important, and how it can serve as another planning tool to improve communities. This session will also review what it means to be a Certified Local Government, the steps to doing so, and the funding options for furthering preservation it offers. Additional funding options for building rehabilitation and overcoming barriers will also be discussed.

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, City Administrator 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 and statutory role of the Board of Adjustment. 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.

Enhancing Downtown Lincoln's Sense of Place Through Vibrant Design

9:30 AM - 10:45 AM, Diamond 1 (1.25 CM)

Collin Christopher, AICP, Planner II at Lincoln-Lancaster County Planning Dept
Stacey Hageman, LEED AP, Urban Design Planner II at Lincoln-Lancaster County Planning Dept

Hallie Salem, AICP, Redevelopment Manager at Lincoln Urban Development Dept

Staff from the Planning Department and Urban Development Department in Lincoln will share three streetscape projects within and adjacent to Downtown Lincoln, as recommended by the 2018 Downtown Lincoln Master Plan. Projects will include the Downtown Streetscape Master Plan, Haymarket South Streetscape Master Plan, and the West O Street Entryway. The presentation will explain the importance of placemaking in a community, how to achieve success through thoughtful design and the processes undertaken to implement the Downtown Master Plan. This session will also highlight exciting public/private redevelopments that continue to transform Downtown Lincoln, including a new Downtown public park.

Planning for Sustainable Solid Waste Management

9:30 AM - 10:45 AM, Diamond 6 (1.25 CM)

Yunwoo Nam, PhD, Associate Professor at UNL

Jongwan Eun, Assistant Professor at UNL

Sunah Moon, Graduate Research Assistant at UNL

One of the most controversial planning issues is the siting and management of solid waste handling facilities in local contexts. The session will introduce innovative and effective approaches to reduce adverse effects in engineering performance (e.g., reduction of odor and greenhouse gas emission) as well as planning application. It will also present the detection of impact communities utilizing gas dispersion modeling and complaints geodatabase, diagnosis of environmental and social impacts, and comparative case study of two most controversial landfill sites in Nebraska.

Design Guidelines in Nebraska: It could happen...

9:30 AM - 10:45 AM, Diamond 7 (1.25 CM (Law), 1.25 CLE)

Bobbi Pettit, AICP, Owner at FIVE RULE Rural Planning

Travis Beavers, Zoning Administrator at City of Wahoo

Kevin Hittle, AIA, Principal Architect at SSH Architecture

The session will focus on the process of creating design guidelines for the transportation corridors leading into Wahoo, including the recently completed Highway 77 Expressway, entrances into the City from the Expressway, and the City's Historic Chestnut Avenue, which carries the majority of north/south vehicle traffic through Wahoo. Design guidelines are a mandatory requirement for all uses that are not single-family dwellings. This presentation will focus on the creation of the guidelines as well as their effectiveness approximately one year after adoption.

Market Positioning: The First Step in the Roadmap to Downtown Revitalization

9:30 AM - 10:45 AM, Diamond 8 (1.25 CM)

Elizabeth Chase, Executive Director at Nebraska Main Street Network

Every downtown commercial district is different, with its own distinctive assets and sense of place. The Main Street Approach® is centered around transformation strategies that articulate a deliberate path to revitalizing or strengthening a community's downtown economy. In order for these strategies to work, organizations must have a solid understanding of local and regional market data, sustained and inclusive community engagement. Learn more about how the Nebraska Main Street Network worked with Beatrice and Fremont leaders on the process to identify their transformational strategies and develop their plan of work and how the program helps communities carry out their plans.

Break

10:45 AM - 11:00 AM, Pre-Function Area

Final Questions & Answers

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. There is no need to leave with unanswered questions.

Zoning Administrator Q & A

11:00 AM - 12:15 PM, Diamond 2 (1.25 CLE)

David Ptak, City Administrator 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.

Conference Closing

12:15 PM - 12:30 PM, Diamond 2

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 Stephanie Rouse
- Nebraska APA Liaison Jeff Ray
- 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 Ziemba (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 Kurt Elder (Chair)
 - Chelsey Pounds

APA Executive Committee

- President Jeff Ray
- Past President Bruce Fountain
- Vice President / PDO..... Stephanie Rouse
- Treasurer Troy Anderson
- Secretary Jesse Poore
- NPZA Liaison..... Christopher Solberg
- UNL Liaison Gordon Scholz
- SPAN Liaison..... Anthony Kohel
- 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
- Jeff Ray
- Jason Seamann
- Christopher Solberg

NPZA Districts



Thank You!

Conference Sponsors

AYRES

BAIRD H O L M LLP
ATTORNEYS AT LAW

CLINE WILLIAMS

bangthetable 

 **The
Clark
Enersen
Partners**

 **FELSBURG
HOLT &
ULLEVIG**
connecting & enhancing communities

CONFLUENCE
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING

 **Floodproofing.com**[®]

**FIVE
RULE**
RURAL PLANNING

H:K
HANNA KEELAN
ASSOCIATES, P.C.

Je

K
KEARNEY
visitors bureau
NEBRASKA

KOLEY ■ JESSEN
ATTORNEYS

MAPA

Omaha - Council Bluffs
Metropolitan Area
Planning Agency

**LAMP
RYNEARSON**

M P C
MARVIN PLANNING CONSULTANTS
Specializing in Municipal, County and Neighborhood Planning

MA
Miller & Associates
CONSULTING ENGINEERS, P.C.

Milligan Associates

NEBRASKA
Good Life. Great Opportunity.
DEPT. OF ECONOMIC DEVELOPMENT

N
Nebraska Public Power District
Always there when you need us

RDg
PLANNING • DESIGN

SRE