Nebraska Annual Planning Conference
Sponsored by the Nebraska Chapter of APA and the Nebraska Planning and Zoning Association
Welcome

Welcome to the 2021 Nebraska Planning Conference! The Nebraska Planning and Zoning Association (NPZA) and our sister organization, the Nebraska Chapter of the American Planning Association (NE APA), are excited for this year’s conference and the excellent opportunities for training it provides. This year will be the conference’s seventh 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. As in the past, we will have special tracts to appeal to different interests including ones on housing, economic development, and rural issues. 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 Chad Nabity, Planning Director of the Hall County Regional Planning Department; David Levy, 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 board members of 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 the work of 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!

#NEPC21

Christopher Solberg, AICP
President, NPZA
&
Jeff 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. These sessions may be considered 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 12-13).

Registration

The registration desk will be open in the Pre-Function Area from 7 AM to 12 PM on Wednesday, September 15th and Thursday, September 16th, and from 7:30 AM to 9 AM on Friday, September 17th.
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.

Conference Center Map
Welcome
8:30 AM - 8:45 AM
DIAMOND 9 & 10

Harry Milligan Institute for Planning Fundamentals 5.0 CLE

9:00 AM - 4:15 PM
DIAMOND 1

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.

David Ptak Institute for Legal Issues in Nebraska Planning 5.0 CM (Law), 5.0 CLE

9:00 AM - 4:15 PM
DIAMOND 2

David C. Levy, Attorney at Baird Holm Law Firm

This full-day institute covers the legal foundations of planning and zoning in Nebraska. David’s experience representing clients in zoning, land use, energy, environmental and general real estate matters will provide you an excellent learning experience. David has lead major efforts in historic preservation, wind and solar energy, and tax increment financing legislation. David has served as an Adjunct Professor in Land Use Law at the University of San Francisco, and has taught legal writing at Creighton University. Since 2011, David has been selected by his peers for inclusion in The Best Lawyers in America in the field of Land Use & Zoning Law. He is civically active in Omaha and greater Nebraska, and he serves on numerous boards and committees, frequently in a leadership role. David is an alumnus of the University of California, Berkeley. He is a native of Lincoln, Nebraska. A range of issues will be discussed which include zoning, subdivision, annexation, incompatible uses, non-conforming uses, responsibilities, conflict of interest, and many more.
Alternatives to the Autocentric Culture

Bob Kuzelka, Vice President at ProRail Nebraska
Richard Schmeling, Founder & President/District #3 Board Member & Registered Lobbyist at Citizens for Improved Transit/ProRail Nebraska

The recently named Nebraska DOT does not have a comprehensive planning section, provides only limited planning and implementation for public transit, and has no programs related to passenger rail planning or service. Through state action Nebraska dropped membership in a regional passenger rail compact. Nebraska’s economic future will be determined by its transportation planning and implementation to include how multimodal public transportation is addressed. Learn what is being done, what could be done and what should be done.

Planning for Sustainable Landfills

Yunwoo Nam, PhD, Associate Professor at UNL
Jongwan Eun, Assistant Professor at UNL
M Sina Mousavi, PhD Candidate at UNL

Sustainable waste management is an important issue of local planning. Though landfill is a popular way to handle municipal solid waste, siting and managing landfills has become more and more challenging due to engineering, environmental and economic concerns. In order to develop sustainable strategies and evaluate impacts of landfills, accurate information is critical. This session introduces advanced engineering method to estimate accurate settlement patterns and gas emission of waste buried in Landfills. It also diagnoses Nebraska’s landfills by analyzing economic and financial benefits and by evaluating site suitability of landfills with Analytic Hierarchy Process and Geospatial Technologies.

Re-Defining Code Enforcement

Haley Weber, Planner at City of Council Bluffs
Christopher Gibbons, AICP, Planning Manager at City of Council Bluffs

Zoning code enforcement is a necessary and crucial part of maintaining a healthy, vibrant community. In 2018, the City of Council Bluffs Community Development Department adopted a new ordinance that laid out new processes and procedures for enforcement of the City’s zoning ordinance. This session will discuss how the newly adopted ordinance has led to more coordinated and transparent zoning enforcement efforts in the City of Council Bluffs.

Break

10:15 AM - 10:30 AM

MAPA Regional Development Report

Michael Helgerson, Executive Director at MAPA

MAPA’s Regional Development Report explores the Omaha-Council Bluffs metro area’s development pattern since 1980 and provides insight into the decisions which influenced that pattern. Presented as an interactive StoryMap report, leverages permit data, housing and employment data to help local staff and elected officials understand the regional impact of local decisions. MAPA’s Heartland 2050 vision included strategies for more compact growth and increased redevelopment as priorities for our future development activities. The
Regional Development Report represents MAPA’s commitment to monitoring the region’s growth to ensure a vibrant, thriving, and more equitable future. The 2020 report is available at development.mapacog.org.

Promoting Resilience in Planning 1.25 CM
10:30 AM - 11:45 AM  DIAMOND 7
— Zhenghong Tang, PhD, Associate Professor at UNL
— Jeff Henson, Hazard Mitigation Planner at JEO Consulting
— Belinda Fowler-Hagen, Environmental Assistance Coordinator at Nebraska Dept of Environment & Energy

This session will address planning for wetland conservation, floodplain protection, community hazards, hazardous materials, and environmental permitting issues. The presentations will help communities have better understanding on community resilience through improving their planning capacity. Jurisdictions across the state of Nebraska have been working to develop and implement strategies that reduce risk, build resilience and position their communities to bend without braking. 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.

Local Landmark Designations as a Creative Tool in Planning 1.25 CM
10:30 AM - 11:45 AM  DIAMOND 8
— Melissa Dirr Gengler, President at Historic Resources Group
— Stacey Hageman, Assoc. AIA, LEED AP, Urban Design & Historic Preservation Planner at Lincoln-Lancaster County Planning Dept

This session will discuss the usefulness of historic preservation designations as a tool to support and interpret other planning and zoning requirements. Often historic properties do not meet current codes or conform to modern planning nuances. Using local landmark designations can influence requirements created by other zoning overlays. In Lincoln, the historic preservation commission has seen multiple properties that utilize the local landmark designation as a planning tool as well as to recognize the historical significance of the building. In Omaha, Economic Vitality Preservation Districts have been allowed to identify groups of buildings that may not be eligible for the National Register of Historic Places, but have value as old buildings that should be preserved. This planning tool opens owners to the opportunity to apply for historic preservation tax credits.

Lunch Keynote: Has COVID altered the trajectory of Rural America forever? 1.25 CM
12:00 PM - 1:15 PM  DIAMOND 9 & 10
— Lauren Driscoll, AICP, Director At Large at National APA

With nearly 20 years of experience, Lauren M. Driscoll, AICP has spent much of her career dedicated to working with small towns and rural communities. She has extensive experience working with a wide variety of stakeholders, both in the private and public sectors, with a focus on housing, transportation, neighborhood revitalization, economic development, and long range planning. Driscoll is
currently the Community and Development Services Director for the City of Salina, Kansas. Before moving to Kansas, she worked extensively in Alaska and Michigan. As a volunteer, Driscoll is the Vice Chair of the Central Kansas Housing Development Authority (CHDO). Within APA, Driscoll has served as the president of the APA Alaska Chapter, chair of the Emerging Issues Committee for the Chapters Presidents Council, and chair of the Communications Committee. She now serves on the APA National Board of Directors and is Chair of the Leadership Committee.

Virtual Block Talks

1:30 PM - 2:45 PM  

**Diamond 6**

Michael Helgerson, Executive Director at MAPA  
MAPA has coordinated with the City of Omaha to host a series of Block Talks (or walk audits) along the Maple Street Corridor in response to a series of serious and fatal pedestrian crashes. In September of 2020, MAPA hosted its first virtual block talk, bringing neighborhood residents and community leaders together for a conversation about the Benson neighborhood. The conversation focused on infrastructure needs and included action planning to develop a final report for the project. The MAPA team utilized GIS survey tools, photospheres and videos to create a multi-media engagement experience in lieu of an in-person event.

Go Green Without Going in the Red

1:30 PM - 2:45 PM  

**Diamond 7**

Chrissy Land, Western Community Forestry Specialist at Nebraska Forest Service  
Annie Folck, PE, CFM, City Planner at City of Gering  
Explore how to make green infrastructure work for your community by looking at planning opportunities available through the Nebraska Forest Service by partnering with your Community Forestry Specialist. We will dive into the details of incorporating green infrastructure into your community projects, look at where to find the resources necessary to implement meaningful projects and review Nebraska communities that have been successful with tailoring to their needs for small scale and low cost while successfully incorporating green infrastructure into their development strategies.

Redlining & Its Ongoing Legacy

1:30 PM - 2:45 PM  

**Diamond 8**

Steve Miller, AICP, City Planner at Clark & Enersen  
Redlining is the discriminatory practice of refusing to offer credit or insurance to residents of certain neighborhoods based on race or ethnicity. Historically, redlining was the federally sponsored practice used by mortgage lenders and realtors to literally draw a red line on a map around neighborhoods they would not invest in based on racial bias alone. Neighborhoods where African-Americans and other non-white, immigrant populations lived were most likely to be redlined. When planners learn the history of redlining, the profession will be in a better position to redress housing discrimination, racial and economic segregation, and inequality in cities and towns.

Break

2:45 PM - 3:00 PM  

Pre-Function Area
Bike Walk Nebraska: Lessons Learned & Hopes for the Future 1.25 CM

3:00 PM - 4:15 PM

— Julie Harris, BS, MPA, Executive Director at Bike Walk Nebraska
— Derek Miller, AICP, Long Range Planning Manager at City of Omaha
— Kevin Carder, Planner at City of Omaha

Since 2015, Bike Walk Nebraska has been working across the state to cultivate safe and accessible active transportation through partnerships, education and advocacy. This session will highlight several successful projects, including the recently opened Market to Midtown Bikeway in Omaha in addition to the challenges and opportunities in front of us in both urban and rural communities. Participants will also learn how Bike Walk Nebraska can be a valuable partner in projects happening around the state.

Floodplain Design, Construction & Impacts on Flood Insurance 1.25 CM

3:00 PM - 4:15 PM

— Bryan Christopherson, Certified Floodplain Manager at Floodproofing.com

This course provides insight into the importance of proper foundation flood vents and dry floodproofing techniques for buildings located in a flood zone. It will identify FEMA Technical Bulletins 1, 2, and 3, the National Flood Insurance Program, ASCE 24-14, ICC, and Building Code regulations and standards as they relate to sustaining foundations and overall business continuity in flood hazard areas. The course will also analyze the role of building compliance in securing lowering flood insurance rates and what mitigation solutions are available for both residential and non residential structures.

Before You Build: When to Involve Architects & Professional Engineers

3:00 PM - 4:15 PM

— Amy Habe, Compliance Officer at Nebraska 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.

Mobile Session - Nest Workspace: Coworking Space in Downtown Kearney

3:00 PM - 4:15 PM

— Chaise Meyer, Owner at New Space: Premier Coworking
— Bobbi Pettit, AICP, Owner at FIVE RULE Rural Planning

Nest Premier Coworking Space is a modern day business incubator located in Downtown Kearney. Nest’s location was the location of a vacuum repair shop that was in disrepair and under utilized. Nest has not only brought this building back to life, but has also provided a clean, safe, quiet, comfortable, and affordable workspace to any business owner or professional in need of a professional work environment.
One of the many changes brought about by the COVID pandemic has been the realization that a great deal of work can be performed remotely. Nest provides a space to do that remote work and makes living in Kearney a possibility regardless of job choice.

Ethics for Planners & Attorneys 2.0 CM (Ethics), 2.0 CLE (Ethics)
4:30 PM - 6:30 PM  DIAMOND 6
— Mitchell Silver, FAICP, Commissioner at NYC Parks & Recreation
— David C. Levy, Attorney at Baird Holm Law Firm
— Stephanie Rouse, AICP, Planner at Lincoln-Lancaster County Planning Dept

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  CUNNINGHAM’S ON THE LAKE
You are invited to the Emerging Planners Group (EPG) Social! 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 interesting in sharing their experiences, join us for a beer and conversation!

Special Guest: EPG is pleased to have Dean Ankerson return to 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 informational session includes a short update from the Dean.

The details:
• Cunningham’s on the Lake, 610 Talmadge St. Ste A
• A drink ticket provided with conference registration.
• Snacks and appetizers provided.
• All are welcome.

CALE BRODERSON & KURT ELDÆR
EPG Representatives, APA Nebraska
Conference Keynote
8:00 AM - 9:15 AM  DIAMOND 9 & 10
— Mitchell Silver, FAICP, Commissioner at NYC Parks & Recreation

Mitchell J. Silver became Commissioner of the New York City Department of Parks and Recreation in May 2014. Commissioner Silver is also the past president of the American Planning Association (APA). He is an award-winning planner with more than 30 years of experience and is internationally recognized for his leadership in the planning profession and his contributions to contemporary planning issues. He specializes in comprehensive planning, place making and implementation strategies. As Parks Commissioner, Mitchell Silver oversees management, planning and operations of nearly 30,000 acres of parkland, which includes parks, playgrounds, beaches, marinas, recreation centers, wilderness areas and other assets. Prior to returning to his native New York City, he served as the chief planning & development officer and planning director for Raleigh, North Carolina. His career has included roles as a policy and planning director for New York City’s Department of Planning, a principal of a New York City-based planning firm, a town manager in New Jersey, and deputy planning director in Washington, DC.

Break
9:15 AM - 9:30 AM  PRE-FUNCTION AREA

Attracting Young Talent With UrbaNatural Building Design
9:30 AM - 10:45 AM  DIAMOND 2
— Lynn Hinderaker, at Growth Dynamics
This breakthrough session uses Nobel Prize winning research to help planners and economic developers retain and attract young talent. The presenter shares a new way to design downtown buildings that uses ‘high contrast’ building materials and furnishings (such as wood and metal) to stimulate humans’ visual cortex, thus releasing dopamine into the human body. This affects mood positively (‘good vibes.’) This licensed architectural formula ‘marries town and country’ and creates a high energy environment that is easier to market to outsiders. More: https://www.growthdynamix.org/urbanatural-civic

UNL Student Session
9:30 AM - 10:45 AM  DIAMOND 1
— Graduate Students, Community & Regional Planning at University of Nebraska-Lincoln
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.
Wednesday, September 15th

9:00 – 10:15 AM  Alternatives to the Autocentric Culture

10:30 – 11:45 AM  MAPA Regional Development Report
Planning for Sustainable Landfills
Promoting Resilience in Planning
Re-Defining Code Enforcement
Local Landmark Designations as a Creative Tool in Planning
Institute One  Harry Milligan Institute for Planning Fundamentals
Institute Two  David Ptak Institute for Legal Issues in Nebraska Planning

12:00 – 1:15 PM  Lunch Keynote: Lauren Driscoll, AICP, Director at Large, National APA

1:30 – 2:45 PM  Virtual Block Talks
Go Green Without Going in the Red
Floodplain Design, Construction & impacts on Flood Insurance
Redlining & Its Ongoing Legacy
Before You Build

3:00 – 4:15 PM  Bike Walk Nebraska
Ethics for Planners & Attorneys

4:30 – 6:30 PM  Emerging Planners Group Social

7:00 – 9:00 PM  Social Hour

Thursday, September 16th

8:00 – 9:15 AM  Conference Keynote: Mitchell Silver, FAICP, Commissioner, NYC Parks & Recreation

9:30 – 10:45 AM  Attracting Young Talent with UrbanNatural Building Design
UNL Planning Student Session
Planning for Parks When You’re Out of Space
Eviction Panel: Do we have a problem?
Quick, We Need Houses!
Top 10 CAFO Questions
Historic Preservation: It’s not just about old buildings anymore
Tax Increment Financing Refresher

12:15 – 1:45 PM  NPZA District Meetings & Lunch

1:45 – 3:00 PM  Findings of Fact
Lessons in New Ruralism
Straight Talking Leadership Tips for Planners, Managers & Directors

3:15 – 4:30 PM  Open Meetings Act
Implementation Models for County-Wide Housing Programs
Vacant Property Registry: Lessons Learned One Year Later
Amplifying Clean Energy with Conservation
Creating a Community Entertainment Hub in La Vista
Building More Resilient Downtowns: Lessons Learned from Covid-19

5:00 – 6:00 PM  Social Hour

6:00 PM  Awards Banquet

Friday, September 17th

8:00 – 9:15 AM  Conflicts of Interest
Board of Zoning Adjustment

9:30 – 10:45 AM  Annexations: Where City Meets County
Public Engagement During a Pandemic
Tech Session: Mapping & How-to
ArcCollector: Valuable Inventory Tool
Creating Outreach to Under-Represented Populations
Shining the Light on Solar Regulations
Building Community Partners & Prosperity in Nebraska

11:00 – 12:15 PM  Final Q & A

12:15 – 12:30 PM  Conference Closing
Eviction Panel: Do we have a problem? 1.25 CM
9:30 AM - 10:45 AM DIAMOND 6
— Kurt Elder, AICP, Location Intelligence / Planner at Lincoln Urban Development Dept
In the last two years the topic of eviction, and its canary echoes, has lead to a greater understanding of how it can be vicious cycle that deepens our communities inequality. Being evicted isn’t just a condition of poverty, it’s a cause. Join landlords, attorneys, judges, neighborhood organizers and housing staff to take a deep dive into this problem and solutions.

Quick, We Need Houses! 1.25 CM
9:30 AM - 10:45 AM DIAMOND 7
— Lauren Driscoll, AICP, Director At Large at National APA
What happens when a community finally gets what it asked for? In Salina, Kansas we asked for growth and boy did we get it. The culmination of substantial employment expansion and major investments by the City to enhance quality of life has resulted in 1,000 new employees and their families arriving over the next five years and another 300 for the five years following that. But wait, where are all of these people going to live? This session will explore Salina’s fast paced journey to update its housing plan, adopt a new housing incentives policy and getting 300 units of new housing started in 6 months. Learn more about the process, policies and partnerships necessary to make new housing happen.

Historic Preservation: It’s not just about old buildings anymore 1.25 CM
9:30 AM - 10:45 AM DIAMOND 8
— Stephanie Rouse, AICP, Planner at Lincoln-Lancaster County Planning Dept
City codes related to historic preservation are designed around an old view that places matter because of their history and architecture. We now know that old places matter for several reasons beyond these two criteria. Some are hard to quantify, but others such as their inherent sustainability are not. We’ve all heard the greenest building is already standing. Despite this knowledge, our zoning codes still include criteria for approval limited strictly to the two original characteristics. This session provides an overview of additional preservation benefits and how to expand codes to include them.

Break
10:45 AM - 11:00 AM PRE-FUNCTION AREA

Comprehensive Plan & Zoning
11:00 AM - 12:15 PM DIAMOND 2
— Keith Marvin, AICP, President at Marvin Planning Consultants, Inc
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.
Planning for Parks When You're Out of Space

11:00 AM - 12:15 PM

Christopher Janson, AICP, Team Leader at MSA Professional Services, Inc
— Shannon Gapp, AICP, Planner at MSA Professional Services, Inc

Developing parks is becoming increasingly challenging, as available land is becoming scarcer and budgets are shrinking. But, within the challenge, there is also an opportunity to learn and get creative, to re-think how and where they provide park space and how to be more inclusive. Communities are becoming increasingly creative at finding space for parks when space is the limiting factor. Chris and Shannon will provide examples for creative solutions that can be added to your comprehensive plan, downtown revitalization plan or comprehensive outdoor recreation plan.

Lincoln's Road to Affordable Housing: Affordable Housing Action Plan

11:00 AM - 12:15 PM

Wynn Hjermstad, AICP, Community Development Manager at Lincoln Urban Development Dept
— Amy Haase, FAICP, Principal at RDG Planning & Design

Lincoln, like many communities, was experiencing a growing concern over the need for affordable housing. The Lincoln Affordable Housing Coordinated Action Plan assessed housing needs and identified strategies for addressing housing shortfalls. Out of this process implementation started immediately. This session will provide tangible elements that can be applied to any community process, these include: how the plan was developed and lessons learned; the process of identifying appropriate strategies; How to transition from planning to implementation, the necessary partnerships, and roles played by critical stakeholders; and incorporation of LB 866 (Missing Middle Housing) requirements into your study.

Top 10 CAFO Questions

11:00 AM - 12:15 PM

Steve Martin, Executive Director at Alliance for the Future of Agriculture in Nebraska
— Amy Millmier Schmidt, Associate Professor & Livestock Manure Management Engineer at University of Nebraska-Lincoln

What are the 10 Ten most commonly asked questions about a new livestock feeding operation? This interactive session will look at some of the common questions, concerns, and myths of modern livestock production. The answers to the questions will be discussed as well as where you can find resources to help county officials separate facts from fiction. This session will include video demonstrations and photos to be viewed and discussed.

Tax-Increment Financing Refresher & 2021 Legislative Update

11:00 AM - 12:15 PM

Michael Sands, Attorney at Baird Holm Law Firm

This session will focus on legislative changes to the Community Development Law during the prior year, and related impacts on the administration of tax-increment financing programs by municipalities. As context, the session will provide a brief refresher on the Community Development Law.
Development Law for those that are unfamiliar with it or want to learn more about its components.

**NPZA District Meetings & Lunch**

12:15 PM - 1:45 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 23. 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

**Findings of Fact 1.25 CM (Law)/1.25 CLE**

1:45 PM - 3:00 PM

Stacy Nonhoff, Interim Grand Island City Attorney

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.

**Lessons in New Ruralism 1.25 CM**

1:45 PM - 3:00 PM

Tara Bamford, Community Planning Consultant
Jennifer Whittaker, Research Associate at Policy Lab at Children's Hospital of Philadelphia
Peg Elmer Hough, retired from NNECAPA
Chad Nabity, AICP, Planning Director at Hall County Regional Planning Dept

This session is aimed at planners interested in leading grassroots volunteer efforts in small towns and rural areas. Without the population density or professional staff of urban areas, small communities are often dependent on creative grassroots solutions for providing basic necessities such as food systems, support for those aging in place, children's programs, jobs and energy conservation. These solutions often bring together long-time residents with newer residents, generating new problem-solving ideas. The New Ruralism Initiative, a project of APA's Northern New England Chapter and Small Town and Rural Planning Division, is an on-line resource library on innovative locally-driven solutions to everyday problems faced by small towns and rural areas (https://nne.planning.org/knowledge/new-ruralism/). "Lessons in New Ruralism" was published in fall 2020 to provide an overview of twenty case studies and the lessons learned from them. This session will provide a brief overview of the New Ruralism Initiative, explore several successful case studies, and then focus on the lessons learned from twenty communities across the country as they developed creative ways to adapt to and succeed within today’s economy while holding onto local values. These lessons are applicable to any grassroots project striving to improve livability in a small town or rural area.
Implementation Models for County-Wide Housing Programs

1.25 CM

1:45 PM - 3:00 PM

⎯ Tim Keelan, Principal & Community Planner at Hanna:Keelan Associates, PC
⎯ Keith Carl, Community Planner at Hanna:Keelan Associates, PC
⎯ Jonathan Jank, President & CEO at Seward County Chamber & Development Partnership
⎯ Lara Huskey, Executive Vice President at Midwest Housing Development Fund, Inc.

A presentation of Implementation Models for County-Wide Housing Programs, with Seward and Sarpy Counties, Nebraska as a case studies. Presentation will emphasize the impact of economic development successes coupled with county residential development policies, re-housing families affected by recent natural disasters and strategies for securing safe and affordable housing for persons and families impacted by the coronavirus pandemic. Discussion includes county-wide planning efforts, housing demand analysis, determination of immediate & long-term housing needs, strategies for the formation of housing development partnerships for effective implementation of housing programs and the availability of both public and private housing funding sources to finance housing activities.

Planning & Zoning Considerations for Renewable Energy Projects

1.25 CM

1:45 PM - 3:00 PM

⎯ David C. Levy, Attorney at Baird Holm Law Firm

This session will focus on the role of planning and zoning for renewable energy projects in Nebraska. In addition to providing an overview of the history and current landscape of renewable energy in Nebraska, David will provide insights on best practices for planning and zoning in relation to renewable energy and common pitfalls to avoid.

Creating a Community Entertainment Hub in La Vista

1.25 CM

1:45 PM - 3:00 PM

⎯ Bruce Niedermyer, Partner at RDG Planning & Design
⎯ Christopher Solberg, AICP, Deputy Community Development Director at City of La Vista
⎯ Bruce Fountain, AICP, Community Development Director at City of La Vista

For nearly a decade, RDG and the City of La Vista have been working together to establish a vision for the outdoor spaces in and around the City’s Civic Center Park, including City Centre, a mixed-use development, currently under construction. The vision is one of activity, authenticity, amenities, and entertainment. Learn how, through thoughtful planning and design, the City has established a place that will become the heart of the community and how integration of public outdoor space with restaurants, retail, housing, office space, an indoor-outdoor music venue, and a growing park system is key to its success.
Open Meetings Act 1.25 CM (Law)/1.25 CLE

3:15 PM - 4:30 PM  DIAMOND 2

Stacy Nonhoff, Interim Grand Island City Attorney

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.

Straight Talking Leadership Tips for Planners, Managers, & Directors

3:15 PM - 4:30 PM  DIAMOND 1

Mitchell Silver, FAICP, Commissioner at NYC Parks & Recreation

We all want to be the best at what we do. Planners play a unique role in creating great communities. We want to grow as a professional, handle more responsibility and advance in our career. This session will offer authentic life lessons for planners, managers, directors and future leaders who want to make a positive impact in their community and in their workplace. Is there a difference between managing and directing? Is there a difference between delegating and dumping? If you want straight talking tips about how to be a better planner, then this is the session for you.

Vacant Property Registry: Lessons Learned One Year Later

3:15 PM - 4:30 PM  DIAMOND 6

Bobbi Pettit, AICP, Owner at FIVE RULE Rural Planning

Jessica Vanden Berge, Program Manager at FIVE RULE Rural Planning

Kent Rauert, Attorney at Svehla Law Offices, PC, LLO

As of 2018, the Vacant Property Registry (VPR) became an important piece of enabling legislation allowing Nebraska municipalities to enforce a VPR ordinance that requires property owners to register their properties and be assessed a fee for every six months that the property is registered as vacant. FIVE RULE began offering a VPR program to 2nd class cities and villages in Nebraska that seeks to implement the VPR program. The session will focus on the lessons that have been learned after administering the program in five communities.

Amplifying Clean Energy with Conservation 1.25 CM

3:15 PM - 4:30 PM  DIAMOND 7

Lindsay Mouw, Policy Associate at Center for Rural Affairs

Rural communities all over Nebraska are in the midst of exploring their role in a clean energy future. Local officials across the state's counties have been navigating how they can develop ordinances that allow for renewable energy development while also mitigating concerns from local residents. As local officials work to develop rules for new renewable energy projects, such as large-scale solar energy projects, there are many opportunities to amplify the value of those sites by implementing conservation practices. This session aims to assist local officials in exploring the practice of implementing pollinator-friendly solar into renewable energy ordinances.
Building More Resilient Downtowns: Lessons Learned from Covid-19

1.25 CM

3:15 PM - 4:30 PM

Elizabeth Chase, Executive Director at Nebraska Main Street Network

Learn how Main Street communities from across Nebraska and across the country responded to Covid-19 and other disasters. See how they took advantage of opportunities to achieve greater economic resilience. Learn through case studies the various strategies that were deployed to address the unique situations created by the pandemic and other disasters that have disrupted the normal course of business. See how the various changes can help make communities better equipped to handle unexpected situations like Covid-19 so that business and social activity can continue.

Social Hour

5:00 PM - 6:00 PM

Join other conference attendees before the Banquet.

Awards Banquet

6:00 PM -

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

Friday, Sept. 17

Conflicts of Interest 1.25 CM (Law)/1.25 CLE

8:00 AM - 9:15 AM

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.

Annexations: Where City Meets County

8:00 AM - 9:15 AM

Keith Marvin, AICP, President at Marvin Planning Consultants, Inc

This session is intended to educate and update participants on the existing and new standards in annexation for Nebraska. The presentation will examine actual case law examples from Nebraska and discuss various concerns when annexing property into the corporate limits.

Tech Session: Mapping & How-To

8:00 AM - 9:15 AM

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

Using technology to improve your community conversations can seem pretty daunting, because technology can be SCARY darn-it! This session we will focus on creating a custom property assessment tool for a blight study or community inventory, using it in the
field, sharing your hard work through maps, and improving our vocabulary to improve our conversations. It sounds like a lot, but it’s a step by step guide meant to break down perceived barriers and show you how you can save some money on consultants.

Creative Outreach to Under-Represented Populations 1.25 CM

8:00 AM - 9:15 AM

— Jennifer Dam, AICP, Planning Director at City of Fremont
— Amy Haase, FAICP, Principal at RDG Planning & Design
— Rashad Moxey, Planner at Grand Island Regional Planning

Citizen participation is a key element of any planning project. It is difficult, sometimes, to elicit participation from those who don’t speak English. The panelists will discuss techniques they have used. The audience will then participate in a discussion about the role and responsibility planners have to include non-English speaking and/or minority community members. Questions for discussion include: “How much effort/time/resources do we need to dedicate to try to include non-English speakers?” “Are we obligated to reach out to non-English speakers?” “How do I explain complex planning concepts?” “What have you (audience member) done to be inclusive?”

Break

9:15 AM - 9:30 AM

PRE-FUNCTION AREA

Board of Zoning Adjustment 1.25 CM (Law)/1.25 CLE

9:30 AM - 10:45 AM

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

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.

Public Engagement During a Pandemic 1.25 CM

9:30 AM - 10:45 AM

— Andrea Gebhart, AICP, Community Engagement Manager at JEO Consulting Group
— Becky Appleford, CFM, Senior Planner at JEO Consulting Group
— Karl Dietrich, Planner at JEO Consulting Group

During the spring of 2020, the coronavirus pandemic limited the ability to host in-person meetings, which halted traditional public engagement that is required in many planning processes. Concerns arose about whether public comments and information gathering would be effective in a virtual format, what the level of public participation would be, and how to properly distribute information. This session will share some of the lessons learned from converting traditional meetings to virtual meetings, the evolution of web-based public engagement in the months that followed, and a discussion of where public engagement may go from here.
ArcCollector: Valuable Inventory Tool 9:30 AM - 10:45 AM  DIAMOND 6
— Kara Kosiski, PE, Project Engineer at Olsson Associates
— Kyle McBride, Associate Technician at Olsson Associates
This session will focus on ArcCollector and the flexibility of the program. Olsson has successfully used the program for private and public clients who have used manual data processing for many years. Kara and Kyle will discuss several diverse projects, where ArcCollector was instrumental in developing base data, for small and large clients who, after the project was complete, were extremely satisfied with the data and how the data can be used for different purposes and studies.

Shining the Light on Solar Regulations 1.25 CM 9:30 AM - 10:45 AM  DIAMOND 7
— David C. Levy, Attorney at Baird Holm Law Firm
— Lee Greenwald, Attorney at Baird Holm Law Firm
— Michaela Valentin, Government and Community Relations Manager at OPPD
With the efforts to balance “net-zero carbon” and growing electricity demand, the commercial solar industry is changing in Nebraska. Our counties and communities need to understand solar arrays and update their zoning regulations to address this new trend. This session will focus on: the state legislation; the physical and operational characteristics of solar conversion systems; how and what should be considered in the zoning regulations and provide examples for other Nebraska Communities.

Building Community Partners & Prosperity in Nebraska 1.25 CM 9:30 AM - 10:45 AM  DIAMOND 8
— Steve Miller, AICP, City Planner at Clark & Enersen
— Amanda Barker, Deputy Executive Director at Civic Nebraska
— Elizabeth Chase, Executive Director at Nebraska Main Street Network
As planners, zoning officials, elected leaders and planning commissioners our common goal is to create great communities where we live, work and play. In Nebraska, community development organizations are working in many different yet convergent issue areas to build prosperity across the state in cities, towns, villages and rural areas. The experts in this panel discussion work in diverse organizations and deal with different issues that coalesce into building community leaders and partners resulting in a robust democratic process, healthy and inclusive towns, thriving main streets and rural prosperity.

Break 10:45 AM - 11:00 AM  PRE-FUNCTION AREA

Final Q & A (includes Zoning Administrators) 1.25 CLE 11:00 AM - 12:15 PM  DIAMOND 2
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. Conference speakers will facilitate this Question & Answer session. There is no need to leave with unanswered questions.
If you are a zoning administrator, you are invited to attend this session. 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.

Conference Closing
12:15 PM - 12:30 PM

DIAMOND 2
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