

Agenda

1. A meeting of the St. Paul Planning Commission was convened in open and public session on the 13th day of April, 2026 at 12:00 p.m. (noon) held in the City Council Chambers, 704 6th Street, St. Paul, Nebraska.
2. Chairman Tyler Solko called the meeting to order at ___ p.m. with a statement regarding the Open Meeting Act, which is posted on the west wall of the City Council Chambers. Member roll call: Chairman Tyler Solko, Connie Becker, Arvilla Jacobs, and Dan Scheer, along with Zoning Administrator Matt Helzer and Laura Berthelsen (minutes). Notice of the meeting was posted in four (4) public places. The agenda was sent to the Board members prior to the meeting and was posted in four (4) public places.
3. Discuss - Approve / Deny the March 16, 2026 minutes.
4. Public Hearing on the proposed amendment to the St. Paul Zoning regulations to allow residential uses on the first floor of single-story buildings on a conditional use basis in the Central Business District in the city of St. Paul, Nebraska, along with supplemental regulations pertaining to such residential uses.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Discuss - Approve / Deny Ordinance No. 1069 amending the St. Paul Zoning regulations as stated above.
5. Public Hearing on the proposed amendment to the Municipal Code of the City of St. Paul pertaining to parking in the Central Business District.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Discuss - Approve / Deny Ordinance No. 1070 amending the Municipal Code of the City of St. Paul pertaining to parking in the Central Business District.
6. Public Hearing on the proposed amendment to the Municipal Code of the City of St. Paul pertaining to Sidewalk Obstruction Permits in the Central Business District.
 - (a) Open public hearing
 - (b) Close public hearing
 - (c) Discuss - Approve / Deny Ordinance No. 1071 amending the Municipal Code of the City of St. Paul pertaining to Sidewalk Obstruction Permits in the Central Business District.
7. Discuss - Approve / Deny Zoning Permit applications:
 - (a) 2026-10 Tyler Granger - shed at 1014 Sherman Street
 - (b) 2026-11 Jared & Sarah Rasmussen - commercial building at 102 River Road
 - (c) 2026-12 Dennis & Kathleen Hahn - storage shed at 922 Paul Street
 - (d) 2026-13 A. Manuel Monttanez - three (3) animal shelters at 85 Jackson Street
 - (e) 2026-14 Howard County Ag Society - open air pavilion at 1381 Highway 281
 - (f) 2026-15 Ed Thompson - shed at 2020 Paul Street
8. Zoning Administrator Helzer Report

9. Public Comments
10. Adjournment

St. Paul Planning Commission
March 16, 2026
Meeting Minutes

A meeting of the St. Paul Planning Commission was convened in open and public session on the 16th day of March, 2026 in the Council Chambers at the City office, 704 6th Street, St. Paul, Nebraska.

Chairman Solko called the meeting to order at 12:05 p.m. with a statement regarding the Open Meetings Act; which is posted on the west wall of the City Council chambers. Notice of the meeting was posted in four (4) public places. The agenda was sent to the Commission members prior to the meeting and was posted in four (4) public places. Commission members present: Connie Becker, Arvilla Jacobs, Dan Scheer, Tyler Solko, and Tony Walch. Commission members absent: None. Also present Matt Helzer and Laura Berthelsen (minutes).

Commission member Becker moved to approve the January 27, 2026 meeting minutes. Commission member Jacobs seconded the motion. Commission members Becker, Jacobs, Scheer, Solko, and Walch voted aye, nays none. Motion carried 5/0.

Commission member Walch moved to ratify the administrative approval of the following zoning permit application:

- (a) 2026-2 Nicholas & Rachel Serr – fence at 1512 Grant Street
- (b) 2026-3 Liana Wroblewski – entryway sign at 1303 Inman Road

Commission member Scheer seconded the motion. Commission members Scheer, Solko, Walch, Becker, and Jacobs voted aye, nays none. Motion carried 5/0.

Commission member Scheer moved to approve the following zoning permit applications:

- (a) 2026-4 Roger & Kathy Rathel – pergola and gazebo at 108 Nelson Circle
- (b) 2026-5 Rick Lawver – front deck and storage shed replacement at 1302 Custer Street
- (c) 2026-6 Darin & Carla Uhler – garage addition, move shed, & remove playground structure
- (d) 2026-7 STS Construction – fence at 1404 Grant Street
- (e) 2026-8 STS Construction – fence at 1410 Grant Street
- (f) 2026-9 Brandon Rasmussen – shed at 1617 Jay Street

Commission member Jacobs seconded the motion. Commission members Jacobs, Scheer, Walch, and Becker voted aye. Commission member Solko voted aye for permit applications 2026-4 through 2026-6 and 2026-9, and abstained from voting on permit applications 2026-7 and 2026-8. Motion carried 5/0.

Proposed changes to City Code and Zoning regulations allowing residences in the Central Business Zoning District were reviewed. A public hearing will be held on April 13, 2026 before the Planning Commission and a public hearing will be held on April 20, 2026 before the City Council on the proposed changes.

The meeting was adjourned at 12:37 p.m.

Sincerely,

Matthew T. Helzer
Zoning Administrator

Dan Scheer
Acting Chairman

Laura Berthelsen
Planning Secretary

MEMORANDUM

TO: CITY COUNCIL AND PLANNING COMMISSION
FROM: DREW GRAHAM
SUBJECT: RESIDENTIAL USE IN CENTRAL BUSINESS DISTRICT
DATE: MARCH 9, 2026

The purpose of this memorandum is to summarize the proposed updates to the City's zoning and parking regulations affecting the Central Business District. These updates are intended to:

1. Allow residential uses on the first floor of single-story buildings on a conditional basis, subject to supplemental regulations.
2. Establish a sidewalk obstruction permit process to manage temporary and permanent structures in the Central Business District.
3. Implement on-street parking limits to ensure availability for commercial patrons while accommodating residential uses.

1. Residential Uses in the Central Business District:

The proposed amendments to the B-1 zoning regulations are intended to update the intent statement and permitted/conditional uses to address the increasing interest in residential occupancy in the Central Business District. Key elements include:

- **Conditional First-Floor Residential:** Residential use on the first floor of single-story buildings will be permitted only as a conditional use. *First-floor residential is not allowed in multi-story buildings.*
- **Upper-Floor Residential:** Residential use above the first floor remains permitted.
- **Supplemental Regulations:** To maintain the pedestrian-oriented commercial character of the Central Business District, the following standards will apply:
 - **Trash and Waste:** No dumpsters or refuse on street-facing sides or in the public right-of-way. Screening of rear/side storage is not required, but trash cans would be required to be kept out of the alley right-of-way.
 - **Mailboxes:** Surface-mounted mailboxes allowed if they do not extend more than ___ inches; other mailboxes would require a sidewalk obstruction permit.
 - **Satellite Dishes:** Must not be visible from the street.

- **Outdoor Furniture, Grills, and Patio Equipment:** No temporary sidewalk use; permanent items require a sidewalk obstruction permit and may not impede pedestrians.
- **Dogs and Pet Waste:** Property owners and residents must promptly remove dog waste from sidewalks, streets, and public areas. *Enforcement of this requirement is expected to be challenging, as compliance can only be verified by direct observation by an officer or a witness.*
- **Window Screening:** First-floor street-facing windows must have permanent treatments applied to the glass (tinted, frosted, mirrored) or windows must have a bottom edge at least 7 feet above the sidewalk.

2. Sidewalk Obstruction Permit:

A new sidewalk obstruction permit process should be created under the Municipal Code to manage permanent and temporary structures (mailboxes, benches, planters, grills, patio furniture) on all sidewalks, but specific to this conversation, within the Central Business District sidewalk zone. This permit:

- Ensures safe pedestrian circulation.
- Provides oversight for permanent fixtures associated with residential or commercial uses.
- Establishes a clear review and approval process consistent with other City permitting practices.

3. Parking Regulations in the Central Business District:

To address concerns over on-street parking availability for commercial patrons in the Central Business District:

- **Four-Hour Limit:** On-street parking is limited to four (4) consecutive hours at a single location between 8:00 a.m. and 5:00 p.m., Monday through Friday.
- **Residential Compliance:** First-floor and upper-floor residential users are subject to the same time limits.
- **Off-Street Parking:** Residential units must provide or have access to adequate off-street parking to minimize reliance on on-street spaces. Theoretically, everyone can meet this requirement due to the number of public parking spaces in the City-owned lots.
- **Enforcement Considerations:** Enforcement of on-street parking is largely dependent on voluntary compliance. City officers may issue citations, but sustained

enforcement may be resource-intensive. Further, commercial occupants may object if parking restrictions limit their ability to park for extended periods; balancing turnover for customers with business needs will require careful monitoring.

- **Exceptions:** Temporary exemptions may be granted for deliveries, loading/unloading, or other special circumstances as approved by the City Council.

Conclusion:

The proposed amendments provide a balanced framework for:

- Supporting residential development in the Central Business District in a manner consistent with the City's pedestrian-oriented commercial character.
- Managing sidewalk obstructions safely and efficiently.
- Preserving downtown parking availability for commercial activity.

Practical enforcement considerations regarding dog waste and on-street parking should be reviewed carefully. The City Council and Planning Commission should recognize that:

1. Enforcement of dog waste regulations will be limited without direct observation or monitoring technology.
2. On-street parking limits will rely significantly on voluntary compliance; aggressive enforcement may strain staff resources and create friction with commercial tenants.

5.7 B-1 – CENTRAL BUSINESS DISTRICT

5.7.01 INTENT: This district is intended to provide a commercial area for establishments serving the general shopping needs of the trade area, particularly those oriented to the pedestrian shopper. The grouping of uses is designed to strengthen the central business area as the urban center of trade, service, governmental, and cultural activities, while also providing neighborhood commercial convenience. **Limited residential uses are intended to complement the commercial character of the district. These regulations are designed to ensure that residential activity is compatible with the pedestrian-oriented and commercial character of the district, supporting a vibrant and mixed-use downtown environment.**

5.7.02 PERMITTED PRINCIPLE USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Automobile services and service stations
2. Automotive wash facilities
3. Electrical repair, radio and television repair; and watch, clock and jewelry sales and repair
4. Bakery
5. Banks, savings and loan associations, credit unions and finance companies
6. Barbershops, beauty parlors and shoeshine shops
7. Business offices and services, excluding any warehousing and storage services
8. Bus passenger terminals and taxicab transportation
9. Child care homes and centers
10. Welfare and charitable services; business associations; professional membership organizations; labor unions and similar labor organizations; and civic, social and fraternal associations
11. Commercial recreation facilities (bowling alleys, miniature golf courses and similar uses)
12. Public utilities, structures and facilities
13. Communication and utility building and uses, excluding towers over 45 feet;
14. Detached banking facilities, including ATMs
15. Dry cleaning or laundry establishments; apparel repair, alteration and cleaning pick-up services; shoe repair services
16. Eating and drinking places, including restaurants and taverns
17. Educational services
18. Garden Centers
19. Grocery Stores
20. Messenger and telegraph stations
21. Funeral homes and mortuaries

22. Motels and hotels
23. Museums; art galleries; planetaria; aquariums; historic and monument sites; motion picture theaters; legitimate theaters
24. Office buildings
25. Parking lots, parking garages and other off-street parking facilities
26. Personal and professional services, excluding adult entertainment and tattoo parlors
27. Photography studios
28. Private schools, including but not limited to business or commercial schools, and dance or music academies
29. Public and private charitable institutions
30. Public parks, buildings and grounds
31. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, police and fire stations and other public buildings, structures, and facilities
32. Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosure walls of the buildings
33. Stores or shops for the sale of goods at retail
34. Temporary shelter for homeless
35. Residential use above the first floor. (For purpose of this ordinance, “residential use” means the use of a building or portion of a building for dwelling purposes, including apartments, condominiums, townhomes, single-family dwellings, bed and breakfast guest homes, and short-term rental properties, whether occupied on a permanent or temporary basis. Residential use shall not include transient lodging uses such as hotels or motels unless otherwise specified in this ordinance.)
- ~~36. Bed and Breakfast guest home and/or short term rental properties (not on ground floor)~~
- ~~37. Apartments above stores/businesses (not on ground floor)~~

5.7.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to permitted uses and structures and to uses and structures permitted as conditional uses and constructed of similar and/or acceptable building materials.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Towers and Antenna, including television, amateur radio or land mobile towers under 45 feet in height, subject to Section 9.13

5.7.04 **CONDITIONAL USES:** A building or premises may be used for the following purposes in the B-1 Central Business District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Food storage lockers with slaughtering facilities, provided that any slaughtering, killing, eviscerating, skinning, or plucking be done indoors;
2. Recycling center and collection points;
3. Churches and other religious institutions;
4. Private meeting halls, community centers and auditoriums;
5. Residential uses on the first floor of a single-story building.

5.7.05 **PROHIBITED USES AND STRUCTURES:** All other uses and structures which are not specifically permitted, or not permissible as conditional uses, shall be prohibited from the B-1 Central Business District.

5.7.06 **HEIGHT AND AREA REGULATIONS:** The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted and Conditional Uses	none	20'	0'	0', or setback of residential district when abutting	0'	45'

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.7.07 **PARKING REGULATIONS:** Parking within the B-1 District shall be in accordance with the provisions of this ordinance. Uses in the B-1 are exempt from the off-street parking requirements, except for those permitted or conditional uses that involve large assemblies or overnight parking, such as churches, motels, hotels, auditoriums, and residential uses.

5.7.08 **SIGN REGULATIONS:** Signs within the B-1 District shall be in conformance with the provisions of this ordinance.

5.7.09 SUPPLEMENTAL REGULATIONS FOR RESIDENTIAL USES IN THE CENTRAL BUSINESS DISTRICT

1. **Trash & Waste:** Trash dumpsters, refuse containers, and other waste storage shall not be located on any side of the property facing a public street. Trash storage located on non-street-facing sides or rear yards is permitted, shall not be maintained within the public right-of-way. Screening from public view in these locations is not required, provided the storage does not create a nuisance or violate other applicable codes.

2. **Mailboxes:** Mailboxes for residential uses may be mounted on the surface of building façades, provided they do not extend more than eight inches (8") from the façade. Any mailbox not mounted on the building façade in compliance with this regulation shall require a sidewalk obstruction permit, as outlined in Section ____ of the Municipal Code of the City of St. Paul.
3. **Satellite Dishes and Similar Equipment:** Satellite dishes, antennas, and other similar equipment shall not be visible from the public street. Such equipment must be located on non-street-facing elevations or otherwise screened so as to be concealed from street view.
4. **Outdoor Furniture, Grills, and Patio Equipment:** No temporary use of the public sidewalk for residential purposes shall be permitted. Permanent outdoor structures, including but not limited to benches, flower boxes, grills, and patio furniture, shall require a sidewalk obstruction permit, as outlined in Section ____ of the Municipal Code of the City of St. Paul, and shall not obstruct pedestrian circulation or violate any applicable public safety requirements.
5. **Dogs and Pet Waste:** All pet waste, including dog feces, shall be promptly removed from sidewalks, streets, and other public areas. Property owners are responsible for ensuring compliance with this requirement by tenants, occupants, or other persons under their control.
6. **Window Screening:** For residential uses on the first floor, street-facing windows shall be treated to obstruct views from the public street. This may be achieved through:
 - a. installation of permanent treatments directly on the window, such as mirrored, frosted, or tinted glass, that effectively obstruct views from the public street; interior curtains, blinds, or other removable coverings shall not satisfy this requirement; or
 - b. replacement or modification of windows such that the bottom edge of the window is at least seven feet (7') above the adjacent sidewalk elevation.

All window screening measures shall be approved by the City as part of the conditional use permit review to ensure compatibility with the pedestrian-oriented commercial character of the Central Business District.

ORDINANCE NO. 1069

AN ORDINANCE OF THE CITY OF ST. PAUL, NEBRASKA AMENDING SECTION 5.7 OF THE ST. PAUL ZONING REGULATIONS RELATED TO REGULATION OF THE CENTRAL BUSINESS DISTRICT TO ALLOW FOR RESIDENTIAL USES ON THE FIRST FLOOR OF SINGLE-STORY BUILDINGS, AND TO IMPOSE SUPPLEMENTAL REGULATIONS; TO REPEAL ANY ORDINANCE, OR PARTS OF ANY ORDINANCE IN CONFLICT WITH THIS ORDINANCE; TO PROVIDE FOR THE EFFECTIVE DATE OF SUCH ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA:

SECTION 1: That Section 5.7 of the St. Paul Zoning Regulations is hereby repealed and replaced in its entirety to read as provided in Exhibit A, attached hereto.

SECTION 2. That any Ordinance or parts of any Ordinances in conflict herewith are hereby repealed.

SECTION 3. That this Ordinance shall become effective and be in full force and effect after its passage, adoption, and publication in pamphlet form as provided by law.

Approved and adopted this 20th day of April, 2026.

CITY OF ST. PAUL, NEBRASKA

By: _____
Mike Feeken, Mayor

ATTEST:

Connie Jo Beck, City Clerk/Deputy Treasurer

5.7 B-1 – CENTRAL BUSINESS DISTRICT

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3. Electrical repair, radio and television repair; and watch, clock and jewelry sales and repair
4. Bakery
5. Banks, savings and loan associations, credit unions and finance companies
6. Barbershops, beauty parlors and shoeshine shops
7. Business offices and services, excluding any warehousing and storage services
8. Bus passenger terminals and taxicab transportation
9. Child care homes and centers
10. Welfare and charitable services; business associations; professional membership organizations; labor unions and similar labor organizations; and civic, social and fraternal associations
11. Commercial recreation facilities (bowling alleys, miniature golf courses and similar uses)
12. Public utilities, structures and facilities
13. Communication and utility building and uses, excluding towers over 45 feet;
14. Detached banking facilities, including ATMs
15. Dry cleaning or laundry establishments; apparel repair, alteration and cleaning pick-up services; shoe repair services
16. Eating and drinking places, including restaurants and taverns
17. Educational services
18. Garden Centers
19. Grocery Stores
20. Messenger and telegraph stations
21. Funeral homes and mortuaries

22. Motels and hotels
23. Museums; art galleries; planetaria; aquariums; historic and monument sites; motion picture theaters; legitimate theaters
24. Office buildings
25. Parking lots, parking garages and other off-street parking facilities
26. Personal and professional services, excluding adult entertainment and tattoo parlors
27. Photography studios
28. Private schools, including but not limited to business or commercial schools, and dance or music academies
29. Public and private charitable institutions
30. Public parks, buildings and grounds
31. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, police and fire stations and other public buildings, structures, and facilities
32. Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosure walls of the buildings
33. Stores or shops for the sale of goods at retail
34. Temporary shelter for homeless
35. Residential use above the first floor. (For purpose of this ordinance, "residential use" means the use of a building or portion of a building for dwelling purposes, including apartments, condominiums, townhomes, single-family dwellings, bed and breakfast guest homes, and short-term rental properties, whether occupied on a permanent or temporary basis. Residential use shall not include transient lodging uses such as hotels or motels unless otherwise specified in this ordinance.)

5.7.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to permitted uses and structures and to uses and structures permitted as conditional uses and constructed of similar and/or acceptable building materials.
2. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
3. Towers and Antenna, including television, amateur radio or land mobile towers under 45 feet in height, subject to Section 9.13

5.7.04 CONDITIONAL USES: A building or premises may be used for the following purposes in the B-1 Central Business District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Food storage lockers with slaughtering facilities, provided that any slaughtering, killing, eviscerating, skinning, or plucking be done indoors;

2. Recycling center and collection points;
3. Churches and other religious institutions;
4. Private meeting halls, community centers and auditoriums;
5. Residential uses on the first floor of a single-story building.

5.7.05 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted, or not permissible as conditional uses, shall be prohibited from the B-1 Central Business District.

5.7.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted and Conditional Uses	none	20'	0'	0', or setback of residential district when abutting	0'	45'

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.7.07 PARKING REGULATIONS: Parking within the B-1 District shall be in accordance with the provisions of this ordinance. Uses in the B-1 are exempt from the off-street parking requirements, except for those permitted or conditional uses that involve large assemblies or overnight parking, such as churches, motels, hotels, auditoriums, and residential uses.

5.7.08 SIGN REGULATIONS: Signs within the B-1 District shall be in conformance with the provisions of this ordinance.

5.7.09 SUPPLEMENTAL REGULATIONS FOR RESIDENTIAL USES IN THE CENTRAL BUSINESS DISTRICT

1. Trash & Waste: Trash dumpsters, refuse containers, and other waste storage shall not be located on any side of the property facing a public street. Trash storage located on non-street-facing sides or rear yards is permitted, shall not be maintained within the public right-of-way. Screening from public view in these locations is not required, provided the storage does not create a nuisance or violate other applicable codes.
2. Mailboxes: Mailboxes for residential uses may be mounted on the surface of building façades, provided they do not extend more than eight inches (8") from the façade. Any mailbox not mounted on the building façade in compliance with this regulation shall require a sidewalk obstruction permit, as outlined in Section ____ of the Municipal Code of the City of St. Paul.

3. **Satellite Dishes and Similar Equipment:** Satellite dishes, antennas, and other similar equipment shall not be visible from the public street. Such equipment must be located on non-street-facing elevations or otherwise screened so as to be concealed from street view.
4. **Outdoor Furniture, Grills, and Patio Equipment:** No temporary use of the public sidewalk for residential purposes shall be permitted. Permanent outdoor structures, including but not limited to benches, flower boxes, grills, and patio furniture, shall require a sidewalk obstruction permit, as outlined in Section ____ of the Municipal Code of the City of St. Paul, and shall not obstruct pedestrian circulation or violate any applicable public safety requirements.
5. **Dogs and Pet Waste:** All pet waste, including dog feces, shall be promptly removed from sidewalks, streets, and other public areas. Property owners are responsible for ensuring compliance with this requirement by tenants, occupants, or other persons under their control.
6. **Window Screening:** For residential uses on the first floor, street-facing windows shall be treated to obstruct views from the public street. This may be achieved through:
 - a. installation of permanent treatments directly on the window, such as mirrored, frosted, or tinted glass, that effectively obstruct views from the public street; interior curtains, blinds, or other removable coverings shall not satisfy this requirement; or
 - b. replacement or modification of windows such that the bottom edge of the window is at least seven feet (7') above the adjacent sidewalk elevation.

All window screening measures shall be approved by the City as part of the conditional use permit review to ensure compatibility with the pedestrian-oriented commercial character of the Central Business District.

ORDINANCE NO. 1070

AN ORDINANCE OF THE CITY OF ST. PAUL, NEBRASKA ADOPTING A NEW SECTION 5-925 OF THE MUNICIPAL CODE OF THE CITY OF ST. PAUL RELATED TO PARKING IN THE CENTRAL BUSINESS DISTRICT; TO PROVIDE FOR THE EFFECTIVE DATE OF SUCH ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA:

SECTION 1: That a new Section 5-925 of the Municipal Code of the City of St. Paul are hereby adopted to read as provided in Exhibit A, attached hereto.

SECTION 2. That any Ordinance or parts of any Ordinances in conflict herewith are hereby repealed.

SECTION 3. That this Ordinance shall become effective and be in full force and effect after its passage, adoption, and publication in pamphlet form as provided by law.

Approved and adopted this 20th day of April, 2026.

CITY OF ST. PAUL, NEBRASKA

By: _____
Mike Feeken, Mayor

ATTEST:

Connie Jo Beck, City Clerk/Deputy Treasurer

**§ 5-925 PARKING; CENTRAL BUSINESS DISTRICT; TIME LIMITS;
RESIDENTIAL USES**

(A) *Purpose and Intent.* It is in the best interest of the City of St. Paul to manage parking in the Central Business District in a manner that ensures availability for commercial patrons while accommodating residential uses. The City Council has determined that unregulated use of on-street parking by residential tenants may create conflicts with commercial activity, reduce turnover, and impair the health, safety, and welfare of the community. Accordingly, this section establishes parking time limits for the Central Business District.

(B) *Definitions.* For purposes of this section, the following definitions shall apply:

CENTRAL BUSINESS DISTRICT. That area of the City of St. Paul zoned B-1 – Central Business District as defined in the Zoning Ordinance of St. Paul, Nebraska.

RESIDENTIAL USE. The use of a building or portion of a building for dwelling purposes, including apartments, bed and breakfast guest homes, or short-term rental properties, whether permanent or temporary.

COMMERCIAL USE. Any permitted or conditional use in the Central Business District primarily intended to provide goods or services to the public, including retail, office, restaurant, or service uses.

(C) *On-Street Parking Time Limit.* Except as otherwise provided in this section, no person shall park or allow a vehicle to remain parked on any street within the Central Business District for more than four (4) consecutive hours at any one location between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

(D) *Off-Street Parking Requirement for Residential Uses.* Residential uses located within the Central Business District shall provide or have access to adequate off-street parking, either on the same property or through public parking, a shared parking agreement, to reduce reliance on on-street parking and ensure commercial access. Off-street parking shall be provided in accordance with applicable City codes and as may be required as a condition of a residential conditional use permit.

(E) *Exceptions.* The City Council may, by resolution or written authorization, designate temporary exemptions for deliveries, loading/unloading, emergency situations, or other circumstances deemed necessary for the safe and efficient operation of the Central Business District.

EXHIBIT A

ORDINANCE NO. 1071

AN ORDINANCE OF THE CITY OF ST. PAUL, NEBRASKA ADOPTING NEW SECTIONS 8-208 TO 8-213, INCLUSIVE, OF THE MUNICIPAL CODE OF THE CITY OF ST. PAUL RELATED TO SIDEWALK OBSTRUCTION PERMITS; TO PROVIDE FOR THE EFFECTIVE DATE OF SUCH ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ST. PAUL, NEBRASKA:

SECTION 1: That new Sections 8-208 to 8-213, inclusive, of the Municipal Code of the City of St. Paul are hereby adopted to read as provided in Exhibit A, attached hereto.

SECTION 2. That any Ordinance or parts of any Ordinances in conflict herewith are hereby repealed.

SECTION 3. That this Ordinance shall become effective and be in full force and effect after its passage, adoption, and publication in pamphlet form as provided by law.

Approved and adopted this 20th day of April, 2026.

CITY OF ST. PAUL, NEBRASKA

By: _____
Mike Feeken, Mayor

ATTEST:

Connie Jo Beck, City Clerk/Deputy Treasurer

§ 8-208 SIDEWALK OBSTRUCTION PERMIT.

- (A) Prior to the placement of any obstruction on any public sidewalk, a permit shall be obtained from the City Clerk. Except as otherwise provided herein, such permit shall be required regardless of the length of duration of obstruction.
- (B) Application for the sidewalk obstruction permit shall be made at City Hall on a form provided by the City Clerk and shall contain:
- (1) a description of the obstruction, including the dimensions thereof, and a diagram of the placement of the obstruction on the sidewalk;
 - (2) written consent from each of the property owners, or the party in possession of the property, abutting the area in which the obstruction shall be located;
 - (3) a certificate of insurance showing the applicant has acquired liability and property damage insurance coverage for the diagramed sidewalk area and the proposed obstruction, which insurance may not be cancelled without providing thirty (30) days written notice to the city;
 - (4) the applicant's agreement to indemnify the City of St. Paul, its elected officials, and employees, for any claims for damages to property, or injury to persons, which may occur in connection with placement of the obstruction; and
 - (5) payment of a fee of [REDACTED] dollars (\$[REDACTED]00).
- (C) A representative of the City shall review all applications for compliance with the following criteria and shall recommend approval or denial to the City Clerk:
- (1) the proposed obstruction shall be located in the area immediately adjacent to the applicant's property;
 - (2) the proposed obstruction shall be located such that there is at least a [REDACTED] foot wide passageway, clear and unobstructed, for pedestrians to pass on the sidewalk; and
 - (3) the proposed obstruction shall be located at least [REDACTED] feet from any driveways and alleys, and at least [REDACTED] feet from roadway intersections.
- (D) Upon compliance with the provisions of this article, the City Clerk shall issue the permit upon a determination that such permit is warranted based on the information in the application and recommendation of the representative of the City.
- (E) Each permit issued shall terminate the 31st day of December of the year in which it is issued. Issued permits shall be personal to the permittee and not transferable in any manner; and are limited to the area(s) and the item(s) approved as described in the application.
- (F) The City of St. Paul shall retain the right to repeal or amend this article and thereby terminate or modify all sidewalk obstruction operations. No permittee shall gain any property right in the continued private commercial use of the public sidewalk.
- (G) Any fees collected under the provisions of this section shall be credited to the general fund of the City to be used to defray the costs and expenses of administering this article and thereafter for general purposes.

EXHIBIT A

§ 8-209 SIDEWALK OBSTRUCTION PERMIT; DENIAL, REVOCATION, SUSPENSION OR NONRENEWAL.

The City may deny, revoke, suspend, or not renew any permit upon finding that any provision of this article has not been met for issuance of the permit or the conditions under which the permit was approved no longer exist. Such actions shall be effective immediately.

Upon such denial, revocation, suspension, or nonrenewal the City shall give written notice of such action to the applicant or permittee. Such written notice shall include a statement of the action which has been taken and the reason therefore; and also advise the applicant or permittee of their right to make a written request for a hearing before the City Council on the action.

A request for hearing shall be submitted to the City Clerk within ten (10) calendar days of the service of written notice of the denial, revocation, suspension, or nonrenewal and upon hearing the matter, the City Council shall render a final decision concerning the permit.

§ 8-210 SIDEWALK OBSTRUCTION PERMIT; RENEWAL.

A sidewalk obstruction permit holder must apply for a renewal of the permit prior to its expiration if the obstruction which required a sidewalk obstruction permit is still present and will continue to be present. Application for the permit renewal shall be made at City Hall on a form provided by the City Clerk and shall contain:

- (A) a statement that the sidewalk obstruction and its location have not changed from that described in the initial permit;
- (B) any known written complaints made against the sidewalk obstruction during the permitted year;
- (C) verification of valid insurance as required herein;
- (D) the applicant's agreement to indemnify the City of St. Paul, its elected officials, and employees, for any claims for damages to property, or injury to persons, which may occur in connection with any activity carried on under the terms of the renewed permit; and
- (E) payment of a fee of [REDACTED] dollars (\$ [REDACTED]00).

§ 8-211 SIDEWALK OBSTRUCTION PERMIT; EXEMPTION.

(A) The commercial property owners in the B-1 – Central Business District, may be granted an exemption to the permit required herein. Such applicant shall submit an application to request exemption from holding a sidewalk obstruction permit. An applicant may request an exemption from the sidewalk obstruction permit for the following types of obstructions:

- (1) flower pots or other planter boxes;
- (2) benches;
- (3) removable signs;
- (4) other obstructions of a similar nature that have been expressly manufactured for outside use.

(B) The application to be submitted shall be provided by the City Clerk. An applicant requesting an exemption is required to complete the application and provide:

- (1) a certificate of insurance showing the applicant has acquired liability and property damage insurance coverage for the diagramed sidewalk area and the proposed obstruction;
- (2) the applicant's agreement to indemnify the City of St. Paul, its elected officials, and employees, for any claims for damages to property, or injury to persons, which may occur in connection with placement of the obstruction; and
- (3) payment of a fee of [REDACTED] dollars (\$[REDACTED]00).

(C) Exemptions granted pursuant to this section shall be perpetual in nature, without a need to renew on an annual basis. Exempted obstructions shall conform to the following restrictions:

- (1) The area in front of the property, specifically the exempted obstruction, shall be cleaned regularly, including the removal of trash and other debris.
- (2) At least a [REDACTED] foot wide passageway, clear and unobstructed, for pedestrians to pass on the sidewalk at all times.
- (3) Benches must be a minimum length of [REDACTED] feet and must be constructed of solid materials.
- (4) Plants and plant material in planter boxes shall be maintained during the growing season and dead plant materials shall be removed at the end of the season.
- (5) Each face of a removable sign shall not exceed ten (10) square feet. Further, one (1) removable sign shall be allowed for each twenty-four (24) linear feet of building frontage; and no sign shall be permanently affixed to the sidewalk. No offensive or abusive language shall be displayed on the signs in the designated area.

§ 8-212 SIDEWALK OBSTRUCTION PERMIT; DENIAL, REVOCATION, OR SUSPENSION OF AN EXEMPTION.

The City may deny, revoke, or suspend an exemption upon finding that the provisions herein have not been met for issuance of the permit exemption. Such action shall be immediately effective.

Upon such denial, revocation, or suspension the City shall give written notice of such action to the applicant or permittee. Such written notice shall include a statement of the action which has been taken and the reason therefore; and also advise the applicant or permittee of their right to make a written request for a hearing before the City Council on the action.

A request for hearing shall be submitted to the City Clerk within ten (10) calendar days of the service of written notice of the denial, revocation, or suspension and upon hearing the matter, the City Council shall render a final decision concerning the permit.

§ 8-213 SIDEWALK OBSTRUCTION PERMIT; WAIVER.

The City Council may, upon written request, temporarily waive the requirements for the issuance of a sidewalk obstruction permit for a special event. Such request shall include a

detailed description of the event or purpose for which the waiver is sought, as well as the specific duration of the requested waiver. No waiver granted under this section shall exceed seven (7) consecutive days.

Zoning Classification R-2

Value \$ 3000

PERMIT NUMBER 2026-10

Please call 811 before completing form

FEE \$50.00

CASH CHECK#

paid 3/13/26

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Tyler Grunger Contractor SELF

Address 1014 Sherman ST Address _____

City, State, Zip Saint Paul, NE, 68873 Phone Number _____

Phone Number 308 850 9533 Cell Phone _____

Complete Legal Description of the Property Tract 60' x 132' in Lots 4, 5, 6 and 53' of E 33' of S 63' of Lot 4 Block 14 Bartletts Add St. Paul

Address of Construction Site 1014 Sherman ST

(If none, one must be registered with City of St. Paul) In the Flood plain? no

Proposed Structure Shed Dimension of Structure 8x12

Distance from Front property line West 114' Distance from Rear Property Line East 6 FT

Distance from Side Property Line South 6 FT Distance from Second Side Line North 49'

Is there a utility easement on any side of the property? no

Approximately when will construction Start ASAP Finish _____

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-17-26
(Matt Helzer's signature)

Recommendations needed before approval: _____

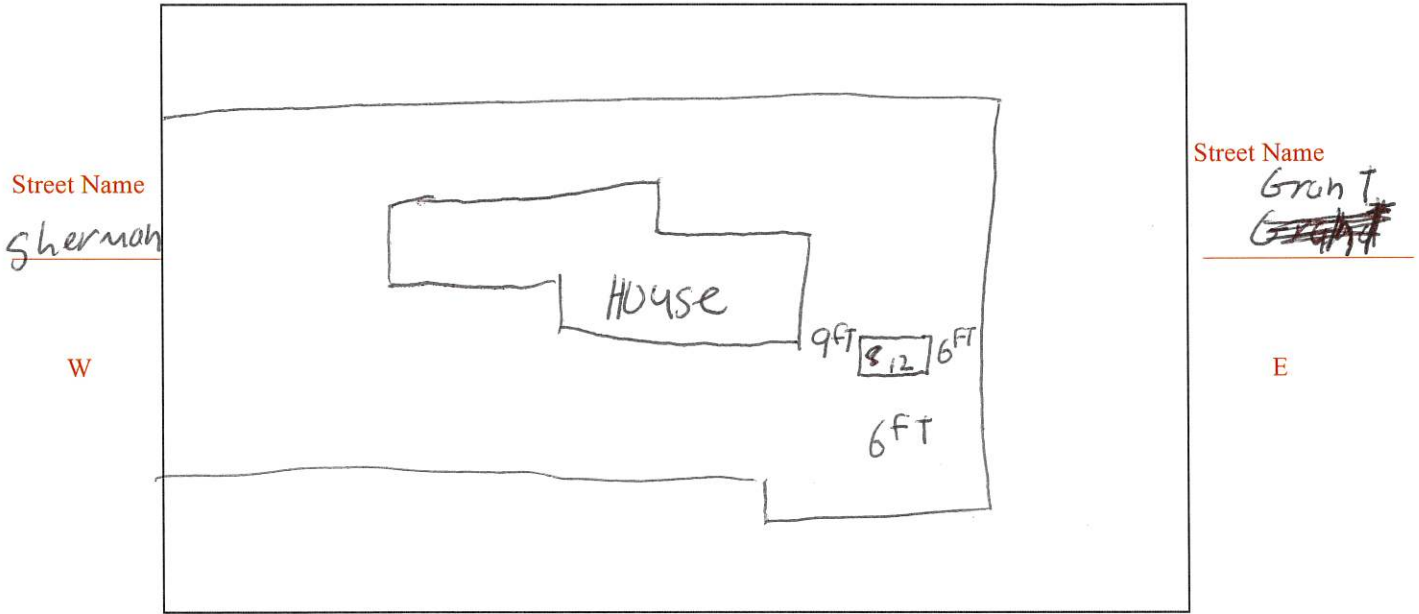
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

- Is the proposed use permitted within this zoning district? YES NO _____
 - Does the proposed use meet all the required setback distances? YES NO _____
 - Is a conditional use required for the proposed use? YES _____ NO
 - Has a Conditional Use Permit been issued for this proposed use? YES _____ NO
- If yes, when does it expire? _____

Site Plan Sketch:

North Street Name Kendall



South Street Name Jay

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings and structures, and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

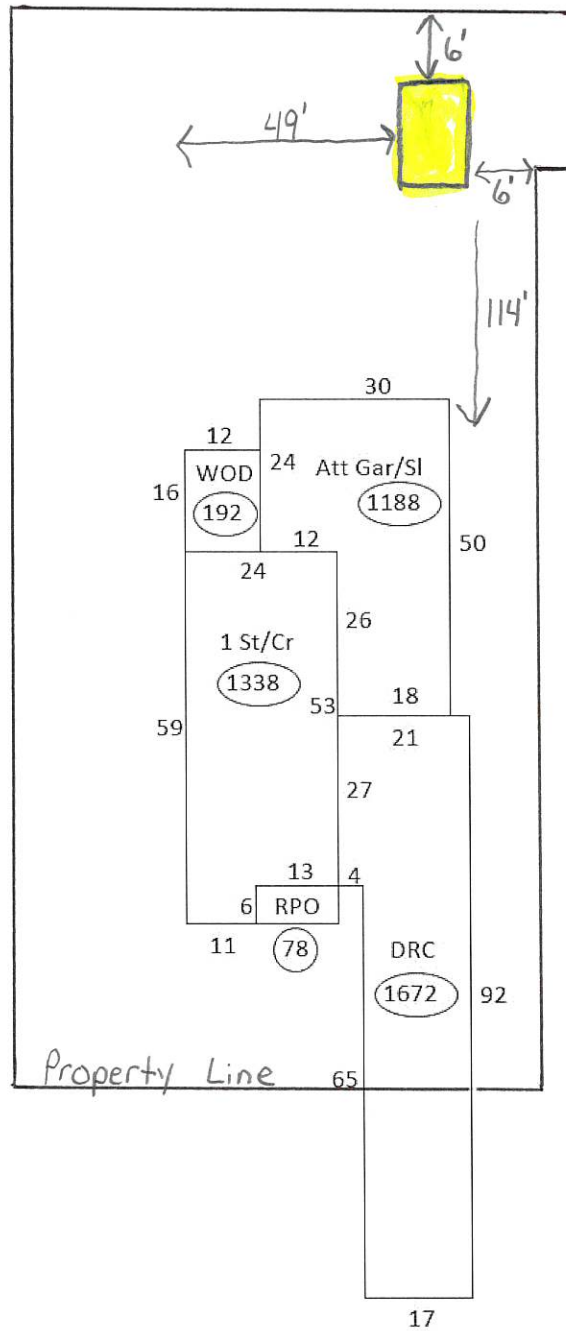
Signature of Applicant Tyler [Signature] Date 3-13-26

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____

2026-10



← North

Sherman Street

TIF Project

Zoning Classification HC

Value \$ 400,000

PERMIT NUMBER 2026-11
FEE \$100.00 CASH _____ CHECK# 2500
paid 3/16/26

APPLICATION FOR A COMMERCIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all requirement information is furnished.

Property Owner Jared & Sarah Rasmussen Contractor Mark Starkey
Address 1916 Inman Rd Address St. Paul
City, State, Zip St. Paul, NE 68873 Phone Number 308-750-7968
Phone Number 308-750-0855 Cell Phone 308-750-7968
Complete Legal Description of the Property Lots 12+14 Middle Loup River Subdivision

Address of Construction Site 102 River Road St. Paul, NE 68873
(If none, one must be registered with City of St. Paul or the 911 center.) Is property in the Flood Plain? No

Proposed Structure & Use Storage & Offices Dimension of Structure 42x80 - Storage
30x40 - Offices
Plans Submitted to Fire Marshall Office In Process

Distance from Front property line See sheet Distance from Rear Property Line See sheet
Distance from Side Property Line See sheet Distance from Second Side Property Line See sheet

Is there a utility easement on either the back or side property? _____ If so attach a copy of neighbor approval.
Approximately when will construction Start May 1st Finish August 1st

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-17-26
(Matt Helzer's signature)

Recommendations needed before approval: _____

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the Name of the Lot Split or Subdivision _____

For Office Use Only:

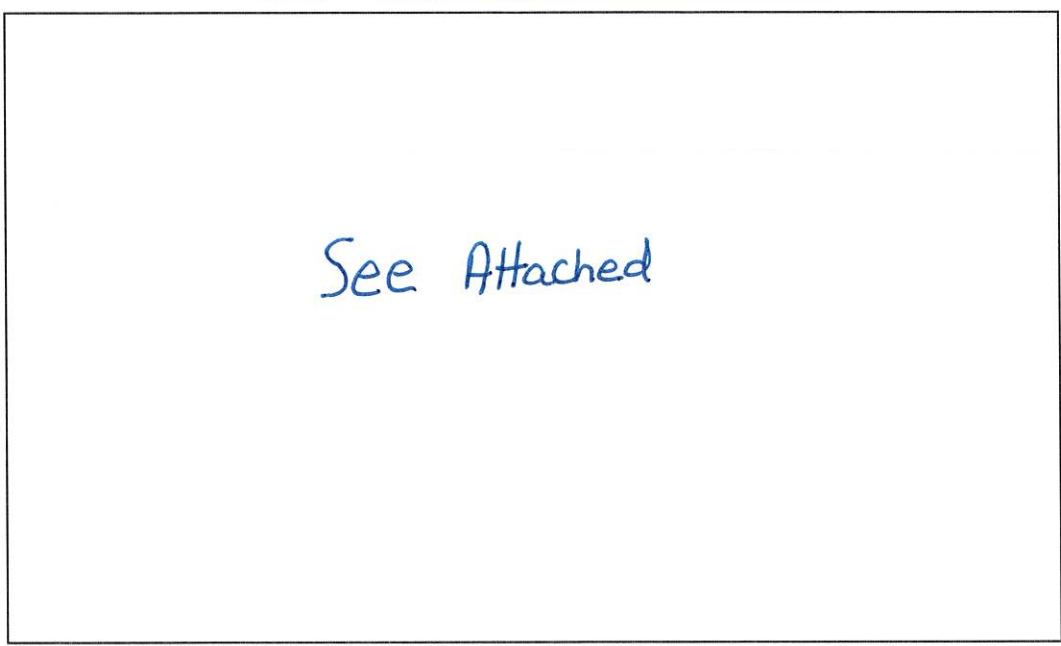
Is the proposed use permitted within this zoning district? YES NO _____
Does the proposed use meet all the required setback distances? YES NO _____
Is a conditional use required for the proposed use? YES _____ NO
Has a Conditional Use Permit been issued for this proposed use? YES _____ NO
If yes, when does it expire? _____

Site Plan Sketch:

North Street Name _____

West Street Name _____

East Street Name _____



South Street Name _____

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING – CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW CONSTRUCTION MUST CALL Electrical Inspector, Kim Farnstrom 308-728-7612**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

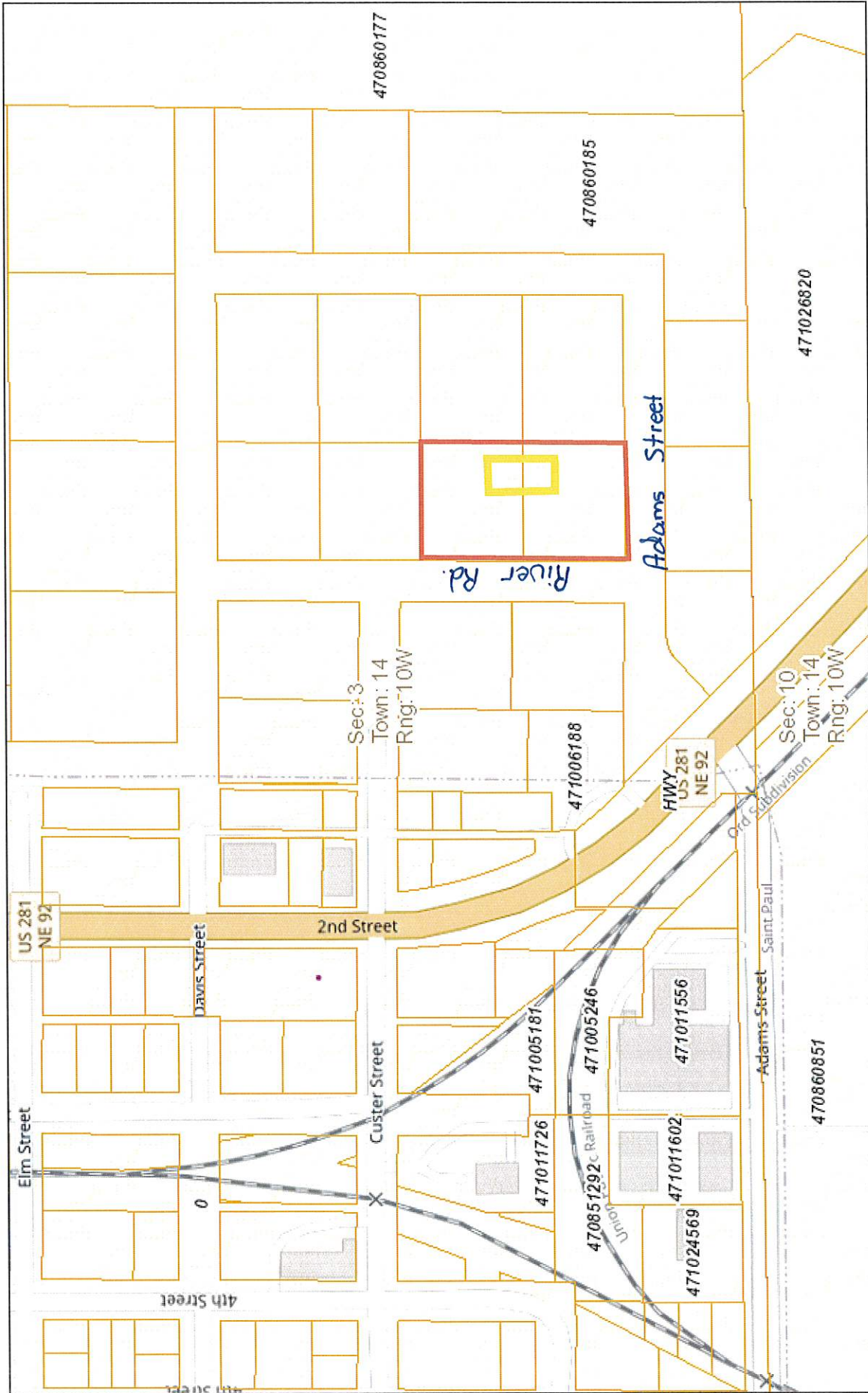
The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant *John W. P...* Date 3-16-25

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____



March 17, 2026
13:18 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Parcels
- Sections



Zoning Classification R2 Value \$ 2500.00 PERMIT NUMBER 2026-12
 Please call 811 before completing form FEE \$50.00 CASH CHECK# 6345 ✓
 paid 3/24/26

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner DENNIS J + KATHLEEN M MAHN Contractor SELF
 Address 922 PAUL ST Address _____
 City, State, Zip ST PAUL, NE 68873 Phone Number _____
 Phone Number 308-750-0768 Cell Phone _____

Complete Legal Description of the Property LOT 2 ALSHIRES ADDITION SECOND REPLAT ST PAUL
 Address of Construction Site 922 PAUL ST
 (If none, one must be registered with City of St. Paul) **In the Flood plain?** NO

Proposed Structure STORAGE SHED Dimension of Structure 14' X 16'
 Distance from Front Property line 283' Distance from Rear Property Line 52' 6"
 Distance from Side Property Line 6' Distance from Second Side Line 95'

Is there a utility easement on any side of the property? NO
 Approximately when will construction Start LATE APRIL Finish JUNE 2026

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 3-25-26
 (Matt Helzer's signature)

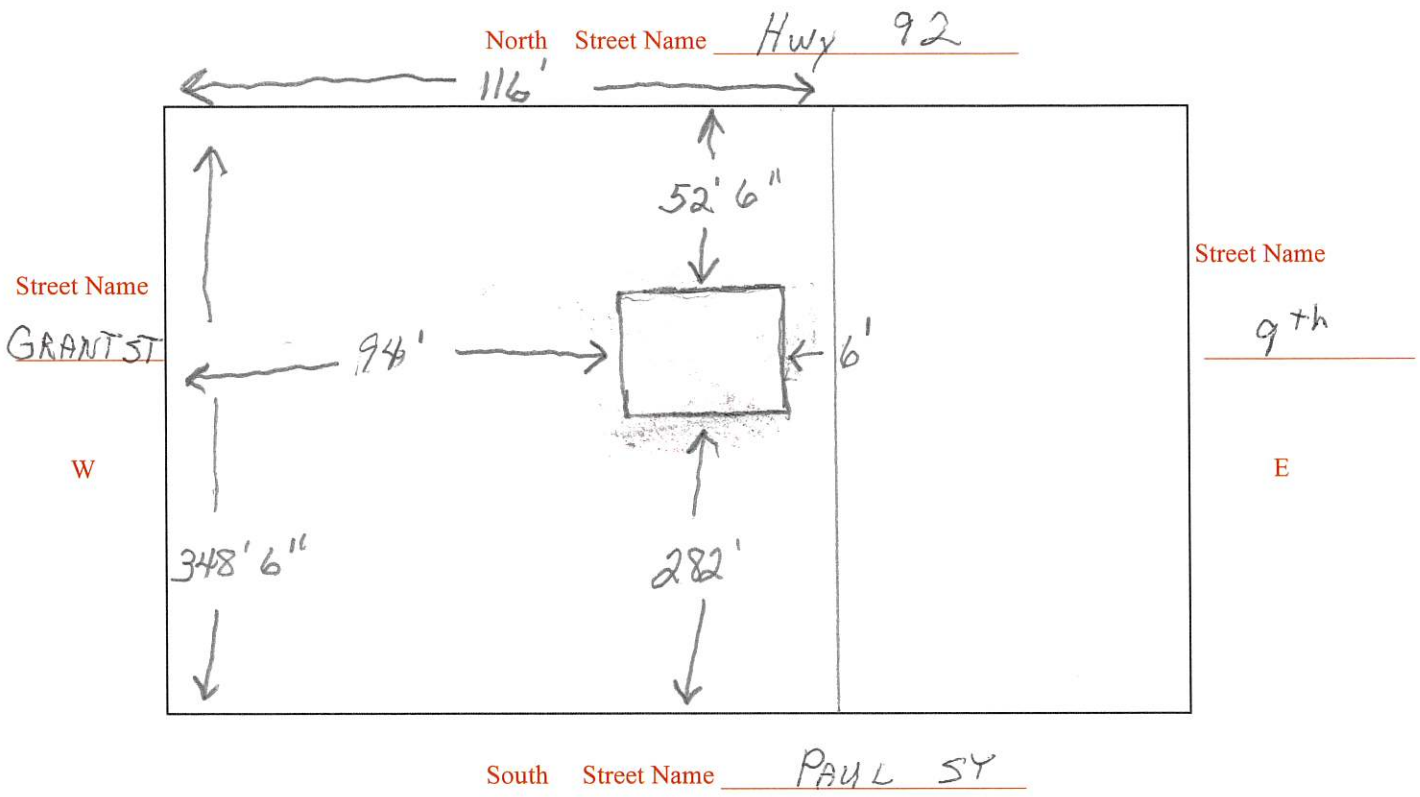
Recommendations needed before approval: _____

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES NO _____
 Does the proposed use meet all the required setback distances? YES NO _____
 Is a conditional use required for the proposed use? YES _____ NO
 Has a Conditional Use Permit been issued for this proposed use? YES _____ NO
 If yes, when does it expire? _____

Site Plan Sketch:



Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings and structures, and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

Signature of Applicant Dennis J. Hahn Date 3-24-26

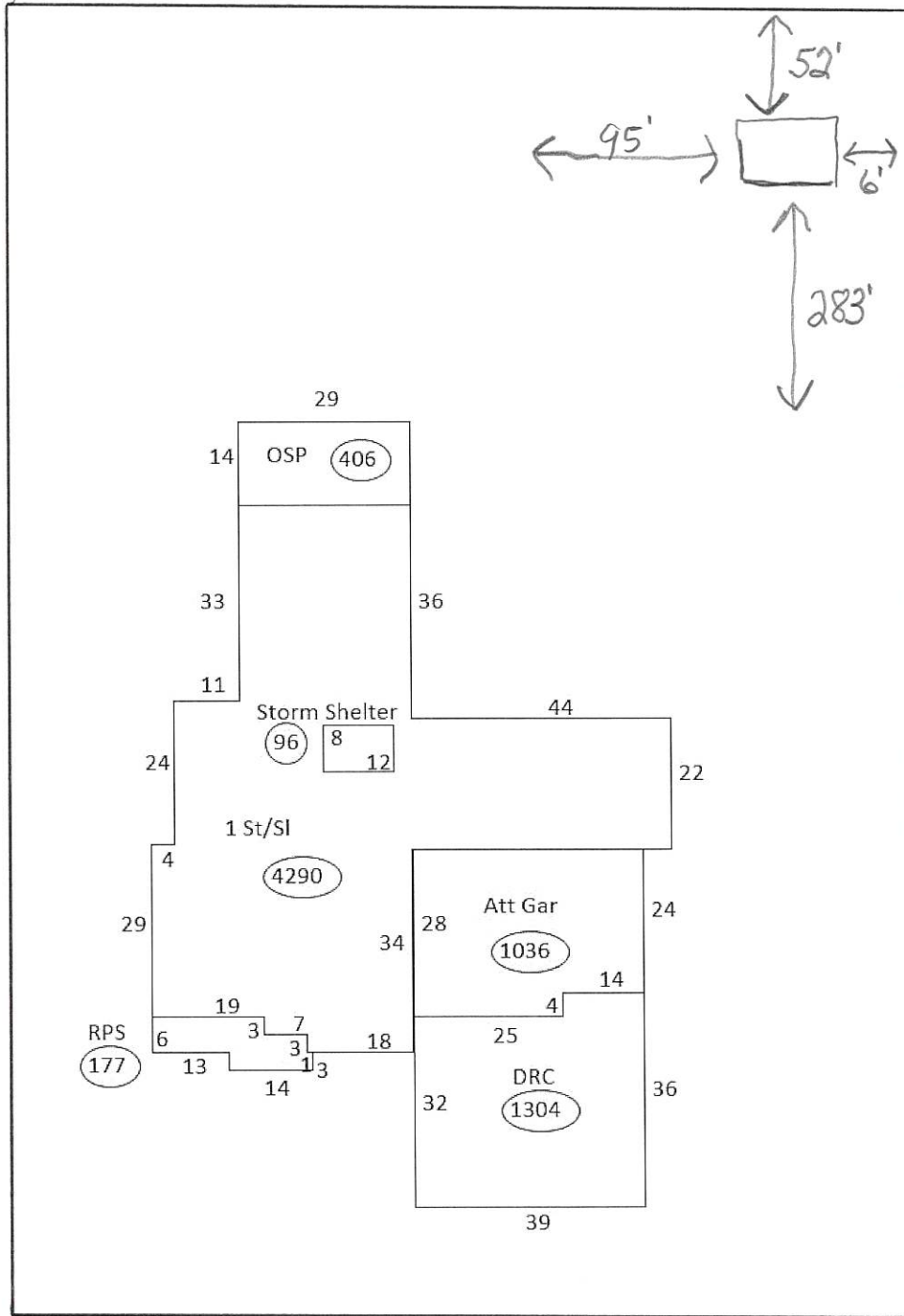
For Office Use Only:

Permit is Approved _____ Denied _____ Date _____
Zoning Administrator Signature _____

Reasons for Denial: _____

Highway 92

2026-12



Paul Street

2026-12



LAND SURVEYING

P.O. BOX 173
Central City, NE 68626
Phone: 308-946-3601

SURVEYOR'S NOTES

This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjoiners, and other recorded documents which might affect the quality of the property.

ALESHIRE'S ADDITION SECOND REPLAT
TO THE CITY OF SAINT PAUL, NEBRASKA

AN ADMINISTRATIVE REPLAT OF THE WEST HALF OF LOT 20, ALESHIRE ADDITION AND LOT B,
ALESHIRE'S ADDITION FIRST REPLAT TO THE CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA

Sheet 1 of 2

State Highway No. 92

ALESHIRE'S ADDITION SECOND REPLAT DESCRIPTION:

An Administrative Replat of the Westerly One-Half (W1/2) of Lot 20, Aleshire's Subdivision to the City of St. Paul, Howard County Nebraska and Lot B, Aleshire's Addition First Replat to the City of St. Paul, Howard County, Nebraska and more particularly described as follows:

Beginning at the Southeast Corner of said Lot B; thence on an assigned bearing of South 89°39'19" West on the Southerly line of said Lot B and the Southerly line of the said Westerly One-Half (W1/2) of Lot 20 and the Northerly right-of-way line of Paul Street a distance of 235.74 feet to the Southwest Corner of said Westerly One-Half (W1/2) of Lot 20; thence North 00°03'14" East on the westerly line of said Westerly One-Half (W1/2) of Lot 20 a distance of 211.22 feet to the Northwest Corner of said Westerly One-Half (W1/2) of Lot 20; thence North 00°08'44" West on the westerly line of said Lot B a distance of 135.99 feet to the Northwest Corner of said Lot B and the southerly Right-of-way line of State Highway No. 92; thence North 89°36'24" East on said southerly right-of-way line and the northerly line of said Lot B a distance of 35.67 feet; thence continuing of the said southerly right-of-way line and said northerly lot line 190.64 feet on a 11544.16 foot radius curving to the left with a chord bearing of North 89°06'40" East and a chord distance of 199.64 feet to the Northeast Corner of said Lot B; thence South 00°05'55" East on the easterly line of said Lot B a distance of 349.73 feet to the point of beginning containing a calculated area of 81860.7 Square Feet or 1.88 Acres, more or less.

RECORD DESCRIPTION:

Book 09, page 3442: The Westerly One Half (W1/2) of Lot Twenty (20), Aleshire's Suburban Lots, also known as Aleshires Subdivision of St. Paul, Howard County, Nebraska.

AND

Book 17, page 3431: Lot B, Aleshire's Addition First Replat to the City of St. Paul, Howard County, Nebraska, which replat was recorded October 19, 2016 in Survey Book 10 on page 1398.

Survey Record Repository
RECEIVED
45

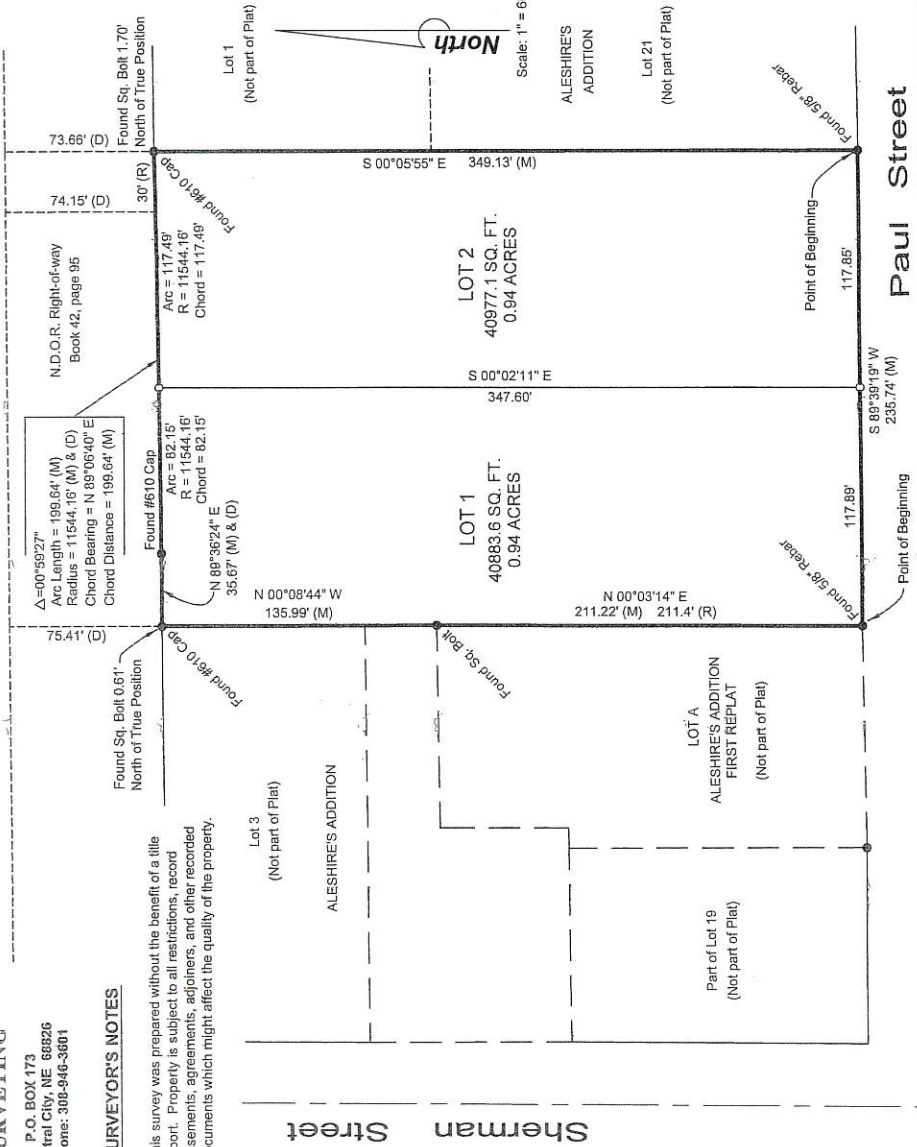
JAN 15 2019
HOWARD
1402-301 1/2

STATE OF NEBRASKA
HOWARD COUNTY
FILED FOR RECORD

Legend
O = Corner Set 1/2" x 24"
Rebar w/ Cap #610

● = Corner Found
(See Description)
(M) = Measured Distance
(D) = Deeded Distance
(R) = Record Distance

MO _____ DAY _____ 20
AT _____ O'CLOCK _____ M. RECORDED
IN SURVEY BOOK _____ OF PAGE _____
COUNTY CLERK _____
BY _____



Zoning Classification ABR

Value \$ 1,000

PERMIT NUMBER 2026-13

Please call 811 before completing form

FEE \$50.00

CASH

CHECK# 139

paid 3/27/26

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner A. Manuel Montanaz

Contractor SELF

Address 89 Jackson st

Address _____

City, State, Zip St Paul NE

Phone Number _____

Phone Number 308 227 6425

Cell Phone _____

Complete Legal Description of the Property Lots 1-6 in w 1/2 NE 1/4 9-14-10 (6 Acres)

Address of Construction Site 89 Jackson

(If none, one must be registered with City of St. Paul)

In the Flood plain? NO - LOMA

Proposed Structure 3- animal shelter

Dimension of Structure 1-12'x50' 2-16'x16' 3-8'x60'

Distance from Front property line 2# one north side corner?

Distance from Rear Property Line 1# on corner? continue

Distance from Side Property Line 3# behind house?

Distance from Second Side Line _____

Is there a utility easement on any side of the property? NO

Approximately when will construction Start 5/26

Finish 5 27

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer

Date of visit 4-6-26

(Matt Helzer's signature)

Recommendations needed before approval: _____

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES NO _____

Does the proposed use meet all the required setback distances? YES NO _____

Is a conditional use required for the proposed use? YES _____ NO

Has a Conditional Use Permit been issued for this proposed use? YES _____ NO
If yes, when does it expire? _____

Site Plan Sketch:

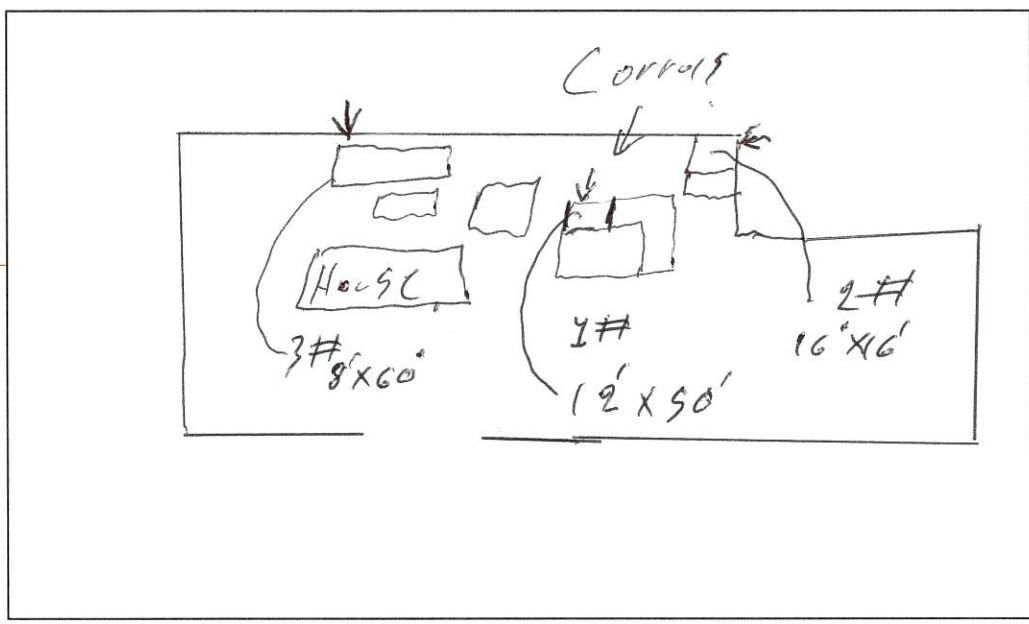
North Street Name _____

W

Street Name _____

Street Name _____

W
S



N

~~South~~ Street Name _____
E

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings and structures, and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

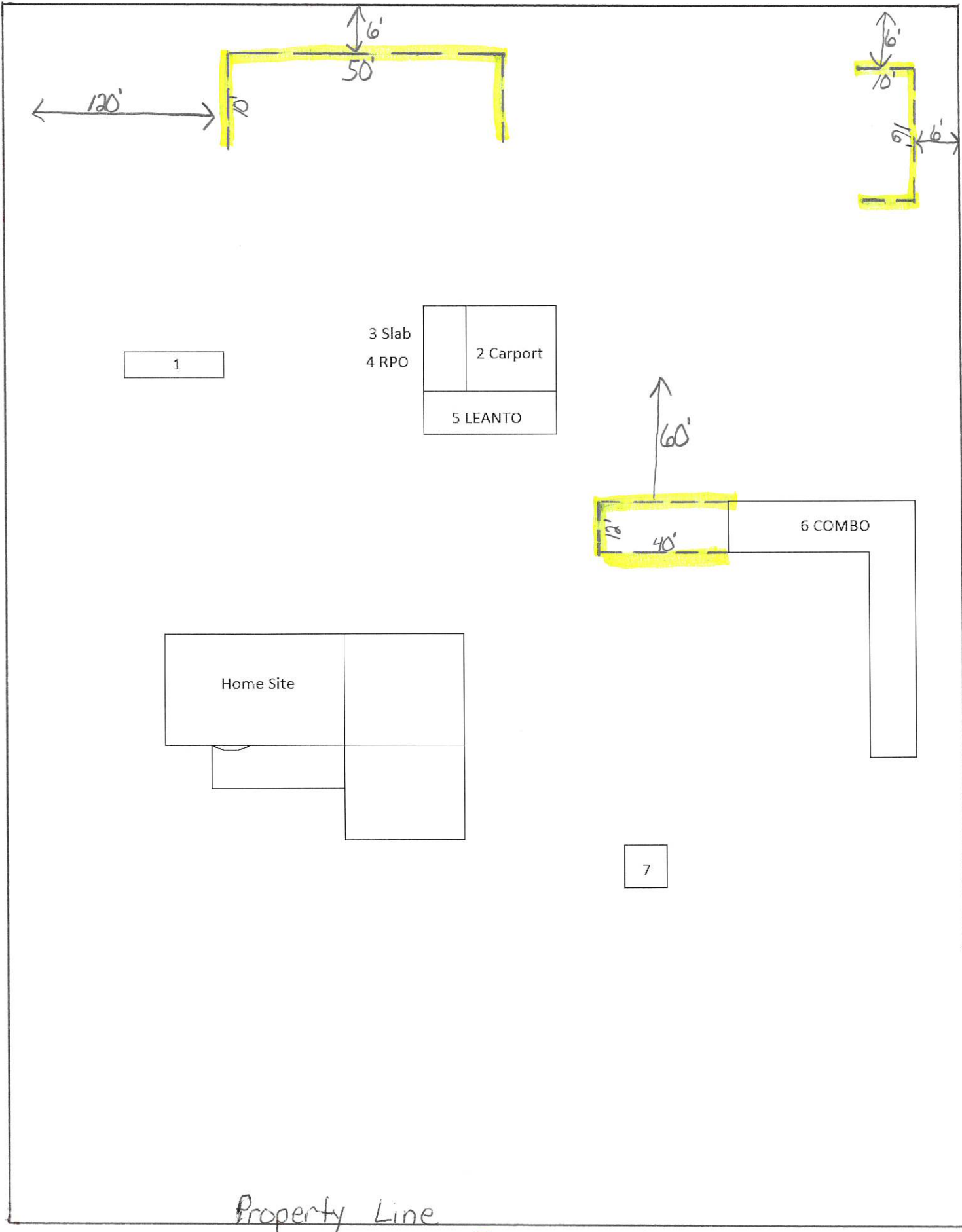
Signature of Applicant [Signature] Date 3-26-26

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____

2026-13



Property Line

Jackson Street

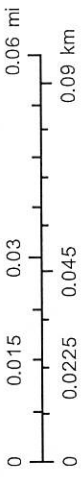


April 6, 2026
15:31 PM

- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,797





Federal Emergency Management Agency

Washington, D.C. 20472

2026-13

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF ST. PAUL, HOWARD COUNTY, NEBRASKA	A portion of Lots 2 through 6, Section 9, Township 14 North, Range 10 West, 6th Principal Meridian, as described in the Warranty Deed, recorded in Book 94, Pages 1197 and 1198, in the Office of the Register of Deeds, Howard County, Nebraska The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 310119	
AFFECTED MAP PANEL	NUMBER: 31093C0255D DATE: 7/7/2014	
FLOODING SOURCE: MIDDLE LOUP RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 41.204613, -98.466353 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	85 Jackson Street	Portion of Property	X (unshaded)	--	--	1812.2 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	ZONE A
PORTIONS REMAIN IN THE SFHA	SUPERSEDES PREVIOUS DETERMINATION
EXTRATERRITORIAL JURISDICTION	STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

2026-13

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING at the Southeast Corner of Lot 4; thence South 89°48'09" West a distance of 400.55 feet; thence North 00°14'50" East a distance of 435.55 feet; thence North 89°50'01" East a distance of 199.94 feet; thence North 00°17'33" East a distance of 120.66 feet; thence South 50°17'25" East a distance of 125.08 feet; thence South 34°41'18" East a distance of 181.33 feet; thence South 00°13'46" West a distance of 326.39 feet to the POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

EXTRATERRITORIAL JURISDICTION (This Additional Consideration applies to the preceding 1 Property.)

The subject of the determination/comment is shown on the National Flood Insurance Program map as being located in an Extraterritorial Jurisdiction area for the community indicated on the Determination/Comment Document.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 11/20/2014, for the subject property.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

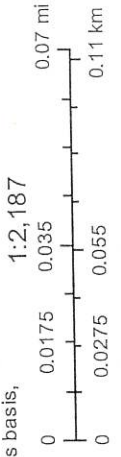
Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

2026-13



October 21, 2021
 DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

Parcels



Zoning Classification AGR

Value \$ _____

PERMIT NUMBER 2026-14

FEE \$100.00

CASH _____

CHECK# _____

- waive fee -

APPLICATION FOR A COMMERCIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all requirement information is furnished.

Property Owner Howard County Ag ~~Society~~ ^{Society} Contractor Buent Welding

Address 1381 HWY 281 Address 1855 Eagle Rd

City, State, Zip St. Paul, NE 68873 Phone Number 308-750-4362

Phone Number _____ Cell Phone 308 750-4362

Complete Legal Description of the Property Land E of RR and W of HWY, N 1/2 NW 1/4 Etc Tracts 34-15-10 (42.63) Acres

Address of Construction Site _____

(If none, one must be registered with City of St. Paul or the 911 center.) Is property in the Flood Plain? NO

Proposed Structure & Use Open Air pavilion Dimension of Structure 30 x 60

Plans Submitted to Fire Marshall Office NO

Distance from Front property line East 790' Distance from Rear Property Line West 951'

Distance from Side Property Line North 941' Distance from Second Side Property Line South 271'

Is there a utility easement on either the back or side property? NO If so attach a copy of neighbor approval.

Approximately when will construction Start after Approval Finish JUNE 1st

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-6-26
(Matt Helzer's signature)

Recommendations needed before approval: _____

(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ and the Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES X NO _____

Does the proposed use meet all the required setback distances? YES ✓ NO _____

Is a conditional use required for the proposed use? YES _____ NO ✓

Has a Conditional Use Permit been issued for this proposed use? YES _____ NO ✓
If yes, when does it expire? _____

Site Plan Sketch:

North Street Name 14th Ave

West Street Name _____

East Street Name Hwy 281

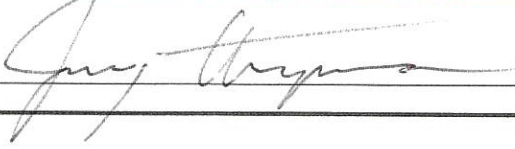


South Street Name _____

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed building and structures and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED. NEW CONSTRUCTION MUST CALL Electrical Inspector, Kim Farnstrom 308-728-7612**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. This permit is valid for one (1) year from approval date and work must be started within the first 6 months.

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed and a Certificate of Occupancy is issued.

Signature of Applicant  Date 4-1-26

For Office Use Only:

Permit is Approved _____ Denied _____ Zoning Administrator Signature _____ Date _____

Reasons for Denial: _____

2026-14



April 6, 2026
15:19 PM

- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:3,917



Zoning Classification AGR Value \$ 20,000 PERMIT NUMBER 2026-15
 Please call 811 before completing form FEE \$50.00 CASH CHECK# paid 4/6/26

APPLICATION FOR A RESIDENTIAL ZONING PERMIT

St. Paul, Nebraska: DIRECTIONS: Fill in the following information as accurately and completely as possible. This application is not acceptable unless all required information is furnished.

Property Owner Ed Thompson Contractor SELF
 Address 2020 Paul St, Address _____
 City, State, Zip St Paul Ne 68873 Phone Number _____
 Phone Number 308-750-9205 Cell Phone _____

Complete Legal Description of the Property Lot 1 in JET Sub in SW 1/4 33-15-10
 Address of Construction Site 2020 Paul St,
 (If none, one must be registered with City of St. Paul) In the Flood plain? No

Proposed Structure Shed Dimension of Structure 30x50 with 10x50
 Distance from Front property line 567' ^{East} Distance from Rear Property Line 556' ^{West} Lean to
 Distance from Side Property Line 20' ^{North} Distance from Second Side Line 65' ^{South}

Is there a utility easement on any side of the property? No
 Approximately when will construction Start Late April 2026 Finish Sept 2026

Contact Utility Superintendent at (308) 754-4483 regarding Set-Back Inspection. Matt Helzer Date of visit 4-6-26
 (Matt Helzer's signature)

Recommendations needed before approval: _____

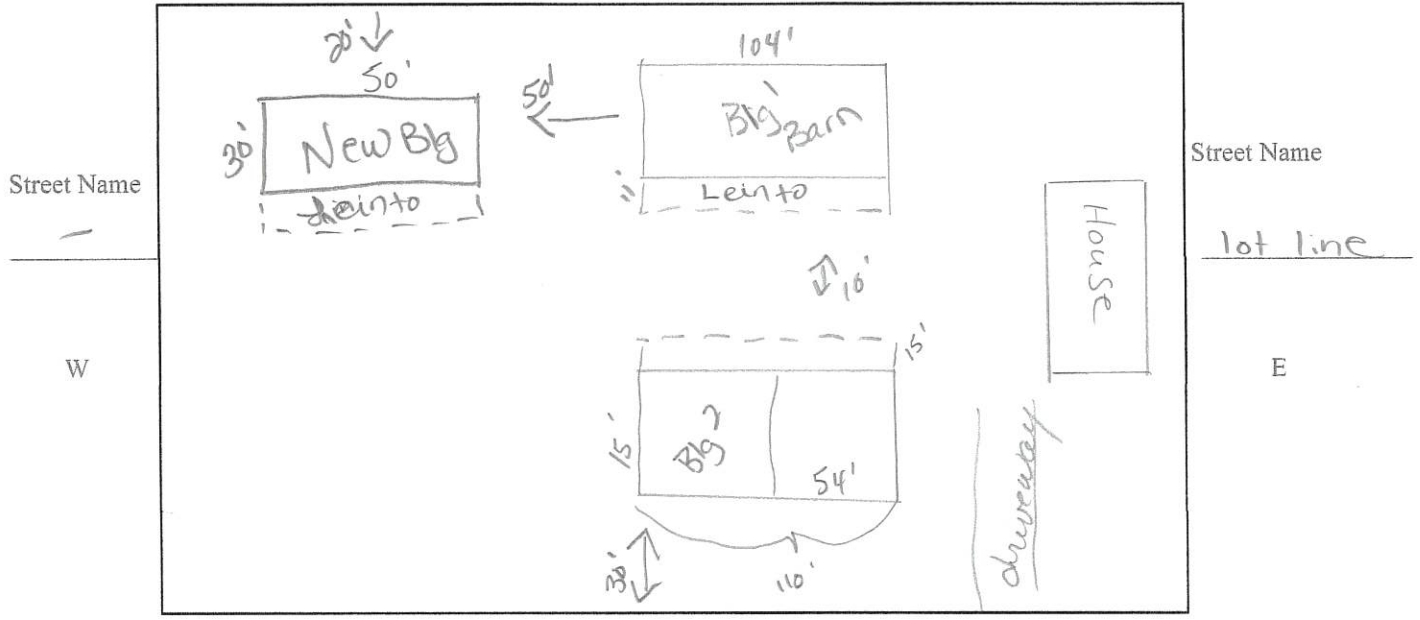
(One Mile radius outside city limits) If the structure is a residence on less than 10 acres indicate the date this property was platted as a separate parcel _____ Name of the Lot Split or Subdivision _____

For Office Use Only:

Is the proposed use permitted within this zoning district? YES NO _____
 Does the proposed use meet all the required setback distances? YES NO _____
 Is a conditional use required for the proposed use? YES _____ NO
 Has a Conditional Use Permit been issued for this proposed use? YES _____ NO
 If yes, when does it expire? _____

Site Plan Sketch:

North Street Name Hwy 92



South Street Name Paul St

Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings and structures, and the distances from the proposed building and structures to all lot lines (from road frontages, side and rear lot lines). Show the location of roads fronting the property. **MUST CALL DIGGERS HOTLINE @ 811 BEFORE DIGGING - CONSTRUCTION ON UTILITY EASEMENTS IS NOT PERMITTED.**

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the Permit, shall constitute sufficient grounds for the revocation of such permit. **This permit is valid for one (1) year from approval date and work must be started within the first 6 months.**

The signature also indicates permission granted to the Zoning Administrator to inspect the construction site in which this permit is granted at any time until construction is completed.

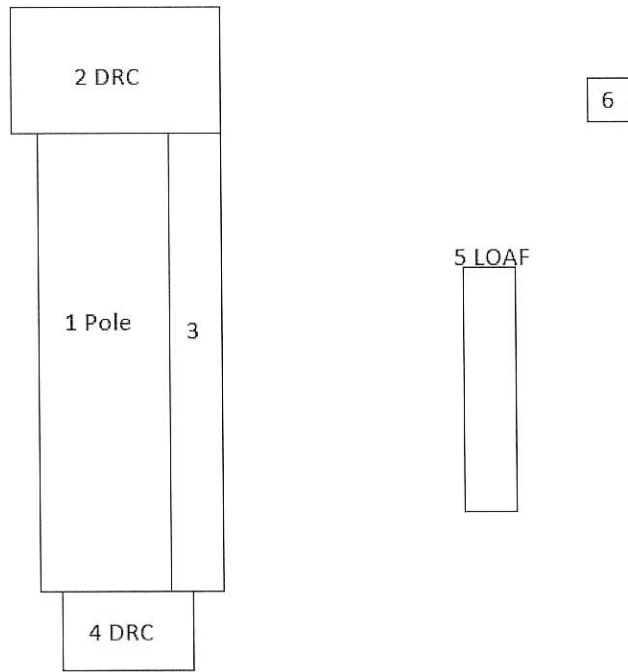
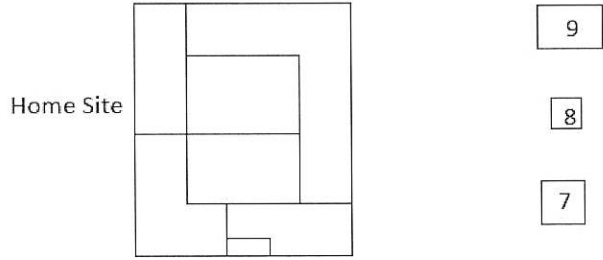
Signature of Applicant Ed Thompson Date 4/6/26

For Office Use Only:

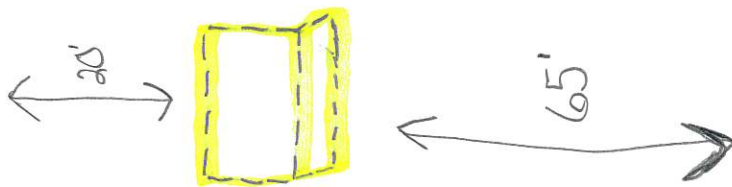
Permit is Approved Denied Zoning Administrator Signature _____ Date _____

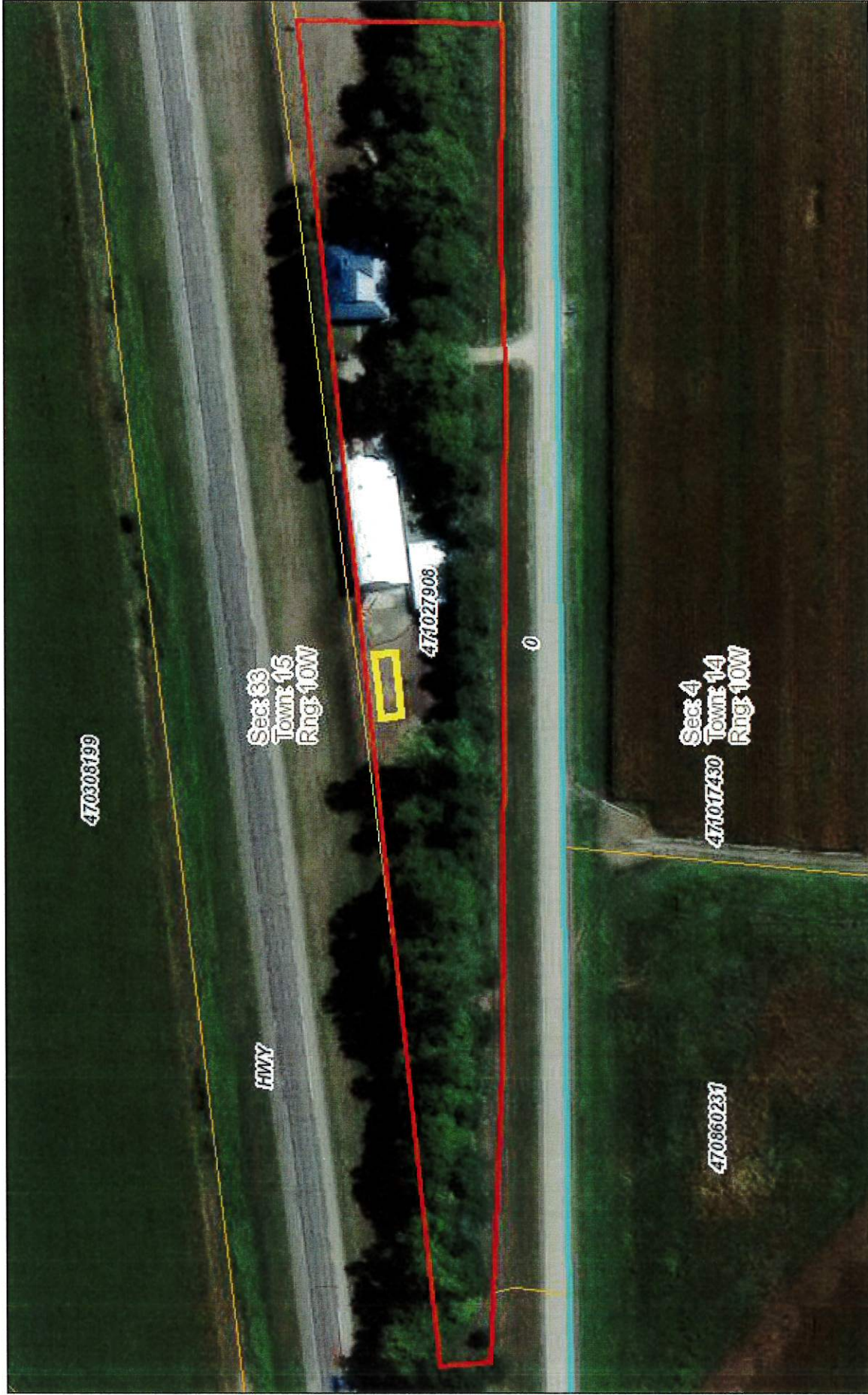
Reasons for Denial: _____

2026-15



Property Line





April 6, 2026
17:37 PM

- Parcels
- Sections

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