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LB 105

SENATOR BROWN: Okay.

SENATOR BEUTLER: It starts out sounding pretty good. It says, "except as otherwise provided in this section, all developments are subject to the planning, zoning, sanitary and building laws applicable to the locality in which the development is located".

SENATOR BROWN: Correct.

SENATOR BEUTLER: And then instead of relying on our current rules, apparently, they saw it necessary to put in a new subsection (2), which says, "in order to facilitate development, redevelopment and other activities", and I guess this includes commercial and everything, because there is no limiting factor here, "in furtherance of the purposes of the Nebraska Housing Agency Act by local housing authorities and their affiliates, a city or county may grant exceptions to the requirements of (a) zoning ordinances and other laws, resolution, ordinances and regulations regulating the use, development and improvement of land and buildings; (b) laws, resolutions, ordinances and regulations pertaining to historic buildings and structures; and...

SENATOR CUDABACK: One minute.

SENATOR BEUTLER: ... (c) redevelopment plans, comprehensive plans and other governing city and county land use". Why is it that with regard to these kinds of projects we're saying that special exceptions can be made to historic building laws to comprehensive planning to all of these zoning? Does this mean that they can get special zoning, that other people can't get who have similar projects? Let me just ask you to comment on that particular section.

SENATOR CUDABACK: Senator Brown.

SENATOR BROWN: Senator Beutler, they currently...the...there are current examples of where cities can do that for projects that they believe...that fit within their plans...

SENATOR CUDABACK: Time.