



Hall County Regional Planning Commission

Wednesday, July 11, 2007
Regular Meeting

Item F2

Readoption of the Wood River Zoning Map - C-22-2007WR

Concerning the Readoption of the Wood River Zoning Map and Extension of Extraterritorial Jurisdiction.

Staff Contact: Chad Nabity

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

June 26, 2007

SUBJECT: Concerning the re-adoption of the City of Wood River Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Wood River. (C-22-2007WR)

PROPOSAL:

On April 6, 2004 the Wood River City Council approved using a map produced from the Hall County GIS as the official zoning map for the City of Wood River based on the 2004 Comprehensive Plan for the City of Wood River. Changes have been made to this map since that time including the annexation of property and rezoning property. As a matter of course, the City of Wood River occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Wood River City limits and 1 mile extraterritorial jurisdiction is as shown on the map.

BACKGROUND:

The following chart shows the changes that have been approved by the Regional Planning Commission and the Wood River City Council since April 6, 2004 including proposed changes through July 31, 2007.

Id	FILEDATE	ORDINANCE	CHANGE	LEGAL	CASE
1	8/15/2005	487	I1 to R9	Lots 2,4,6,8,10 Foster's Sub	C-35-2005WR
2	1/9/2006	491	TA and AG to I2	Lot 2 Cargill Sub	C-8-2006WR

The changes shown on this chart are represented on the new version of the Wood River Zoning map. A map delineating the location of these changes is attached.

There were two additions to the City of Wood River that changed the city limits lines and/or impacted the extraterritorial jurisdiction of the City. The Wood River ETJ is being extended to include this additional property consistent with the policy statements for annexation in the Wood River Comprehensive Plan. All additional property included in will be zoned consistent with its current use as shown on the attached map.

The following areas were approved for annexation by the Wood River City Council between April 6, 2004 and July 31, 2007. See Attached Map

ID	ORDINANCE	LEGAL	COMMENTS
1	484	Thelen 2 nd Subdivision	North of Green West of Hwy. 11
2	492	Cargill Subdivision	East of 140 th South of the UP Tracks

ANALYSIS

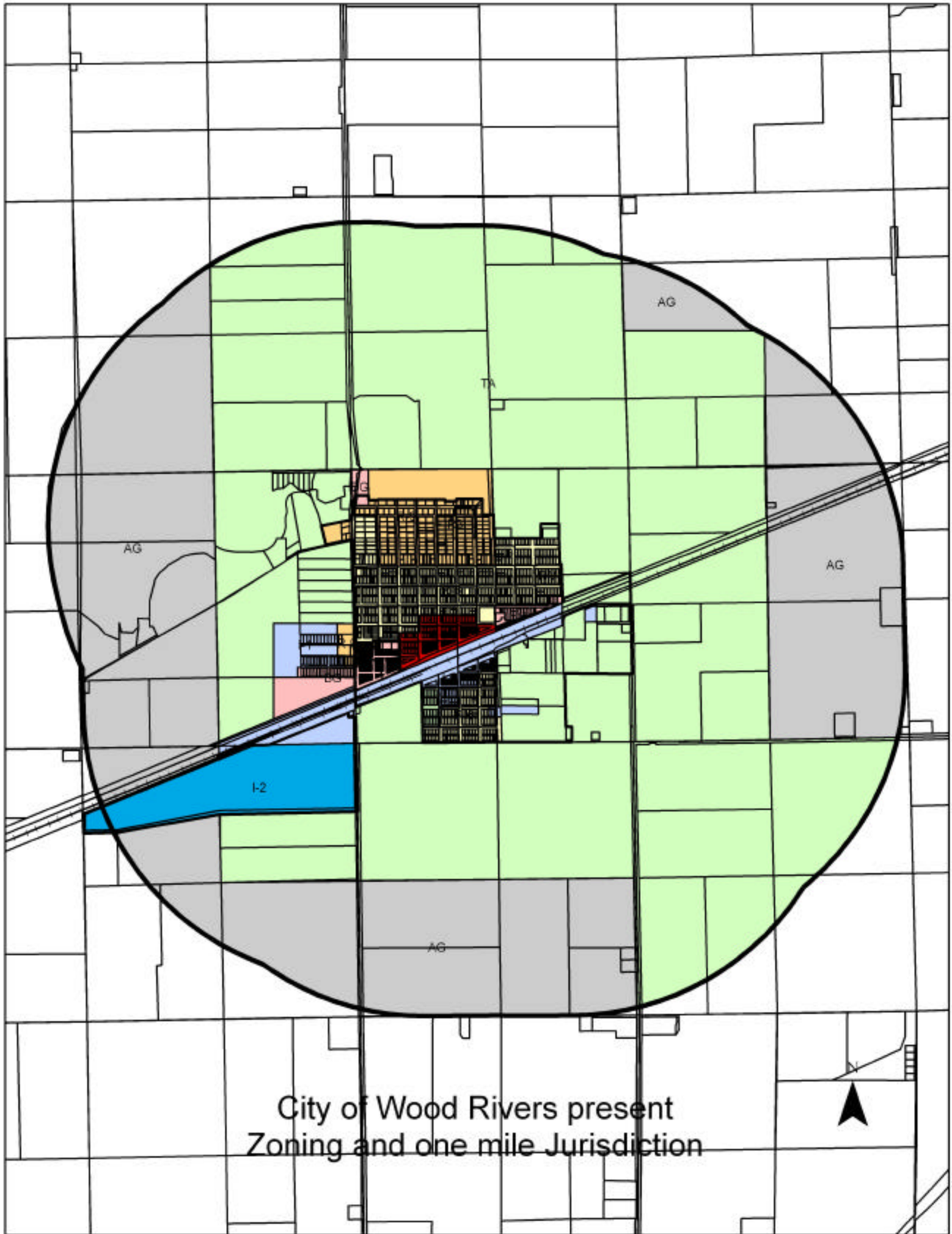
Staff is not recommending any changes to the Wood River Zoning Map other than the one change to increase the extraterritorial jurisdiction due to the annexation. All of the changes mentioned herein have been previously approved by the Wood River City Council after proper notice and hearing. This map serves to notify any and all

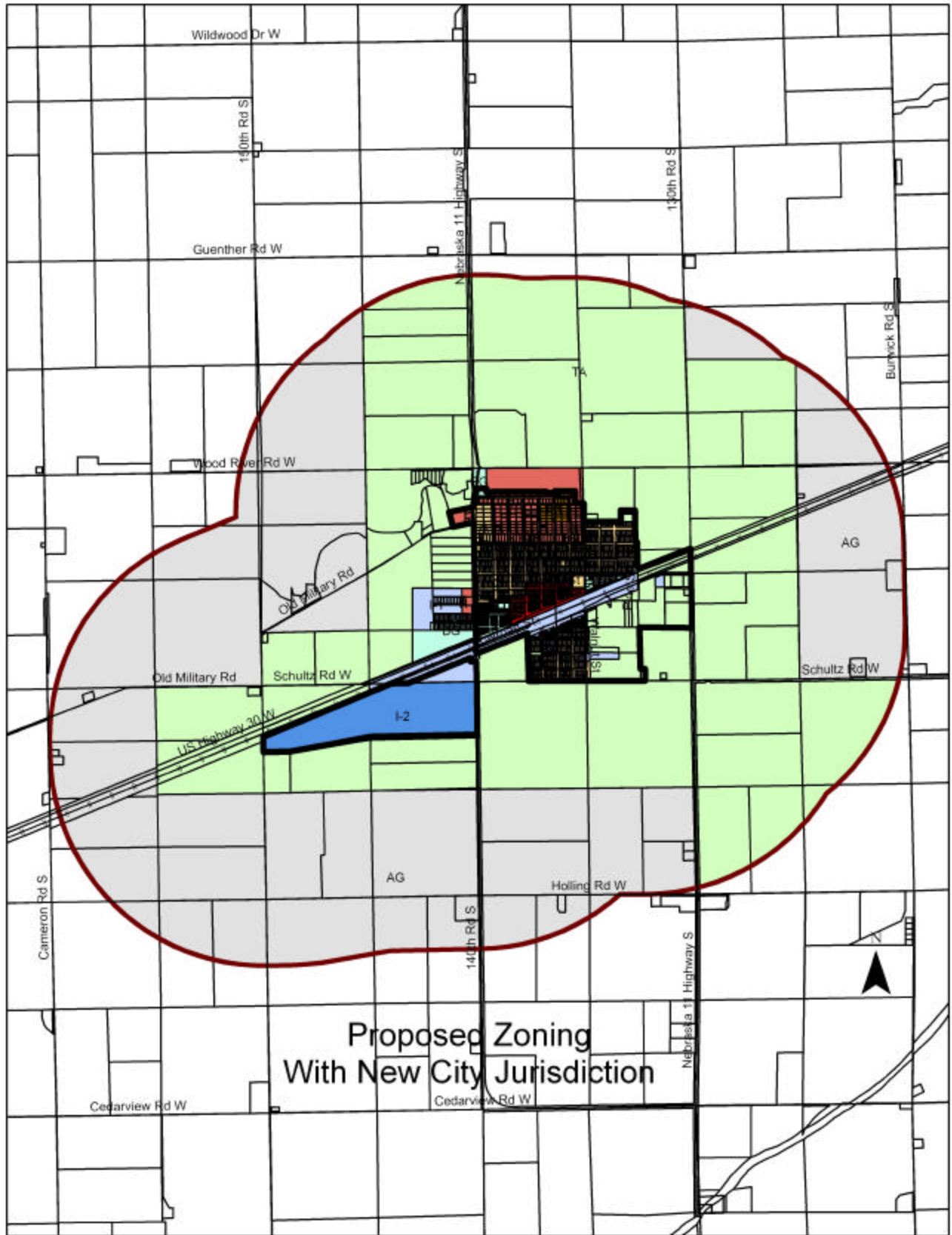
interested parties of the current boundaries of the City of Wood River, the extents of the extraterritorial jurisdiction for the City of Wood River and the zoning of property within the jurisdiction of the City of Wood River.

RECOMMENDATION:

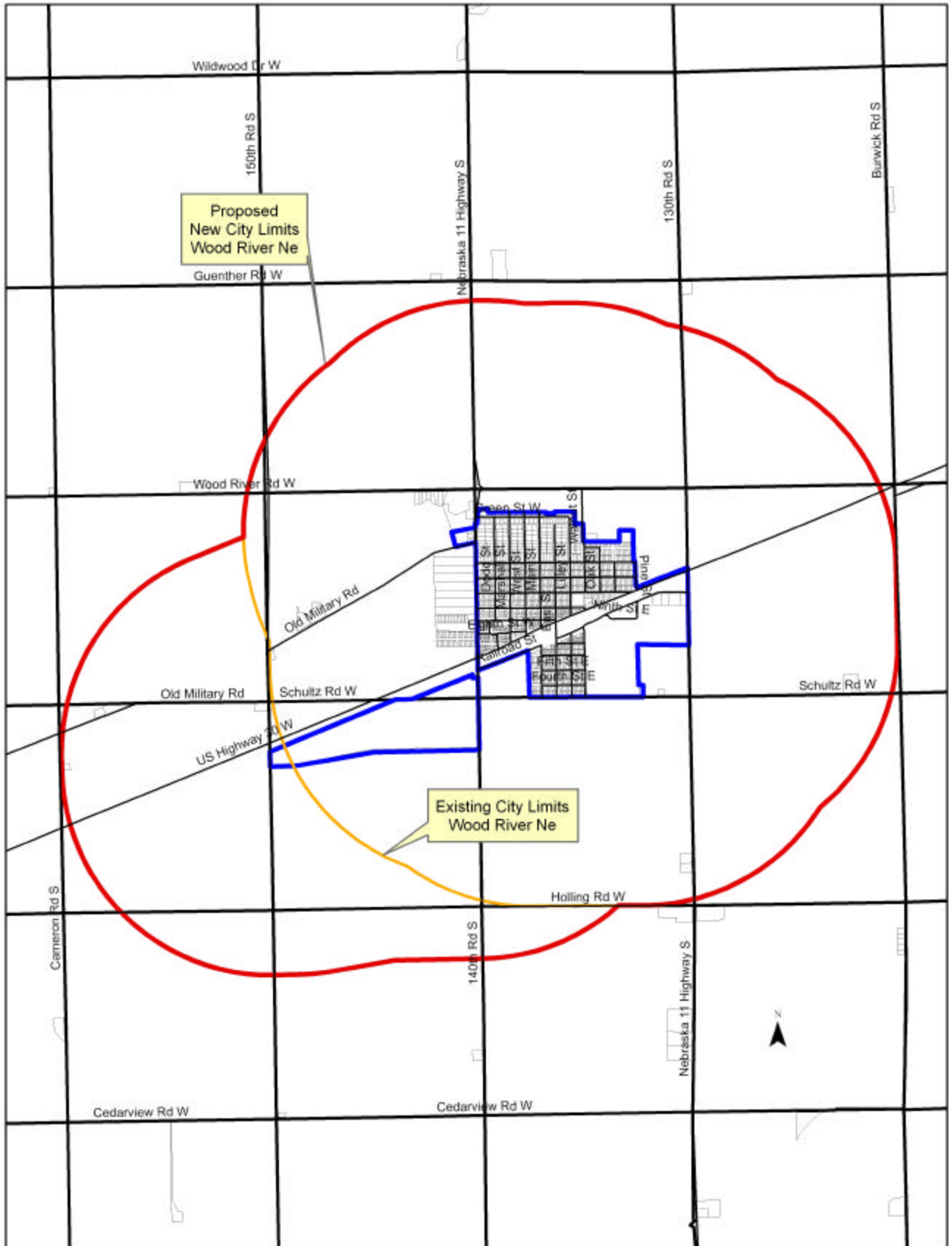
That the Regional Planning Commission recommends that the City Council of Wood River adopt this map as presented as the official Zoning Map for the City of Wood River.

_____ Chad Naby AICP, Planning Director





**Proposed Zoning
With New City Jurisdiction**



June 25, 2007

Dear Members of the Board:

RE: Readoption of the Wood River Zoning Map (C-22-2007WR)

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a request for the Readoption of the Wood River Zoning Map.

You are hereby notified that the Regional Planning Commission will consider this Readoption of the Wood River Zoning Map at the next meeting that will be held at 6:00 p.m. on July 11, 2007 in the Council Chambers located in Grand Island's City Hall at 100 East First Street.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
 City Attorney
 Building Inspector Director
 Manager of Postal Operations

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.