



Hall County Regional Planning Commission

Wednesday, January 04, 2012
Regular Session Packet

Commission Members:

John Amick	Hall County	
Karen Bredthauer	Grand Island	Vice Chairperson
Julie Connelly	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	
Bill Hayes	Doniphan	
Dennis McCarty	Grand Island	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Rose Woods

6:00:00 PM
Council Chambers - City Hall
100 East First Street

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, January 04, 2012

Regular Session

Item .A1

Summary

Insert a narrative here

Staff Contact:

**Staff Recommendation Summary
For Regional Planning Commission Meeting
January 4, 2012**

5. Public Hearing - Annexation

Annexation Area 8a- This property is located in the southwest part of the city. It is south of US Hwy 34 and west of south Blaine Street. This property includes Part of the NW $\frac{1}{4}$ of Section 28, Township 11 North, Range 9 and Part of the E $\frac{1}{2}$ of Section 29, Township 11 North, Range 9 All of Section 32, Township 11 North, Range 9 West of the 6th P.M., and all of Hall County Park.

Annexation Area 8b - This property is located in the southwest part of the city. It is south of US Hwy 34 and east of south Blaine Street. This property includes the Rainbow Lake area. Part of the SW $\frac{1}{4}$ of Section 28, Township 11 North, Range 9 and Part of the NW $\frac{1}{4}$ of Section 33, Township 11 North, Range 9 West of the 6th P.M.

6. Public Hearing - Adoption of the Grand Island Zoning Map. Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. This map will serve to give notice to all parties that the zoning districts, Grand Island City limits, and 2 mile extraterritorial jurisdiction are as shown on the map.



Hall County Regional Planning Commission

Wednesday, January 04, 2012

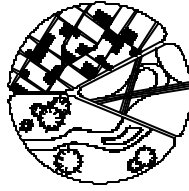
Regular Session

Item E2

Meeting Minutes

Insert a narrative here

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
December 7, 2011

The meeting of the Regional Planning Commission was held Wednesday, December 7, 2011, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" November 24, 2011.

Present:	Bill Hayes	Leslie Ruge
	Karen Bredthauer	Pat O'Neill
	Deb Reynolds	Mark Haskins
	Don Snodgrass	Dennis McCarty

Absent: Jaye Monter, Julie Connelly, Scott Eriksen, John Amick
Other:

Staff: Chad Nabity, Rose Woods

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

2. Minutes of November 2, 2011 meeting.

A motion was made by Ruge to approve the meeting minutes and seconded by Bredthauer, to approve the Minutes of the November 2, 2011 meeting as mailed.

The motion carried with 8 members present and 8 voting in favor (O'Neill, Ruge, Bredthauer, McCarty, Hayes, Reynolds, Snodgrass and Haskins) and no member present abstaining.

3. Request Time to Speak.

4. Public Hearing – Consideration of proposed amendments to Chapter 36 of the Grand Island City Code (Zoning) to §36-69 (AC) Arterial Commercial Overlay Zone relative to campgrounds. (C-03-2012GI)

O'Neill opened the Public Hearing.

Nabity reviewed the proposed amendments to Chapter 36; Nabity stated the amendment would be a minimum of one toilet shall be provided for each sex up to the first 25 sites. For each additional 25 sites not provided with sewer connections, an additional toilet for each sex shall be provided.

O'Neill closed the Public Hearing.

A motion was made by Haskins to approve the proposed amendments to Chapter 36 of the Grand Island City Code (zoning) to §36-69 (AC) Arterial Commercial Overlay Zone relative to campground as presented and was seconded by Bredthauer. The motion carried with 8 members present and 8 voting in favor (O'Neill, Ruge, Hayes, Reynolds, Bredthauer, McCarty, Haskins and Snodgrass) and no member abstaining.

5. Final Plat – Ponderosa Village Subdivision – Located west of US Hwy 281 and south of Rae Rd., in Grand Island, in Hall County, Nebraska. Consisting of 4.49 acres and (4 Lots).

A motion was made by Ruge to approve the Final Plat of Ponderosa Village Subdivision as presented and seconded by Reynolds. The motion carried with 8 members present and 8 voting in favor (McCarty, Bredthauer, O'Neill, Ruge, Reynolds, Hayes, Haskins and Snodgrass) and no member present abstaining.

9. Planning Director's Report

Nabity commented the annexation for Kuester Lakes area may be brought forward next month. The RD zone north of west Faidley may be changed back to B2 zone as there has been no activity in the area for 18 months. Also there is a change to the Airport Zoning as well. This will be coming forward to the Planning Commission in February or March.

10. Next Meeting January 4, 2012

11. Adjourn

Chairman O'Neill adjourned the meeting at 6:12 p.m.

Leslie Ruge, Secretary

by Rose Woods



Hall County Regional Planning Commission

Wednesday, January 04, 2012

Regular Session

Item H3

Annexation Directors Report

Insert a narrative here

Staff Contact:

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 4, 2012

SUBJECT: *Annexation of Properties*

PROPOSAL: To annex properties as shown on the attached annexation plans.

OVERVIEW:

Cities are created to facilitate the infrastructure necessary (streets, sewer, water...) for people to live together in close proximity. Annexation is the way cities grow. Grand Island has annexed suburban development numerous times over its history including areas such as Parkview and Capital Heights. The City of Grand Island has been involved in numerous lawsuits over annexation but has ultimately continued to grow into the City it is today because of annexation.

Nebraska Statutes allow cities of the First Class to annex property that is adjacent to and contiguous with the municipal limits of the city and that is not agricultural land that is rural in nature. Agricultural land with adjacent municipal services and greater value as developed land than as farm ground has been found by Nebraska courts to be suburban in nature and therefore eligible for annexation. City staff has identified 15 areas around the City of Grand Island that appear to meet the qualification of being adjacent and contiguous and not agricultural land that is rural in nature.

At the March 22, 2011 meeting of the Grand Island City Council a resolution was passed that directed the planning department and other city staff as follows:

- to proceed with preparing annexation plans (as required and defined by statute),
- to notify property owners and school districts as required by law, and
- to forward the annexation plans to the Regional Planning Commission for review,

regarding 2 areas eligible for annexation adjacent to the Grand Island municipal limits.

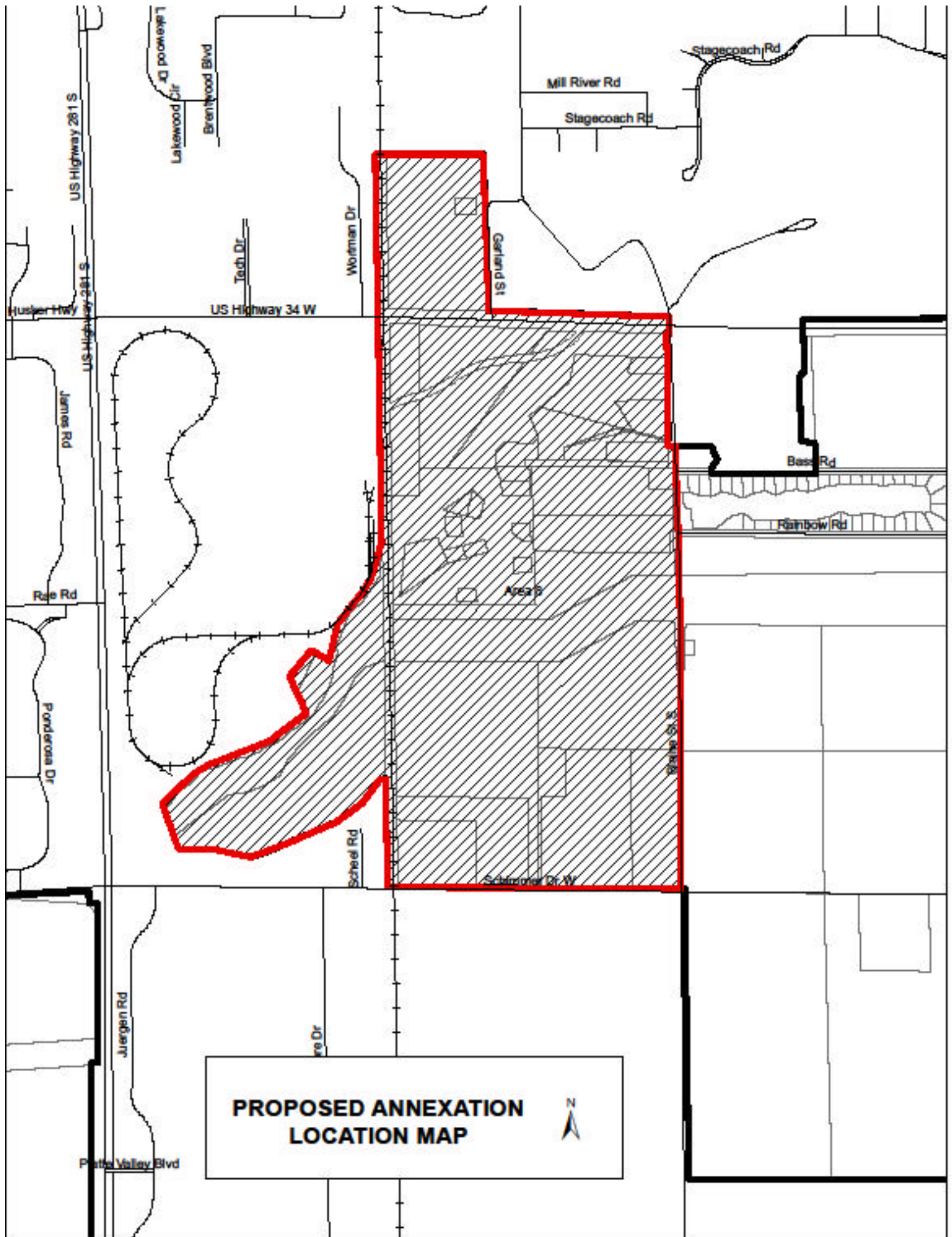
The annexation plans for 2 areas are complete and ready for consideration and recommendation by the Regional Planning Commission. The attached map identifies those areas under consideration at this meeting. Annexation plans are attached for areas identified as 8a and 8b.

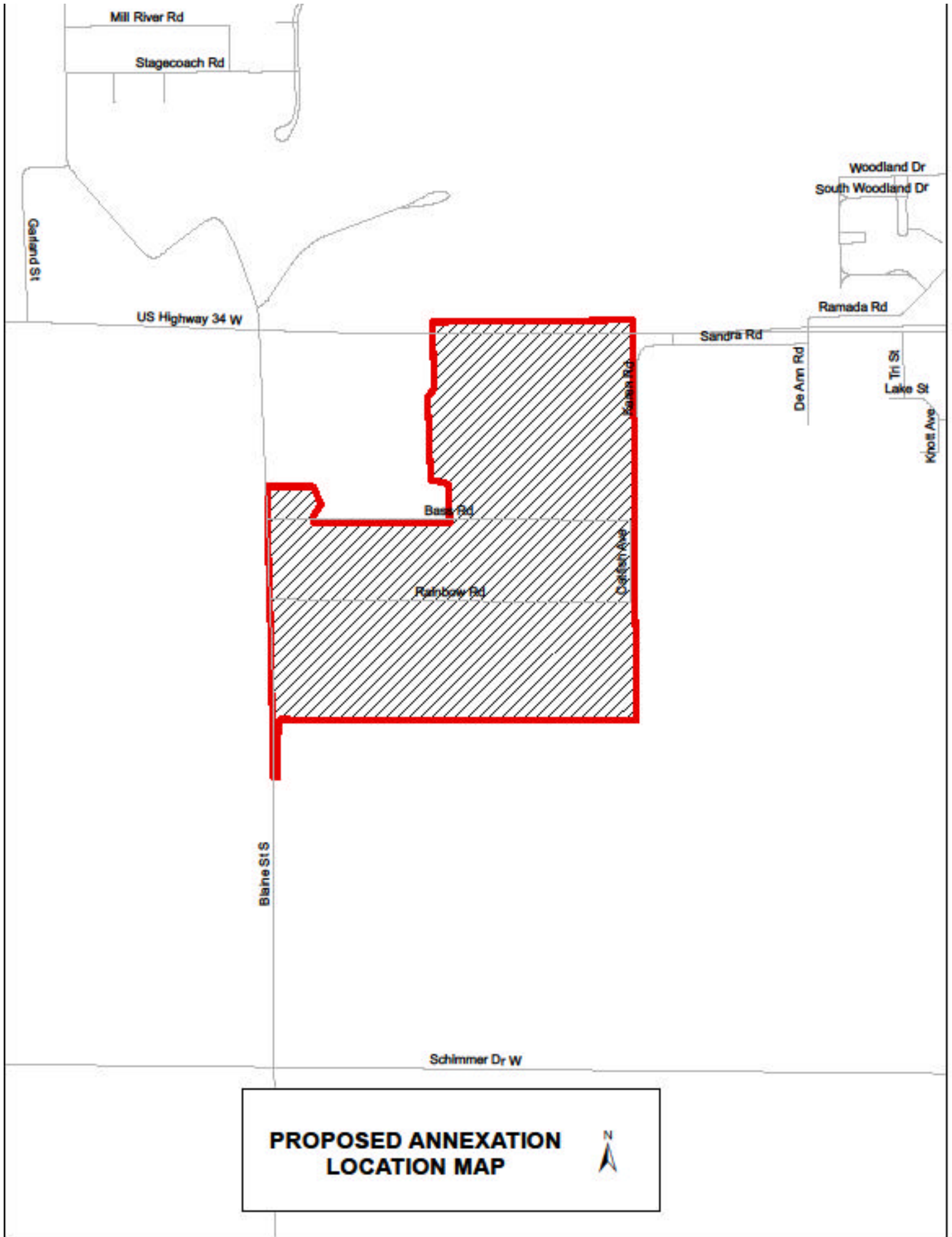
All of the properties under consideration are in the Grand Island Utilities District . Sewer and water are available to all of these properties; though neighborhood mains will need to be extended as the property is developed.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council annex these properties as presented.

_____ Chad Nabity AICP, Planning Director





ANNEXATION PLAN AREA 8a–December 2011

December 16, 2011

OVERVIEW

Section 16-117 of The Nebraska State Statute allows municipalities of the first class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing city boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing city boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-city residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to city to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements.
9. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
10. Provide long term visioning abilities as it relates to growth and provision of services.

City Services Available and to be provided

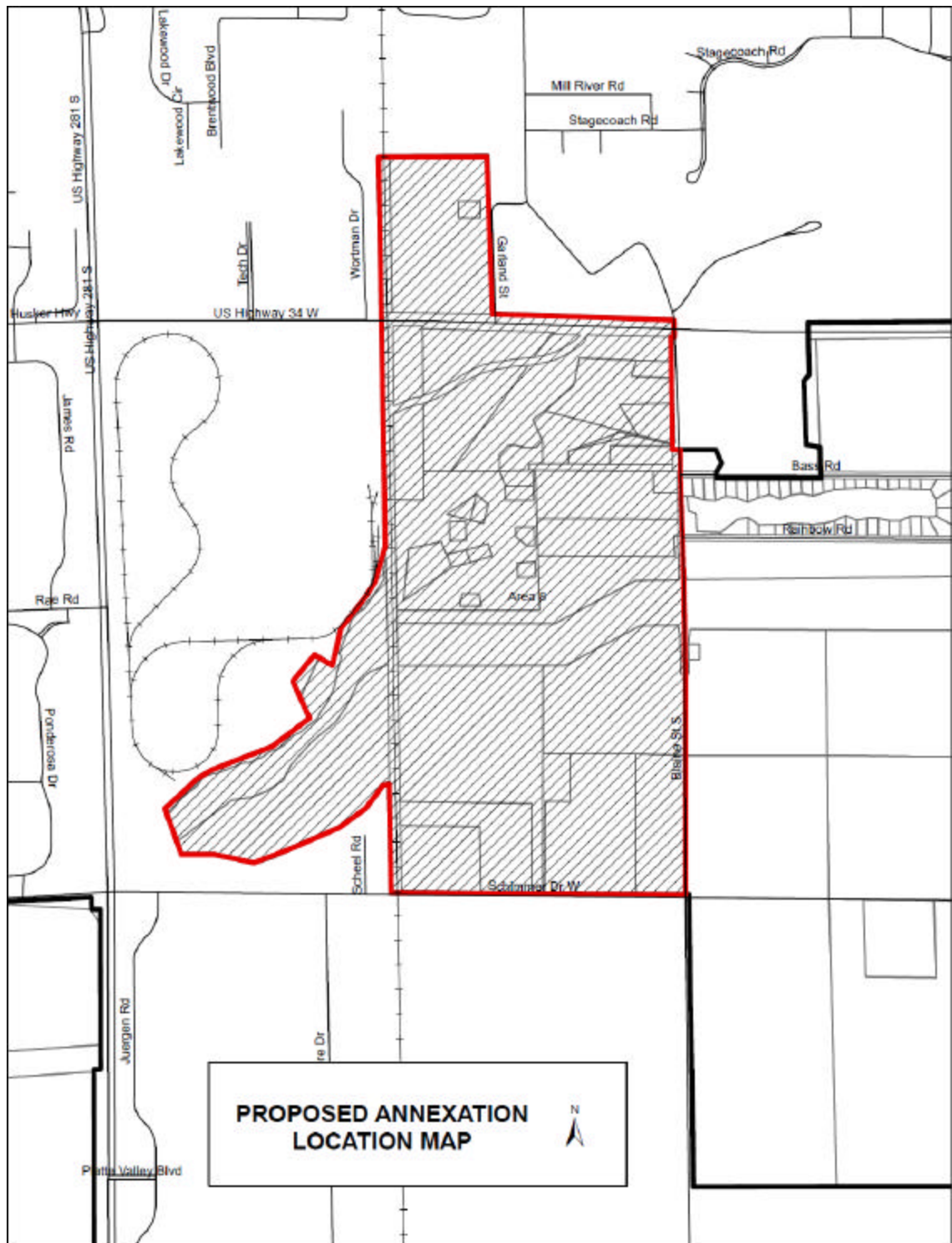
A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Summary of operating expenditures associated with increased services
- Emergency services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. *It should be noted that the capital improvements to existing infrastructure and extending services will take place over a period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. The service plan provides for extending the trunk water and sanitary sewer lines to the annexed area if they are not already available. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.*

City Services not requiring extension of infrastructure would be available immediately upon annexation. Services requiring extension of infrastructure would be available upon installation of services to City of Grand Island standards and acceptance into the City systems. Extension may be contingent on the successful creation and continuation of an assessment district to raise the necessary funding for installation.



U.S. Highway 34 and West of Blaine Street (Meadowlark Estates, Heavenly Haven, Hall County Park and others)

This property is located in the south central part of the community. It is mostly south of U.S. Highway 34 the west side of Blaine Street. The City of Grand Island provides electric services to the area. Sewer is available to some of the properties and water is

available to all of the properties. There are about 420 acres of property included in the area. The property is currently used for recreational, agricultural and residential purposes. There are 19 houses included in this area. Hall County Park is located within this area as well.

INVENTORY OF SERVICES

1. Police Protection. The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis. The Police Department has an authorized police force of 77 officers. The Police Department is staffed at a rate of 1.58 officers per one thousand population persons. Immediate annexation of the area will not have any impact on police services. The area when fully developed will likely create the need for additional police staffing.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #3 located on Webb Road about 2 miles from the proposed annexation area.

3. Emergency Medical Services. The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Fire personnel are emergency medical technicians and 32 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island has sanitary sewer services in the area through existing sewer lines. A collection system can be extended to serve developed and developing properties in this area. Collection systems within a development are typically done at the property owner's expense. The City can finance this development through the creation of an assessment district. The cost of the collection system is dependent on the nature, density and design of the development proposed on the site.

Meadowlark Estates and Heavenly Haven

It is likely that sewer services to the Meadowlark Estates and Heavenly Haven areas north of the Wood River Diversion Channel would receive sewer from the north and west. A line could be extended from Central Community College south parallel to the railroad tracks. This line would serve the rural fire station, Stuhr Museum and could be extended to serve the properties around Meadowlark Estates and Heavenly Haven lakes. The sewer around the lakes could be a small diameter force main with grinder pumps at each dwelling. Sewer is also available in the Rainbow Lake subdivision east of Blaine Street; it is unlikely that this sewer could be extended to serve the properties to the west of Blaine.

Areas North of U.S Highway 34

This area would be served by the extension of a main or service line from the line extended south from Central Community College to serve the lakes on the south side of Blaine Street. Development of this line if it is a public main could be done as part of a subdivision of the property or through an assessment district. If a single service line is installed that would be done at the owners expense.

Areas South of the Wood River Diversion Channel

Sewer will be available to all properties fronting onto Schimmer Drive with the completion of the sewer extension project underway for the Platte Valley Industrial Park East. Hall County Park is already served by city sewer.

5. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

U.S. Highway 34 is maintained by the State of Nebraska, Schimmer Drive is already maintained by the City at this location, portions of Blaine Street are maintained by the City the remainder Blaine Street between U.S. Highway 34 and Schimmer Drive would become the responsibility of the City.

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area. No additional mains are necessary to serve this property. Additional extensions will be necessary to serve the property as it is developed. The cost of extending water throughout the property dependent on the nature, density and design of the development proposed on the site. The City can finance this development through the creation of an assessment district. Water is available along U.S Highway 34, Blaine Street and Schimmer Drive.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. Hall County Park is within the area but there is no requirement that the City take any responsibility for Hall County facilities that are within the municipal limits. No impacts are anticipated. The lakes in this area are privately owned lakes. Annexation does not provide public access to privately owned property.

9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:

- Commercial Building Plan Review
- Residential Building Plan Review
- Building Permit Inspections and Issuance
- Investigation of complaints relative to Minimum Housing Standards
- Regulation of Manufactured Home Parks
- Investigation of Illegal Business Complaints
- Investigation and Enforcement of Zoning Violations

10. Code Compliance. The City of Grand Island's Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:
- Enforcement Proceedings for Liquor and Food Establishment Violations
 - Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
 - Investigation of Enforcement of Complaints Regarding Weed and Animal Violations
 - Providing Enforcement Support to Other Departments for City Code and Regulatory Violations
11. Library Services. In 2010 the City of Grand Island began charging a non-resident fee to people living outside of the Grand Island City Limits for library services. Residents of this area will no longer be required to pay this fee to use the Grand Island library.
12. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available and can be extended
Roads and Streets	Some additional responsibility for Blaine
Electric Service	Already in GI Service Area
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Library	Would be available at no additional fee
Other	No Impact
School District	In Cedar Hollow/Northwest School District

Financial Impacts of the Properties west of Blaine Street generally south of Stagecoach Road and north of Schimmer Drive Annexation

Financial Impact	Before Annex	After Annex
2010 Property Valuation	\$	\$6,705,869
City sales tax now applicable	No	Yes

Assume \$6,705,869 Value

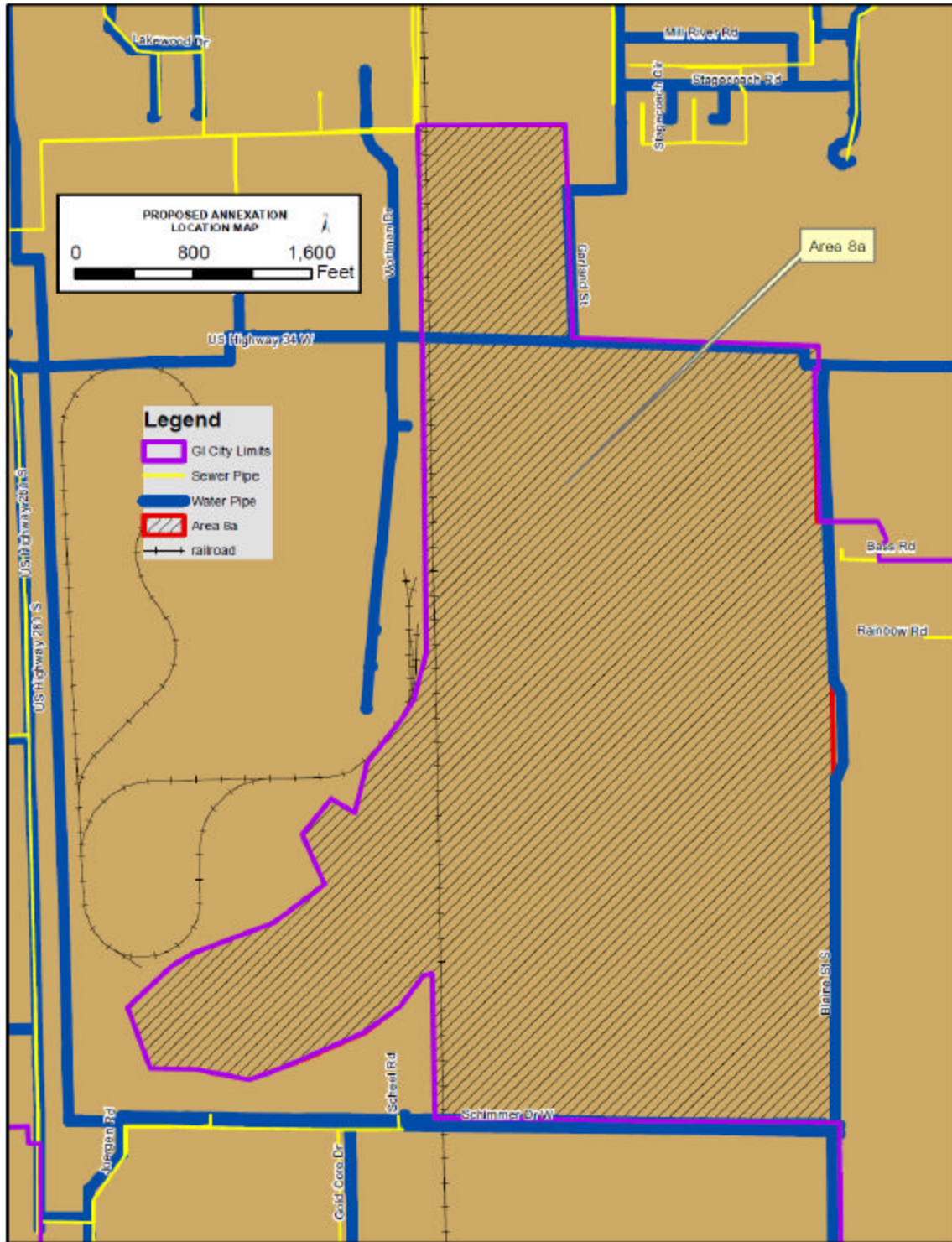
Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy	City Bond		\$0.00	0.204855	\$13,737.29
			\$0.00	0.067645	\$4,536.18
CRA			\$0.00	0.017742	\$1,189.75
Hall County		0.430957	\$28,899.37	0.430957	\$28,899.37
Rural Fire	Fire Bond*	0.049493	\$3,318.93	0.008064	\$0.00
		0.008064	\$540.76		\$540.76
GIPS School			\$0.00	1.073899	\$72,014.16
	2nd Bond		\$0.00	0.082245	\$5,515.23
	4th Bond		\$0.00	0.045144	\$3,027.29
NW School		1.012636	\$67,905.95	0.049034	\$0.00
	6th Bond	0.049034	\$3,288.15		\$3,288.15
ESU 10		0.015	\$1,005.88	0.015	\$1,005.88
CCC		0.112023	\$7,512.11	0.112023	\$7,512.11
CPNRD		0.04733	\$3,173.88	0.04733	\$3,173.88
Ag Society		0.004168	\$279.50	0.004168	\$279.50
Airport		0.011825	\$792.97	0.011825	\$792.97
	Airport Bond	0.010493	\$703.65	0.010493	\$703.65
Total Combined		1.751023	\$117,421.15	2.180424	\$146,216.18

Hall County, ESU, Community College, NRD and other levies will not change.

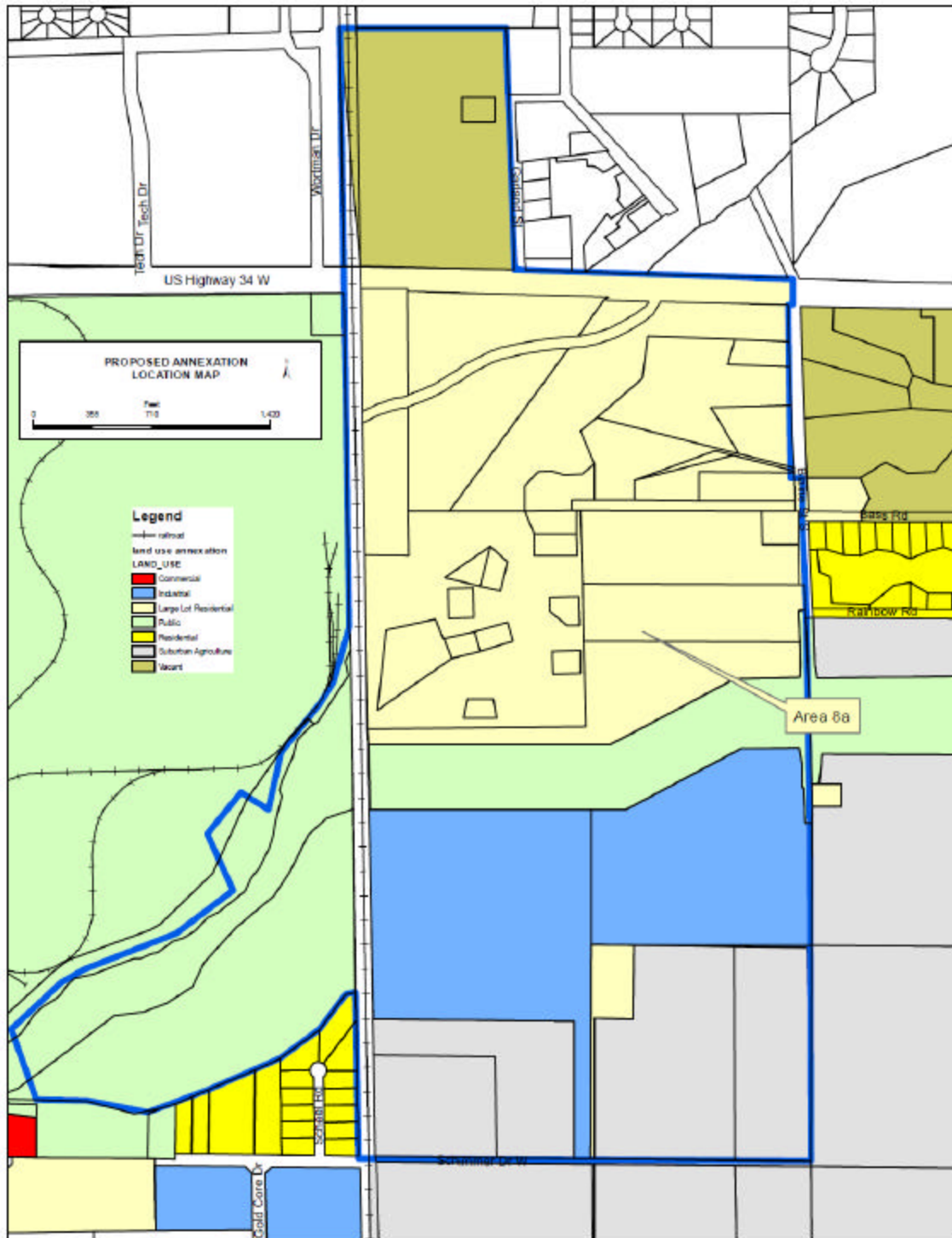
Total property tax levy 1.751023/\$117,421.15 2.180424/\$146,216.18

Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off



Location of Sewer and Water Lines near area 7



Generalized Existing Land Use December 2011

ANNEXATION PLAN AREA 8b–December 2011

December 16, 2011

OVERVIEW

Section 16-117 of The Nebraska State Statute allows municipalities of the first class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

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2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-city residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to city to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements.
9. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
10. Provide long term visioning abilities as it relates to growth and provision of services.

City Services Available and to be provided

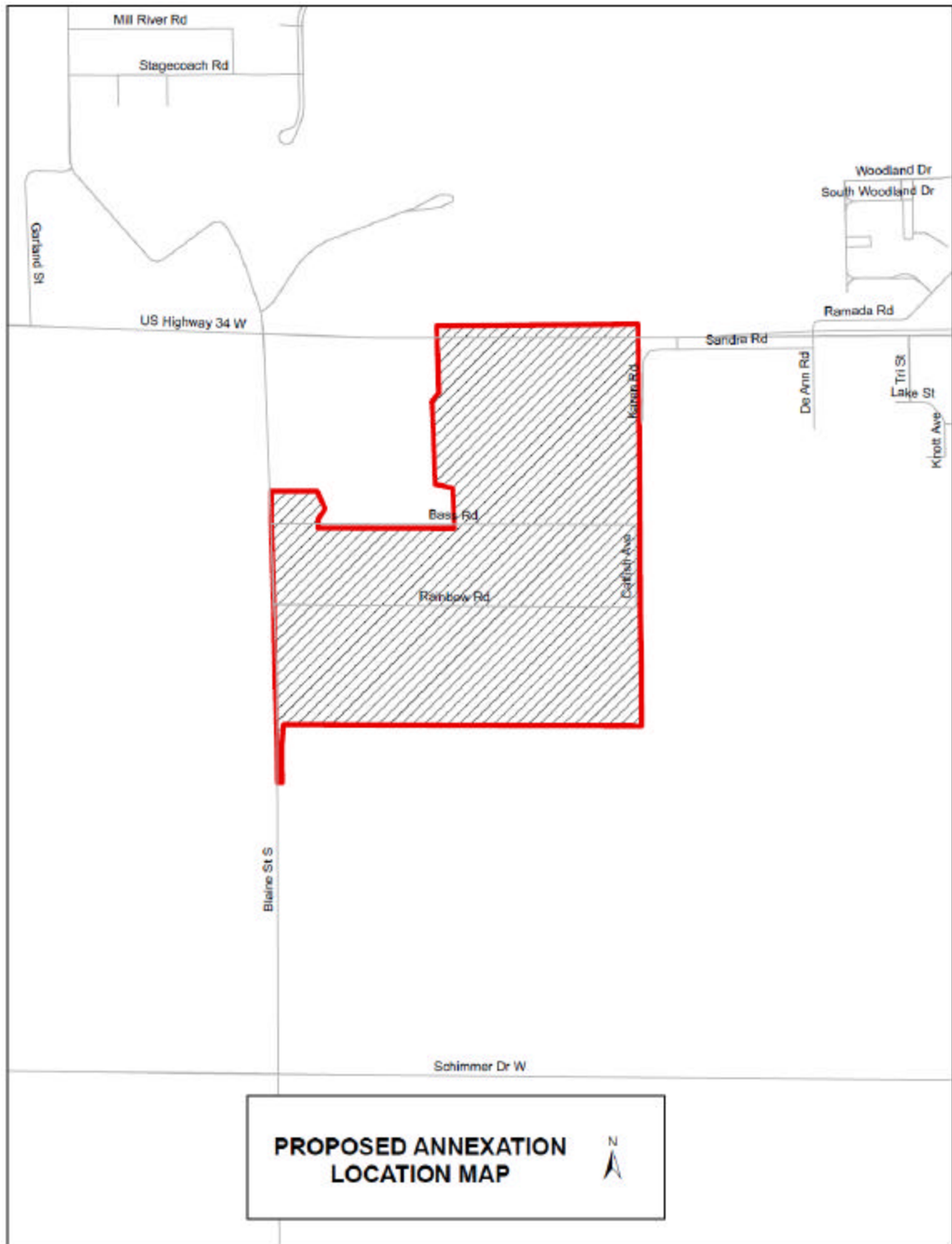
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The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Summary of operating expenditures associated with increased services
- Emergency services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. ***It should be noted that the capital improvements to existing infrastructure and extending services will take place over a period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. The service plan provides for extending the trunk water and sanitary sewer lines to the annexed area if they are not already available. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***

City Services not requiring extension of infrastructure would be available immediately upon annexation. Services requiring extension of infrastructure would be available upon installation of services to City of Grand Island standards and acceptance into the City systems. Extension may be contingent on the successful creation and continuation of an assessment district to raise the necessary funding for installation.



South of U.S. Highway 34 and east of Blaine Street (Rainbow Lake)

This property is located in the south central part of the community. It is south of U.S. Highway 34 and on the east side of Blaine Street. The City of Grand Island provides electric services to the area. Sewer is available to some of the properties and water is

available to all of the properties. There are about 129 acres of property included in the area. The property is currently used primarily for residential and agricultural purposes. There are 46 houses included in this area with an estimated population of 175.

INVENTORY OF SERVICES

1. Police Protection. The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis. The Police Department has an authorized police force of 77 officers. The Police Department is staffed at a rate of 1.58 officers per one thousand population persons. Immediate annexation of the area will not have any impact on police services. The area when fully developed will likely create the need for additional police staffing.

2. Fire Protection. The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #3 located on Webb Road about 2 miles from the proposed annexation area.

3. Emergency Medical Services. The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Fire personnel are emergency medical technicians and 32 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island has sanitary sewer services in the area through existing sewer lines. A collection system could be extended throughout the property when development occurs. Collection systems within a

development are typically done at the property owner's expense. The City can finance this development through the creation of an assessment district. The cost of the collection system is dependent on the nature, density and design of the development proposed on the site. Rainbow Lake is currently served by a private sewer line and lift station. The city will take over maintenance and control of the private line from the homeowners association. This will allow the City to permit access to this line to other development as needed. The City Public Works Department has preliminary designs for a plan that could result in the elimination of the lift station. This would also allow for additional development between U.S Highway 34 and the Wood River Diversion Channel.

5. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

A portion of Bass Road is already within the City jurisdiction. The remainder of Bass Road, along with Catfish Avenue, Rainbow Road and Blaine Street would become the responsibility of the City.

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area. No additional mains are necessary to serve this property. Additional extensions will be necessary to serve the property as it is developed. The cost of extending water throughout the property dependent on the nature, density and design of the development proposed on the site. The City can finance this development through the creation of an assessment district. Water is available along U.S Highway 34, Blaine Street and Schimmer Drive.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. Hall County Park is within the area but there is no requirement that the City take any responsibility for Hall County facilities that are within the municipal limits. No impacts are anticipated. Rainbow Lake is a privately owned lake and annexation does not provide public access to private property.

9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:

- Commercial Building Plan Review
- Residential Building Plan Review
- Building Permit Inspections and Issuance
- Investigation of complaints relative to Minimum Housing Standards
- Regulation of Manufactured Home Parks
- Investigation of Illegal Business Complaints
- Investigation and Enforcement of Zoning Violations

10. Code Compliance. The City of Grand Island's Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations Providing Enforcement Support to Other Departments for City Code and Regulatory Violations

11. Library Services. In 2010 the City of Grand Island began charging a non-resident fee to people living outside of the Grand Island City Limits for library services. Residents of this area will no longer be required to pay this fee to use the Grand Island library.

12. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available and can be extended
Roads and Streets	Some additional responsibility for Blaine Street, part of Bass Road, Rainbow Road and Catfish Avenue
Electric Service	Already in GI Service Area
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Library	Would be available at no additional fee
Other	No Impact
School District	In Cedar Hollow/Northwest School District

Financial Impacts of the Properties west of Blaine Street generally south of Stage Coach Road and north of Schimmer Drive Annexation

Financial Impact	Before Annex	After Annex
2010 Property Valuation	\$	\$9,668,384
City sales tax now applicable	No	Yes

Assume \$9,668,384 Value

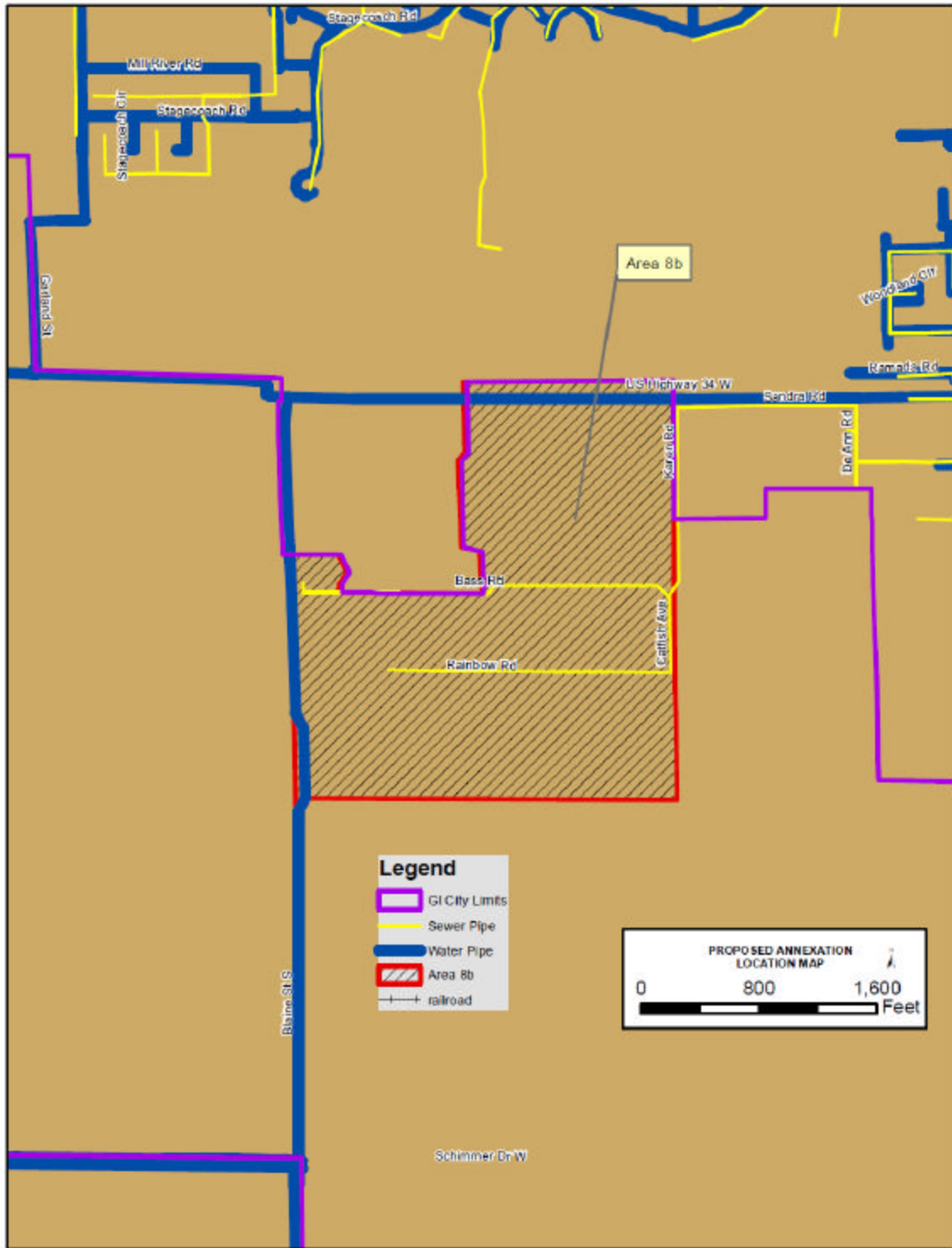
Tax Entity	Bond	2010 Levy	2010 Taxes	2010 Levy	2010 Taxes
City Levy	City Bond		\$0.00	0.204855	\$19,806.17
			\$0.00	0.067645	\$6,540.18
CRA			\$0.00	0.017742	\$1,715.36
Hall County		0.430957	\$41,666.58	0.430957	\$41,666.58
Rural Fire	Fire Bond*	0.049493	\$4,785.17	0.008064	\$0.00
		0.008064	\$779.66		\$779.66
GIPS School			\$0.00	1.073899	\$103,828.68
	2nd Bond		\$0.00	0.082245	\$7,951.76
	4th Bond		\$0.00	0.045144	\$4,364.70
NW School		1.012636	\$97,905.54	0.049034	\$0.00
	6th Bond	0.049034	\$4,740.80		\$4,740.80
ESU 10		0.015	\$1,450.26	0.015	\$1,450.26
CCC		0.112023	\$10,830.81	0.112023	\$10,830.81
CPNRD		0.04733	\$4,576.05	0.04733	\$4,576.05
Ag Society		0.004168	\$402.98	0.004168	\$402.98
Airport		0.011825	\$1,143.29	0.011825	\$1,143.29
	Airport Bond	0.010493	\$1,014.50	0.010493	\$1,014.50
Total Combined		1.751023	\$169,295.63	2.180424	\$210,811.77

Hall County, ESU, Community College, NRD and other levies will not change.

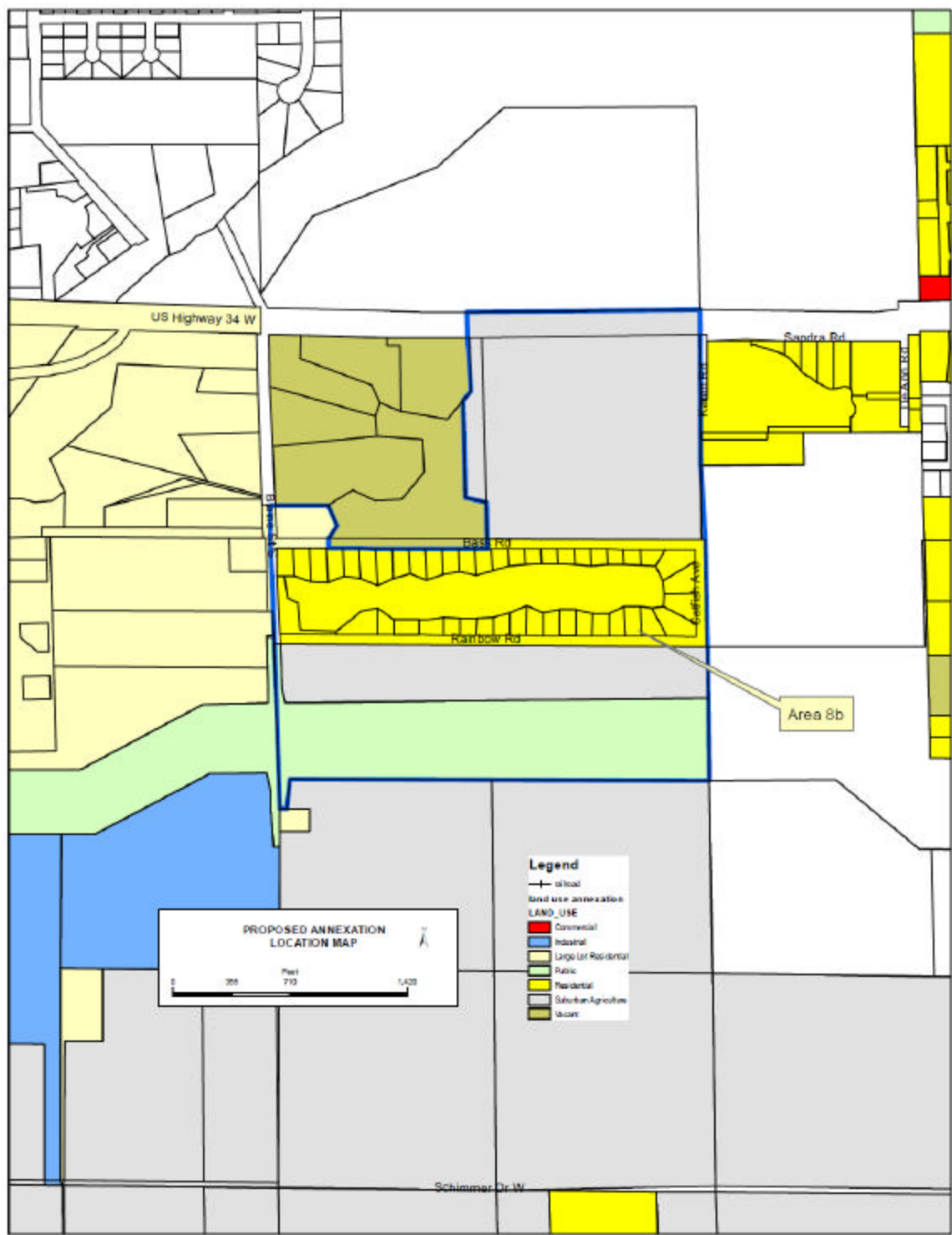
Total property tax levy 1.751023/\$169,295.63 2.180424/\$210,811.77

Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

*previously approved bonds will remain with property until paid off



Location of Sewer and Water Lines near area 7



Generalized Existing Land Use December 2011



Hall County Regional Planning Commission

Wednesday, January 04, 2012

Regular Session

Item F4

Re-Adoption of Grand Island Zoning Maps

Insert a narrative here

Staff Contact:

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING December 19, 2011

SUBJECT: Concerning the re-adoption of the City of Grand Island Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Grand Island. (C-05-2012GI)

PROPOSAL:

On January 26, 2010 the Grand Island City Council approved using a map produced from the Hall County GIS as the official zoning map for the City of Grand Island based on the 2004 Comprehensive Plan for the City of Grand Island with all changes to the map as approved through January 26, 2010. As a matter of course, the City of Grand Island 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 Grand Island City limits, and 2 mile extraterritorial jurisdiction, is as shown on the map.

BACKGROUND:

ZONING CHANGES

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since January 26, 2010, including proposed changes through January 31, 2012.

Id	ORD	Change	Legal	Case	Filed
1	9248	RD to Amended RD	Lts 19 & 20 Nottingham Estates Sub.	C-05-2010GI	01-26-2010
2	9255	M1 to M2	W 1/2, NW 1/4, Sec. 14-11-09	C-11-2010GI	03-10-2010
3	9264	B2 to RD	Lot 1 and Outlot A, Crane Valley 7th Sub.	C-16-2010GI	06-22-2010
4	9276	RD to Amended RD	The Village Third and The Village Fourth Subs.	C-19-2010GI	09-14-2010
5	9296	R1 to M1	Sec 12-11-09 and Pt of Fairacres Dairy Sub 5th Sub 8th Sub	C-07-2010GI	06-14-2011
6	9327	AG-2 to B2	Olson Sub.	C-11-2011GI	09-27-2011
7	9338	LLR to B2	E 290 ft of S 900 ft NE1/4, SE1/4 of Sec.13-11-10	C-01-2012GI	10-25-2011

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

ANNEXATIONS

The following areas approved for annexation by the Grand Island City Council between January 26, 2010 and January 31, 2012. See Attached Map

Id	Ord	Legal	Case Number
1	9254	Lots 1 & 2 Shady Bend Sub. and Adjoining R.O.W Includes Relocated Shady Bend Road South of U.S. Highway 30	C-10-2010GI
2	9266	All of Lake Heritage 2nd Sub. East of Blaine Street and South of U.S. Highway 34	C-18-2010GI
3	9334	Olson Sub. and Adjoining R.O.W. South of Airport Road and West of Webb Road	C-11-2011GI
4	9339	Pt E 1/2 Sec. 5-11-9 Eagle Scout Lake and the Veterans Ball Field Complex	C-05-2011GI
5	9340	Pt S 1/2 Sec 14-11-09 and Pt N 1/2 Sec.23-11-09 East of Stuhr Road north of Bismark Road	C-05-2011GI
6	9341	Pt SW 1/4 Sec 27-11-09 Vanosdal Softball Fields north of U.S. Highway 34 and east of Locust Avenue	C-05-2011GI
7	9342	Pt of Sec 25-11-10 North of Husker Highway and west of U.S. Highway 281	C-05-2011GI
8	9343	Pt NE 1/4 Sec 23-11-10 South of Old Potash Highway and west of North Road	C-05-2011GI
9	9346	Known as former Aurora CO-OP site west of Lincoln Avenue and north of Fonner Park Road	No RPC Case Number
10	9286	South Locust St. Corridor The right-of-way owned by the City of Grand Island for Locust Street between the Wood River Diversion Channel and U.S. Interstate 80	No RPC Case Number

No changes to the Grand Island Extraterritorial Jurisdiction were made due to these annexations.

ADDITIONAL CHANGES

The following additional changes are recommended for approval to make minor modifications to the zoning map to more accurately reflect lot lines that were established after the adoption of the zoning map, other changes as suggested by planning department staff to harmonize the transition between zoning districts on specific properties and the reversion of RD (Residential Development Zones) and/or CD (Commercial Development Zones) that have exceeded the allowed 18 month time frame for approval without any additional improvements.

There are 3 changes to the map that staff is recommending. The first shown on the attached Exhibit A would change Lot 1 and Outlot A of Crane Valley 7th Subdivision as from RD Residential Development Zone to B2 General Business. The current redevelopment plan for these lots and Residential Development Zone was approved on June 22, 2010. The developer is required to begin improvements on an RD zone within 18 months of approval. No action has been taken on this development so Council is required to revert the zoning to the original zoning district.

The second change shown on Exhibit B would move the boundary between the R1 Suburban Density Residential and the R2 Low Density Residential districts in the southeast corner of the Woodland Park Subdivision area located north of the Berean Church north of Capital Avenue and east of Independence Avenue. The R1 zoning in this area was originally proposed to require the development of lots similar in size to those immediately to the east. As the subdivision has been developed minor modifications have been made to the street and lot layout. The proposed changes will align the zoning district with the lots and street boundaries.

The final recommended change as shown on Exhibit C would eliminate the R2 zoning district on the Fonner Park Ground and the Island Oasis Water Park. The property along South Locust is zoned B2-AC General Business

with an arterial commercial overlay and the property to the east including Fonner Park and most of the State Fair Grounds is zoned B2 General Business. This property is owned by either the Hall County Agricultural Association or the City of Grand Island.

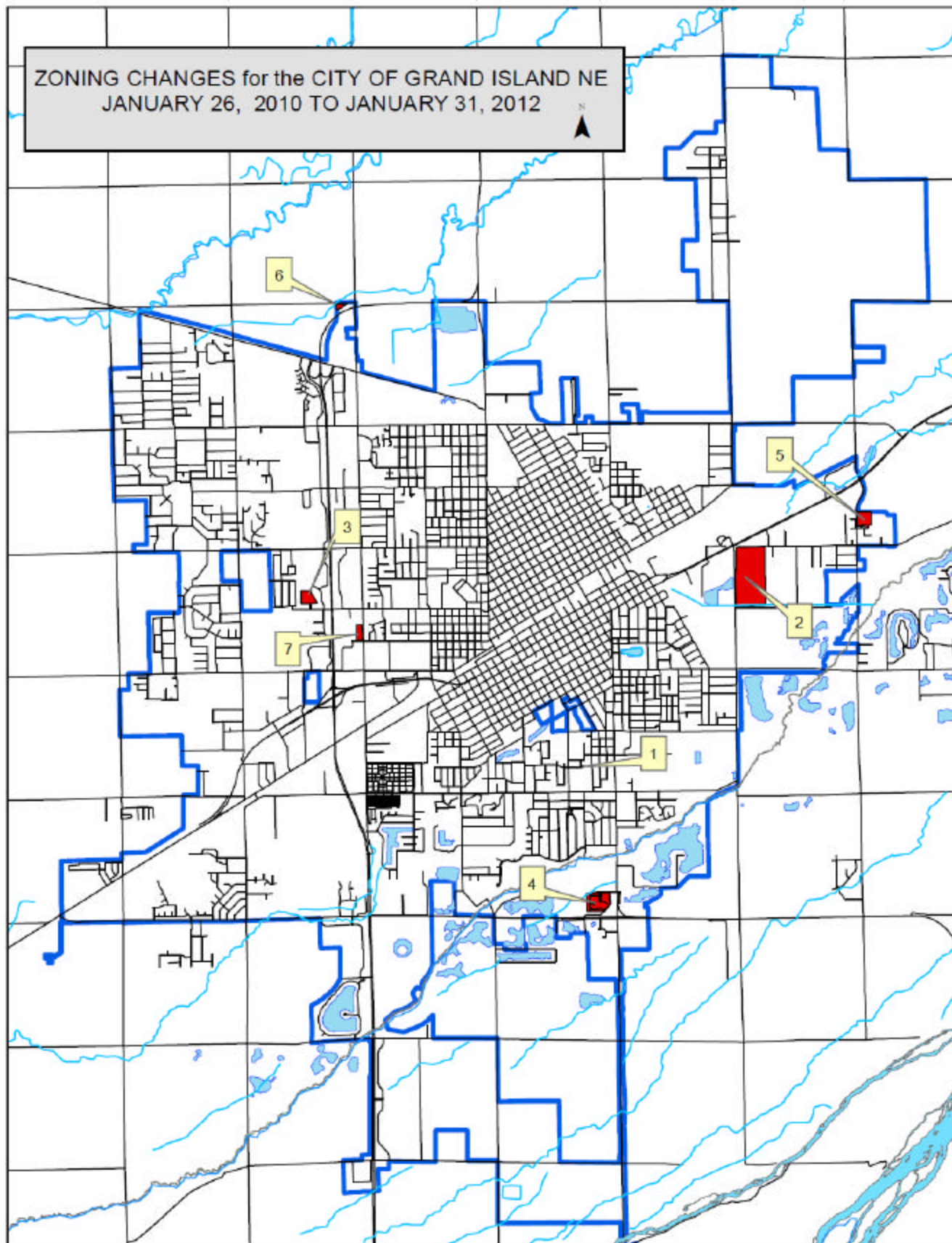
All of these changes are consistent with the existing uses and the Future Land Use map for the City of Grand Island. The proposed changes will harmonize the map and make enforcement of the zoning regulations more consistent.

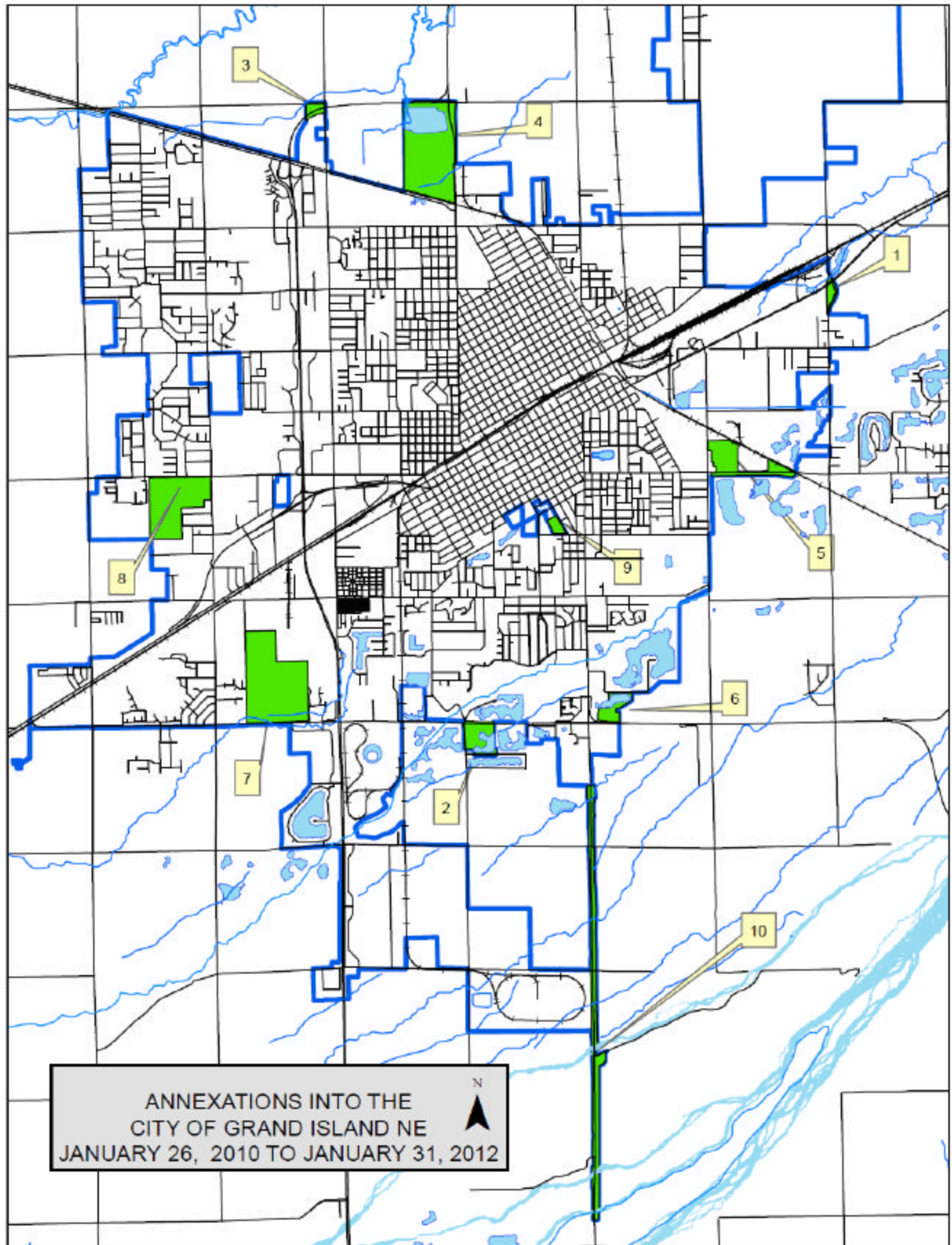
RECOMMENDATION:

That the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

_____ Chad Nabity AICP, Planning Director

ZONING CHANGES for the CITY OF GRAND ISLAND NE
JANUARY 26, 2010 TO JANUARY 31, 2012





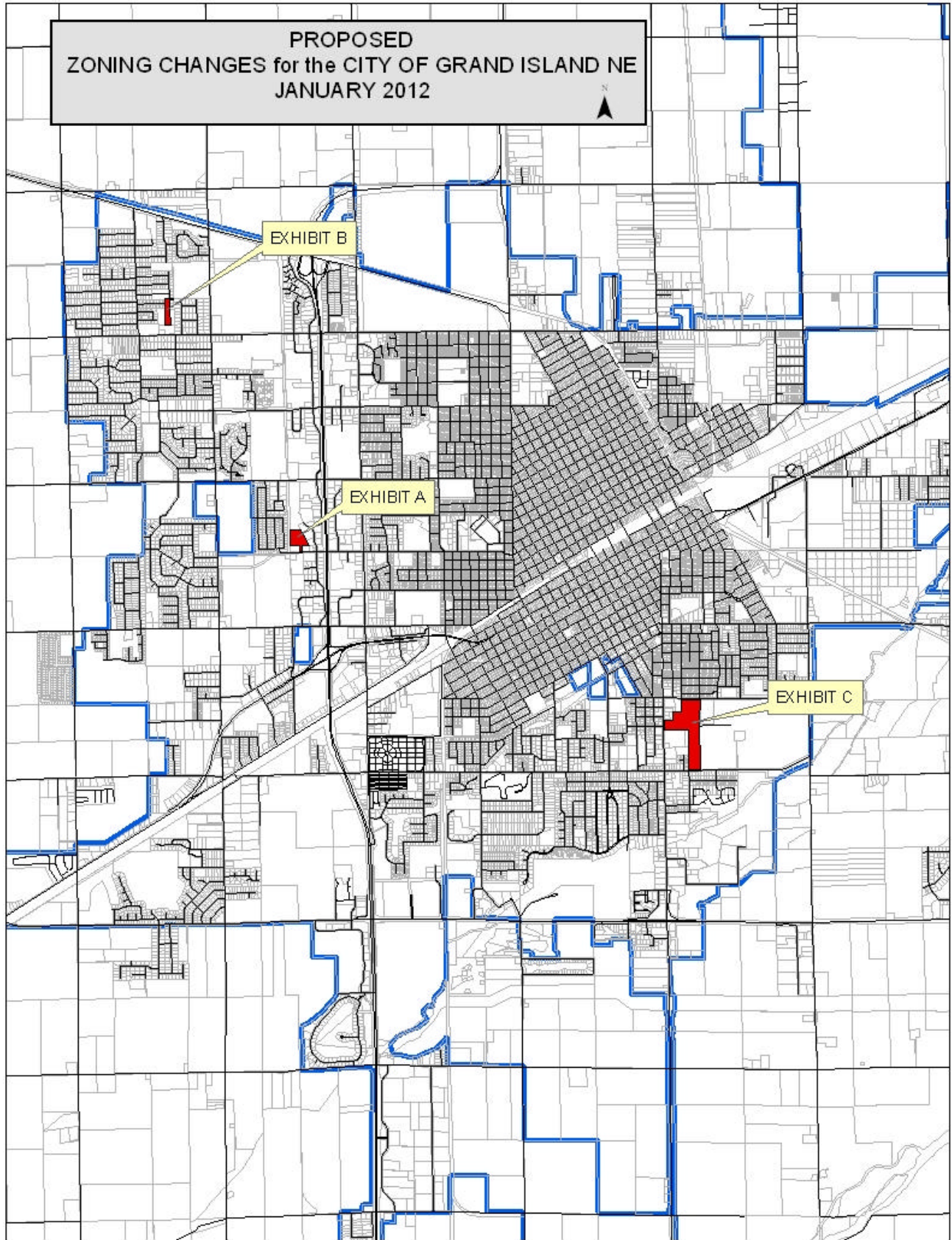
PROPOSED
ZONING CHANGES for the CITY OF GRAND ISLAND NE
JANUARY 2012

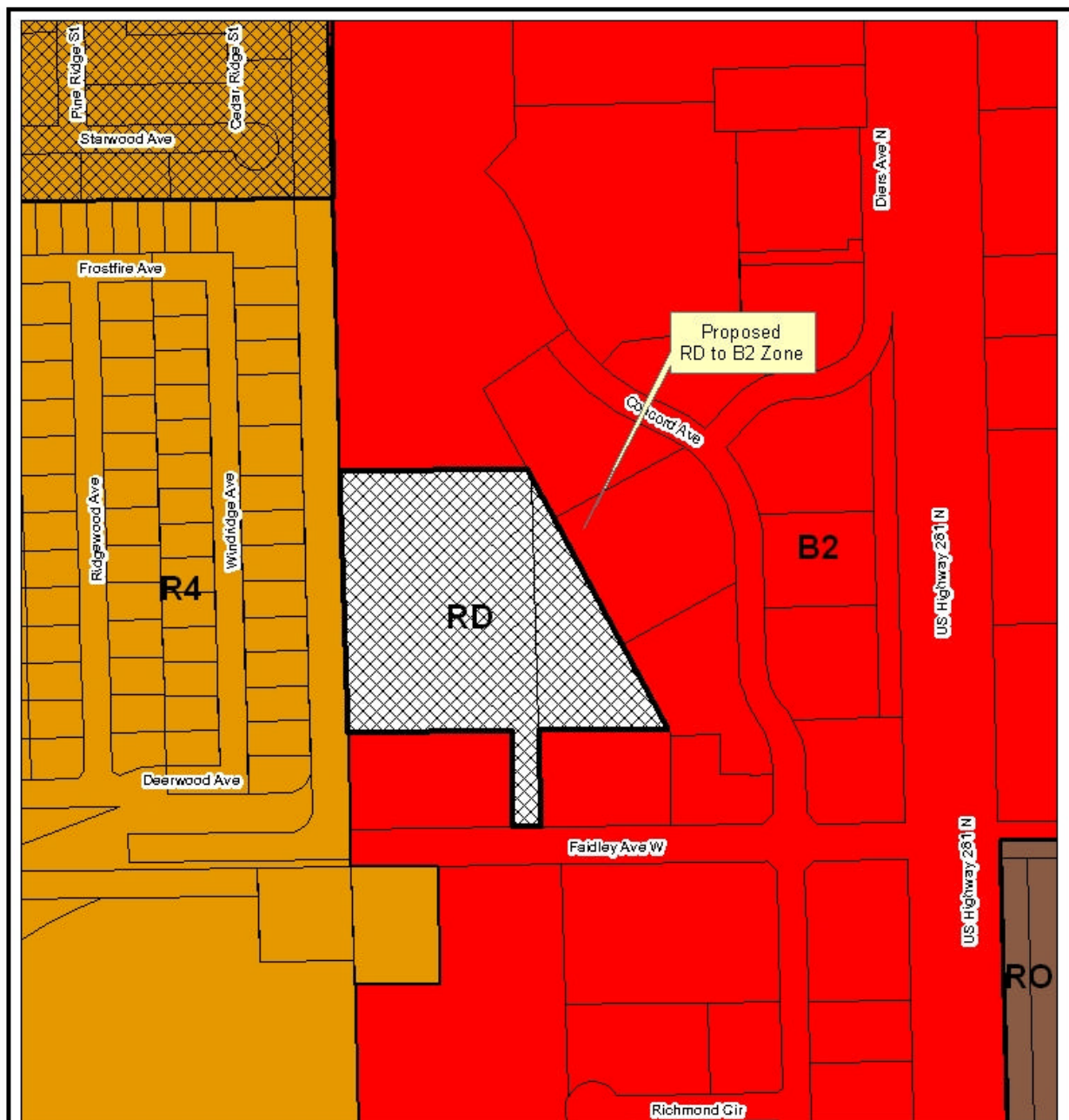


EXHIBIT B

EXHIBIT A

EXHIBIT C





Requested Zoning



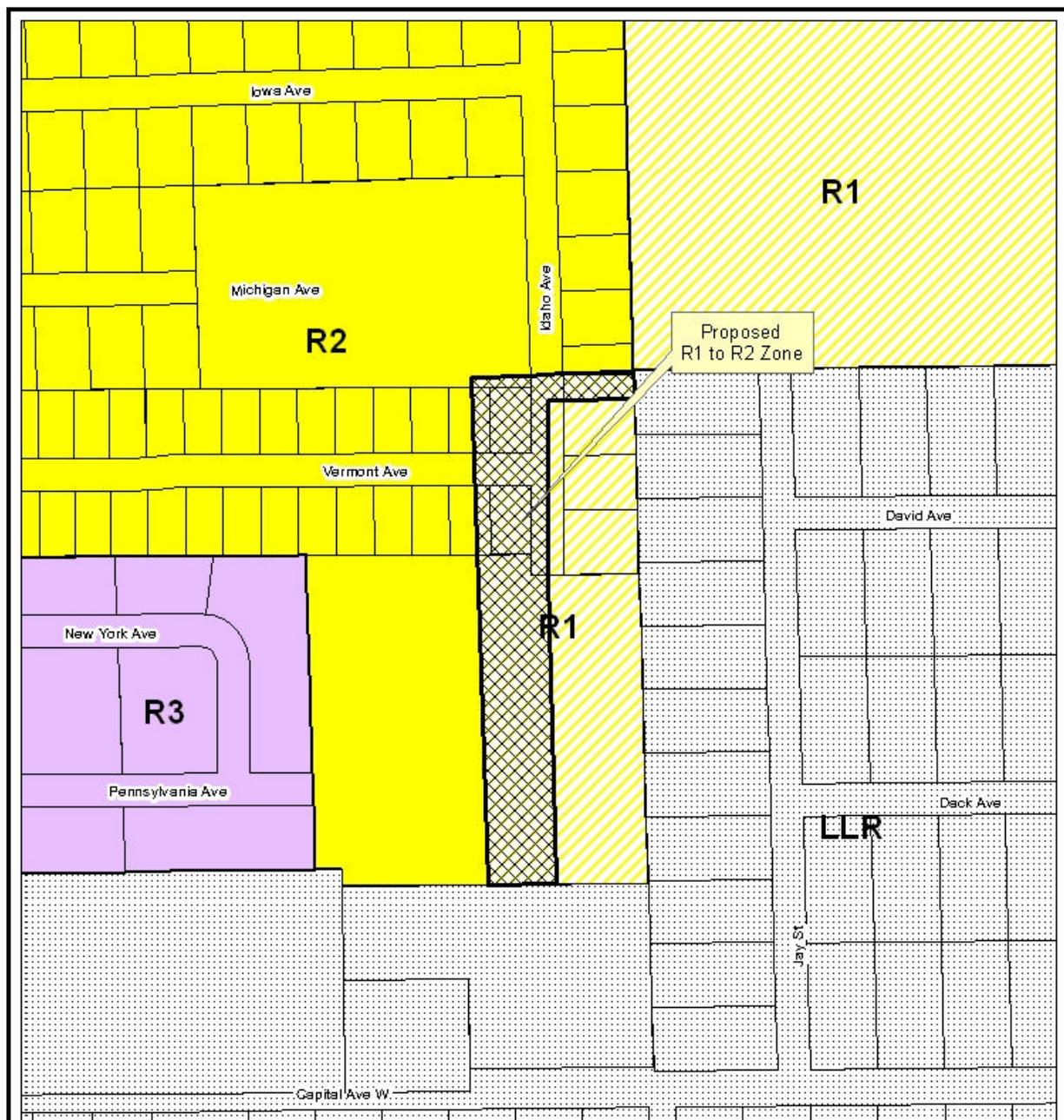
Scale : NONE
C-05-2012 GI



- From RD : Residential Development Zone
- to B2 : General Business Zone

EXHIBIT-A





Requested Zoning



Scale : NONE
C-05-2012GI





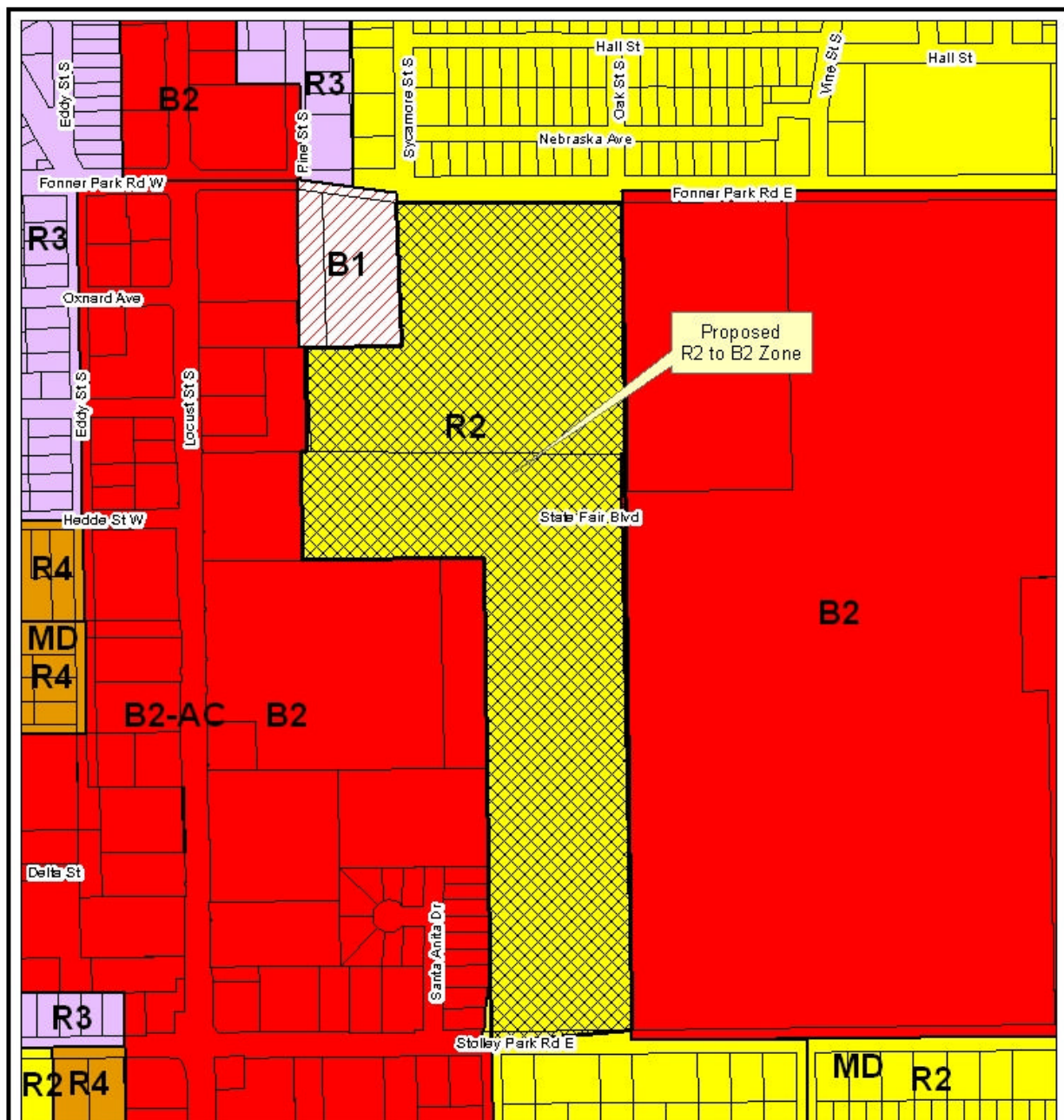
-  From R1 : Suburban Residential Zone
-  to R2 : Low Density Residential Zone

EXHIBIT- B





Requested Zoning



Scale : NONE
C-05-2012GI



- From R2 : Low Density Residential Zone
- to B2 : General Business Zone

EXHIBIT- C



CITY OF ST. LOUIS, MISSOURI
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
2012