



# City of Grand Island

Tuesday, June 12, 2018

Council Session

## Item F-2

**#9687 - Consideration of Annexation of Property Located at 2224 South Stuhr Road (Proposed for Platting as Fonner View Estates Subdivision) (Second Reading)**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** June 12, 2018

**Subject:** An Ordinance to include Fonner View Estates  
Subdivision as an Addition to the City of Grand Island,  
Nebraska and the adjoining right-of-way

**Presenter(s):** Chad Nabity, AICP Planning Director

## **Background**

The Annexation Component of the Grand Island Comprehensive Development Plan as adopted by the Grand Island City Council on July 13, 2004 sets as the policy of Grand Island that any and all property subdivided adjacent to the Corporate Limit of the City of Grand Island be annexed into the City at the time of subdivision approval.

William H. Barge as the owner of the property, submitted Fonner View Estates Subdivision as an Addition to the City of Grand Island. The Hall County Regional Planning Commission recommended approval of the subdivision at their meeting on May 2, 2018.

## **Discussion**

Staff has prepared an ordinance in accordance with the requirements of Nebraska Revised Statute §16-117. Annexation ordinances must be read on three separate occasions. A public hearing was held on this item on May 22, 2018 and the ordinance passed on first reading on the same date. This is the second reading of the ordinance. This ordinance includes exhibits showing the property to be considered for annexation and the legal descriptions of that property.

Annexation of this property will not result in the extension of the Grand Island Zoning Jurisdiction.

One existing residence would be added to the City as a result of this annexation and six additional building lots will be added.

## **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

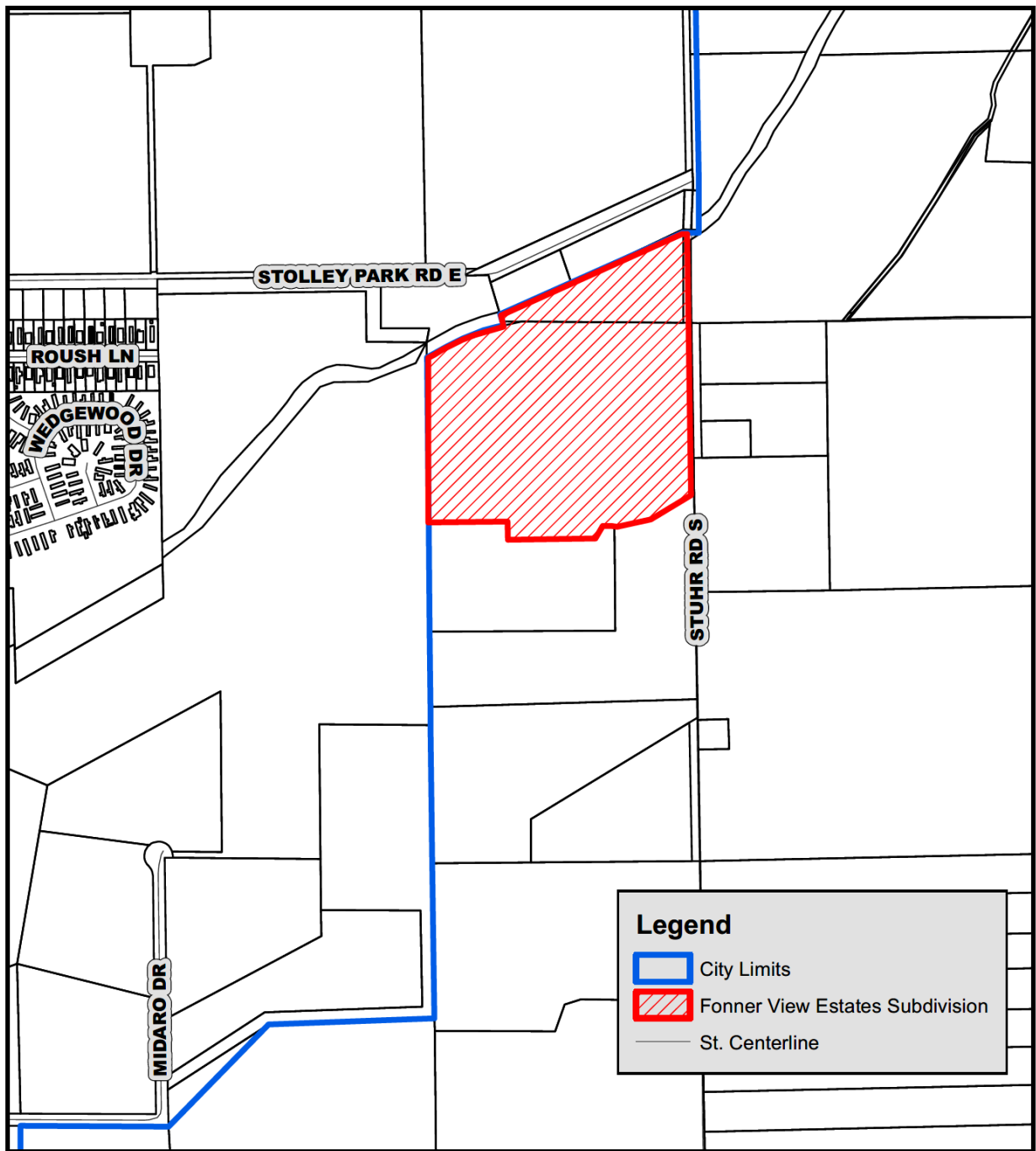
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

## **Recommendation**

City Administration recommends that the Council pass the annexation ordinance.

## **Sample Motion**

Move to approve the annexation ordinance on second reading.

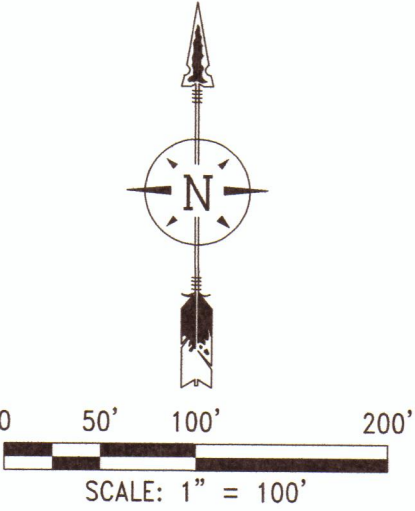




FINAL PLAT  
-FONNER VIEW ESTATES SUBDIVISION-  
AN ADDITION TO THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

CURVE DATA					
NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	96°20'09"	60.00'	100.88'	N 47°56'47" W	89.41'
C2	89°41'49"	60.00'	93.93'	N 45°04'12" E	84.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°18'21"W	9.07'



- LEGEND
- ▲ = SECTION CORNERS FOUND
  - = CORNERS FOUND
  - = CORNERS ESTABLISHED
  - (CAPPED 5/8" x 24" REBAR)
  - x = TEMPORARY POINT
  - (M) = MEASURED DISTANCES
  - (P) = PLATTED DISTANCES
  - (R) = RECORD DISTANCES
  - (D) = DEEDED DISTANCES
  - = BOUNDARY LINE
  - - - = SECTION LINE
  - · - · - = EXISTING LOT LINES
  - · - · - = EXISTING EASEMENT LINES
  - · - · - = NEW EASEMENT LINES

LEGAL DESCRIPTION

A Tract of land being part of the East Half of the Southeast Quarter (E1/2 SE1/4) of Section Twenty-Two (22), and part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twenty-Seven (27), all in Township Eleven (11) North, Range Nine (9) West of the Sixth Principal Meridian, Hall County, Nebraska, and more particularly described as follows: BEGINNING at the Northeast corner of said East Half of the Northeast Quarter of Section 27 and assuming the East line of said East Half of the Northeast Quarter as bearing S00°13'18"W and all bearings contained herein are relative thereto; Thence S00°13'18"W on the East line of said East Half of the Northeast Quarter a distance of 843.44 feet; Thence S60°58'52"W a distance of 279.57 feet; Thence S83°53'08"W a distance of 156.66 feet; Thence S72°18'21"W a distance of 60.15 feet; Thence S55°43'05"W a distance of 75.02 feet; Thence S89°28'15"W a distance of 388.97 feet; Thence N02°13'13"E a distance of 71.46 feet; Thence S89°54'16"W a distance of 400.43 feet to the West line of said East Half of the Northeast Quarter; Thence N00°29'07"E on said West line of the East Half of the Northeast Quarter a distance of 849.80 feet, to the centerline of the Wood River (formerly known as the North Channel of the Platte River); Thence N16°01'19"E on said centerline of the Wood River a distance of 78.48 feet; Thence N49°43'28"E continuing on said centerline of the Wood River a distance of 91.65 feet; Thence S61°17'13"E continuing on said centerline of the Wood River a distance of 74.97 feet; Thence N70°29'06"E continuing on said centerline of the Wood River a distance of 234.37 feet to the North line of said East Half of the Northeast Quarter of Section 27 and the South line of said East Half of the Southeast Quarter of Section 22; Thence N16°17'07"W a distance of 33.87 feet to a 1/2" iron pipe at the Southwest corner of B & C Subdivision, an addition to the City of Grand Island, Nebraska; Thence N66°26'09"E on the Southerly line of said B & C Subdivision a distance of 982.34 feet to the West right-of-way line of Stuhr Road; Thence S03°31'47"W on said West right-of-way line of Stuhr Road a distance of 80.62 feet; Thence S00°15'16"W continuing on said West right-of-way line a distance of 380.69 feet to said North line of the East Half of the Northeast Quarter of Section 27 and said South line of the East Half of the Southeast Quarter of Section 22; Thence S87°40'25"E on said North line of the East Half of the Northeast Quarter of Section 27 and said South line of the East Half of the Southeast Quarter of Section 22 a distance of 40.03 feet to the Point of Beginning. Containing 35.15 acres, more or less, of which 0.79 acres, more or less, are being dedicated for road right-of-way on the East side.

SURVEYOR'S CERTIFICATE

I hereby certify that on March 30, 2018, I completed an accurate survey, performed under my direct supervision, of FONNER VIEW ESTATES SUBDIVISION, an addition to the City of Grand Island, Hall Count, Nebraska, as shown on the accompanying plat thereof; that the Lots, Blocks, Streets, Avenues, Alleys, Parks, Commons and other grounds as contained in said Subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each Lot bears its own number; and that said survey was made with reference to know and recorded monuments.



*Chad Dixon*  
Chad Dixon, Nebraska Professional Registered Land Surveyor No. 672  
Date: 5/30/2018

PARTY CHIEF:		SURVEY COMPLETED:	
BRENT D. CYBORON	MARCH 14, 2018	REVISION	
A. D. SON	DATE & REASON		
1111 CENTRAL AVENUE			
KEARNEY, NE 68847-6833			
Tel: 308-234-6458			
Fax: 308-234-1146			
www.miller-engineers.com			
F.B.#			

GRAND ISLAND - FONNER VIEW ESTATES



\* This Space Reserved For Register of Deeds \*

### ORDINANCE NO. 9687

An ordinance to extend the boundaries and include within the corporate limits of, and to annex into the City of Grand Island, Nebraska, a tract of land comprised of Fonner View Estates Subdivision and all adjoining right-of-way in Hall County, Nebraska as more particularly described hereinafter and as shown on Exhibit "A" attached hereto; to provide service benefits thereto; to repeal any ordinance or resolutions or parts of thereof in conflict herewith; to provide for publication in pamphlet form; and to provide the effective date of this ordinance.

WHEREAS, after William H. Barge as owner of the property submitted a plat of Fonner View Estates Subdivision an Addition to the City of Grand Island for approval; and

WHEREAS, the Annexation Component of the Comprehensive Development Plan for the City of Grand Island requires that owners of property proposed for subdivision adjacent to the Corporate Limits submit such subdivisions as additions to the City; and

WHEREAS, according to NRSS §16-177 the City of Grand Island can upon petition of the property owner(s) of property contiguous and adjacent to the City Limits annex said property by ordinance; and

Approved as to Form	<input type="checkbox"/>	_____
June 8, 2018	<input type="checkbox"/>	City Attorney

ORDINANCE NO. 9687 (Cont.)

WHEREAS, on May 22, 2018 the City Council of the City of Grand Island held a public hearing on such annexation and approved such annexation on first reading and on June 12, 2018 approved such annexation on second reading and on June 26, 2018 approved such annexation on third and final reading.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. It is hereby found and determined that:

(A) The above-described tracts of land are urban or suburban in character, and that the subject properties are contiguous or adjacent to the corporate limits of said City.

(B) The subject lands will receive the material benefits and advantages currently provided to land within the City's corporate limits including, but not limited to police, fire, emergency services, street maintenance, and utilities services upon annexation to the City of Grand Island, Nebraska, and that City electric, water and sanitary sewer service is available, or will be made available, as provided by law.

(C) The various zoning classifications of the land shown on the Official Zoning Map of the City of Grand Island, Nebraska, are hereby confirmed and that this annexation does not extend the extraterritorial zoning jurisdiction.

(D) There is unity of interest in the use of the said tract of land, lots, tracts, highways and streets (lands) with the use of land in the City, and the community convenience and welfare and in the interests of the said City will be enhanced through incorporating the subject land within the corporate limits of the City of Grand Island.

ORDINANCE NO. 9687 (Cont.)

SECTION 2. The boundaries of the City of Grand Island, Nebraska, be and are hereby extended to include within the corporate limits of the said City the contiguous and adjacent tract of land located within the boundaries described above.

SECTION 3. The subject tract of land is hereby annexed to the City of Grand Island, Hall County, Nebraska, and said land and the persons thereon shall thereafter be subject to all rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included within the City of Grand Island, Nebraska.

SECTION 4. The owners of the land so brought within the corporate limits of the City of Grand Island, Nebraska, are hereby compelled to continue with the streets, alleys, easements, and public rights-of-way that are presently platted and laid out in and through said real estate in conformity with and continuous with the streets, alleys, easements and public rights-of-way of the City.

SECTION 5. That a certified copy of this Ordinance shall be recorded in the office of the Register of Deeds of Hall County, Nebraska and indexed against the tracts of land.

SECTION 6. Upon taking effect of this Ordinance, the services of said City shall be furnished to the lands and persons thereon as provided by law, in accordance with the Plan for Extension of City Services adopted herein.

SECTION 7. That all ordinances and resolutions or parts thereof in conflict herewith are hereby repealed.

SECTION 8. This ordinance shall be in full force and effect from and after its passage, approval and publication, in pamphlet form, as provided by law.



ORDINANCE NO. 9687 (Cont.)

Enacted: June 12, 2018.

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Jeremy L. Jensen, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

ORDINANCE NO. 9687 (Cont.)

