



City of Grand Island

Tuesday, September 24, 2002

Council Session

Item E1

Public Hearing on Annexation Component to the Grand Island Comprehensive Development Plan

Chad Nabity, Planning Director, has submitted a proposal to add an annexation Component to the Grand Island Comprehensive Development Plan. This proposal has been approved by the Regional Planning Commission at their June 6, 2002 meeting. It is appropriate at this time to solicit public comment. The action item is contained under the Consent Agenda.

Staff Contact: Chad Nabity

June 6, 2002

Honorable Ken Gnadt, Mayor
and Members of the Council
City Hall
Grand Island NE 68801

Dear Mayor and Members of the Council:

RE: Annexation Component to the Grand Island Comprehensive Development Plan. (C-12-2002GI)

At the regular meeting of the Regional Planning Commission, held June 6, 2002 the above item was considered following a public hearing. This item proposes to amend the Comprehensive Development Plan for Grand Island by adding an annexation component to the plan. (See attached Policy Statement & Map)

Nabity explained this component contains a map of areas that should periodically be considered for annexation and policy statements regarding identification of additional areas for possible annexation. Nabity recommended that the Planning Commission recommend in favor of amending the Grand Island Comprehensive Development Plan by adding this section on annexation to the plan as presented.

No members of the public spoke in opposition of annexation.

No members of the public spoke in favor of annexation.

Following further discussion a motion was made by O'Neill and 2nd by Haskins to recommend the City Council approve the amendment to the Grand Island Comprehensive Development Plan by adding this section on annexation to the plan as presented including the map and policy statement.

A roll call vote was taken and the motion passed unanimously with 11 members present voting in favor (Miller, Amick, Eriksen, Hooker, Hayes, Lechner, Haskins, Ruge, O'Neill, Obst, Wagoner).

Yours truly,

Chad Nabity AICP
Planning Director

cc: City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections

Agenda Item # 6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 24, 2002

SUBJECT: Annexation Component to the Grand Island Comprehensive Development Plan (*C-12-2002GI*)

PROPOSAL: To amend the Comprehensive Development Plan for Grand Island by adding an annexation component to the plan. This component contains a map of areas that should periodically be considered for annexation and policy statements regarding identification of additional areas for possible annexation.

EVALUATION:

In 1994, the Unicameral changed the statutory requirements for a Comprehensive Development Plan. They required that all plans amended after January 1, 1995 include an annexation component. §19-903-4

The new plans that we are working on will include annexation components for all of the municipalities.

I believe that it appropriate at this time to add an annexation component to the Grand Island Comprehensive Plan.

The areas identified in this plan include the nine areas under consideration. They also include the other seven areas that were not recommended for immediate annexation. In addition to the identified areas 3 policy statement regarding annexation are proposed

- Require the owner of any and all properties adjacent to the corporate limits of the City of Grand Island to file subdivision plats on such properties as additions to the City of Grand Island.
- Consider sandpit lakes as property that is urban/suburban in character.
- To consider extension of the extraterritorial jurisdiction of the City along with all approved annexations.

The first is formalizing the current policy of requiring all subdivisions that occur adjacent to the Grand Island city limits to be submitted as additions to the City.

The second protects the ability of Grand Island to grow to the south. Sandpits are commercial/industrial uses while they are operating and they cannot be considered agricultural uses when they cease to operate. The south and east sides of Grand Island are ringed with sandpit lakes. In order to provide for orderly growth of the City Of Grand Island, it is necessary to specify that sandpit lakes are suburban/urban uses.

The third provides for orderly growth by allow the City Of Grand Island to impact the type and nature of development in its 2 mile jurisdiction. The extraterritorial jurisdiction should expand with the city. In some cases it may be in the best interest of everyone if the City not extend its jurisdiction to the 2 mile limit. The annexation under consideration would extend the ETJ across the Platte River into Hamilton County. I would suggest that Grand Island not cross the Platte River until we have developed far enough to the south and east that our jurisdiction is about 1 mile into Hamilton County. The river is a major barrier to development.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council amend the Grand Island Comprehensive Development Plan by adding this section on annexation to the plan as presented.

_____ Chad Nabity AICP, Planning Director

Grand Island Comprehensive Development Plan

Annexation Plan

The attached map “Urban and Suburban Areas” May 21, 2002 Hall County Regional Planning Commission identifies areas that can and should periodically be considered for annexation by the City of Grand Island.

In addition to the areas identified on the map mentioned above, it is the Policy of the City of Grand Island, in accordance with this Comprehensive Development Plan, to:

- Require the owner of any and all properties adjacent to the corporate limits of the City of Grand Island to file subdivision plats on such properties as additions to the City of Grand Island.
- Consider sandpit lakes as property that is urban/suburban in character.
- To consider extension of the extraterritorial jurisdiction of the City along with all approved annexations.



