



City of Grand Island

Tuesday, May 11, 2004

Council Session

Item G9

**#2004-100 - Approving Final Plat and Subdivision Agreement for
Timberline Second Subdivision**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission
Meeting: May 11, 2004
Subject: Timberline Second - Final Plat
Item #'s: G-9
Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

This final plat proposes to resubdivide lot 11 Timberline Subdivision into 6 lots. This property is located North of Old Highway 2, and West of Webb Road.

Discussion

This subdivision is in substantial compliance with the approved preliminary plat. The developers are seeking to develop 6 instead of 7 lots. The requirements for easements for the septic systems would not allow the development of 7 lots.

These 5 of lots will be 20,000 sq. ft. lots fronting onto Webb Road. The 6th lot will be a 40+ acre lot maintained behind the lots fronting onto Webb Road. City water is available to the subdivision and houses will be required to connect to city water. Sanitary sewer is not available to the subdivision. The subdividers and their successors and assigns will give up their right to protest a sanitary sewer district for the property. It is unlikely that sewer would be extended to this property within the next 5 to 10 years by the City.

Alternatives

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

1. Approve the final plat as presented
2. Modify the final plat to meet the wishes of the Council
3. Table the issue

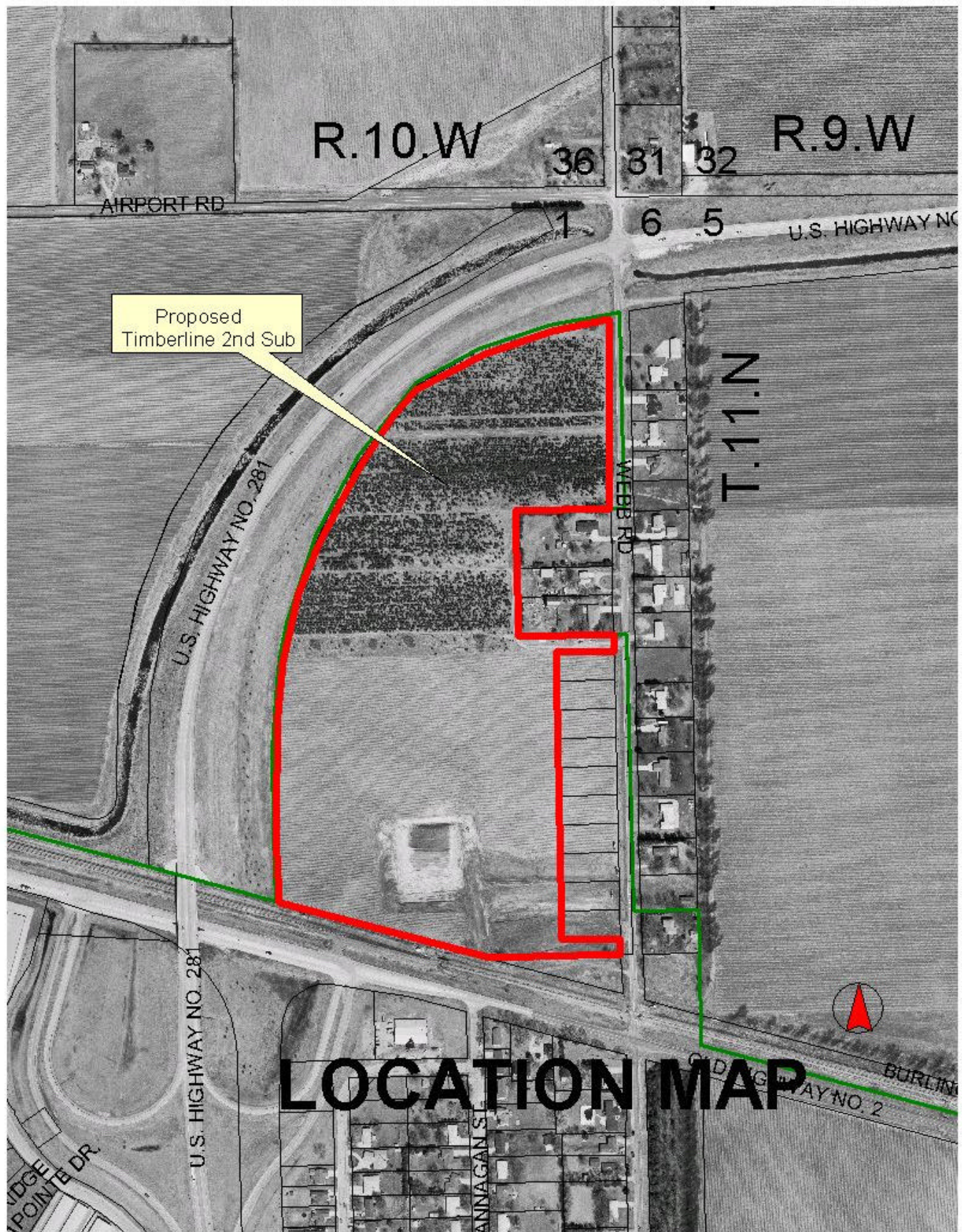
Recommendation

A motion was made by Ruge and seconded by Miller to **approve** and recommend that the Grand island City Council **approve** the final plat of Timberline Second Subdivision.

A roll call vote was taken and the motion passed with 9 members present (Amick, Haskins, O'Neill, Brown, Niemann, Miller, Ruge, Monter, Hayes) voting in favor, and 1 member voting against the motion (Wagoner).

Sample Motion

Approve the Final Plat for Timberline Second Subdivision as presented.



RESOLUTION 2004-100

WHEREAS, Hehnson, L.L.C., a Nebraska limited liability company, as owner, has caused to be laid out into lots, a tract of land comprising all of Lot Eleven (11), Timberline Subdivision, an addition to the City of Grand Island, Hall County, Nebraska, under the name of TIMBERLINE SECOND SUBDIVISION, and has caused a plat thereof to be acknowledged by it; and

WHEREAS, a copy of the plat of such subdivision has been presented to the Boards of Education of the various school districts in Grand Island, Hall County, Nebraska, as required by Section 19-923, R.R.S. 1943; and

WHEREAS, a form of subdivision agreement has been agreed to between the owner and the City of Grand Island.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the form of subdivision agreement hereinbefore described is hereby approved, and the Mayor is hereby authorized to execute such agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED that the final plat of TIMBERLINE SECOND SUBDIVISION, as made out, acknowledged, and certified, is hereby approved by the City Council of the City of Grand Island, Nebraska, and the Mayor is hereby authorized to execute the approval and acceptance of such plat by the City of Grand Island, Nebraska.

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Adopted by the City Council of the City of Grand Island, Nebraska, May 11, 2004.

RaNae Edwards, City Clerk

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| Approved as to Form | <input type="checkbox"/> _____ |
| May 6, 2004 | <input type="checkbox"/> City Attorney |