



City of Grand Island

Tuesday, July 13, 2004

Council Session

Item E1

Public Hearing Concerning the City's Proposed Subdivision Regulations

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity AICP
Hall County Regional Planning Director

Meeting: July 13, 2004

Subject: Subdivision Regulations

Item #'s: E1 & F4

Presenter(s): Chad Nabity, AICP Hall County Regional Planning Director

Background

In March of 2002 the Hall County Regional Planning Department began working with JEO Consulting Inc. of Wahoo Nebraska to update the comprehensive development plans, zoning and subdivision regulations for Grand Island, Hall County, Wood River, Alda, Doniphan and Cairo.

The process for Grand Island, over the course of the last two years, included four town hall meetings, eight subcommittees that comprised of over 130 citizens suggesting goals, objectives and policies for their committee, as well as monthly meetings with a steering committee. The steering committee was made up of more than 25 citizens and city of Grand Island staff.

In June of 2004 the Hall County Regional Planning Commission reviewed the regulations in their entirety in Grand Island City Code format. They held a public hearing, no members of the public spoke at the hearing or brought any concerns about the new regulations. The Planning Commission recommended that the City Council adopt the regulations.

Discussion

The updated regulations are not significantly different from subdivision regulations currently in place for Grand Island. Definitions have been modernized. No changes were made or recommended for the development standards of the City. The subdivision regulations have been modified with updated definitions and a requirement that final plats

need to be tied into three approved known points, and a requirement for submission of final plats in electronic format with specified layers.

The document has been reformatted and is in city code format. It will replace the current version of chapter 32 and go into effect August 1, 2004 if adopted by council.

Alternatives

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

1. Approve the subdivision regulations as presented.
2. Discuss the proposed regulation and direct staff to make specific modifications to the subdivision regulations and bring the modified regulations forward for approval at a future date.
3. Discuss the proposed subdivision regulations and direct staff to make specific modifications to the regulations and send the modified regulations back to the planning commission for a new hearing and recommendation.

Recommendation

City Administration recommends that the Council approve the proposed subdivision regulations as presented.

June 3, 2004

Honorable Jay Vavricek, Mayor
And Members of the Council
City Hall 100 E. 1st Street
Grand Island, NE 68801

Dear Members of the Council:

RE: ZONING REGULATIONS, SUBDIVISION REGULATIONS.

At the meeting of the Regional Planning Commission, held June 2, 2004, a public hearing regarding the regulations was held and the above items were considered .

No members of the public spoke at the public hearing.

After discussion of the proposed changes a motion was made by Miller and seconded by Ruge to **approve** and recommend that the Grand Island City Council **approve** the Zoning and Subdivision Regulations, and Official Zoning Map as presented.

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

Yours truly,

Chad Nabity AICP
Planning Director