



# City of Grand Island

Tuesday, July 13, 2004

Council Session

## Item G7

**#2004-154 - Approving the Adoption of the Comprehensive Development Plan**

Staff Contact: Chad Nabity

# **Council Agenda Memo**

**From:** Chad Nabity AICP  
Hall County Regional Planning Director

**Meeting:** July 13, 2004

**Subject:** Comprehensive Plan

**Item #'s:** G-7

**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.

Council has received copies of the comprehensive plan.

## **Discussion**

The Hall County Regional Planning Commission held public hearings on the plan and proposed regulations on February 18, 2004. The planning commission has recommended that the Grand Island City Council approve the plan and regulations as presented. A copy of the planning commission recommendation is attached.

The Comprehensive Plan is has been updated and modified to recognize the growth of Grand Island since the 1992 plan. This plan projects population growth, land, transportation, and infrastructure needs, and land use patterns into the next 20 years.

## **Alternatives**

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

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

## **Recommendation**

City Administration recommends that the Council approve the proposed plan as presented.

February 19, 2004

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

Dear Members of the Council:

**RE: COMPREHENSIVE PLAN, ZONING REGULATIONS, SUBDIVISION  
REGULATIONS.**

At the meeting of the Regional Planning Commission, held February 18, 2004, the above items were considered.

Keith with JEO Consulting Group gave a brief summary of the Comprehensive Plan, he said it is based on the needs and desires of the community. He said the plan tries to minimize conflicts between land uses. Keith said the zoning was looked at they tried to keep what was working and change what was not working. He noted one of the major changes being to create a large lot residential zone, for the areas of town that currently have houses built on larger lots like ½ acres.

Keith said they have changed a few things in the 2 mile zoning jurisdiction into Merrick County, to the people living in this area do not have to meet the strictest of the two regulations between Grand Island and Merrick County anymore, they will only have to comply with the Grand Island regulations.

Nabity explained that Merrick County has requested that an Inter-jurisdictional Planning Commission be created between Merrick County Planning Commission, and Hall County Planning Commission, with 3 members from each Merrick County & Hall County. The newly created Planning Commission would only make decisions on property located in the area of Merrick County that also falls within the Grand Island 2 mile zoning jurisdiction, and would then make a recommendation to the Grand Island City Council.

Randy Stueven gave the Planning Commission members copies of a few letters concerning the concurrent jurisdiction. He said they would like us to hold off on making a decision on this until the Inter-jurisdictional Planning Commission is created and in place. He said the people that live in the concurrent jurisdiction deserve representation from Merrick County as well.

Gary Mathis Merrick County Planning & Zoning Administrator said he also would like to see no action taken on the concurrent jurisdiction until the Inter-jurisdictional Planning Commission is created so there is no lapse in representation.

Greg Baxter asked for clarification on the zoning his cattle operation would be located in under this new plan, and if it would be allowed to operate as it is now, and also on the taxable value that the tax levy would not change until the land was platted, and not because it is in a different zoning classification.

Nabity said the taxable value would continue as it does now and not change until the land was platted. He said Baxters will be allowed to operate as they are today with not problems or conditional uses, they would be grandfathered in as a nonconforming use. He said if they wanted to expand their operation they would need to apply for an expansion of a non conforming use..

Following further discussion a motion was made by Ruge and 2<sup>nd</sup> by Brown to **approve**, and recommend the City of Grand Island **approve** the Comprehensive Plan for the City Of Grand Island.

A roll call vote was taken and the motion passed by a unanimous vote of the 10 members present (Amick, Haskins, Lechner, O'Neill, Brown, Niemann, Miller, Ruge, Monter, Hayes).

Following further discussion a motion was made by Niemann 2<sup>nd</sup> by Amick to **approve** and recommend the City of Grand Island **approve** the Subdivision and Zoning Regulations for the City of Grand Island.

A roll call vote was taken and the motion passed by a unanimous vote of the 10 members present (Amick, Haskins, Lechner, O'Neill, Brown, Niemann, Miller, Ruge, Monter, Hayes).

Yours truly,

Chad Nabity AICP  
Planning Director

RESOLUTION 2004-154

WHEREAS, the Mayor and City Council of the City of Grand Island are committed to the orderly plan necessary to accommodate future growth and transportation needs; and

WHEREAS, on August 24, 1992, by Resolution 92-215, the City of Grand Island approved and adopted the Comprehensive Land Use and Transportation Plan and associated figures and maps as prepared by the firm of BRW, Inc. of Minneapolis, Minnesota; and

WHEREAS, numerous changes and amendments to the Plan have been approved since its initial adoption in 1992; and

WHEREAS, JEO Consulting Group, Inc. of Wahoo, Nebraska, recently prepared a new and updated Comprehensive Development Plan; and

WHEREAS, on February 18, 2004 and on June 2, 2004, the Regional Planning Commission held public hearings on such issue, and recommended approval of such plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the City of Grand Island hereby approves and adopts the 2004 Comprehensive Development Plan prepared by JEO Consulting Group, Inc.

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Adopted by the City Council of the City of Grand Island, Nebraska, July 13, 2004.

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RaNae Edwards, City Clerk

Approved as to Form	☐ _____
July 8, 2004	☐ City Attorney