



City of Grand Island

Tuesday, March 16, 2004

Special Meeting

Item E1

**Public Hearing for the Purpose of Hearing Testimony Concerning
the City's Proposed Comprehensive Development Plan**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity AICP
Hall County Regional Planning Director

Meeting: March 16, 2004

Subject: Comprehensive Plan and Zoning Regulations

Item #'s: E1, E2, G1

Presenter(s): Keith Marvin, JEO Consulting
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 and proposed zoning and subdivision regulations. Copies are available for public viewing at the Grand Island Public Library and at the Hall County Regional Planning Commission office.

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 and updated regulations are not significantly different from the plan and regulations currently in place for Grand Island. Definitions have been modernized and language in some of the districts has been clarified to make it consistent with interpretation and enforcement of the current regulations.

A synopsis of the changes to the zoning regulations is included as a separate document.

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.

Alternatives

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

1. Discuss the proposed plan and regulations and direct staff to bring these forward for approval at a future date as presented.
2. Discuss the proposed plan and regulation 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 regulation 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 discuss the proposed plan and regulations and direct staff to bring these forward for approval at a future date as presented.

February 19, 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: 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 taxability 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 taxability 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 by a conditional use permit.

Following further discussion a motion was made by Ruge and 2nd 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 2nd 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