



# City of Grand Island

Tuesday, March 25, 2003  
Special Meeting/Study Session

## Item -5

### Presentation on Timberline Subdivision

*Questions were raised about requirements for sanitary sewer in conjunction with the Timberline Subdivision. This presentation will attempt to answer those questions and provide information about the current regulations and requirements for installation and connection of sewer lines with regard to subdivisions.*

Staff Contact: Chad Nabity AICP, Regional Planning Director

# INTEROFFICE MEMORANDUM



From the  
**Public Works Department**

*Working Together for a  
Better Tomorrow, Today.*

**DATE:** March 21, 2003

**TO:** Honorable Mayor and City Council

**FROM:** Marlan Ferguson, City Administrator

**RE:** Extending City Services to areas annexed as an addition to the City

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City Staff agrees with the City Council concerning extending City sewer and water wherever possible throughout the City. We are striving to meet Council's goal of having City infrastructure available in all areas of the City. We meet with potential developers of land within the existing City limits, adjacent to City limits, or within the ETJ (Extra Territorial Jurisdiction) to ensure standards of development are met.

The City also tries to extend services so that we are ahead of development. The North Road ditch between Old Potash Highway and the extension of Faidley Avenue is an example of where we fell behind with infrastructure. On very few occasions will staff recommend approving a Subdivision without providing City sewer, however, the proposed Subdivision is one of those times.

The City encourages growth adjacent to areas where City services are available. If developers are dedicating street Right-of-Way, they are required to install City sanitary sewer and water. If City services are not available, the developers are required to install private septic systems and water wells as well as dry sanitary sewer and water mains. Installation of the dry sanitary sewer and water mains eliminates the difficult task of retrofitting these neighborhoods with sanitary sewer and water in the future. In effect, by increasing development costs, development is pushed to occur adjacent to where City services are available.

Dry sanitary sewer and water mains are not required if development is happening without the dedication of street Right-Of-Way. Dry sewer and water mains are not required in an existing improved street Right-of-Way because we don't want to tear up an existing street and install mains that will not be used for quite some time. A potential developer abandoned the idea of fully developing the proposed Twin Lakes Subdivision along East Bismark Road because of the expense of installing private water wells and septic tank/leach field systems as well as dry sanitary sewer and water mains. The developer and engineer reconfigured the lot layout to have lots fronting along Bismark so they could develop a portion of the property without the expense of dry mains. The proposed Timberline Subdivision is very similar to this type of Subdivision.

Mayor and City Council

March 20, 2003

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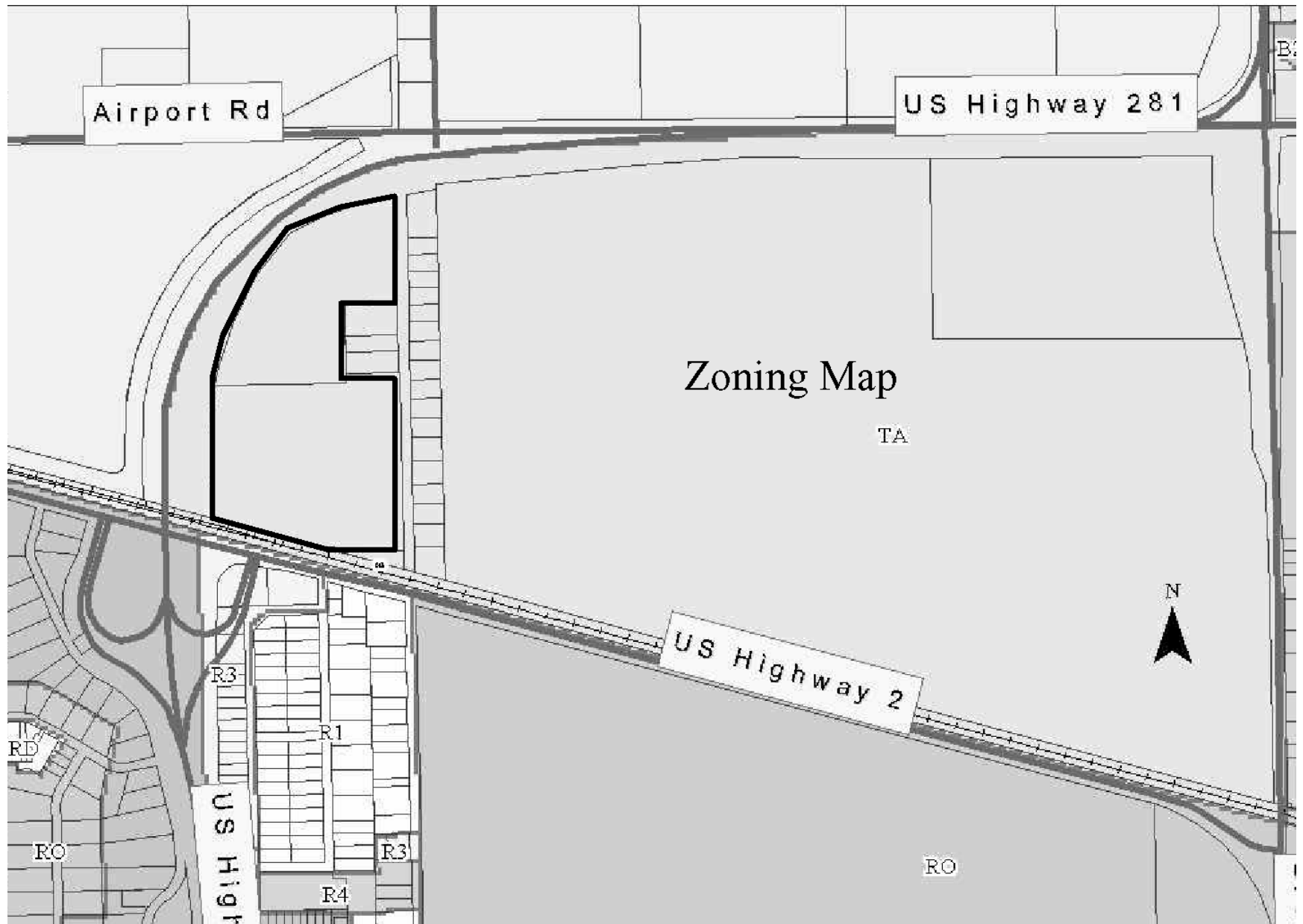
Development of Timberline Subdivision along the west side of Webb Road will very closely match the existing development on the east side. If further development occurs west of the proposed Timberline Subdivision, street Right-of-Way will be dedicated with dry sanitary sewer and water mains installed. The proposed Subdivision is already served by City water with a water main along the east side of Webb Road. Because it is already served by water, the concern with separation of water wells and septic tanks goes away.

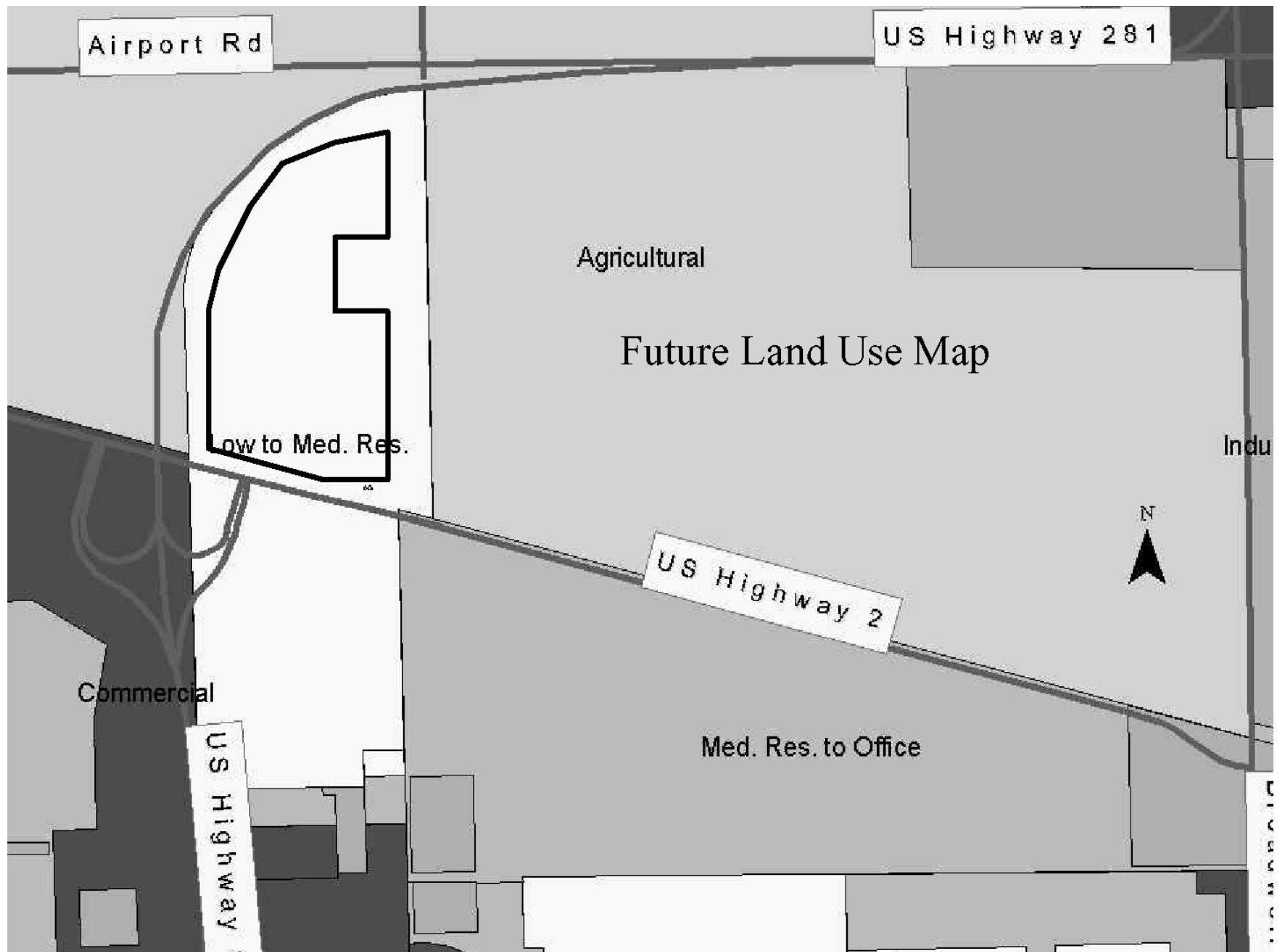
The proposed Subdivision has conservation easements that provide adequate room for the construction of an original leach field and a replacement field. The septic tank and leach field plan has been submitted by the developer to the Nebraska Department of Environmental Quality for approval.

Extending City sanitary sewer mains to the area will cost approximately \$1,325,000 for gravity sanitary sewer main, or \$850,000 for a lift station and force main, with over 50% of the cost being the responsibility of the City. Because of this significant cost and the fact that there are other areas open for development where City services are available, staff recommended against annexing this area in 2002.

The proposed Subdivision addresses some critical housing needs that have been identified in the recent housing study. Regional Planning Director Chad Nabity, Public Works Director Steve Riehle and Building Department Director Craig Lewis have worked hard to insure the interests of the City are maintained through the layout of this proposed Subdivision. Mr. Nabity will make a presentation at the March 25, 2003 Study Session that will provide the history of proposed development for this area.

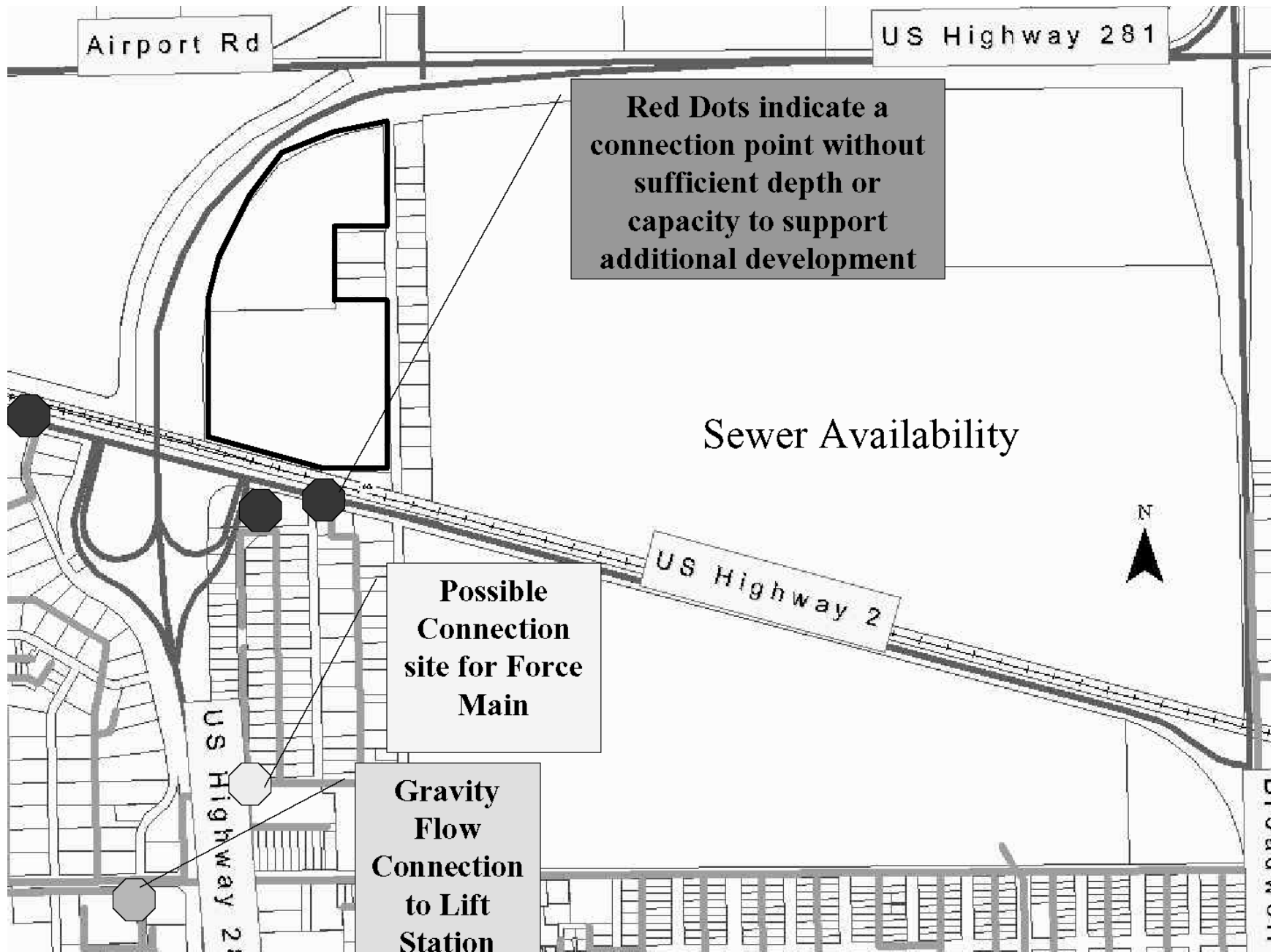
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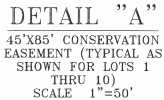




# History of this Property

- **Christmas Tree Farm**
- **Owners Met with Subdivision Committee re: Possible Development Options**
  - Sewer was determined to be unavailable
- **Proposed Change in Regulations to Allow Storage Units**
  - Request Denied (September 2002)
- **Preliminary Plat for 7 lots with septic systems**
  - Request Approved (10-08-2002)
- **New Owners Submit a Preliminary Plat for 17 lots with septic systems**
  - Request Approved (2-18-2003)
- **Submit a Final Plat for 11 lots with Septic Systems as Phase one of the Proposed Development**

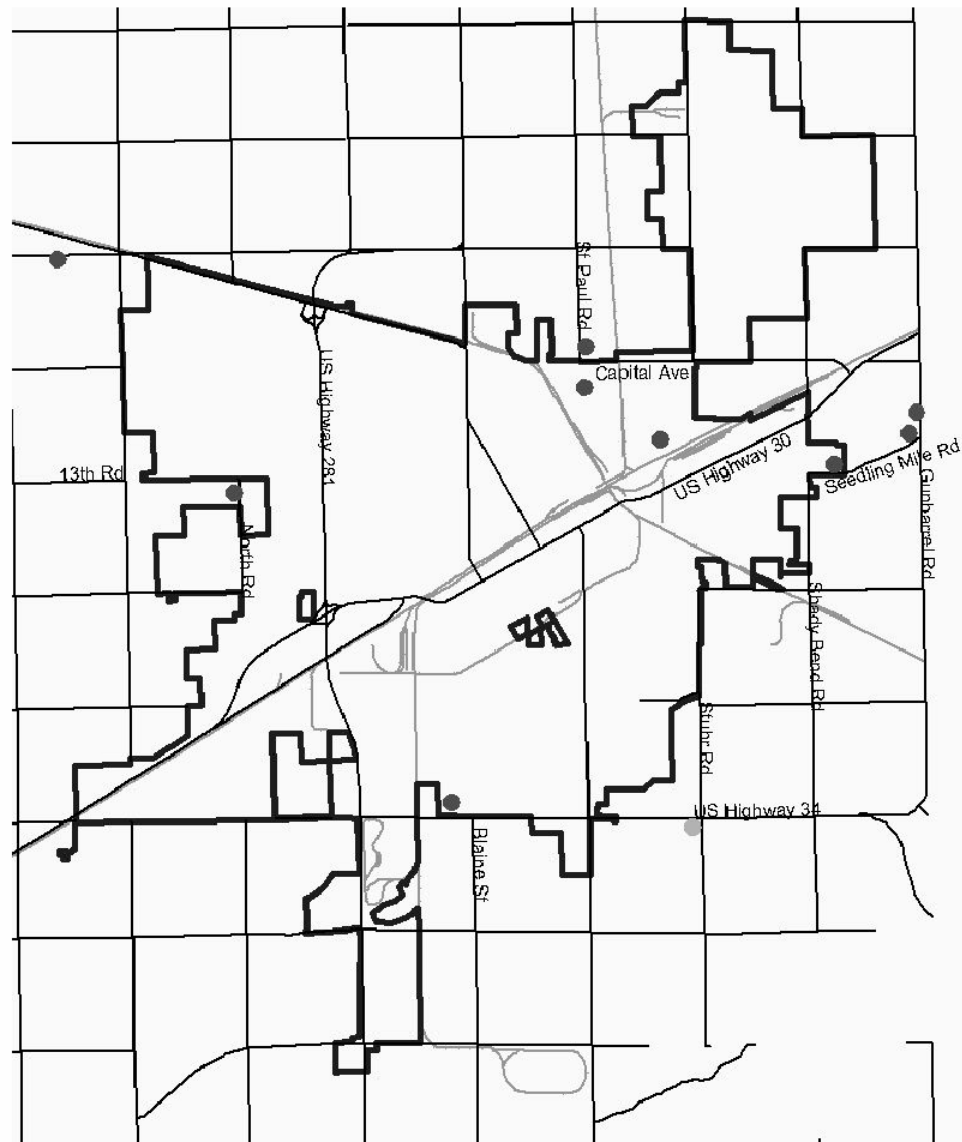






# Regulations

- TA Zoning District allows for the development of lots with 100 frontage at a minimum size of 20,000 sq. ft. per lot.
- Subdivision Regulations
  - The requirement to install the complete but unconnected system shall not apply to existing right-of-ways, with existing improvements, when determined by the Planning Director along with recommendations from the Public Works Department and the Utility Department that public service mains will not be installed to serve the subdivision in the near future. **(A plan to extend sewer to this area was included in the 1982 comprehensive sewer plan and was dropped from the 2000 comprehensive sewer plan because it was unlikely that sufficient development would occur north of Highway 2 to support the public expense.)**



Subdivisions Approved with Septic Systems Since 2000