



City of Grand Island

Tuesday, December 02, 2003

Study Session/Special Mtg

Item -2

Review of the Planning Commission and the Grand Island Comprehensive Plan Update

Chad Nabity, AICP, the Hall County Regional Planning Director, will be reviewing the history and makeup of the planning commission. He will also be addressing the Grand Island City Council with a review of the effort to update the Comprehensive Plan for Grand Island.

Staff Contact: Chad Nabity

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City Planning
**The Comprehensive Plan, Zoning,
and Subdivision Regulations**

Presented to
The Grand Island City Council
by Chad Naby AICP
Hall County Regional Planning Director
12-02-03

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Summary

- ◆ Hall County Regional Planning Commission Overview
- ◆ Comprehensive Plan Defined
- ◆ Zoning and Subdivision Regulations Relationship to the Comprehensive Plan
- ◆ Timeline and Process for Plan Update
- ◆ Budget and Funding

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**Hall County Regional Planning
Commission**

- ◆ Created through an Interlocal Agreement between Grand Island, Hall County, Wood River, Alda, Cairo, Doniphan and Parkview in 1967.
- ◆ Staffing and Cost Sharing for the Regional Planning Department was approved with the same interlocal agreement.
- ◆ The interlocal agreement was modified and readopted in 1974.

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Hall County Regional Planning Commission

- ◆ 12 Members
 - ◆ 4 Appointed by the Grand Island City Council from Grand Island and/or the 2 Mile ETJ
 - ◆ 4 Appointed by the Hall County Board of Supervisors from outside the corporate boundaries of a municipality
 - ◆ 1 Each Appointed by Wood River, Alda, Cairo and Doniphan corporate boundaries or ETJ

Membership	
Grand Island	Hall County
Dianne Miller	Imogene Lechner
Bob Obst	Mark Haskins
Tom Brown	John Amick
Bob Niemann	Pat O'Neill
Wood River	Alda
Dennis Wagner	Les Ruge
Cairo	Doniphan
Vacant	Bill Hayes

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What is a Comprehensive Plan?

- ◆ A Plan for Future Growth and Development
- ◆ Based on the
 - ◆ Hopes
 - ◆ Dreams
 - ◆ Visions, and
 - ◆ Goals of the Community
- ◆ Legal Prerequisite if a Community wants Zoning

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What is a Comprehensive Plan?

Components of a Comp Plan	
General Conditions	History, Climate, Location
Population	History, Trends and Projections
Housing	Condition and Needs
Facilities	Utilities, Parks, Community Bldgs.
Environment	Topography, Flood Plain, Wetlands, Other
Transportation	Existing and Future Needs
Hazard Mitigation	Hazard ID, Critical Facilities, Vulnerability
Landuse	Existing and Future

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Zoning and Subdivision Regulations

- ◆ What do these have to do with a comp plan?
 - ◆ Provide tools for the governing body to implement the vision of the community as expressed in the comprehensive plan.
 - ◆ They control the use of land, size of lots, density and size of buildings, and installation of public infrastructure.

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Comprehensive Plan and Regulation Update

- ◆ Consultants
 - ◆ JEO Consulting Inc of Wahoo, Nebraska
 - ◆ CBB, of St. Louis MO (Transportation Plan Update)
- ◆ Steering Committees
 - ◆ Planning Commission Members and Interested Citizens
- ◆ Sub-Committees
 - ◆ Council Members, City Staff, Interested Citizens
- ◆ Costs
 - ◆ \$218,065 (\$70,679 Grand Island Share)

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Timeline

- ◆ 1992 Last Comprehensive Plan Approved by Grand Island City Council
- ◆ 2001
 - ◆ January Process Begins
 - ◆ August Selection Committee is approved
 - ◆ August September Budget is approved
 - ◆ September RFP's sent out
 - ◆ October RFP's sent out to 4 firms
 - ◆ November Interviews conducted with 3 firms

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Timeline 2002

- ◆ January Contract Approved
- ◆ March First Steering Committee Meeting
 - ◆ Monthly meetings thereafter
- ◆ July Town Hall Meetings
- ◆ October Sub-Committee Meetings
- ◆ December Sub-Committee Reports to Grand Island City Council and Steering Committee

Sub-Committees
City Image/Community Beautification
Economic Development
Hazard Mitigation
Landuse/Zoning
Parks and Recreation
Public Safety/Utilities/Facilities
Streets and Transportation
South Locust between US Hwy 34 and I-80

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Timeline 2003

- ◆ Monthly Meetings Continue
 - ◆ Future Land Use Plans Done
 - ◆ Zoning Regulations reviewed and modified for the new plan
- ◆ September Traffic Study Presented
- ◆ October-December Finalize plan and Regulations

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Timeline 2004

- ◆ Monthly in January
- ◆ February Planning Commission Hearing on Comp Plan and Regulations
- ◆ February/March Council Adopts Plan and Regulations

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What questions do you have?