



# Hall County Regional Planning Commission

Wednesday, December 07, 2005

Regular Meeting

## Item H1

### **Annexation**

*This application proposes to annex land located South of Old Potash Hwy and East of Engleman Road into the City Limits of Grand Island. (See full Directors Recommendation)*

Staff Contact: chadn;

## **Agenda Item # 7**

### **PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

November 22, 2005

**SUBJECT:** *Annexation of Property located south of Old Potash Highway and east of Engleman Road.*

**PROPOSAL:** To annex property as shown on the attached annexation plan.

### **OVERVIEW:**

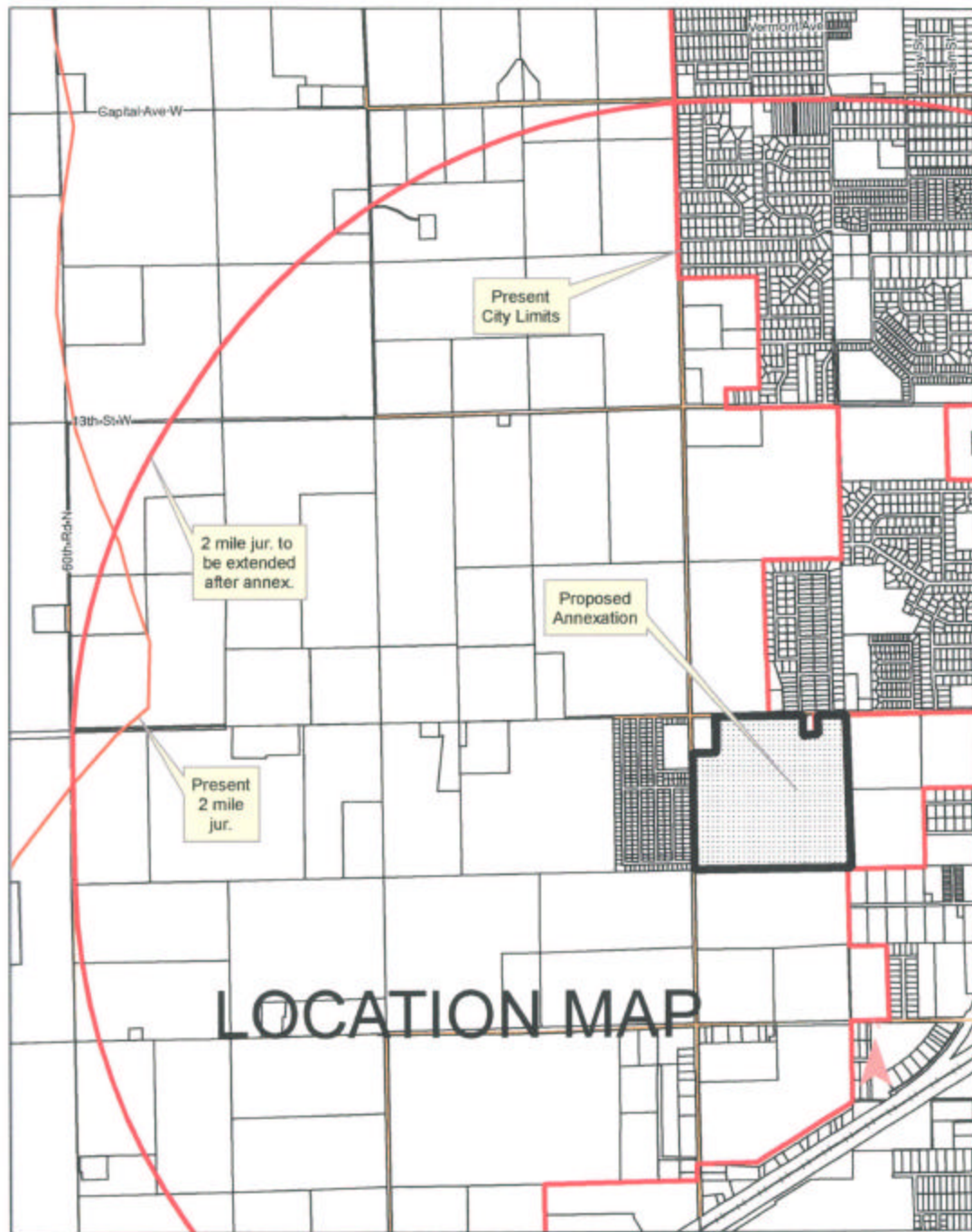
This property is contiguous with the Grand Island City Limits. The owners have requested this annexation.

This property is within the Grand Island Utilities Electrical Service District. This property is within the Cedar Hollow/Northwest School Districts. The annexation of this property **will impact** the two-mile extraterritorial jurisdiction of Grand Island extending it as shown on the map attached. The planning commission will hold a public hearing on an amended zoning map at their next meeting.

### **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council annex this property as presented.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



# **ANNEXATION PLAN –November 2005**

November 14, 2005

## **OVERVIEW**

Section 16-117 of The Nebraska State Statute allows municipalities of the first class to annex any contiguous or adjacent lands, lots, tracts, streets, or highways that are urban or suburban in character and in such direction as may be deemed proper.

Regulations governing municipal annexation were implemented in order to develop an equitable system for adding to and increasing city boundaries as urban growth occurs. Areas of the community that are urban in nature, and are contiguous to existing boundaries, are appropriate for consideration of annexation.

Annexation of urban areas adjacent to existing city boundaries can be driven by many factors. The following are reasons annexation should be considered:

1. Governing urban areas with the statutorily created urban form of government, municipalities have historically been charged with meeting the needs of the expanded community.
2. Provide municipal services. Municipalities are created to provide the governmental services essential for sound urban development and for the protection of health, safety and well being of residents in areas that are used primarily for residential, industrial, and commercial purposes.
3. Ensure orderly growth pursuant to land use, building, street, sidewalk, sanitary sewer, storm sewer, water, and electrical services.
4. Provide more equitable taxation to existing property owners for the urban services and facilities that non-city residents in proposed annexation areas use on a regular basis such as parks, streets, public infrastructure, emergency services, retail businesses and associated support.
5. Ensure ability to impose and consistently enforce planning processes and policies.
6. Address housing standards and code compliance to positively impact quality of life for residents.
7. Enable residents of urban areas adjacent to city to participate in municipal issues, including elections that either do or will have an impact on their properties.
8. Anticipate and allocate resources for infrastructure improvements. Specifically, changes in October, 1999 to Nebraska Department of Environmental Quality Regulation Title 124 concerning on site waste water treatment systems impacts new and replacement private septic systems.
9. Assist in population growth to enable community to reach Community Development Block Grant entitlement status – 50,000. Entitlement communities automatically receive Community Development block grant dollars; no competitive process required.
10. Increase number of street or lane miles while increasing gas tax dollars received from the Nebraska Department of Roads.
11. Provide long term visioning abilities as it relates to growth and provision of services.

## Other Factors

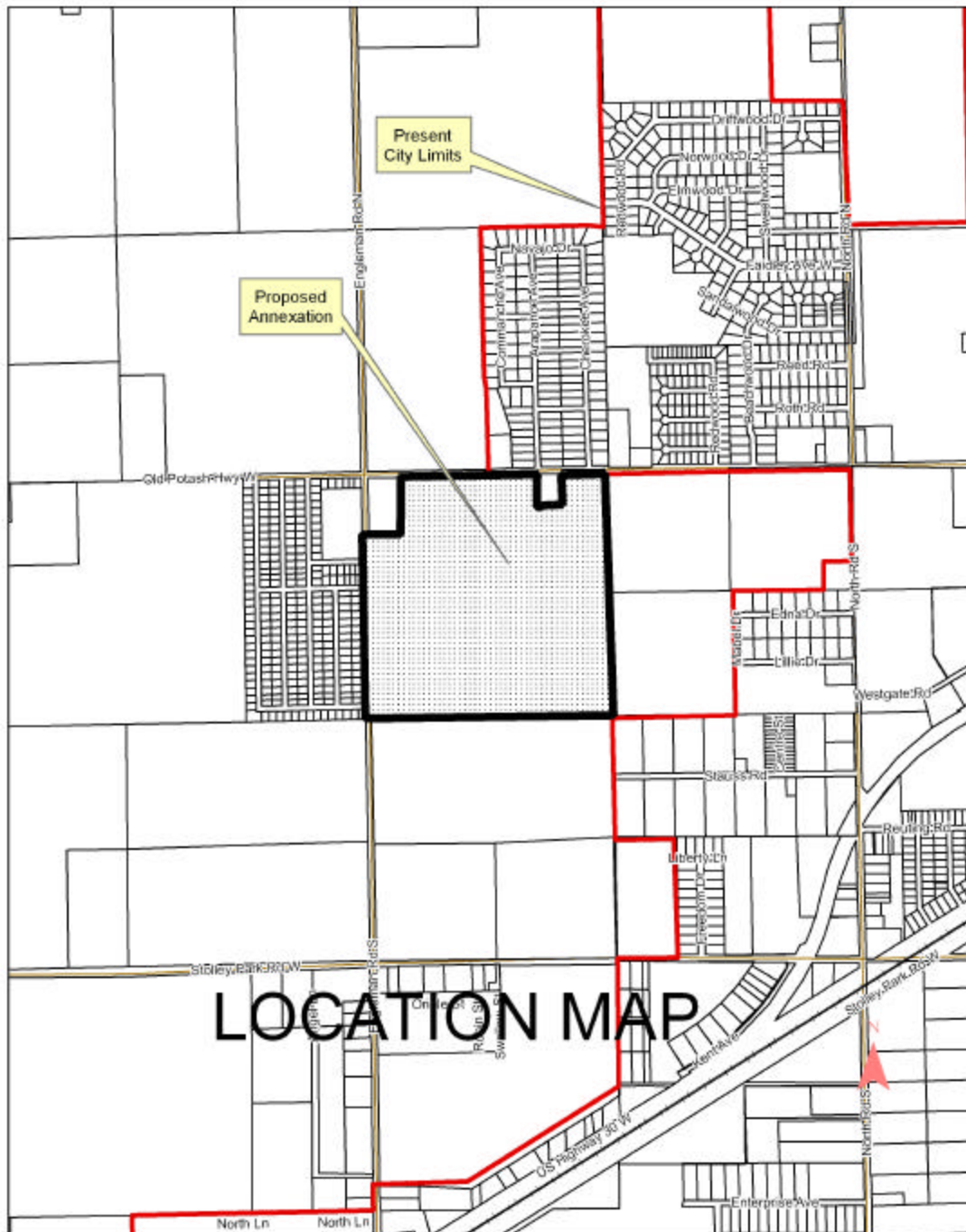
Annexation of adjacent properties can also be considered upon the request of the owner(s) of the property. Glenwood Hargens has requested that the City annex his property in the NW ¼ of 23-11-10. It is anticipated that this property will develop for residential purposes in the near future. The proposed developer, Copper Creek Estates LLC, has also submitted a request for annexation of this property.

A comprehensive inventory of services and facilities, relative to the types and level of services currently being provided as well as the types of level of services anticipated as a result of annexation, has been developed.

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Summary of operating expenditures associated with increased services
- Emergency services

The service plan incorporates detailed elements of the inventory. The inventory and resulting service plan should be the basis for discussions concerning each specific area identified for potential annexation. ***It should be noted that the capital improvements to existing infrastructure and extending services will take place over a period of time in order to ensure adequate time for planning, designing, funding and constructing such a sizable number of projects while protecting the financial integrity of the City's enterprise funds. The service plan provides for extending the trunk water and sanitary sewer lines to the annexed area. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***



## **General Description of the Property**

This property is located in the western part of the community. It is south of Old Potash Highway and west of Engleman Road. The City of Grand Island provides electric services to the area. Sewer and water are both available to this property. The property is currently being farmed. There are no structures on the property. The proximity to the existing city limits and municipal infrastructure makes this property suburban in character and ready for development.

## **INVENTORY OF SERVICES**

1. **Police Protection.** The City of Grand Island Police Department will provide protection and law enforcement services in the annexation area. These services include:

- Normal patrols and responses
- Handling of complaints and incident reports
- Investigation of crimes
- Standard speed and traffic enforcement
- Special units such as traffic enforcement, criminal investigations, narcotics, and gang suppression

These services are provided, on a city-wide basis, by over 89.75 employees. The Police Department is staffed at a rate of 1.72 officers per one thousand population. No additional officers will be necessary to maintain this ratio if all proposed area is annexed.

2. **Fire Protection.** The City of Grand Island Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

- Fire suppression and rescue
- Hazardous materials incident response
- Periodic inspections of commercial properties
- Public safety education

These services are provided, on a city-wide basis, by 69 employees operating from four fire stations. The nearest fire station is Station #4 located on State Street east of North Road.

3. **Emergency Medical Services.** The City of Grand Island is the current provider of local emergency medical services in the city and will provide this service in the annexed area.

- Emergency medical and ambulance services
- Emergency dispatch (provided by the City/County Emergency Management Department)

The City of Grand Island Fire Department provides these services, on a city-wide basis. Fire personnel are emergency medical technicians and 27 are certified paramedics.

4. Wastewater (Sanitary Sewer). The City of Grand Island will provide sanitary sewer services in the area through existing sewer lines. No city costs would be anticipated. The developers are proposing to extend the sewer line along the south side of Old Potash Highway from North Road.

5. Maintenance of Roads and Streets. The City of Grand Island, Public Works Department, will maintain public streets over which the City has jurisdiction. These services include:

- Snow and ice removal
- Emergency pavement repair
- Preventative street maintenance
- Asphalt resurfacing
- Ditch and drainage maintenance
- Sign and signal maintenance
- Asphalt resurfacing

Portions of Old Potash Highway are already maintained by the City of Grand Island

6. Electric Utilities. This Annexation area is currently provided electrical services by the City of Grand Island. The services appear adequate to meet the needs of the area. These services include:

- Electric utility services
- Street lights

7. Water Utilities. The City of Grand Island, Utilities Department, currently maintains the water utilities services for the proposed annexation area.

8. Maintenance of Parks, Playgrounds, and Swimming Pools No impact is anticipated as a result of annexation. Recreation facilities and area amenities, including parks and pools, that are privately owned and operated, or operated and maintained by another governmental entity, will be unaffected by the annexation.

9. Building Regulations. The City of Grand Island, Building Department, will oversee services associated with building regulations, including:

- Commercial Building Plan Review
- Residential Building Plan Review
- Building Permit Inspections and Issuance
- Investigation of complaints relative to Minimum Housing Standards
- Regulation of Manufactured Home Parks
- Investigation of Illegal Business Complaints
- Investigation and Enforcement of Zoning Violations



10. Code Compliance. The City of Grand Island's Legal Department and Code Compliance division will continue to provide the following services associated with enforcing compliance with the City Code:

- Enforcement Proceedings for Liquor and Food Establishment Violations
- Investigation and Enforcement of Complaints Regarding Junked Vehicles and Vehicle Parts, Garbage, Refuse and Litter
- Investigation of Enforcement of Complaints Regarding Weed and Animal Violations  
Providing Enforcement Support to Other Departments for City Code and Regulatory Violations

11. Other City Services. All other City Departments with jurisdiction in the area will provide services according to city policies and procedures.

Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Impact
Emergency Medical Services	No Impact
Wastewater	Available
Roads and Streets	No Impact
Electric Service	Already in GI Service Area
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to GI Regulations
Code Compliance	Already Subject to GI Regulations
Other	No Impact
School District	In Cedar Hollow/Northwest School District

## Financial Impacts of Capital Avenue Properties Annexation

Financial Impact	Before Annex	After Annex
Property Valuation	\$235,839	\$235,839
City sales tax now applicable	none	1.5%
<b>Assume \$235,839 Value</b>		
2004 City property taxes	0	0.250001/\$589.60.
Community Redevelopment Authority	0	0.024287/\$57.28
Rural fire services	0.06034/\$142.31	0/\$0
Fire Bond	0.014679/\$34.62	0.014679/\$34.62*
Cedar Hollow to GIPS	1.120223/\$2641.92	1.075781/\$2537.11
CH Bond	0.076716/\$180.93	0.076716/\$180.93*
NW Bond	0.067911/\$160.16	0.067911/\$160.16*

Hall County, ESU, Community College, NRD and other levies will not change.

Total property tax levy	1.880403/\$4434.72	2.041857/\$4834.48
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Depending on development these properties will connect to city water and sewer services and generate revenue for those enterprise funds based on the rate structure and usage.

\*previously approved bonds will remain with property until paid off



November 22, 2005

Dear Members of the Board:

**RE:   Annexation – for a tract of land located in the NW ¼ 23-11-10 into the City of Grand Island.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted an application to annex a parcel of land located in part of the NW ¼ 23-11-10 South of Old Potash Highway and East of Engleman Road into the City of Grand Island. Upon acceptance of this application by ordinance the Corporate Limits of the City will be changed to include this property.

You are hereby notified that the Regional Planning Commission will consider this annexation at the next meeting that will be held at 7:00 p.m. on December 7, 2005 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc:   City Attorney  
      City Clerk  
      Director of Public Works  
      Director of Utilities  
      Director of Building Inspections  
      Manager of Postal Operations

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 16, 19, 82, 83, 100, 126.

