



Hall County Regional Planning Commission

Wednesday, February 01, 2006
Regular Meeting

Item H2

Annexation of Cargill Subdivision into Wood River

This application proposes to annex land located South of Hwy 30 between 140th Road and 150th Road into the Wood River City Limits.

Staff Contact: Chad Nabity

Agenda Item # 15

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 24, 2006

SUBJECT: *Annexation of Property being platted as Cargill Subdivision.*

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

OVERVIEW:

This property is within 500 feet of the Wood River City Limits and therefore considered contiguous according to Nebraska Statutes for Second Class Cities. The owners have requested this annexation.

This property is within the Wood River Utilities Electrical Service District. This property is within the Wood River School District. The annexation of this property **will impact** the one-mile extraterritorial jurisdiction of Wood River. The planning commission will hold a public hearing on an amended zoning map at a future meeting.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Wood River City Council annex this property as presented.

_____ Chad Nabyt AICP, Planning Director

ANNEXATION PLAN –Cargill Subdivision, Wood River Nebraska

January 24, 2006

OVERVIEW

Section 17-405 of The Nebraska State Statute allows Cities of the Second 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. This would include extension of sewer, water and electrical infrastructure.
9. Provide long term visioning abilities as it relates to growth and provision of services.

Other Factors

The owners of this property have requested that the Village annex this property in conjunction with the approval a final plat for the development on this tract.

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

The inventory includes general information concerning:

- Existing infrastructure in affected area(s)
- Summary of expenditures to extend existing infrastructure
- Emergency services
- Summary of operating expenditures associated with increased 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 if necessary will take place over a reasonable 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 Village's enterprise funds. Individual property owners will be responsible for the cost of extending services through neighborhoods and for connecting their properties to the public systems.***

Inventory of Service and Service Plan

Cargill Subdivision

The area is located on the west side of Wood River south of the Union Pacific Tracks and west of 140th Road. According to the description submitted with the request to be annexed is approximately 135.74 acres.

INVENTORY OF SERVICES

1. Police Protection. The Hall County Sheriff's Department under contract with the City of Wood River 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 offered by contract for all properties within the municipal limits of Alda.

2. Fire Protection. The Wood River Rural Fire Department will provide emergency and fire prevention services in the annexation area. These services include:

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

This property is currently served by the Wood River Rural Fire Department

3. Wastewater (Sanitary Sewer). The City of Wood River currently maintains the wastewater utilities services for the proposed annexation area. Wastewater services to new development and subdivisions will be provided according to standard policies and procedures of the City. Wastewater service to this area is would need to be extended to serve this property.

4. Maintenance of Roads and Streets. The City of Wood River 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

5. Water Utilities. The City of Wood River currently maintains the water utilities services for the proposed annexation area. Water service to this area would need to be extended.

6. Maintenance of Parks, Playgrounds, and Swimming Pools No impact on public or private recreation facilities 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.

7. Building Regulations. The City of Wood River by contract with the Hall County Building Department, will continue to 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

8. Summary of Impacts

Summary of Impacts	
Police Protection	No Impact
Fire Protection	No Impact
Wastewater	Available
Roads and Streets	No Impact
Water Service	Available
Parks, Playgrounds and Swimming Pools	No Impact
Building Regulations	Already Subject to Wood River Regulations
School District	District 8 (Wood River)

