



# **GROWTH MANAGEMENT & ANNEXATION**

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The geographical area included in a municipality's comprehensive plan (the planning jurisdiction) encompasses all of the area within the city limits, and it may include an area, known as the extra-territorial jurisdiction (ETJ), outside the city limits. The ETJ is the area within which a city has extended its land use planning, zoning, and building code and permit authority. The ETJ boundary may extend up to two miles beyond the current city limits, but also may not, depending on other factors. For La Vista, one of these factors is the existence of boundary agreements with the cities of Bellevue, Papillion and Gretna. Another factor is a decision not to extend the ETJ to the fullest western limits possible.

The boundary of the ETJ also establishes the extent to which La Vista can annex. While the planning jurisdiction may be a larger area and include all of the land identified in the Annexation Plan, only those areas within the ETJ as extended by the City may be annexed. As stated in the Annexation Plan, the City should pursue annexation if it benefits economic stability, enhances quality of life, protects environmental resources, or clarifies jurisdictional boundaries for improved provision of services.

# ANNEXATION PLAN

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Annexation is a process by which a municipality expands its boundaries by bringing unincorporated property into the city's corporate limits, thus extending municipal services, regulations, voting privileges and taxing authority to new territory. It supports growth management by establishing more practical jurisdictional boundaries, facilitating economic development, and fostering more coordinated land development.

In Nebraska, a city only has the authority to annex land within its extra-territorial jurisdiction (ETJ). The ETJ of a city includes the unincorporated land contiguous to its corporate limits which is not within another city's ETJ. The size of a city's ETJ varies based on population, ranging from one mile for communities with less than 5,000 residents, to three miles for cities with over 100,000 inhabitants. La Vista currently possesses a two-mile ETJ authority.

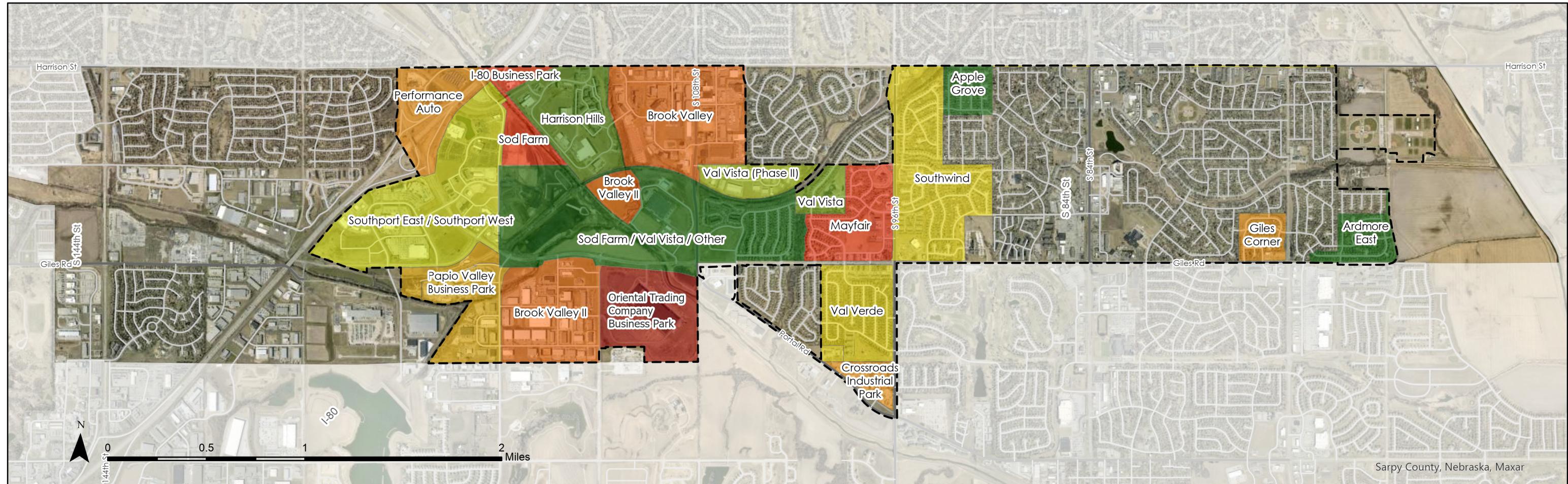
The ETJ of a city serves two functions. First, it prevents other municipalities from annexing within the city's ETJ, giving the opportunity to potentially annex the land itself. Second, cities have the authority to enforce their subdivision regulations, zoning regulations, and building codes within their ETJ. This is intended to ensure that cities will not have to take on maintenance responsibilities for substandard infrastructure upon annexation. However, it's important to note that areas within La Vista's current ETJ and future growth area, which have been developed while under the county's control, may not fully adhere to these regulations.

Annexation plays a crucial role in ensuring the long-term growth and success of La Vista. This section of the Comprehensive Plan provides an overview of the considerations for annexation, highlighting compliance with Nebraska law, outlining general policies, and identifying areas for further exploration over different time horizons.

## ANNEXATION POLICIES

- The City will review the annexation plan as part of the long range financial forecast and during the Biennial Budget process.
- The City will pursue an annexation program that adds to the economic stability of the city, protects and enhances its quality of life, and protects its environmental resources.
- The City will pursue an annexation program that promotes orderly growth and the provision of municipal services and preserves the city's fiscal position.
- The City will consider annexation of an area to increase the quality of life, upgrade public facilities, and provide the necessary services to meet the needs of the residents of the area.
- Upon annexation, the City will consider the extension of its ETJ as a means of managing growth and providing zoning and building controls.
- The City will oppose the extension of another municipality's jurisdiction or the creation of a special purpose district within the city's ETJ unless the city determines it cannot provide the necessary services. The City will acknowledge interlocal cooperation agreements regarding growth boundaries created in corporation with other municipalities.

# Annexation History



## LEGEND

### Date of Annexation

8/3/1999	5/28/2002
8/15/1999	7/1/2005
10/19/1999	9/14/2007
5/16/2001	10/6/2009

5/17/2013
7/31/2013
12/3/2020
3/15/2011

Municipal Boundaries

- Ensure that annexations are processed in accordance with State annexation laws in a timely and efficient manner.
- Evaluation of proposed annexations shall be based on:
  1. Public infrastructure capacity and the ability of the city to provide public services at the city's adopted levels of service.
  2. Logical extension of boundaries to fill gaps or clarify jurisdictional boundaries for improved provision of services.
  3. Exploration of the cost/benefit ratio through a detailed fiscal plan.
  4. Importance for economic development purposes, controlling entrances to the city, or other reasons related to fostering more coordinated development or the provision of services.
  5. Ability to meet State contiguity requirements.

## ANNEXATION PLAN CONTENTS

The City's Annexation Plan identifies annexations that include Sanitary and Improvement Districts (SIDs) and other major tracts of land; miscellaneous lots and other tracts of land and rights-of-way may not be identified until a detailed annexation study is performed. The details of the provision of services and other provisions of State law which must be followed in annexing properties will also be identified in a detailed annexation study.

Included in this plan narrative is a spreadsheet which primarily summarizes the cost and benefit of each area, organized by a tentative annexation timeframe; and a map of the City's corporate limits, ETJ and future growth area which graphically identifies the annexation boundaries by timeframe.

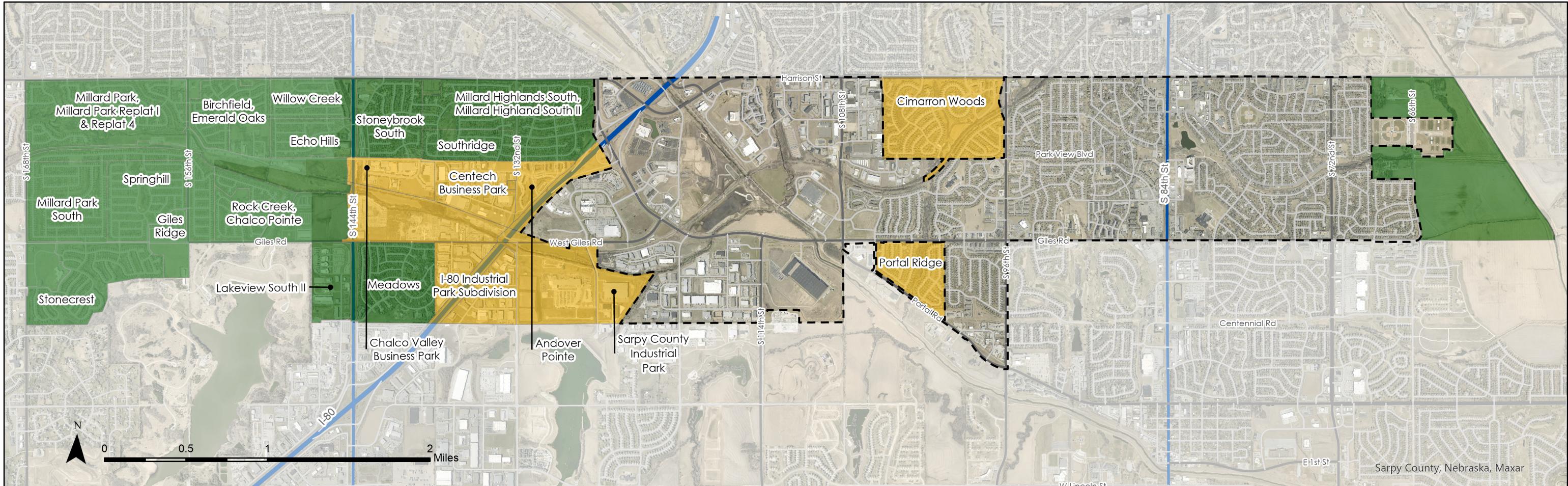
## ANNEXATION STUDY PROCESS

The City must satisfy applicable requirements of State Statutes, including without limitation Neb. Rev. Stat. § 16-117 through 16-130. Applicable Statutes in effect at the time of a proposed annexation will be reviewed and satisfied.

## CONCLUSION

The Annexation Plan has been developed to facilitate the process of annexation decision-making. The provided information is intended to ensure compliance with state law and assist the city in making well-informed decisions regarding future annexations. The City's objective goal is to evaluate the above-mentioned policies to minimize the adverse impacts of annexation on the City and its residents, while readily identifying and applying the positive aspects and reasons for annexation may be more easily identified and applied to future decisions concerning city growth.

# Annexation



## LEGEND

Annexation Areas Municipal Boundary

- 1-5 Years
- 5-10 Years
- 10-15 Years
- 15+ Years

General Description	Jurisdiction	Year Platted	SID #	SID Tax Levy/ \$100	Other Levies	Total Levy	2023/24 Valuation
	La Vista			0.540000	1.592820	2.132820	2,284,893,092
<b>5-10 Year</b>							
96th & Harrison	Cimarron Woods	2004	237	0.550023	1.730820	2.280843	197,805,650
100th & Giles	Portal Ridge	2006	276	0.540012	1.730820	2.270832	87,159,427
132nd & Chandler	Andover Pointe				1.696320	1.696320	47,137,215
126th & West Giles	Sarpy Industrial Park	2013			1.696320	1.696320	21,532,408
132nd & Giles	Claas	Unplatted			1.696320	1.696320	12,343,017
126th & West Giles	Sarpy Industrial Park-Phase 2	1998			1.696320	1.696320	125,184
136th & Chandler	Centech Business Park	1995	172	0.142810	1.644482	1.787292	83,756,408
136th & Chandler	Centech NON-SID	1995			1.644482	1.644482	143,966
144th & Chandler	Chalco Valley Business Park	1991			1.644482	1.644482	18,376,563
136th & Giles	Interstate Industrial Park	1990			1.644482	1.644482	14,155,000
I-80 & Giles	I-80 Industrial Park	1993	163	0.023695	1.644482	1.668177	96,632,102
							579,166,940
<b>15+ Years</b>							
66th Street	All Purpose UT				1.730820	1.730820	1,736,885
SE 132nd & Harrison	Millard Highlands South	1976	104	0.250000	1.644482	1.894482	205,599,450
SE 138th & Harrison	Southridge	1985	133	0.545000	1.644482	2.189482	63,027,850
SE Hwy 50 & Harrison	Stonybrook South	1977	111	0.270000	1.644482	1.914482	101,192,946
E of Hwy 50 S of Giles	The Meadows	1972	65	0.613000	1.644482	2.257482	103,043,273
144th & Giles	Lakeview South II				1.644482	1.644482	10,148,548
144th & Giles	Woodhouse Place Lots 1&2	2018			1.644482	1.644482	18,810,000
Hwy 50 & Harrison	Willow Creek	1974	96	0.126962	1.644482	1.771444	63,522,858
SW 144th & Harrison	Echo Hills	1975	68	0.182075	1.644482	1.826557	76,084,102
156th & Harrison	Emerald Oaks/Birchfield	1992	156	0.430000	1.644482	2.074482	104,690,033
Kearny Ave&Chandler	Chalco Industrial Park/Other	1887			1.644482	1.644482	4,663,843
NE 156th & Giles	Rock Creek	1974	92	0.148683	1.644482	1.793165	51,097,303
NE 156th & Giles	Rock Creek Non-SID	2000			1.644482	1.644482	56,195,156
156th & Giles	Chalco Point	1994	165	0.560000	1.644482	2.204482	30,154,184
156th & Giles	Giles Ridge	2001	225	0.400000	1.644482	2.044482	53,832,928
159th & Giles	Springhill	2003	233	0.460000	1.644482	2.104482	139,651,344
159th & Giles	Springhill Ridge NON-SID	2003			1.644482	1.644482	31,525,000
SW 156th & Harrison	Millard Park	1994	162	0.500000	1.644482	2.144482	219,826,799
SE 168th & Harrison	Millard Park South	2000	216	0.370000	1.644482	2.014482	162,112,223
168th & Giles	Stonecrest/Meridian Park	2004	257	0.560000	1.644482	2.204482	159,972,795
168th & Giles	Meridian Marketplace	2007			1.644482	1.644482	3,197,950
							1,660,085,470
<b>Total Valuation</b>							4,524,145,502

General Description	Jurisdiction	Tax Revenue Generated	SID Operating Expenses (5-10 yr only)	Long-Term Debt FY23 Audit Principal Only	Debt to Valuation Ratio	Tax Revenue at COLV Levy	Current Population	Build-Out Population	Cash On-Hand
La Vista		12,338,423		87,280,000	3.82%	12,338,423	17,883		20,000
<b>5-10 Year</b>									
96th & Harrison	Cimarron Woods	1,087,931	1,438,183	2,172,960	1.10%	1,068,151	1473	1754	709,000
100th & Giles	Portal Ridge	470,671	427,144	1,540,000	1.77%	470,661	670	670	375,819
132nd & Chandler	Andover Pointe					254,541			
126th & West Giles	Sarpy Industrial Park					10,849			
132nd & Giles	Claas					66,652			
126th & West Giles	Sarpy Industrial Park-Ph 2					676			
136th & Chandler	Centech Business Park	119,613	212,180	93,452	0.11%	452,285			67,864
136th & Chandler	Centech NON-SID					777			
144th & Chandler	Chalco Valley Bus. Park					99,233			
136th & Giles	Interstate Industrial Park					76,437			
I-80 & Giles	I-80 Industrial Park	22,902	25,450	190,000	0.20%	521,813			161
						1,228,722			
<b>15+ Years</b>									
66th Street	All Purpose UT					9,379			
SE 132nd & Harrison	Millard Highland South	513,999		0	0.00%	1,110,237	2690	2690	170,883
SE 138th & Harrison	Southridge	343,502		765,000	1.21%	340,350	792	792	5,230
SE Hwy 50 & Harrison	Stonybrook South	273,221		713214	0.70%	546,442	920	920	106,144
E of Hwy 50 S of Giles	The Meadows	631,655		3435000	3.33%	556,434	1585	1585	100,221
144th & Giles	Lakeview South II					54,802			
144th & Giles	Woodhouse Place					101,574			
Hwy 50 & Harrison	Willow Creek	80,650		0	0.00%	343,023	1039	1039	49,684
SW 144th & Harrison	Echo Hills	174,993		565,000	0.74%	410,854	579	579	39,636
156th & Harrison	Emerald Oaks/Birchfield	450,167		2,500,000	2.39%	565,326	1097	1097	205,926
Kearny Ave&Chandler	Chalco Ind. Park/Other					25,185	50	50	
NE 156th & Giles	Rock Creek	75,973		0	0.00%	275,925	651	651	78,269
NE 156th & Giles	Rock Creek Non-SID					303,454	1123	1123	
156th & Giles	Chalco Point	168,863		860,000	2.85%	162,833	366	366	78,883
156th & Giles	Giles Ridge	215,332		1,505,000	2.80%	290,698	482	488	205,070
159th & Giles	Springhill Ridge	642,396		3,400,000	2.43%	754,117	1698	1698	297,025
159th & Giles	Springhill Ridge NON-SID					170,235	2821	2821	
SW 156th & Harrison	Millard Park	1,099,134		2,935,000	1.34%	1,187,065	1914	1914	664,715
SE 168th & Harrison	Millard Park South	599,815		3,350,000	2.07%	875,406	1377	1499	603,677
168th & Giles	Stonecrest	895,848		8,085,000	5.05%	863,853	1413	1449	288,230
168th & Giles	Meridian Park					17,269			
						8,964,462			
<b>Total Debt in SID's</b>				32,109,626					
<b>Total Revenue at La Vista's Levy</b>						22,531,606			
<b>Total Population</b>							40,623	43,185	