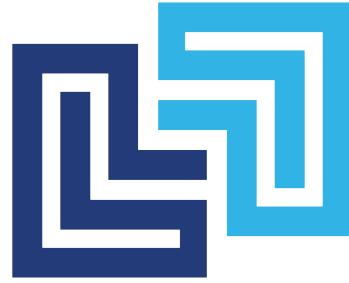


AGENDA ITEM 4A

**Amendment to La Vista's Comprehensive Plan
Chapter 3 – Annexation Plan**

MEMO



TO: Planning Commission

FROM: Christopher Solberg, AICP, Deputy Community Development Director

DATE: 9/4/2024

RE: Amendment to the Annexation Section of Chapter 3 of the La Vista Comprehensive Plan

Public hearings have been scheduled and the Planning Commission is asked to make recommendations to the City Council regarding the proposed amendments to the Annexation Section of Chapter 3 of the La Vista Comprehensive Plan.

As part of the long-range financial planning process, a need was identified to review the City's Annexation Plan. It is also a Policy within the City of La Vista Comprehensive Plan to conduct an annual review of the Annexation Plan.

Through staff's annual review of the Annexation Plan, it was identified that modifications to the Plan were warranted. Changes to the fiscal analysis worksheets were completed to update the sheets to the current fiscal status. Modifications proposed to the Annexation Map include:

- Update of the City Limits to reflect annexations finalized in 2020 (OTC).
- Designation of the following areas for consideration in the 5-10 year timeline:
 - Cimarron Woods
 - Portal Ridge
 - Andover Pointe
- Designation of the following areas for consideration in the 15+ year timeline:
 - Millard Highlands South
 - Millard Highlands South II
 - Southridge
 - Stoneybrook South
 - Meadows
 - Lakeview South II

- Woodhouse Place Lots 1&2
- All Purpose UT

STAFF RECOMMENDATION

Staff recommends approval of the amendment to the Annexation Section of Chapter 3 of the La Vista Comprehensive Plan.

ANNEXATION PLAN

Annexation is a ~~means of~~ process by which a municipality expands its boundaries by bringing unincorporated property into the ~~city's~~ corporate limits ~~of the city and thus~~ extending municipal services, regulations, voting privileges and taxing authority to new territory. It ~~supports is also a tool for~~ growth management by establishing more ~~practical sensible~~ jurisdictional boundaries, facilitating economic development, and fostering more coordinated land development. ~~Annexation is also a means of ensuring that residents and businesses outside the city's corporate limits who benefit from access to the city's facilities and services share the tax burden associated with constructing and maintaining those facilities and services.~~

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

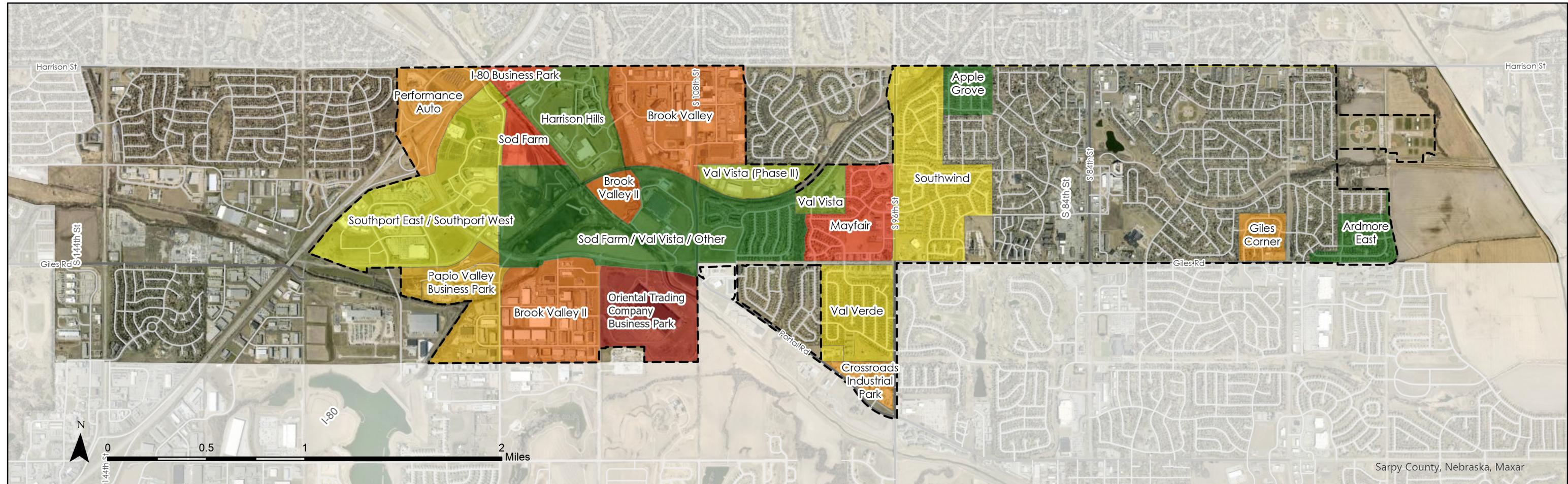
~~From an annexation perspective, a city's~~ The ETJ of a city serves two functions. First, it prevents ~~another other~~ municipalities from annexing ~~into another's~~ within the city's ETJ, giving the opportunity to potentially annex the land itself. ~~This provides a city with land that it alone can potentially annex.~~ Second, cities have ~~the authority are authorized~~ to enforce ~~their~~ subdivision regulations, zoning regulations, and building codes within their ETJ. This is intended to ~~be a means of ensuring~~ that cities will not have to ~~take on assume~~ maintenance responsibilities for substandard infrastructure upon annexation. ~~This h~~However, ~~may not hold true for~~ 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 ~~is critical to~~ the long-term growth and success ~~well being~~ of La Vista. This ~~document~~ section of the Comprehensive Plan ~~details many~~ ~~of~~ provides an overview of the considerations for annexation, highlighting compliance ~~including conformity~~ with Nebraska law, ~~as well as a list of~~ outlining general policies, and finally it ~~identifies identifying~~ areas for further exploration over different time horizons ~~study based on a one-to-five year, five-to-ten year, and ten-plus year schedule.~~

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.

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

- 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.
- 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: ~~The guidelines for the prioritization of annexation should include consideration of the following major issues:~~
 - ~~Ability to meet State contiguity requirements.~~
 - ~~Exploration of the cost/benefit ratio through a detailed fiscal plan.~~
 - ~~Infrastructure capacities and feasibility of provision of services.~~
 - ~~Importance for economic development purposes, controlling entrances to the city, or other reasons related to fostering more coordinated development or the provision of services.~~
 - ~~Logical extension of boundaries to fill gaps or clarify jurisdictional boundaries for improved provision of services.~~
 - 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 ~~for La Vista~~ 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.

~~Attached to~~
~~Included in~~ this plan narrative is a spreadsheet which primarily summarizes the cost and benefit of each area, organized by ~~an~~ 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. ~~(Per R.S. 495 and R.S. 1943, § 16-117, Annexation; powers; procedure; hearing.)~~

~~(1) Prepare a plan with complete information on the city's intentions for extending city services to the land proposed for annexation and state:~~

- ~~a. The estimated cost impact of providing the services;~~
- ~~b. The estimated method by which the city plans to finance the extension of services and how any services already provided will be maintained;~~
- ~~c. A timetable for extending the services;~~

~~d. A map drawn to scale delineating the land proposed for annexation, the current boundaries of the city, the proposed boundaries of the city after annexation, and the general land use pattern in the land proposed for annexation.~~

~~(2) The City Council adopts a resolution stating that the city is proposing the annexation of the land and a plan for extending services. The resolution shall state:~~

- ~~a. The time, date and location of the public hearing (#10 below);~~
- ~~b. A description of the boundaries proposed for annexation;~~
- ~~c. The plan for the extension of city services is available for inspection in the office of the City Clerk.~~

~~(3) Not later than 14 days prior to the Planning Commission public hearing, the City Clerk must send notice of the proposed annexation by certified mail, return receipt requested to any of the following entities serving customers in the City or area proposed for annexation:~~

- ~~a. Natural gas public utility~~
- ~~b. Natural gas utility owned or operated by the city~~
- ~~c. Metropolitan utilities district~~
- ~~d. Public power district~~
- ~~e. Any municipality~~
- ~~f. Public power and irrigation district~~
- ~~g. Electric cooperative~~
- ~~h. Any other governmental entity providing electronic services~~
- ~~i. School District~~
- ~~j. Fire District~~

~~This mailing must include:~~

- ~~a. Description of the area proposed to be annexed, including a map showing the boundaries of the area proposed for annexation~~
- ~~b. The date, time, and location of Planning Commission hearing~~
- ~~c. How further information can be obtained, including an email or phone number~~

~~(4) The City must provide written notice of Planning Commission public hearing by regular mail to owners of property within the area proposed for annexation postmarked at least 10 working days prior to hearing. A certified letter must also be sent to the SID clerk. The notice must include:~~

- ~~a. Description of the area proposed to be annexed, including a map showing the boundaries of the area proposed for annexation~~
- ~~b. The date, time, and location of Planning Commission hearing~~
- ~~c. How further information can be obtained, including an email or phone number~~

~~(5) The Planning Commission reviews the proposed annexation plan and forwards a recommendation to the City Council.~~

~~(6) A copy of the resolution providing for the public hearing shall be published in the newspaper at least once not less than 10 days preceding the date of the public hearing. A map drawn to scale delineating the land proposed for annexation shall be published with the resolution.~~

~~(7) A copy of the resolution providing for the public hearing shall be sent by first-class mail following its passage to the school board of any school district in the land proposed for~~

annexation:

(8) The City must provide written notice of City Council public hearing by regular mail to owners of property within the area proposed for annexation postmarked at least 10 working days prior to hearing. The notice must include:

- a. Description of the area proposed to be annexed, including a map showing the boundaries of the area proposed for annexation
- b. The date, time, and location of City Council hearing
- c. How further information can be obtained, including an email or phone number

(9) The City Council introduces the annexation ordinance (first reading).

(10) The City Council holds the public hearing on the proposed annexation within 60 days following the adoption of the resolution (the City Council may recess the hearing, for good cause, to a time and date specified at the hearing). The City Council considers the second reading of the annexation ordinance.

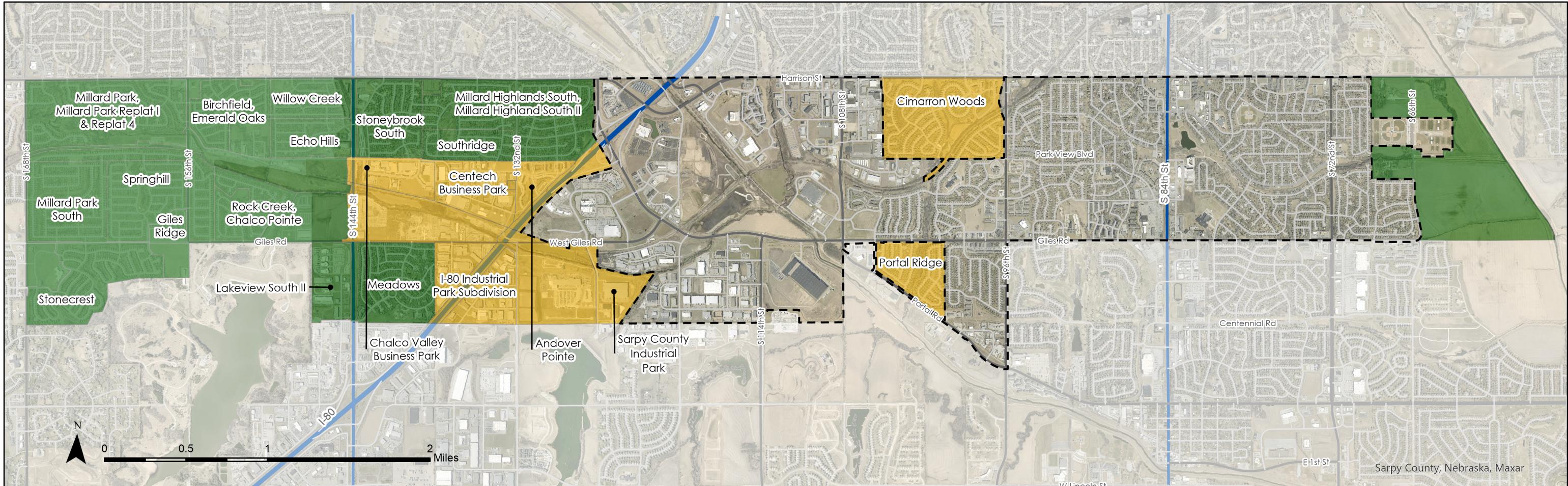
(11) The City Council considers the third and final reading of the annexation ordinance.

(12) The City Clerk publishes the annexation ordinance and it becomes effective 15 days after passage.

CONCLUSION

This document The Annexation Plan has been prepared to assist with developed to facilitate the process of annexation decision-making. The provided information provided is intended to ensure compliance with state law and assist the city aid in making complete and well-informed thought out decisions regarding by the city about 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 ensure that the policies stated above are evaluated in order for annexation to have the least negative impact on the city and its residents and that the positive aspects attributes and reasons for annexation may be more easily identified and applied to future decisions concerning regarding 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 #	Tax Levy/ \$100	Fire Levy	Comparison Levy	2023/24 Valuation
	La Vista			0.540000		0.540000	2,284,893,092
5-10 Year							
96th & Harrison	Cimarron Woods	2004	237	0.560000	0.1380000	0.688000	197,805,650
100th & Giles	Portal Ridge	2006	276	0.540012	0.1380000	0.678012	87,159,427
132nd & Chandler	Andover Pointe						47,137,215
126th & West Giles	Sarpy Industrial Park	2013					21,532,408
132nd & Giles	Claas	Unplatted					12,343,017
126th & West Giles	Sarpy Industrial Park-Phase 2	1998					125,184
136th & Chandler	Centech Business Park	1995	172	0.142810	0.103500	0.246310	83,756,408
136th & Chandler	Centech NON-SID	1995					143,966
144th & Chandler	Chalco Valley Business Park	1991					18,376,563
136th & Giles	Interstate Industrial Park	1990					14,155,000
I-80 & Giles	I-80 Industrial Park	1993	163	0.023700	0.103500	0.127200	96,632,102
							579,166,940
15+ Years							
66th Street	All Purpose UT						1,736,885
SE 132nd & Harrison	Millard Highlands South	1976	104	0.250000	0.103500	0.353500	205,599,450
SE 138th & Harrison	Southridge	1985	133	0.545000	0.103500	0.648500	63,027,850
SE Hwy 50 & Harrison	Stonybrook South	1977	111	0.270000	0.103500	0.373500	101,192,946
E of Hwy 50 S of Giles	The Meadows	1972	65	0.613000	0.103500	0.716500	103,043,273
144th & Giles	Lakeview South II						10,148,548
144th & Giles	Woodhouse Place Lots 1&2	2018					18,810,000
Hwy 50 & Harrison	Willow Creek	1974	96	0.126962	0.103500	0.230462	63,522,858
SW 144th & Harrison	Echo Hills	1975	68	0.230000	0.103500	0.333500	76,084,102
156th & Harrison	Emerald Oaks/Birchfield	1992	156	0.430000	0.103500	0.533500	104,690,033
Kearny Ave&Chandler	Chalco Industrial Park/Other	1887					4,663,843
NE 156th & Giles	Rock Creek	1974	92	0.148683	0.101350	0.250033	51,097,303
NE 156th & Giles	Rock Creek Non-SID	2000					56,195,156
156th & Giles	Chalco Point	1994	165	0.560000	0.101350	0.661350	30,154,184
156th & Giles	Giles Ridge	2001	225	0.400001	0.101350	0.501351	53,832,928
159th & Giles	Springhill	2003	233	0.460000	0.101350	0.561350	139,651,344
159th & Giles	Springhill Ridge NON-SID	2003					31,525,000
SW 156th & Harrison	Millard Park	1994	162	0.500000	0.101350	0.601350	219,826,799
SE 168th & Harrison	Millard Park South	2000	216	0.370000	0.101350	0.471350	162,112,223
168th & Giles	Stonecrest/Meridian Park	2004	257	0.560000	0.101350	0.661350	159,972,795
168th & Giles	Meridian Marketplace	2007					3,197,950
							1,660,085,470
Total Valuation							4,524,145,502

General Description	Jurisdiction	Tax Revenue Generated	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	
5-10 Year								
96th & Harrison	Cimarron Woods	1,087,931	2,172,960	1.10%	1,068,151	1473	1754	709,000
100th & Giles	Portal Ridge	470,671	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-Phase 2				676			
136th & Chandler	Centech Business Park	119,613	93,452	0.11%	452,285			67,864
136th & Chandler	Centech NON-SID				777			
144th & Chandler	Chalco Valley Business Park				99,233			
136th & Giles	Interstate Industrial Park				76,437			
I-80 & Giles	I-80 Industrial Park	22,902	190,000	0.20%	521,813			161
					1,228,722			
15+ Years								
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 Industrial 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			
Total Debt in SID's			32,109,626					
Total Revenue at La Vista's Levy					22,531,606			
Total Population						40,623	43,185	

ANNEXATION PLAN

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.

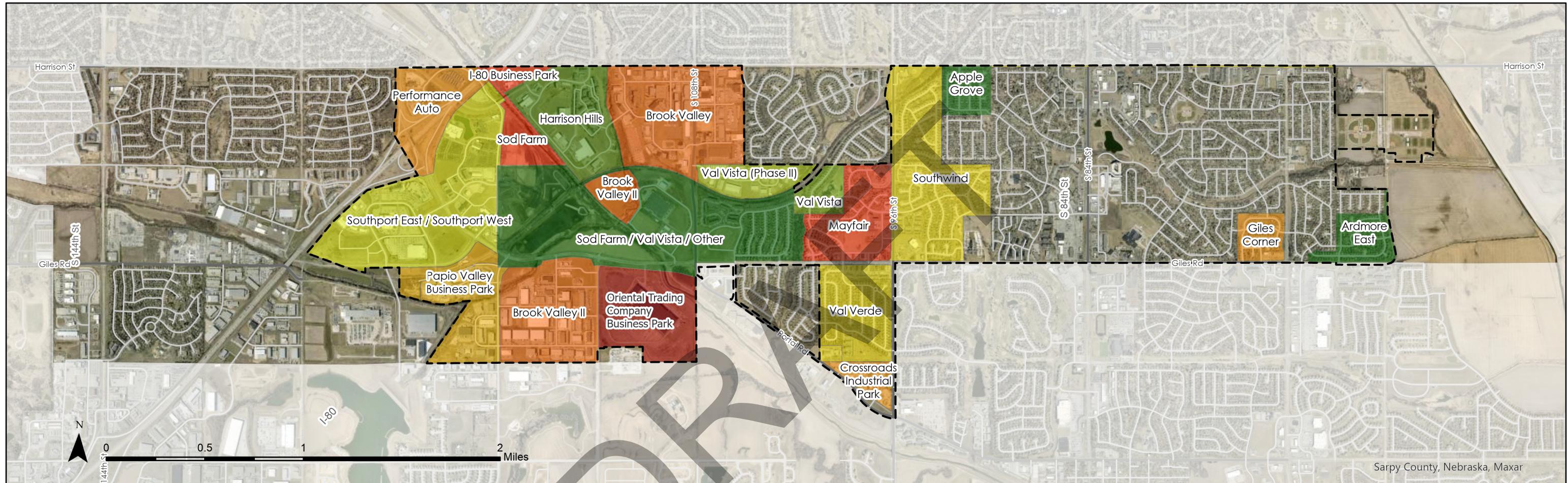
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Annexation plays a crucial role in ensuring the long-term growth and success of La Vista. This section of the Comprehensive Plan provides an overview of the considerations for annexation, highlighting compliance with Nebraska law, outlining general 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.
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Annexation History



LEGEND

Date of Annexation

8/3/1999	5/28/2002
8/15/1999	7/1/2005
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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:
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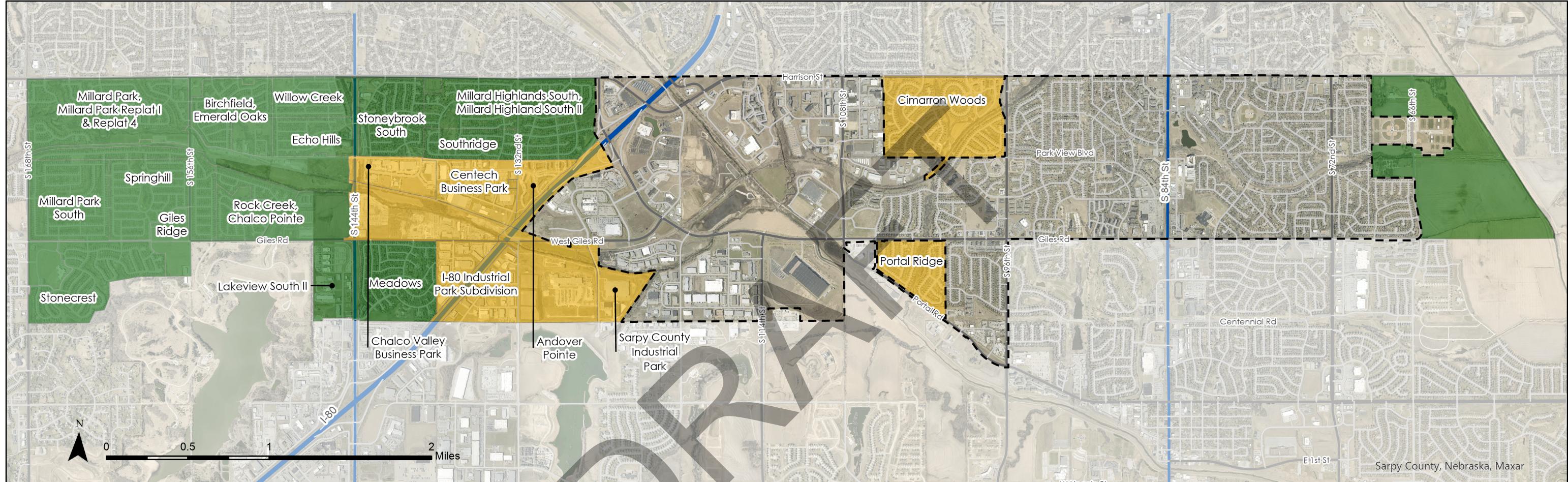
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CONCLUSION

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

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La Vista		12,338,423	87,280,000	3.82%	12,338,423	17,883	20,000	
5-10 Year								
96th & Harrison	Cimarron Woods	1,087,931	2,172,960	1.10%	1,068,151	1473	1754	709,000
100th & Giles	Portal Ridge	470,671	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-Phase 2				676			
136th & Chandler	Centech Business Park	119,613	93,452	0.11%	452,285			67,864
136th & Chandler	Centech NON-SID				777			
144th & Chandler	Chalco Valley Business Park				99,233			
136th & Giles	Interstate Industrial Park				76,437			
I-80 & Giles	I-80 Industrial Park	22,902	190,000	0.20%	521,813			161
					1,228,722			
15+ Years								
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	713,214	0.70%	546,442	920	920	106,144
E of Hwy 50 S of Giles	The Meadows	631,655	343,500	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 Industrial 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			
Total Debt in SID's			32,109,626					
Total Revenue at La Vista's Levy					22,531,606			
Total Population						40,623	43,185	