BELLEVUE PLANNING COMMISSION

Thursday, April 25, 2019 7:00 PM
Bellevue City Hall
1500 Wall Street
Bellevue, NE 68005

1. CALL TO ORDER:
   a. Pledge of Allegiance
   b. Roll Call
   c. The Open Meetings Act location
   d. Approve Minutes of the March 28, 2019 Regular Meeting
   e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.
2. CONSENT AGENDA/PUBLIC HEARINGS:
3. PUBLIC HEARINGS:
   a. Request for a conditional use permit for Tax Lots 9E1, 9E2, and 9F1, all located in the Southwest ¼ of Section 23, T14N, R13E of the 6th P.M., Sarpy County, Nebraska for the purpose of auto sales. Applicant: Auto Source LLC. Location: 410 Galvin Road North. Case #: CUP-1903-01.

   b. ANNEXATION AREA #5
   Request to annex Lots 67, 68, west 122.96' of Lot 69, east 182.04' of Lot 69, 70A, 70B, 71A, 71B, west 100' of north 175' of Lot 72, 73 and south 122' of Lot 72, 74, Lot 75 and west ½ vacated 19th Street, east ½ vacated 19th Street adjacent to Lot 75, 76, 78, 80A, 80B, 80C, 81, 82, 83, 84, south 85' of south 187' Lot 85, north 102' of south 187' of Lot 85, north 110' of Lot 85, 86A2, 86B, 86A1A, 86A1B, 87, Lot 90 and south ½ vacated Cary Street, 97, 98, east ½ of Lot 99, 100A1, 100A2, 100A3, 100B, 100C, 103A, 103B, 106A, 106B, 107A, 107B, 108, 112, Lot 113 and south ½ of vacated Concord Street, Lot 115 and north ½ vacated Cary Street, 116B, and 117, Childs Estate Acres, Lots 1 and 2, Childs Estate Acres Replat IV, Lots 86 and 87, Spring Creek, Lot 1, Bohac Addition, Lot 1, Schram's Estate Acres, Lot 1 and north ½ vacated Cary Street, and 2, Linden Ridge, Lots 1 and 2, Amber Acres, Lots 1 and 2, Crawford's Addition Replat 1, Lot 1, Hunter's Hollow, Lots 1 through 3, Flojoe Holubar Estates, Lots 1 and 2, Dukes Addition, Lots 1 and 2, Proksel's Addition, Lots 1 and 2, Timmerman Acres, South 41' of Lot 1, and Lot 2, Cascio's Thoroughbred Acres, Lots 1, 5, 6, 7A, 7B, and 8 through 27, Caroline Addition, Lot 1, Caroline Addition Replat I, Lot 2, Rancho La Estrella, Tax Lot 3B, irregular part of Tax Lot 12 adjacent to Lot 1, Bohac Addition, part of Tax Lots 12 and 13, irregular 33' x 1279' strip of Tax Lot 13A lying south of Tax Lot 3B, located in Section 22, Township 14 North, Range 13 East of the 6th P.M., and irregular easterly 665' of Tax Lots 12C and 14, except part taken for right of way, Section 15, T14N, R13E of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue.

   c. ANNEXATION AREA #7

Request to annex Lots 2, 4, 5, 6A1, 6A2, 7, 8, 9, 10, 12B, 12C, 13A1, 13B1, 14A, 15A, 15B, 15C, 18, 19, and 21A, Old Orchard Place, Lot 3, Old Orchard Place I, Lots 1 and 2, Old Orchard Place II, Lots 1 through 3, Old Orchard Place III, Lots 1 and 2, Old Orchard place Replat I, Lots 4 and 5, High School View, Lots 1 and 2, Vacek Addition, Lots 1 and 2, Vaceks 2nd Addition, Lot 59, except part to road, and Lot 60, except part to road, Childs Estate Acres, Tax Lots 8B1 and 12A1, located in Section 22, T14N, R13E of the 6th P.M., and Tax Lots 11-2A, 11-2B, and east 15' of Tax Lot 16A, located in Section 15, T14N, R13E of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue.

d. ANNEXATION AREA #8

Request to annex Lots 1, 2, 3, 11, and 12, Dvorsky's Industrial Subdivision, Lots 1 and 2, Dvorsky's Industrial Sub. Replat I, Lots 1 and 2, T and L Addition, the southeast corner of Tax Lot 4, located in Section 12, T13N, R13E of the 6th P.M., Tax Lot K, part of Tax Lot J, Tax Lot Z, located in Section 6, T13N, R13E of the 6th P.M., Tax Lot 26, and part of Tax Lot 28 adjacent, located in Section 1, T13N, R13E of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue.

e. ANNEXATION AREA #9

Request to annex part of Lot 10A east of relocated Mopac railroad and south of drainage ditch, part of Lot 10A west of relocated Mopac railroad and south of drainage ditch, part of Lot 10B south and west of drainage ditch, Palmtag's Subdivision, abandoned railroad right-of-way adjacent and Lot 5 and part of Lot 6, part of Lot 7 and vacated street adjacent Lots 5, 6, and 7, Butterfield's Subdivision, Tax Lot E in northwest ¼, located in Section 11, T13N, R13E of the 6th P.M., Tax Lots 1 and 2A, and parts of Tax Lot 2 and Tax Lot 6, east of railroad and abandoned railroad (parcel #010614230), Tax Lot 2B, part of Tax Lot 6 and part of Tax Lot 1, irregular westerly 724.67' of Tax Lot 11, except right-of-way in northwest ¼, Tax Lot 11 except west 51.42 acres and except road right-of-way, irregular tract in northwest corner of Tax Lot 12 except right-of-way, southwest ¼, Tax Lot 12 except right-of-way and tract in northwest corner and easterly tract all in south ½, irregular easterly 148' of Tax Lot 12 in southeast ¼, located in Section 14, T13N, R13E of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue.

4. CURRENT BUSINESS

5. ADJOURNMENT

EXHIBIT
tabbies
1.d.

MINUTE RECORD

The Bellevue Planning Commission held a regular meeting on Thursday, March 28, 2019 at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Perrin, Cain, Aerni, Jacobson, Ackley, Cutsforth, and Smith. Absent was Commissioner Ritz. Also present were Chris Shewchuk, Planning Director, and Tammi Palm, Land Use Planner.

Notice of this meeting was given in advance thereof by publication in the Bellevue Leader and posting in two public places, and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Jacobson announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Cain, seconded by Cutsforth, to approve the minutes of the February 28, 2019 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Shewchuk advised an email was received from Betty Neal regarding her property in Annexation Area #6. Ms. Neal is opposed to the annexation. He indicated he also received additional departmental reviews for the annexation in general, which will be discussed during those public hearings.

Motion was made by Casey, seconded by Aerni to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Jacobson explained the consent agenda process.

There was one item on the consent agenda:

Request to final plat Lots 1 through 121, and Outlots A through G, Belle Lago South, being a replat of Lots 20 through 22, and Outlots B, G, and H, Belle Lago, and a platting of the Southwest ¼ of the Northwest ¼, all located in Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: HRC Belle Lago, LLC. General Location: Southeast of 48th Street and Capehart Road.

There was no one present to speak in favor of, or in opposition to this request.

MOTION was made by Ackley, seconded by Cain, to approve the consent agenda based upon conformance with the preliminary plat. Upon roll call, all present voted yes. MOTION carried.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on April 8, 2019.

Jacobson explained the public hearing procedures

PUBLIC HEARING was held on a request to approve the Olde Towne Redevelopment Project Plan. Location: 204-210 West Mission Avenue (Lots 1 and 3, Civic Center Plaza), and 2216-2218 Franklin Street (Lots 4, 5, and 6, Block 181, Bellevue). Applicant: 1st City Development, LLC.

Brent Beller, 11440 West Center Road, Omaha, NE, was present on behalf of the applicant. Beller provided a brief summary of the project. He indicated this is a redevelopment plan to revitalize the Olde Towne area. Beller stated this is an opportunity for the City of Bellevue to rehabilitate its urban core. He mentioned the site plan proposes a mixed use development consisting of office, retail, and multi family residential. Beller stated the developer would like to attract a 14,000 square foot grocer as part of the project. He advised the streetscape and landscaping in this plan provide an exciting opportunity. Beller indicated the area will be pedestrian-friendly and walkable. He stated the conservative amount of the proposed costs of this project is $10.3 million. Beller provided a breakdown of these costs. He mentioned the TIF (Tax Increment Financing) eligible expenses are $1,537,000. Beller indicated he has had discussions with the Sarpy County Assessor regarding projected valuations of the properties once they are no longer city-owned. He stated the developer will demolish the existing buildings, so the base valuation is based on land value. Beller indicated based on the discussions with the Assessor, a valuation of $1.07 per square foot, with an overall valuation of $125,000 was utilized by the applicant. Beller mentioned valuation at full build-out is projected to be $11 million. Using these figures, he stated the TIF would be paid off by year twelve. Beller estimated 50 new jobs would be created by this project with the office and retail, as well as 100 construction jobs. He concluded by stating hopefully this project would be an impetus for the area around it, creating more revitalization along the Olde Towne corridor.

There was no one else present to speak for, or against this request. Subsequently, Jacobson closed the public hearing.

Aerni inquired about the architect fees in the TIF eligible expenses. He requested Beller address the reasoning for including those as part of the redevelopment plan. Beller stated the use of architectural fees as a TIF eligible expense was discussed with staff. He indicated these fees are percentage based for the project. Beller advised architectural fees are a necessary part of the overall design and construction process in creating this new development, which is a future property tax base. He mentioned the public design, including streetscape, landscaping, and public spaces, are also part of these fees. Beller stated the architectural fees have been conservatively estimated for the project.

Cutsforth questioned whether or not the developer has begun recruiting tenants for the project. Beller stated the developer has begun these discussions; however, nothing has been finalized at this point. He pointed out the applicant needed to have rights to the land first, and did not want to get out ahead of himself. Beller advised since that has occurred, the applicant can move forward in pursuing possible tenants. Cutsforth pointed out the City of Omaha has had difficulty getting a grocery store in its urban core area. Beller stated he has worked on similar projects in Omaha, and grocers require adequate access to their buildings and parking. He indicated the Olde Towne site is different in that it has wide streets and alley access, which will lend itself well to the type of proposed development.

Smith asked if any thought been given to the architectural style of the development. Beller indicated the applicant has been working on architectural renderings. He indicated the development will meet the city's architectural standards and blend in with existing buildings in the area. Smith inquired as to what demographic the proposed apartments will be targeted to, as well as proposed market rents. Beller stated the multi family housing will be market rate. He mentioned it will not be low income housing. Beller indicated he did not know what current market rate was for Bellevue. He advised the apartments will appeal to a younger crowd with the live-work-play concept being proposed for this development. He stated this type of housing will also be attractive to empty nesters. Smith inquired if the grocer would be similar to a small, neighborhood store or a larger, chain retailer. Beller stated any opportunity would be taken at this point. He mentioned a neighborhood concept would be appealing in this area.

Casey inquired if purchase and demolition would be dependent upon the applicant securing tenants. Beller indicated that was not necessarily the case. He stated their plan is to close on the acquisition towards the end of 2019. Beller stated now that the feasibility period has been started with the city, it is "full-speed ahead" on trying to find users. He indicated the applicant would like to begin construction early 2020, with a completion date in 2021.

Cain stated she is in favor of the application. She mentioned it meets all of the state requirements for TIF. Cain stated this project will have a great benefit to the public. She thanked the applicant and his partners for the thought put into this plan. Cain stated this project will tremendously increase retail sales in the area, which will have an overall benefit to the schools and to the city as a whole. She mentioned it is the right area to develop, and it is consistent with the city's Comprehensive Plan.

Jacobson stated thought should be given as to how to integrate an activity center, or destination, into the rest of the community. He stated walkability was mentioned; however, bicycling and electric cars were not. Jacobson advised the trend is towards having more cyclists on the road. He asked how the applicant intends to integrate walkability and bikeability into the existing neighborhood. Beller stated he agreed these were important items for the proposed development. He advised the applicant is supportive of these concepts as well. Beller stated they would commit to working with city staff in regards to these items as the project moves forward.

MOTION was made by Cain, seconded by Cutsforth, to recommend APPROVAL of a request to approve the Olde Towne Redevelopment Project Plan. Location: 204-210 West Mission Avenue (Lots 1 and 3, Civic Center Plaza), and 2216-2218 Franklin Street (Lots 4, 5, and 6, Block 181, Bellevue). Applicant: 1st City Development, LLC. APPROVAL based upon conformance with the Comprehensive Plan, elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity redevelopment in Olde Towne. Upon roll call, all present voted yes. MOTION carried.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on April 22, 2019.

PUBLIC HEARING was held on a request to annex Lot 2, Daniell's Farm Addition except that portion lying west of Quail Drive; Lots 4 and 5, Daniell's Farm Addition; Lot 2, Daniell's Farm Addition Replat

1; Lots 1 and 2, Chadwick Apartments Addition; Lot 1, Katherine Addition; Tax Lots 13 and 26, Section 32, Township 14 North, Range 13 East of the 6th P.M.; part of the northeast quarter of the southeast quarter, north of road, Section 32, Township 14 North, Range 13 East of the 6th P.M.; part of Tax Lot 17A1A, lying east of 40th Street, Section 5, Township 13 North, Range 13 East of the 6th P.M.; Tax Lots 16B, 17A1B, 17A2, 17B, and 18B, Section 5, Township 13 North, Range 13 East of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue.

Shewchuk stated the City of Bellevue held a strategic planning session in February 2019. Annexation was discussed as a priority during this meeting. Shewchuk mentioned annexation is part of the smart growth of the city. He stated it will also be beneficial to have these areas governed by the City Code and Code Enforcement Department. Shewchuk indicated the five areas being discussed at this meeting were part of a greater nine area annexation package of unincorporated areas next to the current city limits. He stated the next four areas will be presented at the April 25, 2019 Planning Commission meeting. Shewchuk stated there are approximately 180 lots in the current package. He mentioned the entire nine area package contains approximately 350 lots. Shewchuk stated additional reports were received from city departments since his memo was published last week. He indicated the biggest impact to the city will be in the Street Department. Shewchuk stated the main area in need of street improvements was Area #3. He stated the Police Department has requested one additional Code Enforcement Officer as a result of this annexation package. Shewchuk mentioned the bigger street projects would be done as CIP (Capital Improvement Plan) projects over the next 3-5 years. He stated the Street Department is willing to complete the improvements as needed. He mentioned all of the proposed annexation properties are currently in the city's extra-territorial jurisdiction; therefore, already governed by the city's Zoning Ordinance. Shewchuk stated this annexation would result in a tax increase for all properties. He advised the city's tax levy would be assessed, but the fire district levy would be removed. Shewchuk indicated there are several school and fire districts in these areas, so individual impact can sometimes be difficult to ascertain. He briefly discussed the process for the separate public hearings on each proposed annexation area. Shewchuk stated staff is recommending approval of each of the proposed annexation areas.

Dick Daniell, 3906 Capehart Road, Bellevue, NE, was present to speak on this request. He stated his opposition to being annexed. Daniell requested his property not be annexed. He stated the property has been in his family for over 100 years. Daniell advised he saw no benefit to being annexed. He mentioned he would have to pay a higher sales tax as a result. Daniell stated he's on the Anderson Grove Cemetery Board. He indicated when the cemetery was recently annexed, the Board received no help from the city when asked. Daniell believes this annexation will be no different.

There was no one else present to speak in favor of, or in opposition to this request. As a result, Jacobson closed the public hearing.

Aerni inquired as to the commercial area near South 42nd Street and Highway 370. He asked why this area was not included in the annexation package. Shewchuk stated that is SID #182, 370 Pointe. He indicated in addition to the proposed areas, the city is also looking at annexing several SIDs (Sanitary Improvement Districts) in the coming months. Shewchuk advised this is one of the SIDs the city will consider for annexation at that time.

MOTION made by Smith, seconded by Aerni, to recommend APPROVAL of a request to annex Lot 2, Daniell's Farm Addition except that portion lying west of Quail Drive; Lots 4 and 5, Daniell's Farm Addition; Lot 2, Daniell's Farm Addition Replat 1; Lots 1 and 2, Chadwick Apartments Addition; Lot 1, Katherine Addition; Tax Lots 13 and 26, Section 32, Township 14 North, Range 13 East of the 6th P.M.; part of the northeast quarter of the southeast quarter, north of road, Section 32, Township 14 North, Range 13 East of the 6th P.M.; part of Tax Lot 17A1A, lying east of 40th Street, Section 5, Township 13 North, Range 13 East of the 6th P.M.; Tax Lots 16B, 17A1B, 17A2, 17B, and 18B, Section 5, Township 13 North, Range 13 East of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue. APPROVAL based upon conformance with the State Statutes and city ordinances. APPROVAL also based upon benefit to the City of Bellevue. Upon roll call, all present voted yes. MOTION carried.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on April 22, 2019.

PUBLIC HEARING was held on a request to annex Lots 1 and 2, Watson's Replat II; Lots 1, 2, and 3, Mr. T's Addition; Lot 1, Cornelius Addition; Lot 1 and the north 100' of Lot 3, Dvorsky's Commercial Industrial Subdivision #II; Lot 1, Bellevue Cable Television Company Replat; Tax Lots 30C and 30D, Section 20, Township 14 North, Range 13 East of the 6th P.M.; Tax Lots E, F1A1, F2, F1A2, and F1B, Section 28, Township 14 North, Range 13 East of the 6th P.M.; part of the northeast quarter of the

northwest quarter, west of railroad, (Parcel # 010609733), Section 28, Township 14 North, Range 13 East of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue.

Ackley recused himself from this application and left the Chambers at 7:41 p.m.

Dale Watson, 12601 South 71st Street, Papillion, NE, was present to speak on this request. He stated he owns Lots 1 and 2, Watson's Replat II, and was requesting the city not annex Lot 2. He mentioned Lot 2 is agricultural ground in the floodplain. Watson stated he did not want to absorb the additional taxes. He indicated it would be appropriate to annex the property at such time it was rezoned for a more intense use. Shewchuk pointed out Watson's property on the overhead map for the Commission.

There was no one else present to speak for, or against, this request. Jacobson closed the public hearing.

Cain clarified there are floodplain properties within the city limits currently. Shewchuk stated that was correct. He indicated whether or not a property is in the floodplain should not influence a decision to annex.

MOTION was made by Cutsforth, seconded by Cain, to recommend APPROVAL of a request to annex Lots 1 and 2, Watson's Replat II; Lots 1, 2, and 3, Mr. T's Addition; Lot 1, Cornelius Addition; Lot 1 and the north 100' of Lot 3, Dvorsky's Commercial Industrial Subdivision #II; Lot 1, Bellevue Cable Television Company Replat; Tax Lots 30C and 30D, Section 20, Township 14 North, Range 13 East of the 6th P.M.; Tax Lots E, F1A1, F2, F1A2, and F1B, Section 28, Township 14 North, Range 13 East of the 6th P.M.; part of the northeast quarter of the northwest quarter, west of railroad, (Parcel # 010609733), Section 28, Township 14 North, Range 13 East of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue. APPROVAL based upon staff's recommendation of approval. Upon roll call, all present voted yes. MOTION carried.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on April 22, 2019.

Ackley re-entered the Chambers at 7:45 p.m.

PUBLIC HEARING was held on a request to annex Lots 1 through 32 and vacated 37th Avenue, Barretts Subdivision; Lots 1 through 6, 9 through 20, 21B, and 24 through 30, Evening Vue; Lots 1 and 2, Evening Vue Replat 1; Lots 1 and 2, Evening Vue Replat 2; Lot 1, Clausen Acres; Lots 1 and 2, Paige Hill; Lots 1, 2, and 3, Loftus First Addition; Lot 1, Potter & George Replat 1; Lots 6, 7, and 8, Block 4, Potter & George Company's Subdivision; Lots 2, 3, 4, 5A, 5B, 6, 7A, 7B, 8B, 8A2, 9A2, and 9B, Block 3, Potter & George Company's Subdivision; Lots 1, 2, and 3, Syslo Addition; Lot 1, Boganowski Subdivision; Lot 1, Davis Subdivision; Tax Lots 1, 2A, 2B, F, and G, Section 21, Township 14 North, Range 13 East of the 6th P.M,; and all abutting county road rights-of-way. Applicant: City of Bellevue.

Tom Reeker, 8610 South 39th Street, Bellevue, NE, inquired if residents would be assessed when city sewer is available to the area, as well as timing when a sewer for the area might be constructed. Shewchuk stated annexation itself would not require connection to city sewer. He stated if a property owner's septic system fails and it cannot be repaired or replaced, they would be required to connect to city sewer at that time if available. Shewchuk pointed out that is the case now, and annexation would not change that. He stated there is no sewer construction project planned for the area. Shewchuk advised the City Council would need to decide how to pay for such a system when the time comes. He indicated that could be through an assessment to the property owners based on lot frontage. Shewchuk mentioned the Street Department estimates $750,000 in future street improvements needed for this area. These improvements would be programmed into the city's CIP.

Alan Doty, 8613 South 39th Street, Bellevue, NE had specific questions regarding potential sewer assessments. Shewchuk advised the City Council would determine how to pay for sewer construction. He reiterated one method of paying for that system would be through assessments to the property owners. Doty requested clarification as to what type of street improvements would be done. Shewchuk stated further evaluation would be done upon annexation to determine specific improvements. He indicated there would be a comprehensive plan from the Street Department to this regard.

Karen Doty, 8613 South 39th Street, Bellevue, NE, clarified the residents would be assessed for the street improvements. Shewchuk indicated the city typically pays for street repairs and upgrades. He stated a new sanitary sewer system could be assessed to the individual property owners. Doty inquired if new streets would be put through the neighborhood. Shewchuk stated there were no plans to do so. Doty initiated conversation regarding septic system failure. She stated if a system fails and cannot be

repaired or replaced, there is no city sewer in the area to connect to. Shewchuk indicated that problem exists currently. He mentioned if a property is in the city limits that would be an opportunity to work with the city on a solution. Shewchuk stated the city would be inclined to work towards a bigger sewer infrastructure project if a number of systems failed. He indicated he was unsure if the city would undertake a large sewer project for only one septic system failure.

Mary Rydl, 8610 South 36th Street, Bellevue, NE, inquired as to where the nearest sewer was located. Shewchuk pointed out the nearest sewer line to the east of 36th Street on the overhead map. Discussion on this topic ensued. Rydl questioned the difference in pet licensing fees between Sarpy County and the City of Bellevue. Shewchuk indicated he was unsure as to the difference in fees, but stated pet licensing would be done through the city if the area was annexed.

John Kempf, 3821 Barretts Drive, Bellevue, NE, questioned how sewer assessment would be determined in a cul-de-sac or on a corner lot. Shewchuk stated he was not sure of those specifics. He indicated that would be determined at such time a sewer was constructed. Discussion followed on this topic.

Blaine Shoemaker, 3818 Barretts Drive, Bellevue, NE, inquired if Virginia Street would be annexed as well since it is a dirt road. He questioned if Virginia Street would be plowed as another way out of the development. Shoemaker also questioned if the city would be as good at snow removal as Sarpy County. Shewchuk stated the city has excellent snow removal services. He indicated the unimproved portion of Virginia Street would remain as is.

Kate Reeker, 8610 South 39th Street, Bellevue, NE, requested clarification that if one septic system failed and there was no sewer available to connect to, the house would be deemed uninhabitable. Shewchuk stated that would be correct if the septic system could not be repaired or replaced with the space available on the property. He mentioned if a house does not have a working system, it is uninhabitable. Reeker questioned what would happen if the property owner had space to put a new septic system in. Shewchuk stated the home owner would be allowed to do so.

Danielle Finch, 8310 South 36th Street, Bellevue, NE, stated 36th Street is extremely busy and inquired if there were plans for a sidewalk. Shewchuk stated if a road project was planned, sidewalks would be part of that project. He indicated there was not a project currently planned. Finch stated she was against the annexation.

Tim Lind, 8310 South 36th Street, Bellevue, NE, stated his opposition to the annexation. He indicated he only saw a higher tax bill.

Andrew Oakes, 8309 South 39th Street, Bellevue, NE, indicated he saw no benefit to being annexed. He mentioned their roads are fine. Oakes advised he does not get water and gas from the city. He stated he does not want the increase in taxes. He reiterated his opposition to the proposed annexation. Shewchuk mentioned people in the neighborhood currently receive city benefits based on the fact they drive out of their driveways onto city streets. He mentioned this annexation is part of the natural growth and development of the city.

Bonnie Healy, 8323 South 39th Street, Bellevue, NE, had concerns with South 39th Street. She indicated it is a dirt road and seems to migrate closer to her home. Healy stated the road has not been maintained well for the past 15 to 17 years. Shewchuk stated the road would be maintained in the right-of-way. He advised that would be something the Street Department would have to check into. Shewchuk mentioned the city is committed to maintaining these areas if annexed. Healy had specific questions regarding a potential sewer assessment against her property. Conversation on this topic ensued. Healy questioned if she would be able to replace her septic tank with her lot size of .9 acres. She thought she needed a minimum of one acre. Shewchuk indicated he believed she needed one-half of an acre under state requirements. He indicated the Permits Department could be contacted for more information. Healy stated Sarpy County provides excellent snow plowing services. She indicated she likes being on well water and septic and does not want city services.

John Kempf, 3821 Barretts Drive, Bellevue, NE, inquired if 39th Street would be straightened if improved. He indicated the street currently jogs out of the right-of-way onto his son's property. Shewchuk stated any street improvement would be done within the right-of-way.

John Baettner, 8406 South 36th Street, Bellevue, NE, indicated he has horses on his property. He questioned if rules regarding livestock or building codes would change for him once annexed. Shewchuk stated these items would not change. He pointed out this property is presently in the city's

zoning jurisdiction and already governed by the city's Zoning Ordinance and Permits Department.

Kevin Luebbert, 3702 Marie Street, Bellevue, NE, stated one of the most appealing parts of living in his neighborhood is the lower property taxes. He indicated he is in the military and moved knowing Nebraska has higher than average property taxes. Luebbert commented his current tax levy is 1.86%. He inquired what his new levy would be with this annexation. Shewchuk stated is would be a 2.3% levy. Luebbert estimated this would increase his taxes by approximately $500-700 annually. He stated he has a wife and two children to support. Luebbert mentioned the city should have an infrastructure plan in place if residents would see an increase in taxes. Shewchuk commented there are no firm infrastructure plans for the area. As a result, Luebbert stated his opposition to the annexation.

Jack Jones, 8259 South 32nd Street, Bellevue, NE, stated he is the owner of Tax Lots F and G. He indicated these are currently agricultural lots. Jones stated he is opposed to the annexation.

Mike Siedlik, 3811 Virginia Street, Bellevue, NE, clarified there was $750,000 identified for road improvements. Shewchuk stated that was correct. Siedlik inquired as to the timeline for these improvements. Shewchuk indicated the Street Department has mentioned a 3 to 5 year timeframe. Siedlik mentioned he lives on unimproved Virginia Street. He asked if Virginia Street would be improved as part of the improvements identified. Shewchuk stated he was unsure. Siedlik clarified street improvements would be done with city money and not assessed to the property owners. Shewchuk advised that is typically the way it is done. Siedlik questioned if he would be required to connect to city sewer if it was available. Shewchuk stated if the city put in the sewer, his property would be assessed; however, it would be up to the individual property owner if they connected or not as long as they had a working septic system. Conversation on this matter followed. Siedlik stated the agricultural land on the east side of 36th Street should not be annexed. He advised he was opposed to the annexation.

Alan Doty, 8613 South 39th Street, Bellevue, NE, wanted to go on record as opposed to the annexation. He mentioned the city does not have a definitive plan for this area as far as infrastructure needs.

Kathy Welch, 2009 Fairview Street, Bellevue, NE, City Council Member for Ward #4 was present to address the property owners. She indicated she would most likely represent these residents if annexed. Welch stated she understood the concerns. She mentioned this annexation is not simply for tax dollars. Welch advised any time she has a constituent call her, she is responsive in getting them answers. She mentioned one resident had asked her if she had a well upon annexation, would she be required to hook up to city water if available. Shewchuk stated there is no requirement for anyone to hook up to city water. Welch stated she previously had a house on septic near 39th Street and Suburban Drive in which she was assessed when city sewer was constructed. She advised she knew the city would not want to put in a new sewer system until there were multiple septic system failures in the neighborhood. At that time, residents would be given the opportunity to connect. Welch invited residents to call and reach out to her for answers.

There was no one else present to speak for, or against, this request. Subsequently, Jacobson closed the public hearing.

Ackley stated there was an annexation package presented by the city approximately ten years ago in which a number of agricultural properties were removed. He inquired if any of the agricultural properties east of 36th Street were receiving greenbelt exemptions. Shewchuk stated he was aware some of these properties were receiving greenbelt. Ackley confirmed once annexed, these properties would lose their greenbelt. Shewchuk stated that was correct. He indicated this was specifically addressed with administration. Shewchuk advised the thought process is these properties are more urban in nature versus rural, and should be in the city. Ackley inquired as to which specific lots in this package were receiving greenbelt. Discussion followed on this matter. Ackley stated annexation is always controversial. He mentioned residents are already using city services by driving on city streets and the city does not get a tax benefit from that. Ackley indicated he had sympathy towards property owners receiving greenbelt. He stated a preference to remove the properties receiving greenbelt.

Jack and Tracey Jones, 8259 South 32nd Street, Bellevue, NE, stated they own Tax Lots F and G in this area and receive greenbelt status. Discussion ensued regarding the status of Tax Lot 1. It was verified that parcel also receives greenbelt.

Cain stated the Planning Commission is a recommending body. She mentioned the City Council will make the final decision. Cain advised these residents should make their comments known to the City Council. She also encouraged residents to contact individual city departments with specific questions. Cain stated she agreed with Ackley regarding properties with greenbelt status.

Aerni questioned what these annexation areas will look like if large areas of greenbelt properties are not annexed. He inquired what that will look like from a big picture, comprehensive planning standpoint. Shewchuk stated "islands" of property left over create problems for law enforcement, as well as other city departments regarding questions over jurisdiction and regulations.

Cain commented residents were concerned the city was not prepared with a specific infrastructure plan upon annexation; however, she stated the city cannot have a plan until these properties are part of the city.

Ackley requested clarification as to the greenbelt status of Tax Lot 1. Shewchuk stated it appeared that property was receiving the greenbelt exemption.

MOTION made by Ackley, seconded by Cain, to recommend APPROVAL of a request to annex Lots 1 through 32 and vacated 37th Avenue, Barretts Subdivision; Lots 1 through 6, 9 through 20, 21B, and 24 through 30, Evening Vue; Lots 1 and 2, Evening Vue Replat 1; Lots 1 and 2, Evening Vue Replat 2; Lot 1, Clausen Acres; Lots 1 and 2, Paige Hill; Lots 1, 2, and 3, Loftus First Addition; Lot 1, Potter & George Replat 1; Lots 6, 7, and 8, Block 4, Potter & George Company's Subdivision; Lots 2, 3, 4, 5A, 5B, 6, 7A, 7B, 8B, 8A2, 9A2, and 9B, Block 3, Potter & George Company's Subdivision; Lots 1, 2, and 3, Syslo Addition; Lot 1, Boganowski Subdivision; Lot 1, Davis Subdivision; Tax Lots 2A and 2B, Section 21, Township 14 North, Range 13 East of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue. This recommendation exempts the lots with greenbelt status. APPROVAL based upon the good of the city and in accordance with the Comprehensive Plan. Upon roll call, Casey, Perrin, Cain, Jacobson, Ackley and Smith voted yes. Aerni and Cutsforth voted no. Motion carried.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on April 22, 2019.

PUBLIC HEARING was held on a request to annex Lots 1 through 7, Edward Warren Addition; Lots 1 and 2, Denny's Subdivision; Lots 1, 2, and 3, Norton's First Addition; Lots 1 and 2, Cornelison Addition; Lots 1 through 5, Pleasant Valley; Lot 1, J&J Addition; Lot 1, Goers Addition; Lots 1 through 24 and vacated alley, Block 2, Pennington Heights; Lot 1, Armbrust Addition; Lot 2, Lucy's Acres; Lot 2, Lucy's Acres Replat; Lots 17A, 18A, 18B1A, 18B2, 19B, 19C, 19D, 20A2, 20A3, 20A4, 20B2, 20B3, 20B4, 20B5, 20E, 20F2, 21 except east 30', north half of Lot 22, 24A, 25, 26, 27, north 15' of Lot 28, south 75' of the south half of Lot 28, and 31A1 west of railroad, Pleasant Hill or Martin's Subdivision; Lots 31C1A and 31D, Pleasant Hill Replat; Tax Lots H2, J1, J2, K1, K2, L1, L2, M, N, O1, O2, P1, P2, Q1, Q2, R1, R2, R3, T1, T2, U, V1B1, north 65' of Tax Lot I-2, and south 75' of Tax Lot I-2, Section 16, Township 14 North, Range 13 East of the 6th P.M., and all abutting county road rights-of-way. Applicant: City of Bellevue.

Rebecca Berg, 8105 South 36th Street, Bellevue, NE, stated she has issues with a culvert that runs under 36th Street and drains approximately 15 acres of stormwater onto her property. She provided a summary of this problem. Berg stated she previously worked with a hydrologist on this matter. She inquired if this issue would be addressed as part of an annexation. Discussion followed on this matter. Shewchuk advised he had gotten an email from Ms. Berg regarding this concern and had discussed it with the Public Works Department. He stated the Public Works Department advised the water naturally flows downhill, which cannot be prevented. Berg indicated the city diverts all of the water to her property from the culvert under 36th Street. Aerni mentioned if annexed, Ms. Berg would only have to deal with the city on this issue rather than both the city and Sarpy County. He indicated this could make it easier to resolve the problem. Berg initiated conversation regarding the effective date of the annexation.

Jack and Tracey Jones, 8259 South 32nd Street, Bellevue, NE, stated they own Tax Lots Q2 and T2, which are currently greenbelt. They advised they bale hay on these properties. Tracey Jones mentioned they also graze livestock on Lots 25 and 26, Pleasant Hill or Martin's Subdivision. Discussion on the properties which are used agriculturally and have greenbelt exemptions in this annexation area ensued. Shewchuk pointed out these properties are zoned RS-72 (Single Family Residence, 7,200 square foot zone) even though they may be used agriculturally. Discussion on the zoning and use of the properties followed. Jack Jones requested clarification on the cost of the road improvements, as well as how much it costs to resurface one mile of road. Shewchuk stated he was unsure as to specific costs per mile. He indicated the $750,000 mentioned was a cumulative overview from the Street Department.

Greg Sorensen, 7725 South 36th Street, Bellevue, NE, stated he was opposed to the annexation. He indicated he built his house approximately 5-6 years ago and wanted to construct a garage this year; however, he will not be able to do so with increased taxes. Sorensen stated he would prefer these

acreages not be annexed.

Matt Ramsey, 822 Bordeaux Avenue, Bellevue, NE was present to speak on this matter. He stated many of the parcels in this annexation package are large swaths of undeveloped land. Ramsey indicated the primary driver for new development has been through the use of SIDs. He described the use of SIDs as a financing method for developers. Ramsey clarified a SID cannot be created inside city limits. Shewchuk stated that was correct. Ramsey indicated annexing these properties would "freeze" them in their current state. He inquired if the city had financed the infrastructure for any private developments. Shewchuk stated the city has not done so. Ramsey stated he sees no issue from a legislative standpoint regarding these annexations; however, he indicated he did not believe it was beneficial to annex undeveloped land, essentially "locking" it for future use. Ackley commented there have been areas previously annexed into the city and later de-annexed once a developer came in to develop the area. He provided Kennedy Town Center near 25th Street and Chandler Road as an example of this. Ackley stated in this case and looking at the number of individual lots, it would be difficult for a developer to come in and put together an area of land large enough to develop. He mentioned he did not believe annexation would be prohibitive of future development, but rather with the amount of smaller, individually owned lots in this area it would be difficult for a developer to put together a parcel larger enough to develop. Discussion on this topic followed.

Clara Gustafson, 8110 South 32nd Street, Bellevue, NE, stated she was against the annexation. She mentioned this property has been in her family since 1920. Gustafson indicated she sees no benefit to annexation and advised it would increase her property taxes. She mentioned that although she drives city streets, she also drives streets in Omaha as well and does not get charged for this "amenity." Gustafson stated her brother lives at 8008 South 32nd Street, Bellevue, NE, and was not able to attend the public hearing. She indicated her brother is opposed to the annexation also.

Sonya Hernadez, 7721 South 36th Street, Bellevue, NE, stated she and her husband own both 7717 and 7721 South 36th Street. She stated they are against the annexation and their taxes increasing.

There was no one else present to speak in favor of, or in opposition to this request. Subsequently, Jacobson closed the public hearing.

Aerni stated there is a 20 acre parcel to the east of Annexation Areas #3 and #4 which was not considered in the annexation package. Aerni stated the address of the parcel was 2803 Childs Road. He inquired as to why this was the case. Shewchuk replied the property owner of 2803 Childs Road (Jose Ramirez) had previously requested annexation as part of a small subdivision plat and rezoning request. He stated that request was moving through Planning Commission prior to this annexation package being put together. Shewchuk advised after Mr. Ramirez's hearing at Planning Commission, Mr. Ramirez withdrew his request for annexation. As a result, he stated the Ramirez property will be part of a later annexation package.

MOTION was made by ACKLEY, seconded by Smith, to recommend APPROVAL of a request to annex Lots 1 through 7, Edward Warren Addition; Lots 1 and 2, Denny's Subdivision; Lots 1, 2, and 3, Norton's First Addition; Lots 1 and 2, Cornelison Addition; Lots 1 through 5, Pleasant Valley; Lot 1, J&J Addition; Lot 1, Goers Addition; Lots 1 through 24 and vacated alley, Block 2, Pennington Heights; Lot 1, Armbrust Addition; Lot 2, Lucy's Acres; Lot 2, Lucy's Acres Replat; Lots 17A, 18A, 18B1A, 18B2, 19B, 19C, 19D, 20A2, 20A3, 20A4, 20B2, 20B3, 20B4, 20B5, 20E, 20F2, 21 except east 30', north half of Lot 22, 27, north 15' of Lot 28, south 75' of the south half of Lot 28, and 31A1 west of railroad, Pleasant Hill or Martin's Subdivision; Lots 31C1A and 31D, Pleasant Hill Replat; Tax Lots H2, J1, J2, K1, K2, L1, L2, M, N, O1, O2, P1, P2, Q1, R1, R2, R3, T1, U, V1B1, north 65' of Tax Lot I-2, and south 75' of Tax Lot I-2, Section 16, Township 14 North, Range 13 East of the 6th P.M., and all abutting county road rights-of-way. Applicant: City of Bellevue. This recommendation exempts the lots with greenbelt status. APPROVAL based upon consistency with the Comprehensive Plan.

Shewchuk clarified the legal description of the lots with greenbelt status.

Aerni stated he opposed the motion last time due to removing the lots with greenbelt status. He indicated he was not a fan of leaving parcels out of the annexation package for this reason. Aerni advised he understood why it was being proposed; however, he commented it was not good for the overall comprehensive plan of the city. As a result, he stated he would oppose the motion this time as well. Jacobson inquired if Aerni was proposing a different motion. Staff indicated there was a motion on the floor to be voted on unless that specific motion was amended. No further discussion was had on the motion. Casey clarified the lots being exempted in the motion did in fact receive greenbelt. Shewchuk stated that was correct.

Upon roll call, Casey, Perrin, Cain, Jacobson, Ackley and Smith voted yes. Aerni and Cutsforth voted no. Motion carried.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on April 22, 2019.

PUBLIC HEARING was held on a request to annex Tax Lots 2A, 3B, 4E, and 4F, Section 27, Township 14 North, Range 13 East of the 6th P.M.; Tax Lot C and part of the northwest quarter of the northeast quarter east of Cedar Island Road and north of Cornhusker Road, Section 28, Township 14 North, Range 13 East of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue.

Suzy Plambeck, 2430 Glacier Drive, Papillion, NE, was present to represent her family who owns property at the northwest corner of 25th Street and Cornhusker Road. She indicated her family owns Tax Lot C. Plambeck indicated this property was owned by her family prior to the Depression. She stated her great-grandparents lost it in the Depression, and her grandmother saved her money and got the property back. Plambeck advised the property is over 20 acres and is used agriculturally. She mentioned corn and soybeans are planted on the property alternating years. Plambeck commented her family opposes the annexation due to the fact they would lose their greenbelt status, doubling their tax rate. She indicated it would also be a detriment to her family if they ever sold the property to be developed. Plambeck advised her family intends to keep farming it for now; however, she believes this property will be less attractive to developers if annexed. She stated annexation is not mutually beneficial for the property owner or the city.

Randy Plambeck, 2430 Glacier Drive, Papillion, NE, wanted to reiterate what Suzy Plambeck stated. He indicated this annexation would increase their taxes and make the property more difficult to sell in the future.

David and Roxanne Meisinger, 2721 Meisinger Road, Bellevue, NE, stated they own the property at the northeast corner of Cedar Island Road and Cornhusker Road. Mr. Meisinger indicated his property also has greenbelt. They stated their opposition to the annexation due to the fact they would lose their greenbelt status and their taxes would be increased. Conversation followed regarding greenbelt status and the annexation package.

Ackley clarified Tax Lot 4F was also greenbelt. Shewchuk stated is was. Ackley stated annexation makes it not economical for people to farm anymore if they lose their greenbelt status on these smaller parcels. He advised the city is forcing people to sell in this type of situation. Ackley mentioned if these people wanted to sell, they would have done so. He stated forcing people to sell and hoping to create development does not feel right to him. Ackley advised he realizes this leaves a "donut" situation for the city. He stated forcing people out of their greenbelt status does not philosophically feel right to him.

Aerni stated he agreed with Ackley on this particular annexation area. He mentioned these are truly parcels west of the current city limits, which does not create a "donut" situation for the city. Conversation on this matter followed.

MOTION was made by Ackley, seconded by Jacobson, to recommend APPROVAL of a request to annex Tax Lots 2A, 3B, and 4E, Section 27, Township 14 North, Range 13 East of the 6th P.M.; and all abutting county road rights-of-way. Applicant: City of Bellevue. APPROVAL based on consistency with the Comprehensive Plan. This recommendation exempts the lots with greenbelt status. Upon roll call, Casey, Perrin, Cain, Aerni, Jacobson, Ackley and Smith voted yes. Cutsforth voted no. Motion carried.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on April 22, 2019.

Smith exited the Chambers at 9:46 p.m.

There was discussion regarding the revised 2019 Uniform Review Schedule.

MOTION was made by Cutsforth, seconded by Perrin, to APPROVE the revised 2019 Uniform Review Schedule as presented. Upon roll call, Casey, Perrin, Cain, Jacobson, Ackley, and Cutsforth, voted yes. Aerni voted no. Motion carried.

Smith re-entered the Chambers at 9:48 p.m.

Meeting adjourned at 9:48 p.m.

MINUTE RECORD

Tammi L. Palm

Tammi L. Palm
Land Use Planner

City of Bellevue
Office of the Planning Department

3.a.

MEMORANDUM

TO: Planning Commission
FROM: Tammi Palm, Land Use Planner tkp
DATE: April 18, 2019
RE: Auto Source LLC Conditional Use Permit Request
Agenda Item 3.a.

The applicant is requesting a continuance to the May 23, 2019 Planning Commission meeting for the purpose of allowing him more time to provide requested revisions to staff. Staff supports this request for a continuance.

City of Bellevue
Office of the Planning Department

Agenda Item 3.b

To: Planning Commission
From: Chris Shewchuk, Planning Director CMS
Date: April 18, 2019
Subject: City of Bellevue annexation proposal

As a result of its recent Strategic Planning session, the City is taking the position that it is in its best interest to annex areas adjacent to the existing city limits; it is also part of the natural growth and development of a city. We are proposing the annexation of a large number of unincorporated lots adjacent or close to the existing city limits. The overall annexation package consists of nine different areas; this proposal consists of four areas which have been labeled as Areas 5, 7, 8, and 9. The Planning Commission held a public meeting at its March 28th meeting on Areas 1, 2, 3, 4, and 6; the City Council public hearing on those areas is on the April 22nd Council agenda.

Unlike with the annexation of Sanitary and Improvement Districts, the City does not assume any debt with the annexation of these unincorporated areas. The City will, however, begin receiving property tax revenue from these areas beginning in 2020. The current assessed value of the properties in this annexation proposal is $25,886,983. Based upon the City's current levy, the increase in property tax receipts for the City would be approximately $157,000; this figure will change in the future based upon changes in assessed valuation and the City's property tax rate. In addition to property tax revenue, the City will receive an additional $75,000 in State Highway Allocation funding, plus other revenue including such things as sales taxes on items delivered to these areas. Estimates of these amounts are not available.

The properties involved in this annexation will see an increase in their tax levy in future years as a result of the City's levy being added to the tax bill; annexation will also result in the elimination of the levy assessed by the Eastern Sarpy Fire District. Based upon current property tax levies, the net effect of the change in levy will be a levy increase of 0.424217 beginning with taxes payable in 2020. This levy increase will result in a property tax increase of $636.33 on a property assessed at $150,000.

Upon the effective date of the annexation residents will begin receiving City services. In some cases, residents are already receiving the benefits of city services, such as snow removal and fire protection; in other cases, the City is restricted in providing needed services, such as Code Enforcement, to areas that are outside the city limits. This annexation proposal was distributed to other departments for review with a request to determine what additional resources they would require, in terms of manpower and equipment, to deliver services to the residents of these areas.

Most departments indicated the ability to serve these areas with existing resources, however, the Street Department indicated a need for additional manpower and equipment, plus an additional annual maintenance budget of approximately $35,000.

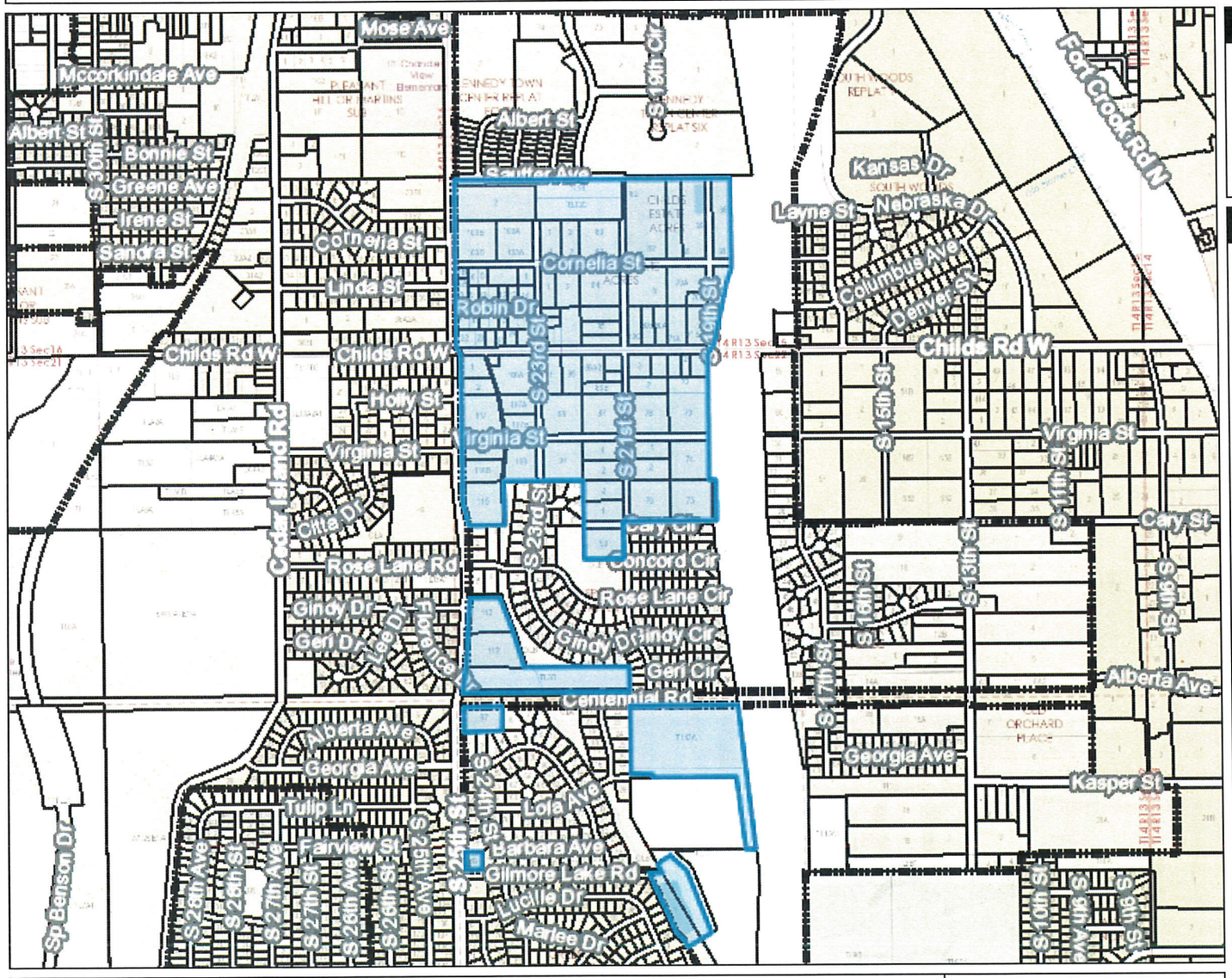
The City recognizes the need for infrastructure improvements in some of these areas. Discussions with the City Administrator and Public Works Director indicate that after final action by the Council on the annexation proposals, the City will undertake a comprehensive review of infrastructure needs and develop a long term plan to address these needs.

The financial aspects of this annexation proposal have been discussed with the City Administrator and Finance Director and both agreed the financial impacts of the annexation are within the City's budgetary means.

DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

Annexation Area #5



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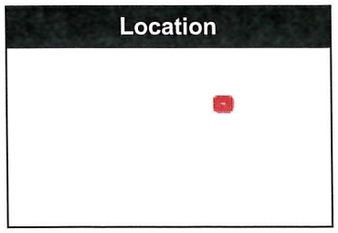

Legend

Road Centerlines

Municipal Boundaries

N

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0 554 1107 2214

Feet

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Sarpy County GIS

sarpy county GIS

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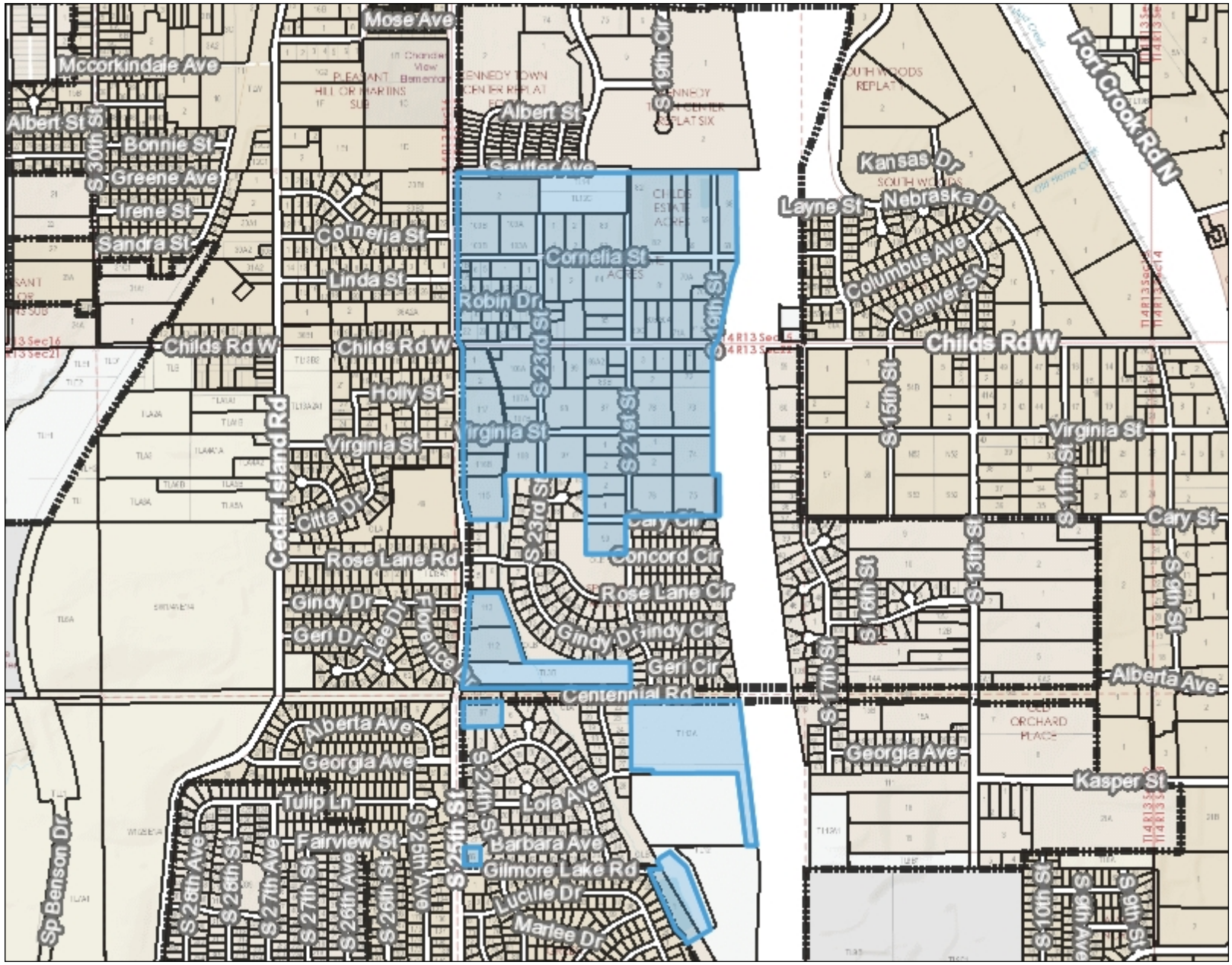
Annexation Area #5



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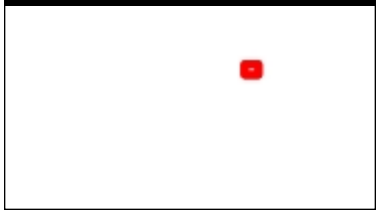

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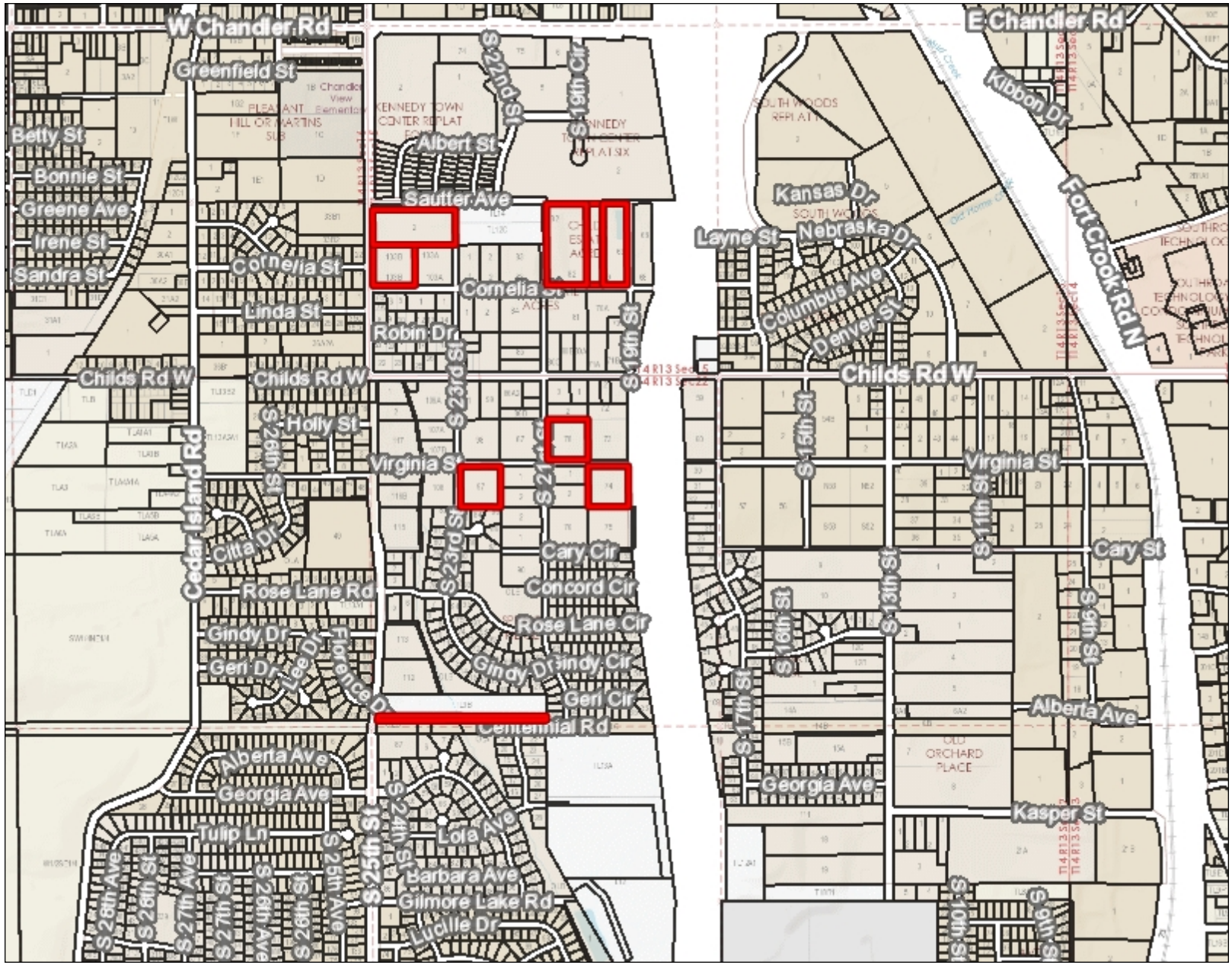
Area 5 Greenbelt lots



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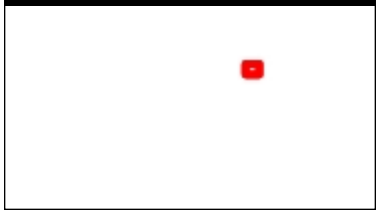

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City of Bellevue
Office of the Planning Department

Agenda Item 3.c

To: Planning Commission
From: Chris Shewchuk, Planning Director CWS
Date: April 18, 2019
Subject: City of Bellevue annexation proposal

As a result of its recent Strategic Planning session, the City is taking the position that it is in its best interest to annex areas adjacent to the existing city limits; it is also part of the natural growth and development of a city. We are proposing the annexation of a large number of unincorporated lots adjacent or close to the existing city limits. The overall annexation package consists of nine different areas; this proposal consists of four areas which have been labeled as Areas 5, 7, 8, and 9. The Planning Commission held a public meeting at its March 28th meeting on Areas 1, 2, 3, 4, and 6; the City Council public hearing on those areas is on the April 22nd Council agenda.

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Most departments indicated the ability to serve these areas with existing resources, however, the Street Department indicated a need for additional manpower and equipment, plus an additional annual maintenance budget of approximately $35,000.

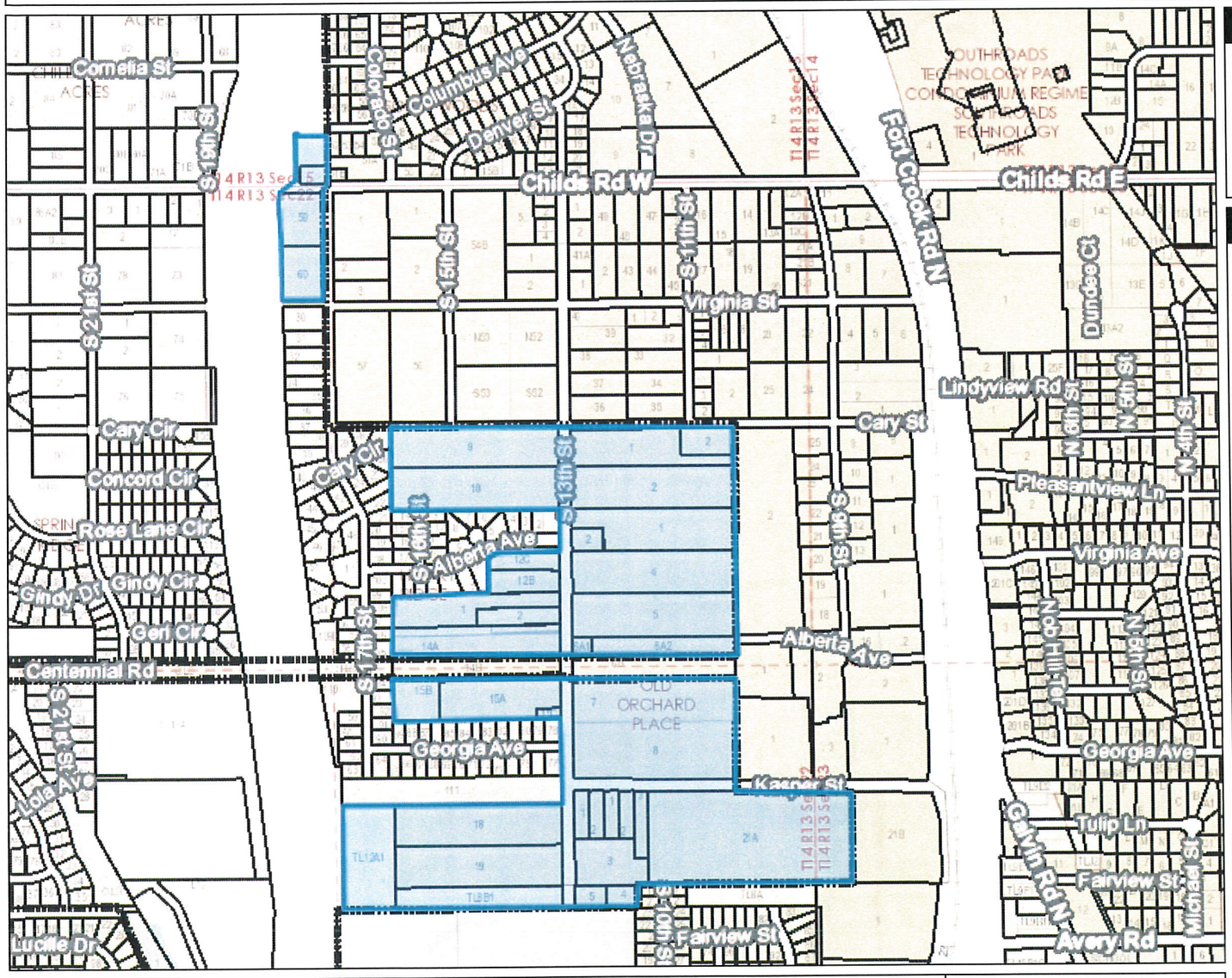
The City recognizes the need for infrastructure improvements in some of these areas. Discussions with the City Administrator and Public Works Director indicate that after final action by the Council on the annexation proposals, the City will undertake a comprehensive review of infrastructure needs and develop a long term plan to address these needs.

The financial aspects of this annexation proposal have been discussed with the City Administrator and Finance Director and both agreed the financial impacts of the annexation are within the City's budgetary means.

DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

Annexation Area #7



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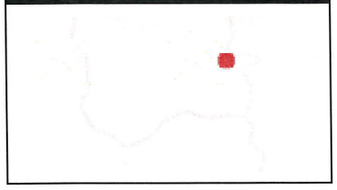

Legend

Road Centerlines

Municipal Boundaries

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Feet

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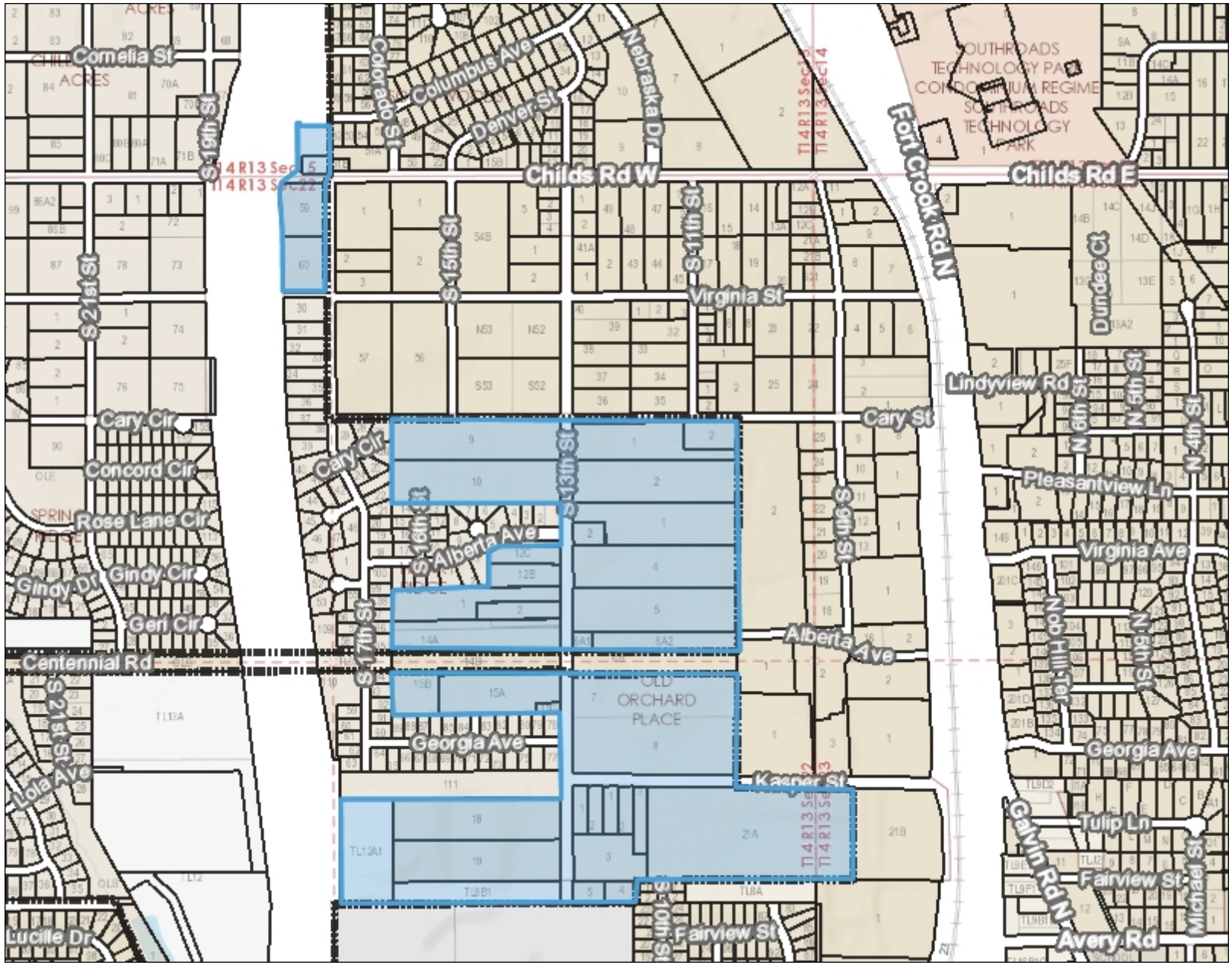
Annexation Area #7



Location

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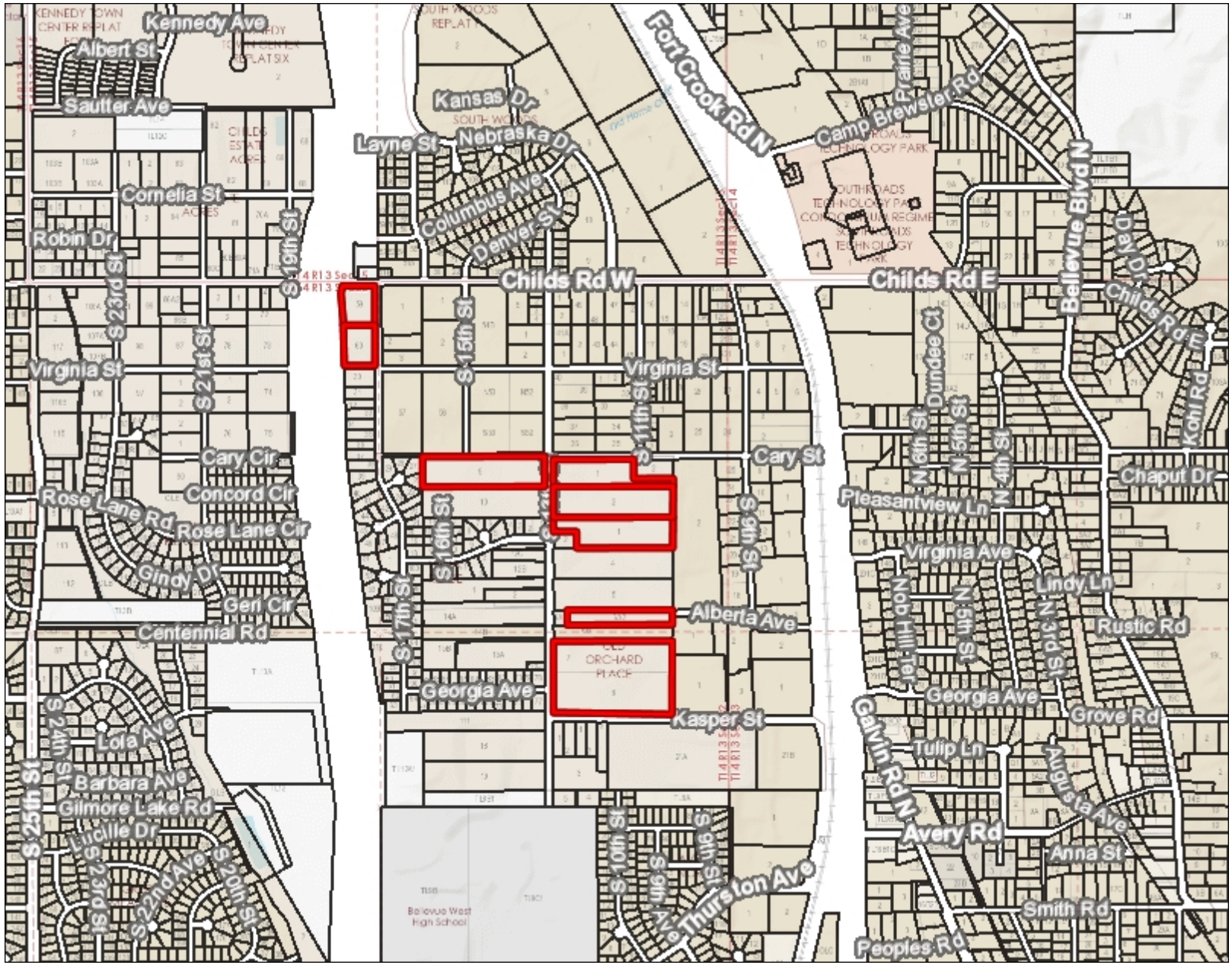
Area 7 Greenbelt lots



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Tammi Palm

From: garystar@aol.com
Sent: Thursday, April 18, 2019 10:06 AM
To: Tammi Palm
Subject: Ciy of Bellevue annexation proposal for Lot 59 & Lot 60 CHILDS ESTATE ACRES

April 18, 2029

Dear Tammi, Thanks for your time and input yesterday about my questions and concerns about the proposal for annexation of our property to the City of Bellevue. As you suggested, I am forwarding to you my concerns in writing about this proposal and my objection to it. Please submit them as you described to the appropriate parties.

Re: Lot 59 & Lot 60 CHILDS ESTATE ACRES
These two lots have remained agricultural properties and have been taxed as "Greenbelt" properties for the last several years. As I understand it, from our conversation yesterday, if this property is annexed into the City of Bellevue,we will lose that designation and our taxes will increase as well. I feel that this is an understandable reason for our objection to this proposal.

Sincerely,
Gary R. Kulhanek,
4181 W. 105 th Way
Westminster, CO 80031
garystar@aol.com
303-426-7887 (H)
303-579-5651 (C)

RECEIVED
APR 18 2019
PLANNING DEPT.

City of Bellevue
Office of the Planning Department

Agenda Item 3.d

To: Planning Commission
From: Chris Shewchuk, Planning Director CWS
Date: April 18, 2019
Subject: City of Bellevue annexation proposal

As a result of its recent Strategic Planning session, the City is taking the position that it is in its best interest to annex areas adjacent to the existing city limits; it is also part of the natural growth and development of a city. We are proposing the annexation of a large number of unincorporated lots adjacent or close to the existing city limits. The overall annexation package consists of nine different areas; this proposal consists of four areas which have been labeled as Areas 5, 7, 8, and 9. The Planning Commission held a public meeting at its March 28th meeting on Areas 1, 2, 3, 4, and 6; the City Council public hearing on those areas is on the April 22nd Council agenda.

Unlike with the annexation of Sanitary and Improvement Districts, the City does not assume any debt with the annexation of these unincorporated areas. The City will, however, begin receiving property tax revenue from these areas beginning in 2020. The current assessed value of the properties in this annexation proposal is $25,886,983. Based upon the City's current levy, the increase in property tax receipts for the City would be approximately $157,000; this figure will change in the future based upon changes in assessed valuation and the City's property tax rate. In addition to property tax revenue, the City will receive an additional $75,000 in State Highway Allocation funding, plus other revenue including such things as sales taxes on items delivered to these areas. Estimates of these amounts are not available.

The properties involved in this annexation will see an increase in their tax levy in future years as a result of the City's levy being added to the tax bill; annexation will also result in the elimination of the levy assessed by the Eastern Sarpy Fire District. Based upon current property tax levies, the net effect of the change in levy will be a levy increase of 0.424217 beginning with taxes payable in 2020. This levy increase will result in a property tax increase of $636.33 on a property assessed at $150,000.

Upon the effective date of the annexation residents will begin receiving City services. In some cases, residents are already receiving the benefits of city services, such as snow removal and fire protection; in other cases, the City is restricted in providing needed services, such as Code Enforcement, to areas that are outside the city limits. This annexation proposal was distributed to other departments for review with a request to determine what additional resources they would require, in terms of manpower and equipment, to deliver services to the residents of these areas.

Most departments indicated the ability to serve these areas with existing resources, however, the Street Department indicated a need for additional manpower and equipment, plus an additional annual maintenance budget of approximately $35,000.

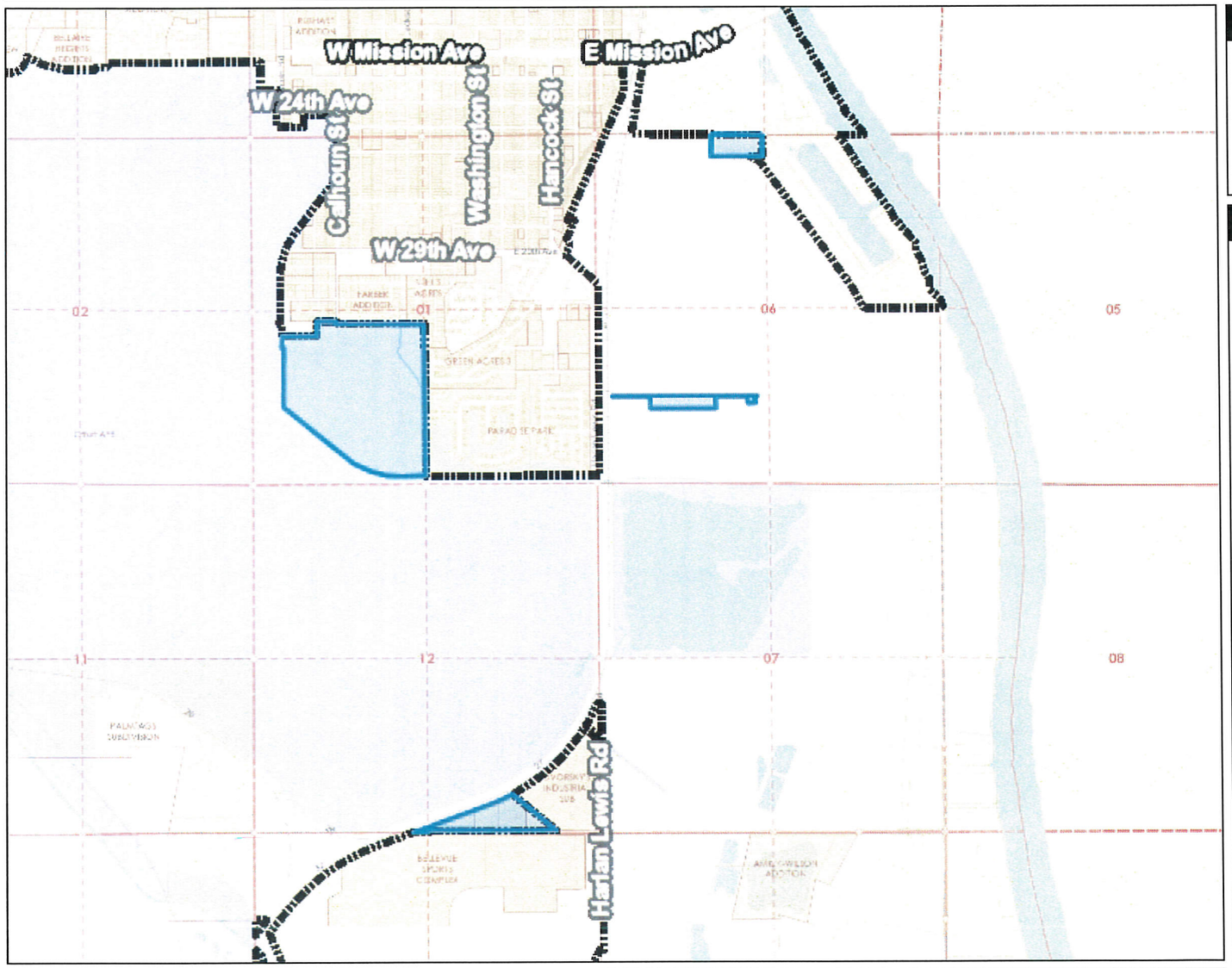
The City recognizes the need for infrastructure improvements in some of these areas. Discussions with the City Administrator and Public Works Director indicate that after final action by the Council on the annexation proposals, the City will undertake a comprehensive review of infrastructure needs and develop a long term plan to address these needs.

The financial aspects of this annexation proposal have been discussed with the City Administrator and Finance Director and both agreed the financial impacts of the annexation are within the City's budgetary means.

DEPARTMENT RECOMMENDATION

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City.

Annexation Area #8



Location

Legend

Road Centerlines

Municipal Boundaries

N

1: 26,570

0 1107 2214 4428

Feet

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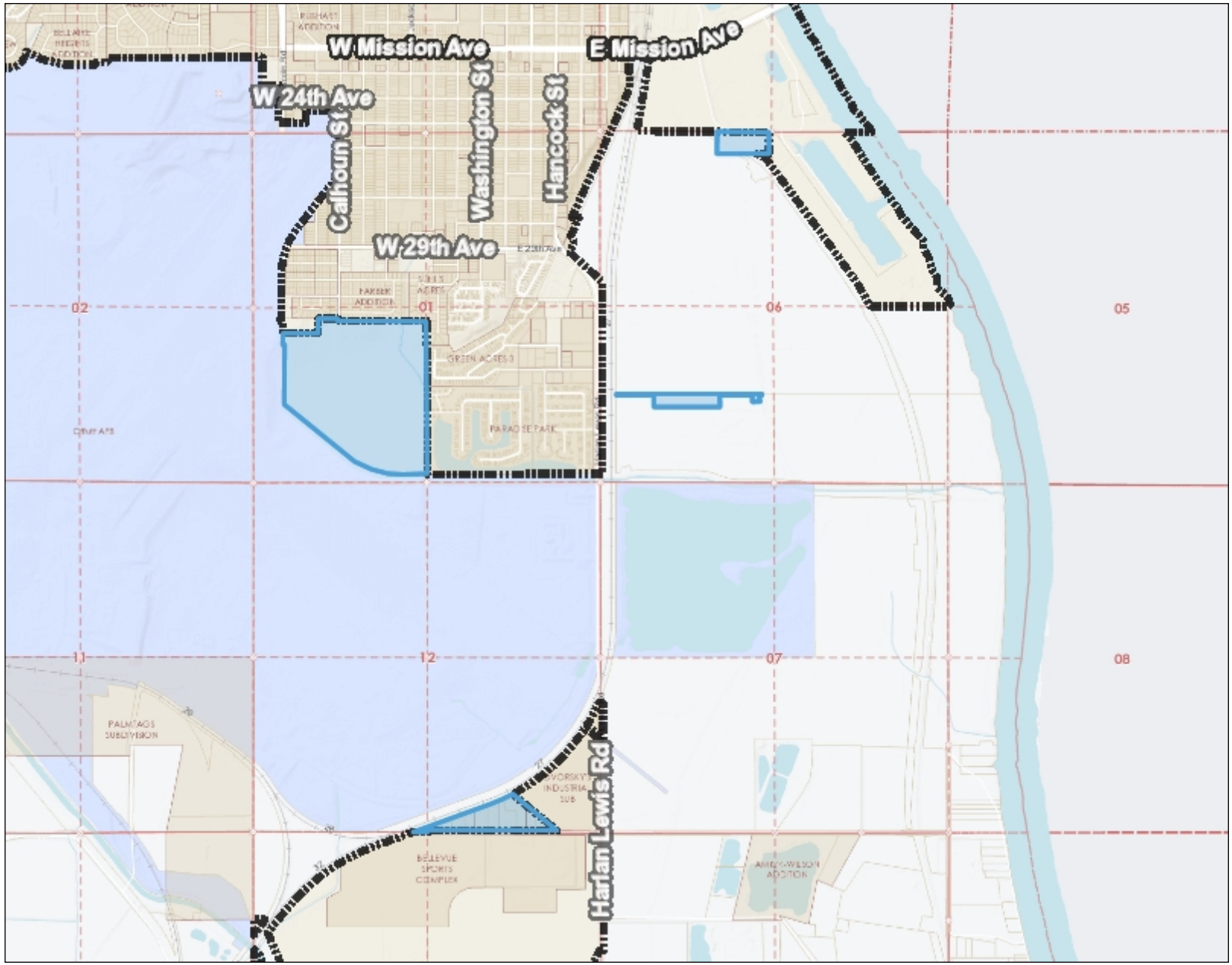

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City of Bellevue
Office of the Planning Department

Agenda Item 3.e

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Date: April 18, 2019
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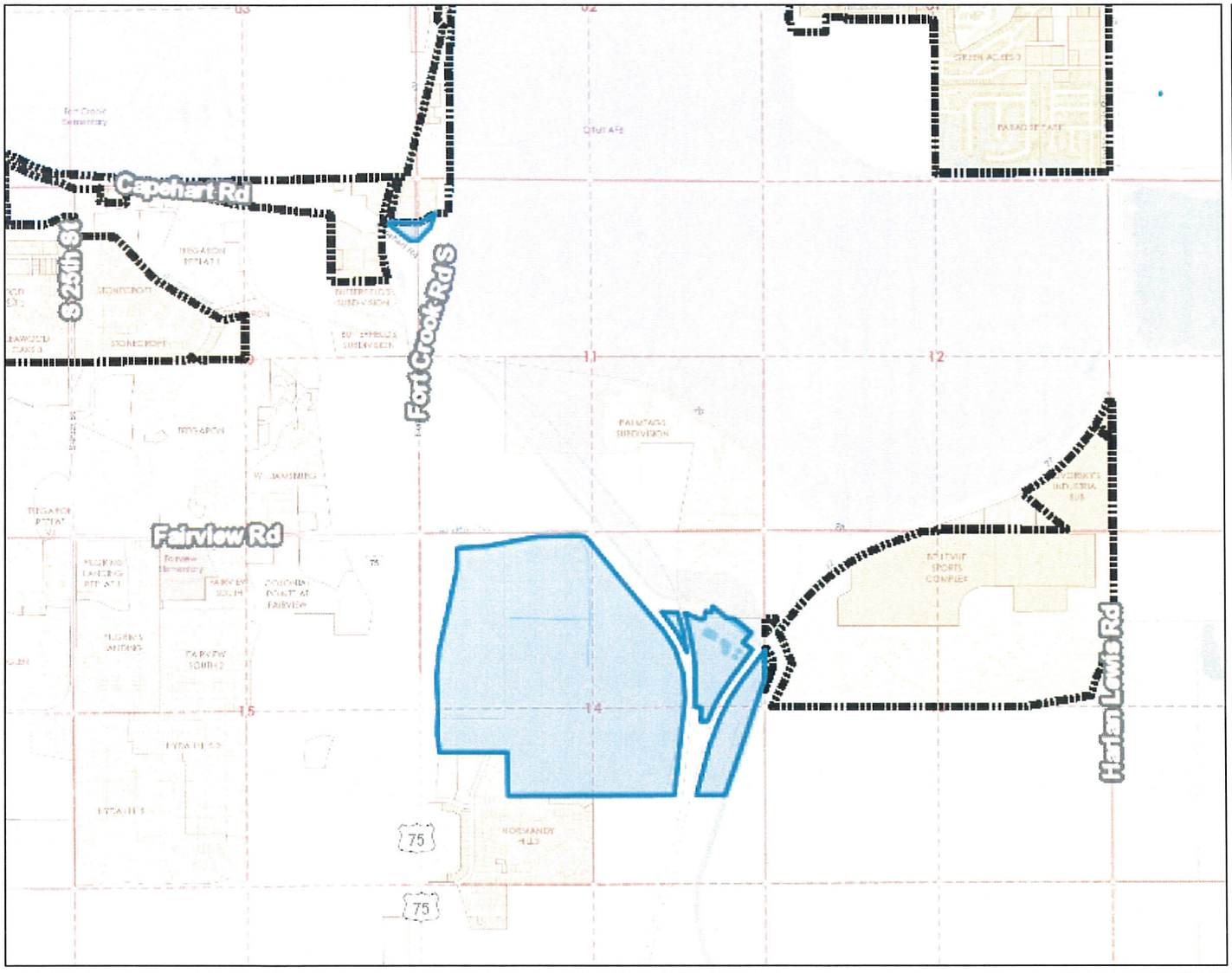

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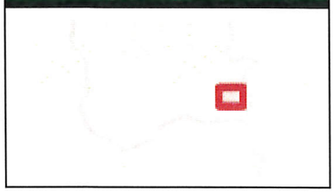

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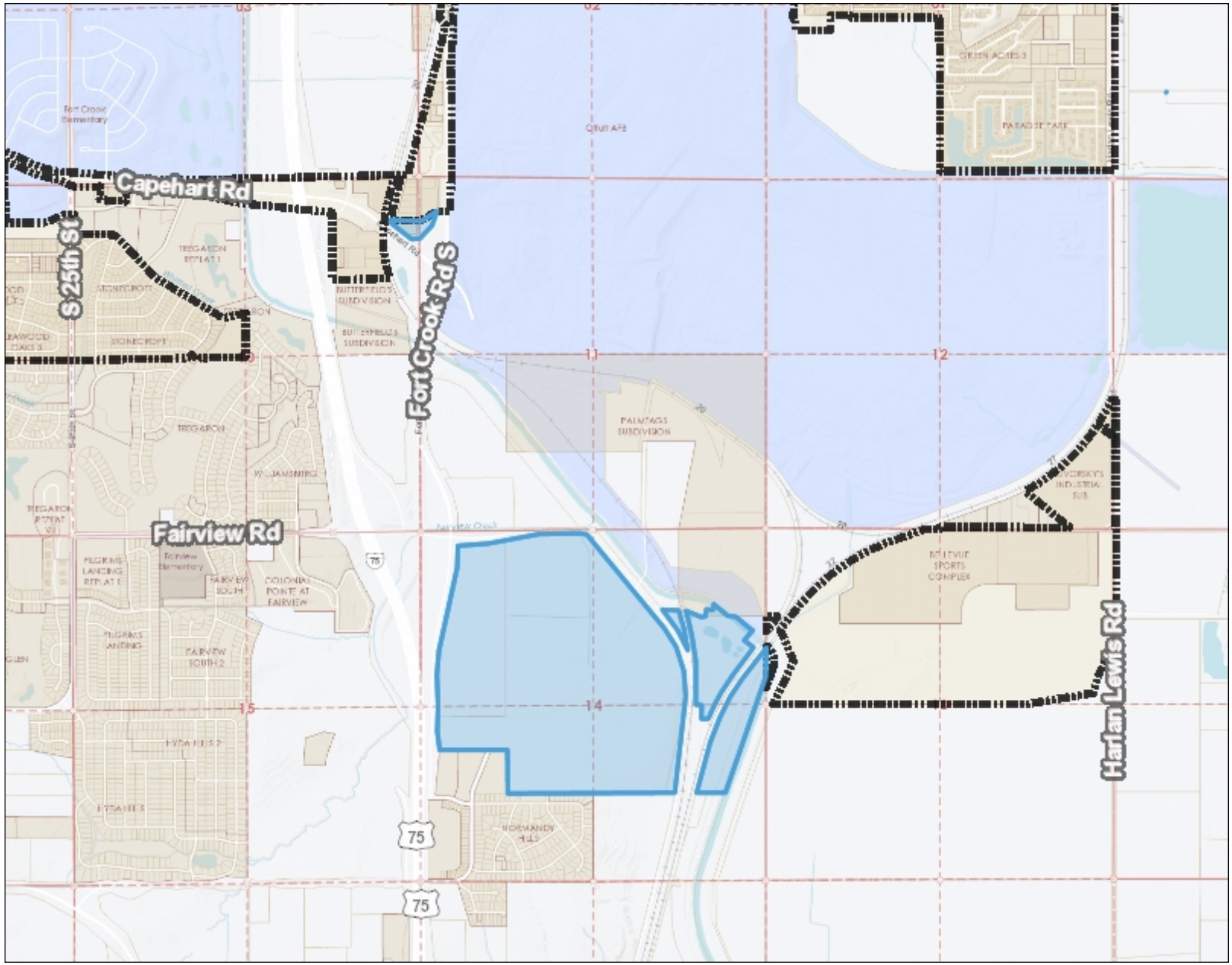

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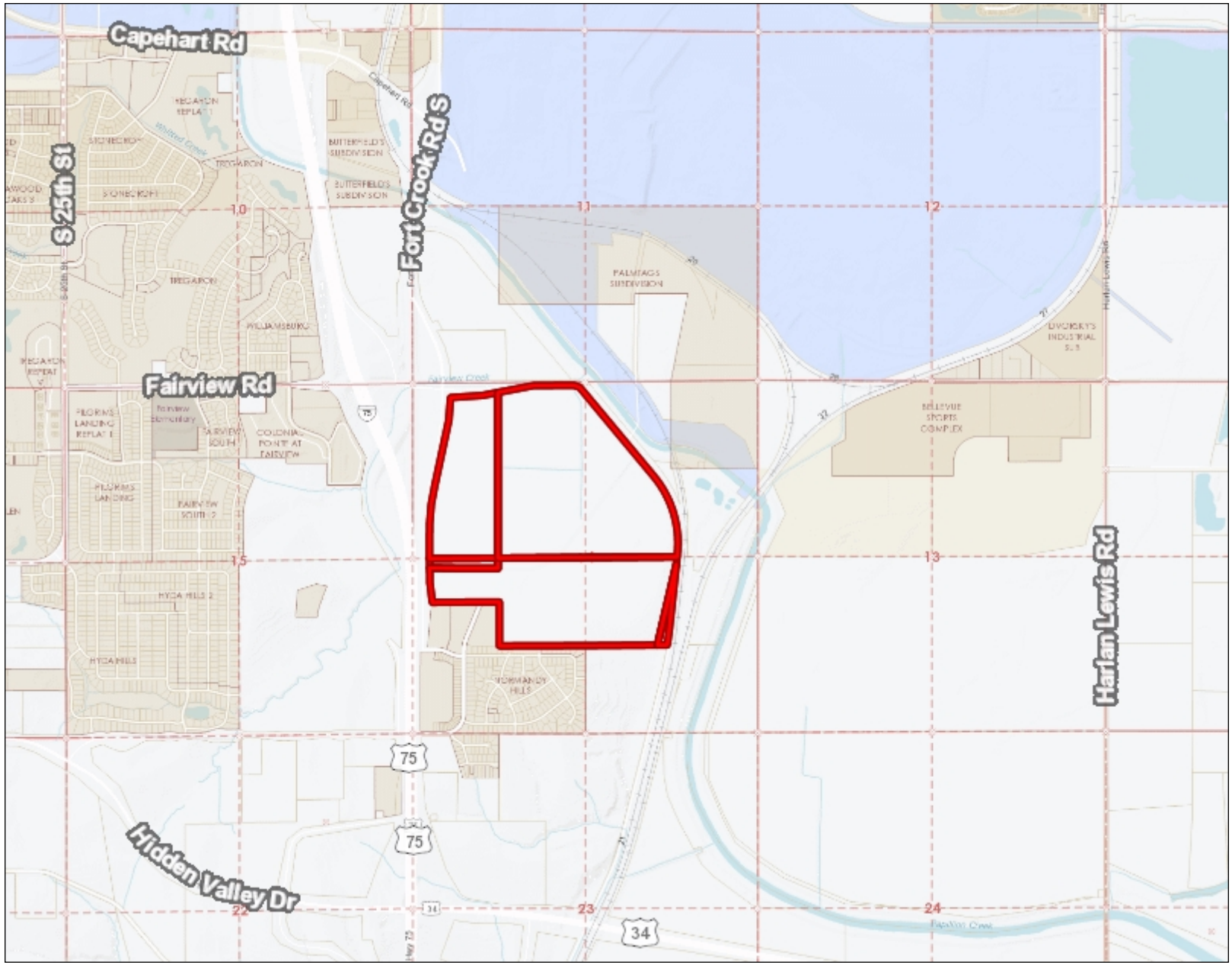
Area 9 Greenbelt lots



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