

**STAFF MEETING MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
COUNTY EXTENSION OFFICE
444 CHERRYCREEK ROAD
TUESDAY, MARCH 30, 1999
9:00 A.M.**

Commissioners Present: Kathy Campbell, Chair
Bob Workman
Bernie Heier
Linda Steinman

Commissioners Absent: Larry Hudkins

Others Present: Dave Kroeker, Budget & Fiscal Officer
Gwen Thorpe, Deputy County Clerk
Ann Taylor, County Clerk's Office

AGENDA ITEM

1 RURAL LAND USE ISSUES - Don Thomas, Lancaster County Engineer; Larry Worrell, County Surveyor

Larry Worrell, County Surveyor, briefly reviewed a handout, *Sectionals Showing Acreages*, examples of parceling within the County's Agricultural (AG) and Agricultural Residential (AGR) districts and the City's three mile zoning jurisdiction (Exhibit A).

The following concerns were noted:

- * Increased traffic volume on County roads
- * Access to property
- * Uniform addressing system to aid emergency response efforts
- * Limited visibility when entering traffic

Brief discussion took place on paving, with Campbell noting that the Board has considered requesting the City to require paving of all subdivisions within the City's three mile zoning jurisdiction.

Parceling of irregular tracts was also discussed, with Worrell reporting that problems are frequently encountered when the City annexes a subdivision, because those lots do not fit into the road network. Placement of dwelling on a lot of this type may also preclude further division of the tract.

Worrell suggested use of "building envelopes", conditional location of a dwelling within a parcel, such as those utilized in Sunrise Estates, located north of Southeast Community College, as it allows for the split-off of three additional tracts.

Thomas stated increased land value frequently forces owners of large acre tracts to subdivide and use of "building envelopes" within the three mile zoning jurisdiction would be advantageous.

Heier suggested use of infrastructure overlays when subdivision plans are brought forth.

Worrell stated that topography of the land may have a significant impact on the schematic design.

Campbell noted there are unique issues with regards to development within the three mile zoning jurisdiction and cooperation on the part of the City Council and County Board is critical to prepare the fringe for the future.

Worrell reported that there are 510 vacant acreage lots outside the City's three mile zoning jurisdiction, approximately 200 of these are located within platted subdivisions. In addition, there are 350 vacant lots in platted subdivisions and 210 vacant acreages within the City's three mile zoning jurisdiction.

Thomas stated approximately 95 percent of lots in platted subdivisions are considered buildable.

Workman noted concern that land values have forced farmers in economic straits to sell their property for acreage development. He suggested amending the "20 acre rule" to require a density of 40 acres with three acre buildable lots, noting other counties have adopted this requirement. This would provide the County Board more control over development within the County.

Campbell remarked that pending legislation which would require a building permit for every residence is also critical.

Don Thomas, County Engineer, gave a brief presentation on information detailed in the following maps:

- * *Lancaster County, Nebraska - Graded Road Mileage* (Exhibit B)
- * *Lancaster County, Nebraska - Future Paved Roads* (Next Five Years) (Exhibit C)

Thomas reported briefly on traffic counts, noting that traffic from surrounding counties has a significant impact on County roads.

Thomas also reviewed the following materials (Exhibit E):

- * *County Road Mileage* (A graph comparison by surface type, 1990 versus 1999)
- * *A summarization of future paving needs as presented at the Budget Hearing*
- * *1990 Precinct Populations - Lancaster County Nebraska* (Map)
- * *Total Project Costs* (Graph)

In response to a question from Heier, Thomas stated it costs \$270,000 to \$330,000 per mile to grade and pave a County road, with the paving portion costing \$160,000 per mile. He indicated that developers may negotiate paving costs, but individual property owners may not.

Steinman asked what the additional cost would be to build County roads to City standards within the City's three mile zoning jurisdiction.

Thomas stated a report on fringe road costs will be provided to the Common in the near future.

Thomas presented copies of a map, *Lancaster County, Nebraska - Draft Proposal* (Exhibit D), pointing out areas the County Engineering Department has deemed suitable for acreage development. He noted these areas of varied terrain were selected because they are located on County roads that can withstand development. This is evidenced by traffic counts of less than 1,000 per day; location in close proximity to State Highway System roads which are graded and paved to higher standards; and ability to avoid overloading traffic onto busy arterials.

In response to a question from Steinman, Thomas stated West Denton Road was not designated on the map, as until further information is received, it is uncertain how much further development will be allowed to proceed.

Thomas noted that it may be preferable to restrict improvement of road sections indicated on the map to two mile, rather than three mile, increments to prevent excessive development that would overload those roads.

Brief discussion took place on the potential for additional lake development, with Thomas noting that traffic counts in the area of Branched Oak Lake and future road improvements planned for the Pawnee Lake area make those areas suitable for additional acreage development.

Thomas stated his office opposes minimum lot size of less than 20 acres in size in the Agricultural (AG) District, due to traffic volume, access and safety concerns. He also noted that appraisal based on the highest and best use of the land is required in right-of-way acquisitions, and land values may be significantly higher for smaller parcels.

Campbell suggested inclusion of Geographic Information System (GIS) overlay maps of infrastructure to identify "sweet spots" within the County where development would have minimal infrastructure cost impact.

Representatives of the following were suggested for inclusion in future discussions:

- * Lancaster County Sheriff's Department
- * Lancaster County Assessor's Office
- * Natural Resources District (NRD)
- * Lincoln-Lancaster County Health Department
- * Lancaster County School Districts

Thomas suggested that the villages of Hallam and Firth also be contacted for input.

2 ADJOURNMENT

By direction of the Chair, the meeting was adjourned.

Bruce Medcalf
Lancaster County Clerk