

# **City of Scottsbluff, Nebraska**

**Monday, August 17, 2015**

**Regular Meeting**

## **Item Subdiv.1**

**Council to consider the final plat of Lots 7, 8, & 9, Block 6A,  
Panhandle Cooperative Subdivision, a replat of Block 6A,  
Panhandle Cooperative Subdivision and approve the Resolution.**

Staff Contact: Annie Urdiales, Planning Administrator

# Agenda Statement

Item No.

For meeting of: August 17, 2015

**AGENDA TITLE:** Council to consider final plat of Lots 7, 8, & 9, Block 6A, Panhandle Cooperative Subdivision, a replat of Block 6A, Panhandle Cooperative Subdivision

**SUBMITTED BY DEPARTMENT/ORGANIZATION:** Development Services

**PRESENTATION BY:**

**SUMMARY EXPLANATION:** The applicant(s), Carl & Cynthia Francisco, property owners, represented by Baker and Associates, have requested approval of a final plat of Lots 7, 8, & 9, Block 6A, Panhandle Cooperative Subdivision, a replat of Block 6A, Panhandle Cooperative Subdivision, situated in the NW ¼ of Section 26, T22N, R55W of the 6 th P.M., City of Scottsbluff, Scotts Bluff County, NE. The final plat consists of three separate lots. The proposed Lot 9 is developed and is presently where Mr. Francisco's business is located. The property abuts Panhandle Coop to the south and all three lots have access onto Ave B. This replat will allow for commercial development of the property. Existing infrastructure is in place along Avenue B and to the north for both water and sewer. The plat was reviewed by the City Staff, Public Works Department, and the City Consultants, M.C. Schaff and Associates. The final plat meets the zoning district guidelines and staff recommends the Planning Commission makes positive recommendation of the proposed plat to City Council.

**BOARD/COMMISSION RECOMMENDATION:** At their regular meeting on August 10, 2015 the Planning Commission made positive recommendation of the final plat.

**STAFF RECOMMENDATION:** Staff recommends approval of the final plat

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<b>EXHIBITS</b>				
Resolution <input type="checkbox"/>	Ordinance	Contract	Minutes X	Plan/Map X
Other (specify) _____				

**NOTIFICATION LIST:** Yes  No  Further Instructions

**APPROVAL FOR SUBMITTAL:** \_\_\_\_\_  
City Manager

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Rev 3/1/99CClerk

RESOLUTION NO. \_\_\_\_\_

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

That the final plat of Lots 7, 8, and 9, Block 6A, Panhandle Cooperative Subdivision a replat of Block 6A, Panhandle Cooperative Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the NW ¼ of Section 26, T22N, R55W of the 6th P.M., City of Scottsbluff, Scotts Bluff County, Nebraska dated August 6, 2015, duly made, acknowledged and certified, is approved. Such Plat is ordered filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this 17th day of August 2015.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

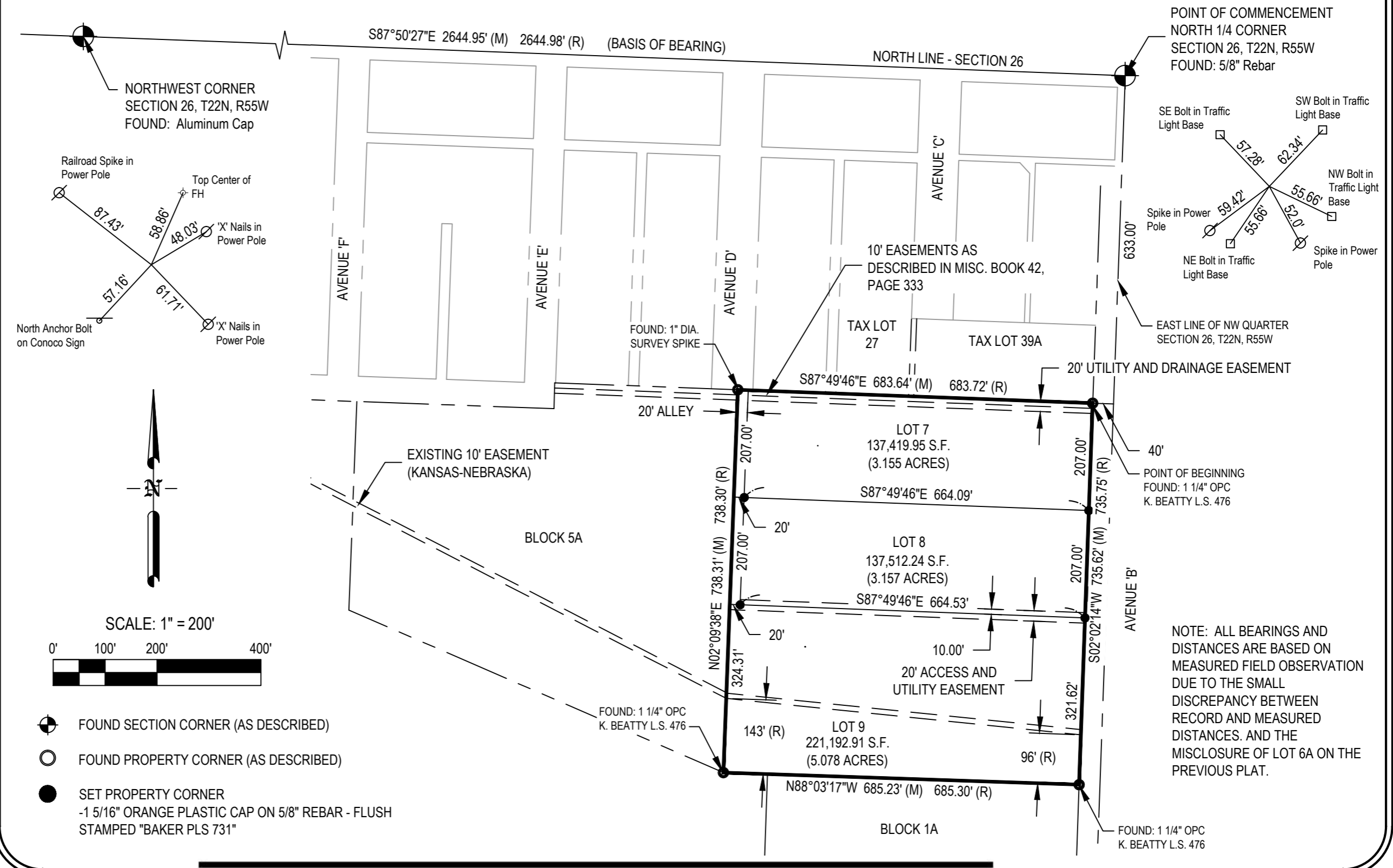
SEAL

**FINAL PLAT OF  
LOTS 7, 8 AND 9, BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION**  
A REPLAT OF BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION,  
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE  
55 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF  
COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
7-9-2015	DRAFTED FINAL PLAT	BEG
8-5-2015	REVISED ALLEY & UTIL. EASEMENT	BEG
8-12-2015	REMOVED "PROPOSED" FROM ALLEY	BEG
8-13-2015	REVISED LOCATION OF 20' EASEMENT	BEG

**Baker & Associates Inc.**  
120 EAST 16TH STREET  
SCOTTSBLUFF, NE 69361  
308-632-3123  
www.baker-eng.com  
Engineers \* Architects \* Surveyors  
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Final Plat			
Plan Sheet			
Baker Project Number: 6229-002-15			
Project Location: City of Scottsbluff, Nebraska			
Owners: Carl Francisco			
Project Code	Last Mod. Date	Subset	Sheet No.
6229	08-05-2015	3 of 3	3



- FOUND SECTION CORNER (AS DESCRIBED)
- FOUND PROPERTY CORNER (AS DESCRIBED)
- SET PROPERTY CORNER  
-1 5/16" ORANGE PLASTIC CAP ON 5/8" REBAR - FLUSH  
STAMPED "BAKER PLS 731"

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON MEASURED FIELD OBSERVATION DUE TO THE SMALL DISCREPANCY BETWEEN RECORD AND MEASURED DISTANCES, AND THE MISCLOSURE OF LOT 6A ON THE PREVIOUS PLAT.

**Planning Commission Minutes  
Regular Scheduled Meeting  
August 10, 2015  
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, August 10, 2015, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on July 31, 2015. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

**ITEM 1:** Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Angie Aguallo, Anita Chadwick, Callan Wayman, David Gompert, Jim Zitterkopf, Henry Huber, and Becky Estrada. Absent: Mark Westphal, and Dana Weber. City officials present: Annie Urdiales, Planning Administrator, Annie Folck, City Planner, and Gary Batt, Code Administrator II.

**ITEM 2:** Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on bookcase in the back area of the City Council Chamber, for those interested parties.

**ITEM 3:** Acknowledgment of any changes in the agenda: None.

**ITEM 4:** Business not on agenda: None

**ITEM 5:** Citizens with items not scheduled on regular agenda: None

**ITEM 6:** The minutes of July 13, 2015 were reviewed and approved. A motion was made to accept the minutes by Gompert, and seconded by Chadwick. "YEAS": Huber, Gompert, Aguallo, Chadwick, and Estrada. "NAYS": None. ABSTAIN: Zitterkopf, & Wayman. None. ABSENT: Weber, & Westphal. Motion carried.

**ITEM 7A:** The Planning Commission opened a public hearing for an ordinance request from property owners, Shane & Annette Aulick, to vacate Lots 6 & 7, of the Ridge Estates Subdivision. This ordinance if approved will be filed against the final plat of Lots 1 through 7, The Ridge Estates which was approved on November 2, 2009. The vacated lots will be absorbed into unplatted farm land to the south which is zoned Agricultural. The two lots are approximately 4 acres. The property owners are planning on building an accessory structure on this land which will allow him to store his equipment closer to the cropland. The lots are currently seeded to alfalfa.

**Conclusion:** A motion was made by Gompert and seconded by Zitterkopf to make a positive recommendation to City Council to approve the ordinance to vacate lots 6 and 7, of the Ridge Estates Subdivision. "YEAS": Aguallo, Zitterkopf, Chadwick, Gompert, Wayman, Huber, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, & Weber. Motion carried.

**ITEM 7B:** The Planning Commission opened a public hearing for a rezone request from Shane & Annette Aulick for proposed vacated lots 6 and 7, Ridge Estates Subdivision, situated in the SW ¼ of the NE ¼ of Section 9, T22N, R55W of the 6<sup>th</sup> P.M., Scotts Bluff, County, Nebraska, from R-1 single family residential to Ag – Agricultural. This rezone is requested as part of the ordinance to vacate the lots and the Agricultural zone will fit the current zoning of the area they will be absorbed into.

57 **Conclusion:** A motion was made by Zitterkopf and seconded by Gompert to approve the rezone of  
58 proposed vacated lots 6 & 7, The Ridge Estates Subdivision situated in the SW ¼ of the NE ¼ of Section  
59 9, T22N, R55W of the 6th P.M., Scotts Bluff, County, Nebraska. **“YEAS”:** Huber, Aguillo, Chadwick,  
60 Gompert, Zitterkopf, Wayman, and Estrada. **“NAYS”:** None. **ABSTAIN:** None. **ABSENT:** Weber, &  
61 Westphal. Motion carried.

62  
63 **ITEM 7C:** The Planning Commission opened a public hearing for a final plat of Lots 7, 8, and 9, Block 6A,  
64 Panhandle Cooperative Subdivision a replat of Block 6A, Panhandle Cooperative Subdivision, situated in  
65 the NW ¼ of Section 26, T22N, R55W of the 6<sup>th</sup> P.M., City of Scottsbluff, Scotts Bluff County, NE. The  
66 applicant(s), Carl & Cynthia Francisco, property owners, represented by Baker and Associates, have  
67 requested approval of the final plat. The final plat consists of three separate lots, Lot 9 is developed and  
68 is presently where Mr. Francisco’s business is located, it abuts Panhandle Coop to the north and there is  
69 access from Lot 9 onto the Coop lot on the south end.

70  
71 The City has recently worked with other commercial zones regarding alley locations for commercial lots  
72 and is working on changing the language in current code to allow for review on a case by case basis. We  
73 have several existing commercial lots without alley access and they have developed to allow for large  
74 delivery trucks and maintenance trucks to get in and out of these larger lots. Staff worked with the  
75 property owners and property owners to the west on the best alley location, they had previously tried an  
76 alley to the west of all three lots – lining up with Ave D on the north, they are worried that this will become  
77 a short cut from the residential development and cause problems for the commercial area. It was decided  
78 to put an alley on the west line of lots 7 and 8 with a twenty foot easement along the south end between  
79 lots 8 & 9. This will fulfill the requirement of alleys/easements in business lots per code. In the future  
80 when the lots develop they may be able to vacate the alley to work with proposed development.  
81 Properties to the north are zoned R-1A, and C-3, properties to the west is zoned C-2 the property itself  
82 and to the East is zoned M-1. Property to the south is zoned PBC.

83  
84 This replat will allow for commercial development of the parcels. Existing infrastructure is in place along  
85 Avenue B and to the north for both water and sewer.

86  
87 **Conclusion:** A motion was made by Huber and seconded by Wayman to approve the final plat of lots 7,  
88 8, and 9, Block 6A, Panhandle Cooperative Subdivision of Block 6A, Panhandle Cooperative Subdivision  
89 situated in the SW ¼ of Section 26, T22N, R55W of the 6th P.M., City of Scottsbluff, Scotts Bluff, County,  
90 Nebraska. **“YEAS”:** Huber, Aguillo, Chadwick, Gompert, Zitterkopf, Wayman, and Estrada. **“NAYS”:**  
91 None. **ABSTAIN:** None. **ABSENT:** Weber, & Westphal. Motion carried.

92  
93 **ITEM 8. Unfinished Business:** Annie Folck spoke to the Planning Commission about an upcoming  
94 training class in Kearney on September 28, & 29<sup>th</sup>. The conference will address following the  
95 comprehensive plan for making good zoning decisions and good findings of fact. The other session will  
96 be Open meeting procedures and how to manage public hearing procedures. The other workshop will be  
97 held either here in Scottsbluff or Gering on October 15<sup>th</sup>. PADD along with the City are working on putting  
98 together the training which will have a condensed version of the above and other planning and zoning  
99 topic. As the plans progress we will update the Commission. If interested please let us know so we can  
100 make sure to get everyone registered..

101  
102 There being no further business, a motion to adjourn was made by Aguillo and seconded by Chadwick.  
103 The meeting was adjourned at 6.25 p.m. **“YEAS”:** Gompert, Zitterkopf, Wayman, Aguillo, Chadwick,  
104 Huber, and Estrada. **“NAYS”:** None. **ABSTAIN:** None. **ABSENT:** Weber, and Westfield. Motion carried.

105  
106 \_\_\_\_\_  
107 Becky Estrada, Chairperson  
108  
109 Attest: \_\_\_\_\_  
110 Annie Urdiales