

# **City of Scottsbluff, Nebraska**

**Tuesday, February 16, 2016**

**Regular Meeting**

## **Item Pub. Hear.1**

**Council to conduct a Public Hearing at 6:05 p.m. for the One and Six Year Street Improvement Plan and approve the Resolution.**

**Staff Contact: Mark Bohl, Public Works Director**

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

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

1. Section 39-2115 of the Nebraska Statutes requires each municipality to develop and file with the Board of Public Roads Classifications and Standards a long range, six year plan of highway, road and street improvements. Section 39-2119 of the Nebraska Statutes requires a similar plan for specific road or street improvements for the current year.
2. Attached to this Resolution is a copy of the "2016 Six Year Plan" which includes a "First Year Plan" for projects planned for 2016 ending December 31, 2016, and a "Second thru Six Year Plan" for projects planned for fiscal years 2017/2022 ending September 30, 2022.
3. A public hearing concerning the "2016 Six Year Plan" was held on February 16, 2016 as shown in this plan.
4. The "2016 Six Year Plan", as attached, is adopted to include the priority levels as shown in the plan.
5. The City Clerk is directed to file a copy of this Resolution with the attached "2016 Six Year Plan" with the Board of Public Roads Classifications and Standards on or before March 1, 2016.
6. This Resolution shall become effective following its passage and approval.

Passed and approved this 16<sup>th</sup> day of February, 2016.

\_\_\_\_\_  
Mayor

ATTEST:

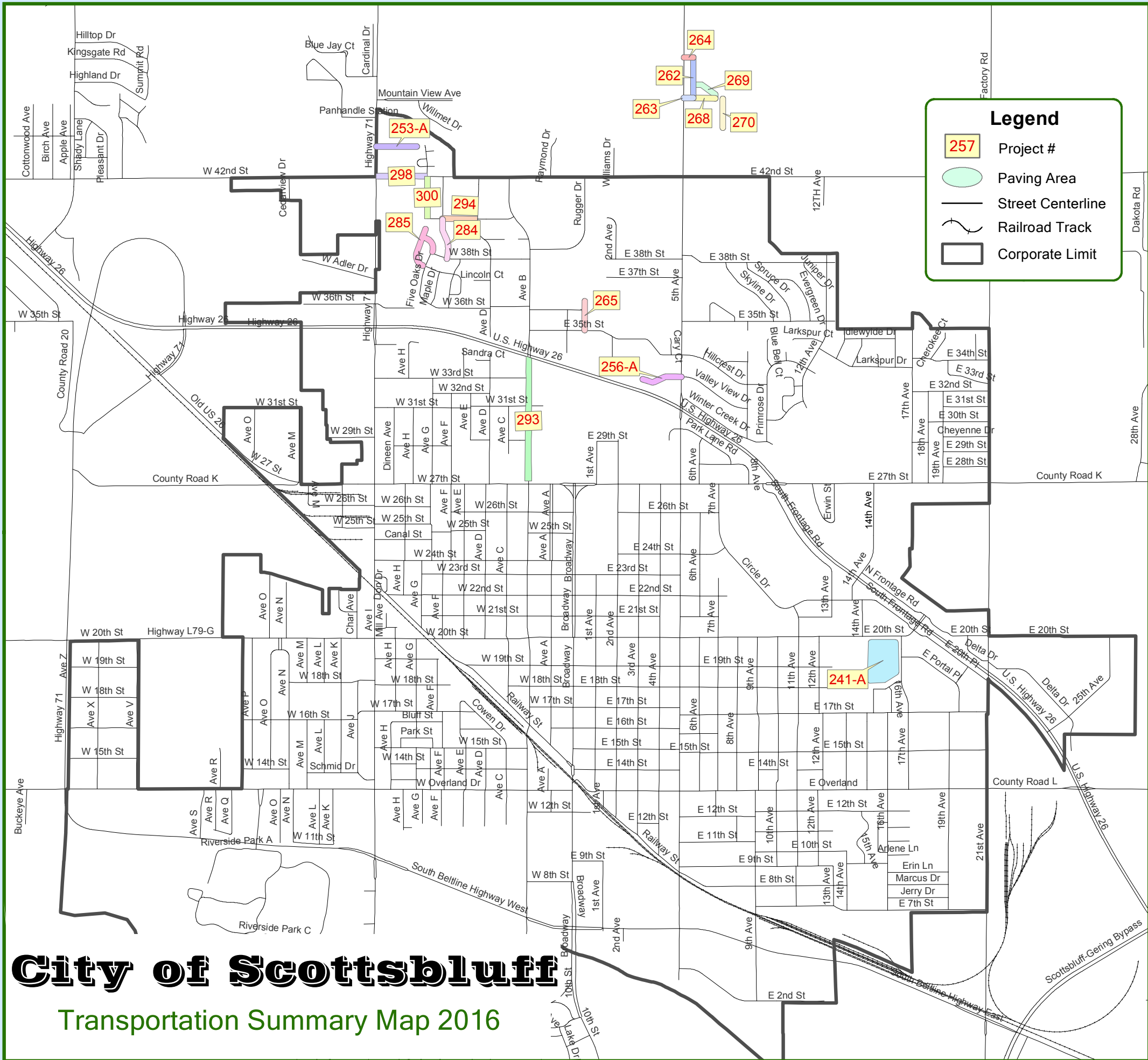
\_\_\_\_\_  
City Clerk

"seal"

## SUMMARY OF 2016 ONE AND SIX YEAR PLAN

| PRIORITY PROJECT # |               | DESCRIPTION  | ESTIMATED COST |                     |
|--------------------|---------------|--|----------------|---------------------|
| 1                  | M-536 (300)   | Avenue G from 42nd Street south 720' to 40th Street  | \$ 80,000      | ONE<br>YEAR<br>PLAN |
| 2                  | M-536 (298)   | 42nd Street from Highway 71 east to Avenue G. Widen to four lane.  | \$ 500,000     | SIX                 |
| 3                  | M-536 (294)   | Residential Development, 40th Street from Avenue D to Avenue F; pave 12' width 250' to intersection  | \$ 60,000      |                     |
| 4                  | M-536 (293)   | Avenue B from 27th Street north to Highway 26, total replacement with 6" concrete, new curb and gutter   | \$ 1,600,000   |                     |
| 5                  | M-536 (284)   | Residential development, Five Oaks street network construction, Mulberry from 38th to 40th Street.   | \$ 47,000      |                     |
| 6                  | M-536 (262)   | Residential development, Northridge Subdivision street network construction, Competition Ave. from Champion Ave. north to Trophy Rd. 700' (5th Avenue and 42nd Street) | \$ 88,000      | YEAR                |
| 7                  | M-536 (253-A) | Sandstone Estates north of 42nd St. Pave from Avenue I east 700' to existing Sandstone Drive.  | \$ 100,000     |                     |
| 8                  | M-536 (263)   | Residential development, Northridge Subdivision street network construction, Champion Ave. from 5th Ave. east to Competition Ave., 150'                                | \$ 19,000      |                     |
| 9                  | M-536 (264)   | Residential development, Northridge Subdivision street network construction, Trophy Road from 5th Ave. east to Competition Ave. 150'                                   | \$ 19,000      |                     |
| 10                 | M-536 (265)   | Extend 35th Street north to Sitzman Townhouse Development Cul-de-sac, 500'   | \$ 63,000      |                     |
| 11                 | M-536 (256-A) | Valley View Drive west of 5th Avenue additional 600' paving  | \$ 75,000      |                     |

|                                |               |  |                     |
|--------------------------------|---------------|--|---------------------|
| 12                             | M-536 (241-A) | Residential development, street network construction south of 20th Street & 17th Ave   | \$ 180,000          |
| 13                             | M-536 (268)   | Residential development, street network Champion Ave. from Competition Ave. east to Inspiration Drive                              | \$ 25,000           |
| <b>PLAN</b>                    |               |  |                     |
| 14                             | M-536 (269)   | Residential development, street network Inspiration Drive from Competition east 500' to Champion Avenue                            | \$ 63,000           |
| 15                             | M-536 (270)   | Residential development, street network Excel Way from Champion Avenue south 500' to soccer complex                                | \$ 63,000           |
| 16                             | M-536 (285)   | Residential development, Five Oaks street network construction, Sagebrush to 40th Street west and 38th Street to 40th Street east. | \$ 88,000           |
| <b>TOTAL FOR SIX YEAR PLAN</b> |               |  | <b>\$ 3,070,000</b> |



**City of Scottsbluff**  
Transportation Summary Map 2016

| One & Six Year Plan |           |   |             |  |
|---------------------|-----------|---|-------------|--|
| Priority            | Project # | Description   | Cost        |  |
| 1 Year              | 1         | 300 Avenue G from 42nd Street south 720' to 40th Street   | \$80,000    |  |
|                     | 2         | 298 42nd Street from Hwy 71 east to Ave G. Widen to four lanes.   | \$500,000   |  |
|                     | 3         | 294 Residential Development, 40th Street from Ave D to Ave F; pave 12' width 250' to intersection   | \$60,000    |  |
|                     | 4         | 293 Ave B from 27th Street north to Highway 26, total replacement with 6" concrete, new curb and gutter   | \$1,600,000 |  |
|                     | 5         | 284 Residential Development, Five Oaks street network construction, Mulberry from 38th to 40th Street.  | \$47,000    |  |
|                     | 6         | 262 Residential development, Northridge Subdivision street network construction, Competition Ave. from Champion Ave. north to Trophy Rd. 700' (5th Ave. and 42nd St.) | \$88,000    |  |
|                     | 7         | 253-A Sandstone Estates north of 42nd St. Pave from Ave. I east 700' to existing Sandstone Drive  | \$100,000   |  |
| 6 Year              | 8         | 263 Residential development, Northridge Subdivision street network con-struction, Champion Ave. from 5th Ave. east to Competition Ave., 150'                          | \$19,000    |  |
|                     | 9         | 264 Residential development, Northridge Subdivision street network con-struction, Trophy Road from 5th Ave. east to Competition Ave. 150'                             | \$19,000    |  |
|                     | 10        | 265 Extend 35th Street north to Sitzman Townhouse Development Cul-de-sac, 500'  | \$63,000    |  |
|                     | 11        | 256-A Valley View Drive west of 5th Avenue - additional 600' paving.  | \$75,000    |  |
|                     | 12        | 241-A Residential development, street network construction south of E 20th Street & 17th Avenue.  | \$180,000   |  |
|                     | 13        | 268 Residential development, street network Champion Ave. from Competition Ave. east to Inspiration Drive   | \$25,000    |  |
|                     | 14        | 269 Residential development, street network Inspiration Drive from Competition east 500' to Champion Avenue   | \$63,000    |  |
|                     | 15        | 270 Residential development, street network Excel Way from Champion Avenue south 500' to soccer complex   | \$63,000    |  |
|                     | 16        | 285 Residential Development, Five Oaks street network con-struction, Sagebrush to 40th Street west and 38th Street to 40th Street east.                               | \$88,000    |  |

**Planning Commission Minutes  
Regular Scheduled Meeting  
February 8, 2016  
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, February 8, 2016, 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 January 29, 2016. 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: Anita Chadwick, Mark Westphal, Angie Aguillo, David Gompert, Henry Huber, Dana Weber, and Becky Estrada. Absent: Jim Zitterkopf and Callan Wayman. 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 January 11, 2016 were reviewed and approved. A motion was made to accept the minutes by Weber, and seconded by Gompert. **"YEAS":** Huber, Gompert, Westphal, Aguillo, Chadwick, and Estrada. **"NAYS":** None. **ABSTAIN:** None. **ABSENT:** Zitterkopf and Wayman. Motion carried.

**ITEM 7A:** The Planning Commission opened a public hearing from applicant(s), Vaquero Ventures and property owner(s), Gaylene Whitney-Krentz, and Merlin Dirks, they have requested a rezone of S 100' of N 250' of Lot 1, Block 1, Miller Place Addition, (1218-20 9th Ave), E 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (818 E. Ovld.), W 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (816 E. Ovld.), and part of E ½ & E 16' of W ½ Lot 2, Block 1, Miller Place Addition – 4,200 square ft. (808 E. Ovld.), from R-1A Residential to C-2 – Neighborhood & Retail.

These properties are located on the southwest corner of 9<sup>th</sup> Avenue and East Overland, the majority of East Overland is commercial use with a few single family residential homes located along both sides of East Overland from 21<sup>st</sup> Avenue west to 1<sup>st</sup> Avenue. In the past this section of East Overland was all zoned C-3 Heavy Commercial, we had a few requests from property owners to rezone their homes to residential as the banks at that time would not approve loans for homes located within commercial zones even though the homes were pre-existing non-conforming and a rebuild letter from the City. When the City was updating the zoning map in 2008 the rest of the residential properties along East Overland were changed back to the residential use. This request to change to C-2 Neighborhood Retail Commercial will be a better fit than the previous C-3 zone as there are residential homes located across the street to the east, west, and south, along with an elementary school to the north. The applicants, Vaquero Ventures, if approved plan to remove the dilapidated homes and the commercial building to the west (Zesto Building)

to allow for a new commercial building which will fit in with the neighborhood. The Planning Commission asked if in the future a bar could be located in this location, this would not be allowed as they are within 150 feet of a school. The City received a few inquiries from neighbors about the proposed change, but neighbors did not express any concerns as the proposed change will improve this area of East Overland.

The current Comprehensive Development Plan future land use map shows this area as light commercial and the plan for the new Comprehensive plan is to create a district to allow for this type of mixed use. A replat of the lots will be done; this change will bring the property up to current code and allow for the proposed business use. They have checked and are aware of the City's building code requirements for parking and landscaping in a commercial use.

**Conclusion:** A motion was made by Aguillo and seconded by Chadwick to approve the proposed rezone of the S 100' of N 250' of Lot 1, Block 1, Miller Place Addition, (1218-20 9th Ave), E 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (818 E. Ovld.), W 66' N ½ N 300' Lot 1, Block 1, Miller Place Addition (816 E. Ovld.), and part of E ½ & E 16' of W ½ Lot 2, Block 1, Miller Place Addition – 4,200 square ft. (808 E. Ovld.), from R-1A Residential to C-2 – Neighborhood & Retail. "YEAS": Weber, Westphal, Aguillo, Chadwick, and Estrada. "NAYS": None. ABSTAIN: None. **ABSENT:** Zitterkopf, and Wayman. Motion carried.

**ITEM 7B:** The Planning Commission opened a public hearing for the 2016 One and Six Year Street Plan. The State of Nebraska Department of Transportation requires this Street plan be reviewed and approved yearly by the Planning Commission and City Council.

The projects that are listed include work that is being projected for this construction season as well as other street improvement projects that go out to the next six years. The top ten are as follows:

**One** on the list this year is Avenue G from 42nd Street south 720' to 40<sup>th</sup> Street.

**Two** is 42nd St. from Hwy 71 East to Avenue G, & widen to four lanes.

**Three** is residential development, 40th Street from Avenue D to Avenue F; pave 12' width 250' to intersection.

**Four** - Avenue B from 27th Street north to Highway 26 total replacement with 6" concrete, new curb and gutter.

**Five** is more residential development in the Five Oak Subdivision; Mulberry from 38th Street to 40th Street.

**Six** is residential development Northridge Subdivision street network construction, Competition Avenue from Champion Avenue north to Trophy Road 700' (5th Avenue & 42nd Street).

Number seven Sandstone Subdivision north side of 42nd Street, pave from Avenue I easts to 700' to Existing Sandstone Drive.

**Eight** residential development, Northridge Subdivision street network construction, Champion Avenue from 5th Avenue east to Competition Avenue 150'.

**Nine** Residential development, Northridge Subdivision street network construction, Trophy Road from 5th Avenue east to Competition Avenue 150'.

**Ten** extend 35th Street north to Sitzman Townhouse Development Cul-de-sac, 500'. Numbers eleven through 16 include more residential streets in the Northridge Subdivision, Five Oaks Subdivision, along with a few miscellaneous residential streets.

Projects in 2015 that were completed include 12th Avenue, and Winter Creek Drive in the Reganis Subdivision, Five Oaks Drive in the Five Oaks Subdivision.

The Transportation Department anticipates that the first project on the list will be completed this year. With the loss of federal funding the approval of LB357 will generate revenue for more street project improvements. Projects can be added or moved up on the list as properties develop.

**Conclusion:** A motion was made by Gompert and seconded by Chadwick to recommend approval of the 2016 One and Six Year Plan to City Council. . "YEAS": Weber, Westphal, Aguillo, Chadwick, and Estrada. "NAYS": None. ABSTAIN: None. **ABSENT:** Zitterkopf, and Wayman. Motion carried.

**ITEM 8: Unfinished Business:** Staff reminded the Planning Commission about the 2016 NPZA/APA conference which will be held on March 9<sup>th</sup>, 10<sup>th</sup>, and 11<sup>th</sup> in Kearney, NE. Also, another class Basic Crime Prevention through Environmental Design will be held at the Harms Center the week of March 7<sup>th</sup> through the 11<sup>th</sup>, the cost is \$75.00 per person.

There being no further business, a motion to adjourn was made by Gompert and seconded by Weber. The meeting was adjourned at 6:25 p.m. **"YEAS"**: Gompert, Wayman, Westphal, Aguallo, Chadwick, Huber, Weber, and Estrada. **"NAYS"**: None. **ABSTAIN**: None. **ABSENT**: Zitterkopf and Wayman. Motion carried.

\_\_\_\_\_  
Becky Estrada, Chairperson

Attest: \_\_\_\_\_  
Annie Urdiales