



SCOTTSBLUFF CITY
PLANNING COMMISSION AGENDA
Monday, March 14, 2016, 6:00 PM
Fairfield Inn Conference Room, 902 Winter Creek Drive

**PLANNING
COMMISSIONERS**

BECKY ESTRADA
CHAIRPERSON

ANGIE AGUALLO
VICE CHAIRPERSON

DANA WEBER

HENRY HUBER

MARK WESTPHAL

CALLAN WAYMAN

DAVID GOMPERT

JIM ZITTERKOPF

ANITA CHADWICK

LINDA REDFERN
ALTERNATE

- 1. WELCOME TO THE PLANNING COMMISSION MEETING:** Chairman
- 2. NEBRASKA OPEN MEETINGS ACT:** For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the back of the council chambers in the west corner.
- 3. ROLL CALL:**
- 4. NOTICE OF CHANGES IN THE AGENDA:** Additions may not be made to this agenda less than 24-hours prior to the beginning of the meeting unless added under item 5 of this agenda.
- 5. CITIZENS WITH ITEMS NOT SCHEDULED ON THE REGULAR AGENDA:** As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.
- 6. APPROVAL OF THE PLANNING COMMISSION MINUTES FROM:**
 - A Minutes**
Approve minutes of 2/8/16
- 7. NEW BUSINESS:**
 - A Comp Plan**
Update: Comprehensive Development Plan
- 8. UNFINISHED BUSINESS:**
 - A Unfinished Business**
Unfinished Business: None
- 9. ADJOURN**

The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the Development Services Department at (308) 630-6243, 24-hours prior to the meeting.

City of Scottsbluff, Nebraska
Monday, March 14, 2016
Regular Meeting

Item Appr. Min.1

Minutes

Approve minutes of 2/8/16

Staff Contact: Annie Urdiales

**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 9th 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 21st Avenue west to 1st 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 40th 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.

113

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

118

119 There being no further business, a motion to adjourn was made by Gompert and seconded by Weber.

120 The meeting was adjourned at 6:25 p.m. **"YEAS"**: Gompert, Wayman, Westphal, Aguallo, Chadwick,

121 Huber, Weber, and Estrada. **"NAYS"**: None. **ABSTAIN**: None. **ABSENT**: Zitterkopf and Wayman.

122 Motion carried.

123

124

125 _____
Becky Estrada, Chairperson

126

127 Attest: _____

128 Annie Urdiales

City of Scottsbluff, Nebraska

Monday, March 14, 2016

Regular Meeting

Item NewBiz1

Comp Plan

Update: Comprehensive Development Plan

Staff Contact: Annie Folck



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: March 14, 2016
Subject: Comprehensive Development Plan Review

The City has worked with PADD to gather information in order to do a complete update on the Comprehensive Plan which was last updated in 2004. Initial work started in the summer of 2014, with a strategic economic plan, and demographic trend analysis and a utility survey. There are areas in town with existing infrastructure which would be financially beneficial to a developer. Areas were also identified where the best areas would be for expansion of water and sewer infrastructure.

The new comp plan has a different framework than the previous plan. The new plan breaks the City up into neighborhoods and then describes the desired character of the neighborhood. The characteristics that are considered include the following:

Hours: What time of day is activity acceptable?

Auto: How much traffic is desired in this area?

Mass: What kind of building heights and setbacks fit with this area?

Emissions: How much light, noise, smells, & other effects of certain land uses is acceptable in this area?

For example, most residential areas will have activity primarily during the day with low traffic, and little noise and lighting, whereas commercial districts like 27th Street will have more activity in the late evening, much more traffic, and bright lighting from signs for commercial businesses.

This new framework will help the City to more easily classify land uses and determine which uses are appropriate for each district.

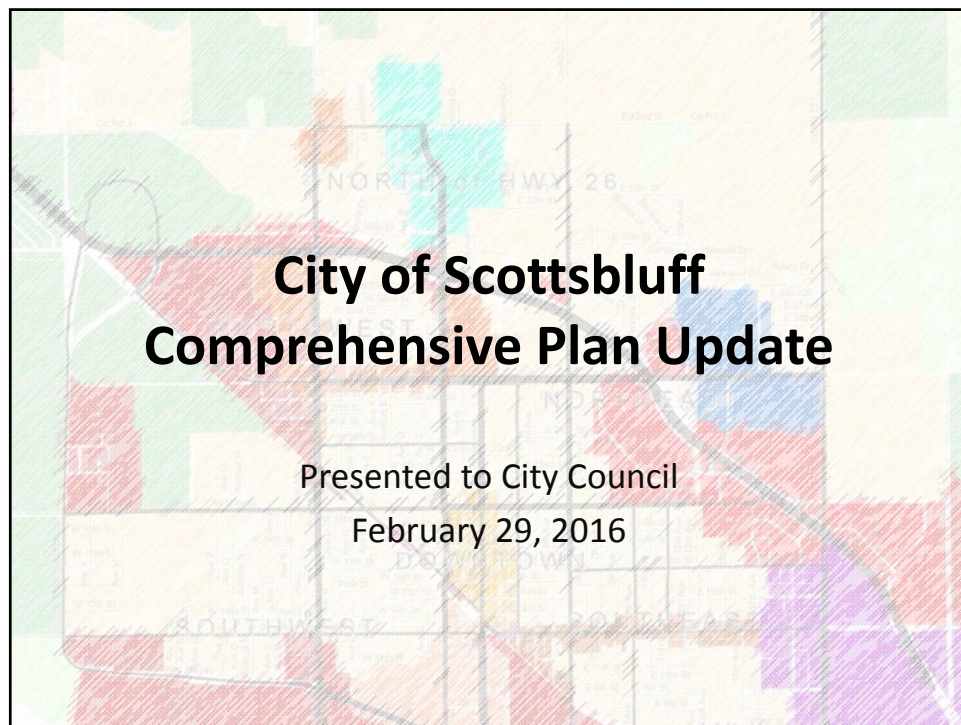
Attached is a short summary of the comprehensive development plan. The complete plan will be reviewed at the meeting.

RECOMMENDATION

Approve: Make the motion to give a POSITIVE recommendation for New Comprehensive Development Plan to the City Council subject to the following condition(s):

Deny: Make the motion to give a NEGATIVE recommendation for the New Comprehensive Development Plan to the City Council for the following reason(s):

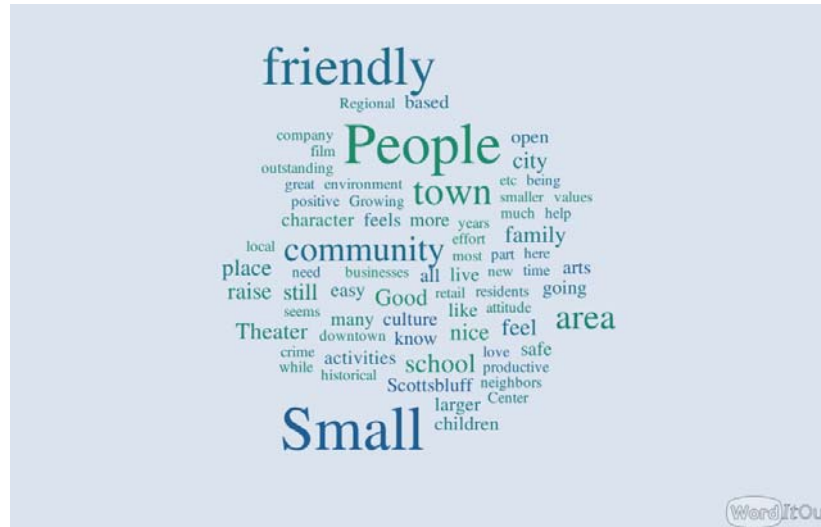
Table: Make the motion to TABLE the New Comprehensive Development Plan for the following reason(s):



Process

- Kick-off: Summer 2014
- Strategic economic development plan, demographic trend analysis, utilities study.
- Fall 2015: Public Engagement
- Winter 2015-2016: Drafting the updated plan

“Describe the best aspects of Scottsbluff’s character” (Whole Community)



Community Input Response- Issue Identification

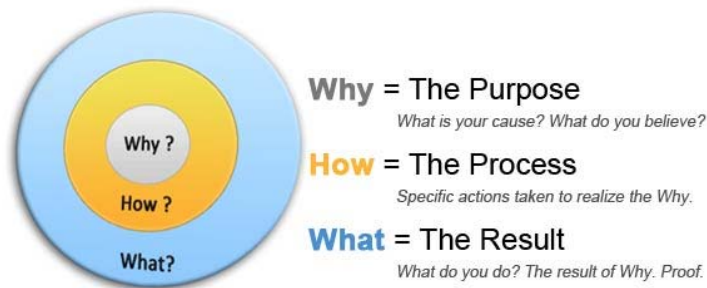
- Parks
 - Maintenance very important
 - More places to sit/gather
 - Maintain open space for activities
- Safety and wellness
 - Safety and access to walking and cycling is important
 - Drugs and crime problems are equally as important to address as community development
 - Comfortable, low-stress, less connected in Southeast

Community Input Response- Issue Identification

- Transportation
 - Ease of vehicle access and close parking options are important to residents
 - Public transit alternatives greatly needed
 - Walkability for all ages (especially children)
- Community Design
 - Memorable, attractive places and buildings desired
 - Well kept properties, get rid of blight

Vision Development

We are a community of choice.



Vision: What's our purpose?

Scottsbluff will be a place where current and future generations want to pursue their aspirations- a place of opportunity.

- We will do this by:
 - Growing as a regional leader of commerce and economic opportunity in western Nebraska
 - Living into the unique character of being a city in the country
 - Promoting the health and happiness of all citizens
 - Inclusive opportunities for participation in civic life

- In the next 10-years we will focus on strategies under the following principles:
 - Interconnection of neighborhoods and amenities
 - Sustainable development
 - Access to culture and recreation
 - Strong neighborhoods and places, rooted in our unique character

Focus on: Land Use

Scottsbluff-Gering-Terrytown

Growth Scenarios	2010	2015	2020	2025	2030	2035	Change 2010-2035	% Change 2010-2035
1% Annual Growth Rate	24,737	25,999	27,325	28,719	30,184	31,724	6,987	28.2%
.7% Annual Growth Rate	24,737	25,615	26,524	27,466	28,440	29,450	4,713	19.1%
.5% Annual Growth Rate	24,737	25,362	26,002	26,659	27,332	28,022	3,285	13.3%
.25% Annual Growth Rate	24,737	25,048	25,362	25,681	26,004	26,330	1,593	6.4%
Natural Population Change*	24,737	25,295	25,871	26,468	27,094	27,764	3,027	12.2%
Past 10-year Growth Rate^	24,737	25,582	26,456	27,359	28,294	29,260	4,523	18.3%
-.25% Annual Growth Rate	24,737	24,429	24,125	23,825	23,529	23,236	-1,501	-6.1%

*Cohort component without migration

^ .6% Annual Growth Rate

Scottsbluff alone

Growth Scenarios	2010	2015	2020	2025	2030	2035	Change 2010-2035	% Change 2010-2035
1% Annual Growth Rate	15,039	15,806	16,612	17,460	18,350	19,286	4,247	28.2%
.7% Annual Growth Rate	15,039	15,573	16,126	16,698	17,291	17,904	2,865	19.1%
.5% Annual Growth Rate	15,039	15,419	15,808	16,207	16,617	17,036	1,997	13.3%
.25% Annual Growth Rate	15,039	15,228	15,419	15,613	15,809	16,008	969	6.4%
Natural Population Change*	15,039	15,307	15,617	15,946	16,276	16,621	1,582	10.5%
Past 10-year Growth Rate^	15,039	15,196	15,355	15,516	15,678	15,842	803	5.3%
-.25% Annual Growth Rate	15,039	14,852	14,667	14,485	14,305	14,127	(912)	-6.1%

*Cohort component without migration

^ .21% annual growth rate

Land use Projections

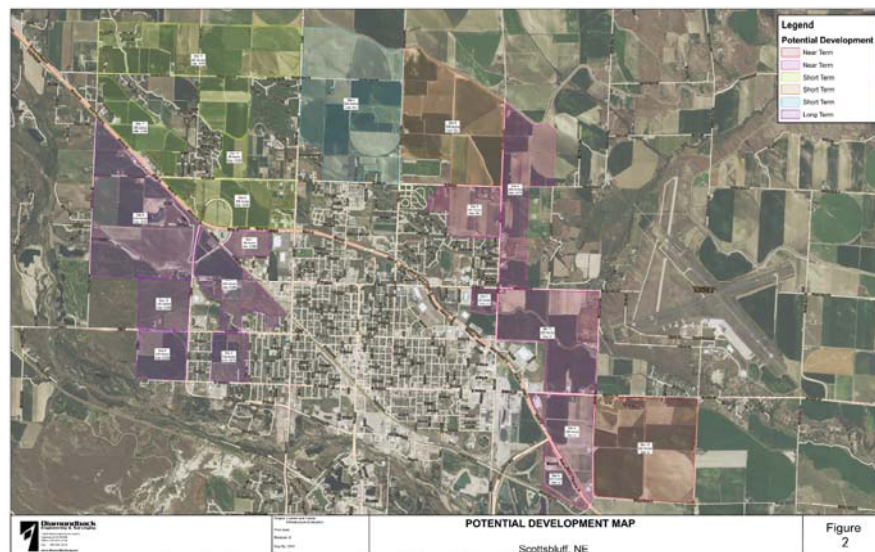
2035 Projected Population= 16,008

Growth Scenario	2010	2015	2020	2025	2030	2035	Change 2010-2035	% Change 2010-2035
.25% Annual Growth Rate	15,039	15,228	15,419	15,613	15,809	16,008	969	6.4%

Past 10-year rate was .21% annual growth rate

					Projected Designated Land at current LOS
Use	Current Use	Additional Need (Acres)	Total Projected Need (Acres)	Acres	Multiplier over projected need
Residential	1436	92.5	1528.5	1621	2.0
Commercial	721.28	47.7	768.9	793	1.5
Industrial (ETJ)	778.63	51.5	830.1	933	3.0
Park	358.35	23.1	381.4	381	
Mixed Use					

Utilities Study



Utilities Study

- Where can utilities be extended?
- Cost per acre
- Major system improvements needed
 - Water towers
 - Lift Stations
 - Treatment Plant Upgrades
- Road Map for future development

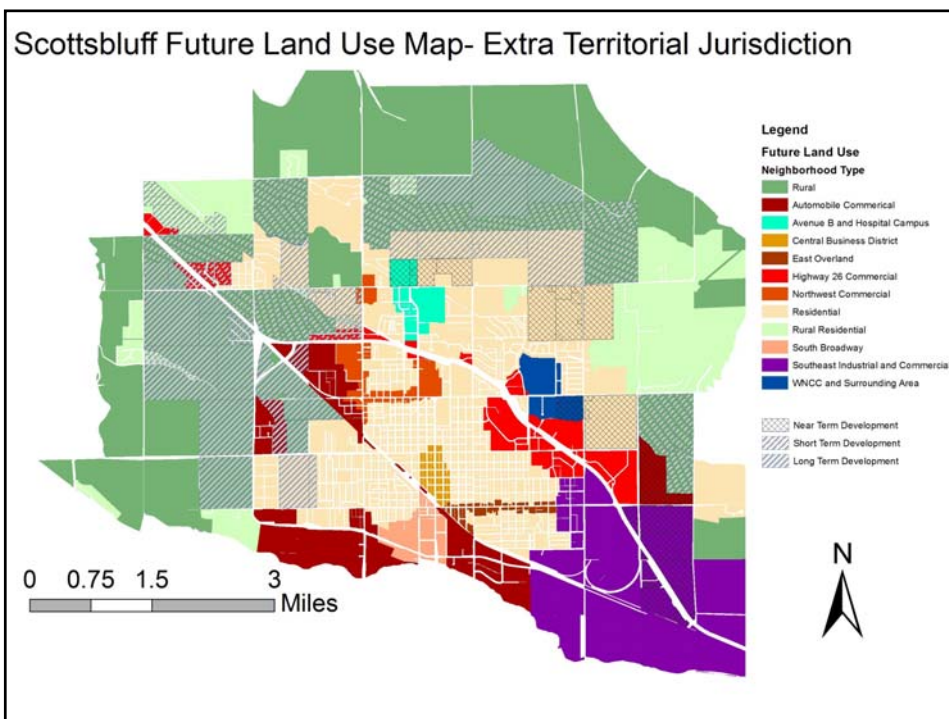
Basic Framework

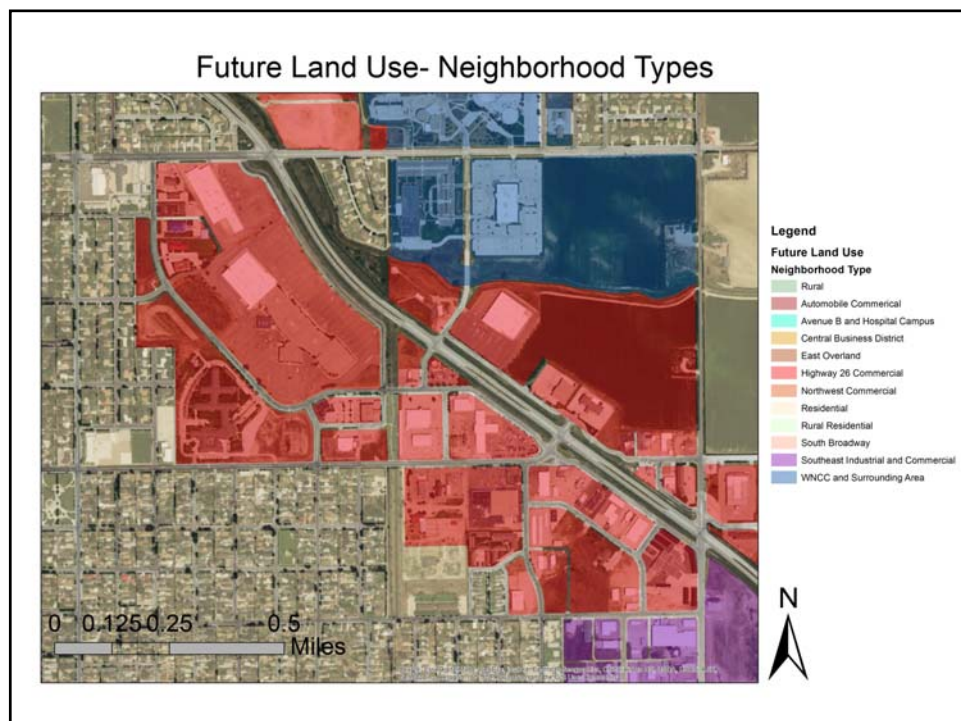
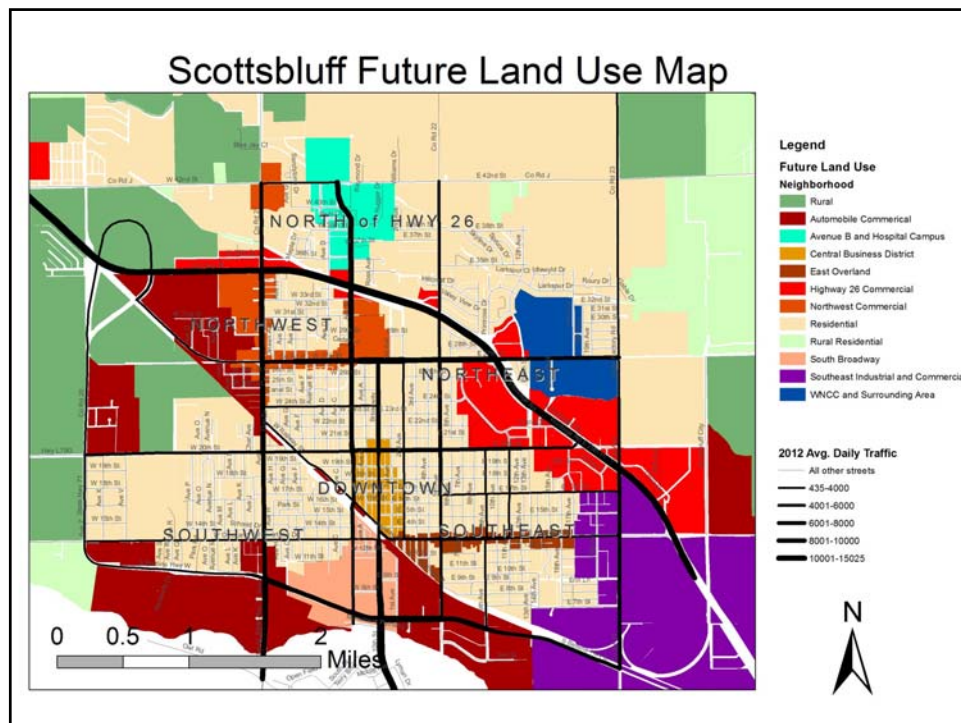
For each district (Northeast, Southwest, etc.):

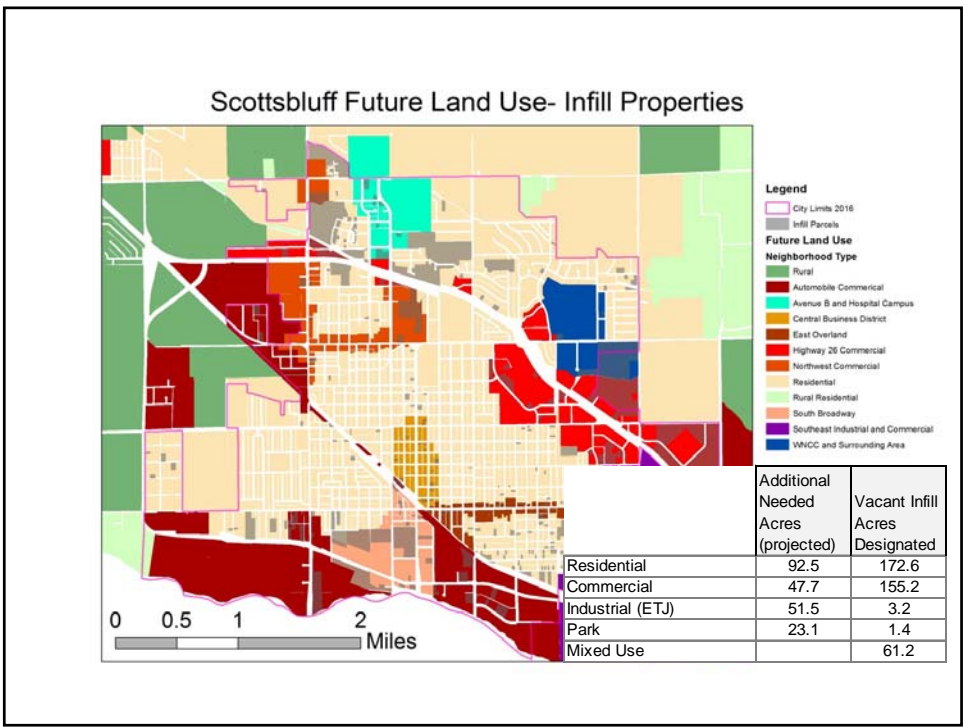
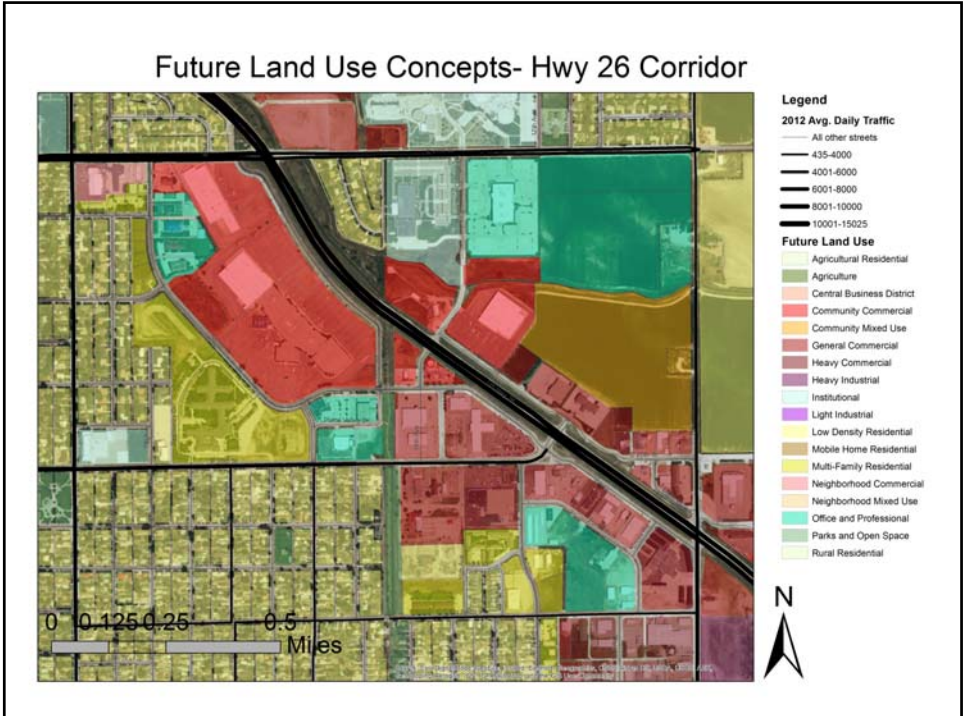
- **Themes**- How are the districts helping advance the community vision?
- **Principles**- What strategies will happen in the district to advance the community vision?
- **Neighborhood types**- Build consistent character and compatible uses within neighborhoods. Intensity based.
 - Hours
 - Auto
 - Mass
 - Emissions

Measuring Use Intensity- H.A.M.E.

- **Hours:** When is activity happening?
- **Auto:** Towards which kind(s) of transportation access is the neighborhood oriented?
- **Mass:** How much of the lot should buildings utilize? What setbacks and heights are appropriate?
- **Emissions:** What noises, smells, sights, and level of activity are acceptable?







Next Steps

- Joint Meeting- Council, Planning Commission, CRA
- Review Zoning Codes
 - Add mixed use zoning designation
 - Review uses of each zone
- Implementation
 - CRA programs
 - Decision-making by Planning Commission and Council

City of Scottsbluff, Nebraska

Monday, March 14, 2016

Regular Meeting

Item Unfin. Biz1

Unfinished Business

Unfinished Business: None

Staff Contact: Annie Urdiales