

# **City of Scottsbluff, Nebraska**

**Monday, April 11, 2016**

**Regular Meeting**

**Item Appr. Min.1**

## **Minutes**

*Approve Minutes of March 14, 2016*

Staff Contact: Annie Urdiales

**Planning Commission Minutes  
Regular Scheduled Meeting  
March 14, 2016  
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a joint special meeting with the City Council and Community Redevelopment Authority Board on Monday, March 14, 2016, 6:00 p.m. in the Conference Room of the Fairfield Inn, 902 Winter Creek Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on March 4, 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, Jim Zitterkopf, Callan Wayman, Angie Aguallo, David Gompert, Henry Huber, Dana Weber, and Becky Estrada. Absent: Mark Westphal. City officials present: Annie Urdiales, Planning Administrator, Annie Folck, City Planner, Anthony Murphy, Fire Prevention Officer, 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 was available with Council Member, Mayor Meininger, 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 February 8, 2016 were reviewed and approved. A motion was made to accept the minutes by Huber, and seconded by Gompert. **"YEAS":** Huber, Gompert, Weber, Aguallo, Chadwick, and Estrada. **"NAYS":** None. **ABSTAIN:** Zitterkopf and Wayman. **ABSENT:** Mark Westphal. Motion carried.

**ITEM 7A:** The Planning Commission opened a public hearing for the final draft review of the City's Comprehensive Development Plan. Annie Folck, City Planner, and Daniel Bennett, Regional Planner with PADD, presented the final draft of the comp plan. The plan is a guidance document/tool used by the Planning Commission to follow when making recommendations to City Council for land use and other zoning requirements.

The City 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. Other areas were also identified where expansion of water and sewer infrastructure would work best.

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: H.A.M.E.

**Hours:** What time of day is activity acceptable?

57 **Auto:** How much traffic is desired in this area?

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

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

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

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66 This new framework will help the City to more easily classify land uses and determine which uses are  
67 appropriate for each district. The key districts were identified as Southeast, Northeast, North of Highway  
68 26, Northwest, Southwest, Downtown, and Community-wide neighborhoods. Each area has different  
69 needs and will allow for flexibility in our zoning codes and mixing residential land and commercial uses in  
70 some districts. They will match the zoning to the neighborhoods with intensity themes, principles and  
71 neighborhood types. H.A.M.E will be a way we can measure development, hours of business, traffic  
72 volume, noise, building mass, etc.

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74 Information gathered from public input included transportation we need public transit alternatives,  
75 attractive, clean well-kept properties, and pedestrian friendly neighborhoods with bike routes, safe school  
76 routes, and paths for those who are unable to use automobiles for their means of transportation. The  
77 information was gathered from surveys, open houses, and focus groups.

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79 Astrid Munn, representing the Southeast neighborhoods expressed appreciation for the public forums  
80 held in both English and Spanish, this area said they sometimes felt a separation from the rest of the City  
81 and were glad to be included in the open houses and the updating of the comp plan. They expressed  
82 interest in helping with future changes to better the neighborhood. Matt Hutt stated that the bike clubs  
83 will be happy to see more bike paths and pedestrian walkways.

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85 **Conclusion:** A motion was made by Wayman and seconded by Weber to make a positive  
86 recommendation to City Council to adopt the Scottsbluff Comprehensive Plan. "YEAS": Weber,  
87 Zitterkopf, Wayman, Huber, Aguillo, Chadwick, Gompert, and Estrada. "NAYS": None. ABSTAIN: None.  
88 **ABSENT:** Westphal. Motion carried.

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90 There being no further business, a motion to adjourn was made by Aguillo and seconded by Weber. The  
91 meeting was adjourned at 7:25 p.m. "YEAS": Gompert, Wayman, Zitterkopf, Aguillo, Chadwick, Huber,  
92 Weber, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal. Motion carried.

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96 Becky Estrada, Chairperson

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97 Attest: \_\_\_\_\_

98 Annie Urdiales