

City of Scottsbluff, Nebraska

Monday, March 21, 2016

Regular Meeting

Item Consent2

Approve the minutes of the March 14, 2016 Special Meeting.

Staff Contact: Cindy Dickinson, City Clerk

Special Meeting
March 14, 2016

The Scottsbluff City Council, Scottsbluff Planning Commission and Community Redevelopment Authority met in a Special Meeting on Monday, March 14, 2016 at 6:00 p.m. at the Fairfield Inn, 902 Winter Creek Drive, Scottsbluff. A notice of the meeting had been published on March 4, 2016, in the Star Herald, a newspaper published and of general circulation in the City. 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 accommodations to attend the Council meeting should contact the City Clerk's Office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the city clerk in city hall; provided, the city council could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each council member, made available to radio stations KNEB, KMOR, KOAQ, and television stations KSTF and KDUH, and the Star Herald. The notice was also available on the city's website on March 4, 2016. An agenda kept continuously current was available for public inspection at the office of the City Clerk at all times from publication of the notice to the time of the meeting.

Mayor Randy Meininger presided and City Clerk Dickinson recorded the proceedings. Mayor Meininger welcomed everyone in attendance and encouraged all citizens to participate in the council meeting. Mayor Meininger informed those in attendance that a copy of the Nebraska open meetings act is available for the public's review. The following Council Members were present: Jordan Colwell, Randy Meininger, Raymond Gonzales, Mark McCarthy and Scott Shaver. Absent: None. The following Community Redevelopment Authority Members were present: Bill Trumbull, Kelley Beatty, Joanne Phillips, Bill Knapper, and Seth Covalt. Mayor Meininger asked if there were any changes to the agenda. There were none. Mayor Meininger asked if any citizens with business not scheduled on the agenda wished to include an item providing the City Council determines the item requires emergency action. There were none.

The Public Hearing was opened at 6:00 p.m. for the purpose of receiving a presentation of the City of Scottsbluff Comprehensive Development Plan. The Plan was developed by Annie Folck, City of Scottsbluff Planner and Daniel Bennett, Panhandle Area Development District. They explained that the Comprehensive Plan will provide guidance for future development of the City of Scottsbluff. This process began in the summer of 2014 and is the culmination of input from open forums, community participation, online surveys and focus groups.

The following Key Attributes of our community are the strengths which we can build on: abundant natural resources and public lands; focus on sustainability; community involvement; diversity and cultural assets; regional trade center; quiet community. Some of the major issues identified in the community include: lack of alternative transportation; challenges to the current transportation system; poor property maintenance; need for better paying jobs; demographic changes in surrounding communities; division between the Southeast neighborhood and the rest of the community.

This plan is a system of sub plans which are specific to certain areas and can be modified as the need arises. The community vision or purpose can be summarized as "Scottsbluff will be a place where current and future generations want to pursue their aspirations – a place of opportunity." We will accomplish this by growing as a regional leader of commerce and economic opportunity, living into the unique character of being a city in the country, promoting the health and happiness of citizens and providing inclusive opportunities for participation in civic life. In the next 10 years we will focus on the following themes: interconnection of neighborhoods and amenities; sustainable development; access to culture and recreation; and strong neighborhoods and places, rooted in our unique character.

The Future Land Use map is one of the most influential parts of the Comprehensive Plan. Changes in zoning must be consistent with the future land use and goals of the city. The projected population in 2035 is 16,008 which will increase the need for additional residential land. The utility study is key in determining where it makes sense to extend our utilities. Infill of vacant lots is also key in utilizing developable property with access to utilities.

Land use, transportation, planned utilities and public facilities considerations are to be applied to each district to advance the overall goals of the community. Within each district are multiple neighborhood types. Consistency of character and compatibility of uses with each neighborhood depends on consistency of intensities guided by the Hours – when is activity happening; Auto – transportation access to neighborhoods; Mass – How much of the lot should buildings utilize; Emissions – noises, smells, sights, and level of activity (H.A.M.E. system). This new framework will help the City to more easily classify land uses and determine which uses are appropriate for each district. The next step will be to review our zoning codes to make sure the uses fit with the character that we desire in each neighborhood.

Astrid Munn, Associate with the Pahlke Law Firm, commented that she attended the meetings in Southeast Scottsbluff and expressed her appreciation to the staff for reaching out to the residents of this neighborhood during the public input meetings. The residents are very pleased with the Comprehensive Plan and the inclusion of their suggestions in the Plan.

Mayor Meininger asked what action is needed to move forward. Ms. Folck explained that the plan needs to be adopted by the City Council, following a recommendation from the Planning Commission, the CRA may want to consider a project which is in line with the Comprehensive Plan, and the staff will look at zoning issues and recommendations.

Matt Hutt, West Nebraska Bicycle Club, commented that it's important to continue to develop the bicycle plan and develop pathways that are accessible from all parts of the community.

Nathan Green also addressed the Council asking about lighting in the community and what changes we can make to include LED and additional lighting.

Mr. Kuckkahn explained that we will continue with the public participation piece to continue to keep the public, Planning Commission, City Council and the Community Redevelopment Authority informed regarding progress and growth of the Comprehensive Development Plan.

The Public Hearing was closed at 7:10 p.m.

The Planning Commission made a positive recommendation to the City Council to adopt the Comprehensive Development Plan.

Moved by Council Member Gonzales, seconded by Mayor Meininger, “to adopt the Comprehensive Development Plan,” “YEAS”, Colwell, Gonzales, Meininger, McCarthy “NAYS” Shaver. Absent: None.

The Community Redevelopment Authority also unanimously endorsed the Comprehensive Development Plan.

Moved by Council Member Shaver, seconded by Council Member McCarthy, “to adjourn the meeting at 7:20 p.m.,” “YEAS”, Colwell, Gonzales, Meininger, McCarthy and, Shaver, “NAYS” None. Absent: None.

Moved by CRA Member Phillips, seconded by Knapper, “to adjourn the meeting at 7:20 p.m., “YEAS”, Covalt, Knapper, Beatty, Phillips, and Trumbull, “NAYS” None.

Mayor

Attest:

City Clerk

“SEAL”

Rick Kuckkahn, CRA Secretary