

City of Scottsbluff, Nebraska

Monday, May 16, 2016

Regular Meeting

Item Subdiv.1

Council to consider a final plat for an Ag Estate Dwelling Plat for a tract of land situated in the north half of the NE ¼ of Section 30, Scotts Bluff County, Nebraska and authorize the Mayor to sign the certificate.

Staff Contact: Annie Urdiales, Planning Administrator

Agenda Statement

Item No.

For meeting of: May 16, 2016

AGENDA TITLE: Final plat for an Ag Estate Dwelling Plat for a tract of land situated in the North half of the NE ¼ of Section 30, T22N, R54W of the 6th P.M., Scotts Bluff County, Nebraska.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Nathan Johnson, City Manager

SUMMARY EXPLANATION: The applicant(s), Rod Adams Farms, Inc. and Cory A. Adams represented by Paul Reed Construction and Supply, have applied for an Ag Estate Dwelling Site (AEDS) on their farm ground. The property owner(s) are proposing to separate approximately 2.70 acres more or less of the property to allow for a home and out buildings from the farmland. The existing farm ground is approximately 73 ± acres, an AEDS is allowed out of less than 80 acres of reserved land, in the event that it meets the intent of the agricultural reserve. The rest of the acreage will be reserved as agricultural land. Access into the site will be from Highland Road, the property owner has checked with Scotts Bluff County Roads department on the access site. Development Services staff has reviewed the application and the lot will meet the necessary requirements of an Agricultural Estate Dwelling (AED) in an Agricultural Zoning District.

BOARD/COMMISSION RECOMMENDATION: The Planning Commission at their regular meeting of May 9, 2016 made positive recommendation to City Council, to approve the Ag estate dwelling with certificate of filing for a tract of land in the North half of the NE ¼ of Section 30, T22N, R54W of the 6th P.M. Scotts Bluff County, Nebraska.

STAFF RECOMMENDATION: Approve final plat and certificate for filing at the Register of Deeds

EXHIBITS

Resolution Ordinance Contract Minutes x Plan/Map x

Other (specify) Certificate _____

NOTIFICATION LIST: Yes No X Further Instructions

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

**Planning Commission Minutes
Regular Scheduled Meeting
May 9, 2016
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, May 9, 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 May 6, 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, Angie Aguillo, Henry Huber, Jim Zitterkopf, Callan Wayman, and Becky Estrada. Absent: Weber, Westphal, and Gompert. City officials present: Annie Folck, City Planner, Annie Urdiales, Planning Administrator, 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 April 11, 2016 were reviewed and approved. A motion was made to accept the minutes by Wayman, and seconded by Chadwick. **"YEAS"**: Chadwick, Zitterkopf, Wayman, and Estrada. **"NAYS"**: None. **ABSTAIN**: Aguillo and Huber. **ABSENT**: Westphal, Weber, and Gompert. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing for a request for an Ag Estate Dwelling Site. Applicant(s), and property owner(s) are Rod Adams Farms, Inc. & Cory A. Adams, they are represented by Paul Reed Construction. The Agricultural Estate Dwelling final plat of property described as a tract of land in the Northeast Quarter of Section 30, Township 22 North, Range 54 West of the 6th P.M Scotts Bluff County, Nebraska is situated south of Highland Road and west of County Road 24. Properties to the west, south, and north are all zoned agricultural this proposed parcel is located in our Extra Territorial jurisdiction.

The property owner is proposing to separate approximately 2.70 acres more or less of the property to allow for a home and out buildings from the farmland. The area now is approximately 73 ± acres, an AEDS is allowed out of less than 80 acres of reserved land, in the event that it meets the intent of the agricultural reserve which is the case here. Access into the site will be from Highland Road, the property owner has checked with Scotts Bluff County Roads department on the access on to the site. Development Services staff has reviewed the application and the lot meets all the necessary requirements of an Agricultural Estate Dwelling Site (AEDS) in an Agricultural Zoning District.

Conclusion: A motion was made by Zitterkopf and seconded by Chadwick to make positive recommendation to City Council for approval of the Ag Estate Dwelling Site (AEDS) for property

57 described as a tract of land in the NE Quarter of Section 30, Township 22 North, Range 54 West of the
58 6th P.M Scotts Bluff County, Nebraska (2.70 acres). "YEAS": Aguillo, Huber, Zitterkopf, Wayman,
59 Chadwick, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, Weber, and Gompert.
60 Motion carried.

61
62 **ITEM: 7B:** The Planning Commission opened a public hearing for the Five 22 Developing L.L.C.
63 Redevelopment Plan, applicant(s) and owner(s), John Adams, Stephen and Lynette Adam. Annie Folck,
64 City Planner gave a brief overview of the project, this site is located within a Blighted and Substandard
65 area and is eligible for tax increment financing. The parcels are located south of West Overland on both
66 sides of Avenue G, (lots 1- 10 & lots 12& 13, Rosenberg Addition) The Adams plan on developing all the
67 lots with single family residential homes. This subdivision was platted in 1952 and has remained
68 undeveloped. This is good example of infill development as the developer can use existing infrastructure,
69 these lots have access to water along Avenue G and sewer in the alleys. The public improvements to the
70 property will include paving Avenue G from West Overland south to 11th Street along with curb & gutter,
71 sidewalk, handicap ramps, storm drain pipe, street inlets and earthwork, there will also be a turnabout at
72 the end along 11th Street to allow for emergency vehicles to turn around. A. Folck noted that the plan fits
73 and is in compliance with the comprehensive development plan and recommends approval of the
74 Resolution for the Redevelopment Plan for review by the CRA (Community Redevelopment Authority) and City
75 Council.

76
77 John Adams answered a couple of questions regarding the redevelopment. The single family homes will
78 not have basements and will be built to with flood vents, approximately half of this area is located in the
79 AO Floodplain zone. Some fill dirt will be required for development of the land. The hope is to have
80 affordable medium income housing costing approximately \$140,000 to \$150,000. They would like to
81 have six homes completed this year if the plan and TIF is approved. The plan is in conformance with the
82 City's Comp Plan and a positive recommendation of the resolution is requested for the revitalization plan
83 to be forwarded and reviewed by the Community Redevelopment Authority and City Council.

84
85 **Conclusion:** A motion was made by Zitterkopf and seconded by Aguillo to make positive
86 recommendation of the resolution to approve the Redevelopment Plan for the Five 22 Developing LLC
87 Redevelopment for Lot 1-10 and Lots 12, & 13, Rosenberg Addition to the Community Redevelopment
88 Authority, and City Council. "YEAS": Aguillo, Huber, Zitterkopf, Wayman, Chadwick, and Estrada.
89 "NAYS": None. ABSTAIN: None. **ABSENT:** Westphal, Weber, and Gompert. Motion carried.

90
91
92 **ITEM 7C:** The Planning Commission opened a public hearing regarding proposed ordinance changes to
93 Chapter 25, Article 2, which would allow Permanent Color Technology as a permitted use by right in the
94 O & P zoning district and in residential zoning districts with a special use permit from the Planning
95 Commission. At last month's Planning Commission meeting there was some discussion regarding
96 differences in tattoo parlors and permanent color technology establishments. Definitions were added to
97 the code for both uses. The Planning Commission was asked to think about possibility of allowing
98 permanent color technology establishments in other zoning districts besides the commercial and
99 manufacturing districts. Below are the definitions for tattoos and permanent color technology

100
101 25-2-90.1. Permanent Color Technology - Permanent color technology means the process by which the
102 skin is marked or colored by insertion of non-toxic dyes or pigments into or under the subcutaneous
103 portion of the skin upon the body of a live human being so as to form indelible marks for cosmetic
104 purposes.

105
106 25-2-125.1. Tattooing - Tattooing means the process by which the skin is marked or colored by insertion
107 of non-toxic dyes or pigments into or under the subcutaneous portion of the skin upon the body of a live
108 human being so as to form indelible marks for decorative or figurative purposes.

109
110 The definitions are similar and do not specify the layers of skin that is colored and how long the procedure
111 will last. Permanent Color Technology are licensed by the State the same as Tattoo Parlors but the

112 license itself is different. Most permanent color is usually done within Beauty Salons and Spas and not
113 on their own. Some beauty salons offer this type of permanent color for clients.
114

115 Research into other Cities in Nebraska did not provide anything that addressed differences in permanent
116 color technology and tattoo parlor establishments. Permanent Color is used for but not limited to the
117 application of eyeliner, eyeshadow, lip, eyebrow or cheek color, it is also used for the purpose of scar
118 concealment; and/or re-pigmentation of areas involving reconstructive surgery.
119

120 Jon and Danielle Darnell, property owners, of Wake Up N' Makeup, spoke regarding permanent color
121 technology and had asked that the Planning Commission look at separating this use separately from
122 tattoo establishments and to consider them as a personal service facility as they are more like a beauty
123 salon where they do cosmetics and makeup and not a tattoo parlor. The tattoos and permanent art
124 require different training and different licensing. Unlike traditional tattoos performed on the body,
125 permanent cosmetics professionals do not use traditional tattoo ink (dye). Permanent cosmetics pigment
126 is more delicate and designed to work with the skin's undertones and to mimic hair for eyebrows. The ink
127 is different and more organic it does need to be reapplied after a few years as it does fade. A topical
128 anesthesia is also applied which is not done when a person is tattooed.
129

130 Darnell, also, handed out a review/case for this same situation in Wisconsin, he researched on line and
131 was unable to find anything at all in the State of Nebraska, and it has also never been challenged. He
132 would like to see a distinction between the two procedures. Permanent makeup or permanent cosmetic
133 businesses are a fast growing segment of the cosmetic industry and will be around for a while. Most
134 popular procedures are eyebrows, eyeliner & lip color. Some points brought up in the Wisconsin case
135 were that permanent cosmetic facilities mostly function as traditional spas or salons; they are also usually
136 small in size and have a nice clean appearance. They (WI) concluded that differentiating permanent
137 color technology use from tattoo establishments was reasonable and would not harm the public interest.
138 The Darnell's would like consideration from the City of Scottsbluff to consider making the same
139 differentiation in these facilities and allow them as a permitted use by right in zoning districts other than
140 the commercial and manufacturing zoning districts and special use permits in residential zones.
141

142 They would like to continue their business if at possible, the State inspector has already inspected their
143 business; when they bought the business in 2015, from Lee's Skincare & Permanent cosmetics, they
144 assumed and did not check to make sure the zoning was in compliance, since it has been used as a
145 commercial use for years as either cosmetology or dental offices. Proposed hours could possibly be 9:00
146 a.m. to 3:00 p.m., with maybe three customers per day. Number of employees could also be limited, no
147 negative impact on the property as this has been a commercial use for several years.
148

149 Annie Folck stated that any decisions made by the Planning Commission should not be based on the
150 needs of any one business, but on what makes sense for all such businesses. Commissioner Chadwick
151 stated that there can be an issue with salon-type businesses in residential zones if they are doing
152 business outside of typical business hours; while it may not be an issue for them to have appointments
153 during the day, appointments in the late evening are more problematic to neighbors in a residential zone.
154 The Planning Commission discussed the differences in hours between Permanent Color Technology and
155 Tattoo Parlors and stated that in their opinion, Tattoo Parlors are more likely to be open later in the
156 evening. This is the basis for allowing Permanent Color Technology facilities in areas where tattoo
157 parlors are not allowed.
158

159 At a past meeting there was some support from the public in separating the permanent color technology
160 from tattoos and body piercing facilities. Allowing for flexibility in where these facilities may be located,
161 possibly in an O & P (office & professional) or PBC (Planned Business Center) zoning districts and in residential
162 districts with a special use permit from the Planning Commission. The Planning Commission discussed
163 different conditions that could be placed on the facilities, by limiting hours of use, etc. Staff will look at the
164 City's zoning code comprehensively in the future. One of the changes that staff would like to make is to
165 move away from special use permits and using more conditional use permits. This will allow for some
166 flexibility in the zoning code while making sure that the City is consistent in its requirements.
167

168 **Conclusion:** A motion was made by Wayman and seconded by Zitterkopf to approve an ordinance
169 amendment to allow for permanent color technology in O&P, PBC zoning districts and in residential zones
170 with a special use permit from the Planning Commission. "YEAS": Zitterkopf, Huber, Chadwick,
171 Wayman, Aguillo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, Weber, and
172 Gompert. Motion carried.

173
174 **ITEM 7D:** The Planning Commission opened a public hearing for Ordinance amendments to Chapter 25,
175 Article 3 Section 25 dealing with zoning & miscellaneous regulation by including regulations for shipping
176 containers used for storage by adding 25-3-15(16) restricting the use of shipping containers as storage.
177 The Planning Commission has reviewed this ordinance a couple of times at last month's meeting a few
178 changes were requested from the board. These changes have been added, in residential zones a permit
179 will be needed and they will be for temporary use only for thirty days, one extension can be applied for
180 another thirty days, after this they must be removed. In the commercial zones the containers may be
181 used only for storage or shipping by the occupant of the lot in all the commercial districts only as an
182 accessory building. All containers must be permitted, located in areas not utilized by customers,
183 maintained in good repair with no rust, or holes, they must also be secured adequately to prevent entry by
184 unauthorized people. They must be placed on a level surface with a base of rock or concrete/pavement to
185 prevent settling of the containers.

186
187 In Commercial, manufacturing & Agricultural Districts, a building permit is required if the container is to
188 remain on the lot for a period greater than six months and used for onsite storage of material incidental to
189 the permitted or accessory use of the lot. If located in a front or side yard it must be painted so no signage
190 or language is visible, they cannot be connected to any City utility, kept in good repair with no holes or
191 rust, and must be placed on a level surface with a base of rock or concrete to prevent any settling of the
192 container while it is on the lot.

193
194 The City is getting more requests for these types of containers and has issued a few building permits,
195 some of the things we are concerned about is placement on property as they could be placed in the
196 floodway, and would also need a floodplain permit. The existing containers will be considered pre-
197 existing, non-conforming.

198
199 **Conclusion:** A motion was made by Huber and seconded by Aguillo to make positive recommendation
200 to City Council of the amendments/changes made to the Shipping container ordinances. "YEAS":
201 Zitterkopf, Wayman, Chadwick, Huber, Aguillo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT:
202 Weber, Westphal, and Gompert. Motion carried.

203
204 **ITEM 7E:** Annie Folck addressed the Planning Commission regarding starting the process for revamping
205 our zoning code, one we want to start with is for Sexually Oriented Businesses facilities (SOB's). Several
206 communities in Eastern Nebraska are currently working on drafting ordinances for this type of use. We
207 would like to get a head start on the process here. Currently the City only addresses adult book stores, if
208 someone comes in to the City office and asks us about opening a business for any type of a SOB we
209 would have to search our zoning districts and try to determine and make a call on where it would fit and
210 be defined in our current zoning districts. This type of use is considered free speech and we want to
211 make sure we are fair to all types of businesses regardless of personal opinions. Things we need to look
212 at are where they can be placed, what kind of impact will they have on surrounding properties, secondary
213 effects on the surrounding properties. The City wants to have criteria that makes sense zoning wise and
214 is fair for everyone in our community. Folck stated that staff is currently trying to determine whether the
215 City should zone these types of businesses based on the same criteria that we use for most other land
216 uses (hours, auto, mass, emissions), or if staff should look into potential secondary effects that these
217 types of businesses could have on surrounding properties. Commissioner Aguillo stated that there used
218 to be a strip club called The Library located on Broadway in years past, and there were many detrimental
219 effects to surrounding properties at that time, including increased crime, with fights commonly breaking
220 out just outside of the business, large amounts of litter of a certain nature that became a public health
221 concern being found in the alleyway behind the business, underage kids trying to get in to the business,
222 lower property values, etc. The Planning Commission discussed the fact that there is probably a need for
223 some additional zoning requirements for these types of businesses, such as a minimum distance from

224 schools, churches, public buildings, residences, and concentrating similar businesses in specific districts
225 in order to help prevent some of these issues. They determined that it will be necessary for Staff to look
226 at different studies and determine what secondary effects have been experienced by other communities
227 in order to make a proper determination of how to zone for these types of businesses. Staff will do this
228 research and bring this information back to the Commission for more discussion and comments.

229
230 **ITEM 8: Unfinished Business:** None.

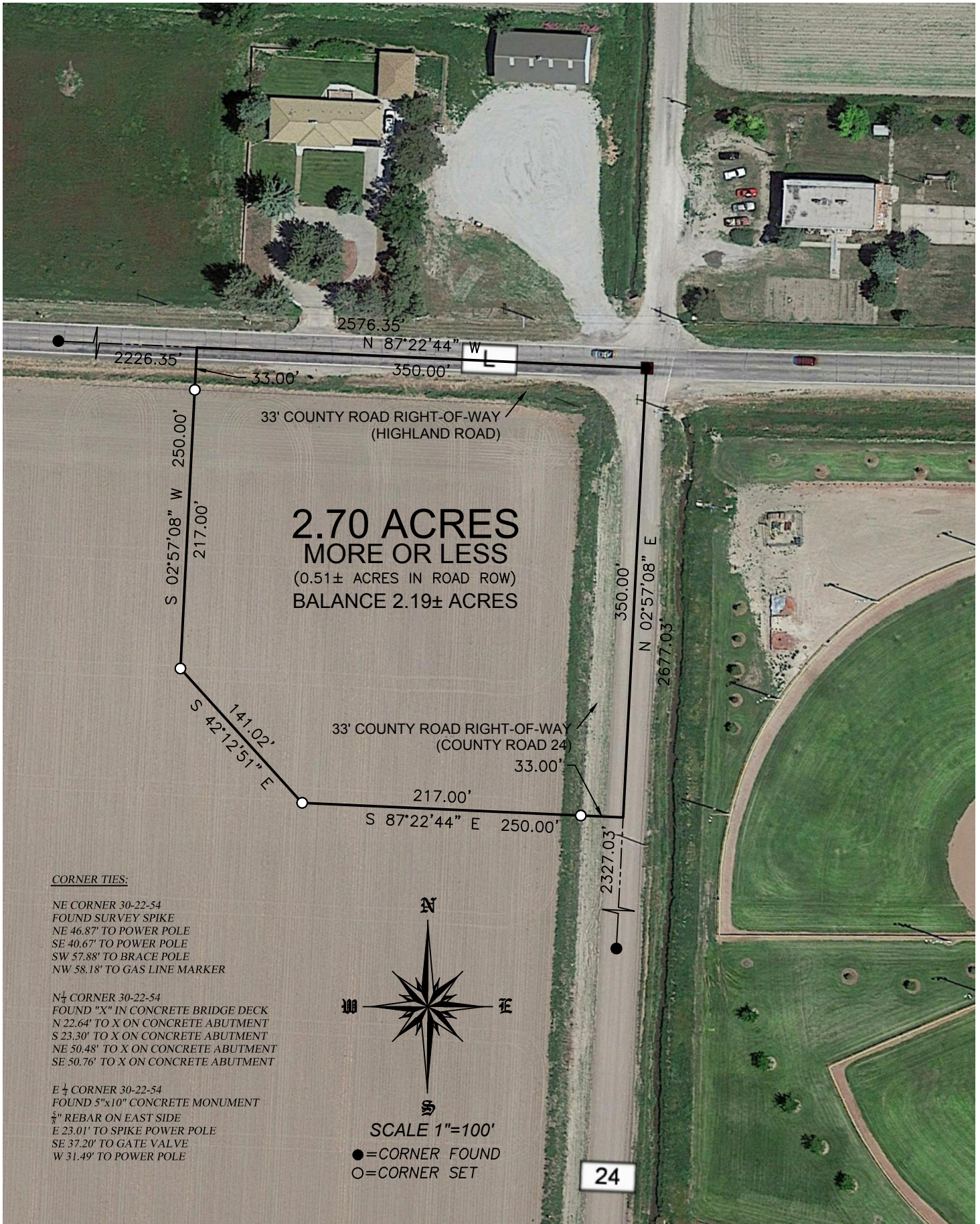
231
232 There being no further business, a motion to adjourn was made by Chadwick and seconded by Aguallo.
233 The meeting was adjourned at 7:20 p.m. **“YEAS”:** Zitterkopf, Wayman, Huber, Chadwick, Aguallo, and
234 Estrada. **“NAYS”:** None. **ABSTAIN:** None. **ABSENT:** Westphal, Weber, & Gompert. Motion carried.

235
236 _____
237 Becky Estrada, Chairperson

238
239 Attest: _____
240 Annie Urdiales

EXHIBIT OF AEDS SURVEY

A TRACT IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE, ON THE NORTH LINE OF SAID SECTION, N87°22'44"W FOR A DISTANCE OF 350.00 FEET; THENCE, PARALLEL WITH THE EAST LINE OF SAID SECTION, S02°57'08"W FOR A DISTANCE OF 250.00 FEET; THENCE, S42°12'51"E FOR A DISTANCE OF 141.02 FEET; THENCE, PARALLEL WITH SAID NORTH LINE, S87°22'44"E TO A POINT OF INTERSECTION WITH SAID EAST LINE, BEING A DISTANCE OF 250.00 FEET; THENCE, ON SAID EAST LINE, N02°57'08"E FOR A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 2.70 ACRES, MORE OR LESS, OF WHICH 0.51 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

**SHEET
1 OF 1**

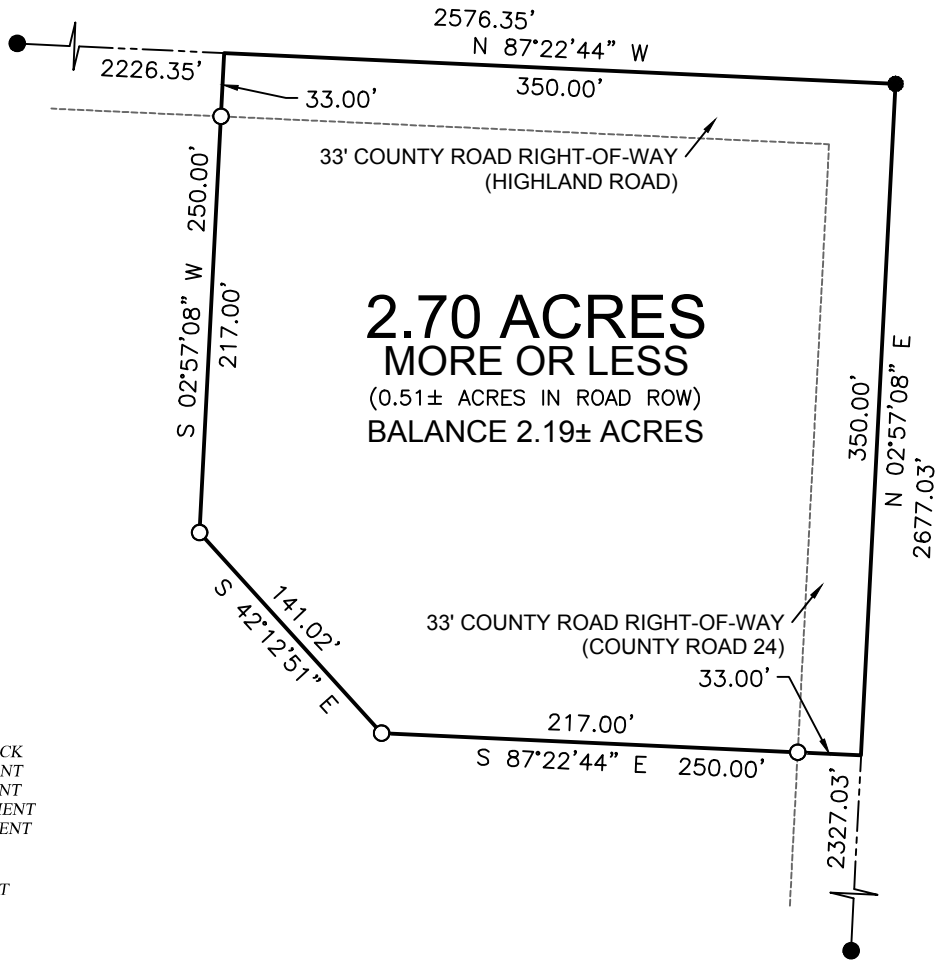
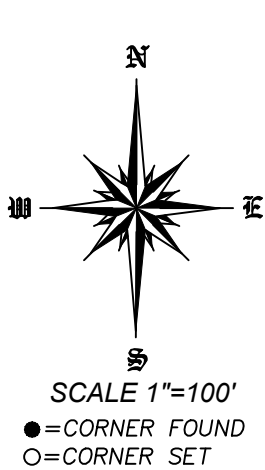
PROJECT:
ADAMS AEDS 30-22-54
CORY ADAMS
SCOTTSBLUFF, NEBRASKA

ACCUSTAR SURVEYING
30601 COUNTY ROAD 17
PHONE: (308) 623-0197
MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=100'
Date: MARCH 28, 2016
Dwn By: SMB
REVISED:

AEDS SURVEY

A TRACT IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



**2.70 ACRES
MORE OR LESS**
(0.51± ACRES IN ROAD ROW)
BALANCE 2.19± ACRES

CORNER TIES:

NE CORNER 30-22-54
FOUND SURVEY SPIKE
NE 46.87' TO POWER POLE
SE 40.67' TO POWER POLE
SW 57.88' TO BRACE POLE
NW 58.18' TO GAS LINE MARKER

N $\frac{1}{4}$ CORNER 30-22-54
FOUND "X" IN CONCRETE BRIDGE DECK
N 22.64' TO X ON CONCRETE ABUTMENT
S 23.30' TO X ON CONCRETE ABUTMENT
NE 50.48' TO X ON CONCRETE ABUTMENT
SE 50.76' TO X ON CONCRETE ABUTMENT

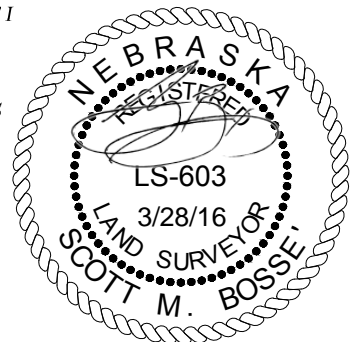
E $\frac{1}{4}$ CORNER 30-22-54
FOUND 5"x10" CONCRETE MONUMENT
 $\frac{3}{8}$ " REBAR ON EAST SIDE
E 23.01' TO SPIKE POWER POLE
SE 37.20' TO GATE VALVE
W 31.49' TO POWER POLE

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE', NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 28th day of March, 2016.

Scott M. Bosse'
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603
SCOTTS BLUFF COUNTY SURVEYOR



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE, ON THE NORTH LINE OF SAID SECTION, N87°22'44"W FOR A DISTANCE OF 350.00 FEET; THENCE, PARALLEL WITH THE EAST LINE OF SAID SECTION, S02°57'08"W FOR A DISTANCE OF 250.00 FEET; THENCE, S42°12'51"E FOR A DISTANCE OF 141.02 FEET; THENCE, PARALLEL WITH SAID NORTH LINE, S87°22'44"E TO A POINT OF INTERSECTION WITH SAID EAST LINE, BEING A DISTANCE OF 250.00 FEET; THENCE, ON SAID EAST LINE, N02°57'08"E FOR A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 2.70 ACRES, MORE OR LESS, OF WHICH 0.51 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

SHEET 1 OF 1	PROJECT: ADAMS AEDS 30-22-54 CORY ADAMS SCOTTSBLUFF, NEBRASKA	ACCUSTAR SURVEYING 30601 COUNTY ROAD 17 MITCHELL, NE 69357 PHONE: (308) 623-0197 CELL: (308) 631-0737	Scale 1"=100' Date: MARCH 28, 2016 Dwn By: SMB REVISED:
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I, Randy Meininger the duly appointed, qualified, and acting Mayor for the City of Scottsbluff, County of Scotts Bluff, State of Nebraska, do hereby certify that the foregoing is a true and complete recitation of the action taken by the City Planning Commission, and City Council, as it relates to the subject therein described, as shown by the records and minutes of the referenced public bodies.

IT WITNESS WHEREOF, I DO HERBY SET MY OFFICIAL HAND, THIS
_____ DAY OF _____, _____.

Mayor, City of Scottsbluff
Randy Meininger

STATE OF NEBRASKA)
CITY OF SCOTTSBLUFF)
COUNTY OF SCOTTS BLUFF)

On the date immediately above set out, before me, a Notary Public duly commissioned and qualified to act in Scottsbluff, Scotts Bluff County, personally came the referenced Mayor _____, to me known to be the identical person whose name is affixed to the foregoing certificate, and acknowledged the same to be his voluntary act and deed as such official.

Notary Public

(NOTARY SEAL & COMMISSION EXPIRES)