



SCOTTSBLUFF CITY
PLANNING COMMISSION AGENDA
Monday, December 12, 2016, 6:00 PM
Council Chambers, 2525 Circle Drive, Scottsbluff, NE 69361

**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 11/14/16 meeting
- 7. NEW BUSINESS:**
 - A Rezone R-1A to C-1 Central Business District**
Rezone R-1A to C-1 Central Business District
Applicant: Magnet Solutions, Inc.
Owners: Magnet Solutions, Inc.
Location: 2214, 2218, and 2222 1st Ave
 - B Election of Officers**
It is time to elect the chair and vice-chair for the Planning Commission. Term lengths for each office are one year, and in the past it has been customary for each office to serve for three consecutive terms.
- 8. 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, December 12, 2016
Regular Meeting

Item Appr. Min.1

Minutes

Approve minutes of 11/14/16 meeting

Staff Contact:

**Planning Commission Minutes
Regular Scheduled Meeting
September 12, 2016
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, November 14, 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 November 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, Angie Aguallo, David Gompert, Jim Zitterkopf, Callan Wayman, and Becky Estrada. Absent: Dana Weber, Henry Huber, Mark Westphal. City officials present: Annie Folck, Planning Coordinator, Gary Batt, Code Administrator II, and Anthony Murphy, Fire Prevention Officer.

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 September 12th were reviewed and approved. A motion was made to accept the minutes by Aguallo, and seconded by Gompert. **"YEAS":** Chadwick, Aguallo, Gompert, and Estrada **"NAYS":** None. **ABSTAIN:** Zitterkopf, Wayman. **ABSENT:** Huber, Westphal, and Weber. Motion carried.

ITEM 7A: The Planning Commission considered the proposed annexation of approximately 77.92 ± acres of City-owned property situated in the SW corner of Section 12, T22N, R55W 6th P.M. Scotts Bluff County and approximately 4.20 acres of ROW along 42nd Street between Ave I and a point approximately ½ mile east of 5th Ave.

Folck reported that City staff is continuing to look at areas that could logically be annexed into the City. Staff is now looking at the north side of Scottsbluff to determine if there would be some benefit to annexation along 42nd Street. At some point in the future, when improvements are made to 42nd Street, the process would be simplified if the entire street was in the Corporate limits. Also, by annexing the soccer complex, the City would see a small increase in revenue from NPPD lease payments. The areas to be annexed are either City-owned (the soccer complex) or county Right of Way. There is no privately owned property that is to be annexed.

Zitterkopf commented that he did not see any reason why this would be negative for the City.

Conclusion: A motion was made by Zitterkopf and seconded by Gompert to recommend that Council move forward with the annexation of the proposed areas. **"YEAS":** Aguallo, Zitterkopf, Gompert,

57 Wayman, Chadwick, and Estrada. **"NAYS":** None. **ABSTAIN:** None. **ABSENT:** Weber, Westphal, and
58 Huber. Motion carried.
59

60 **ITEM 7B:** Folck asked Planning Commissioners to indicate which topics they would most like to have
61 addressed at a Panhandle Planning Workshop. Commissioners filled out an informal survey, and
62 indicated that evenings might be the best time for the workshop.

63
64

65 **ITEM 8: Unfinished Business:** None.

66

67 There being no further business, a motion to adjourn was made by Gompert and seconded by Chadwick.
68 The meeting was adjourned at 6:15 p.m. **"YEAS":** Aguillo, Zitterkopf, Gompert, Wayman, Chadwick,
69 and Estrada. **"NAYS":** None. **ABSTAIN:** None. **ABSENT:** Weber, Westphal, and Huber. Motion carried.

70
71

72

73

74

75

76 _____
Becky Estrada, Chairperson

77

78 Attest: _____

79 Annie Folck

80

City of Scottsbluff, Nebraska

Monday, December 12, 2016

Regular Meeting

Item NewBiz1

Rezone R-1A to C-1 Central Business District

Rezone R-1A to C-1 Central Business District

Applicant: Magnet Solutions, Inc.

Owners: Magnet Solutions, Inc.

Location: 2214, 2218, and 2222 1st Ave

Staff Contact:

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	R-1A currently
From:	Development Services Department	Property Size:	.48 acres ±
Date:	December 12, 2016	# Lots/Units:	
Subject:	Rezone parcel from R-1A (Residential) to C-1 (Commercial)		
Location:	Southeast corner of 1 st Avenue and 23 rd St		

Procedure

1. Open Public Hearing
2. Overview of petition by city staff
3. Presentation by applicant
4. Solicitation of public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determine final approval

Public Notice: This item was noticed in the paper and a notice was posted on the property

Background

The applicant(s), Magnet Solutions, Inc., have requested a rezone of properties located at 2214, 2218, and 2222 1st Ave, also known as Tax Lot 4, the South 1/3 of the NE ¼, also known as Tax Lot 1, the East 100 feet of the North 50 feet of the NE ¼, East 100 Feet of the South ½ of the North 2/3 of the NE ¼, and West 50 Feet of the North 100 Feet of the NE ¼ of Block 22, North Scottsbluff Addition, City of Scottsbluff, Scotts Bluff County, Nebraska, from R-1a Residential to C-1 Central Business District.

These properties are currently zoned R-1A - single family residential. The properties to the west are C-1 commercial, and the properties to the east are R-1A. The future land use map in the Comp Plan shows this as a transition area between the C-1 zone to the west and the R-1A zoning to the east, so either R-1A or C-1 zones could be acceptable in this area. 1st Ave will provide a buffer between these properties and the residential properties to the east.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to rezone properties located at 2214, 2218, and 2222 1st Ave, also known as Tax Lot 4, the South 1/3 of the NE ¼, also known as Tax Lot 1, the East 100 feet of the North 50 feet of the NE ¼, East 100 Feet of the South ½ of the North 2/3 of the NE ¼, and West 50 Feet of the North 100 Feet of the NE ¼ of Block 22, North Scottsbluff Addition, City of Scottsbluff, Scotts Bluff County, Nebraska, from R-1a Residential to C-1 Commercial. from R-1A Residential to C-1 – Central Business District with the following conditions:

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to rezone properties located at 2214, 2218, and 2222 1st Ave, also known as Tax Lot 4, the South 1/3 of the NE ¼, also known as Tax Lot 1, the East 100 feet of the North 50 feet of the NE ¼, East 100 Feet of the South ½ of the North 2/3 of the NE ¼, and West 50 Feet of the North 100 Feet of the NE ¼ of Block 22, North Scottsbluff Addition, City of Scottsbluff, Scotts Bluff County, Nebraska, from R-1a Residential to C-1 Commercial. from R-1A Residential to C-1 – Central Business District for the following reason(s):

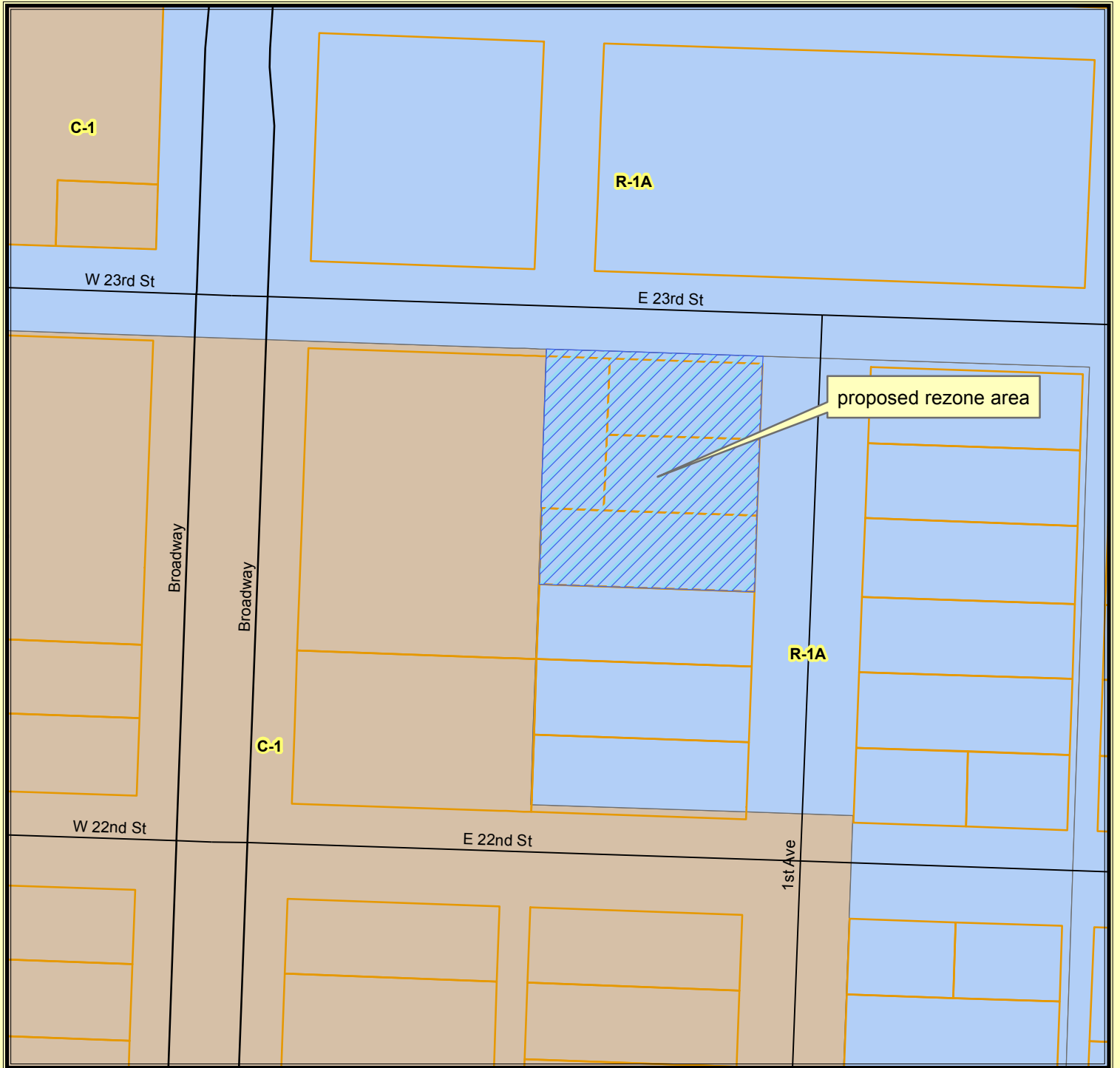
Rezone Request, Page 1

Table

Make the motion to TABLE the rezone request for the properties located at 2214, 2218, and 2222 1st Ave, also known as Tax Lot 4, the South 1/3 of the NE ¼, also known as Tax Lot 1, the East 100 feet of the North 50 feet of the NE ¼, East 100 Feet of the South ½ of the North 2/3 of the NE ¼, and West 50 Feet of the North 100 Feet of the NE ¼ of Block 22, North Scottsbluff Addition, City of Scottsbluff, Scotts Bluff County, Nebraska, from R-1a Residential to C-1 Commercial. from R-1A Residential to C-1 – Central Business District for the following reason(s):

2222 1st Ave Rezone

R1-A to C-1



12/2/16



Map by Jon Reiter: City of Scottsbluff
Coordinate System:
NAD 1983 StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.

City of Scottsbluff, Nebraska

Monday, December 12, 2016

Regular Meeting

Item NewBiz2

Election of Officers

It is time to elect the chair and vice-chair for the Planning Commission. Term lengths for each office are one year, and in the past it has been customary for each office to serve for three consecutive terms.

Staff Contact: