

City of Scottsbluff, Nebraska

Monday, January 9, 2017

Regular Meeting

Item NewBiz1

Planning Commission to evaluate and give formal recommendation to the Scottsbluff City Council regarding the purchase of property located in the East ½ of the Southeast ¼ of Section 36, Township 22 N, Range 55 W in Scotts Bluff County, Nebraska for an Industrial Park

Staff Contact: Nathan Johnson





*SCOTTSBLUFF
PLANNING COMMISSION
Staff Report*

To: Planning Commission
From: Development Services Department
Date: January 9, 2017
Subject: City Purchase of Property for an Industrial Park
Location:

Background

The City of Scottsbluff is considering a joint purchase of property with the City of Gering for the purposes of creating an industrial park that would benefit both communities.

The property is approximately 83.08 acres, located in the East ½ South East ¼ of Section 36, Township 22 N, Range 55 W in Scotts Bluff County, Nebraska, just east of the City of Gering’s Wastewater Treatment Facility, within the City of Gering’s extraterritorial zoning jurisdiction (see attached map). Approximately 59 acres are zoned as MH, Heavy Manufacturing and Industrial, and the remaining 24 acres are currently zoned as Ag, Agricultural. City Council has asked Planning Commission to make a recommendation as to whether or not the purchase of property for an industrial park fits within the vision and the goals of the City’s current Comprehensive Plan.

The City’s current Comprehensive Plan states the following as one of the Land-Use Strategies (page 17):

“Direct high intensity industrial uses to best suited sites in Scottsbluff-Gering-Terrytown

High intensity industrial uses should be directed to the best suited site available regardless of political boundaries. These sites will provide logical extension of utilities and excellent connection to existing surface transportation infrastructure. City staff will work collaboratively across political borders and with local economic development agencies to take advantage of economic development opportunities for regional benefit.”

One of the main themes throughout the Comp plan is that when the region prospers, Scottsbluff prospers. It is for this reason that the City of Scottsbluff is considering working together with Gering to purchase and develop an Industrial Park, even though it will be located outside of the City of Scottsbluff’s jurisdictional boundaries. The need for better paying jobs came up multiple times in community surveys and input sessions. Another goal laid out in the Comp plan to address that need is to “Work regionally to aggressively market, prepare, and certify sites most suited for industry and business recruitment.” (Page 10). The creation of an industrial park is one of the first steps to achieving this goal.

RECOMMENDATION

Approve

Make the motion to give a POSITIVE recommendation stating that the purchase of 83.08 Acres located in the East ½ South East ¼ of Section 36, Township 22 N, Range 55 W in Scotts Bluff County, Nebraska, for the purposes of an Industrial Park is in accordance with the goals of the City's Comprehensive Plan.

Deny

Make the motion to give a NEGATIVE recommendation stating that the purchase of 83.08 Acres located in the East ½ South East ¼ of Section 36, Township 22 N, Range 55 W in Scotts Bluff County, Nebraska, for the purposes of an Industrial Park is not in accordance with the goals of the City's Comprehensive Plan.

Table

Make the motion to TABLE the recommendation stating that the purchase of 83.08 Acres located in the East ½ South East ¼ of Section 36, Township 22 N, Range 55 W in Scotts Bluff County, Nebraska, for the purposes of an Industrial Park is in accordance with the goals of the City's Comprehensive Plan.