

City of Scottsbluff, Nebraska

Monday, July 12, 2021

Regular Meeting

Item Appr. Min.1

June 14, 2021 Meeting.

Staff Contact: Zachary Glaubius, Planning Administrator

PLANING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
June 14, 2021
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, June 14, 2021, at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of local circulation in the City, on June 4, 2021. The notice stated the date, time, and location of the meeting, and that the meeting was open to the public, that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda is kept current and available for public inspection at the Development Services office provided; the Planning Commission can modify the agenda at the meeting, if the business was determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member.

- 1 Chairman Dana Weber called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Mark Westphal, Henry Huber, Dave Gompert, Dana Weber, Callan Wayman, Jim Zitterkopf. "Absent": Anita Chadwick, Angie Aguallo. City Officials present were Zachary Glaubius, Secretary/Projects & Planning Coordinator, Gary Batt, Code Administrator II, Anthony Murphy, Fire Prevention Officer, and Kent Hadenfeldt, City Attorney.
- 2 Chairman Weber informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the May 10, 2021 meeting were reviewed. Conclusion, a motion was made by Westphal and seconded by Huber to approve the minutes from January 25, 2021 meeting. "Yeas": Estrada, Westphal, Huber, Gompert, Wayman, Zitterkopf, Weber. "Abstained": None, "Absent": Aguallo, Chadwick. The motion carried.
- 6 Chairman Weber opened the public hearing for the Blight and Substandard Study for Area #16. Chairman Weber asked Glaubius to read and explain the areas affected in the Area #16 study. Glaubius stated the area affected is north of W. 27th Street between Avenue B and approximately Broadway. Glaubius stated Area #16 is 19.48 acres which would add .47% to the existing 27.1% current blighted areas which would increase the city's blighted area total to 27.57%. Glaubius stated Nebraska state statute limits the City of Scottsbluff to blight a maximum of 35% of the city's area, and with the addition of Study Area #16, the city will still be in compliance with state statute. Westphal asked Batt if Study Area #16 consisted of the former Park Place Motel and if someone was looking to develop the area. Hadenfeldt clarified that Area #16 was east of Avenue B. Weber added it was the area around the former Albertson's, however Area #16 does not include the former grocery store parcel. Weber and Wayman commented that Area #16 does not include the frontage parcels along Avenue B. Westphal asked if the former grocery store could be included in the blight district in the future. Hadenfeldt stated it could potentially be added, however there was likely a reason it was excluded by the study conductors. Huber asked how the blighted designation would affect property taxes or value. Hadenfeldt stated a blight definition does not affect either property taxes or value, and that it is a tool to open areas to economic development methods. Weber asked if MC Schaff who conducted the study ensured the area met the state's requirements for declaring an area

blighted. Hadenfeldt explained that MC Schaff checked each of the requirements and that an area only needs to meet one requirement of the substandard definition and one requirement of the blighted definition. Hadenfeldt stated this area met several of the requirements. Hadenfeldt reiterated from the May 10, 2021 that the name blighted and substandard would be better named as redevelopment area. Weber asked if there was a sunset on a blight declaration. Hadenfeldt said the blight designation can be removed by resolution. Wayman commented that the city could remove the blight designation from areas if the city gets close to the 35% maximum such as the recently developed Reganis area. Hadenfeldt stated yes, however the removal of a blight declaration should wait until all indebtedness has been paid off. Weber closed the public hearing and asked for a resolution on Area #16. Gompert made a positive recommendation for the resolution , seconded by Westphal to the City Council to declare the Study Area #16 as substandard and blighted and in need of development. "Yeas": Estrada, Westphal, Huber, Gompert, Wayman, Zitterkopf, Weber. "Abstained": None, "Absent": Aguillo, Chadwick. The motion carried.

- 7 Chairman Weber asked if there was any further business, with there being none, he declared the meeting adjourned with the members to signify by saying Aye. Estrada, Westphal, Huber, Gompert, Wayman, Zitterkopf, Weber all signified by saying aye.

Chairman Dana Weber

Zachary Glaubius, Secretary