

CITY OF SCOTTSLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
PLANNING COMMISSION AGENDA
Monday, October 11, 2021
6:00 PM

1. Roll Call:

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 south wall of the council chambers.

3. Notice of Changes in the Agenda by the City Manager: Additions may not be made to this agenda less than 24-hours before the beginning of the meeting unless added under item 4 of this agenda.

4. 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.

5. Approval of the Planning Commission Minutes From:

A September 13, 2021

6. New Business :

A Tax Increment Financing - 26 Group Fuel Station and Convenience Store - West Project.

Conduct a public hearing for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by 26 Group, LLC for the 26 Group Fuel Station and Convenience Store-West Project. The area to be redeveloped under the Redevelopment Plan is described as Lots 11, 12, and 13, Hight's Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, commonly known as 823, 827, 831, and 837, W. 27th Street, Scottsbluff, Nebraska.

Review and take action on a Resolution recommending approval of the Redevelopment Plan for the 26 Group Fuel Station and Convenience Store-West Project.

B Tax Increment Financing - BDS3C, LLC

Conduct a public hearing for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by BDS3C, LLC for the Flyover Brewing Company Expansion Project. The area to be redeveloped under the Redevelopment Plan is described as Lot 22, Main Street Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, commonly known as 1820 Broadway, Scottsbluff, Nebraska.

Review and take action on a Resolution recommending approval of the Redevelopment Plan for the Flyover Brewing Company Expansion Project.

7. Public Hearing :

A Preliminary Plat

Preliminary Plat of Lots 1 and 2, Block 3, West Nebraska Express Subdivision, situated in Part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

B Final Plat

Final Plat of Lots 1 and 2, Block 3, West Nebraska Express Subdivision, situated in Part of the Southwest
2525 CIRCLE DRIVE • SCOTTSLUFF, NEBRASKA 69361 • (308) 630-6243 • FAX (308) 630-6294

Quarter of the Northwest Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

C Preliminary Plat

Preliminary Plat of Block 1, BF Properties, situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

D Final Plat

Final Plat of Block 1, BF Properties, situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

E Rezone

Rezone Request for Block 1, BF Properties, situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

8. Officer Election:

A Nomination of Chairman

B Nomination of Vice-Chairman

C Election of Chairman

D Election of Vice-Chairman

9. Staff Reports:

A (Informational Only)

10. Schedule Meeting:

A Confirm next meeting date of November 8, 2021.

11. Adjourn

City of Scottsbluff, Nebraska
Monday, October 11, 2021
Regular Meeting

Item Appr. Min.1

September 13, 2021

Staff Contact: Zachary Glaubius, Planning Administrator

PLANING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
September 13, 2021
SCOTTSSLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, September 13, 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 September 3, 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, Mark Westphal, Henry Huber, Dana Weber, Jim Zitterkopf, Angie Aguallo "Absent": Anita Chadwick, Dave Gompert, Becky Estrada, Callen Wayman Linda Redfern (Alternate). City Officials present were Zachary Glaubius, Secretary/Planning Administrator, Gary Batt, Code Administrator II, Anthony Murphy, Fire Prevention Officer, Tom Schingle, Fire Chief, and John Selzer, Deputy 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 August 9, 2021 meeting were reviewed. Conclusion, a motion was made by Zitterkopf and seconded by Westphal to approve the minutes from August 9, 2021 meeting. "Yeas": Westphal, Huber, Wayman, Zitterkopf, Weber Aguallo, "Abstained": None, "Absent": Chadwick, Gompert, Estrada, Redfern. The motion carried.
- 6 Members David Gompert and Becky Estrada arrived at 6:04 PM.
- 7 Chairman Weber opened the public hearing at 6:06 PM for the Kersch Powerhouse Renovation Project located at Lots 17 and 18, Block 2, Original Town Addition, commonly known at 1721 Broadway.
- 8 Deputy City Attorney John Selzer presented the application to the Planning Commission. Selzer stated that Simmons Olsen Law Firm represents the redevelopers, however when it comes to a TIF project, Simmons Olsen Law Firm represents the City of Scottsbluff. Selzer stated this is application for Tax Increment Financing for the building at 1721 Broadway commonly known as the Powerhouse Building. Selzer stated that it is the Planning Commissions responsibility to review TIF applications and redevelopment plans for compliance with the city's Comprehensive Plan. Selzer states the plan for the building is to renovate it for a restaurant, office space, and apartments. Selzer stated the area the building is located is referred to as the Central Business District in the comprehensive plan. The goal of the district is to grow it as a regional commercial center. Selzer stated furthermore the intent of the district is to foster businesses such as restaurants and above ground floor residences. Selzer stated it is zoned C-1 which permits all proposed uses, so no zoning changes are necessary. Selzer stated it is the opinion of Simmons Olsen that the plan conforms to the city's comprehensive plan. Westphal asked Glaubius why the plan was being brought to the Planning Commission if it meets the zoning requirements.

Selzer answered and informed Westphal that all TIF applications must be approved by the Planning Commission. Weber asked Glaubius if he anything to add. Glaubius stated he did not. Weber asked the applicant, Dave Schaff, if he anything to add. Schaff stated the plan does a good job explaining the proposal, and he is looking to finish the plans for the property from the previous owner. Weber closed the public hearing at 6:10 PM. Conclusion, a motion was made by Zitterkopf, seconded by Aguillo to make a positive recommendation to approve the resolution drafted by Simmons Olsen. "Yeas": Westphal, Huber, Wayman, Zitterkopf, Weber, Aguillo, Estrada, Gompert "Abstained": None, "Absent": Chadwick, Redfern (alternate).

- 9 Chairman Weber introduce Item 6.C. regarding a zoning text amendment to Municipal Code 25-2-40. Weber opened the public hearing at 6:12 PM. Weber asked Glaubius to provide a staff report. Glaubius stated that staff is reviewing the zoning code to see where updates are needed. Glaubius stated that the current definition of "family" as per 25-2-40 is specific and exclusionary. Glaubius stated the proposed definition is based off the definitions used by the City of Omaha, City of Norfolk, and City of Kearney, and the proposed definition has been deemed sufficient by City Attorney Kent Hadenfeldt. Weber inquired if the Planning Commission makes a positive recommendation to City Council that the proposed definition would replace the existing definition. Glaubius stated that it would after the ordinance has been passed. Weber closed the public hearing at 6:14 PM. Conclusion, a motion was made by Estrada, seconded by Westphal to make a positive recommendation to the City Council for the adoption the proposed definition under 25-2-40 "Family". "Yeas": Westphal, Huber, Wayman, Zitterkopf, Weber, Aguillo, Estrada, Gompert "Abstained": None, "Absent": Chadwick, Redfern (alternate).
- 10 Chairman Weber asked if there was any further business, with there being none, he declared the meeting adjourned at 6:15 PM with the members to signify by saying Aye. Westphal, Huber, Wayman, Zitterkopf, Weber, Aguillo, Estrada, Gompert all signified by saying aye.

Chairman Dana Weber

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, October 11, 2021

Regular Meeting

Item New Bus1

Tax Increment Financing - 26 Group Fuel Station and Convenience Store - West Project.

Conduct a public hearing for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by 26 Group, LLC for the 26 Group Fuel Station and Convenience Store-West Project. The area to be redeveloped under the Redevelopment Plan is described as Lots 11, 12, and 13, Hight's Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, commonly known as 823, 827, 831, and 837, W. 27th Street, Scottsbluff, Nebraska.

Review and take action on a Resolution recommending approval of the Redevelopment Plan for the 26 Group Fuel Station and Convenience Store-West Project.

Staff Contact: Zachary Glaubius, Planning Administrator

Simmons Olsen Law Firm, P.C., L.L.O.

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John A. Selzer, Of Counsel
Steven C. Smith, Of Counsel

Robert G. Simmons, Jr. (1918-1998)

ALLIANCE OFFICE
129 East 5th Street
Alliance, NE 69301
(308) 761-047

Please Direct All
Correspondence
To Scottsbluff Office

To: City of Scottsbluff Planning Commission
From: John L. Selzer, Deputy City Attorney
Date: October 6, 2021
Re: 26 Group Fuel Station and Convenience Store-West Redevelopment Plan

Introduction: At your October 11, 2021 meeting you will conduct a public hearing regarding the Redevelopment Plan for the 26 Group Fuel Station and Convenience Store-West project (the “Plan” and the “Project”). The Plan is currently a preliminary plan and there may be updates to the Plan. However, there are no updates expected which would change the issues addressed in this memo. The proposed Project is in an area that has been designated as blighted and substandard and in need of redevelopment. After the public hearing, you will make a recommendation regarding the Plan and Project to the Scottsbluff Community Redevelopment Authority (“CRA”) and City Council.

Standard of Review: The Planning Commission is tasked with reviewing and recommending whether the Project and Plan conform to the general plan for development of the City as a whole. Thus, you must analyze whether the Project and Plan conform to the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”).

Issues Relevant to Your Review: The Project Site is described as Lots 11, 12, and 13, Hight’s Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska commonly known as 823, 827, 831, and 837, W. 27th Street, Scottsbluff, Nebraska.

According to the 2016 Scottsbluff Comprehensive Plan, the Project Site is in the Northwest District and in a Northwest Commercial Neighborhood. Principles for sustainable development for the Northwest District include encouraging new development to be contiguous with existing development, building successful nodes at major intersections of 27th Street through aesthetics, building design, and encouraging commercial and mixed uses, and directing higher intensity uses toward arterials, with highest intensities at intersections of arterials and collectors. The Northwest Commercial Neighborhoods contemplate heavier daytime use, 24 hour retail, fast-food, or traveler activity, multi-modal accommodations integrated on 27th Street and included on Avenue I, and C-2 as the appropriate zone. The Redeveloper’s development of the Project Site is consistent with the Comprehensive Plan.

The Project Site is zoned as C-2 (Neighborhood and Retail Commercial) which includes convenience stores with dispensing gasoline and restaurants as principal permitted uses. Thus, no zoning changes are necessary.

Conclusion: If at the conclusion of the public hearing, the Planning Commission feels that the proposed Project and Plan conform to the Comprehensive Plan, it may recommend approval of the Plan and Project to the CRA and City Council. A proposed resolution has been provided.

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN
26 Group Fuel Station and Convenience Store-West

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Attachments

Attachment 1: *Blighted and Substandard Maps*

Attachment 2: *Map of Project Site*

Attachment 3: *Site Plan/Elevations*

Attachment 4: *Excerpts from Comprehensive Plan*

Attachment 5: *Proposed Cost-Benefit Analysis*

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN
26 Group Fuel Station and Convenience Store-West

1. Introduction/Executive Summary

26 Group, LLC (the “Redeveloper”) submits this Redevelopment Plan (“Plan”) to the City of Scottsbluff City Council (the “City”), the City of Scottsbluff Planning Commission (“Planning Commission”), and the City of Scottsbluff Community Redevelopment Authority (the “CRA”), according to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

Under this Plan, the Redeveloper proposes to develop the “Project Site” into a fuel station and convenience store (the “Project”). The Project Site has been declared to be blighted and substandard. The Redeveloper is requesting tax increment financing for certain eligible costs and expenses related to the Project.

2. Blighted and Substandard Condition of Project Site (NEB. REV. STAT. §§ 18-2103 (3) and (31) and 18-2109)

The City has declared the Project Site and surrounding areas as blighted and substandard as defined in the Nebraska Community Development Law. *See* Attachment 1.

3. Statutory Elements (NEB. REV. STAT. §§ 18-2103(27) and 18-2111)

- A. *Boundaries of the Project Site:*** The Project Site is described as Lots 11, 12, and 13, Hight’s Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska commonly known as 823, 827, 831, and 837, W. 27th Street, Scottsbluff, Nebraska. Aerial maps of the Project Site are attached as Attachment 2.
- B. *Land Acquisition:*** The Redeveloper purchased the Project Site on June 4, 2021 in contemplation of redeveloping the Project Site according to this Plan.
- C. *Land Uses:*** The Redeveloper intends to build a new fuel station for cars and pickups and a convenience store. The convenience store will include a beer/wine cave, a co-branded fast food area, restrooms, and office area.
- D. *Land Coverage, and Building Intensities:*** The Project Site is approximately 40,500 square feet. The proposed estimated building coverages are as follows:
- Convenience Store: 4500 square feet
 - Canopies: 24’x 132’
- See Attachment 3, Site Plan and Elevations.
- E. *Site Plan:*** See Attachment 3.
- F. *Existing Uses and Condition:*** The Project Site is currently comprised of old, vacant buildings. The buildings were previously used by a gaming machine business, a laundromat, and a plumbing business.

- G. Demolition and Removal of Structures:* The developer intends to demolish all of the current structures on the Project Site.
 - H. Population Densities:* The Plan does not contemplate a change in population densities around the Project Site. Increased traffic to and use on the Project Site will likely result due to the increased employment and customers on the Project Site.
 - I. Zoning Changes:* The Project Site is zoned as C-2 (Neighborhood and Retail Commercial) which includes convenience stores with dispensing gasoline and restaurants as principal permitted uses. Thus, no zoning changes are necessary.
 - J. Additional Public Facilities and Utilities:* No additional public facilities and utilities are anticipated.
 - K. Street Layouts, Street Levels, and Grades:* No changes to street layouts, street levels, and grades are needed for this Plan.
 - L. Ordinance and Building Code Changes:* No ordinance or building code changes are contemplated by the Plan.
4. Conformity to General Plan of the City (NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a)).

The Planning Commission, City, and CRA are all tasked with determining whether this Plan conforms to the general plan for the development of the City as a whole. NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a).

According to the 2016 Scottsbluff Comprehensive Plan, the Project Site is in the Northwest District and in a Northwest Commercial Neighborhood. Principles for sustainable development for the Northwest District include encouraging new development to be contiguous with existing development, building successful nodes at major intersections of 27th Street through aesthetics, building design, and encouraging commercial and mixed uses, and directing higher intensity uses toward arterials, with highest intensities at intersections of arterials and collectors. The Northwest Commercial Neighborhoods contemplate heavier daytime use, 24 hour retail, fast-food, or traveler activity, multi-modal accommodations integrated on 27th Street and included on Avenue I, and C-2 as the appropriate zone. The Redeveloper's development of the Project Site is consistent with the Comprehensive Plan. Relevant excerpts from the Comprehensive Plan are attached as Attachment 4.

5. Proposed Financing

A. Tax Increment Financing. The Redeveloper is requesting tax increment financing to pay for statutorily eligible expenses, to the extent such funds are available. The tax increment financing will be generated from the increased property taxes to be paid on the Project Site after development all according to NEB. REV. STAT. § 18-2147. The amount of the available proceeds from tax increment financing ("TIF Revenues") is estimated at approximately \$865,485.00, calculated as follows:

a. Estimated Base Value:	\$ 341,050.00
b. Estimated Value at Completion:	\$3,000,000.00
c. Tax Increment (b minus a):	\$2,658,950.00
d. Estimated Levy:	2.17%
e. Average Annual Projected Shift (rounded):	\$ 57,699.00
f. Total TIF Available (e multiplied by 15)	\$ 865,485.00

Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.

The TIF Revenues will be used to make principal and interest payments toward a tax increment financing bond ("TIF Indebtedness") to be held or sold by the Redeveloper. The principal amount of the TIF Indebtedness will be based on the eligible expenses actually incurred. The interest rate will be established as set forth in the Redevelopment Contract.

Because the Plan proposes the use of tax increment financing, the City must find that the Plan would not be economically feasible without the use of tax increment financing and the Project would not occur in the blighted and substandard area without the use of tax increment financing. The City and the CRA must also find that the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed and been found to be in the long-term best interest of the community. NEB. REV. STAT. §§ 18-2113(2) and 18-2116(1)(b).

The Redeveloper certifies that the Plan would not be economically feasible and would not occur in the blighted and substandard area without the use of tax increment financing. The Redeveloper's lender has requested that the Redeveloper obtain additional funding for the Project.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CRA and City shall be limited to the TIF Revenues received by the CRA with respect to the Project available to pay the TIF Indebtedness issued for this Project and the Redeveloper shall look exclusively thereto for the payment on any TIF Indebtedness. The Redeveloper acknowledges that the above figures are, and any TIF Indebtedness will be set, based on estimates and assumptions, including expectations as to the completion of construction and valuations, suggested by the Redeveloper, which may alter substantially and materially, and/or certain project costs incurred by the Redeveloper, and that tax increment revenues may be altered or eliminated entirely based on future decisions of the Nebraska Legislature or the voters of the State of Nebraska or by future court decisions.

Below are the portions of the project, and estimated cost that the Redeveloper proposes to be paid for with TIF Revenues, to the extent available:

Land Acquisition	\$ 600,000.00
Tank Removal	\$ 50,000.00
Site Demolition	\$ 150,000.00
Site Utilities	\$ 70,000.00
Civil Engineering	\$ 21,000.00
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 13,905.00
Total	\$ 904,905.00

B. Private Investment/Financing. The estimated TIF Revenues available will not be sufficient to cover the eligible costs. The Redeveloper will make a substantial private investment in and obtain private financing for the private improvements such as the building and equipment estimated at almost \$2,494,325.00.

Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. A "TIF Adjustment" is made to show the TIF eligible expenses that will not be covered by TIF, but rather private investment. This breakdown does not account for interest to be paid out of TIF funds.

Description	TIF Funds	Private Funds	
Land Acquisition	\$ 600,000.00		
Legal (non TIF)/Closing Costs		\$ 20,000.00	
Building		\$ 850,000.00	
Paving		\$ 290,000.00	
Tank Removal	\$ 50,000.00		
Site Demolition	\$ 150,000.00		
Site Utilities	\$ 70,000.00		
Restaurant Equipment/Frig/Freezers		\$ 250,000.00	
Fuel Pumps/Tanks/Readers		\$ 710,000.00	
Signage		\$ 80,000.00	
Civil Engineering	\$ 21,000.00		
Architect		\$ 45,000.00	
Landscaping		\$ 15,000.00	
Management Fee		\$ 194,905.00	
Sub Totals	\$ 891,000.00	\$ 2,454,905.00	
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 13,905.00		
Estimated TIF Eligible Expenses	\$ 904,905.00		
Adjustment*	\$ (39,420.00)	\$ 39,420.00	Total Project Costs
Totals	\$ 865,485.00	\$ 2,494,325.00	\$ 3,359,810.00
*Adjustment showing TIF eligible costs estimated to not be covered by TIF proceeds			

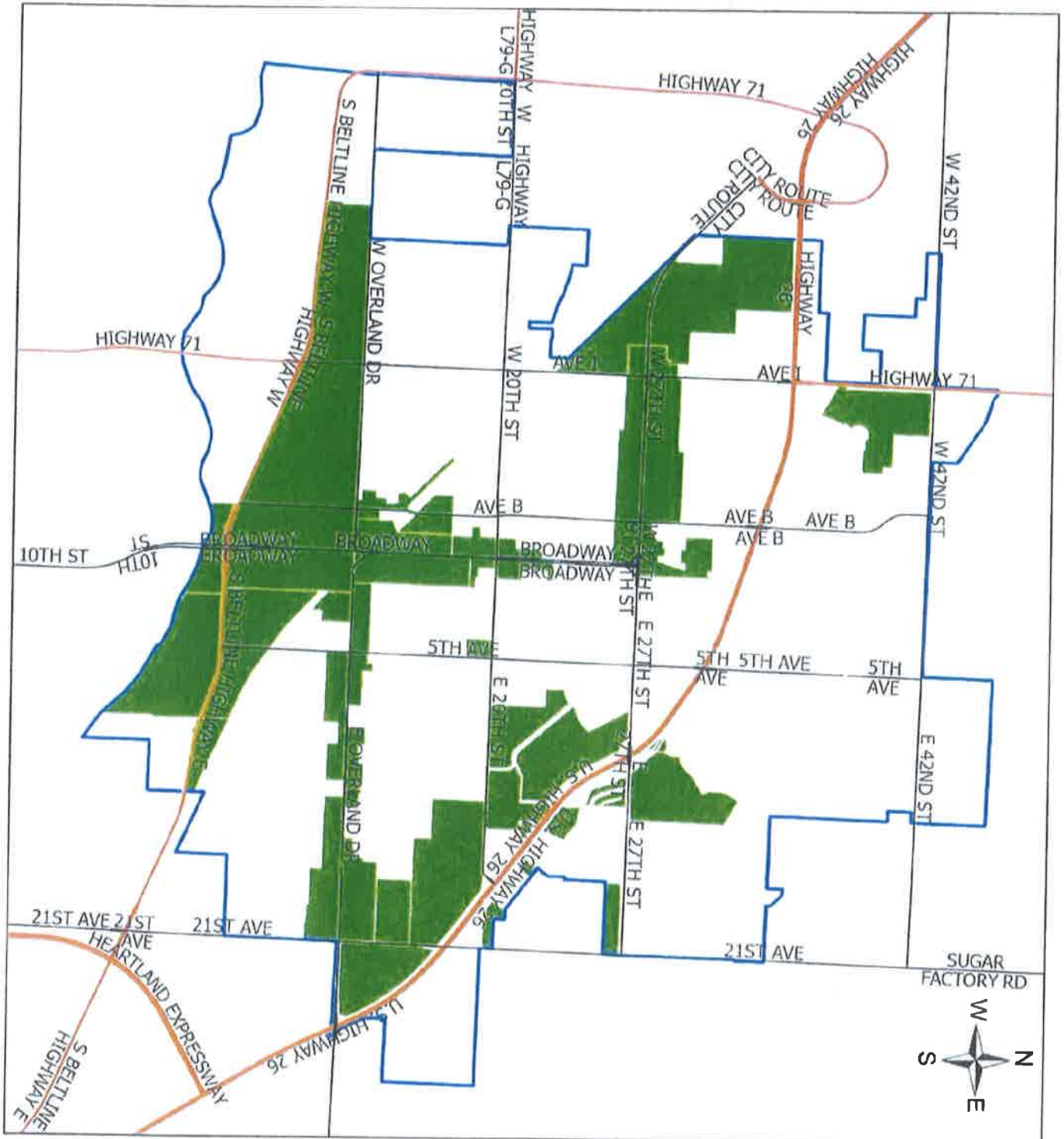
Please note that all the figures in this Plan are estimates and tax increment financing granted will be based on actual costs incurred for eligible expenses, as limited by tax increment revenues received.

A proposed statutory Cost-Benefit Analysis of the Project is attached as Attachment 5.

6. Implementation of the Plan

Upon approval of this Plan, the Redeveloper will enter into a Redevelopment Contract with the CRA which shall govern the implementation of this Plan. All public improvements related to this Plan shall be according to (a) plans and specifications approved in writing by the City in advance of commencement of construction, (b) all ordinances and codes adopted by the City, as in effect at the time that the public improvements are constructed, and (c) any other agreement related to the public improvements between the Redeveloper and the City. The Redevelopment Contract between the Redeveloper and the CRA shall not replace or supersede the need for the Redeveloper to obtain other agreements, consents, permits, or licenses from the City related to the public improvements or other improvements as may be required by the City for the type of work to be performed on the Project Site.

**26 Group Fuel Station and Convenience Store-West
Attachment 1
Blighted and Substandard Maps**



City of Scottsbluff Blight Areas

- Highway
- Main Road
- Residential
- Corporate Limits
- Blight Areas

Taylor Stephens
City of Scottsbluff GIS
Created on April 19, 2021
Updated on June 23, 2021
Coordinate System:
NAD 1983 State Plane Nebraska
FPS 2600 Feet
Lambert Conformal Conic

Blighted and Substandard Area Area Closeup

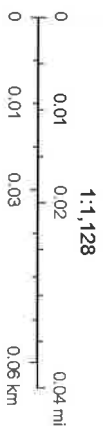


**26 Group Fuel Station and Convenience Store-West
Attachment 2
Maps of Project Site**

Project Site



September 1, 2021





**26 Group Fuel Station and Convenience Store-West
Attachment 3
Site Plan/Elevations**

0-04-03

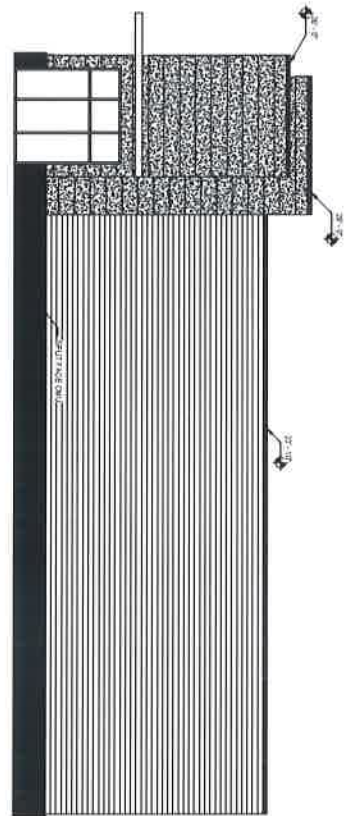


for
26 GROUP, LLC

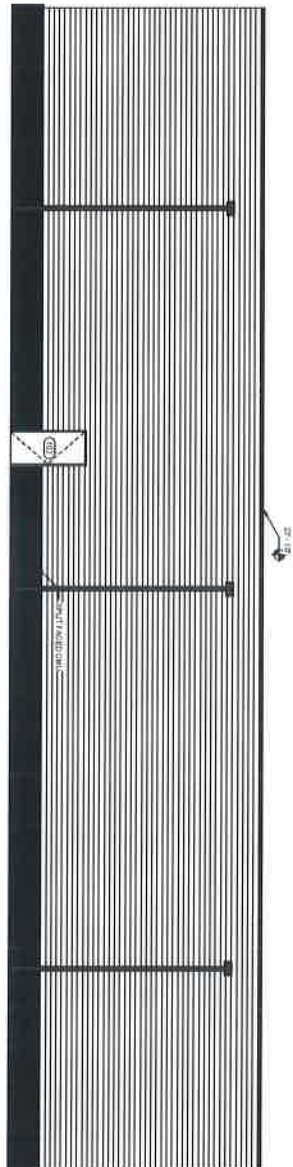
T

[illegible]

1 EAST Elevation
30°W = 1.42°



2 NORTH Elevation



NEW CONVENIENCE STORE

for
26 GROUP, LLC

CONSTRUCTION DOCUMENTS

1-800-871-1141, 1141 Broadway St., New York, NY 10038-1141
Fax: 212-693-1141, 1141 Broadway St., New York, NY 10038-1141

[illegible]

This architectural drawing shows a section of a building facade. The main wall is filled with a dense, stippled texture. To the left, there is a large window with a grid pattern. Above the window, there is a smaller, rectangular section with a similar grid pattern. The drawing is oriented horizontally, with the top of the building on the left and the bottom on the right. The overall style is technical and minimalist, focusing on form and texture.

for
26 GROUP, LLC

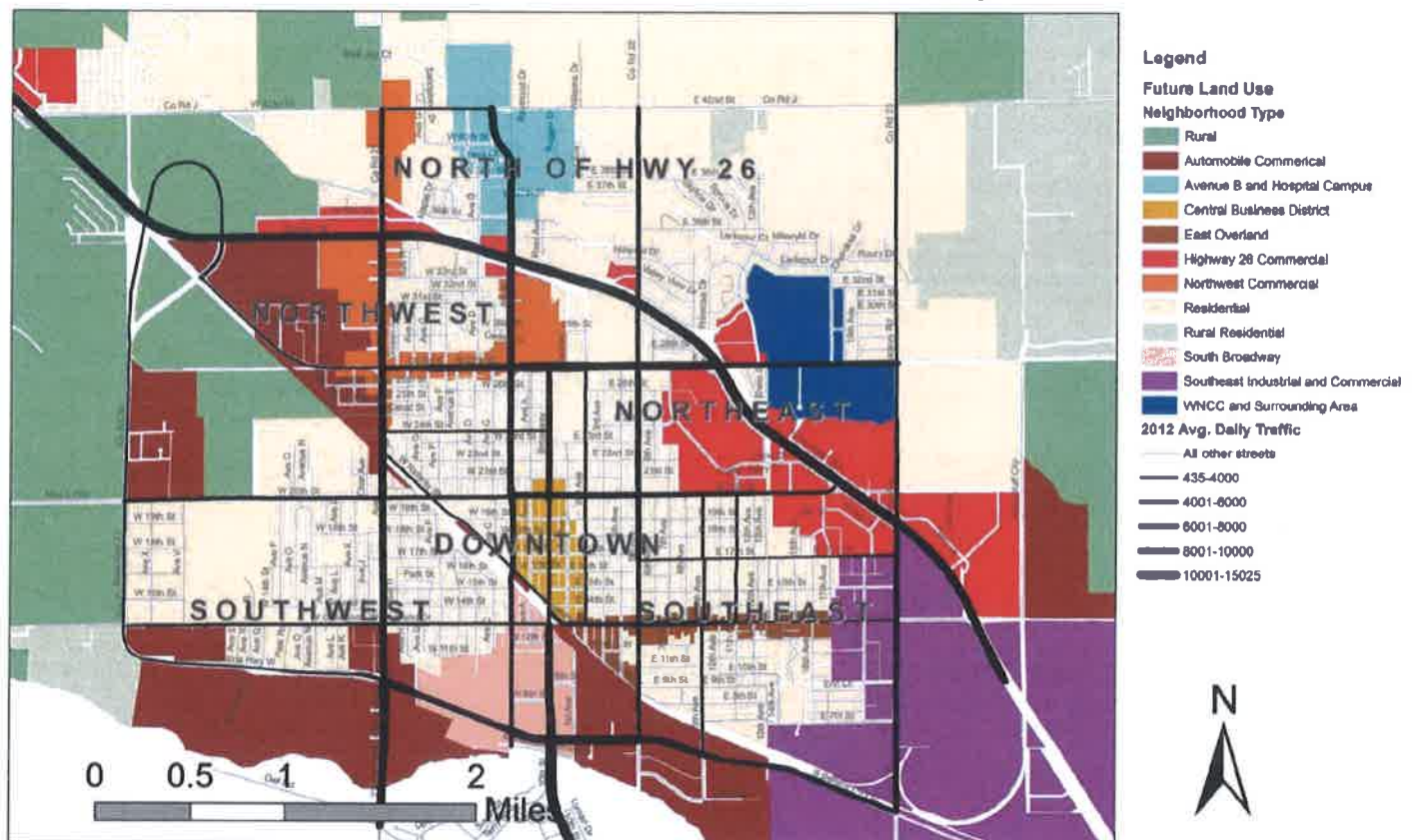
**CONSTRUCTION
DOCUMENTS**

Joseph B. Feingold & Associates, Inc.
700 Northway, Suite 200, St. Paul, MN 55114
Phone: 612/224-2211 • Fax: 612/224-2244

POLYESTER #:					
DATE: 9/8/71					
DRAWN: NOS					
REVISIONS					
		JACK KATZMAN			
		20-71			
① T&L COPY MACHINE MAKING & REWIND & HITCHCOCK, INC.					
REGISTERED PATENT OFFICE OF AMERICA					
A201 SHEET					

**26 Group Fuel Station and Convenience Store-West
Attachment 4
Excerpts from Comprehensive Plan**

Scottsbluff Future Land Use Map



Summary of Neighborhood Types

Neighborhood	Characteristics
East Overland	<p>Hours: Active daytime, limited nighttime activities</p> <p>Auto: Human scale transportation oriented. Formalized bicycle and pedestrian accommodations.</p> <p>Mass: Dense business corridor built near or to the street, one to two stories, Corners built out to develop 'nodes' of activity</p> <p>Emissions: High activity during the day, generally residential daily business traffic, low amounts of noise and smells, and enforced aesthetic and design standards.</p> <p>Appropriate zones: C-1, C-2, R-1a*</p>
Southeast Industrial	<p>Hours: Active daytime and nighttime</p> <p>Auto: Heavy traffic both personal and commercial motorized vehicles</p> <p>Mass: Wide variety of buildings</p> <p>Emissions: High amounts of noise and smells tolerated closer to highway 26. Heavy day-time traffic acceptable closer to residential areas west of 21st Avenue. .</p> <p>Appropriate zones: C-3, M-1, M-2</p>
WNCC Campus and Surrounding Area	<p>Hours: Daytime, generally 8-5 working hours.</p> <p>Auto: Both motorized and non-motorized traffic should be well facilitated, Motorized vehicle convenience should yield to pedestrian connectivity</p> <p>Mass: Variety of building types and heights and setbacks. Moderate to low density with accompanying open space and landscaping.</p> <p>Emissions: High activity during the day, generally residential daily business traffic, low amounts of noise and smells, and enforced aesthetic and design standards.</p> <p>Appropriate zones: R-1a, O-P, R-4</p>
Highway 26 Commercial	<p>Hours: Daytime and evening. Nighttime activity acceptable adjacent to highway.</p> <p>Auto: Motorized vehicle oriented to facilitate both personal and commercial vehicles. Formalized pedestrian and cycling facilities.</p> <p>Mass: Variety of building types and heights and setbacks. Moderate to high density and mixes of uses.</p> <p>Emissions: High activity during the day, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards.</p> <p>Appropriate zones: C-2, PBC, O-P, R-4</p>
Avenue B and Hospital Campus	<p>Hours: Daytime and evening. Nighttime activity acceptable adjacent to highway.</p> <p>Auto: Motorized vehicle oriented to facilitate both personal and commercial vehicles. Formalized pedestrian and cycling facilities.</p> <p>Mass: Variety of building types and heights and setbacks. Moderate to high density and mixes of uses.</p> <p>Emissions: High activity during the day, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards.</p> <p>Appropriate zones: C-2, PBC, O-P, R-5</p>
Northwest Commercial	<p>Hours: Heavier daytime use, 24 hour retail, fast-food, or traveler activity accepted.</p> <p>Auto: Multi-modal accommodations integrated on 27th street and included on Avenue I.</p> <p>Mass: Big box with surface parking acceptable when built to design code, shared buildings, built out along key intersections, low height, set-backs to encourage walkability on 27th st.</p> <p>Emissions: Traffic heaviest in the day but continuing through the night, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards.</p> <p>Appropriate zones: C-2</p>

Comprehensive Plan 2019 | Page 21

Northwest

Themes:

- 1. Growing as a regional leader of commerce and economic opportunity**
 - Home to employment hubs, Housing that supports a thriving workforce, High transportation accessibility
- 2. Living into our unique character of a city in the country**
 - Home to retail amenities to serve the surrounding neighborhoods and the region
- 3. Promoting the health and happiness of all citizens**
 - Clean, safe neighborhoods, multimodal active transportation options, access to parks
- 4. Inclusive Opportunities for participation in civic life**
 - Strong civic groups, available resources, community events

Principles:

- 5. Interconnection of Neighborhoods and amenities**
 - a. Improve pedestrian and cycling facilities across the highway and throughout the neighborhood. Utilize neighborhood through streets, Railway St., and multi-modal accommodations along 27th St and Ave. B.
 - b. Safe and efficient motorized transportation along major arterials, encouraging shared driveways and limited access points.
 - c. Safe routes to school with attention to crosswalks on high traffic roads, crossing guards, and drop-off, pick-up traffic flow.
- 6. Sustainable development**
 - a. Incorporate native species, and natural landscaping into codes commercial development and campus landscape design.
 - b. Natural stormwater facilities in uses with high percentage of impervious surfaces.
 - c. Direct higher intensity uses towards arterials, with highest intensities at intersections of arterials and collectors.
 - d. Build successful nodes at major intersections on 27th street through aesthetics, building design, and encouraging commercial and mixes of uses.
 - e. Preserve undeveloped land where city utilities could be extended for long term (10-20 year) development needs.
 - f. Encourage new development to be contiguous with existing development with planned linkages between roads and utilities.
 - g. Avoid development in floodplain
 - h. Restrict uses that may have a negative impact on the City's wellfield.
- 7. Access to culture and recreation**
 - a. Connect residential areas to parks through walking and biking trail connectivity and attention to pedestrian accommodations along and across heavily trafficked thoroughfares.
 - b. Plan for a public access to a park or greenspace in current and new development, striving for no one residence to be more than a quarter mile walking distance from recreation facilities.
 - c. Encourage opening school grounds as regular park access.
 - d. Create positive, safe gathering places for neighbors and youth in parks and outside of restaurants.
- 8. Strong neighborhoods and places, rooted in our unique character**

- a. Make programs that encourage up-keep of private property and neighborhoods more accessible and better communicated.
- b. Facilitate and support neighborhood involvement in plans, studies, and community events.
- c. Continue traditional neighborhood style of homes, streets, and sidewalks in residential areas.
- d. Improve aesthetics and landscaping along collectors, arterials, and in front of businesses, utilizing native species and enforcing design standards in Northwest Commercial Corridors.

Northwest Neighborhoods

Northwest Commercial

Appropriate Zones: C-2

- **Hours:** Heavier daytime use, 24 hour retail, fast-food, or traveler activity accepted.
- **Auto:** Multi-modal accommodations integrated on 27th street and included on Avenue I.
- **Mass:** Big box stores, shared buildings, low height but smaller setbacks on 27th Street to encourage walkability.
- **Emissions:** Traffic heaviest in the day but continuing through the night, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards.

*This neighborhood may include mixed use zoning in the future. Until the City adds Mixed Use as a zoning district, either C-2 or R-1a would be appropriate zones for this area.

**26 Group Fuel Station and Convenience Store-West
Attachment 5
Proposed Cost Benefit Analysis**

Community Redevelopment Authority, City of Scottsbluff, Nebraska
26 Group Fuel Station and Convenience Store-West
COST-BENEFIT ANALYSIS
(Pursuant to Neb. Rev. Stat. § 18-2113)

A. Project Sources/Use of Funds: An estimated \$865,485.00 of TIF Revenues are available for this Project. The public investment from TIF will leverage approximately \$2,494,325.00 in private sector investment; a private investment of approximately \$2.88 for every TIF dollar invested. Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. (This breakdown does not account for interest to be paid out of TIF Revenues).

Description	TIF Funds	Private Funds	
Land Acquisition	\$ 600,000.00		
Legal (non TIF)/Closing Costs		\$ 20,000.00	
Building		\$ 850,000.00	
Paving		\$ 290,000.00	
Tank Removal	\$ 50,000.00		
Site Demolition	\$ 150,000.00		
Site Utilities	\$ 70,000.00		
Restaurant Equipment/Frig/Freezers		\$ 250,000.00	
Fuel Pumps/Tanks/Readers		\$ 710,000.00	
Signage		\$ 80,000.00	
Civil Engineering	\$ 21,000.00		
Architect		\$ 45,000.00	
Landscaping		\$ 15,000.00	
Management Fee		\$ 194,905.00	
Sub Totals	\$ 891,000.00	\$ 2,454,905.00	
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 13,905.00		
Estimated TIF Eligible Expenses	\$ 904,905.00		
Adjustment*	\$ (39,420.00)	\$ 39,420.00	Total Project Costs
Totals	\$ 865,485.00	\$ 2,494,325.00	\$ 3,359,810.00
*Adjustment showing TIF eligible costs estimated to not be covered by TIF proceeds			

B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.

Taxes from base value of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The current value of the Project Site is \$341,050.00. Real estate taxes assessed against the Project Site are currently \$7,052.86 per year. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. The tax increment revenues from this Project will not be available to local taxing jurisdictions for up to 15 years after the effective date of the division of taxes. During those times, the tax increment revenues from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project. The estimated tax increment revenues are calculated as follows:

a. Estimated Base Value:	\$ 341,050.00
b. Estimated Value at Completion:	\$3,000,000.00
c. Tax Increment (b minus a):	\$2,658,950.00
d. Estimated Levy:	2.17%
e. Average Annual Projected Shift (rounded):	\$ 57,699.00
f. Total TIF Available (e multiplied by 15)	\$ 865,485.00

Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.

C. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.

No public infrastructure and community public service needs impacts are anticipated.

D. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area.

The Redeveloper anticipates the following employment on the Project Site after redevelopment:

<u>Fuel Station</u>	<u>Restaurant</u>
1 full time Manager	1 full time Manger
2 Assistant Managers	1 Assistant Manager
6 part time Cashiers	4 part time Cashiers
4 part time Cooks	6 part time cooks
2 full time cooks	2 full time cooks

E. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.

No negative impacts on employers and employees within and surrounding the City are anticipated.

F. Impacts on Student Populations of Scottsbluff Public Schools.

No negative impacts on Scottsbluff Public Schools are anticipated.

G. Other Impacts

- Use of local contractors for construction
- Increase in personal property taxes

RESOLUTION _____

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF
SCOTTSBLUFF, NEBRASKA:**

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan titled *26 Group Fuel Station and Convenience Store-West* by 26 Group, LLC (the “Redevelopment Plan”) has been submitted to the Planning Commission.

b. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”).

Resolved:

1. The Planning Commission finds that Redevelopment Plan conforms to the Comprehensive Plan and recommends approval of the Redevelopment Plan to the Scottsbluff Community Redevelopment Authority and City Council.

2. All prior resolutions of the Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

3. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on October ____, 2021

**PLANNING COMMISSION OF THE CITY
OF SCOTTSBLUFF, NEBRASKA**

ATTEST:

By: _____
Chair

By: _____
Recording Secretary

City of Scottsbluff, Nebraska

Monday, October 11, 2021

Regular Meeting

Item New Bus2

Tax Increment Financing - BDS3C, LLC

Conduct a public hearing for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by BDS3C, LLC for the Flyover Brewing Company Expansion Project. The area to be redeveloped under the Redevelopment Plan is described as Lot 22, Main Street Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, commonly known as 1820 Broadway, Scottsbluff, Nebraska.

Review and take action on a Resolution recommending approval of the Redevelopment Plan for the Flyover Brewing Company Expansion Project.

Staff Contact: Zachary Glaubius, Planning Administrator

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ALLIANCE OFFICE
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Alliance, NE 69301
(308) 761-047

Please Direct All
Correspondence
To Scottsbluff Office

To: City of Scottsbluff Planning Commission
From: John L. Selzer, Deputy City Attorney
Date: October 5, 2021
Re: Flyover Brewing Company Expansion Redevelopment Plan

Introduction: At your October 11, 2021 meeting you will conduct a public hearing regarding the Redevelopment Plan for the Flyover Brewing Company Expansion Project (the “Plan” and the “Project”). The Plan is currently a preliminary plan and there may be updates to the Plan. However, there are no updates expected which would change the issues addressed in this memo. The proposed Project is in an area that has been designated as blighted and substandard and in need of redevelopment. After the public hearing, you will make a recommendation regarding the Plan and Project to the Scottsbluff Community Redevelopment Authority (“CRA”) and City Council.

Standard of Review: The Planning Commission is tasked with reviewing and recommending whether the Project and Plan conform to the general plan for development of the City as a whole. Thus, you must analyze whether the Project and Plan conform to the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”).

Issues Relevant to Your Review: The Project Site is described as Lot 22, Main Street Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska (Scotts Bluff County Parcel ID No. 010132600), commonly known as 1820 Broadway, Scottsbluff, Nebraska.

According to the 2016 Scottsbluff Comprehensive Plan, the Project Site is in the Downtown District and in the Central Business District Neighborhood. A theme for the Downtown District is to grow as a regional leader of commerce and economic activity. The Redeveloper’s expansion of its current popular restaurant and brewery will enhance the downtown area. The Central Business District Neighborhood contemplates active daytime, evening, and nighttime activities and C-1 as the appropriate zone. The Redeveloper’s development of the Project Site is consistent with the Comprehensive Plan.

The Project Site is zoned as C-1 (Central Business District) which includes restaurants, bars, taverns, and brew pubs as principal permitted uses. A micro-brewery is a special permitted use. Thus, no zoning changes are necessary.

Conclusion: If at the conclusion of the public hearing, the Planning Commission feels that the proposed Project and Plan conform to the Comprehensive Plan, it may recommend approval of the Plan and Project to the CRA and City Council. A proposed resolution has been provided.

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN
Flyover Brewing Company Expansion

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1. Introduction/Executive Summary	1
2. Blighted and Substandard Condition of Project Site	1
3. Statutory Elements.....	1
4. Conformity to General Plan of the City.....	2
5. Proposed Financing.....	2
6. Implementation of Plan.....	5

Attachments

Attachment 1: *Blighted and Substandard Maps*

Attachment 2: *Maps of Project Site*

Attachment 3: *Site Plan*

Attachment 4: *Excerpts from Comprehensive Plan*

Attachment 5: *Proposed Cost-Benefit Analysis*

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN
Flyover Brewing Company Expansion

1. Introduction/Executive Summary

BDS3C, LLC (the “Redeveloper”) submits this Redevelopment Plan (“Plan”) to the City of Scottsbluff City Council (the “City”), the City of Scottsbluff Planning Commission (“Planning Commission”), and the City of Scottsbluff Community Redevelopment Authority (the “CRA”), according to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

Under this Plan, the Redeveloper proposes to rehabilitate and renovate the “Project Site” to expand Flyover Brewing Company (the “Project”). The Project Site has been declared to be blighted and substandard. The Redeveloper is requesting tax increment financing for certain eligible costs and expenses related to the Project.

2. Blighted and Substandard Condition of Project Site (NEB. REV. STAT. §§ 18-2103 (3) and (31) and 18-2109)

The City has declared the Project Site and surrounding areas as blighted and substandard as defined in the Nebraska Community Development Law. *See* Attachment 1.

3. Statutory Elements (NEB. REV. STAT. §§ 18-2103(27) and 18-2111)

- A. *Boundaries of the Project Site:*** The Project Site is described as Lot 22, Main Street Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska (Scotts Bluff County Parcel ID No. 010132600), commonly known as 1820 Broadway, Scottsbluff, Nebraska. Aerial maps of the Project Site are attached as Attachment 2.
- B. *Land Acquisition:*** The Redeveloper owns the Project Site.
- C. *Land Uses:*** The Redeveloper proposes to rehabilitate and renovate the “Project Site” to provide additional seating, special event space, and expanded brewing distributing capacity for Flyover Brewing Company.
- D. *Land Coverage and Building Intensities:*** The Project Site is approximately 3,500 square feet. The footprint of the building on the Project Site is approximately 3,250 square feet.
- E. *Site Plan:*** See Attachment 3.
- F. *Existing Uses and Condition:*** The Project Site is currently a vacant building, which needs system wide upgrades.
- G. *Demolition and Removal of Structures:*** Interior demolition is necessary to prepare the building for new improvements. No structures will be removed from the Project Site.
- H. *Population Densities:*** The Plan does not contemplate a change in population densities around the Project Site. Increased traffic to and use on the Project Site will likely result due to the increased employment, occupancy, and customers on the Project Site.

- I. Zoning Changes:** The Project Site is zoned as C-1 (Central Business District) which includes restaurants, bars, taverns, and brew pubs as principal permitted uses. A micro-brewery is a special permitted use. Thus, no zoning changes are necessary.
- J. Additional Public Facilities and Utilities:** No additional public facilities and utilities are anticipated. The Redeveloper plans on expanding its outside seating in front of the Project Site (See Attachment 3).
- K. Street Layouts, Street Levels, and Grades:** No changes to street layouts, street levels, and grades are needed for this Plan.
- L. Ordinance and Building Code Changes:** No ordinance or building code changes are contemplated by the Plan.

4. Conformity to General Plan of the City (NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a)).

The Planning Commission, City, and CRA are all tasked with determining whether this Plan conforms to the general plan for the development of the City as a whole. NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a).

According to the 2016 Scottsbluff Comprehensive Plan, the Project Site is in the Downtown District and in the Central Business District Neighborhood. A theme for the Downtown District is to grow as a regional leader of commerce and economic activity. The Redeveloper's expansion of its current popular restaurant and brewery will enhance the downtown area. The Central Business District Neighborhood contemplates active daytime, evening, and nighttime activities and C-1 as the appropriate zone. The Redeveloper's development of the Project Site is consistent with the Comprehensive Plan. Relevant excerpts from the Comprehensive Plan are attached as Attachment 4.

5. Proposed Financing

A. Tax Increment Financing. The Redeveloper is requesting tax increment financing to pay for statutorily eligible expenses, to the extent such funds are available. The tax increment financing will be generated from the increased property taxes to be paid on the Project Site after development all according to NEB. REV. STAT. § 18-2147. The amount of the available proceeds from tax increment financing ("TIF Revenues") is estimated at approximately \$48,600.00 calculated as follows:

a. Estimated Base Value:	\$ 57,410.00
b. Estimated Project Completion Value:	\$195,925.00
c. Tax Increment (b minus a):	\$138,515.00
d. Estimated Levy:	2.339%
e. Annual Projected Shift (rounded):	\$ 3,240.00
f. Total TIF Available (e multiplied by 15)	\$ 48,600.00

Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.

The TIF Revenues will be used to make principal and interest payments toward a tax increment financing bond (“TIF Indebtedness”) to be held or sold by the Redeveloper. The principal amount of the TIF Indebtedness will be based on the eligible expenses actually incurred. The interest rate will be established as set forth in the Redevelopment Contract.

Because the Plan proposes the use of tax increment financing, the City must find that the Plan would not be economically feasible without the use of tax increment financing and the Project would not occur in the blighted and substandard area without the use of tax increment financing. The City and the CRA must also find that the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed and been found to be in the long-term best interest of the community. NEB. REV. STAT. §§ 18-2113(2) and 18-2116(1)(b).

The Redeveloper certifies that the Plan would not be economically feasible and would not occur in the blighted and substandard area without the use of tax increment financing. Because of the high renovation costs, tax-increment financing is a necessary source of funding for the Project.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CRA and City shall be limited to the TIF Revenues received by the CRA with respect to the Project available to pay the TIF Indebtedness issued for this Project and the Redeveloper shall look exclusively thereto for the payment on any TIF Indebtedness. The Redeveloper acknowledges that the above figures are, and any TIF Indebtedness will be set, based on estimates and assumptions, including expectations as to the completion of construction and valuations, suggested by the Redeveloper, which may alter substantially and materially, and/or certain project costs incurred by the Redeveloper, and that tax increment revenues may be altered or eliminated entirely based on future decisions of the Nebraska Legislature or the voters of the State of Nebraska or by future court decisions.

Below are the portions of the project, and estimated cost that the Redeveloper proposes to be paid for with TIF Revenues, to the extent available:

Description	Estimated Costs
Interior Demo	\$ 27,450.00
Fire Suppression	\$ 13,153.00
Roof Repair	\$ 24,595.00
Exterior Concrete	\$ 4,815.00
Structural Engineering	\$ 2,400.00
Plan Preparation/Legal	\$ 2,680.00
Total	\$ 75,093.00

B. Private Investment/Financing. The estimated TIF Revenues available will not be sufficient to cover the eligible costs. The Redeveloper will make a substantial private investment in and obtain private financing for the Project estimated at almost \$802,045.58.

C. LB 840/Façade Improvement Grants. Approximately \$260,000.00 in LB 840 and façade improvement grants may be available for the Project.

Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. A "TIF Adjustment" is made to show the TIF expenses that will not be covered by TIF, but rather private investment. This breakdown does not account for interest to be paid out of TIF funds.

Description	TIF Funds	Private Funds	
Land Acquisition		\$ 72,000.00	
Interior Demo	\$ 27,450.00		
Fire Suppression	\$ 13,153.00		
Roof Repair	\$ 24,595.00		
Exterior Concrete	\$ 4,815.00		
Structural Engineering	\$ 2,400.00		
Mechanical Engineering		\$ 14,110.00	
Architectural		\$ 24,290.00	
General Renovation Costs		\$ 573,053.00	
Pizza Oven		\$ 15,999.58	
Brewing Equipment		\$ 148,983.00	
Ampco DH45 Pump		\$ 13,000.00	
Transfer/CIP Hoses		\$ 2,515.00	
Washdown Stations		\$ 2,577.00	
Bulk CO2		\$ 5,000.00	
RO Filter		\$ 8,500.00	
Draft Expansion Needs		\$ 2,540.00	
Brewery Office/Lab		\$ 2,000.00	
Electromagnetic Flow Meter		\$ 5,000.00	
Lenticular Filter		\$ 7,200.00	
Chemical Station		\$ 500.00	
Gehaltemeter CO2/DO		\$ 28,000.00	
Beer Walk-in		\$ 20,000.00	
Furniture		\$ 20,000.00	
Glasswasher		\$ 7,366.00	
Pizza Line		\$ 4,919.00	
Kitchen Walk-in		\$ 8,000.00	
Ancillary Furnishings		\$ 50,000.00	
			Total FF&E Costs
			\$ 352,099.58
Subtotals	\$ 72,413.00	\$ 1,035,552.58	\$ 1,107,965.58
Plan Preparation/Legal	\$ 2,680.00		
TIF Adjustment*	\$ (26,493.00)	\$ 26,493.00	Total Project Cost
Totals	\$ 48,600.00	\$ 1,062,045.58	\$ 1,110,645.58
LB 840/Façade Improvement Grant**		\$ (260,000.00)	
		\$ 802,045.58	
*Adjustment showing certain TIF costs estimated to not be covered by TIF proceeds			
**Shown for purposes of analyzing private investment			

Please note that all the figures in this Plan are estimates and tax increment financing granted will be based on actual costs incurred for eligible expenses, as limited by tax increment revenues received.

A proposed statutory Cost-Benefit Analysis of the Project is attached as Attachment 5.

6. Implementation of the Plan

Upon approval of this Plan, the Redeveloper will enter into a Redevelopment Contract with the CRA which shall govern the implementation of this Plan. All public improvements related to this Plan shall be according to (a) plans and specifications approved in writing by the City in advance of commencement of construction, (b) all ordinances and codes adopted by the City, as in effect at the time that the public improvements are constructed, and (c) any other agreement related to the public improvements between the Redeveloper and the City. The Redevelopment Contract between the Redeveloper and the CRA shall not replace or supersede the need for the Redeveloper to obtain other agreements, consents, permits, or licenses from the City related to the public improvements or other improvements as may be required by the City for the type of work to be performed on the Project Site.

**Flyover Brewing Company Expansion Redevelopment Plan
Attachment 1
Blighted and Substandard Maps**

Blighted and Substandard Area Closeup



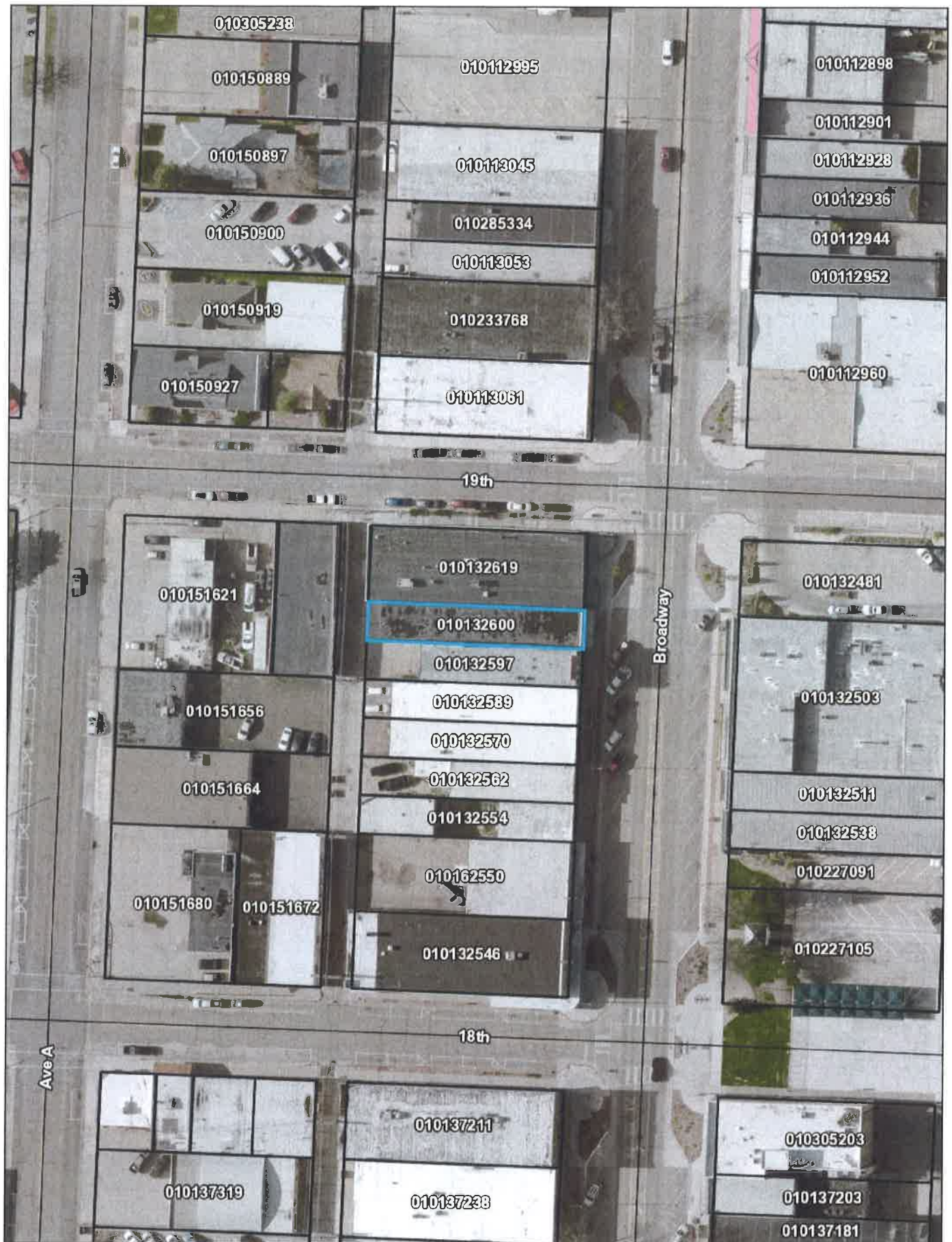
October 4, 2021

**Flyover Brewing Company Expansion Redevelopment Plan
Attachment 2
Maps of Project Site**

Project Site



05/09/2020

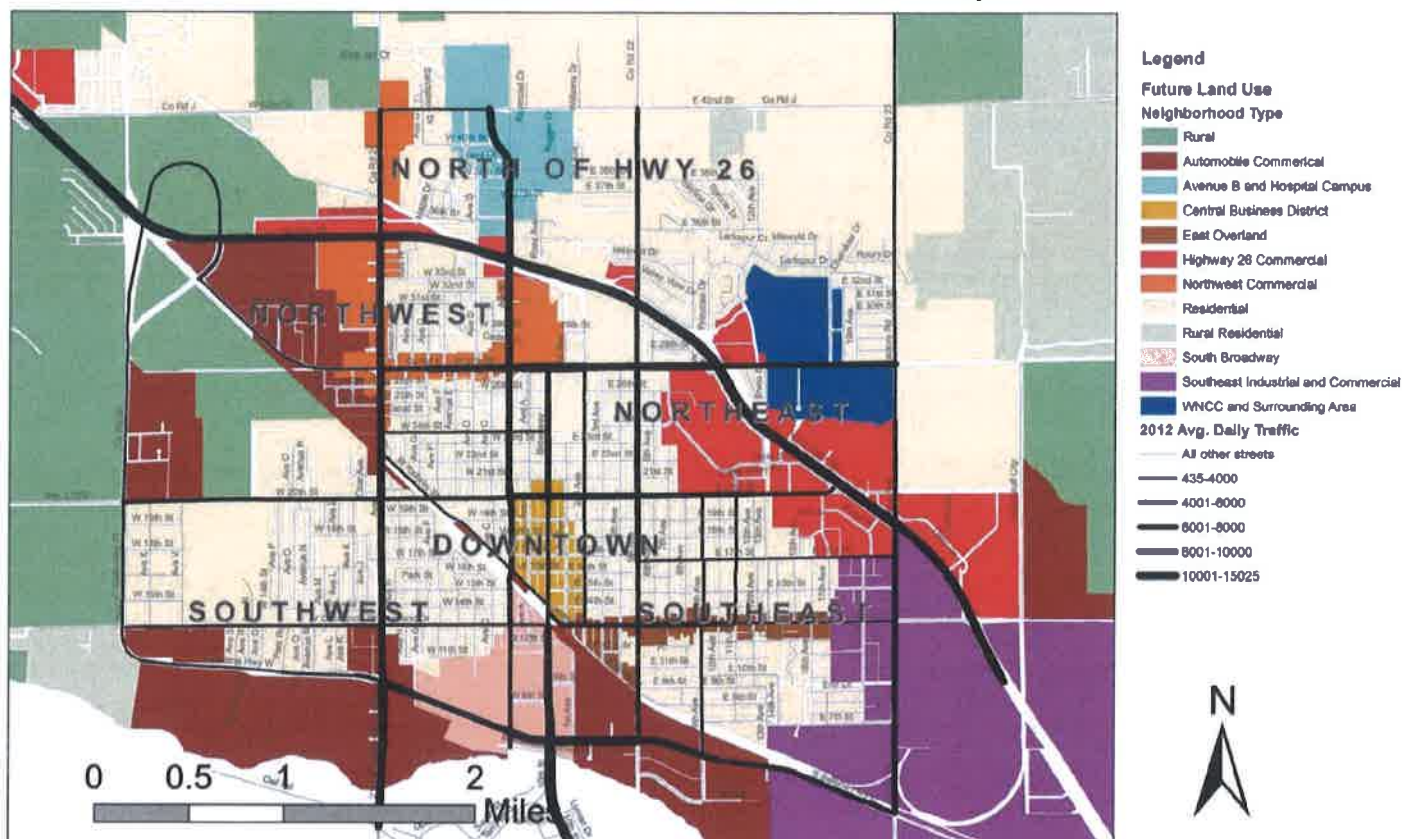


**Flyover Brewing Company Expansion Redevelopment Plan
Attachment 3
Site Plan**



**Flyover Brewing Company Expansion Redevelopment Plan
Attachment 4
Excerpts from Comprehensive Plan**

Scottsbluff Future Land Use Map



Downtown

Themes:

1. **Growing as a regional leader of commerce and economic opportunity**
 - Key area for light commercial (primarily retail) businesses.
2. **Living into our unique character of a city in the country**
 - Historic district with unique features. Cultural hub of the city with a focus on the arts.
3. **Promoting the health and happiness of all citizens**
 - Social, mental, physical well-being through prosperity, care, and physical environment conducive to activity.
4. **Inclusive Opportunities for participation in civic life**
 - Centralized gathering place for community events.

Principles:

5. **Interconnection of Neighborhoods and amenities**
 - a. Transportation amenities should prioritize pedestrians. Encourage residents to park and walk.
 - b. Connection to other services and areas of the city through multiple modes of safe transportation; bike lanes could connect to other pathways throughout the City.
6. **Sustainable development**
 - a. Reduce impervious cover- decrease stormwater runoff while providing aesthetically pleasing landscaped areas.
 - b. Focus on tree planting to help moderate temperatures and beautify public spaces.
 - c. Continue making public improvements in landscaping and other public facilities to encourage additional private investment.
 - d. Maintain landscaped areas to keep them attractive long-term.
7. **Access to culture and recreation**
 - a. Partner with Midwest Theater, Western Nebraska Arts Center to provide cultural opportunities downtown.
 - b. Access to walking paths; signage to encourage more walking downtown.
8. **Strong neighborhoods and places, rooted in our unique character**
 - a. Promote cultural hub of the community through built design of buildings
 - b. Retain historical value of existing buildings
 - c. Encourage upper-story housing to increase vitality of the district

Downtown Neighborhoods

Central Business District

Appropriate Zones: C-1

- **Hours:** Active daytime, evening, and nighttime activities
- **Auto:** Formalized bicycle and pedestrian accommodations. Pedestrian oriented along Broadway
- **Mass:** Allowable height up to 70 feet, zero setbacks. Buildings should take up entire lot- green space provided in public facilities.

- **Emissions:** High activity during the day, evening, and late night. Lights that reflect historical character of district.

**Flyover Brewing Company Expansion Redevelopment Plan
Attachment 5
Proposed Cost-Benefit Analysis**

COMMUNITY REDEVELOPMENT AUTHORITY, CITY OF SCOTTSBLUFF, NEBRASKA
Flyover Brewing Company Expansion
COST-BENEFIT ANALYSIS
(Pursuant to Neb. Rev. Stat. § 18-2113)

A. Project Sources/Use of Funds: An estimated \$48,600.00 of TIF Revenues are available for this Project. This public investment will leverage approximately \$802,045.58 in private sector investment; a private investment of approximately \$16.50 for every TIF dollar invested, plus potentially an additional \$260,000.00 in LB840 and façade improvement grants. Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. A "TIF Adjustment" is made to show certain TIF eligible expenses that will not be covered by TIF, but rather private investment. This breakdown does not account for interest to be paid out of TIF funds.

Description	TIF Funds	Private Funds	
Land Acquisition		\$ 72,000.00	
Interior Demo	\$ 27,450.00		
Fire Suppression	\$ 13,153.00		
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Mechanical Engineering		\$ 14,110.00	
Architectural		\$ 24,290.00	
General Renovation Costs		\$ 573,053.00	
Pizza Oven		\$ 15,999.58	
Brewing Equipment		\$ 148,983.00	
Ampco DH45 Pump		\$ 13,000.00	
Transfer/CIP Hoses		\$ 2,515.00	
Washdown Stations		\$ 2,577.00	
Bulk CO2		\$ 5,000.00	
RO Filter		\$ 8,500.00	
Draft Expansion Needs		\$ 2,540.00	
Brewery Office/Lab		\$ 2,000.00	
Electromagnetic Flow Meter		\$ 5,000.00	
Lenticular Filter		\$ 7,200.00	
Chemical Station		\$ 500.00	
Gehaltemeter CO2/DO		\$ 28,000.00	
Beer Walk-in		\$ 20,000.00	
Furniture		\$ 20,000.00	
Glasswasher		\$ 7,366.00	
Pizza Line		\$ 4,919.00	
Kitchen Walk-in		\$ 8,000.00	
Ancillary Furnishings		\$ 50,000.00	
			Total FF&E Costs
			\$ 352,099.58
Subtotals	\$ 72,413.00	\$ 1,035,552.58	\$ 1,107,965.58
Plan Preparation/Legal	\$ 2,680.00		
TIF Adjustment*	\$ (26,493.00)	\$ 26,493.00	Total Project Cost
Totals	\$ 48,600.00	\$ 1,062,045.58	\$ 1,110,645.58
LB 840/Façade Improvement Grant**		\$ (260,000.00)	
		\$ 802,045.58	
*Adjustment showing certain TIF costs estimated to not be covered by TIF proceeds			
**Shown for purposes of analyzing private investment			

B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.

Taxes from base value of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The estimated current value of the Project Site is \$57,410.00. Taxes from the current value of the Project Site are approximately \$1,285.00 per year. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. The tax increment revenues from this Project will not be available to local taxing jurisdictions for up to 15 years after the effective date of the division of taxes. During those times, the tax increment revenues from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project. The estimated average annual tax increment revenues are calculated as follows:

a. Estimated Base Value:	\$ 57,410.00
b. Estimated Project Completion Value:	\$195,925.00
c. Tax Increment (b minus a):	\$138,515.00
d. Estimated Levy:	2.339%
e. Annual Projected Shift (rounded):	\$ 3,240.00
f. Total TIF Available (e multiplied by 15)	\$ 48,600.00

Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.

C. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.

The Project will rehabilitate and increase utilization of an underutilized building in the Downtown area of the City. The space will meet the demand for private events at Flyover Brewing Company, such as class reunions, wedding rehearsal dinners, holiday parties, and work and network functions. No negative tax impacts from public infrastructure costs are anticipated.

D. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area.

Flyover Brewing Company employs approximately 35-40 people. Redeveloper intends to add up to 5 employees over the next five years.

E. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.

None anticipated.

F. Impacts on Student Populations of School Districts within the City.

None anticipated.

G. Other Impacts.

Local contractors and consultants will perform the work.

Increase in personal property taxes due equipment and other personal property.

RESOLUTION _____

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF
SCOTTSDLUFF, NEBRASKA:**

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan titled *Flyover Brewing Company Expansion* by BDS3C, LLC (the “Redevelopment Plan”) has been submitted to the Planning Commission.

b. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”).

Resolved:

1. The Planning Commission finds that Redevelopment Plan conforms to the Comprehensive Plan and recommends approval of the Redevelopment Plan to the Scottsbluff Community Redevelopment Authority and City Council.

2. All prior resolutions of the Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

3. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on October __, 2021

**PLANNING COMMISSION OF THE CITY
OF SCOTTSDLUFF, NEBRASKA**

ATTEST:

By: _____
Chair

By: _____
Recording Secretary

City of Scottsbluff, Nebraska

Monday, October 11, 2021

Regular Meeting

Item Pub Hear1

Preliminary Plat

Preliminary Plat of Lots 1 and 2, Block 3, West Nebraska Express Subdivision, situated in Part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 27, 2021 For Hearing of: October 11, 2021



I. GENERAL INFORMATION

- A. Applicant:** 21st Century Land, LLC
619 E. South Beltline Highway
Scottsbluff, NE 69361
- B. Property**
Owner: Same as Applicant
- C. Proposal:** Request to replat Block 3, West Nebraska Express Subdivision, into two separate lots and add utility easement and access easement
- D. Legal Description:** Block 3, West Nebraska Express (to be replatted as Lots 1 and 2, Block 3, West Nebraska Express Subdivision)
- E. Location:** 615 & 619 South Beltline Highway
- F. Existing Zoning & Land Use:** C-3 Heavy Commercial. Two buildings are located at this site. The buildings are used as offices and a fitness gym.
- G. Size of Site:** Approximately 4.63 Acres | Proposed Lot 1: 58,720 sq. ft. | Proposed Lot 2: 143,522 sq. ft.

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Commercial	C-3 Heavy Commercial	BNSF Railroad
East	Commercial	C-3 Heavy Commercial	Commercial Storage and Contractor's Shop
South	Commercial	M-1 Light Manufacturing and Industrial	Self-Storage Facility, Vehicle Sales & Repair
West	Commercial	C-3 Heavy Commercial	Office Building, Trucking Company

B. Relevant Case History

1. The Blighted and Substandard Designation for this site was approved by City Council in 1994.
2. Block 3, West Nebraska Express Subdivision was platted October 10, 1994.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as Automobile Commercial (Commercial)

B. Traffic & Access:

1. Current access to Block 3 is frontage along S. Beltline Highway.
2. The accesses above will remain for the proposed Lot 1.
3. The proposed Lot 2 will also be accessible via a 15' wide access easement is proposed for access from Block 2. Both Block 2 and Lot 2, Block 3 will remain owned by the same owner.

C. Utilities:

1. The current lot has access to water, and sewer.
2. Proposed Lot 1 will have access to water and sewer.
3. Proposed Lot 2 will have access to water and sewer.

IV. STAFF COMMENTS

A. The proposed Lot 2 does not follow 21-1-24 as due to the diagonal property line in the northwest corner. Applicant has stated the reasoning for the unique property line is for access. The access easement is to justify the non-perpendicular lot line.

B. As this is a new subdivision, sidewalks are required per Code 21-1-36.

C. A 14' wide utility easement will be located between the two buildings.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The Comprehensive Plan identifies the area as commercial and the lots will remain C-3.
2. The 15' wide access easement will provide access from Lot 2 to Block 2.
3. No minimum lot size requirement for C-3 Zone.

B. Findings of Fact to Not Recommend Approval May Include:

1. Lot 2 does not meet 21-123 regarding inside lot lines being perpendicular to a straight street line.


VI. STAFF RECOMMENDATION

A. Staff recommends Planning Commission recommend approval of the Final Plat of Lots 1 and 2, Block 3, West Nebraska Express Subdivision.



City of Scottsbluff, Nebraska


Application for a Preliminary Plat Subdivision

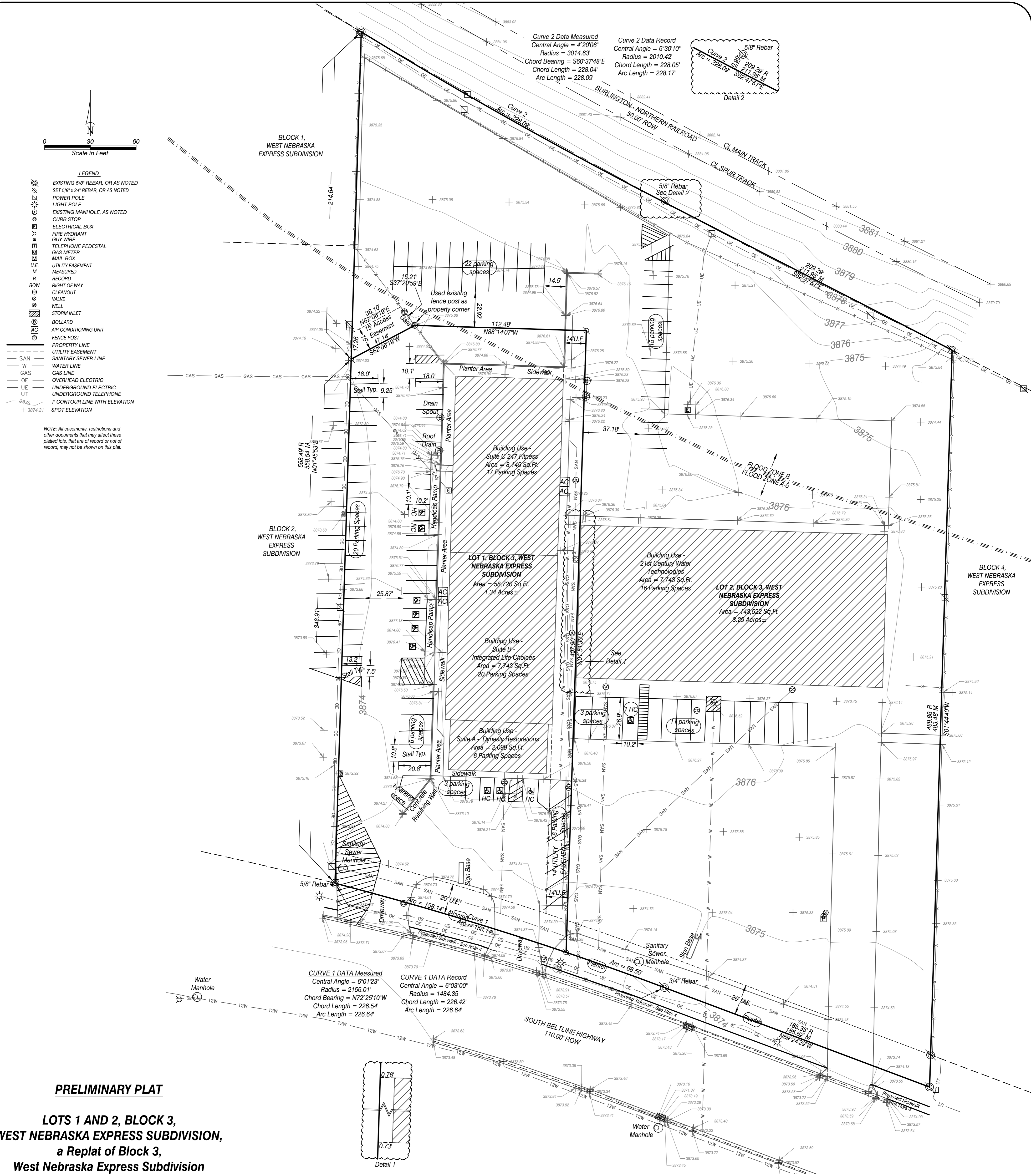
Date: August 18, 2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): 615 & 619 E. South Beltline Highway			Permit Number:	
Applicant's Name: 21st Century Land, LLC			Plat Approved _____ Denied _____	
Applicant's Address: 615 & 619 E. South Beltline Highway			Date Issued:	
City: Scottsbluff	State: NE	Zip: 69361	Comp. Plan Land Use:	Zone:
Telephone: 308-203-1322	Mobile: 308-631-0082	Email:	Attached: Plot Plan Legal Description (in Word) \$100.00 filing fee \$3.00 per property owner within 300-feet Receipt # _____	
Property Owner: 21st Century Land, LLC				
Property Owner's Address: same as above.				
City:	State:	Zip:		
Telephone:	Mobile:	Email:		
Engineer or Surveyor: Gregg Schilz			Total Acreage:	
Engineer or Surveyor Address: MC Schaff & Associates 818 E. South Beltline Highway			Proposed number of lots: 2	
City: Scottsbluff	State: NE	Zip: 69361	Present Use of Property: Commercial	
Telephone: 308-635-1926	Mobile:	Email: gschilz@mcschaff.com	Proposed Use of Property: Commercial	
Location of property: On E. South Beltline approximately 1 block east of 5th & Beltline on the north side.			Present Zoning: C-3(Heavy Commercial)	
Please provide the following: Copy of Preliminary Plan (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee Proof of Ownership of Property (See 21-1-50, Title Insurance, Attorney's opinion, Certificate of registered abstracter)				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date: 08/19/21	
Remarks: (Insert here any information not covered above)				



City of Scottsbluff, Nebraska

Application for a Final Plat Subdivision

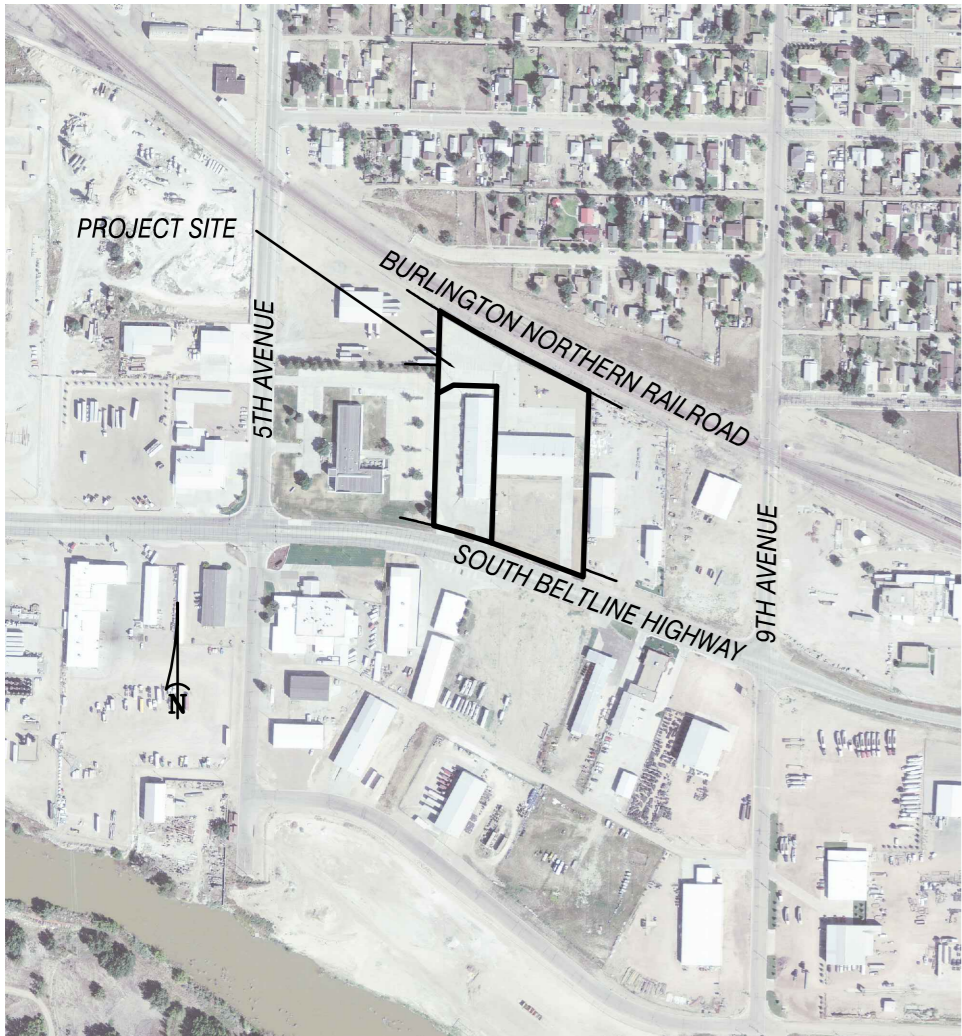
Date: August 18, 2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): 615 & 619 E. South Beltline Highway			Permit Number:	
Applicant's Name: 21st Century Land, LLC			Plat: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Applicant's Address: 619 E. South Beltline Highway			Date Issued:	
City: Scottsbluff	State: NE	Zip: 69361	Comp. Plan Land Use:	Zone:
Telephone: 308-203-1322	Mobile: 308-631-0082	Email:	Attached: Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # _____	
Property Owner: 21st Century Land, LLC				
Property Owner's Address: same as above.				
City:	State:	Zip:		
Telephone:	Mobile:	Email:		
Engineer or Surveyor: Gregg Schilz			Total Acreage: 4.36+- Acres	
Engineer or Surveyor Address: MC Schaff & Associates 818 E. South Beltline Highway			Proposed number of lots: 2	
City: Scottsbluff	State: NE	Zip: 69361	Present Use of Property: Commercial	
Telephone: 308-635-1926	Mobile:	Email: gschilz@mcschaff.com	Proposed Use of Property: Commercial	
Location of property:			Present Zoning: C-3(Heavy Commercial)	
Please provide the following: Copy of Final Plat (Mylar and 3.5" diskette or CD-ROM in AutoCAD format) Copy of Preliminary Plat (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee (if not submitted with approval of Preliminary Plat) Letter of transmittal				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date: 08/19/21	
Remarks: (Insert here any information not covered above)				



PRELIMINARY PLAT

LOTS 1 AND 2, BLOCK 3,
WEST NEBRASKA EXPRESS SUBDIVISION,
a Replat of Block 3,
West Nebraska Express Subdivision

SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY MAP

GENERAL NOTES

- Underground utilities shown are based on locates from the Nebraska One Call System, previous surveys and information from city maps, and may or may not represent the true location of shown utility, or the presence of all buried existing utilities.
- Flood Plain Information: This property is located in Flood Plain Zones A-5 and Zone B, as shown on FIRM Map, Community Panel No. 310206-0010-C, effective date June 15, 1979.
 - Zone A-5 refers to areas of 100-year flood, base flood elevations and flood hazard factors determined
 - Zone B Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
- Zoning Information: This property is zoned C-3 (Heavy Commercial) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:

SETBACK REQUIREMENTS FOR ZONE C-3 (HEAVY COMMERCIAL)

Front yard setback - None
Side street setback - 12.5 feet
Rear yard setback - None
Side yard setback - None

The maximum height of building allowed - 35 feet
(source: Scottsbluff Municipal Code Section 25-3-15)

- A 5 foot sidewalk will need to be constructed along the north side of South Beltline Highway in accordance with City and ADA requirements.
- Parking Requirements - as per City Ordinance 25-5-1.

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 3, WEST NEBRASKA EXPRESS SUBDIVISION, a Replat of Block 3, West Nebraska Express Subdivision SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

SHEET 1 OF 1 P-1	DATE	
	REVISION	

SEAL

PROJECT NUMBER	RM10203-00
PROJECT DATE:	JULY 27, 2021
D.P.'S:	
PROJECT TEAM:	

PROJECT: LOTS 1&2, BLOCK 3,
REPLAT OF BLOCK 3,
WEST NEBRASKA
EXPRESS SUBDIVISION
IN SW 1/4 OF NW 1/4
SECTION 25, T22N-R55W

CLIENT: 21ST CENTURY
PROPERTIES, LLC

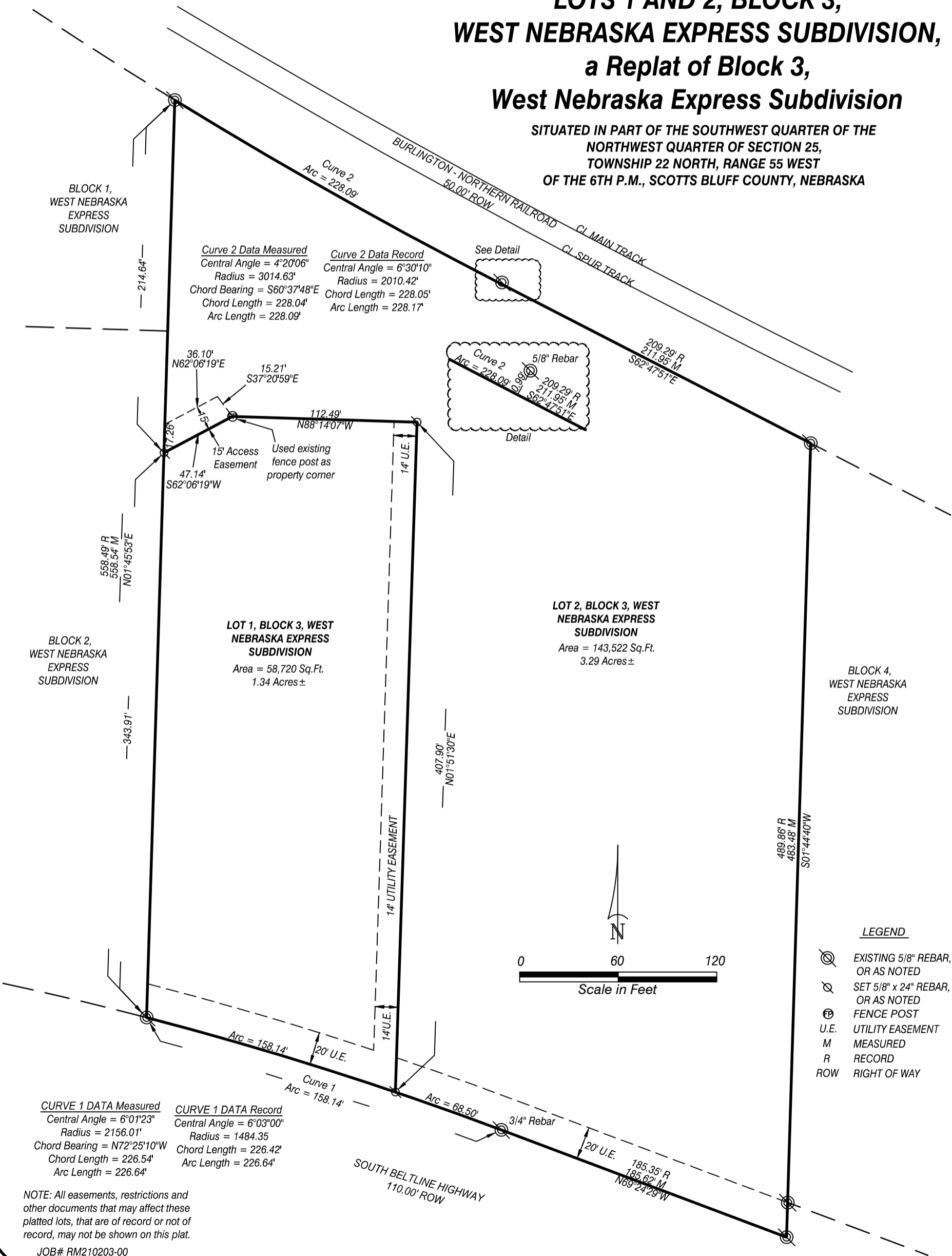


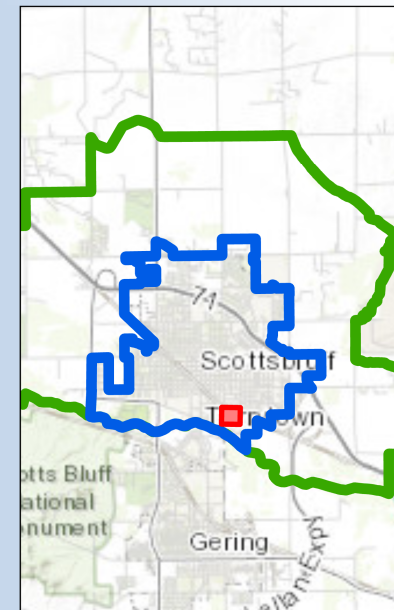
M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS
PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

FINAL PLAT
LOTS 1 AND 2, BLOCK 3,
WEST NEBRASKA EXPRESS SUBDIVISION,
a Replat of Block 3,
West Nebraska Express Subdivision

SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA





Proposed Changes

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Taylor Stephens
City of Scottsbluff GIS
Created on September 28, 2021
Coordinate System:
NAD 1983 State Plane 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.



Proposed Changes

Building

Parcel Boundaries

Street Centerlines

CLASS

Highway

Main Road

Residential/Rural

Taylor Stephens
City of Scottsbluff GIS
Created on September 28, 2021
Coordinate System:
NAD 1983 State Plane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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Proposed Changes

Parcel Boundaries

Zoning

A

AR

C-1

C-2

C-3

M-1

M-2

O&P

PBC

R-1

R-1A

R-1B

R-4

R-6

Street Centerlines

CLASS

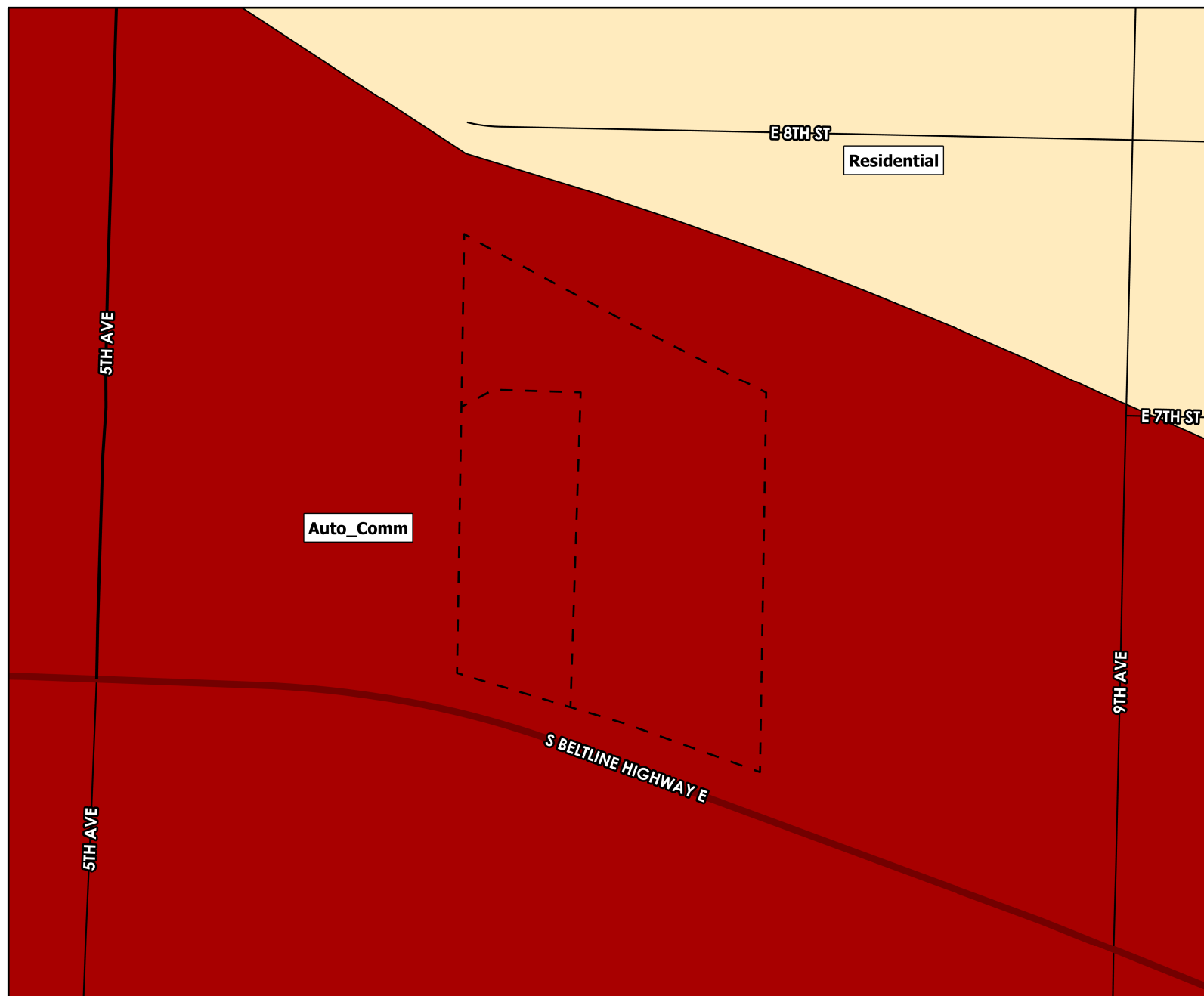
Highway

Main Road

Residential/Rural

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Proposed Changes

2016 Comp. Plan Land Use

- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

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- Proposed Changes
- Easement
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- 🌳 Fire Hydrants
- Water Lines
- Verified_Manhole
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Taylor Stephens
City of Scottsbluff GIS
Created on September 28, 2021
Coordinate System:
NAD 1983 State Plane 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, October 11, 2021

Regular Meeting

Item Pub Hear2

Final Plat

Final Plat of Lots 1 and 2, Block 3, West Nebraska Express Subdivision, situated in Part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska

Monday, October 11, 2021

Regular Meeting

Item Pub Hear3

Preliminary Plat

Preliminary Plat of Block 1, BF Properties, situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff, County, Nebraska.

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 27, 2021 For Hearing of: October 11, 2021



I. GENERAL INFORMATION

- A. Applicant:** Bryan Frank (Frank Properties, LLC)
PO Box 2395
Scottsbluff, NE 69361
- B. Property Owner:** Same as Applicant
- C. Proposal:** Request to plat Block 1, BF Properties and extension of utility easement. Request to rezone Block 1 from A-Agricultural to C-3 Heavy Commercial.
- D. Legal Description:** Block 1, BF Properties situated in the southeast quarter of the southeast quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.
- E. Location:** 240474 Highland Road
- F. Existing Zoning & Land Use:** A-Agricultural. GGO - Gateway Green Overlay Zone. Currently used to service farm equipment.
- G. Size of Site:** 6 Acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	A-Agricultural	Farmland
East	Residential	R-1B Rural Residential Estate	Single Family Dwellings
South	Residential	R-1B Rural Residential Estate	Single Family Dwellings, Machine Shed
West	Residential	A-Agricultural	Farmland

B. Relevant Case History

1. N.A.

III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Residential

B. Traffic & Access:

1. Current access the unplatted land is frontage along Highland Road (33' right-of-way)
2. The accesses above will remain for the proposed Block 1.
3. A 50' Winter Creek Canal Ditch Easement runs along the eastern lot line.

C. Utilities:

1. The current lot has access to water and sewer (SID 4-A)
2. Proposed Block 1 will have access to water and sewer (SID 4-A)

IV. STAFF COMMENTS

- A. As the subdivision is located outside of corporate limits in the extra-territorial jurisdiction, it is not required to be connected to city utilities.
- B. The proposed rezone to C-3 is not consistent with the Comprehensive Plan. However, staff requested the rezone to bring the existing use into compliance with the zoning code.
- C. The rezone will lead to consistency in the zoning of farm implements and farm equipment service facilities.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The preliminary and final plat will not create any non-conforming yards or structures.
2. The plat meets the minimum requirements of the code.
3. The rezone of the proposed lot to C-3 Commercial will bring the existing non-conforming use into conformance.

B. Findings of Fact to Not Recommend Approval May Include:

1. The Comprehensive Plan identifies the area as residential, and the rezone will permit commercial land use.

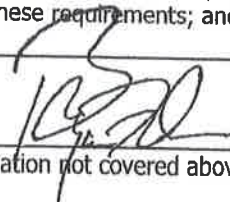

VI. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission recommend approval of the Preliminary Plat, Final, Plat, and Rezone Application for Block 1, BF Properties.



City of Scottsbluff, Nebraska

Application for a Preliminary Plat Subdivision

Date: 9-8-2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): 240474 Highland Road			Permit Number:	
Applicant's Name Bryan Frank (Frank Properties, LLC.)			Plat Approved _____ Denied _____	
Applicant's Address: PO Box 2395			Date Issued:	
City: Scottsbluff	State: Nebraska	Zip: 69363	Comp. Plan Land Use:	Zone:
Telephone: 308-631-8350	Mobile: 308-631-8350	Email: bryanfrank@bfenterprising.com	Attached: Plot Plan Legal Description (In Word) \$100.00 filing fee \$3.00 per property owner within 300-feet Receipt # _____	
Property Owner: Bryan Frank (Frank Properties, LLC.)				
Property Owner's Address: PO Box 2395				
City: Scottsbluff	State: Nebraska	Zip: 69363		
Telephone: 308-631-8350	Mobile: 308-631-8350	Email: bryanfrank@bfenterprising.com		
Engineer or Surveyor: Gregg M. Schilz LS-785			Total Acreage: ±6.0 Acres	
Engineer or Surveyor Address: 818 South Beltline Highway East			Proposed number of lots: 1	
City: Scottsbluff	State: Nebraska	Zip: 69361	Present Use of Property: Agriculture Zone A	
Telephone: 308-635-1926	Mobile: 308-631-7099	Email: gschilz@mcschaff.com	Proposed Use of Property: Agriculture repair shop	
Location of property: North side of Highland Rd. 1/2 mile West of Airport Rd and Highland Rd. intersection			Present Zoning: Agriculture Zone A	
Please provide the following: Copy of Preliminary Plan (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee Proof of Ownership of Property (See 21-1-50, Title Insurance, Attorney's opinion, Certificate of registered abstracter)				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date:  9-8-2021	
Remarks: (Insert here any information not covered above)				

Development Services Department

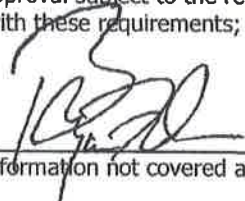

2525 Circle Drive, Scottsbluff, NE 69361

(308) 630-6243



City of Scottsbluff, Nebraska

Application for a Final Plat Subdivision

Date: 9-8-2021			DO NOT WRITE IN THIS BLOCK	
Address (Location): 240474 Highland Road			Permit Number:	
Applicant's Name Bryan Frank (Frank Properties, LLC.)			Plat Approved _____ Denied _____	
Applicant's Address: PO Box 2395			Date Issued:	
City: Scottsbluff	State: Nebraska	Zip: 69363	Comp. Plan Land Use:	Zone:
Telephone: 308-631-8350	Mobile: 308-631-8350	Email: bryanfrank@bfenterprising.com	Attached: Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # _____	
Property Owner: Frank Properties, LLC.				
Property Owner's Address: PO Box 2395				
City: Scottsbluff	State: Nebraska	Zip: 69363		
Telephone: 308-631-8350	Mobile: 308-631-8350	Email: bryanfrank@bfenterprising.com	Total Acreage: ±6.0 Acres	
Engineer or Surveyor: Gregg M. Schilz LS-785			Proposed number of lots: 1	
Engineer or Surveyor Address: 818 South Beltline Highway East			Present Use of Property: Agriculture Zone A	
City: Scottsbluff	State: Nebraska	Zip: 69361	Proposed Use of Property: Agriculture repair shop	
Telephone: 308-635-1926	Mobile: 308-631-7099	Email: gschilz@hotmail.com	Present Zoning: Agriculture Zone A	
Location of property: North side of Highland Rd. 1/2 mile West of Airport Rd and Highland Rd. intersection				
Please provide the following: Copy of Final Plat (Mylar and 3.5" diskette or CD-ROM in AutoCAD format) Copy of Preliminary Plat (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee (if not submitted with approval of Preliminary Plat) Letter of transmittal				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: 			Date:  9-8-2021	
Remarks: (Insert here any information not covered above)				

Development Services Department

2525 Circle Drive, Scottsbluff, NE 69361

(308) 630-6243



Scottsbluff City Zoning Map (Rezone) Application

2525 Circle Drive, Scottsbluff, NE 69361
Telephone (308) 630-6243 Fax (308) 630-6204
www.scottsbluff.org

Project Information

Application Date: 9-8-2021		Number (Office Use Only):
Property Address: 240474 Highland Road		
Current Zone: A	Proposed Zone: C-3	Acreage of Property: 6 Acres
Comprehensive Plan Designation: Residential	Comprehensive Plan Amendment Required? No	

Applicant Information

Applicant: M.C. Schaff & Assoc.		Property Owner: Bryan Frank (Frank Properties, LLC.)	
Address: 818 South Beltline Hwy E		Telephone: 308-635-1926	
City: Scottsbluff	State: Ne	Zip: 69361	Alt. Telephone:

City Development Process and Requirements

- Staff Review Time:** Approximately 4 to 5 weeks prior to the Public Hearing date.
- Planning Commission:** Held the second Monday of each month at 6:00 p.m.
- City Council:** Held the first and third Mondays of each month at 6:00 p.m.

All meetings are held in the City Council Chambers at 2525 Circle Drive in Scottsbluff.

REQUIREMENTS

- ☒ Pre-application meeting with City Planner
- ☒ Rezone Fees \$100.00 plus
- ☐ Cost of postage for everyone within 300 feet + \$3.00 per property owner
- ☐ Provide a list (in mailing label format) of property owners within 300 feet of the exterior boundaries of the property to be rezoned together with:
 - ☐ A map(s) that clearly show the ownership within the 300 feet

- ☒ A letter from the property owner giving permission that their property maybe rezoned.
- ☒ Legal description of the property - on disk or emailed to the City Development Service Department in Word format and a map of property to be rezoned.
- ☒ A Letter from the petitioner that the proposed use:
 - ☐ Would provide a service required by the neighborhood and/or community and be consistent with sound land use.
 - ☒ Would not be injurious to the adjacent properties or uses
 - ☒ That rezoning the property would not create special hazards or problems for the neighborhood or community
 - ☐ Would be harmonious and consistent with the plan for the area in the Comprehensive Plan
 - ☐ Why the rezone of the property should be granted.

If any of these items are not submitted with the application City Staff maintains the right to return the application as incomplete.

Rezone Process

After staff receives a completed application the staff will write a report to the Planning Commission including their recommendation. The Planning Commission will then hold a public hearing (which must be noticed in newspaper 10 days prior to the hearing) pertaining to the Zone Change and either recommend supporting the zone change or not to the City Council. After the Planning Commission the City Council will also hold a public hearing on the rezone request and either approve, approve with conditions or deny the request.



RE: Rezoning of 240474 Highland Road (Proposed)

To whom it may concern:

This letter is written in order to ensure that the rezoning of this property would provide a service required by the community, is consistent with sound land use, will not be injurious to the adjacent property owners, will not create a special hazard or problem for the community or neighborhood, and will be harmonious and consistent with the plan for the area.

The planned development is for a commercial lot that will fall within the zoning of C-3. The property is bordered to the west and north by A zoned properties and to the east and south by R-1B zoned properties. In addition, approximately .5 miles east and west of the property the zoning is C-3, of which we are requesting this property be re-zoned to.

Given this, we request that our request to rezone the property to C-3 be granted.

Thank you for your consideration,

Gregg M. Schilz
Land Surveyor
NE L.S. 785
gschilz@mcschaff.com
Office: 308-635-1926
Cell: 308-631-7099



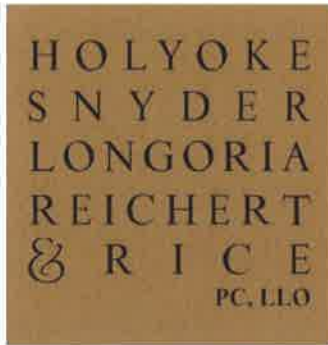
Zach Glaubius
Project and Planning Coordinator
City of Scottsbluff

Reason for Block 1, BF Properties:

Mr. Frank and Mr. Henkel have agreed on the sale/purchase of 6 acres for Henkel Ag Repairs expansion of the business. From our conversation we will need to rezone from A to C-3 the 6 acres to fit the land use.

The East side of the property has a 50' easement for Winters Creek Canal and a 20' easement for the extension of SID No. 4-A.

Gregg M. Schilz
Land Surveyor
NE L.S. 785
gschilz@mcschaff.com
Office: 308-635-1926
Cell: 308-631-7099



Attorneys At Law
1714 Second Avenue
Post Office Box 2424
Scottsbluff, NE 69363-2424

Telephone: (308) 635-5000
Facsimile: (308) 635-8000
www.panhandlejustice.com

Thomas T. Holyoke
Andrew W. Snyder
Jonas I. Longoria
Katy A. Reichert
Brendan J. Rice*

*Licensed in Nebraska & Wyoming

September 8, 2021

Via E-Mail Only

Mr. Gregg Schilz

MC Schaff

gschilz@mcschaff.com

Re: Opinion of Ownership
Partial Tract, SW1/4 Section 20, Township 22 North, Range 54 West of the
6th P.M., Scotts Bluff County, Nebraska

Dear Mr. Schilz:

On behalf of Frank Properties LLC, I have reviewed the records of the Register of Deeds of Scotts Bluff County, Nebraska, in connection with the ownership of a partial tract of real property located within the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th PM, Scotts Bluff County, Nebraska, also identified by its Parcel Identification Number 010024247.

From a review of the records of the Register of Deeds it is clear that Frank Properties LLC, a Nebraska limited liability company received title to the subject premises via Trustee's Warranty Deed dated December 28, 2017 and recorded as Instrument Number 2018-50.

As such, it is my conclusion that Frank Properties LLC is the lawful owner of record of the subject premises. Please feel free to contact me with any further comments or questions. Thank you.

Very Truly Yours,

Brendan J. Rice

BJR:sq

PRELIMINARY PLAT

BLOCK 1, BF PROPERTIES

SITUATED IN THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 22 NORTH, RANGE 54 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY MAP

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 20, THENCE WESTERLY ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, ON AN ASSUMED BEARING OF N88°40'19"W, A DISTANCE OF 440.00 FEET, THENCE BEARING N02°56'14"E, ON A LINE BEING 440.00 FEET WEST OF AND PARALLEL WITH THE NORTH - SOUTH CENTERLINE OF SECTION 20, A DISTANCE OF 594.00 FEET, THENCE BEARING S88°40'19"E, ON A LINE BEING 594.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, A DISTANCE OF 440.00 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH - SOUTH CENTERLINE OF SECTION 20, SAID LINE ALSO BEING THE WEST LINE OF LOT 1, HILLEREDGE ADDITION, THENCE BEARING S02°56'14"W, ON SAID SECTION LINE AND WEST LINE OF SAID LOT 1, A DISTANCE OF 594.00 FEET, TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 6.00 ACRES, MORE OR LESS.

AND SAID TRACT TO INCLUDE A DITCH EASEMENT FOR WINTERS CREEK CANAL AND SANITARY SEWER EASEMENT FOR THE EXTENSION OF SANITARY SEWER IMPROVEMENT DISTRICT NUMBER 4-A, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT.

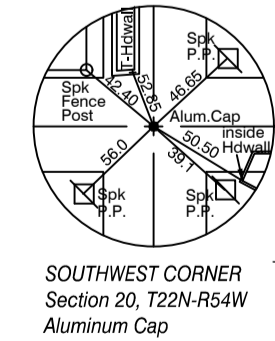
UNPLATTED LAND
OWNER: FRANK PROPERTIES LLC
PO BOX 2395
SCOTTSBLUFF NE 69363
ZONED A - AGRICULTURAL

LEGEND

- EXISTING 5/8" REBAR, OR AS NOTED
- SET 5/8" x 24" REBAR, OR AS NOTED
- POWER POLE
- LIGHT POLE
- EXISTING MANHOLE, AS NOTED
- CURB STOP
- ELECTRICAL BOX
- FIRE HYDRANT
- GUY WIRE
- TELEPHONE PEDESTAL
- GAS METER
- MAIL BOX
- UTILITY EASEMENT
- MEASURED
- RECORD
- RIGHT OF WAY
- CLEANOUT
- WELL
- STORM INLET
- BOLLARD
- FENCE POST
- BSL
- BUILDING SETBACK LINE
- PROPERTY LINE
- UTILITY EASEMENT
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- SANITARY SEWER LINE
- 1" CONTOUR LINE WITH ELEVATION
- SPOT ELEVATION

Scale in Feet
0 50 100

NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.



SOUTHWEST CORNER
Section 20, T22N-R54W
Aluminum Cap

Valve Box
ELEV 3869.26

Fire Hydrant
Top Nut
ELEV 3872.95

LT 9, DEERE VALLEY SUB
OWNER: SCHARF, RYAN & NICOLE
240351 HIGHLAND RD
SCOTTSBLUFF NE 69361
ZONED R1-B

TR IN NW 29-22-54 (2.43)
OWNER: THP ENTERPRISES LLC
250733 HIGHLAND RD
SCOTTSBLUFF NE 69361
ZONED R1-B

UNPLATTED LAND
OWNER: FRANK PROPERTIES LLC
PO BOX 2395
SCOTTSBLUFF NE 69363
ZONED A - AGRICULTURAL

GENERAL NOTES

- Underground utilities shown are based on locates from the Nebraska One Call System, previous surveys and information from city maps, and may or may not represent the true location of shown utility, or the presence of all buried existing utilities.
- Flood Plain Information: This property is located in Flood Plain Zone X, as shown on FIRM Map, Community Panel No. 310473-0175-A, effective date June 18, 1990.
 - Zone X refers to areas determined to be outside 500-year flood plain.
- Zoning Information: This property is zoned C3 (HEAVY COMMERCIAL) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:

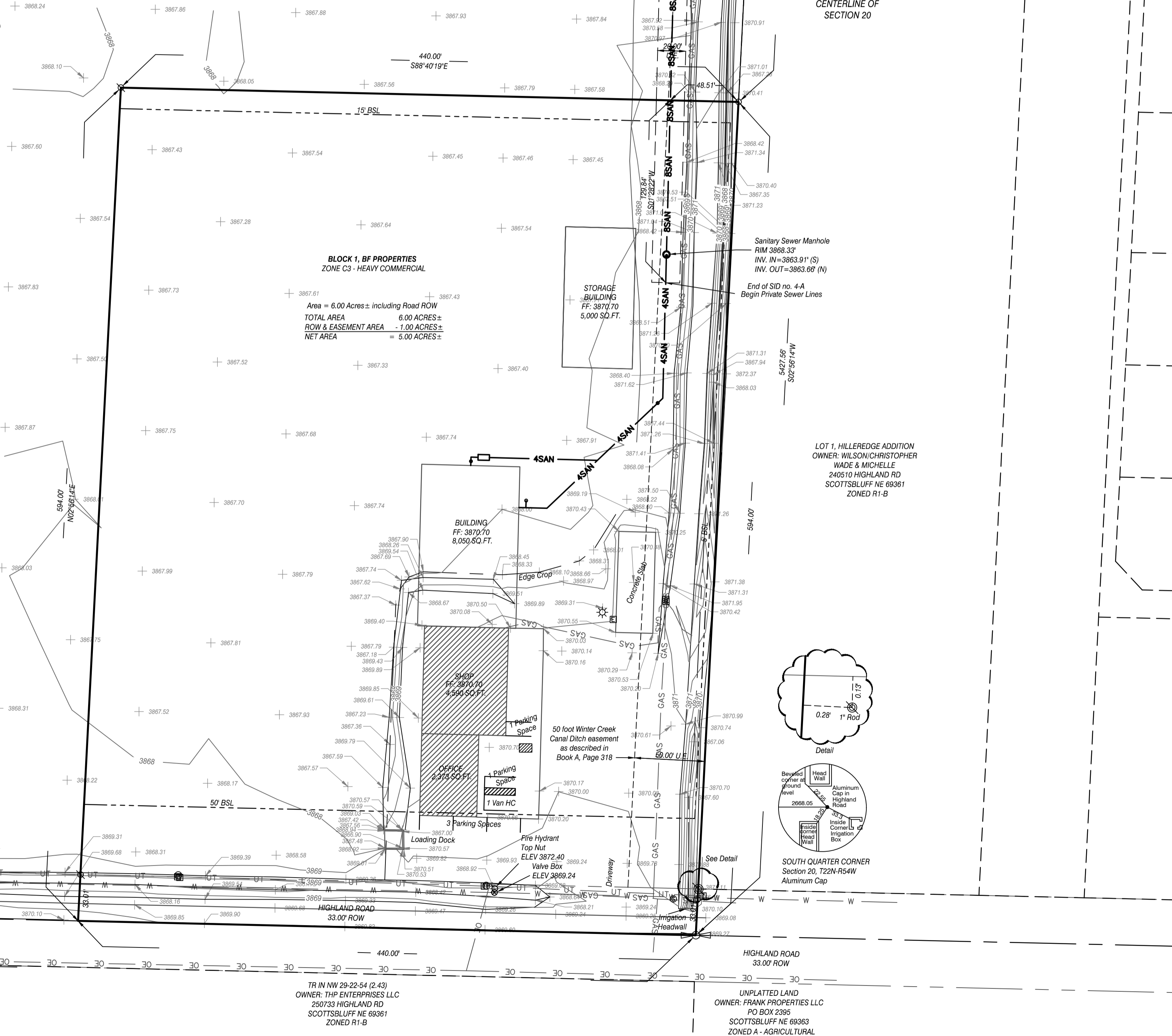
SETBACK REQUIREMENTS FOR ZONE C3 HEAVY COMMERCIAL

- Front yard setback - NONE - The required minimum R Zone setback applies if the frontage between (2) streets separates an R Zone and a C Zone. If all frontage between 2 streets is in a C Zone, no front setback is required.
- Rear yard setback - NONE - Accept for a lot abutting a lot in an R zone, in which case the minimum rear yard setback is 15 feet.
- Interior Side yard setback - NONE - Accept for a lot whose side abuts the side of a lot in an R zone, in which case the minimum interior side yard setback is 5 feet.

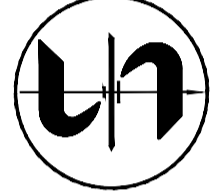
The maximum height of building allowed - 35 feet
(source: Scottsbluff Municipal Code Section 25-3-4 and 25-3-15)

4. DEVELOPER - Brian Frank,
FRANK PROPERTIES 2 LLC
PO BOX 2395
SCOTTSBLUFF NE 69363

5. Parking Spaces - As per City requirement and ADA guidelines.



M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361



ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS
PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

PROJECT: BLOCK 1, BF PROPERTIES
SITUATED IN THE SEQ OF
THE SWQ OF SECTION 20,
T22N-R54W OF 6TH P.M.
SCOTTSBLUFF COUNTY,
NEBRASKA

CLIENT: BRYAN FRANK

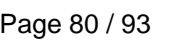
PROJECT NUMBER:
RM210066-00
PROJECT DATE:
SEPT 8, 2021
PROJECT MGR:
DPS
PROJECT TEAM:
GS-TD

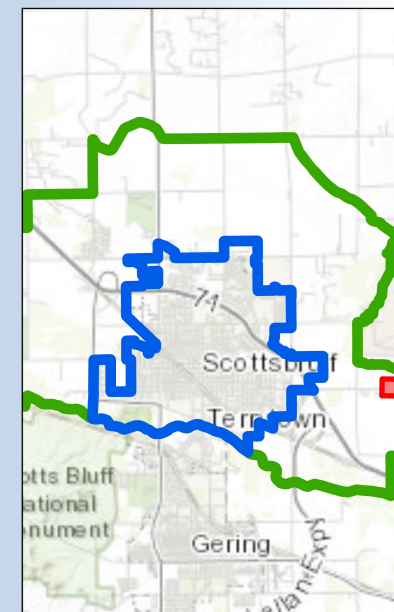
SEAL

DATE	REVISION

SHEET 1 OF 1
PRE-1

**SITUATED IN THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 22 NORTH, RANGE 54 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA**





Proposed Changes

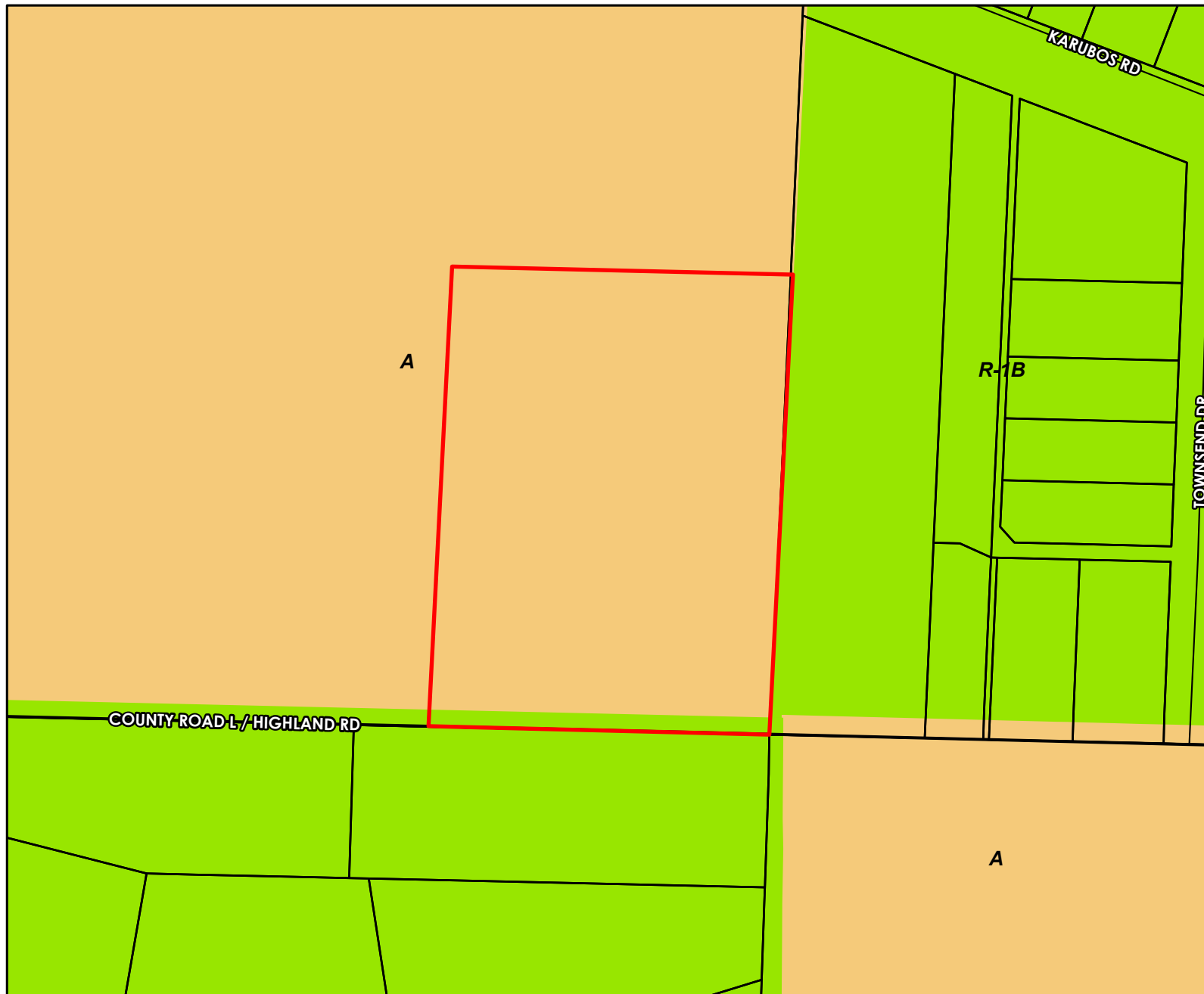
Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Taylor Stephens
City of Scottsbluff GIS
Created on September 28, 2021
Coordinate System:
NAD 1983 State Plane 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.



Proposed Changes

Parcel Boundaries

Zoning

- A
- AR
- C-1
- C-2
- C-3
- M-1
- M-2
- O&P
- PBC
- R-1
- R-1A
- R-1B
- R-4
- R-6

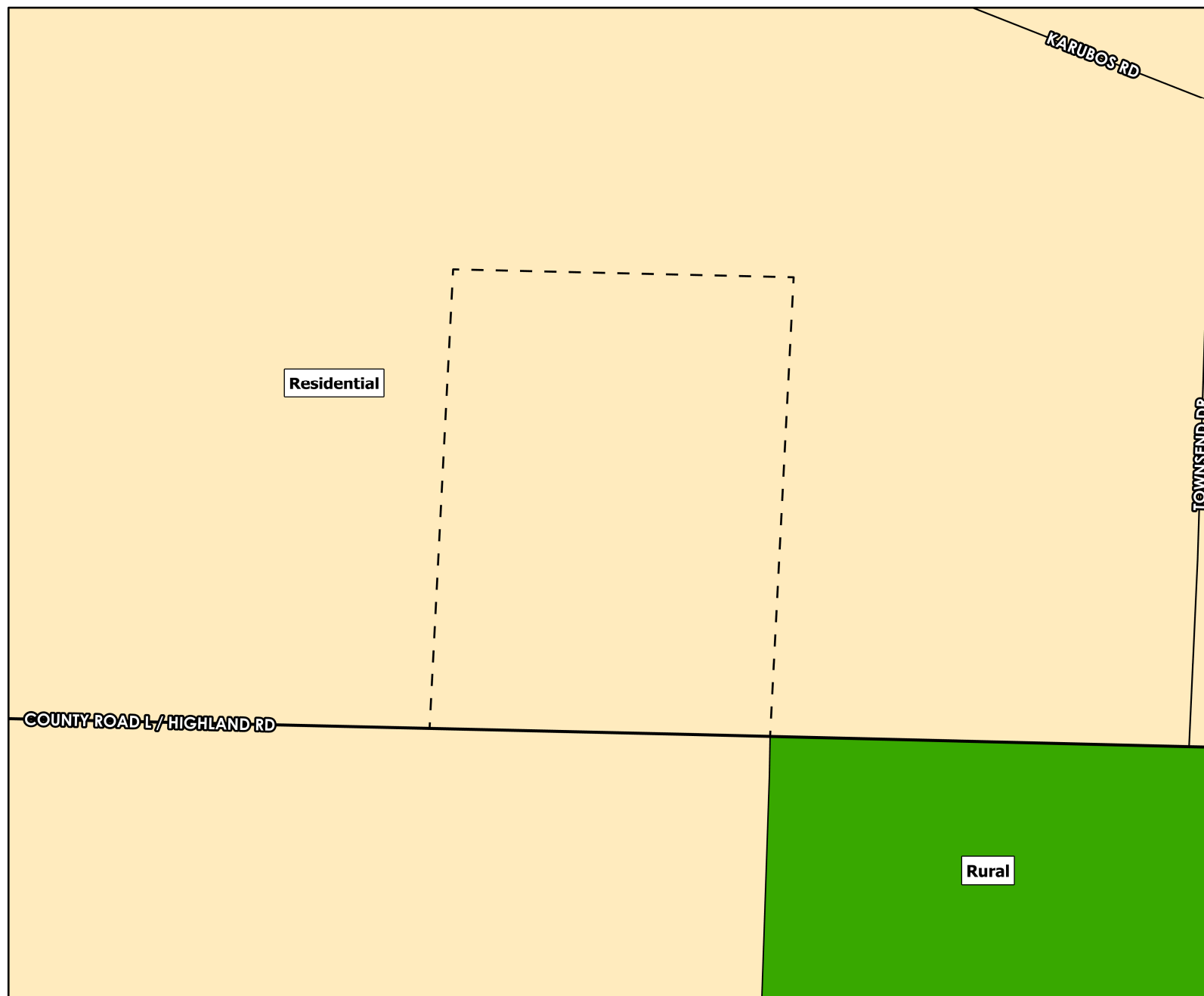
Street Centerlines

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Proposed Changes

2016 Comp. Plan Land Use

- Automobile Commercial
- Avenue B and Hospiat Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrouding Area

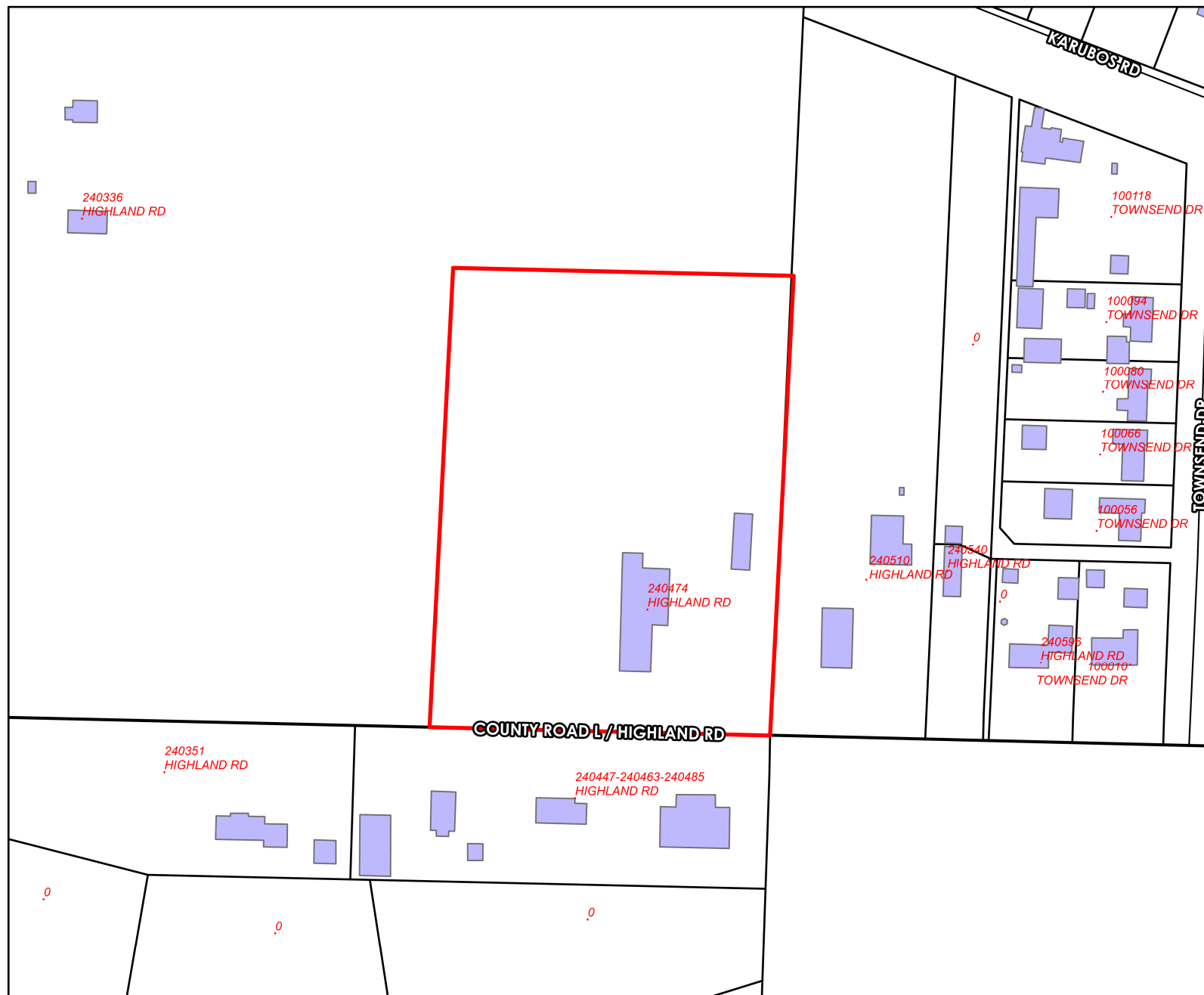
Street Centerlines

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Proposed Changes

Building

Parcel Boundaries

Street Centerlines

CLASS

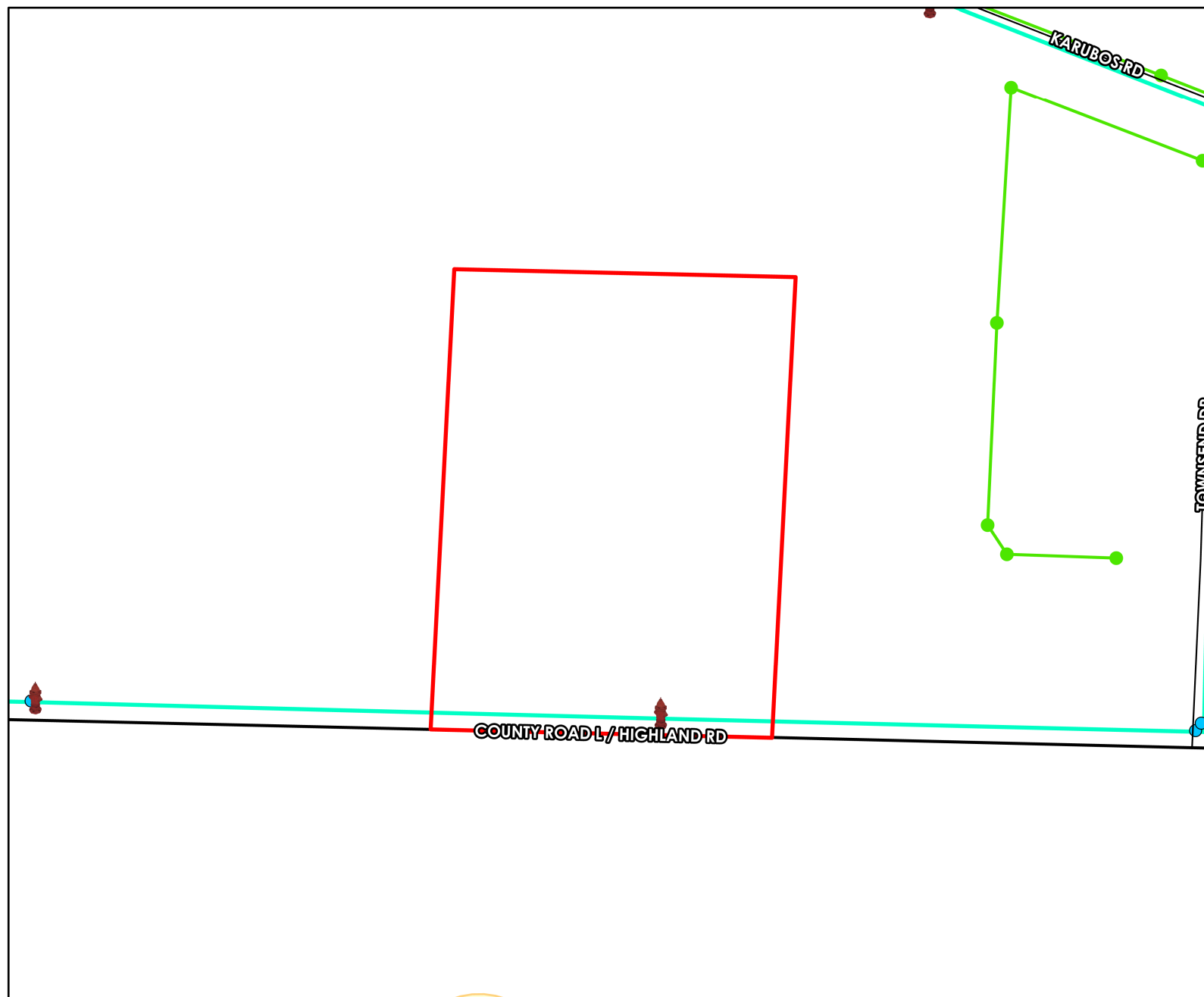
Highway

Main Road

Residential/Rural

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- Proposed Changes
- Easement
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Fire Hydrants
- Water Lines
- Verified_Manhole
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

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NAD 1983 State Plane Nebraska FIPS 2600 Feet
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City of Scottsbluff, Nebraska

Monday, October 11, 2021

Regular Meeting

Item Pub Hear4

Final Plat

Final Plat of Block 1, BF Properties, situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska

Monday, October 11, 2021

Regular Meeting

Item Pub Hear5

Rezone

Rezone Request for Block 1, BF Properties, situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska
Monday, October 11, 2021
Regular Meeting

Item Election1

Nomination of Chairman

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska

Monday, October 11, 2021

Regular Meeting

Item Election2

Nomination of Vice-Chairman

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska
Monday, October 11, 2021
Regular Meeting

Item Election3

Election of Chairman

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska

Monday, October 11, 2021

Regular Meeting

Item Election4

Election of Vice-Chairman

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska

Monday, October 11, 2021

Regular Meeting

Item Staff Rep1

(Informational Only)

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska
Monday, October 11, 2021
Regular Meeting

Item Meet1

Confirm next meeting date of November 8, 2021.

Staff Contact: Zachary Glaubius, Planning Administrator