

City of Scottsbluff, Nebraska

Monday, March 11, 2024

Regular Meeting

Item New Bus1

Planning Commission to make a recommendation on the annexation request by Daniel Raymond for Lots 1-2, Block 1, Seth Raymond Subdivision.

Staff Contact:

Petition Request to Annex
Into the City of Scottsbluff, NE

City of Scottsbluff
Attn: Mayor and City Council
2525 Circle Dr
Scottsbluff, NE 69361

RE: Petition To Annex Property Into City of Scottsbluff

Mr. Mayor and City Council,

As Owner of property within the jurisdictional area of the City of Scottsbluff, I would like to submit this letter as a voluntary petition to annex into the City of Scottsbluff.

The property I would like to request for annexation is platted as LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 11, THENCE ON THE NORTH -SOUTH CENTERLINE OF SECTION 11, ON AN ASSUMED BEARING OF N02°17'59"E, A DISTANCE OF 789.28 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 495.65 FEET, THENCE BEARING S02°17'59"W, ON A LINE PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 154.86 FEET, THENCE BEARING S37°10'47"W, A DISTANCE OF 108.68 FEET, TO THE POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°52'48", A RADIUS OF 190.00 FEET, HAVING A CHORD BEARING OF S19°44'23"W AND A CHORD DISTANCE OF 113.89 FEET, THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 115.67 FEET, THENCE BEARING S02°17'59"W, ON A LINE BEING PARALLEL WITH THE NORTH- SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 437.46 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE WESTERLY ON SAID LINE, BEARING N88°12'08"W, A DISTANCE OF 399.36 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 7.73 ACRES, MORE OR LESS.

Sincerely,



City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 4, 2024 For Meeting of: March 11, 2024



I. GENERAL INFORMATION

- A. Daniel Raymond, owner of the proposed Lots 1 & 2, Block 1, Seth Raymond Subdivision has requested annexation by the City of Scottsbluff.

II. STAFF COMMENTS

- A. The reference Nebraska Revised Statutes below have been summarized for this agenda item. The complete statutes are included in the packet
- B. According Nebraska Revised Statute § 18-3301, an owner of territory contiguous to the corporate limits of a city desire to be annexed, the owner shall prepare a plat of the territory. A copy of the plat shall be filed with the city with a written request for annexation. The City Council shall at the next regular meeting after filing and request vote on the annexation. If the request is approved, an ordinance shall be prepared declaring the territory as within the corporate limits of the city.
- C. However, according Nebraska Revised Statute § 19-929, the city council shall not take final action on matters relating annexation of territory until it has received the recommendation of the planning commission
- D. Furthermore, according to Nebraska Revised Statute § 16-117 (7), when any owner of property contiguous to a city of the first class may by petition request that such property be included within the corporate limits of the city. The city council may include such property within the corporate limits without complying to subsection 3-6.
 - i. Subsection 3-6 require a resolution for annexation, public notice in the newspaper, and a public hearing.
- E. To summarize, a property owner next to the city may request annexation, and when this occurs a public hearing on the annexation is not necessary.
- F. This land is located within the “Near-Term Development” designation on the future land use map.

III. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation on approval by City Council on annexation of Lots 1 and 2, Block 1, Seth Raymond Subdivision.