

**City of Scottsbluff, Nebraska**  
**Monday, February 10, 2014**  
**Regular Meeting**

**Item Appr. Min.1**

**Minutes**

*Approve Minutes of 1/13/14*

Staff Contact: Annie Urdiales

**Planning Commission Minutes**  
**Regular Scheduled Meeting**  
**January 13, 2014**  
**Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, January 13, 2014, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on January 3, 2014. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

**ITEM 1:** Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Jim Zitterkopf, Angie Aguillo, Callan Wayman, Mark Westphal, and Becky Estrada. Absent: Dave Gompert, Anita Chadwick, Henry Huber, and Dana Weber. City officials present: Annie Urdiales, Planning Administrator, Annie Folck, City Planner, and Gary Batt, Code Administrator II.

**ITEM 2:** Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bulletin board in the back area of the City Council Chamber, for those interested parties.

**ITEM 3:** Acknowledgment of any changes in the agenda: None.

**ITEM 4:** Business not on agenda: None

**ITEM 5:** Citizens with items not scheduled on regular agenda: None

**ITEM 6:** The minutes of 12/9/13 were reviewed and approved. A motion was made to accept the minutes by Westphal, and seconded by Zitterkopf. "YEAS": Zitterkopf, Aguillo, Wayman, Westphal, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Gompert, Chadwick, Huber and Weber. Motion carried.

**ITEM 7A:** The Planning Commission opened a public hearing on a zone change request of a parcel located in the City's extra territorial jurisdiction. The parcel is situated in the northeast corner of the two mile jurisdiction south of Eagle Road and east of County Road 24. The property owners, Ron & Kay Miller have requested a rezone as part of a final plat by director to allow them to build a storage building on their farm. The request is to change the zoning from Agricultural to R-1B Rural Residential. The replat will realign property between two parcels belonging to the Millers adding approximately 3.10 acres to their existing property which is described at Block 1, Merrigan Subdivision. This property is zoned Rural Residential with the replat of the additional 3± acres the zone change will complete the new parcel and allow for the construction of the storage building, which will then be compliant with the existing building and zoning codes. Surrounding property owners and Scotts Bluff County were notified regarding the request, we heard from one property owner and the Scotts Bluff County office and they had no opposition to the change.

Kelly Beatty of M.C. Schaff & Associates, representing the Miller's addressed the Planning Commission and answered questions about the proposed plat and rezone.

**Conclusion:** A motion was made by Westphal and seconded by Wayman to make positive recommendation to City Council to approve the proposed rezone of part of Block 1A, Merrigan Subdivision from Agricultural to R-1B Rural Residential. "YEAS": Zitterkopf, Wayman, Westphal, Aguillo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Chadwick, Gompert, Huber, and Weber. Motion carried.

**Agenda Item 7B:** The Planning Commission opened a public hearing for the 2014 One and Six Year Street Plan. Mark Bohl director of public works addressed the Planning Commission describing the projects on the list. The twenty-four (24) projects that are listed include work that is being projected for this construction season as well as other street improvement projects that go out to the next six years.

Number one on the list this year mill and overlay Avenue I from South Beltline north to 27<sup>th</sup> Street, this project will start in the spring of this year, there has been some preliminary work done on this section of Avenue I, removing signs out of the right of way back on to private property and no parking will be allowed on the east side from West Overland to 20<sup>th</sup> Street this will allow for a center turning lane.

Number two on the list is commercial development in the Regan's Subdivision north of Highway 26 and E 27<sup>th</sup> Street. Number three on the list is 27<sup>th</sup> Street and 2<sup>nd</sup> Avenue; install left turn lanes, parking along 27<sup>th</sup> Street (south side) from park to water tower will be removed, hoping to have this project done in the summer months. These three projects are on the one year list. The rest of the list consists of a mixture of commercial and residential development, which may be moved up or down on the list according to development. Projects that were completed in 2013 include Broadway from 14<sup>th</sup> Street north to 27<sup>th</sup> Street.

**Conclusion:** A motion was made by Westphal and seconded by Aguillo to approve the 2014 One and Six Year Street Plan to City Council. "YEAS": Zitterkopf, Westphal, Aguillo, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Huber, Gompert, Chadwick, and Weber. Motion carried.

**ITEM 8. Unfinished Business:** Annie Folck was introduced as the new Planner and the Planning Commission was reminded about the annual Planning and Zoning Conference which will be held in March of this year.

There being no further business the Planning Commission with a motion to adjourn made by Aguillo and seconded by Wayman the meeting was adjourned at 6:20 p.m. "YEAS": Wayman, Westphal, Aguillo, Zitterkopf, and Estrada. NAYS: none. ABSENT: Huber, Gompert, Chadwick, and Weber. Motion carried.

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Becky Estrada, Chairperson

Attest: \_\_\_\_\_  
Annie Urdiales