

**City of Scottsbluff, Nebraska**  
**Monday, July 14, 2014**  
**Regular Meeting**

**Item Appr. Min.1**

**Minutes**

*Approve Minutes of June 9, 2014*

Staff Contact: Annie Urdiales

**Planning Commission Minutes**  
**Regular Scheduled Meeting**  
**June 9, 2014**  
**Scottsbluff, Nebraska**

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The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, June 9, 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 June 6, 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: Anita Chadwick, Callan Wayman, Angie Aguallo, Jim Zitterkopf, and Becky Estrada. Absent: Henry Huber, Dana Weber, Dave Gompert, and Mark Westphal. 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 May 12, 2014 were reviewed and approved. A motion was made to accept the minutes by Wayman, and seconded by Chadwick. "YEAS": Wayman, Aguallo, Chadwick, and Estrada. "NAYS": None. ABSTAIN: Zitterkopf. ABSENT: Weber, Westphal, Huber and Gompert. Motion carried.

**ITEM 7A:** The Planning Commission opened a public hearing for a request from property owners, Tim and Virginia Reganis, to vacate Lots 1 and 2, Block 1, Idlewylde Addition. These parcels are situated just south of the Reganis Subdivision and north of Highway 26. The lots are zoned C-2 neighborhood retail and commercial and basically unbuildable with different easements dividing the lots. The land will be considered as unplatted lands until the owners replat possibly as part of Reganis Subdivision and may consider the area for a green space or extra parking for their business.

**Conclusion:** A motion was made by Wayman and seconded by Zitterkopf to make positive recommendation to City Council to approve the ordinance to vacate Lots 1, and 2, Block 1, Idlewylde Addition. "YEAS": Wayman, Chadwick, Zitterkopf, Aguallo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, Huber, Weber and Gompert. Motion carried.

51 **Agenda Item 7B:** The Planning Commission opened a public hearing on a Final plat of Block 2, Reganis  
52 Subdivision situated in the SE quarter of the SW quarter of Section 13, T22N, R55W of the 6<sup>th</sup> Principal  
53 Meridian City of Scottsbluff, Scotts Bluff County, NE.

54

55 The property owners, Tim and Virginia Reganis, represented by M.C. Schaff and Associates have  
56 submitted a final plat of Block 2, Reganis Subdivision. This lot is located north of 27<sup>th</sup> Street, west of  
57 12th Avenue and south of Talisman Drive. Block 2 has been modified from the preliminary plat which  
58 was recently approved with an addition of approximately .94 acres to the lot, which makes the parcel 3.38  
59 acres in size. The City Council will approve this modification for approval of the final plat. The final  
60 plat has access to existing infrastructure sewer on the south side and water to the west. The approval of  
61 the final plat will allow for commercial development on the parcel. The developers are also working with  
62 WNCC in the creation of a Paving District for Winter Creek Drive and 12<sup>th</sup> Avenue the streets will be  
63 completed before final occupancy of any building are completed. The final plat was reviewed by City  
64 Staff and Baker & Associates reviewed the preliminary plat. Adjustments were made to the plat and it  
65 meets all the subdivision codes and City standards of our subdivision code for final plats.

66

67 **NOTE:** Planning Commission member David Gompert arrived at the meeting at 6:09 p.m.

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69 **Conclusion:** A motion was made by Aguallo and seconded by Wayman to approve the final plat of  
70 Block 2, Reganis Subdivision with the modification on the parcel size. **“YEAS”:** Aguallo, Chadwick,  
71 Wayman, Zitterkopf, and Estrada. **“NAYS”:** None. **ABSTAIN:** Gompert. **ABSENT:** Huber, Weber, and  
72 Westphal. Motion carried.

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74 **Item 7C:** The Planning Commission reviewed a draft ordinance for proposed changes and additions to the  
75 City’s Gateway Greenway Overlay zoning district (GGO).

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77 Annie Folck, City Planner, addressed the Planning Commission, about the proposed changes and  
78 additions. A draft ordinance was included for review. Since we’ve had the GGO zoning district it has  
79 been a work in progress as new development in the overlay zone have different needs, when reviewing  
80 the landscape plan for the Reganis development some of the existing requirements didn’t work and the  
81 City is looking for some flexibility in what is required for new development and redevelopment of  
82 existing parcels in the GGO zoning district (25-3-22.1). Listed below are the changes and additions  
83 Annie F. has worked on and researched.

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85 **Sections to amend:** D. Parking Lot Design

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-Reference our requirement in landscaping ordinance of interior landscaped area equal to no  
87 less than five percent of the total paving area

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-Require each island to have a minimum of 100 square feet of open ground and at least 300  
89 cubic feet of good soil rooting volume per tree.

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-Landscaped islands shall be evenly distributed to the maximum extent feasible

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-One half of all required islands must include a large canopy tree

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-10’ landscape strip is currently required- change to *minimum* of 10’ landscape strip required

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-Shade trees to be planted *at a rate of* one per 40’ of linear frontage or evergreen trees at a rate

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of one per 20’ of linear frontage rather than requiring that they be spaced exactly 40’ or 20’

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apart. Trees may be spaced irregularly in informal groupings or be uniformly spaced, as

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consistent with larger overall planting patterns and organization. Trees shall be spaced a

98 minimum of 15' apart for large shade trees and evergreens, and a minimum of 10' apart for  
99 small ornamentals (list is provided). Groupings of trees may be no more than 150' apart.  
100 -Currently requires intermittent hedge not less than 4' in height- change to reference screening  
101 requirements in landscaping ordinance- 25-22-7 and 25-22-8  
102 -Add requirement: The space between the trees should be planted and maintained to aid the  
103 health/growth of the trees. Thus there must be a maintained, non-turf grass landscape bed  
104 under and around the trees, to be a minimum of 40 sq. ft. per large canopy tree or evergreen  
105 and 30 sq. ft. per small/medium tree. The landscape zone must be planted to appropriate and  
106 compatible shrubs or herbaceous grasses/perennials to cover at least 50% of the bed. The  
107 remainder may be mulch. Organic mulch should be used if possible.

108

109 **Sections to add:**

110 Water conservation

111 To the extent reasonably feasible, all landscape plans shall be designed to incorporate water  
112 conservation materials and techniques in order to comply with each of the Xeriscape landscaping  
113 principles listed below. Xeriscape landscaping principles do not include or allow artificial turf or plants,  
114 mulched (including gravel) beds or areas without landscape plant material, paving of areas not required  
115 for walkways, plazas or parking lots, bare ground, weed covered or infested surfaces or any landscaping  
116 that does not comply with the standards of this section.

117

118 (a) Xeriscape landscaping principles are as follows:

119 1. Design. Identify zones of different water requirements and group plants together that have similar  
120 water needs;

121 2. Appropriate Use of Turf. Limit high-irrigation turf and plantings to appropriate high-use areas with  
122 high visibility and functional needs;

123 3. Low-Water-Using Plants. Choose low-water-demanding plants and turf where practicable;

124 4. Irrigation. Design, operate and maintain an efficient irrigation system;

125 5. Soil Preparation. Incorporate soil amendments before planting;

126 6. Mulch. Add mulch to planting beds to a minimum depth of three (3) inches around trees and shrubs  
127 and 1" around perennials and ornamental grasses;

128 7. Maintenance. Provide regular and attentive maintenance.

129

130 Minimum Species Diversity

131 To prevent uniform insect or disease susceptibility and eventual uniform senescence on a development  
132 site or in the adjacent area or the district, species diversity is required and extensive monocultures are  
133 prohibited. The following minimum requirements shall apply to any development plan.

134 Number of trees on site

135 Maximum percentage of any one species

136 10-19: 33%

137 20-39: 25%

138 40 or more: 15%

139

140 Use of Approved Species

141 Regionally native plants should be used when possible to help aid biodiversity and convey a sense of  
142 place with the natural context of our community. Any required planting should include at least 50%  
143 regionally native plants suitable for the purpose (we will include a recommended list).

144

145 Redevelopment

146 Any properties located within the GGO overlay zone will be required to spend X% (still working with  
147 local landscapers and architects to determine what this number should be) of any remodel or  
148 redevelopment project on bringing their landscaping up to code. Once the landscaping meets the  
149 requirements of this ordinance, they no longer have to make improvements to it.

150

151 This a first draft of the ordinance and there are several changes that staff will continue to research, and  
152 more discussion on how to handle properties that are unable to conform with the redevelopment  
153 requirement without undue hardship and/or expense.

154

155 The Planning Commission discussed different options on what to require for redevelopment properties  
156 and what would be fair. They asked that staff to keep working on different options and they would think  
157 on it to for the next meeting.

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159 Signage in the GGO zone was also discussed and for now we will leave the existing language for signage  
160 with directional signage considered exempt as they are not advertising signs.

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162 **Conclusion:** Recommended more research on percentage of landscaping required for redevelopment in  
163 the GGO zoning district.

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165 **ITEM 8. Unfinished Business:** None

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167 There being no further business the Planning Commission with a motion to adjourn made by Zitterkopf  
168 and seconded by Wayman the meeting was adjourned at 6:35 p.m. "YEAS": Wayman, Aguallo,  
169 Gompert, Chadwick, Weber, and Estrada. NAYS: none. ABSENT: Zitterkopf and Westphal. Motion  
170 carried.

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Becky Estrada, Chairperson

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175 Attest: \_\_\_\_\_

176 Annie Urdiales