



CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
PLANNING COMMISSION AGENDA

Regular Meeting
May 13, 2024
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 business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
5. **Approval of the Planning Commission Minutes From**
 - A. March 11, 2024
6. **New Business**
 - A. Planning Commission to review and discuss Study Area #18, Blight & Substandard Determination Study, dated November 2023 by MC Schaff & Associates. Area #18 is generally described as properties and tracts of land within the general vicinity north of US Highway 26 and south of 40th Street, between 5th Avenue and Avenue D in the north—central portion of Scottsbluff, containing approximately 103.09 acres.
 - B. Planning Commission to review and discuss Study Area #19, Blight & Substandard Determination Study, dated November 2023 by MC Schaff & Associates. Area #19 is generally described properties within the vicinity east of 5th Avenue, west of Circle Drive, south of East 27th Street, and north of East 26th Street in the central portion of Scottsbluff, containing approximately 7.51 acres.
7. **Public Hearing**

- A. Planning Commission to consider the creation of an Agricultural Estate Dwelling Site situated on a tract of land situated in the Northwest Quarter of Section 20, Township 22 North, Range 55 West of the 6th PM, commonly identified as 180818 Highway 92.
- B. Planning Commission to conduct a public hearing for the purpose of reviewing and obtaining comment on the Redevelopment Plan for the ELEMENT Sports Summit Project

Planning Commission to review and take action on a Resolution recommending approval of the Redevelopment Plan for the ELEMENT Sports Summit Project

- C. Planning Commission to conduct a Public Hearing for the purpose of obtaining comment and making a recommendation to the City Council on the question of whether Area #18 should be declared as substandard and blighted according to the Nebraska Community Development Law.

Planning Commission to consider and act on Resolution No. 24-02 to recommend that the City Council declare Study Area #18 as substandard and blighted.

- D. Planning Commission to conduct a Public Hearing for the purpose of obtaining comment and making a recommendation to the City Council on the question of whether Area #19 should be declared as substandard and blighted according to the Nebraska Community Development Law.

Planning Commission to consider and act on Resolution No. 24-03 to recommend that the City Council declare Study Area #19 as substandard and blighted.

- E. Planning Commission to conduct a Public Hearing to consider an Ordinance Text Change regarding Land Use Fees

8. **Staff Reports**

- A. Staff to update Planning Commission on Comprehensive Plan

9. **Schedule a Meeting**

- A. June 10, 2024

10. **Adjournment**