



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

Regular Meeting
August 12, 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. June 10, 2024
6. **New Business**
 - A. Planning Commission to review and discuss Study Area #20, Blight & Substandard Determination Study, dated June 2024 by MC Schaff & Associates. Area #20 is generally described as properties and tracts of land within the general vicinity north of US Highway 26 and south of East 20th Street, along Delta Drive and 25th Avenue, on the east edge of Scottsbluff. The area contains approximately 43.22 acres.
7. **Public Hearing**
 - A. 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 #20 should be declared as substandard and blighted according to the Nebraska Community Development Law.

Planning Commission to Consider and act on Resolution No. 24-04 to recommend that the City Council declare Study Area #20 as substandard and blighted.

- B. Planning Commission to conduct a Public Hearing to consider a special use permit for auto sales and services at Lot 8, Block 1, Quindt Commercial Tracts, commonly identified as 1907 E. 20th Street.

8. **Staff Reports**

- A. Staff to update Planning Commission on Comprehensive Plan

9. **Schedule a Meeting**

- A. September 9, 2024

10. **Adjournment**

City of Scottsbluff, Nebraska

Monday, August 12, 2024

Regular Meeting

Item 5.A

June 10, 2024

Staff Contact:

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
June 10, 2024
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, June 10, 2024 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 general circulation in the city, on May 30, 2024. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda was kept current and available for public inspection at the Development Services office, provided the Planning Commission can modify the agenda at the meeting if it is determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member

- 1 Chair Becky Estrada called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Jerry Stricker, Callan Wayman, Angie Aguallo, Jim Zitterkopf, Dave Gompert "Absent" Kendall Palu, Henry Huber, Dana Weber, "Excused" Linda Redfern (alternate) City Officials present were Zachary Glaubius, Development Services Director, Gary Batt, Code Administrator II, and, Tom Schingle, Fire Chief.
- 2 Estrada 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 May 13, 2024 meeting were reviewed. **Conclusion:** a motion was made by Stricker and seconded by Palu to approve the minutes from March 11, 2024 meeting. "Yeas:" Becky Estrada, Jerry Stricker, Angie Aguallo, Jim Zitterkopf, Dave Gompert "Nays": None "Absent" Callan Wayman, Kendall Palu, Henry Huber, Dana Weber,. The motion carried.
- 6 Estrada introduced Item 6A, Planning Commission to conduct a public hearing to consider a preliminary plat and final plat of Lot 1, Block 1, Blue Oak Addition, a tract of unplatted land located in Section 27, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County,
- 7 Nebraska, commonly identified as 2410 W. Overland Drive. Estrada opened the public hearing at 6:01 PM. Glaubius stated this property is home to Adams Electric, and the company would like to add on to the existing building. Glaubius stated §4-1-23 requires land to be subdivided in accordance to code prior to the issuance to a building permit. Glaubius stated the property is unplatted land, and therefore needed to be platted to be built on. Estrada closed the public hearing at 6:02 PM. Stricker asked if the building addition would be required to meet the floodplain standards. Glaubius stated the addition would have to meet the city's floodplain regulations. **Conclusion:** a motion was made by Stricker and seconded by Wayman to make a positive recommendation on approval preliminary plat and final plat for the Lot 1, Block 1, Blue Oak Addition. "Yeas:" Becky Estrada, Jerry Stricker, Angie Aguallo, Jim Zitterkopf, Dave Gompert "Nays": None "Absent" Callan Wayman, Kendall Palu, Henry Huber, Dana Weber. The motion carried.
- 8 Estrada introduced Item 6B, Planning Commission to conduct a public hearing to consider a plat vacation of Lot 2A & 2B McDonald's Subdivision a Replat of part of Lot 2, McDonald's Subdivision; Lot 2 McDonald's Subdivision; Lot 1, Masid Subdivision, a Replat of Lot A, Masid

- 9 Subdivision and part of Lot 2, McDonald's Subdivision; Lot A Masid Subdivision a Subdivision of part of Tract 24, Goos Tracts; Part of Tract 23 and part of Tract 24, Goos Tracts, commonly identified as 511 & 515 W. 27th Street and 2713 Avenue F. Estrada opened the public hearing at 6:03 PM. Glaubius stated this plat vacation is for the former El Torito, staffing agency, and shed at the listed locations. Glaubius stated the new property owner wants to combine the three into a single lot. Glaubius stated per 21-1-68, a plat may only be replatted twice before needing a plat vacation. Glaubius stated this property has been replatted numerous times. Glaubius stated the land will be vacated to unplatted land. Surveyor Greg Schilz stated Glaubius stated everything he was going to say. Estrada closed the public hearing at 6:04 PM.
- 10 **Conclusion:** a motion was made by Stricker and seconded by Aguallo to make a positive recommendation on approval of the plat vacation. "Yeas:" Becky Estrada, Jerry Stricker, Angie Aguallo, Jim Zitterkopf, Dave Gompert "Nays": None "Absent" Callan Wayman, Kendall Palu, Henry Huber, Dana Weber. The motion carried.
- 11 Estrada introduced Item 6C, Planning Commission to conduct a Public Hearing to consider the Preliminary Plat and Final Plat of Block 1, QM Bluffs Subdivision, a tract of land located in Section 14, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff, County, commonly
- 12 identified as 511 W. 27th Street. Estrada opened the public hearing at 6:05 PM. Glaubius stated these are the plats for the property which Planning Commission made a positive recommendation on vacation of. Glaubius stated staff recommends a positive recommendation on approval by the Planning Commission. Estrada closed the public hearing at 6:05 PM.
- 13 **Conclusion:** a motion was made by Stricker and seconded by Wayman to make a positive recommendation on approval of the Preliminary and Final Plats of Block 1, QM Bluffs Subdivision. "Yeas:" Becky Estrada, Jerry Stricker, Angie Aguallo, Jim Zitterkopf, Dave Gompert "Nays": None "Absent" Callan Wayman, Kendall Palu, Henry Huber, Dana Weber. The motion carried.
- 14 Planning Commission confirmed the next meeting date of July 8, 2024.
- 15 Item 9: Adjournment
- 16 Adjournment: Motion by Wayman to adjourn the meeting at 6:07 PM and seconded by Aguallo. "Yeas:" Becky Estrada, Jerry Stricker, Angie Aguallo, Jim Zitterkopf, Dave Gompert "Nays": None "Absent" Callan Wayman, Kendall Palu, Henry Huber, Dana Weber. The motion carried.

Becky Estrada, Chairperson

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, August 12, 2024

Regular Meeting

Item 6.A

Planning Commission to review and discuss Study Area #20, Blight & Substandard Determination Study, dated June 2024 by MC Schaff & Associates. Area #20 is generally described as properties and tracts of land within the general vicinity north of US Highway 26 and south of East 20th Street, along Delta Drive and 25th Avenue, on the east edge of Scottsbluff. The area contains approximately 43.22 acres.

Staff Contact:



STUDY AREA #20

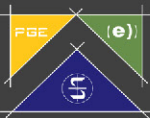
BLIGHT & SUBSTANDARD DETERMINATION STUDY City of Scottsbluff, NE



PRESENTED TO
City of Scottsbluff
Community Redevelopment

PREPARED BY
MC Schaff & Associates, Inc.
818 South Beltline Highway East
Scottsbluff, NE 69361

PROJECT
RM240135-00
June 2024



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Purpose of this Analysis

The Blighted and Substandard designation opens the door for stimulating new development and allowing developers, in fact all citizens, the ability to make significant public improvements related to their project. The mechanism allows property owners the use of real estate property taxes (normally paid to other government agencies) for improvements including land acquisition and site preparation. Tax money can be used up to 15 years for this purpose.

This designation allows use of most of the new taxes generated by way of redevelopment. An owner pays the property tax but it is “refunded” for the purpose of land acquisition, site preparation and placing public improvements on the site. The program has worked well for Scottsbluff’s downtown and more recently, the Reganis Auto Dealership, hotel adjoining the dealership, and the Monument Mall. So, while the term may seem objectionable, the results can be very positive for the entire community.

The Nebraska Unicameral enacted legislation which addressed the existence of areas within communities that needed incentives to redevelop. These areas tended to be older and out of date. Often spotty improvements had been made but the general condition was not attracting expansion of existing business nor new development and investment. On its face, this appeared to be true of the Study Area shown in **Figure 1** on page 4, so a decision was made to give the area a closer look.

The purpose of this analysis is to identify and determine if an area within the City of Scottsbluff, Nebraska should be considered blighted and substandard under the criteria for such areas as set forth in the Nebraska Community Development Law, Section §18-2103. This Scottsbluff Blight and Substandard Study is intended to provide the Scottsbluff City Council the basis for determining the existence of blighted and substandard conditions within Scottsbluff’s corporate limits. Through this process, the City attempts to eliminate economic and/or social concerns that are detrimental to the future public health, safety, morals, and general welfare of the entire community. This study examines conditions relating to buildings, land use, and infrastructure within the Study Area to determine areas eligible for redevelopment under Nebraska Community Development Law.

Like other areas designated as Blighted and Substandard, much of the Study Area has not kept pace with overall community standards while other areas in the community have seen steady growth and development. The Community Development Law enables cities to take steps to address these forms of decline through acquisition, clearance, and disposition of property for redevelopment or through the conservation and rehabilitation of property.

This study examines existing conditions of land use, buildings, infrastructure, development patterns and general health, safety welfare aspects within the designated Study Area in the City of Scottsbluff. This has been done in an effort to determine its eligibility for redevelopment activities. The proposed Study Area #20 analyzed in this report is generally described as being in the vicinity of Delta Drive north of US Hwy 26 and east of 21st Avenue. A number of opportunities for redevelopment exist to allow the community to overcome some of the challenges in the Proposed Study Area #20.

The US Hwy 26 corridor and Delta Drive have some long-standing successful businesses, large home improvement and farm and ranch retail, restaurant, and hotels. However, reinvestment in much of the Study Area is falling behind and is not on par with the overall community growth and level of private investment. Many properties in the Study Area have remained undeveloped while others have been allowed to decline due to a number of challenges. The Study Area is adjacent to three blighted and substandard areas and is within close proximity to two additional blighted and substandard areas. Study Area #20 appears to be an excellent opportunity to provide incentives triggering new activity where adequate market forces are not present to move development in a positive direction.



Nebraska Revised State Statutes

Nebraska's Community Development Law clearly provides guidelines for communities to address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas as well as the prevention and elimination of substandard and blighted areas. This tool is provided in Neb Rev Stat §§18-2101 to 18-2154.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements."

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community.

Nebraska Revised Statute §18-2105 grants authority to the governing body to formulate a redevelopment program. The statute reads,

"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."

The law states that there are a number of reasons an area goes beyond remedy and control solely by the regulatory process and cannot be dealt with effectively by ordinary police powers or ordinary operation of private enterprise without aid. Such things as overcrowding, unsafe, unsanitary conditions, inadequate planning, lack of proper

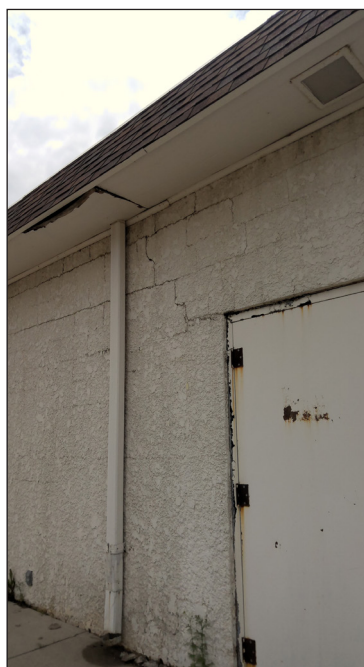
light, air and open space, defective design and arrangement of buildings, faulty street layout and economically undesirable land uses are among the reasons.

The law goes on to provide the city with the ability to declare an area blighted and substandard followed by creating a workable program to utilize private and public resources to address specific conditions to be improved. The statute provides a means for the governing body to address and develop strategies for rehabilitation and redevelopment of the community. The main substance of a workable program is an adopted redevelopment plan for the defined area based in part on an adopted comprehensive plan.

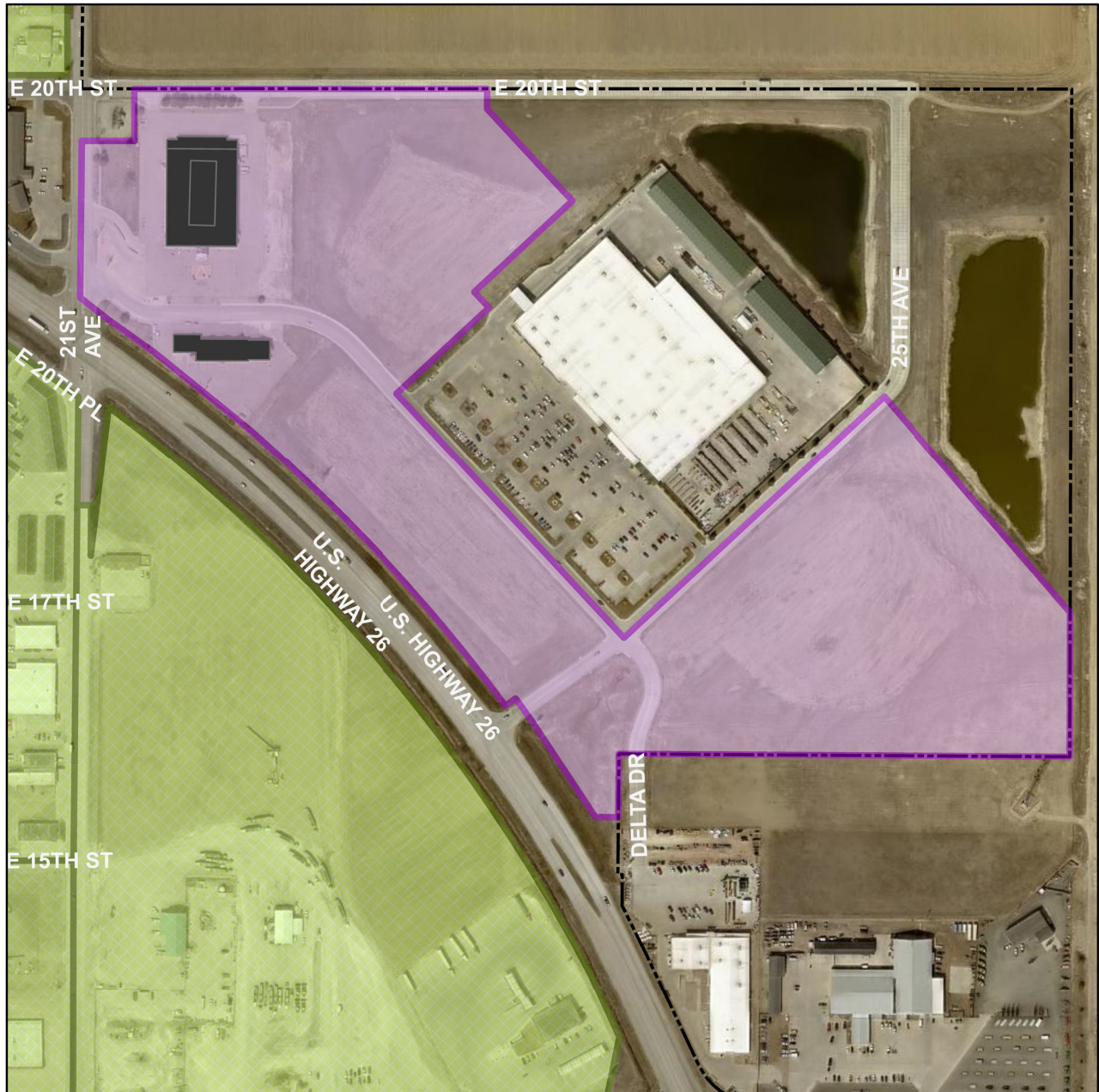
Implementing this strategy for a Designated Study Area is intended to give the Community Redevelopment Authority and City Council a basis for determining the existence of blight and substandard conditions within the delineated Study Area. The general area considered for inclusion in the Study Area is shown in **Figure 1. Study Area #20** on page 4 of this report, with the area boundary described on page 5. Parcel numbers with legal descriptions are provided in **Table 2**, located in **Appendix A**. The Study Area can generally be described to include the the area within the corporate limits that is north of US Highway 26, east of 21st Avenue, and south of 20th Street, not including the Menards property and adjacent storm water retention areas.

The study looks at existing land-uses, platting, structures and infrastructure systems to determine whether Study Area #20 or a part of it meets the statutory requirements for the designation as a Blighted and Substandard Area. With the growing interest and use of this valuable tool the State has taken an increased interest in assuring all using the tool use it in accordance with the statutes. For this reason, it is imperative the City of Scottsbluff closely adhere to the provisions set forth in the Nebraska Revised State Statutes.

The findings of this study will serve to guide the general redevelopment. The previously approved 2016 Comprehensive Plan and this Blighted and Substandard Study will present appropriate land uses, strategies for improved traffic circulation, economic development activities, and utilities and other improvement in accordance with the law.

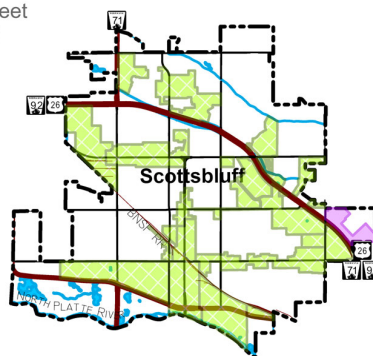


Examples of Structural Conditions within the Study Area



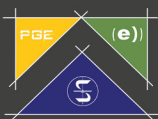
- Study Area #20
- Existing Redevelopment Areas
- Corporate Limits

Data Source:
Aerial: Scotts Bluff County, 2023



Study Area #20

City of Scottsbluff
Scotts Bluff County, NE



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page 4

Redevelopment Study Area (Site 20): The redevelopment Study Area consists of properties and tracts of land within the general vicinity north of US Hwy 26 and south of E 20th Street, along Delta Drive and 25th Avenue, on the east edge of the community. The site contains approximately 43.22 acres and is more particularly described as:

Situated in the southwest quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

***Beginning** at the northeast corner of Lot 1A, Menards Subdivision (Parcel #010356045), said point being on the easterly-westerly southern right-of-way line of East 20th Street,*

Thence, northerly, perpendicular to said easterly-westerly southern right-of-way line of East 20th Street, to its intersection with the centerline of said East 20th Street,

Thence, westerly on said centerline of East 20th Street to a point of intersection with the northerly extension of the east line of Block 2, Ramada Addition (Parcel #010305556),

Thence, southerly on the northerly extension of the east line of said Block 2, Ramada Addition to the northeast corner of said Block 2, Ramada Addition, and continuing southerly on the east line of said Block 2, Ramada Addition to the southeast corner of said Block 2, Ramada Addition (Parcel #010305556),

Thence, westerly on the south line of said Block 2, Ramada Addition (Parcel #010305556), and continuing westerly on a westerly extension thereof to a point of intersection with the north-south centerline of 21st Avenue,

Thence, southerly on said centerline of 21st Avenue to its intersection with the northwesterly extension of the southwestern property line of Block 3, Ramada Addition (Parcel #010273166),

Thence, southeasterly on said northwesterly extension of the southwestern property line of Block 3, Ramada Addition, to the southwestern corner of said Block 3, Ramada Addition (Parcel #010273166), said point also being on the northerly right-of-way line of US Highway 26,

Thence, southeasterly on the said northern right-of-way line of US Highway 26, to its intersection with the southern-most corner of Lot 6, Menards Subdivision (Parcel #010355987),

Thence, easterly and perpendicular to the west line of Parcel #010230610 (Pt E1/2 SW 19-22-54) to its point of intersection with said west line of Parcel #010230610,

Thence, northerly on said west line of Parcel #010230610 to the northwest corner of said Parcel #010230610,

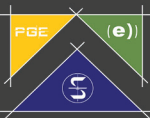
Thence, easterly on the north line of said Parcel #010230610, said line also being on the corporate limits line, to the northeast corner of said Parcel #010230610, and continuing easterly and then northerly on said corporate limits line to its point of intersection with a southeasterly extension of the northeastern property line of Lot 2A, Menards Subdivision (Parcel #010356053),

Thence, northwesterly on said southeasterly extension of the northeastern property line of Lot 2A, Menards Subdivision (Parcel #010356053), to its point of intersection with the centerline of 25th Avenue,

Thence, southwesterly on said centerline of 25th Avenue to its point of intersection with the centerline of Delta Drive,

Thence, northwesterly on said centerline of Delta Drive to the southwesterly extension of the northeasterly-southwesterly southeastern line of Lot 1A, Menards Subdivision (Parcel #010356045),

*Thence, northeasterly on the southwesterly extension of said southeastern line of Lot 1A, Menards Subdivision, to the southern property corner of said Lot 1A, Menards Subdivision (Parcel #010356045), and continuing northeasterly, northwesterly, northeasterly, and northwesterly to the northeast corner of said Lot 1A, Menards Subdivision (Parcel #010356045), and said point being the Point of Beginning—said redevelopment Study Area containing an area of **43.22 acres**, more or less.*



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page 5

The requirements for detailed planning beyond the Comprehensive Plan treatment include but should not be limited to:

1. Boundaries of the area, existing land use and condition of improvements
2. A land-use plan
3. A map showing population density, land coverage and building concentrations
4. An outline of proposed changes in ordinance, layout or other related ordinances
5. A site plan of the area
6. A statement outlining any additional public facilities or utilities required to support new land uses after redevelopment.

The Blighted and Substandard study highlights locations and opportunities for improvement and revitalization. Once the area is designated, the City can guide future development in this area and provide financial incentive for development. Using the Nebraska Community Development Law, the City can reduce or eliminate factors impeding redevelopment and implement programs or projects to improve conditions and minimize the negative impacts of blight and substandard conditions.

Substandard and Blight Eligibility Analysis

Substandard and Blight Definitions and Explanation

Substandard areas are defined by State Statute **§18-2103(31)**, as the following:

“Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

Blighted areas are defined by State Statute **§18-2103(3)**, as the following:

“Blighted area means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and

*(b) in which there is **at least one** of the following conditions:*

(i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;

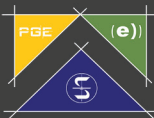
(ii) the average age of the residential or commercial units in the area is at least forty years;

(iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;

(iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or

(v) the area has had either stable or decreasing population based on the last two decennial censuses.

In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;”



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The following are the specific definitions of “substandard” and “blighted” according to Nebraska State Law. These definitions serve to be the basis of this entire analysis and each portion of the definitions are examined individually throughout this document.

Substandard Area Definition

By statute a substandard area means one where a predominance of building or improvements (residential or nonresidential) having one or more of the following characteristics:

1. Dilapidating or deteriorated

a. Unacceptable standard for walls, foundation, roof, gutters, roof surface, chimney, fire escapes, weatherizing, steps, exterior paint and site conditions. Chipping, cracks, loose components, missing pieces, sags and other signs of substandard condition all qualify for this condition.

2. Age (obsolescence)

a. A 40 years or more criteria was used for estimate.

3. Inadequate ventilation, light, air, sanitation, or open spaces

a. Things like junked cars and other accumulated debris, antiquated infrastructure, unpaved parking, outdoor storage

4. Other conditions

a. High density population or overcrowding (census)

b. Other conditions which could be unsafe or unsanitary endangering life or property.

c. Any combination of factors conducive to poor health, disease, mortality, delinquency or crime. Any combination that is detrimental to public health, safety, morals or welfare. This may include inadequate infrastructure as well as statistical data.

Structural conditions were evaluated using the U.S. Department of Housing and Urban Development standard definitions:

No Problem

- No structural or aesthetic problems are visible

Adequate Condition

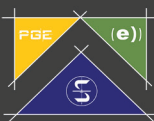
- Slight damage to porches, steps, roofs
- Slight wearing of mortar between bricks/stone/block
- Small cracks in walls or chimneys
- Cracked windows
- Lack of paint
- Slight wear on steps, doors and frames

Deteriorating Conditions

- Holes, open cracks, rotted, loose, or missing material in parts of the foundation, walls (1/2 of the wall) or roof (1/4 of the roof)
- Shaky, broken, or missing steps or railings
- Numerous missing and cracked window panes
- Rotted or loose windows or doors no longer water-proof

Dilapidated Condition

- Holes, open cracks, rotted, loose or missing material over a large area of the foundation, on wall or on roof
- Substantial sagging of roof, floors, or walls
- Extensive fire, flood, or storm damage
- Inadequate original construction such as building elements made of scrap materials or conversion of structures not adequate for housing.



Blighted Area Definition

The blighted area designation is based on a number of criteria or indicators of substandard conditions. These are specified in the law and outlined below.

1. The presence of a substantial number of deteriorated or deteriorating structures. This takes the form of structural problems, exterior paint, cracks, chimney, site conditions, roof and similar problems with the building.
2. Existence of a defective or inadequate street layout. This includes dead ends, railroad crossings, linear downtown, narrow alleys and blind crossings, as well as poor vehicular access and/or internal circulation, substandard parking definition and parking layout (lack of curb cuts, awkward entrance/exit points), offset or irregular intersections, substandard or nonexistent pedestrian circulation.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. Such things as landlocked parcels, odd shaped lots, undersized lots, and poor accessibility.
4. Unsanitary or unsafe conditions. Examples here include age and physical condition of structures, buildings located within the flood plain, lack of public infrastructure, unsanitary conditions and ventilation. Additional examples include graffiti or other forms of vandalism or vagrant activity, poorly lit and unlit areas, the existence of trash or debris or weeds, abandoned vehicles, uneven grading or steep slopes, environmental contamination, cracked or uneven sidewalks, a high incidence of reported crime.
5. Deterioration of site or other improvements. Such things as off-street parking, poor storm drainage, junk cars, dilapidated structures, neglected properties, debris, on-site storage, unscreened trash or mechanical storage areas, deterioration of parking surfaces, lack of landscaping, general site maintenance problems are examples.
6. Diversity of ownership. This condition exists when numerous lots are needed to develop to up to date standards. Assemblage is difficult without some form of public assistance.
7. Tax or special assessment delinquency exceeding the fair value of the land.
8. Defective or unusual conditions of title. Liens, improper filings are examples.
9. Improper subdivision or obsolete platting. Examples include undersized lots, improper zoning, lot configuration, easements and accessibility are problems that often are present.
10. The existence of conditions which endanger life or property by fire or other causes. Such things as inoperative infrastructure, site access, on-site storage, secluded areas for pests to thrive, poor surface drainage, poor street and poor sidewalk condition are examples.
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability. Here incompatible land uses, obsolescence and inability for a property to compete in the market place.
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - a. Unemployment in the area at least 100% of state or national average census data
 - b. The average age of residential and commercial units is over 40 years as determined by field observations
 - c. More than half of the plotted/subdivided property has been unimproved for 40 years using public record
 - d. Per capita income of the area is lower than the average of the city from census data.
 - e. The area has a stable or declining population based on the last two decennial censuses.



Analysis Approach

The approach and methodology utilized by M.C. Schaff & Associates, Inc. in conducting the Blighted and Substandard Area Determination Analysis included an assessment of all factors listed in the Nebraska Community Development Law as factors that indicate or contribute to making an area blighted and substandard. Data relating to factors such as building condition, building age, site conditions, adequacy of building sites, condition of public improvements, and unsanitary or unsafe conditions were developed through detailed exterior structural field surveys on a structure by structure basis and through collection of data on a unit by unit basis available from public records at the Scotts Bluff County Courthouse and via their online databases. Data relating to other factors such as the adequateness of street layouts, lot layouts and overall subdivision design were investigated on an area-wide basis.

Assessment of potential blighting factors stemming from diversity of ownership and tax or special assessment delinquencies were conducted through evaluation of courthouse and online county records for all property within the analysis area, referred to as the Study Area. The valuation, tax amount and any delinquent amount was examined for each of the properties, and public records were examined to determine the number of property owners in the Study Area.

Additional Public Intervention Necessary

Although the presence of one or more of these substandard or blighting conditions may make it appropriate to declare an area substandard and blighted under the Statue, this analysis was conducted on the basis that additional public intervention over and above the exercise of the police power is necessary to overcome the problems that exist in any substandard and blighted area.

Analysis of the Study Area

Scottsbluff Designated Study Area #20

The City selected the Designated Study Area for evaluation to be within the corporate limits. The area is made up of neighborhood commercial and many vacant/undeveloped properties. Agricultural and heavy commercial uses surround three sides of the Study Area with neighborhood commercial uses to the west. This particular area was selected for several reasons.

1. The predominance of vacant and/or undeveloped parcels.
2. There is the presence of blighted and substandard characteristics within the area.
3. There is a need to improve infrastructure due to substandard existing conditions.
4. A need is apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.
5. The near proximity of the Study Area to other blighted and substandard areas (#2, #7, #12, #14, #9).

The City is in a position to remove negative factors and implement programs and projects to improve conditions thereby removing the blighted and substandard conditions. This not only benefits the corridor/Study Area but the entire community through private reinvestment and enhanced quality of life.

The field survey of the Study Area within the City was conducted in May 2024, to determine whether this area, in fact, has experienced structure and/or site deterioration or if the area is experiencing other negative influences that decrease the potential for redevelopment or new development. The following information describes this Study Area in detail, as well as, specifying the methods and procedures used to determine if this Study Area should be declared blighted and substandard under the Nebraska Community Development Law.

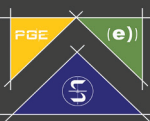
The Study Area's northwest corner is just east of an existing Blighted and Substandard area (Study Area #7 located on the north side of East 20th Street and west side of 21st Avenue). Two additional blighted and substandard areas are adjacent to Study Area #20—located south of US Highway 26, Study Area #2 lies adjacent to the west and borders 21st Avenue, while Study Area #12 lies adjacent to the south and is east of 21st Avenue.

The total acreage within the City of Scottsbluff corporate limits is approximately **4298.49 acres**. Currently, the city has approximately **1312.29 acres** designated as “Blighted and Substandard”, approximately **30.5%** of the City's total acreage. The proposed additional “Blighted and Substandard” area consists of **43.22 acres**. This proposed area, if designated as “Blighted and Substandard”, will add **1.0%** of the corporate limits to the total Blighted and Substandard area bringing it to **1355.51 acres** or **31.5%** of the total area of the City of Scottsbluff. This remains within the allowed **35%** providing future opportunity to add more.

Existing Land Use

The land uses that now exist within the Study Area are depicted on **Figure 2. Existing Land Use** (page 11), and can be placed in three (3) categories, including:

- Neighborhood Commercial
- Public Streets
- Vacant / Undeveloped



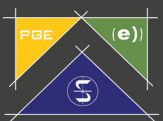


-  Study Area
-  Vacant / Undeveloped
-  Streets
-  Neighborhood Commercial

Existing Land Use

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Land Use: MCS Field Survey, 2024
Parcels: Scotts Bluff County, 2021
Aerial: Scotts Bluff County, 2023



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The land uses in Study Area #20, shown in **Figure 2** on the previous page, are analyzed further in Table 1 (below), which provides the breakdown of land uses, acreages, and the total acreage within this Study Area.

The largest land use in Study Area #20 is that of vacant and undeveloped land. This use comprises a total of over 36.41 acres, or 84% of the Study Area.

Public streets are the second largest land use covering 13% of the Study Area, totaling 5.45 acres.

The third largest land use in this Study Area is that occupied by neighborhood commercial (i.e. hotels), comprising a total of 1.37 acres or 3%.

Table 1

Existing Land Use - Scottsbluff Blight Study Area #20
Scottsbluff, Nebraska

Land Use Category	Blight Study Area 20	
	Area (Acres)	Percent of Total Area
Public Streets	5.45	13%
Neighborhood Commercial	1.37	3%
Vacant / Undeveloped Land	36.41	84%
	43.23	

Source: M.C. Schaff & Associates, Inc., Field Survey, May 2024

Findings and Contributing Factors

The intent of this study is to determine whether the subject area has experienced structural and site deterioration and whether there are other negative factors that are decreasing the area's potential to develop. The field survey work was completed in May 2024, and strongly supports initial impressions that the area has in general declined below community standards. What follows are the factors evaluated to determine whether there is a reasonable presence of blight and substandard conditions within the designated



Examples of Site and Structural Conditions within the Study Area



Examples of Site Conditions within the Study Area



Examples of Structure and Site Conditions within the Study Area

Study Area #20. This section reviews the building and structure conditions, infrastructure and land use found in the area based on statutory definitions, and observations and explains the identified contributing factors.

As set forth in Nebraska legislation, a blighted area means an area determined by reason of the presence of:

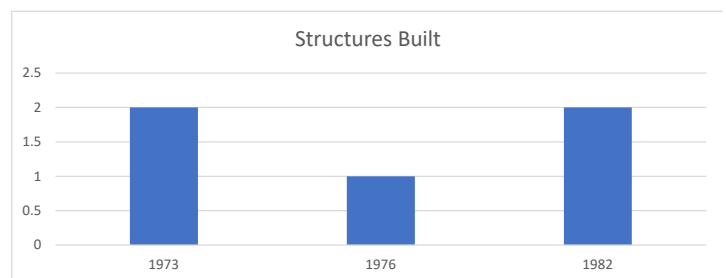
1. Deteriorated or Deteriorating Structures —Exterior Inspection of Buildings

A total of 5 structures were evaluated using the Blighted and Substandard criteria as described on pages 6-8 of this report. Only the primary structures were evaluated under the Blighted and Substandard definition. Any outbuildings/ other structures that were present were not included in the survey. The boundary for the Blighted and Substandard designation includes 5 buildings of known age according to the Scotts Bluff County Assessor's data, with a combined average age of 46.8 years. For structure age see chart below, as well as **Figure 3** on page 15, and **Table 3** in **Appendix B**. Structure condition is summarized in **Figure 4** on page 16. Field surveys confirming Scotts Bluff County Assessor's data concluded that 40% are fair/good, 40% are badly worn, and 20% are worn out.

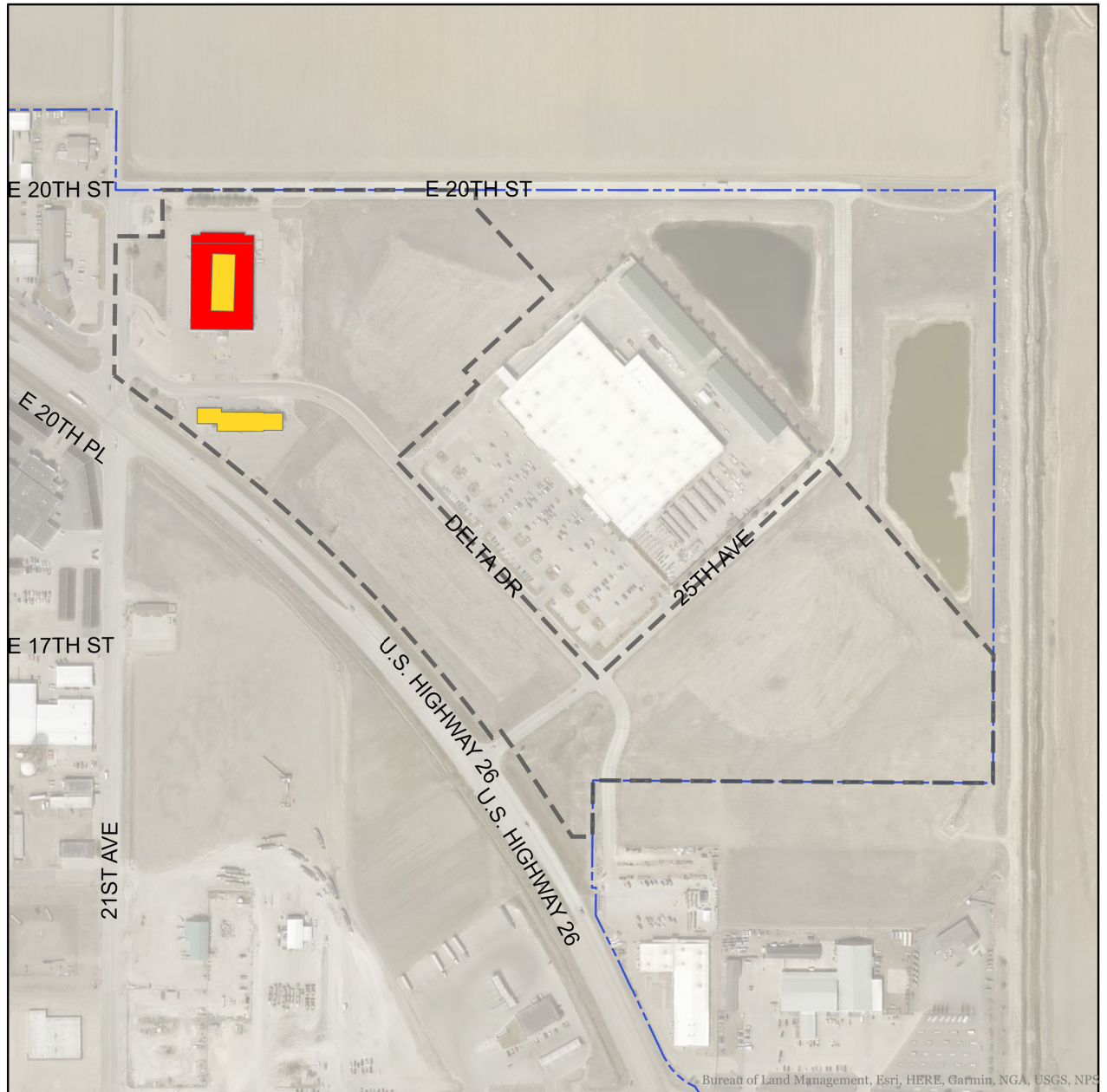
2. Defective or Inadequate Street Layout— Street Conditions and Accessibility

Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions. The surface condition of public roads, curb & gutter, and sidewalks in the Study Area, displayed in **Figure 5** (page 18), is fair to good. While many of the road surfaces have been maintained to community standards, some curb/gutter and sidewalk are deteriorating/

Structures Built Per Year - Scottsbluff Blight Study Area #20

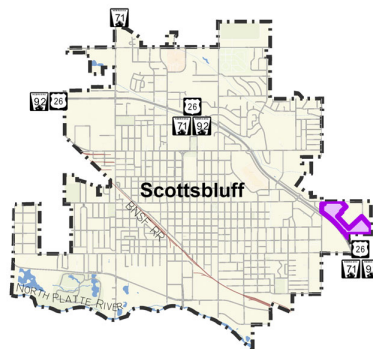


Source: Scotts Bluff County Assessor online database, verified by M.C. Schaff & Associates, Inc., Field Survey, May 2024



Structure Built Year

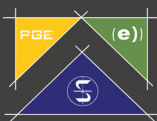
- Before 1975
- 1975 - 1984
- 1985 - 1994
- 1995 - 2024
- Corporate Limits



Structure Age

City of Scottsbluff
Scotts Bluff County, NE

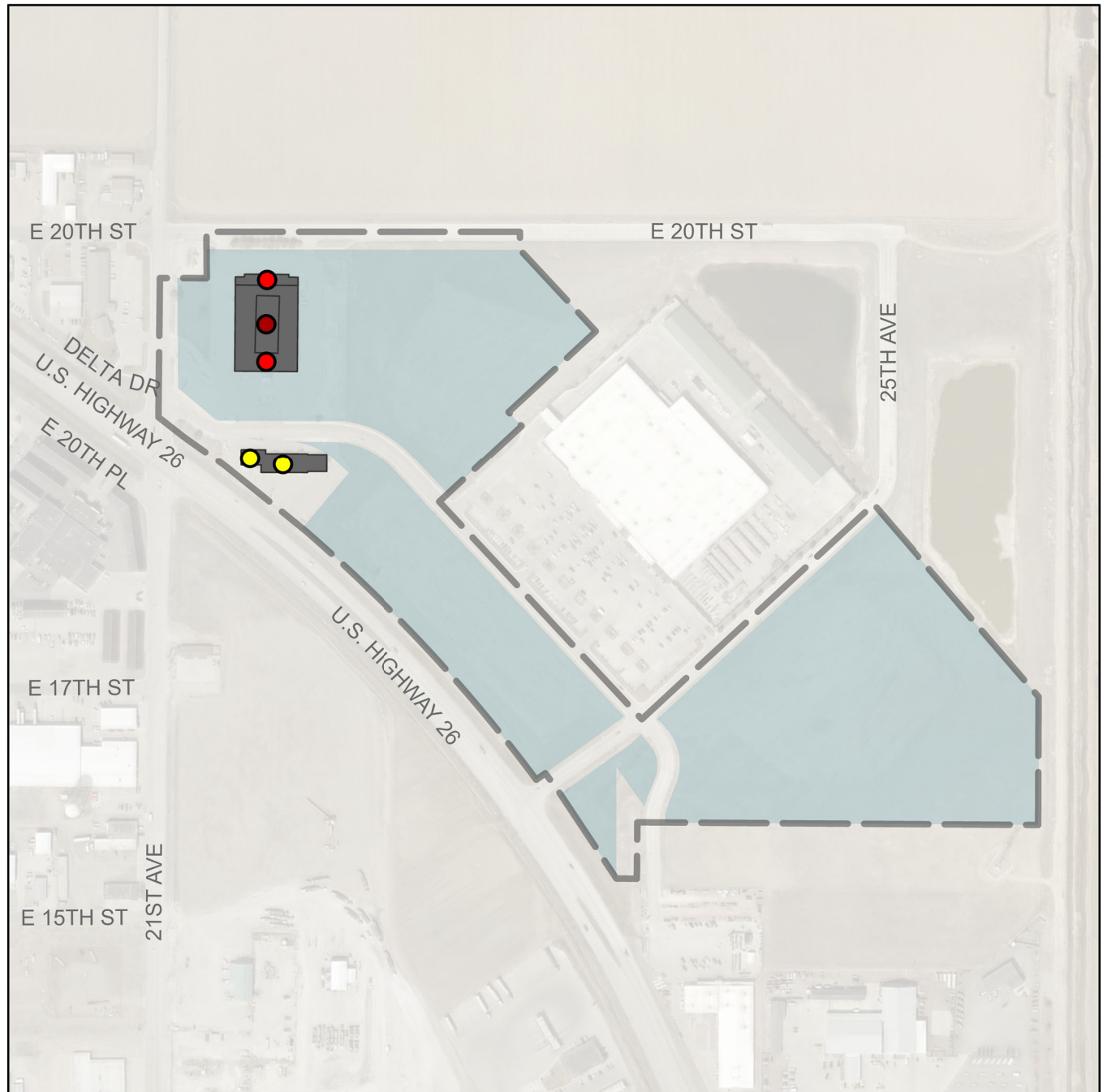
Data Sources: Scotts Bluff County
Structure age obtained from Assessor
online data sheets, May 2024;
Imagery: Eagleview 2023



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Blight Study | City of Scottsbluff, NE



Structure Condition

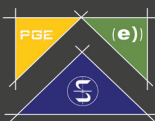
City of Scottsbluff, NE

Structure Rating

- Average/Good - Minor Deficiencies (2)
- Badly Worn - Substandard (2)

- Worn Out - Dilapidated (1)
- Vacant / Undeveloped Parcel
- Study Area Boundary
- Study Structure Footprint

Structure condition obtained from Scotts Bluff County Assessor online data sheets, and adjusted following field verification, May 2024.



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dilapidated. The Study Area lacks alleys. There is a lack of sidewalks dispersed throughout the Study Area. Following are some exhibited traffic safety and pedestrian experience issues that need be addressed.

- a. Unsafe items include infrastructure trip hazards and broken/open/missing lid covers, several white and orange utility markers are broken off at ground level.
- b. One undeveloped property is oddly configured and appears very limited for development.
- c. Public sidewalks are provided only partially throughout the Study Area, and some existing sidewalk is in dilapidated condition and in need of replacement. No crosswalks in the study area.
- d. Street, sidewalk, and curb and gutter condition was observed and noted as part of this study.
- e. While redevelopment will add to traffic counts, consideration should be given to enhancing the pedestrian experience with landscaping.

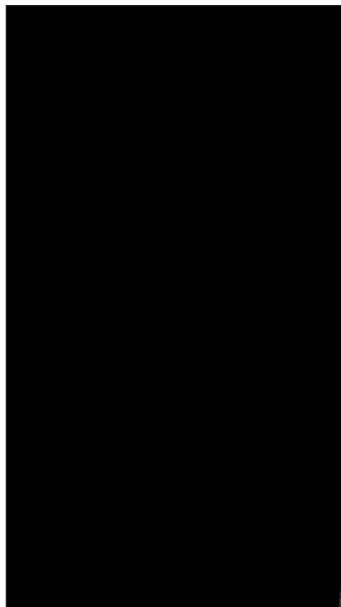
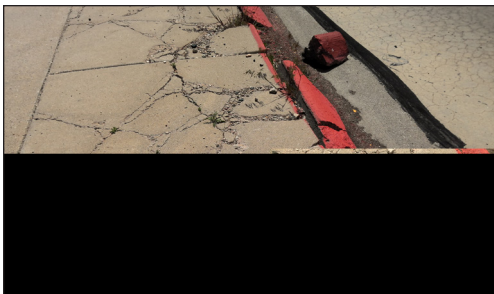
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Faulty lot layout is seen in the following instances:

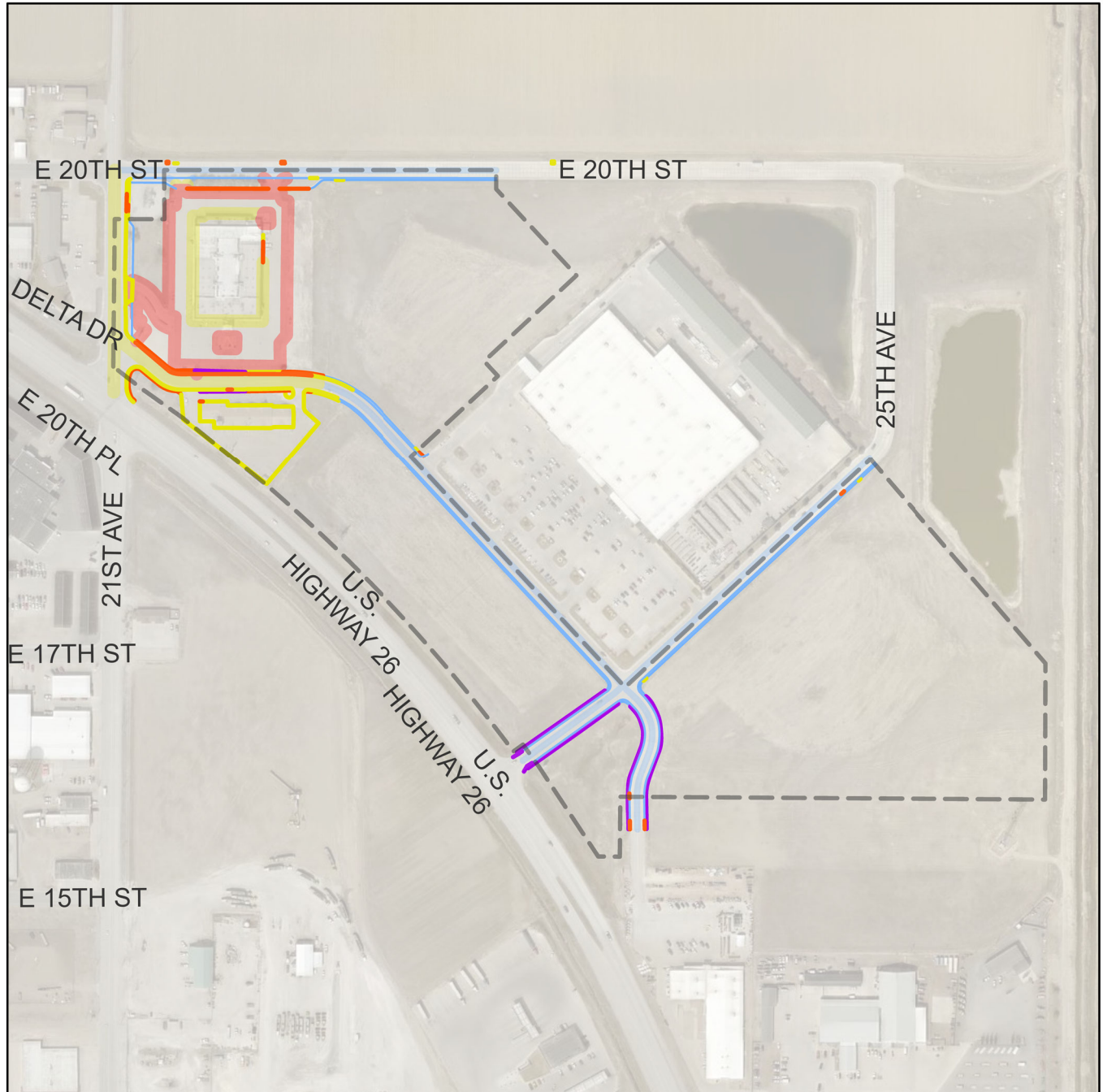
- One property (undeveloped) is oddly configured and appears very limited to inadequate for development.
- One property appears to be encroaching on an adjacent parcel upon referencing the Scotts Bluff County online parcel map.

4. Unsanitary or Unsafe Conditions

Age of Structure **is** a contributing factor to the blighted and substandard conditions in the Study Area with 100% of the structures over 40 years of age. The statute allows the inclusion of this factor, regardless of structure condition, where there is a predominance of structures 40 years of age or older. See **Appendix B—Table 3** for a summary of structure ages. Evidence of pigeon habitation on/in and around vacant structures within the Study Area was documented during field survey. Pigeon droppings dirty spaces, do costly deterioration to buildings, and can spread life-threatening diseases, especially to those with immune deficiencies and the elderly. Additionally, discarded men's underwear were identified near a tree and small accessory building on vacant property, along with an increased amount of discarded alcohol bottles and other trash within the Study Area, suggesting vagrant activity.



Examples of Curb, Gutter, Sidewalk Conditions within the Study Area



Transportation Surface Condition

Street Surface Condition

- Good
- Deteriorating
- Dilapidated
- None

Curb Gutter Condition

- Good
- Fair
- Poor
- None

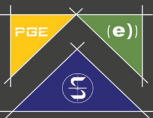
Sidewalk Condition

- Good
- Fair
- Poor
- None

 Study Area

City of Scottsbluff
Scotts Bluff County, NE

Conditions observed during
MCS field survey, May 2024.
Features shown include some
non-public travel ways.





Examples of Site & Pavement Conditions within the Study Area

5. Deterioration of Site or Other Improvements

Debris and Weeds

Debris and excessive amounts of trash primarily accumulates in open weedy fields, debris piles, tree clumps, and drainages and is found throughout the Study Area, concentrated around undeveloped and vacant properties. Several significant examples of debris were noted in field observation. This debris included everything from cardboard boxes, to clothing articles and discarded alcohol bottles as well as on-site storage (tires, wood, buckets, bed mattresses, old commercial signs, junk) and numerous other items. Numerous (somewhat less severe) debris are present throughout the Study Area, suggesting the problem is growing.

Dilapidated Structures

Structure conditions were examined both using Scotts Bluff County Assessor's online database of building appraisal and confirmed/adjusted through field evaluation. The data and rating system from the Scotts Bluff County Assessor's database was used to evaluate properties in the area, rating structures as either: Excellent, Good, Average, Fair, Badly Worn, and Worn Out. Rating terms are defined as follows:

Excellent: Typically newer construction or property that has been completely upgraded.

Good: Typically no major defects or aging conditions in field analysis.

Average: Typically minor defects showing up, 25% or less of the following— degrading roofing materials, masonry joints in need of tuck-pointing, or small cracks in foundation, broken glass, painted surfaces beginning to peel.

Fair: Similar to Average, conditions are worsening and cover a larger portion of structure.

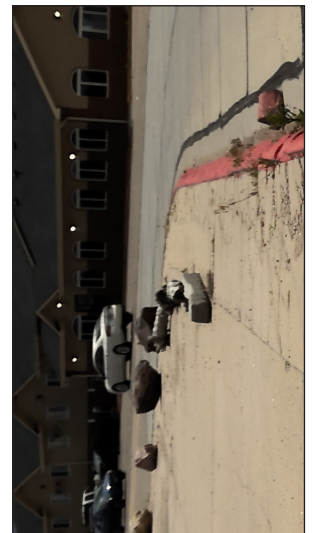
Badly Worn: Structure is showing many of the conditions mentioned, and extent of aging and deterioration may require demolition to eliminate the conditions.

Worn Out: Aging, deterioration and conditions point toward demolition to eliminate the conditions.

Based on these ratings, it is assumed that Average condition and lower would constitute less than desirable conditions due to age and structure status. It is common for older structures to require considerable maintenance and upkeep to maintain good and excellent condition, while an Average structure can show signs of deterioration that can more quickly become a dilapidated structure if not addressed.

Findings of the study show 40% structures in good condition yet deteriorating (fair to average rank), while 40% of the structures are badly worn, and 20% are worn out/dilapidated and pose a threat. Using the above assumptions, overall, 100% of the structures in the Study Area are Average condition or worse.

All (100%) of the primary structures in the Study Area are in excess of 40 years—structures in the Study Area range in age from 42 to 51 years. Thus,



Examples of Sidewalk Conditions within the Study Area



Examples of Parking Conditions within the Study Area



Examples of Street and Curb & Gutter Conditions within the Study Area



structure age and obsolescence *within the Study Area* **is** a contributing condition of blight and substandard.

6. Diversity of Ownership—6 properties with 3 owners.

7. Tax or Special Assessment Delinquency—None identified.

8. Defective or Unusual Conditions of Title—Ownership was identified for all parcels in the *Nebraska Taxes for Scotts Bluff County* online database.

9. Improper Subdivision or Obsolete Platting—One property appears to be developed across the parcel line onto an adjacent parcel. These features alone are not substantial, but does contribute to the blighting factor. See *Appendix d—Figure 9* for a current zoning map of the area.



10. The Existence of Conditions That Endanger Life or Property by Fire or Other Causes

Figure 6, on page 25, provides an overview of the blighted and substandard conditions located and photographed during field observations.



Poor Sidewalk and Street Conditions

A portion of the Study Area is not serviced with sidewalks. Existing sidewalks vary in condition from excellent to poor. Various parking lot and driveway entrances display prevalent cracking. The condition of the street paving ranges from good to showing signs of age with cracks, sunken gutter pieces, and extensive cracking in portions of sidewalk. Some street curbs, gutters and sidewalks show signs of settling and cracking. Some otherwise good curb, gutter, and sidewalk pavement along undeveloped properties are beginning to be engulfed with weeds and debris.



Poor Surface Drainage

Major storm water drainage problems exist in dilapidated and paved parking lots. During field analysis, several large areas of standing water were noted in parking and private drive areas. Excessive amounts of improper drainage were documented at various locations throughout the Study Area.

On-Site Storage

The Study Area has sites of outdoor storage, including tires, bed mattresses, dilapidated insecure accessory building, and a potentially abandoned vehicle parked in an unpaved parking lot. These findings point to an impediment for development or upgrades in the neighborhood and should be evaluated for removal.





11. Any Combination of Such Factors—The combination of all blight and substandard conditions found within the Study Area could be considered a factor in substantially arresting sound growth in the area and obsolescence contributes toward an inability of property within the area to compete in the market place.

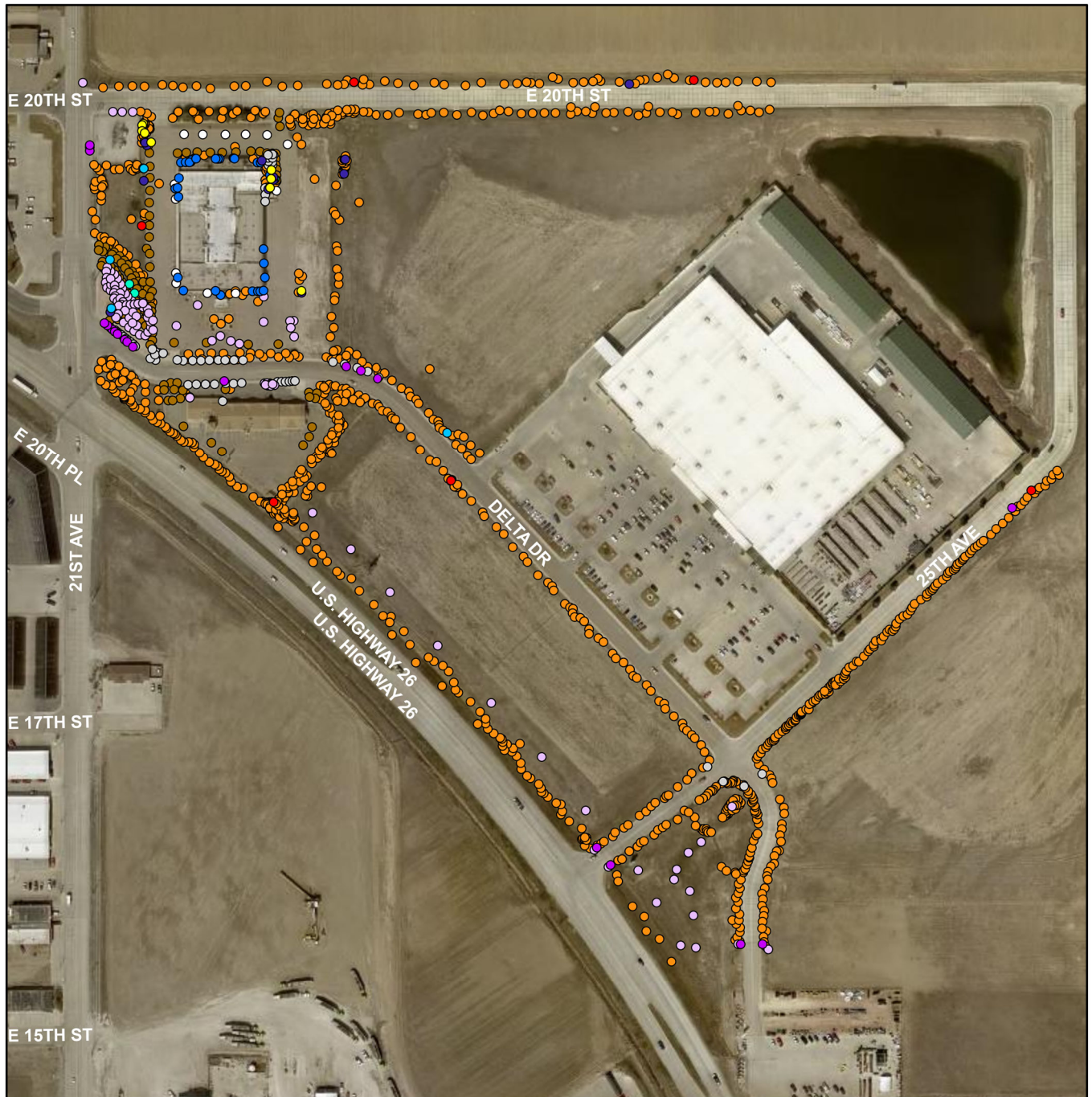
12. Detrimental to Public Health, Safety, Morals, Welfare in Present Condition

A minimum of at least one of the following factors is required for this condition to be met.

a. Unemployment Rate At Least 100% of State or National Average—could be considered a factor but was not researched beyond determining that the unemployment rate in Scotts Bluff County, NE was 3.0% in 2023—greater than the state of Nebraska average of 2.3% (Nebraska Department of Labor), while the US (US Labor of Statistics) had an unemployment average of 3.6% for the 2023. There are no residential land uses in the Study Area.

b. Average Residential and Commercial Structure Age Over 40 Years—is a factor. The median age of the 6 primary non-public structures in the area is **46.8** years. Age of the structures within the Designated Study Area is provided through the Scotts Bluff County Assessor's online database and field verification. Only those structures built before 1985 qualify for the 40 years and older structures designation in the State of Nebraska laws. The Study Area contains 6 structures, all (**100%**) built before 1985.





- | | | | | |
|---------------|---------------------------|-------------------------|----------|----------|
| Study Area | Debris Trash Weeds | Fence Wall | Pavement | Sidewalk |
| Building | Drainage Standing Water | On Site Storage | Pests | Sign |
| Curb & Gutter | Utility | Parking Private Drive | Safety | Vagrant |

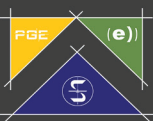
Conditions observed during
MCS field survey, May 2024



0 220 440 660 880 Feet

Blighted and Substandard Conditions Locations

City of Scottsbluff, NE



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page 25



c. Subdivided/Platted Property Unimproved for 40 Years—A majority of the Study Area is unimproved. Part of the unimproved portion in the Study Area is in the original Ramada Addition Blocks 3-5, and parts of Delta Drive and 25th Avenue, all within the Study Area, which were platted and annexed to the City of Scottsbluff in 1982. However, the subdivided property remaining unimproved for 40 years or more does not make up over half of the the Study Area.

d. Per Capita Income Level—Per capita income for Scottsbluff is approximately \$31,808, as of 2022. There is no residential population within the Study Area.

e. Decreasing Population—is not a factor. The Study Area contains no residential properties, and is located in census tracts all of which the census data reports no population from the previous two decennial census. Map **Figures 7-8** provided in **Appendix C** illustrate the 2010 and 2020 decennial census. Based on the data illustrated on the maps, the census blocks covering the Study Area display zero population based on the last two decennial census for census blocks covering the Study Area.

Conclusion of Blighted and Substandard Analysis

Based on this analysis, the Study Area meets the criteria of both blighted and substandard conditions. The area displays the presence of criteria required for a finding of a blighted and substandard condition as defined by the State of Nebraska Legislature.

The primary conditions leading to this conclusion include the following Blighted and Substandard Conditions:

- The Study Area has some inadequacies in the form of traffic movement capabilities and real property access. Off-street paved parking areas do exist, along with a few interior private drives. While some off-street parking areas and drives are well maintained, several parking areas, driveways and entrances crossing sidewalk travel ways are deteriorating or dilapidated pavement, gravel surfaced or unimproved. Due to its proximity to US Highway 26, turning movements are limited on the west side of the Study Area, and due to its size, one parcel on the southeast corner of the Study Area may be too small or oddly configured. Defective or inadequate street layout thus may be considered a factor contributing to blighted conditions in this Study Area.



- The field survey also included an evaluation of the condition of site improvements including street surface conditions, curbs and gutters, street width adequacy, sidewalks, driveways, and off-street parking facilities, sanitary sewer and storm water drainage facilities, and review of the city's GIS database pertaining to water distribution, hydrants, and storm water conveyance. While much of the sidewalk, curb and gutter, and street surfaces are in good condition, portions of the street, curb and gutter concrete paving shows signs of age with some cracks and settling. Some sidewalk is dilapidated. Water valve lid is broken/missing; sewer manhole is open; multiple orange and white utility markers are broken off at the base.
- Paved parking areas have storm drainage issues documented during field survey of the Study Area. Some storm water from large paved parking areas is collected into open channel drainage retention area within the Study Area, while other storm water flows onto parcels adjacent to the Study Area.
- There is only a partial sidewalk system throughout the Study Area as many areas undeveloped and developed alike lack sidewalks. Deteriorating and dilapidated sidewalks and driveway entrances contribute to generating traffic hazards for children and other pedestrians in this Area as pedestrians are forced to navigate areas without sidewalks as well as broken pavement—their safety, well-being and health are at risk.
- The Study Area contains dilapidated driveways leading to off-street parking areas. Private drives and private parking lots are surfaced with concrete, asphalt, and native material with sparse gravel. Many driveways and parking areas, particularly those associated with commercial uses and higher traffic volumes are deteriorating.
- Over half of the Study Area appears unkept and / or contains substantial examples of debris and or extensive unattended vegetation. While there are well maintained properties, these are contrasted with a relatively high level of poorly maintained properties within this Study Area—which represent a considerable blighting factor. The lack of site improvements in various locations throughout the Study Area also serves to be a limiting factor to future development in the Study Area and thus is an additional factor contributing to blight. One of the keys in creating a positive image within an area is exterior maintenance of lots. Perfectly maintained structures can still be seen as deteriorating parts of the community when the exterior and/or curb appeal is less than desirable. Site improvements such as parking areas range from good to deteriorating to dilapidated. There are no public alleys in the Study Area.



- The Study Area has lot layout faults in relation to size, adequacy, accessibility or usefulness. The field survey, combined with investigations of property ownership and plat maps indicate that at least two of the lots have problems relative to lot layout, lot size, adequacy, and usefulness within the Study Area, and therefore, may be considered a contributing factor. Faulty lot layout in relation to accessibility or usefulness within this Study Area **may be** considered a factor contributing to blighted conditions in this Study Area.
- Conditions **exist** which endanger life or property by fire and other causes in the Study Area—readily accessible exposed electrical wiring near the base of a parking lot light.
- Conditions **exist** which are detrimental to the public health, safety, morals and welfare in the present condition with the existence of debris, on-site storage, excessive pigeon nesting and droppings, and inadequate drainage. The existence of inadequate surface drainage presents additional threats to health. The lack of proper engineering and sufficient drainage structures allows water to remain in travel ways impairing driveability, as well as ponding and stagnating, creating not only a physical hazard, but also increased potential for multiplying mosquito production, an additional health hazard to area residents.

Blighted conditions that do not appear to be present

- One third of the parcels in the study area have been platted and subdivided for more than forty years, and remain unimproved. One third of the parcels in the study area are improved. The remaining one third of the parcels in the Study Area have been platted and subdivided for under 40 years.
- Area-wide—diversity of ownership does not appear to be a factor.

Blighted conditions not evaluated

- The per capita income of the area was not studied in depth as a part of this study.
- Defective or unusual conditions of title—none known.
- Beyond a review of the Scotts Bluff online tax data, tax or special assessment delinquency exceeding the fair value of the land was not further evaluated.



Comprehensive Plan / Surrounding Property

According to the City's 2016 Comprehensive Plan, the Study Area is located in the Northeast Highway 26 Commercial District. The Comprehensive Plan provides the following principles for sustainable development in this area:

Interconnection of Neighborhoods and amenities

- Improve pedestrian and cycling facilities east-west from Broadway to Highway 26 through the Northeast Neighborhood.
- Safe and efficient transportation access in auto-oriented commercial centers along highway 26.
- Enhanced employment centers set back from the highway and accessible from residential areas and main thoroughfares.
- Encourage multi-family residential development along periphery of low density residential neighborhoods.
- Plan safe crossings and routes to schools.

Sustainable development

- **Incorporate native species, and natural landscaping** into codes of commercial and big box development along highway.
- Scottsbluff Drain—there is an opportunity to make changes to the drain that would improve stormwater drainage, improve water quality, and provide green space for recreation and wildlife habitat.
- Encourage diversity of commercial types mixed use development along the Highway 26 corridor.
- Targeted and planned utilities maintenance activities.
- Preserve land potentially served by city utilities for near term (within five years) development needs.
- **Encourage new development to be contiguous with existing development with planned linkages between roads and utilities.**
- Direct rural residential development to areas to which utilities cannot be reasonably extended.

Access to culture and recreation

- **Walking and bicycle path connectivity along and across Highway 26 and greenways.**



- Improved pedestrian and cycling connectivity to downtown.
- Enhanced sense of place improvements in parks.

Strong neighborhoods and places, rooted in our unique character

- Make programs that encourage up-keep of private property and neighborhoods more accessible and better communicated.
- Facilitate and support neighborhood involvement in plans, studies, and community events.
- Improve aesthetics and landscaping along collectors and arterials, utilizing native species.



The development potential of property is determined by the property conditions themselves, and the conditions of surrounding property. This is particularly true for the Study Area. The Study Area is adjacent to other redevelopment areas west of 21st Avenue and south of US Highway 26.

The Study Area, near the community gateway, and with its many parking areas and hard scape will benefit from implementation of the Comprehensive Plan's sustainable development principles.



Adding the Study Area to the existing nearby blighted and substandard areas is necessary to accomplish the sound redevelopment planning and program of the City to achieve the above principles of sustainable development from the City's Comprehensive Plan. This will enhance the development potential of the Study Area.

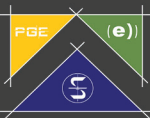
Blighted and Substandard Area Declaration

Based on the findings in this report, the Study Area may be declared blighted and substandard in keeping with and conforming to the Nebraska Community Development Law. This finding will make this area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be composed in a manner consistent with the City of Scottsbluff Comprehensive Plan.





appendix



providing **Simply Smart Solutions**

The referenced Study Area, in the city of Scottsbluff, Nebraska, includes the following identified Parcels with their legally described Additions, Blocks and/or Lots, and unplatted lands:

Parcel	Legal Description
10227881	BLK 1A, RAMADA ADD REPLAT
10273166	BLK 3, RAMADA ADD
10356045	LT 1A, MENARDS SUB
10356088	LT 4, MENARDS SUB
10355979	LT 5, MENARDS SUB
10355987	LT 6, MENARDS SUB

The **primary streets and roads** within the Study Area include:

E—W: East 20th Street, Delta Drive

N—S: 21st Avenue, 25th Avenue

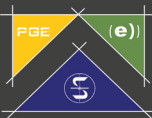
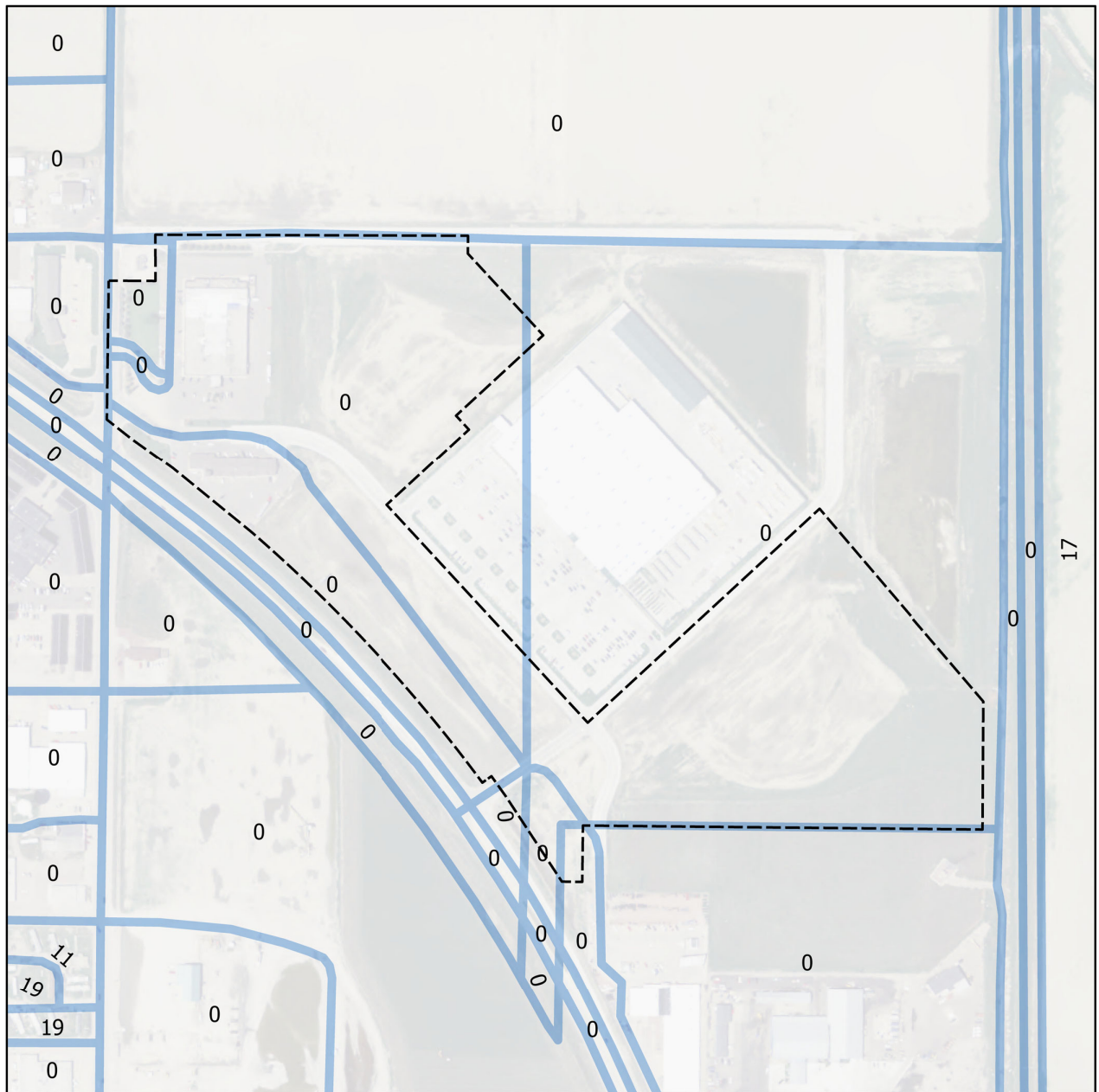


Table 3
Structure Effective and Cumulative Ages - Blight Study Area #20
Scottsbluff, Nebraska

Year Built	Effective Age	No of Units	Cumulative Age
1973	51	2	102
1976	48	1	48
1982	42	2	84
Total Cumulative		5	234
Average Age			46.80

*Source: Scotts Bluff County Assessor online database
 confirmed by M.C. Schaff & Associates, Inc., Field Survey, May 2024*



2010 US Census Block Population

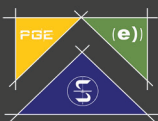
Study Area
 2010 US Census Blocks

City of Scottsbluff
 Scotts Bluff County, NE

Data Sources:

Population: 2010 US Census Blocks and
 Block Level Population Data from www2.census.gov

Imagery: Farm Service Agency (FSA) 2010 Imagery, Acquired on June 15-16, 2010
[ftp://dnrftp.dnr.ne.gov/pub/data/CoqArea/Band4_NE_1m_2010/41103/](http://dnrftp.dnr.ne.gov/pub/data/CoqArea/Band4_NE_1m_2010/41103/)

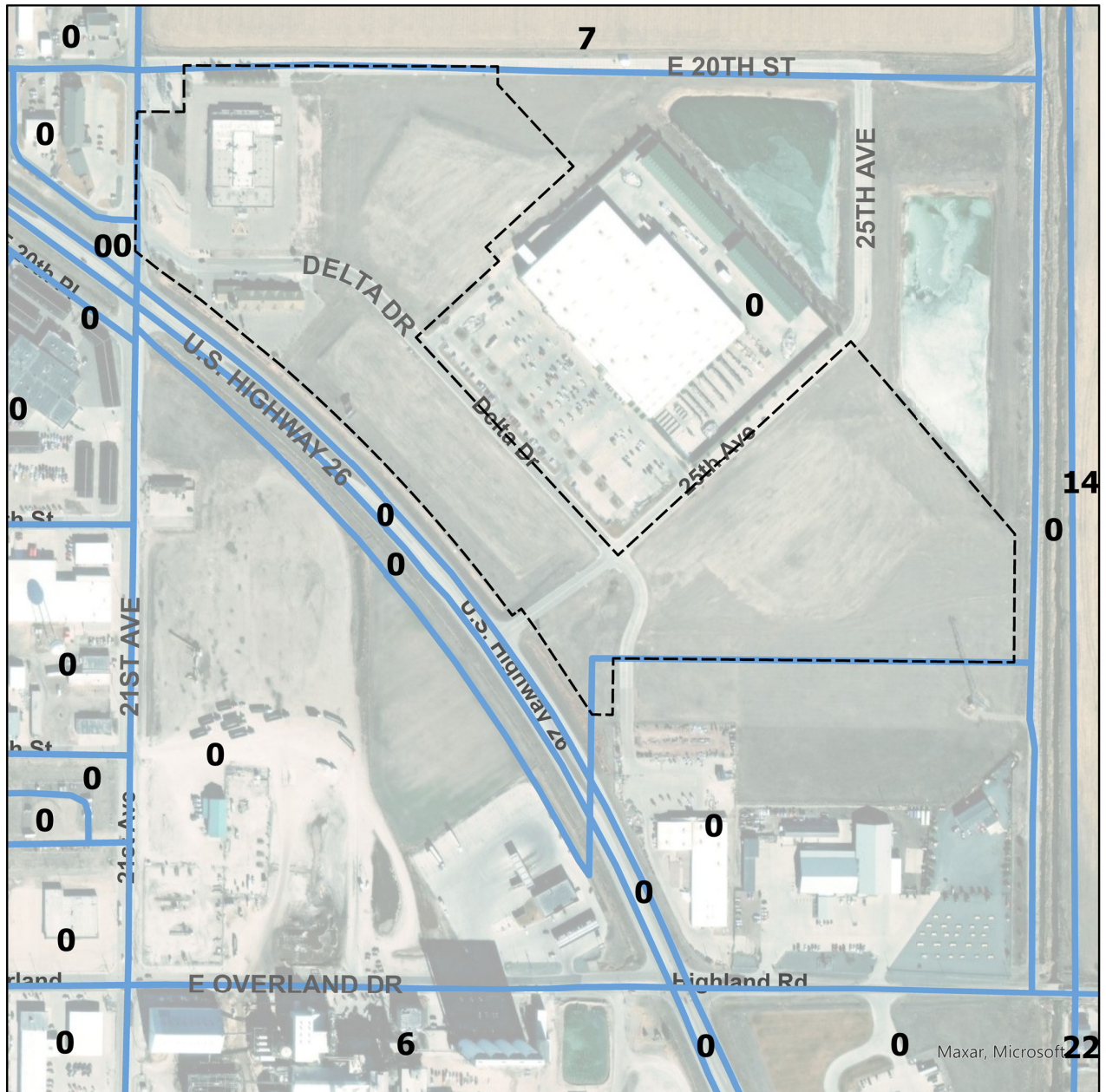


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Headquarters
 818 South Beltline Highway East, Scottsbluff, Nebraska 69361
 Phone (308) 635-1926 Fax (308) 635-7807 www.MCSfamilyofcompanies.com

Blight Study | City of Scottsbluff, NE

page 35



- Study Area 20
- 2020 Census Blocks

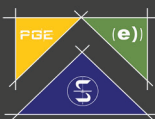
2020 US Census Block Population

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

Esri's Updated Demographics, Census Data, Tapestry Segmentation, and Business Summary data for the United States. http://goto.arcgisonline.com/demographics6/USA_Demographics_and_Boundaries_2016.

Imagery: Esri, USDA NAIP, July 2014



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Blight Study | City of Scottsbluff, NE

page **36**

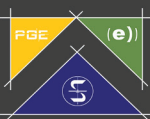


- | | |
|-------------------------------|--|
| Agricultural (A) | Heavy Commercial (C-3) |
| Agriculture Residential (AR) | Light Manufacturing & Industrial (M-1) |
| Neighborhood Commercial (C-2) | Study Area #20 |

Existing Zoning

City of Scottsbluff
Scotts Bluff County, NE

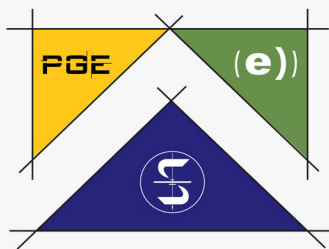
Data Sources:
Zoning: City, 2024
Parcels: Scotts Bluff County, 2021
Imagery: Scotts Bluff County, 2023 Eagleview Mosaic



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City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: July 30, 2024 For Hearing of: August 12, 2024



I. GENERAL INFORMATION

- A. The City of Scottsbluff requested MC Schaff and Associates to conduct a blight study in eastern Scottsbluff, an area in proximity of 21st Avenue and Highway 26 (see page 4)
- B. At the time of the study, the blighted and substandard area in the city comprises of 1,312.29 acres or 30.5%.
 - i. The City GIS Department finds the blighted and substandard area in the city comprises of 1,388.64 acres or 32.29% (including this study).
- C. Study 20 consists of 43.22 acres and will increase the percentage to 31.5%.
 - i. A maximum of 35% of a first-class city can be blighted per Nebraska State Statutes.
- D. The study concludes the area may be declared blighted and substandard in keeping with and conforming to the Nebraska Community Development Law.
 - i. The area must meet at least one of the conditions listed on pages 14-24

II. STAFF COMMENTS

- A. Staff selected this area due the reasons listed on page 1, such as the predominance of vacant and/or undeveloped parcels as well as the derelict former Scottsbluff Inn.
- B. With Study Area 20 designated as blighted and substandard, developers/property owners will be able to apply for TIF for redevelopment. With TIF available, the developer can make necessary improvements to develop the area, extending utility lines and streets within the area.
- C. A resolution will be required for Study Area #20 acknowledging that the Planning Commission has considered the slight and substandard study at a public hearing formulating its recommendation to the City Council.

III. STAFF RECOMMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation to City Council to approve the Blight and Substandard Study for Area #20.

City of Scottsbluff, Nebraska

Monday, August 12, 2024

Regular Meeting

Item 7.A

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 #20 should be declared as substandard and blighted according to the Nebraska Community Development Law.

Staff Contact:

RESOLUTION _____

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

Recitals:

a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.

b. The “Redevelopment Area” encompasses the following area in Scottsbluff, Nebraska: properties and tracts of land within the general vicinity north of US Highway 26 and south of East 20th Street, along Delta Drive and 25th Avenue, on the east edge of Scottsbluff. The area contains approximately 43.22 acres. The Redevelopment Area is more particularly described in the Study (as defined below).

c. The Planning Commission has received and reviewed Study Area #20, Blight & Substandard Determination Study, dated June 2024 by MC Schaff & Associates. (the “Study”).

d. The Planning Commission conducted a public hearing on August 12, 2024 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.

e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

Resolved:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.

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

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

PASSED and APPROVED on August ___, 2024

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

ATTEST:

By: _____
Chair

By: _____
Recording Secretary

City of Scottsbluff, Nebraska

Monday, August 12, 2024

Regular Meeting

Item 7.B

Planning Commission to conduct a Public Hearing to consider a special use permit for auto sales and services at Lot 8, Block 1, Quindt Commercial Tracts, commonly identified as 1907 E. 20th Street.

Staff Contact: Zachary Glaubius



- Above I have provided pictures of our logo and a satellite view of our location. I believe the official address is 1905 ½ E 20th Scottsbluff, NE. The storefront will include items such as window cleaner, detail spray, air fresheners, and merchandise. It will also be used as an area to educate customers about the services we provide and the quality of the products that we use. The waiting room will have a nice seating area with a TV and various board games to entertain the customers if they choose to stay and wait for their cars. A snack/refreshment table will also be included in the waiting room. The other red box labeled “Shop” will be where all of our services are done. Examples of our services are exterior washes, interior cleanings, paint correction, ceramic coating, window tint, and paint protection film.

- Why is Project Detail needed? We recognize that in our area there are several options when it comes to car care services. However, here at Project Detail we are more than just a car wash. We understand that the importance of vehicles is not just their monetary value but also their sentimental value. Maybe the vehicle is what the customer dreamed of driving when they were a kid, maybe the vehicle belonged to a family member, maybe it was the vehicle they learned how to drive with. All these things can make a vehicle priceless. So here at Project Detail we are committed to giving every vehicle the respect it deserves. That commitment starts even before we touch your vehicle.. We believe the service starts with us learning more about the customer and the vehicle. What's in the budget? Is the vehicle a daily driver? How long do you intend to keep the vehicle? It is questions like this that will help the customer get the best bang for their buck. We also offer more specialized services than most car washes, such as window tint and paint protection film. We use 3M window tint and paint protection film, which is one of the highest, if not the highest, sought after brands. I believe there are only one or two places in our area that offer 3M as well. In conclusion, these are the reasons why Project Detail is needed in our community.
- Our business will not be injurious to the use of the neighboring lots, land, or buildings. Since all the vehicles will be serviced inside the shop, noise levels will be kept to a minimum. Almost all the chemicals we use have fruity scents to them so there will be no strong odors that affect nearby businesses. We are also in the process of remodeling at the time of writing this and already the building and lot look much better. I am sure the neighboring businesses will appreciate no longer having a run down building/lot next to them. In the area where we will be located there are 3 car dealerships (Team, Wolf Auto,

and Panhandle automotive. Enterprise is also in the area which is another car related business. Not only is our business harmonious with these neighboring businesses but it is also beneficial. I have been in contact with Team Chevrolet and we are working on providing them with services like window tint, paint protection film, and detailing when they can't meet demand. I believe we can provide similar services to other car dealerships in the area so long as we don't become overbooked.

- This community has done so much for my family and I. I am very grateful for this opportunity to give back to the community. Thank you for your time and your consideration of my new business, Project Detail.



City of Scottsbluff
Special Use Application
Permit Identifier 2024-11CUP

Type:

Applicant Name	Owen Parra	Applicant Address	210576 W 42nd Steet Scottsbluff , NE
Applicant Email	projectdetail24@gmail.com	Applicant Phone	(720)643-3090

Contact Name	Contact Address
Contact Email	Contact Phone

Property Information

General Location/Address	1905 E 20TH ST
Legal Description	LT 8, BLK 1, QUINDT COMMERCIAL TRACTS
Present Use of Property:	Commercial c
Desired Use of Property:	Auto service

Required Information

Which section of the Municipal Code authorizes the proposed use?
25-3-14 (C) (1)

Why should the special use permit be granted?
Operate business

Issued By *Taylor
Stephens*

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: 7/31/2024

For Hearing of: August 12, 2024



I. GENERAL INFORMATION

- A. Applicant:** Owen Parra
210576 W 42nd Steet
Scottsbluff, Nebraska 69361
- B. Property**
Owner: Vines Patch LLC
210576 W 42nd Steet
Scottsbluff, Nebraska 69361
- C. Proposal:** Special Use Permit for auto sales and service
- D. Legal Description:** Lot 8, Block 1, Quindt Commercial Tracts
- E. Location:** 1907 E. 20th Street
- F. Existing Zoning & Land Use:** C-2 Neighborhood & Retail Commercial
- G. Size of Site:** Approximately 39,204 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	Highway 26 Commercial	C-2 Neighborhood & Retail Commercial	Farmland
East	Highway 26 Commercial	C-2 Neighborhood & Retail Commercial	Warehouses
South	Highway 26 Commercial	C-2 Neighborhood & Retail Commercial	Car Dealership
West	Highway 26 Commercial	C-2 Neighborhood & Retail Commercial	Restaurant

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 Highway 26 Commercial.

B. Traffic & Access:

1. Access to the property would be via the existing curb cut on E. 20th Street

C. Utilities

1. Water, Sewer, and Stormwater are located in the E. 20th Street Right-of-Way.

D. Zoning

1. Per 25-3-14 C, Auto sales and service is a special permit use in the C-2 Neighborhood and Retail Commercial Zoning District.

IV. STAFF COMMENTS

- A.** A special permit is assigned to the business owner and not the land itself.
- B.** Per 25-13-3, the Planning Commission may issue a special permit for the use of a lot, tract of land, building, or structure in circumstances and a manner authorized by other articles of this chapter if the Commission finds the proposed use:
- a. Provides a service required by the neighborhood or community and is consistent with sound principles of land use;
 - b. Will not be injurious to the use of neighboring lots, tracts of land, buildings, or structures;
 - c. Will not create special hazards or problems for the area in which it is located;
 - d. Is related to and harmonious with the general plan for the area in which it is located, as indicated by this chapter
 - e. Otherwise, is in accordance with the intents and purposes of this chapter. The Commission may make the use which is authorized in the special permit subject to reasonable conditions which in the discretion of the Planning Commission are necessary to carry out the intents and purposes of this chapter.
- C.** The applicant intends only to have auto services at the location, and not auto sales. However, per 25-3-14, the two are combined into a single-use.

V. FINDINGS OF FACT

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

1. The Comprehensive Plan identifies the area as Highway 26 Commercial.
2. Auto mobile sales and service represent services that are required by the community and the use is consistent with the surrounding zonings and uses.
3. The use will not be injurious to neighboring uses.
4. The use will not create special hazards or problems.
5. The Comprehensive Plan Future Land Use Map supports the use.
6. The use is in accordance with the intents and purposes of the Code.

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

1. None

VI. STAFF RECCOMENDATION

- A.** Staff recommends Planning Commission recommend the approval of the special use permit to Owen Parra for automobile sales and service at 1907 E. 20th Street.



- Property Location(s)
- Street Centerlines
 - Highway
 - Main Road
 - Residential/Rural
- Official City Zoning
 - (A) Agriculture
 - (AR) Agriculture Residential
 - (C-1) Central Business District
 - (C-2) Neighborhood Commercial
 - (C-3) Heavy Commercial
 - (M-1) Light Manufacturing & Industrial
 - (M-2) Heavy Manufacturing and Industrial
 - (O-P) Office and Professional
 - (PBC) Planned Business Center
 - (R-1) Single Family
 - (R-1A) Single Family Medium Density
 - (R-1B) Rural Residential Estate
 - (R-4) Heavy Density Multiple Family
 - (R-6) Mobile Home
- Corporate and ETJ Boundaries
 - Scottsbluff Corporate Limits
 - Scottsbluff ETJ
- Address

Taylor Stephens
City of Scottsbluff GIS
Created on 7/29/2024
Coordinate System: NAD 1983 (2011)
StatePlane 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, August 12, 2024

Regular Meeting

Item 8.A

Staff to update Planning Commission on Comprehensive Plan

Staff Contact: Zachary Glaubius

City of Scottsbluff, Nebraska

Monday, August 12, 2024

Regular Meeting

Item 9.A

September 9, 2024

Staff Contact: