



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

Regular Meeting
December 9, 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. November 12, 2024
6. **Public Hearing**
 - A. Planning Commission to conduct a public hearing for the purpose of reviewing and obtaining comment on the Redevelopment Plan for the Scottsbluff Inn Renovation Project.

Planning Commission to review and take action on a resolution recommending approval of the Redevelopment Plan for the Scottsbluff Inn Renovation Project.
7. **Officer Elections**
 - A. Chairperson
 - B. Vice-Chairperson
8. **Schedule a Meeting**

A. January 13, 2025

9. **Adjournment**

City of Scottsbluff, Nebraska

Monday, December 9, 2024

Regular Meeting

Item 5.A

November 12, 2024

Staff Contact: Zachary Glaubius

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
November 12, 2024
SCOTTSDLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Tuesday, November 12, 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 October 31, 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, Dave Gompert, Angie Aguallo, Callan Wayman "Absent" Kendall Palu, Jim Zitterkopf, Henry Huber, Dana Weber "Excused" Linda Redfern (alternate) City Officials present were Zachary Glaubius, Development Services Director, Taylor Stephens, GIS Coordinator, and, Chris Perales, Fire Marshal.
- 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 August 12, 2024 meeting were reviewed. **Conclusion:** a motion was made by Stricker and seconded by Gompert to approve the minutes from August 12, 2024 meeting on the condition Line 14 is corrected. "Yeas:" Becky Estrada, Jerry Stricker, Dave Gompert, Angie Aguallo, Callan Wayman "Nays:" None "Absent" Kendall Palu, Jim Zitterkopf, Henry Huber, Dana Weber. The motion carried.
- 6 Estrada introduced Item 6A, Planning Commission to conduct a public hearing to consider a special use permit for residential use in a commercial building at Lot 16A, Munoz Replat, commonly identified as 202 E. Overland Drive. Estrada opened the public hearing at 6:02 PM. Glaubius stated the applicant, Adela Casillas, is requested a special use permit for residential use in the C-3 Zoning District in order to build three apartments in the existing building. Glaubius stated the proposed special use permit is aligned with the comprehensive plan, which identifies the area as the East Overland Area. Glaubius stated this area includes commercial and residential use. Glaubius stated apartments are required to have 1.5 off-street parking stalls. Glaubius stated that 5 parking stalls will be needed as code requires fractions of 0.5 or more to be rounded up. Glaubius stated there are 5 parking stalls to the rear of the building, and there are still parking spaces available to the front of the building for business use. Glaubius stated that access to the 5 rear parking stalls requires driving on the neighboring property. Glaubius stated he contacted the neighbor, Sal Munoz, and Munoz did not have an issue with people driving on his property to access the stalls. Glaubius stated there is not a formal access easement dedicated, and he suggested Casillas pursue an access easement in the future. Glaubius stated in lieu of an access easement, staff recommended assigning conditions to the special use permit to address this issue. Glaubius stated staff recommends approval of the special use permit for residential uses at Lot 16A, Munoz Replat, commonly identified as 202 E.

Overland Drive, on the following conditions: Occupants and users of Lot 16A, Munoz Replat, shall not park vehicles and cause materials and personal property to remain on Lot 15A, Munoz Replat. Occupants and users of Lot 16A shall not block access to Lot 15A, Munoz Replat, especially the gate to the fenced construction yard. Casillas stated she is wanting to build three apartments and spoken with city staff regarding new addresses and fire suppression. Wayman asked if a formal access easement would be dedicated. Glaubius stated there has not and it would be at the discretion of Mr. Munoz. Wayman asked if the conditions would be sufficient, and Glaubius stated they would be. Gompert asked if Munoz changes his property. Glaubius stated there would still be space for two parking stalls to the rear of Casillas' property as well as stalls to the front. Stricker stated he was concerned about limiting business use of the property due to the off-street parking access and if the City would pursue an access easement. Glaubius stated the City would not pursue an access easement, and that it would be up to Munoz to dedicate the easement. Glaubius stated the business area to the front of the building at 202 E. Overland is used for storage which has a lower off-street parking requirement, and future business use would be limited due to parking constraints. Stricker asked if Casillas was aware of the change of use and fire suppression requirements. Casillas stated she was aware and has spoken with Fire Marshal Chris Perales. Gompert asked if fire department access and egress. Perales stated the apartment adjacent to 2nd Avenue will have an egress window, while the other two will have fire sprinklers. Perales stated fire engine access would be via 2nd Avenue or Munoz's property. Perales stated the cable/telephone infrastructure may limit access to the site due to the height of the firetrucks. Wayman asked if the City reviews telecom infrastructure as part of the platting and building permit process. Glaubius stated the City only reviews water, sewer, and stormwater as telecommunications are handled by private business. Estrada closed the public hearing at 6:17 PM.

- 7 **Conclusion:** a motion was made by Stricker and seconded by Wayman to issue the special use permit to Adela Casillas for residential uses at Lot 16A, Munoz Replat, commonly identified as 202 E. Overland Drive, on the following conditions: 1. Occupants and users of Lot 16A, Munoz Replat, shall not park vehicles and cause materials and personal property to remain on Lot 15A, Munoz Replat. 2. Occupants and Users of Lot 16A, Munoz Replat, shall not block access to Lot 15A, especially the gate to the fenced construction yard "Yeas:" Becky Estrada, Jerry Stricker, Angie Aguillo, Callan Wayman "Nays:" Dave Gompert "Absent" Kendall Palu, Jim Zitterkopf, Henry Huber, Dana Weber. The motion carried.
- 8 Estrada introduced Item 6B, Planning Commission to conduct a public hearing to consider a final plat of Lots 3R & 4R, Block 11, Fairway Estates, commonly identified as 905 and 917 Flamingo Court. Estrada opened the public hearing at 6:18 PM. Glaubius stated this final plat is a replat in the Fairway Estates subdivision. Glaubius stated the property owners, Paul and Pamela Adams, are proposing to change property lines of their property, which includes taking in part of the Scotts Bluff Country Club's property as well as adjusting a property line with the neighboring property (917 Flamingo Court). Glaubius stated the current house is built very close to the existing property line and the replat will help bring the house into compliance with building setbacks. Glaubius stated the Adams are relocating a utility easement, which requires the plat to be reviewed by the Planning Commission and approved by City Council per state statute. Glaubius stated otherwise this plat would have been reviewed and approved administratively. Glaubius stated staff recommends a positive recommendation on the approval of the Final Plat of Lots 3R & 4R, Block 11, Fairway Estates. Paul Adams stated they are wanting to do an addition to their house, so they worked with the Country Club to purchase some land for the addition. Adams stated the northeastern property line actually cuts through the corner of the house, so they are purchasing some property from the neighbor so the Adams house is completely on one

property. Adams stated they have to move the utility easement farther south in order to add onto the house. Adams stated they have worked with all the utility providers and will have the lines moved at Adams' expense. Adams stated some of the existing lines are outside of the easement and the new easement and property lines will clean up the property. Estrada closed the public hearing at 6:22 PM.

- 9 **Conclusion:** a motion was made by Stricker and seconded by Gompert to make a positive recommendation on approval of the final plat of Lots 3R and 4R, Block 11, Fairway Estates to City Council. "Yeas:" Becky Estrada, Jerry Stricker, Angie Aguillo, Callan Wayman, Dave Gompert "Nays:" None "Absent" Kendall Palu, Jim Zitterkopf, Henry Huber, Dana Weber. The motion carried.
- 10 Estrada introduced Item 6C, Planning Commission to conduct a public hearing to consider a rezone to Tax Lot 4B, Section 27, Township 22 North, Range 55 West of the 6th PM, commonly identified as the northeast corner of Avenue K and South Beltline Highway West. Estrada opened the public hearing at 6:23 PM. Glaubius stated the rezone is for the ABC Nursery and is for the property west of the building. Glaubius stated it is currently zoned R-1A and the owner, Jim Neuwirth, is requesting it to be changed to C-3 to match the other ABC Nursery property. Glaubius stated this rezone is an expansion of the existing C-3 District to the east and is close to another C-3 district to the west. Glaubius stated the purpose of the rezone is to allow the Neuwirth to sell all the land as commercial. Glaubius stated the comprehensive plan identifies this land as residential, however staff recommends the rezone due to the land being located in the floodplain. Glaubius stated the City would prefer non-residential uses in the floodplain. Glaubius stated that the property is a tax lot, and if a future owner would like to build on the land, it would be required to become platted. Glaubius stated staff recommends a positive recommendation on approval of the rezone to City Council. Jim Neuwirth stated he purchased Tax Lot 4B when he purchased the adjacent property. Neuwirth stated he had been under the impression that the land had been rezoned at that time. Neuwirth stated he is clearing off the old farm equipment from the property in order to sell it. Stricker asked about the utilities and access to the property. Glaubius stated there is access to both water and sewer, however there is not a stormwater main. Glaubius stated access would be via Avenue K. Perales stated there is a fire hydrant south of South Beltline Highway as well as one on Avenue K.
- 11 **Conclusion:** a motion was made by Wayman and seconded by Aguillo to make a positive recommendation on approval of rezone of Tax Lot 4B, Section 27, Township 22 North, Range 55 West of the 6th PM. to City Council. "Yeas:" Becky Estrada, Jerry Stricker, Angie Aguillo, Callan Wayman, Dave Gompert "Nays:" None "Absent" Kendall Palu, Jim Zitterkopf, Henry Huber, Dana Weber. The motion carried.
- 12 Estrada introduced Item 7A, Commissioner Jerry Stricker to announce his resignation from the Planning Commission. Stricker stated he is resigning from the Planning Commission due to being elected to City Council. Stricker stated his resignation will be effective December 7, 2024.
- 13 Estrada introduced Item 8 Staff Reports. Estrada introduced Item 8A, Staff to update Planning Commission on Comprehensive Plan. Glaubius stated Marvin Planning Consultants (MPC) was in Scottsbluff during the week of October 14, 2024. Glaubius stated MPC conducted several focus groups meetings from Monday to Thursday and held three town hall meetings. Glaubius stated the turn out at the town hall meetings was disappointing, however the information collected was valuable. Glaubius stated that the comprehensive plan website is live and surveys can be accessed there. Glaubius stated paper surveys are available at City Hall, Scottsbluff Lied Public Library, and the Gering Senior Center. Glaubius stated he has postcards for the surveys, and MPC just finished a promotional video for the comprehensive plan. Glaubius stated MPC would like to meeting with the Planning Commission in January. Wayman asked if the promotional

video would be on the City website. Glaubius stated it is on the comprehensive plan website, which can be accessed via the City website.

- 14 Estrada introduced Item 8B, Staff to update Planning Commission on Zoning Code Updates. Glaubius stated he wanted to update the planning commission on the zoning code updates proposed in January of 2023. Glaubius stated they are on hold until the comprehensive plan is completed. Glaubius stated he would like to revise the sign code in order to make it a content neutral sign code. Glaubius stated that parts of the current sign code cannot be enforced, and by making it content neutral it will be more enforceable.
- 15 Planning Commission confirmed the next meeting date of December 9, 2024.
- 16 Item 9: Adjournment
- 17 Adjournment: Motion was made by Wayman and seconded by Stricker to adjourn the meeting at 6:35 PM. “Yeas:” Becky Estrada, Jerry Stricker, Angie Aguillo, Callan Wayman, Dave Gompert “Nays:” None “Absent” Kendall Palu, Jim Zitterkopf, Henry Huber, Dana Weber. The motion carried.

Becky Estrada, Chairperson

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, December 9, 2024

Regular Meeting

Item 6.A

Planning Commission to conduct a public hearing for the purpose of reviewing and obtaining comment on the Redevelopment Plan for the Scottsbluff Inn Renovation Project.

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Robert G. Simmons, Jr. (1918-1998)

To: City of Scottsbluff Planning Commission
From: John L. Selzer, Deputy City Attorney
Date: December 1, 2024
Re: Scottsbluff Inn Redevelopment Plan

Introduction/Summary of Project: At your December 9, 2024 meeting you will conduct a public hearing regarding the Redevelopment Plan for the Scottsbluff Inn Renovation Redevelopment Project (the “Plan” and the “Project”).

The proposed Project is in an area that has been designated as blighted and substandard and in need of redevelopment. After the public hearing, you will make a recommendation regarding the Plan and Project to the Community Redevelopment Authority and City Council.

The Plan provided to you for your meeting is subject to change. However, we do not contemplate any changes that will change your standard of review for the Project.

Standard of Review: The Planning Commission must review and recommend whether the Project and Plan conform to the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”).

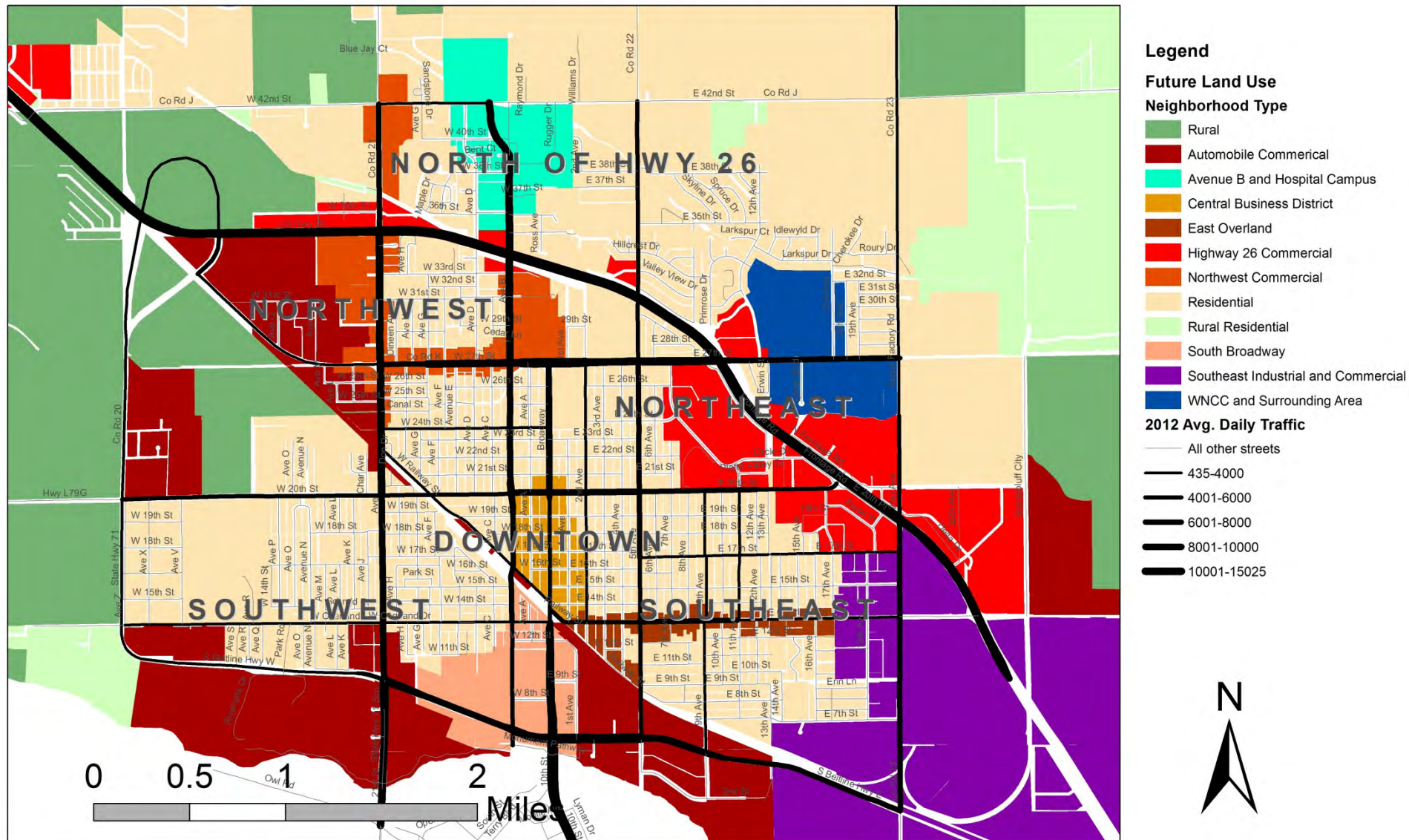
Issues Relevant to Your Review: The Project Site is zoned as C-2 (Neighborhood and Retail Commercial). A principal permitted use in zone C-2 is hotels, so no zoning changes are necessary.

According to the 2016 Scottsbluff Comprehensive Plan, the Project Site is in the *Northeast District* and in a *Highway 26 Commercial Neighborhood*. Principles of sustainable development in the Northeast District include (1) encouraging diversity of commercial types and mixed use development along the Highway 26 corridor and (2) encouraging new development to be contiguous with existing development with planned linkages between roads and utilities.

For the Highway 26 Commercial Neighborhoods, the Comprehensive Plan contemplates daytime and evening hours with nighttime activity adjacent to the highway; a variety of building types, heights, and setbacks; moderate to high density and mixes of uses; high activity during the day; and C-2 as an appropriate zone. The Redeveloper’s proposed development of the Project Site is consistent with the Comprehensive Plan. Relevant excerpts from the Comprehensive Plan are attached to this memo.

Conclusion: If at the conclusion of the public hearing, the Planning Commission feels that the proposed Project and Plan conform to the Comprehensive Plan, it may recommend approval of the Plan and Project to the CRA and City Council. A proposed resolution has been provided.

Scottsbluff Future Land Use Map



Summary of Neighborhood Types

Neighborhood	Characteristics
East Overland	Hours: Active daytime, limited nighttime activities Auto: Human scale transportation oriented. Formalized bicycle and pedestrian accommodations. Mass: Dense business corridor built near or to the street, one to two stories, Corners built out to develop 'nodes' of activity Emissions: High activity during the day, generally residential daily business traffic, low amounts of noise and smells, and enforced aesthetic and design standards. Appropriate zones: C-1, C-2, R-1a*
Southeast Industrial	Hours: Active daytime and nighttime Auto: Heavy traffic both personal and commercial motorized vehicles Mass: Wide variety of buildings Emissions: High amounts of noise and smells tolerated closer to highway 26. Heavy day-time traffic acceptable closer to residential areas west of 21st Avenue. . Appropriate zones: C-3, M-1, M-2
WNCC Campus and Surrounding Area	Hours: Daytime, generally 8-5 working hours. Auto: Both motorized and non-motorized traffic should be well facilitated, Motorized vehicle convenience should yield to pedestrian connectivity Mass: Variety of building types and heights and setbacks. Moderate to low density with accompanying open space and landscaping. Emissions: High activity during the day, generally residential daily business traffic, low amounts of noise and smells, and enforced aesthetic and design standards. Appropriate zones: R-1a, O-P, R-4
Highway 26 Commercial	Hours: Daytime and evening. Nighttime activity acceptable adjacent to highway. Auto: Motorized vehicle oriented to facilitate both personal and commercial vehicles. Formalized pedestrian and cycling facilities. Mass: Variety of building types and heights and setbacks. Moderate to high density and mixes of uses. Emissions: High activity during the day, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards. Appropriate zones: C-2, PBC, O-P, R-4
Avenue B and Hospital Campus	Hours: Daytime and evening. Nighttime activity acceptable adjacent to highway. Auto: Motorized vehicle oriented to facilitate both personal and commercial vehicles. Formalized pedestrian and cycling facilities. Mass: Variety of building types and heights and setbacks. Moderate to high density and mixes of uses. Emissions: High activity during the day, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards. Appropriate zones: C-2, PBC, O-P, R-5
Northwest Commercial	Hours: Heavier daytime use, 24 hour retail, fast-food, or traveler activity accepted. Auto: Multi-modal accommodations integrated on 27th street and included on Avenue I. Mass: Big box with surface parking acceptable when built to design code, shared buildings, built out along key intersections, low height, set-backs to encourage walkability on 27th st. Emissions: Traffic heaviest in the day but continuing through the night, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards. Appropriate zones: C-2

South Broadway	Hours: Heavier daytime use, evening retail. Auto: Multi-modal transportation well accommodated. Mass: Higher density development, generally low buildings though 2.5-3 stories is acceptable. Broadway setbacks set eventually to be near or on the street. Larger for big box. Emissions: Traffic heaviest in the day but continuing through the night, commercial deliveries frequent, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards. Appropriate zones : <i>C-1, O-P, C-2, R-4, PBC*</i>
Central Business District	Hours: Active daytime, evening, and nighttime activities Auto: Formalized bicycle and pedestrian accommodations. Pedestrian oriented along Broadway Mass: Allowable height up to 70 feet, zero setbacks. Buildings should take up entire lot- green space provided in public facilities. Emissions: High activity during the day, evening, and late night. Lights that reflect historical character of district. Appropriate zones : <i>C-1</i>
Automobile Commercial	Hours: Daytime and nighttime activity Auto: Motorized traffic oriented with ease of commercial vehicle access Mass: Wide variety of building types and sizes Emissions: Noises and heavier commercial traffic associated with business Appropriate zones : <i>C-2, C-3, PBC, R-4</i>
Rural Residential	Hours: Generally daytime activity Auto: Motorized traffic oriented Mass: Some agricultural activity, low traffic intensity, dust from unpaved roads Emissions: Noises and heavier commercial traffic associated with business Appropriate zones : <i>R-1b, AR</i>
Residential	Hours: Daytime activity Auto: Generally personal motorized traffic only, safe streets for non-motorized transportation Mass: Generally small buildings, single family homes predominately with ample setbacks Emissions: No offensive smells or noises, low traffic, well maintained properties Appropriate zones : <i>R-1a, Due to higher intensity of traffic and density in R-4 and R-6, these zones may be appropriate in certain areas</i>

Northeast

Themes:

- 1. Growing as a regional leader of commerce and economic opportunity**
 - Attractive, thriving highway corridor, housing that supports a capable workforce.
- 2. Living into our unique character of a city in the country**
 - Small town feel in residential neighborhoods and minor arterials, major retail and office opportunities in major arterials and commercial centers.
- 3. Promoting the health and happiness of all citizens**
 - Clean neighborhoods and housing, access to parks and schools.
- 4. Inclusive Opportunities for participation in civic life**
 - Strong civic groups , available resources, community events

Principles:

- 5. Interconnection of Neighborhoods and amenities**
 - a. Improve pedestrian and cycling facilities east-west from Broadway to Highway 26 through the Northeast Neighborhood.
 - b. Safe and efficient transportation access in auto-oriented commercial centers along highway 26.
 - c. Enhanced employment centers set back from the highway and accessible from residential areas and main thoroughfares.
 - d. Encourage multi-family residential development along periphery of low density residential neighborhoods.
 - e. Plan safe crossings and routes to schools.
- 6. Sustainable development**
 - a. Incorporate native species, and natural landscaping into codes of commercial and big box development along highway.
 - b. 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.
 - c. Encourage diversity of commercial types mixed use development along the Highway 26 corridor.
 - d. Targeted and planned utilities maintenance activities.
 - e. Preserve land potentially served by city utilities for near term (within five years) development needs.
 - f. Encourage new development to be contiguous with existing development with planned linkages between roads and utilities.
 - g. Direct rural residential development to areas to which utilities cannot be reasonably extended.
- 7. Access to culture and recreation**
 - a. Improved access, visibility, and connectivity of school recreation facilities and public parks near the middle school and high school.
 - b. Walking and bicycle path connectivity along and across Highway 26 and greenways.
 - c. Improved pedestrian and cycling connectivity to downtown.
 - d. Enhanced sense of place improvements in parks and around high school sports fields and courts.
- 8. Strong neighborhoods and places, rooted in our unique character**

- a. Make programs that encourage up-keep of private property and neighborhoods more accessible and better communicated.
- b. Facilitate and support neighborhood involvement in plans, studies, and community events.
- c. Continue traditional neighborhood style of homes, streets, and sidewalks in residential areas.
- d. Improve aesthetics and landscaping along collectors and arterials, utilizing native species.

Northeast Neighborhoods

WNCC Campus and Surrounding Area

Appropriate Zones: R-1a, O-P, R-4

- **Hours:** Daytime, generally 8-5 working hours. Special events in the evenings expected, very limited activity at night.
- **Auto:** Both motorized and non-motorized traffic should be well facilitated, Motorized vehicle convenience should yield to pedestrian connectivity and safety around WNCC campus.
- **Mass:** Variety of building types and heights and setbacks. Moderate to low density with accompanying open space and landscaping.
- **Emissions:** High activity during the day, generally residential daily business traffic, low amounts of noise and smells, and enforced aesthetic and design standards.

Highway 26 Commercial

Appropriate Zones: C-2, PBC, O-P, R-4

- **Hours:** Daytime and evening. Nighttime activity acceptable adjacent to highway.
- **Auto:** Motorized vehicle oriented to facilitate both personal and commercial vehicles. Formalized pedestrian and cycling facilities.
- **Mass:** Variety of building types and heights and setbacks. Moderate to high density and mixes of uses.
- **Emissions:** High activity during the day, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards.

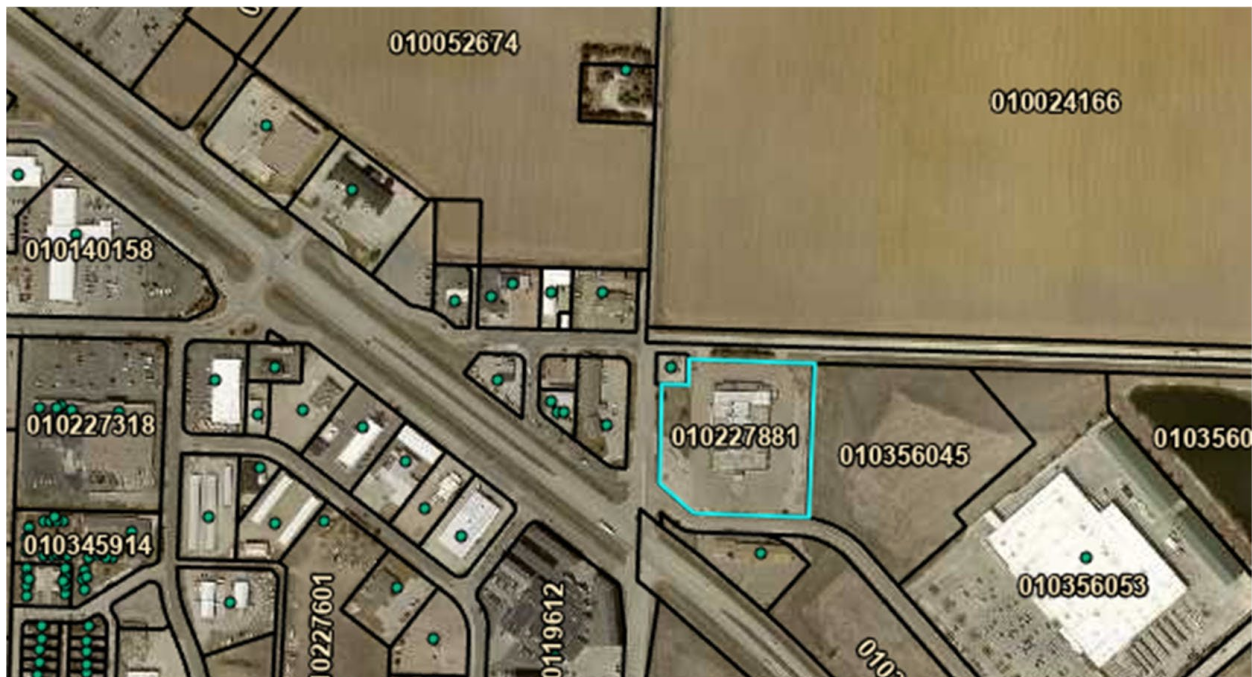
**REDEVELOPMENT PLAN
FOR THE CITY OF SCOTTSBLUFF, NEBRASKA**

(1901 21st Street Project)

Project Site

The Project Site is located in the Blight and Substandard Study Area #20. The Project Site is located at 1901 21st Street, Scottsbluff, NE (Parcel ID: 010227881). The legal description is: Block 1A, Ramada Addition Replat, Scottsbluff, Scotts Bluff County, Nebraska

Then general location of the Project Site is depicted below:



The project site was formerly operated as a hotel. The dilapidated and obsolete hotel building is located on the site, but it is not in an operational condition without redevelopment. The building was constructed in 1973 and needs significant renovation before it can be used again. The assessed value of the Project Site has decreased by more than 70% since 2012.

The Redevelopment Project

The project under consideration will consist of the renovation and remodel of the existing inoperable hotel building to provide for an approximately 70 room hotel on the Project Site (the "Project"). The Project Site will require site preparation and interior demolition. The Project will also include façade enhancements to decrease the blighted and substandard condition of the Redevelopment Area.

1901 21 Scottsbluff, LLC (the “Redeveloper”) proposed the Project set forth in this Redevelopment Plan. Pursuant to this Project, Redeveloper will pay the costs of the private improvements and the public improvements. As part of the Project, the CRA shall utilize tax increment financing (“TIF”) to assist in payment of the public improvements, but Redeveloper shall pay all the costs of the public improvements not covered by TIF.

Redeveloper has the Project Site under contract for purchase. However, the purchase is contingent upon the approval of tax increment financing, because the renovation is not feasible without TIF assistance, and the Redeveloper is not willing to acquire the Project Site and undertake the Project without TIF.

Construction of the Project is anticipated to commence as soon as the project is approved, because the Project is not feasible without tax increment financing. Construction is anticipated to be completed in 2025. The effective date for the division of real estate taxes for the Project is anticipated to be January 1, 2026.

The Redeveloper estimates that the total Project costs shall be approximately \$3,400,000. Upon completion the Project is anticipated to yield an average valuation of approximately \$3,905,772 over the 15-year TIF period. The Redeveloper is requesting tax increment financing for the TIF Uses set forth below, to the extent TIF Revenues are available.

The Project envisions the capture of the incremental taxes created by the Project on the Site to pay for those eligible expenditures as set forth in the Act. The projected TIF Sources and Uses are set forth below:

Estimated TIF Sources

Assumptions:

Tax Levy (2023)	1.964763
Interest Rate	5.00%
Number of years	15

Property Value

Assumptions:

Base Value	\$274,320	(2024 assessed value)
Final Value		
	# rooms	70
	Initial Val/room	\$45,000
	Initial Value	\$3,150,000
		Ann. Increase 3%
		Ave. Val. \$3,905,772

TIF Calculations:

	Assessed Value	Est. Taxes
Base Value	\$267,000	\$5,246
Completed Project	\$3,905,772	\$76,739
Difference	\$2,883,000	\$71,493

Annual TIF Amount	\$71,934
Total TIF	\$1,072,399
Present Value	\$750,000

Estimated TIF Uses

Site Acquisition	\$275,000
Site Preparation	\$50,000
Demolition (interior)	\$100,000
Roof Removal and Replacement	\$300,000
Façade Enhancements	\$250,000
Arch/Engineer	\$75,000
Legal	\$25,000
total	\$1,075,000

Project Details

A. Proposed land uses after redevelopment.

The Project Site currently consists of an outdated and dilapidated hotel. The proposed use would be an updated and renovated hotel (approximately 70 rooms).

B. The necessity of and plan to demolish or remove structures.

The Project will require significant demolition, but it will be primarily interior demolition. The general structure of the existing hotel building shall remain.

C. Land coverage and building intensities in the Project Site after redevelopment.

The footprint of the building shall remain the same, so the land coverage will be the same. The use will be the same (hotel), so similar use to when the building was previously functional.

D. Standards of population densities in the Project Site expected after redevelopment.

This is a commercial project with no residential component, so there is no anticipated increase in population density on the Project Site.

E. A statement of any proposed changes to zoning, street layouts, building codes, or ordinances.

None. A hotel is a permitted use on the project site. Because the site was previously used as a similar hotel use, not changes to the lot or street layouts are anticipated.

F. A statement of any planned subdivision to the Project Site.

None.

G. A statement of additional public facilities and utilities required to support the Project Site after redevelopment.

None that are not currently existing and in place.

H. Employment within the Project Site before and after redevelopment.

The closure of the previously operated hotel on the project site resulted in a loss of jobs in the City. Redeveloper intends to open a new hotel to provide replacement jobs for the shut down hotel (retaining former jobs), and an increase over the current zero jobs on the project site.

I. Any other information you deem relevant.

No public acquisition of private property or relocation of families or businesses is necessary to accomplish the Project. Redeveloper has the site under contract, but the contract is contingent upon the approval of TIF, because the Redeveloper cannot move forward without TIF.

Additional Project Information from the Redeveloper

Redeveloper has represented that: (i) without the use of TIF, this Project would not be feasible and the Redeveloper could not develop this Project on the Project Site; (ii) no families will be displaced or relocated from the Project Site based upon this Project, and (iii) Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the Nebraska ImagiNE Act.

**Cost Benefit Analysis
(Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the 1901 21st Street Project is presented below. The Project will utilize Tax Increment Financing funds authorized by Neb. Rev. Stat. §18-2147.

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

There are no negative tax shifts resulting from this Project. The Project Site is currently exempt from real estate taxes as government owned property. As part of the redevelopment project a base value will be determined for the project, and the taxes generated by the new base value of the property will be allocated between taxing jurisdictions pursuant to standard statutory requirements. Thus, the Project will result in an immediate positive tax shift to all applicable taxing jurisdictions. However, the incremental taxes created by the Project will be captured for fifteen years to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes in the first year and a more substantial positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the 15-year tax shift is as follows:

a.	Projected Base Valuation:	\$267,000
b.	Projected Completed Project Valuation:	\$3,905,772
c.	Projected Incremental Valuation:	\$3,638,772
d.	Estimated Tax Levy:	1.964763
e.	Annual Projected Tax Shift (initial full valuation):	\$71,493

Notes:

- *The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount.*
- *The levy rate is assumed to be the 2023 levy rate.*

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

No substantial adverse effects are anticipated on the public infrastructure and community public service needs. The Redeveloper anticipates expenditures of approximately \$3,400,000 for construction and installation of the Project and related and ancillary improvements. Of these costs, TIF will be utilized to assist with the payment of approximately \$1,075,000 of eligible costs, and Redeveloper shall be responsible for the excess costs. No new public infrastructure improvements are anticipated to be necessary based on this Project, and the Project will not have a material adverse effect on any community public services. The Project Site previously supported a hotel, so the use should be compatible with City services.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project should generate immediate tax growth for the City. The Project will include an amount of personal property that will be on the property tax rolls upon its acquisition and installation. Additionally, the City should realize revenue from sales and occupancy taxes paid by the visitors to the hotel on the Project Site. The Project will also require and pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, and the City will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The additional hotel option for business travel should be a positive impact on the recruitment of new employers in the area. The location previously supported a hotel which has since shut down. Because this Project is replacing a former hotel, there appears to be room in the market for the additional hotel.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers. In addition to the general benefits of the Project enhancements already mentioned, the Project should also generally increase the need for services and products from existing businesses as the new business will require typical goods and services, such as office supplies, janitorial services, etc. Additionally, the Project is anticipated to attract out of town visitors and customers that will purchase additional goods and services from local businesses for peripheral needs.

5. Impacts on the student populations of school districts within the City:

It is not anticipated that the Project will have a material impact on the student populations of the school district within the City.

6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

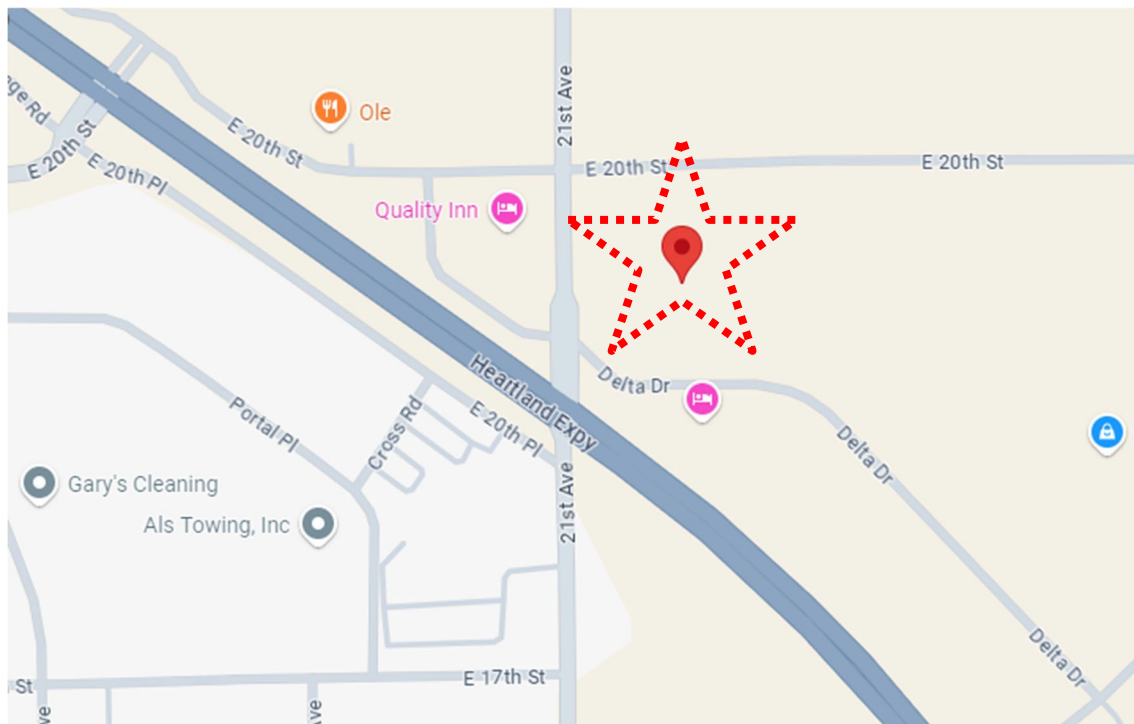
The Project is anticipated to replace lost jobs in the City. The jobs lost when the former hotel on the property shut down will be replaced by the new hotel. Wages and salaries will be competitive in the industry.

7. Summary of Findings:

The Project will increase the City's tax base, without material adverse effect on either public or private entities. The Project will increase property tax revenue in the long-term. The Project will facilitate the development of a blighted and substandard area of the City without the incurrence of significant public cost. The benefits outweigh the costs of the proposed Project.

4857-4497-6113, v. 1

Project Site
1901 21st Ave.



Picture of the Site



CLINE WILLIAMS

WRIGHT JOHNSON & OLDFATHER

MEMORANDUM

TO: Scottsbluff CRA

FROM: Andrew Willis

DATE: December 4, 2024

RE: 1901 21 Scottsbluff, LLC – Updated Proposed TIF Uses
Our file No.: 11303.190

Estimated and Projected TIF Uses (updated 12/4/24)

- Site Acquisition - \$275,000
- Site Preparation - \$50,000
- Demolition (interior) - \$100,000
- Roof Removal and Replacement - \$300,000
 - Includes the removal of 10,000 square feet of roofing over the pool area and the replacement of 42,000 square feet of the remaining roof (total roof 52,000 sq. This covers the safe removal and disposal of the existing roof materials, compliance with environmental regulations, installation of a durable new roofing system, and any necessary structural reinforcements or weatherproofing measures to ensure long-term integrity. These improvements complement the broader redevelopment goals and enhance the building's functionality and appearance.
- Façade and Exterior Enhancements - \$250,000
 - allocated for façade enhancements includes a range of improvements designed to enhance the building's exterior aesthetics and functionality. Specifically, this budget covers:
 - Exterior Finishes: Installation of new siding, decorative stone, and fresh paint to modernize and unify the building's appearance.
 - Architectural Features: Addition of decorative elements such as cornices, trims, and awnings to create a more inviting and visually appealing façade.
 - Lighting: Installation of architectural and security lighting to improve visibility and safety while enhancing the exterior design.
 - Signage: Replacement or restoration of signage to align with the updated façade and local guidelines.

- Landscaping and Streetscaping: Addition of planters, greenery, and paved walkways to improve curb appeal and complement the overall redevelopment.
 - These enhancements align with the project's goals to revitalize the property and contribute to the community's broader aesthetic and economic development.
- Arch/Engineer - \$75,000
- Legal - \$25,000
- **Total Estimated Uses - \$1,075,000**

4868-8464-4351, v. 1

City of Scottsbluff, Nebraska

Monday, December 9, 2024

Regular Meeting

Item 6.A

Planning Commission to review and take action on a resolution recommending approval of the Redevelopment Plan for the Scottsbluff Inn Renovation Project.

Staff Contact:

RESOLUTION 12-24-01

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

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan for the *Scottsbluff Inn Renovation Redevelopment Project* (the “Redevelopment Plan”) has been submitted to the Planning Commission.

b. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”).

Resolved:

1. The Planning Commission finds that Redevelopment Plan conforms to the Comprehensive Plan and recommends approval of the Redevelopment Plan to the Scottsbluff Community Redevelopment Authority and City Council.

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

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

PASSED and APPROVED on December 9, 2024

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

ATTEST:

By: _____
Chair

By: _____
Recording Secretary