



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

**Regular Meeting**  
**February 9, 2026**  
**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. January 12, 2026
6. **Public Hearing**
  - A. Planning Commission to conduct a Public Hearing regarding a Preliminary Plat and Final Plat of Blocks 1-3, Know How Addition, commonly identified as 230330, 230340, and 230394 Highland Road.
7. **Staff Reports**
  - A. Staff to provide Planning Commission with update on Comprehensive Plan.
  - B. Staff to provide Planning Commission with update on Zoning Code.
8. **Schedule a Meeting**
  - A. March 9, 2026
9. **Adjournment**

PLANNING COMMISSION MINUTES  
REGULAR SCHEDULED MEETING  
January 12, 2026  
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Tuesday, January 12, 2026 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 December 31, 2025. 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, Angie Aguallo, Callan Wayman, Kendall Palu, Mary Bowman, Michael Mawhinney "Absent:" Dave Gompert, Dana Weber, Henry Huber, Jim Zitterkopf. City Officials present were Zachary Glaubius, Development Services Director, Taylor Stephens, GIS Coordinator, Chris Perales, Fire Marshal, Gary Batt, Code Administrator II.
- 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 December 8th, 2025 meeting were reviewed. **Conclusion:** a motion was made by Mawhinney and seconded by Bowman to approve the minutes. "Yeas:" Becky Estrada, Angie Aguallo, Callan Wayman, Kendall Palu, Mary Bowman, Michael Mawhinney "Nays:" None "Absent:" Dave Gompert, Henry Huber, Jim Zitterkopf, Dana Weber. The motion carried.
- 6 Estrada opened Item 6A at 6:01, Planning Commission to conduct a Public Hearing regarding a Preliminary Plat and Final Plat of Block 1, Rise N Shine Addition, commonly identified as 1900 South Beltline Highway West. Glaubius stated the proposed plat meets all the requirements of C-2 zoning, and sewer and water are connected to the lot. Glaubius mentioned the small water service line is not ideal, as it runs through the Zoo, and will need to be discussed in the future. Glaubius stated staff recommends a positive recommendation by the Planning Commission on the approval of the plats. Estrada closed the public hearing at 6:02 PM.
- 7 **Conclusion:** A motion was made by Mawhinney and seconded by Wayman to make a positive recommendation on approval of the Preliminary and Final Plats of Block 1, Rise N Shine Addition. "Yeas:" Becky Estrada, Callan Wayman, Kendall Palu, Mary Bowman, Angie Aguallo, Michael Mawhinney "Nays:" None "Absent:" Dave Gompert, Henry Huber, Jim Zitterkopf, Dana Weber. The motion carried.

- 8 Planning Commission confirmed the next meeting date of March 10, 2025.
- 9 Item 9: Adjournment
- 10 Adjournment: Motion was made by Aguallo and seconded by Bowman to adjourn the meeting at 6:03 PM. "Yeas:" Becky Estrada, Angie Aguallo, Callan Wayman, Kendall Palu, Mary Bowman, Michael Mawhinney "Nays" None "Absent" Dave Gompert, Henry Huber, Jim Zitterkopf, Dana Weber. The motion carried.

\_\_\_\_\_  
Becky Estrada, Chairperson

\_\_\_\_\_  
Zachary Glaubius, Secretary

# **City of Scottsbluff, Nebraska**

**Monday, February 9, 2026**

**Regular Meeting**

## **Item 6.A**

**Planning Commission to conduct a Public Hearing regarding a Preliminary Plat and Final Plat of Blocks 1-3, Know How Addition, commonly identified as 230330, 230340, and 230394 Highland Road.**

**Staff Contact:** Zachary Glaubius



**City of Scottsbluff**  
**Subdivision Application**  
Permit Identifier 2025-67SD

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Type: Preliminary Plat

Applicant Name Survey Dept MC Schaff Applicant Address 818 S BELTLINE HWY  
E SCOTTSBLUFF,  
Nebraska

Applicant Email [REDACTED] Applicant Phone [REDACTED]

Contact Name Bryan Frank Contact Address

Contact Email Contact Phone

Subdivision Information

Proposed Name of Subdivision Know How Addition

General Location/Address 230340 HIGHLAND RD

Legal Description PT E1/2 SW 19-22-54 (9.12)

Current Zoning District(s) C-3 HEAVY COMMERCIAL

Total Area (square feet or acre) 9.30 Acres

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision  
Subdividing unplatted land into 3 lots

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**City of Scottsbluff  
Subdivision Application**  
Permit Identifier 2026-68SD

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Type: Final Plat

Applicant Name Survey Dept MC Schaff Applicant Address 818 S BELTLINE HWY  
E SCOTTSBLUFF,  
Nebraska

Applicant Email [REDACTED] Applicant Phone [REDACTED]

Contact Name Bryan Frank (KNOW HOW LLC) Contact Address 230340 Highland Road

Contact Email [REDACTED] Contact Phone [REDACTED]

Subdivision Information

Proposed Name of Subdivision Blocks 1, 2 and 3, Know How Addition

General Location/Address 230340 HIGHLAND RD

Legal Description PT E1/2 SW 19-22-54 (9.12)

Current Zoning District(s) C-3

Total Area (square feet or acre) ±9.30

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

Would like to sell off some of the buildings

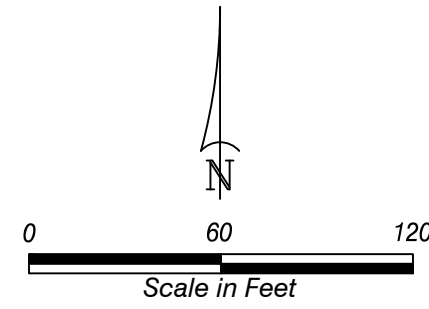
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# PRELIMINARY PLAT

## BLOCKS 1, 2 AND 3, KNOW HOW ADDITION

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER  
OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

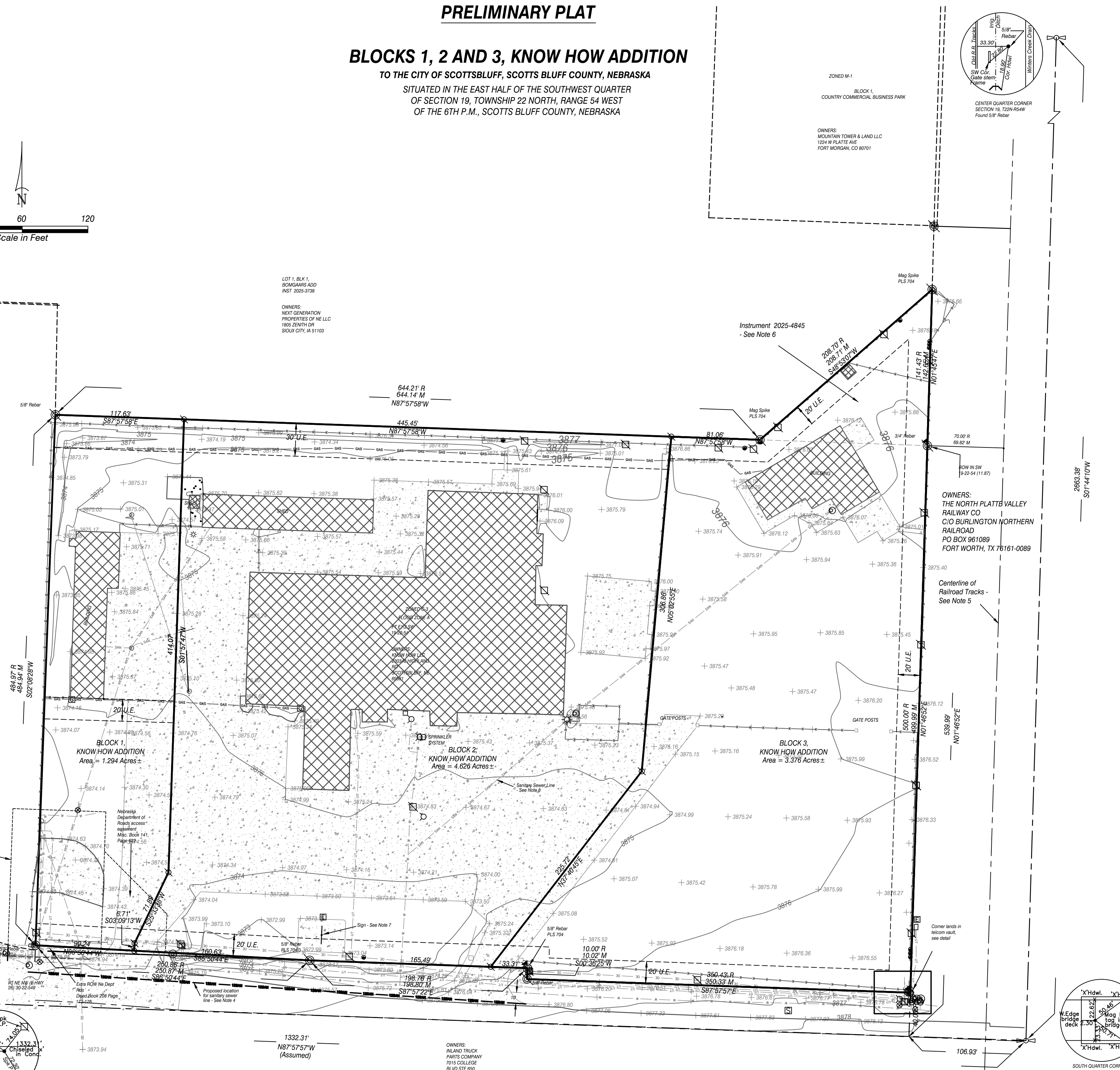


LOT 1, BLK 1,  
BOMGAARS ADD  
INST. 2025-3738

OWNERS:  
NEXT GENERATION  
PROPERTIES OF NE LLC  
1805 ZENITH DR  
SIOUX CITY, IA 51103

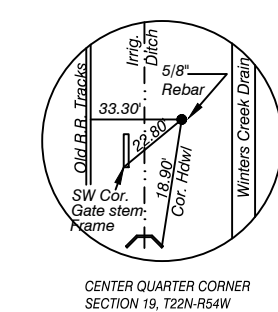
LT 2, BLK 1,  
BOMGAARS ADD  
19-22-54  
INST. 2025-3738

OWNERS:  
NEXT GENERATION  
PROPERTIES OF  
NE LLC  
1805 ZENITH DR  
SIOUX CITY, IA  
51103



ZONED M-1  
BLOCK 1,  
COUNTRY COMMERCIAL BUSINESS PARK

OWNERS:  
MOUNTAIN TOWER & LAND LLC  
1224 W PLATTE AVE  
FORT MORGAN, CO 80701

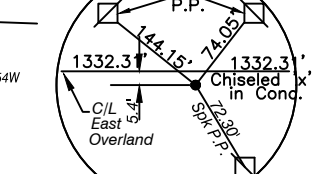


CENTER QUARTER CORNER  
SECTION 19, T22N-R54W  
Found 5/8\"/>

Instrument 2025-4845  
- See Note 6

OWNERS:  
THE NORTH PLATTE VALLEY  
RAILWAY CO  
C/O BURLINGTON NORTHERN  
RAILROAD  
PO BOX 961089  
FORT WORTH, TX 76161-0089

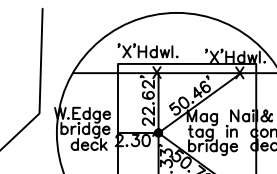
Centerline of  
Railroad Tracks -  
See Note 5



WEST SIXTEENTH  
SECTION CORNER  
SECTION 19, T22N-R54W  
Found X

1332.31'  
N87°57'57\"/>

OWNERS:  
INLAND TRUCK  
PARTS COMPANY  
7015 COLLEGE  
BLVD STE 600  
OVERLAND PARK,  
KS 66211



SOUTH QUARTER CORNER  
SECTION 19, T22N-R54W  
Found Spike in Asphalt, LS 562

**M. C. SCHAFF & ASSOCIATES, INC.**  
818 SOUTH BELTLINE HIGHWAY EAST  
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS  
PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

**PROJECT: PROPOSED LOTS 1, 2 AND 3,  
KNOW HOW ADDITION  
E1/2 OF SW1/4  
SECTION 19, T22N-R54W  
SCOTTSBLUFF COUNTY  
NEBRASKA  
CLIENT:  
BRYAN FRANK  
KNOW HOW LLC**

**PROJECT NUMBER:  
RM250110-00  
PROJECT DATE:  
10-17-2025  
PROJECT MGR:  
DPS  
PROJECT TEAM:  
GS-TD**

SEAL

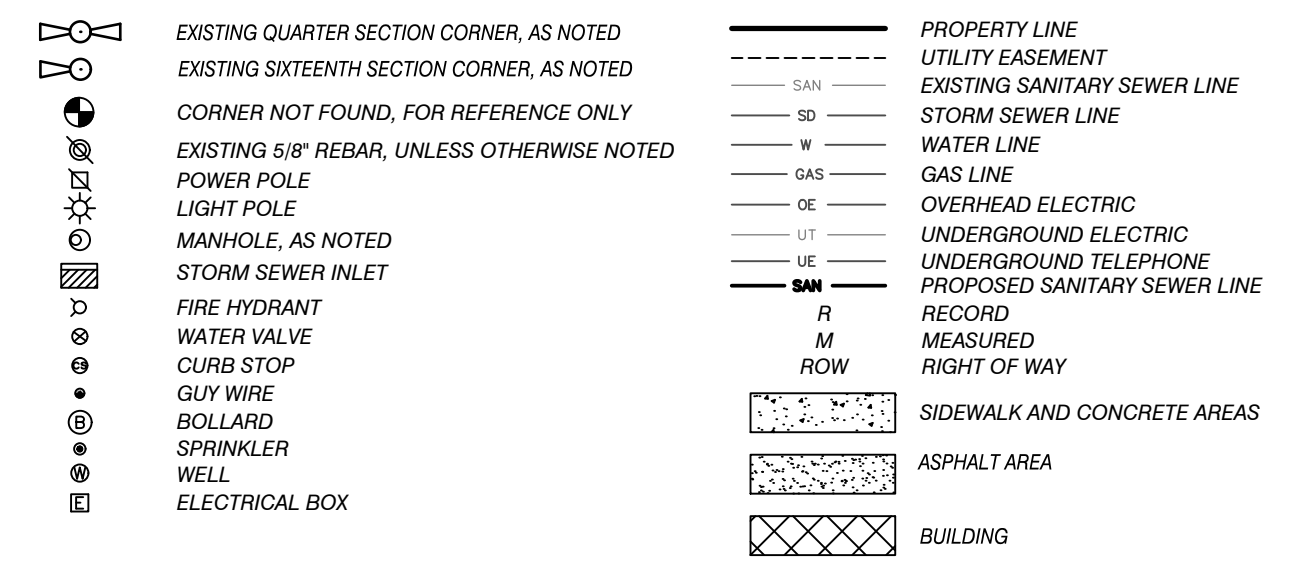
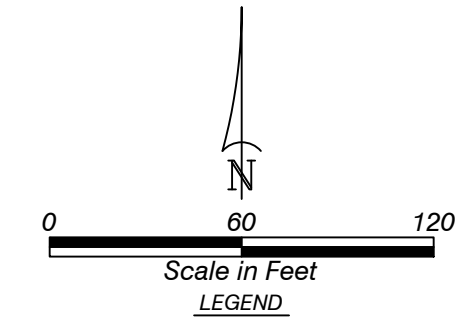
DATE	REVISION

**SHEET 1 OF 2  
PRE-1**

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE EAST HALF OF 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:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, THENCE WESTERLY ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF N87°57'57"W, A DISTANCE OF 106.93 FEET, THENCE NORTHERLY, BEARING N01°46'52"E, A DISTANCE OF 40.00 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2017-484, RECORDED IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT BEING 70.00 FEET WEST OF AS MEASURED PERPENDICULAR TO THE CENTER LINE OF THE (SO CALLED) BELT SPUR MAIN TRACK OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY, AND SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF HIGHLAND ROAD AND SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**, THENCE WESTERLY ON SAID SOUTH LINE OF SAID TRACT OF LAND AND RUNNING PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, BEARING N87°57'57"W, A DISTANCE OF 350.33 FEET AS MEASURED (350.43 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 26 AS DESCRIBED IN DEED BOOK 111, PAGE 97, RECORDED IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE NORTHERLY ON THE EAST LINE OF SAID HIGHWAY 26 RIGHT-OF-WAY, BEARING N00°36'25"E, A DISTANCE OF 10.02 FEET AS MEASURED (10.00 FEET RECORDED), THENCE WESTERLY ON THE NORTH LINE OF SAID HIGHWAY 26 RIGHT-OF-WAY, BEARING N87°57'22"W, A DISTANCE OF 198.80 FEET AS MEASURED (198.76 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 26 AS DESCRIBED IN DEED BOOK 208, PAGE 173, RECORDED IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE WESTERLY ON SAID NORTH LINE OF HIGHWAY 26 RIGHT-OF-WAY, BEARING N86°50'44"W, A DISTANCE OF 250.87 FEET AS MEASURED (250.86 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, BOMGAARS ADDITION, TO THE CITY OF SCOTTSBLUFF, AS RECORDED IN INSTRUMENT 2025-3738, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 2, BLOCK 1, BOMGAARS ADDITION, BEARING N02°08'28"E, A DISTANCE OF 484.94 FEET AS MEASURED (484.97 RECORDED), TO THE POINT OF INTERSECTION WITH THE SOUTHERN MOST SOUTHWEST CORNER OF LOT 1, BLOCK 1, BOMGAARS ADDITION, THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, BOMGAARS ADDITION, BEARING S87°57'58"E, A DISTANCE OF 644.14 FEET AS MEASURED (644.21 RECORDED), THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, BOMGAARS ADDITION, BEARING N48°53'07"E, A DISTANCE OF 208.71 FEET AS MEASURED (208.70 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE NORTHERLY CORNER OF A TRIANGULAR TRACT OF LAND AS DESCRIBED IN INSTRUMENT 2025-4845, RECORDED IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT BEING 70.00 FEET WEST OF AS MEASURED PERPENDICULAR TO THE CENTER LINE OF THE (SO CALLED) BELT SPUR MAIN TRACK OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY, THENCE SOUTHERLY ON THE EAST LINE OF SAID TRIANGULAR TRACT OF LAND AND PARALLEL WITH SAID BELT SPUR TRACK, BEARING S01°45'47"W, A DISTANCE OF 142.65 FEET AS MEASURED (141.43 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2017-484 RECORDED IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING 70.00 FEET WEST OF AS MEASURED PERPENDICULAR TO THE CENTER LINE OF THE (SO CALLED) BELT SPUR MAIN TRACK, THENCE CONTINUING SOUTHERLY ON THE EAST LINE OF SAID TRACT OF LAND AND PARALLEL WITH THE (SO CALLED) BELT SPUR MAIN TRACK, BEARING S01°46'52"W, A DISTANCE OF 499.99 FEET AS MEASURED (500.00 FEET RECORDED), TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 9.30 ACRES, MORE OR LESS



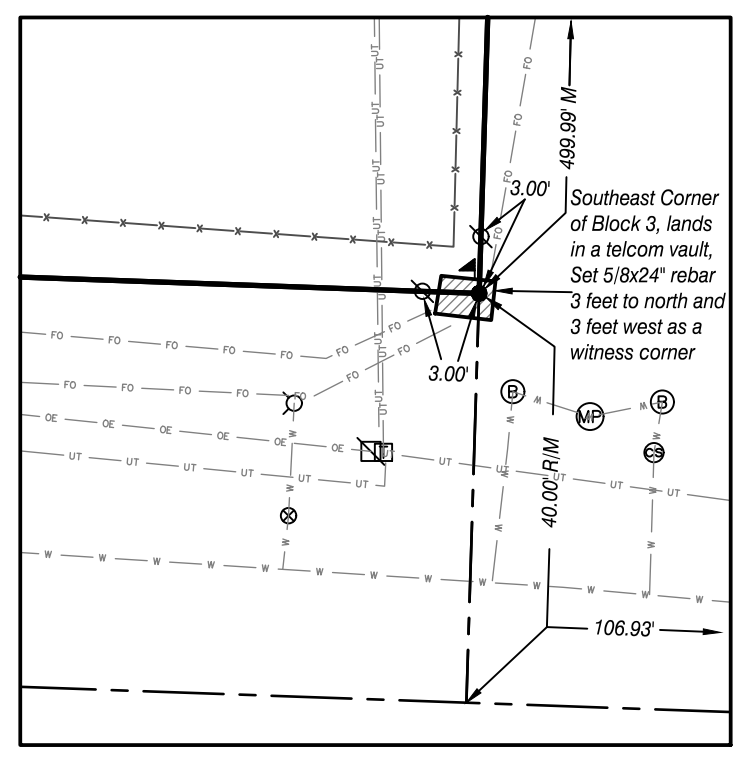
PLAT PREPARED FOR:  
BRYAN FRANK,  
BY M.C. SCHAFF AND ASSOCIATES, INC

GENERAL NOTES

- Underground utilities shown are based on utility locates to the Nebraska One-Call System, information from City GIS maps, and on-site observations and may or may not represent the true location of shown utility, or the presence of all buried existing utilities.
- Flood Plain Information: This property is located in the Flood Plain Zone A, as shown on FIRM Map, Community Panel No. 310206-0010-C, effective date June 15, 1979, Zone A refers to areas of 100 year flood, base flood elevations and flood hazard factors not determined.
- Zoning Information: This property is zoned C-3 (HEAVY COMMERCIAL) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:
 

SETBACK REQUIREMENTS FOR ZONE C-3 (HEAVY COMMERCIAL)  
 Front yard setback - None  
 Side street setback - 12.5 feet  
 Rear yard setback - None  
 Side yard setback - None

The minimum height of building allowed - 35 feet  
 (source: Scottsbluff Municipal Code Section 25-3-15)
- Proposed Sanitary Sewer Line Location, situated 10 feet south of existing water main
- Centerline of Rail Road Spur Track - Most rails have been removed. The Rail centerline was established from existing rails found to the north of the Project Area, and rail ties with rail clamps still in place to the south of the project area. Verified distance from old surveys by KAB LS476.
- Triangular tract of land described in Instrument 2025-4845. An Attorney's opinion has been provided to the City.
- The sign for the business on Block 2 is a rotating sign which enters the 20 foot Utility Easement as it rotates.
- Sanitary sewer line was located using Ground Penetrating Radar, the point of connection is unknown, location is approximate.
- All Easements, Restrictions and other documents that may effect these platted Blocks that are of record or not of record may not be shown on this plat.



SOUTHEAST CORNER OF BLOCK 3 DETAIL

**PRELIMINARY PLAT**

**BLOCKS 1, 2 AND 3, KNOW HOW ADDITION**

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER  
 OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST  
 OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY MAP

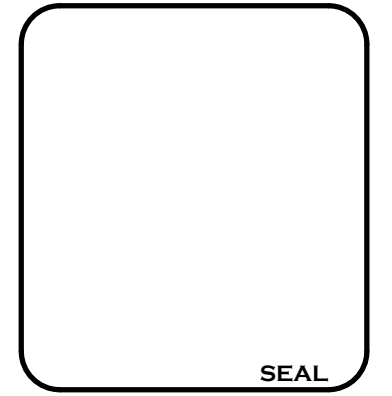
**M. C. SCHAFF & ASSOCIATES, INC.**  
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ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS  
 PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

PROJECT: PROPOSED LOTS 1, 2 AND 3,  
 KNOW HOW ADDITION  
 E1/2 OF SW 1/4  
 SECTION 19, T22N-R54W  
 SCOTTS BLUFF COUNTY  
 NEBRASKA  
 BRYAN FRANK  
 KNOW HOW LLC

CLIENT: KNOW HOW LLC

PROJECT NUMBER: RM250110-00
PROJECT DATE: 10-17-2025
PROJECT MGR: DPS
PROJECT TEAM: GS-TD



DATE	REVISION

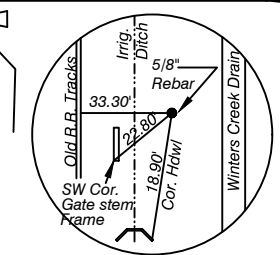
SHEET 2 OF 2  
**PRE-2**

# FINAL PLAT

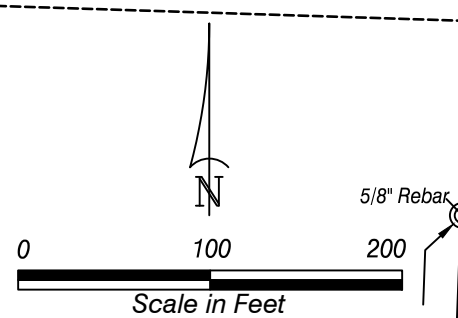
## BLOCKS 1, 2 AND 3, KNOW HOW ADDITION

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

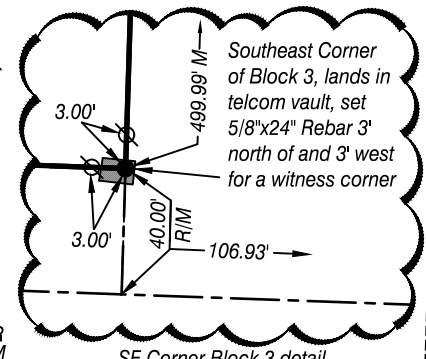
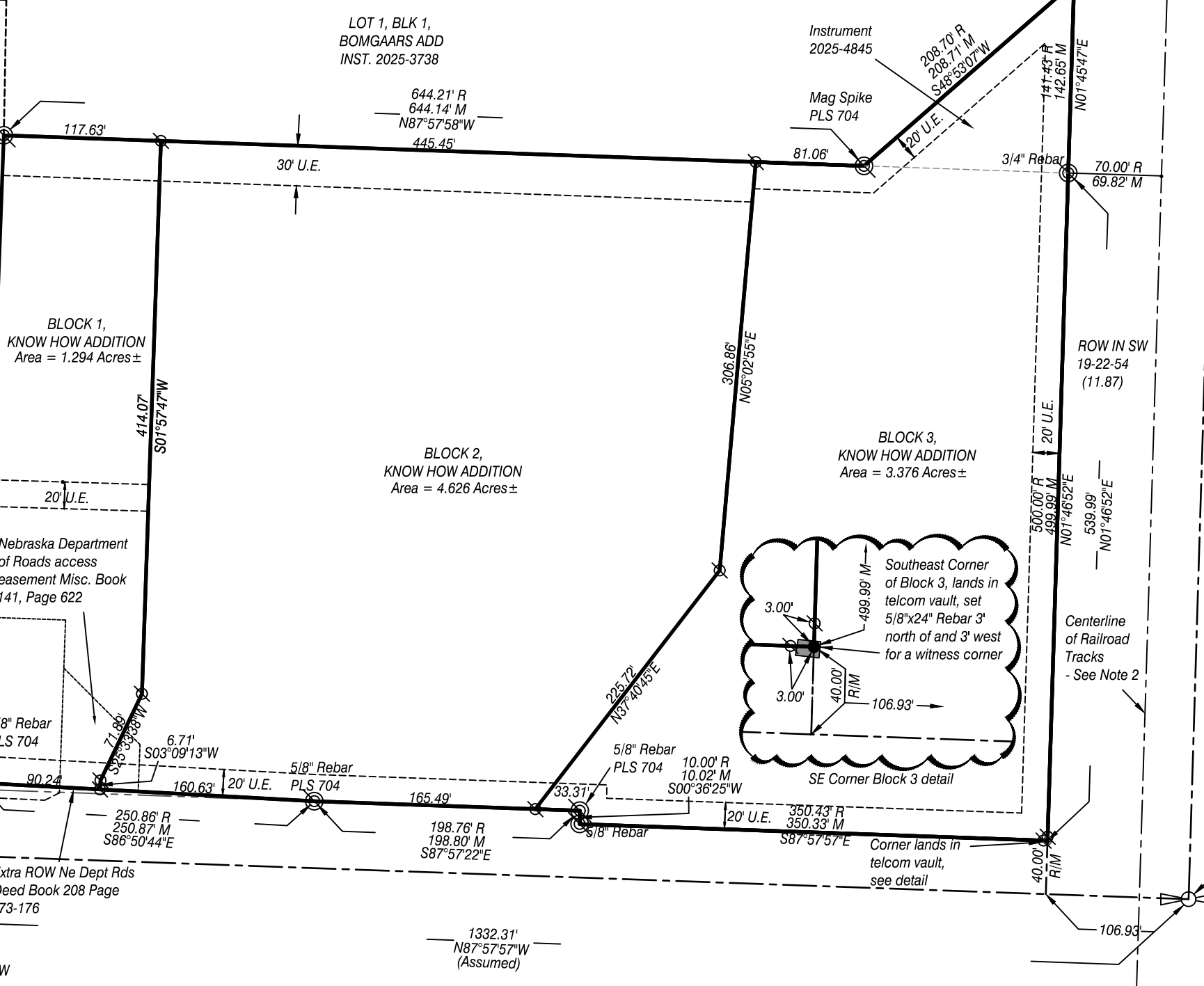
SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER  
OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



CENTER QUARTER CORNER  
SECTION 19, T22N-R54W  
Found 5/8" Rebar

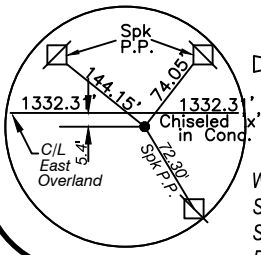


- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING SIXTEENTH SECTION CORNER, AS NOTED
- EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED
- SET 5/8"x24" REBAR, OR AS NOTED
- UTILITY EASEMENT
- RECORD MEASURED
- RIGHT OF WAY

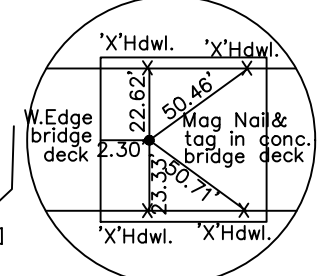


Note 1: All Easements, Restrictions and other documents that may effect these platted Blocks that are of record or not of record may not be shown on this plat.

Note 2: Centerline of Rail Road Spur Track - Most rails have been removed. The Rail centerline was established from existing rails found to the north of the Project Area, and rail ties with rail clamps still in place to the south of the project area. Verified distance from old surveys by KAB LS476.



WEST SIXTEENTH SECTION CORNER  
SECTION 19, T22N-R54W  
Found X



SOUTH QUARTER CORNER  
SECTION 19, T22N-R54W  
Found Spike in Asphalt, LS 562

LEGAL DESCRIPTION

BLOCKS 1, 2 AND 3  
KNOW HOW ADDITION  
SCOTTSSLUFF, NE  
JOB# RM250110-00  
SHEET 2 OF 2

I, GREGG M. SCHILZ, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 785, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED BLOCKS 1, 2 AND 3, KNOW HOW ADDITION TO THE CITY OF SCOTTSSLUFF, SCOTTSSLUFF COUNTY, NEBRASKA, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTSSLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, THENCE WESTERLY ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF N87°57'57"W, A DISTANCE OF 106.93 FEET, THENCE NORTHERLY, BEARING N01°46'52"E, A DISTANCE OF 40.00 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2017-484, RECORDED IN THE SCOTTSSLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT BEING 70.00 FEET WEST OF AS MEASURED PERPENDICULAR TO THE CENTER LINE OF THE (SO CALLED) BELT SPUR MAIN TRACK OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY, AND SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF HIGHLAND ROAD AND SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE WESTERLY ON SAID SOUTH LINE OF SAID TRACT OF LAND AND RUNNING PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, BEARING N87°57'57"W, A DISTANCE OF 350.33 FEET AS MEASURED (350.43 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 26 AS DESCRIBED IN DEED BOOK 111, PAGE 97, RECORDED IN THE SCOTTSSLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE NORTHERLY ON THE EAST LINE OF SAID HIGHWAY 26 RIGHT-OF-WAY, BEARING N00°36'25"E, A DISTANCE OF 10.02 FEET AS MEASURED (10.00 FEET RECORDED), THENCE WESTERLY ON THE NORTH LINE OF SAID HIGHWAY 26 RIGHT-OF-WAY, BEARING N87°57'22"W, A DISTANCE OF 198.80 FEET AS MEASURED (198.76 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 26 AS DESCRIBED IN DEED BOOK 208, PAGE 173, RECORDED IN THE SCOTTSSLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE WESTERLY ON SAID NORTH LINE OF HIGHWAY 26 RIGHT-OF-WAY, BEARING N86°50'44"W, A DISTANCE OF 250.87 FEET AS MEASURED (250.86 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, BOMGAARS ADDITION, TO THE CITY OF SCOTTSSLUFF, AS RECORDED IN INSTRUMENT 2025-3738, IN THE SCOTTSSLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 2, BLOCK 1, BOMGAARS ADDITION, BEARING N02°08'28"E, A DISTANCE OF 484.94 FEET AS MEASURED (484.97 RECORDED), TO THE POINT OF INTERSECTION WITH THE SOUTHERN MOST SOUTHWEST CORNER OF LOT 1, BLOCK 1, BOMGAARS ADDITION, THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, BOMGAARS ADDITION, BEARING S87°57'58"E, A DISTANCE OF 644.14 FEET AS MEASURED (644.21 RECORDED), THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, BOMGAARS ADDITION, BEARING N48°53'07"E, A DISTANCE OF 208.71 FEET AS MEASURED (208.70 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE NORTHERLY CORNER OF A TRIANGULAR TRACT OF LAND AS DESCRIBED IN INSTRUMENT 2025-4845, RECORDED IN THE SCOTTSSLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT BEING 70.00 FEET WEST OF AS MEASURED PERPENDICULAR TO THE CENTER LINE OF THE (SO CALLED) BELT SPUR MAIN TRACK OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY, THENCE SOUTHERLY ON THE EAST LINE OF SAID TRIANGULAR TRACT OF LAND AND PARALLEL WITH SAID BELT SPUR TRACK, BEARING S01°45'47"W, A DISTANCE OF 142.65 FEET AS MEASURED (141.43 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2017-484 RECORDED IN THE SCOTTSSLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING 70.00 FEET WEST OF AS MEASURED PERPENDICULAR TO THE CENTER LINE OF THE (SO CALLED) BELT SPUR MAIN TRACK, THENCE CONTINUING SOUTHERLY ON THE EAST LINE OF SAID TRACT OF LAND AND PARALLEL WITH THE (SO CALLED) BELT SPUR MAIN TRACK, BEARING S01°46'52"W, A DISTANCE OF 499.99 FEET AS MEASURED (500.00 FEET RECORDED), TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 9.30 ACRES, MORE OR LESS.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

GREGG M. SCHILZ, NEBRASKA PROFESSIONAL LAND SURVEYOR, P.L.S. 785

OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF UNPLATTED LANDS SITUATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTSSLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS **BLOCKS 1, 2, AND 3 KNOW HOW ADDITION**, AN ADDITION TO THE CITY OF SCOTTSSLUFF, SCOTTSSLUFF COUNTY, NEBRASKA, SITUATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTSSLUFF COUNTY, NEBRASKA THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. WE HEREBY DEDICATE THE EASEMENTS SHOWN FOR THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

OWNERS: KNOW HOW, LLC

BY: BRYAN FRANK, MEMBER

ACKNOWLEDGEMENTS

STATE OF NEBRASKA )  
COUNTY OF SCOTTSSLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME BRYAN FRANK, MEMBER OF KNOW HOW, LLC, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING OWNER'S STATEMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF KNOW HOW, LLC.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVAL

THE FOREGOING PLAT OF **BLOCKS 1, 2, AND 3 KNOW HOW ADDITION**, AN ADDITION TO THE CITY OF SCOTTSSLUFF, SCOTTSSLUFF COUNTY, NEBRASKA, SITUATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTSSLUFF COUNTY, NEBRASKA IS HEREBY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSSLUFF, SCOTTSSLUFF COUNTY, NEBRASKA,

BY RESOLUTION DULY PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MAYOR: BETSY VIDLAK

ATTEST: CITY CLERK

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: February 3, 2026

For Hearing of: February 9, 2026



## I. GENERAL INFORMATION

- A. Applicant:** MC Schaff & Associates  
818 S Beltline Highway  
Scottsbluff, NE 69361
  
- B. Property**
  - Owner:** Know How LLC  
230340 Highland Road  
Scottsbluff, NE 69361
  
- C. Proposal:** Preliminary Plat and Final Plat, Blocks 1-3, Know How Addition
  
- D. Legal Description:** Blocks 1-3, Know How Addition
  
- E. Location:** 230330, 230340, and 230394 Highland Road
  
- F. Existing Zoning & Land Use:** C-3 Heavy Commercial – Car Repair, Auto Parts Store, Farm Equipment Implement
  
- G. Size of Site:** Approximately 9.29 acres

## 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	Auto Commercial	C-3 Heavy Commercial	New Bomgaars Store
East	Automobile Commercial	A Agricultural	BNSF ROW / Winters Creek
South	Southeast Industrial and Commercial	M-1 Light Manufacturing & Industrial	Inland Truck Parts
West	Automobile Commercial	C-3 Heavy Commercial	Old Bomgaars Store

### III. ANALYSIS

**A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Automobile Commercial.

1. The subdivision is currently zoned C-3

**B. Traffic & Access:**

1. Access is via Highland Road
2. No sidewalk is present. Sidewalks are not required at this time.
3. Existing driveways are split between Block 1 and Block 2 as well as Block 2 and 3.
  - i. Access easements may be in property owner's best interest in future with ownership changes.
4. Existing access easements and ROW easements for NDOT are located in the southwestern corner of the subdivision.

**C. Utilities:**

1. A water main is located in the ROW of Highland Road.
2. Current sewer main access is the far southwest corner of the property.
  - i. With platting, Blocks 2 and 3 will not have sewer service.
  - ii. A developer's agreement is necessary for the sewer main extension.
  - iii. The new sewer main will be in Highland Road ROW.
3. A 20' utility easement will be dedicated along the southern property lines for the existing overhead electric line.
4. A 20' utility easement which bisects Block 1 will be dedicated for the gas line serving Block 2.
5. A 30' utility easement will be dedicated along the northern property lines of Blocks 1 and 3.
6. A 20' utility easement will be dedicated along the northern property line of Block 2.
7. A 20' utility easement will be dedicated along the eastern property line of Block 3.

### IV. STAFF COMMENTS

**A.** As the property is unplatted, a preliminary and final plat are needed.

**B.** The C-3 District does not have lot minimum areas or minimum lot widths.

**C.** A developer's agreement will be created for the extension of the sanitary sewer main to Blocks 2 and 3.

- a. The developer has requested a sanitary sewer improvement district. Staff is currently considering the request.

**D.** The subdivision was annexed into the City in 2025.

**E.** The City will retain the Highland Road name for the street rather than rename it to East Overland Drive.

- a. Address numbers will change in the future to match the four digit addresses inside corporate limits rather than 6 digit addresses in the county.

### V. FINDINGS OF FACT

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

1. The Comprehensive Plan identifies the area as Automobile Commercial and the subdivision will continue to comply with the plan.

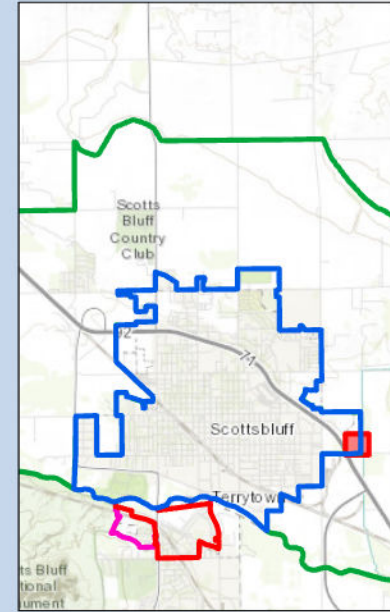
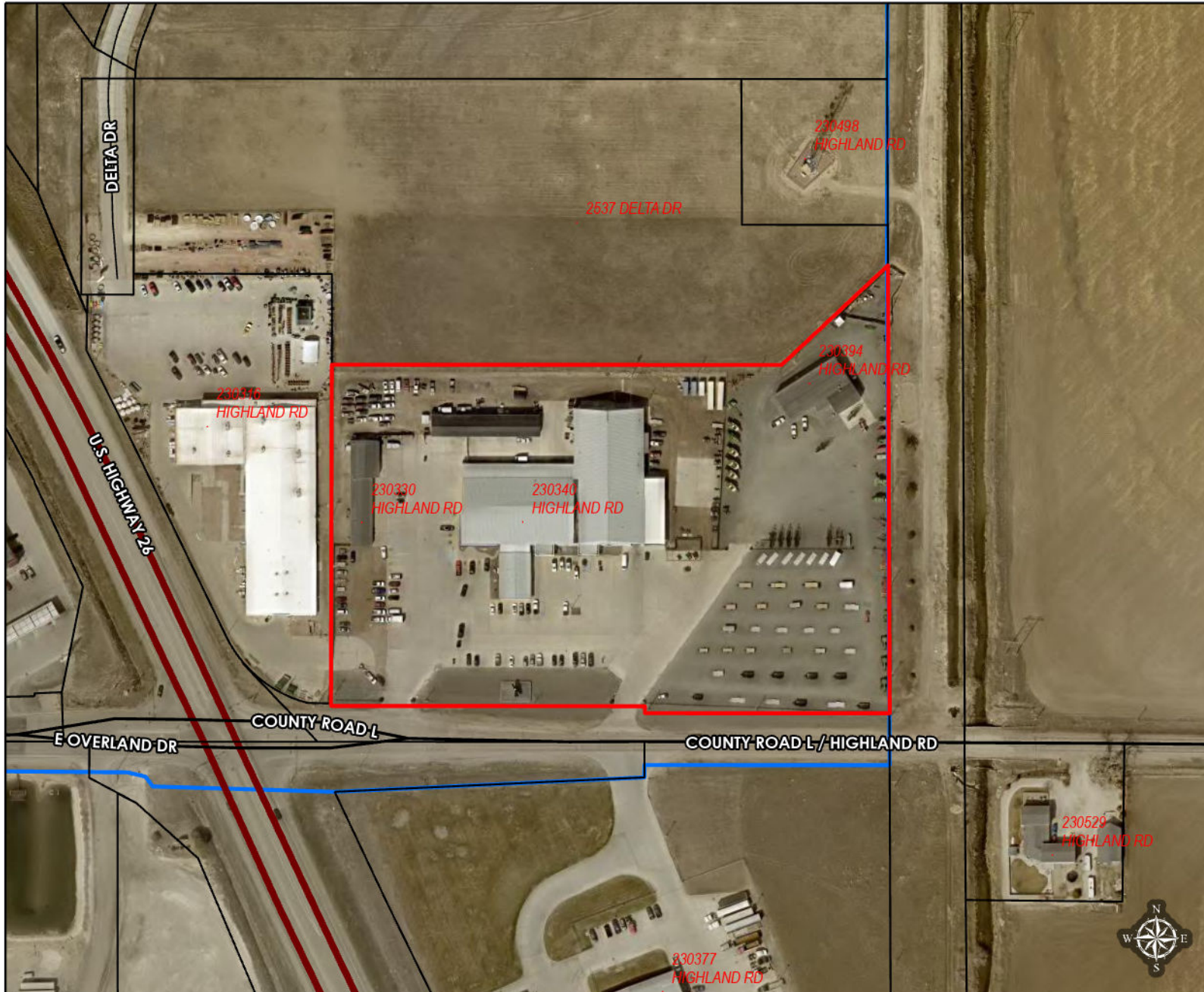
2. All blocks abut a public street for the minimum width of 20 feet.
3. A developer's agreement will ensure sanitary sewer service is provided to all blocks.

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

1. None

**VI. STAFF RECCOMENDATION**

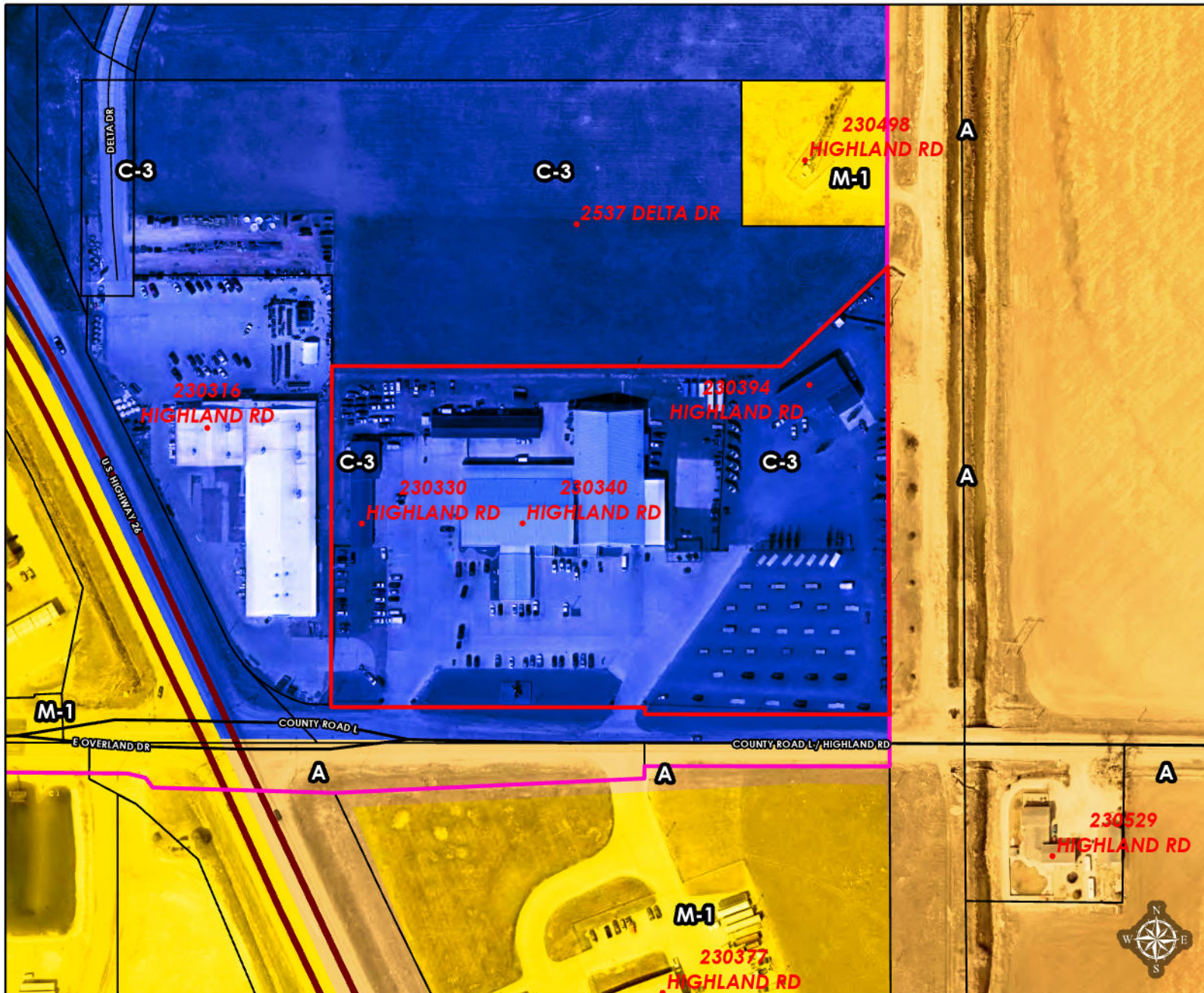
- A.** Staff recommends Planning Commission make a positive recommendation to City Council to approve of the preliminary plat and final plat for Blocks 1-3, Know How Addition with the following condition:
  - B.** City Council review and agree to the developer's agreement for the sanitary sewer main extension.



- Proposed Changes
- Street Centerlines
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Parcels
- Address
- Zoning Boundaries
- Scottsbluff Corporate Limits

Taylor Stephens  
City of Scottsbluff GIS  
Created on 1/12/2026  
Coordinate System: NAD 1983 (2011)  
StatePlane Nebraska FIPS 2600 Feet  
Lambert Conformal Conic

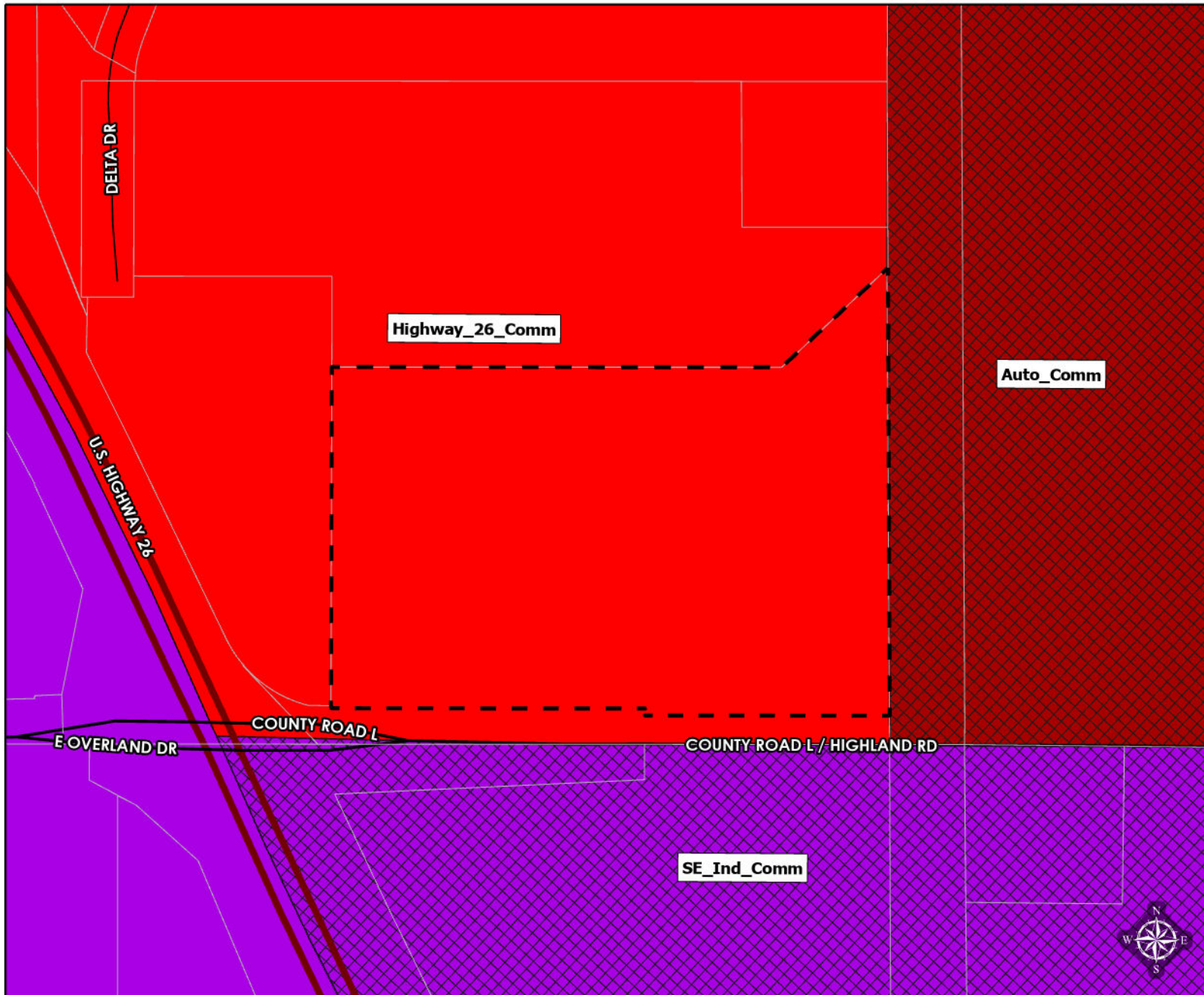
The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.



- 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
- Parcels
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ
- Address

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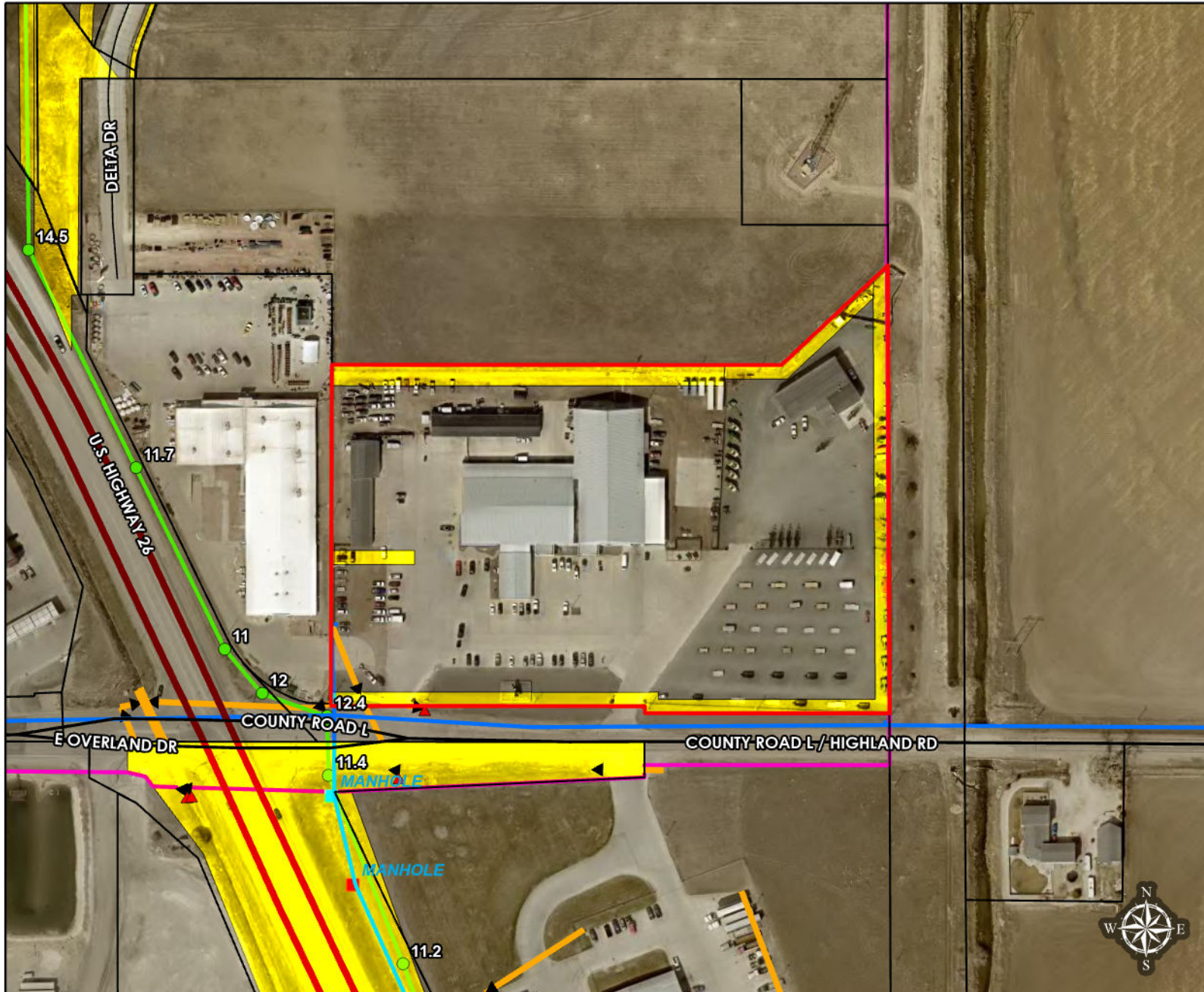
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- Proposed Changes
- Parcel Boundaries
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- SE Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- 2016 Comp. Plan Development**
- LTD (10 - 20 yrs)
- NTD (Less than 5 yrs)
- STD (5 - 10 yrs)

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- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- ▶ Stormwater Arc
- Concerning Parcel(s)
- Water\_Lines
- Easements
- Parcels
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ

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