



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

**Regular Meeting**  
**March 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. February 9, 2026
6. **Public Hearing**
  - A. Planning Commission to conduct a Public Hearing regarding a Zoning Text Amendment to Chapter 25 Article 3 regarding the creation of the P Public Use District.
7. **Schedule a Meeting**
  - A. April 13, 2026
8. **Adjournment**

PLANNING COMMISSION MINUTES  
REGULAR SCHEDULED MEETING  
February 9, 2026  
SCOTTSBUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Tuesday, February 9, 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 January 29, 2026. 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, Gary Batt, Code Administrator II, Zachary Durbin, Development Services Assistant.
- 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 January 12, 2026 meeting were reviewed. **Conclusion:** a motion was made by Palu 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 Blocks 1-3, Know How Addition, commonly identified as 230330, 230340, and 230394 Highland Road. Glaubius stated the area is currently unplatted with plans to plat into three (3) separate parcels. Glaubius stated there is not a rezone necessary, and it stays in line with the current Comprehensive Plan. Glaubius stated there are a few new easements including; a utility easement to the South for an electric line, a utility easement across Block 1 for a gas line, a thirty (30) foot utility easement along the Northern property line of Blocks 1 and 2., a twenty (20) foot easement on Block 3, and an additional utility easement on the East side of Block 3. Glaubius stated there is currently no sewer to Block 2 and Block 3, so a Developer's Agreement will be necessary, which is not currently ready. Glaubius mentioned the area was annexed into the City last year, with Highland Road retaining its name. Glaubius stated staff makes a recommendation to the Planning Commission to make a positive

recommendation to City Council to approve the Preliminary Plat and Final Plat for Blocks 1-3, Know How Addition, with one condition for City Council to review and approve a Developer's Agreement for the sanitary sewer main. Commission asked if Highland would become Highland Road Street? Glaubius clarified it would retain the name Highland Road. Estrada asked if anyone from the public would like to address the Commission, to which there was no response. Estrada Closed the public hearing item 6A at 6:03 P.M. Estrada asked for question from the Commissioners. Bowman asked for clarification as to what the developer's request for Sanitary Sewer Improvement District meant. Glaubius responded that sometimes a developer will pay out of pocket to install public improvements. He mentioned the other option is for the developer to request an Improvement District which is where the City, upon approval, hires a contractor to install the improvements. The improvements are later assessed to all properties that benefit. Bowman asked if that is something that goes before Planning Commission? Glaubius responded those requests go directly to City Council. Estrada asked for any other questions, to which there were none.

- 7 **Conclusion:** A motion was made by Palu and seconded by Wayman to make a positive recommendation to City Council on approval of the Preliminary and Final Plats of Blocks 1-3, Know How Addition, with the condition that City Council reviews and makes approval on a Developer's Agreement for a Sanitary Sewer Main. "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 Item 7A: Staff to Provide Planning Commission with update on Comprehensive Plan. Glaubius gave an update on the Comprehensive Plan stating the City had received a rough draft of the plan excluding one chapter. He mentioned staff was currently reviewing the draft including current land use and future land use sections. Glaubius stated once he received a more finalized draft it would be presented to the Planning Commission.
- 9 Item 7B: Staff to provide Planning Commission with update on Zoning Code. Glaubius noted there would be a new Zoning District proposed by staff at the next meeting. Glaubius gave an update that Condition Use Permits were approved at the previous Council meeting.
- 10 Planning Commission confirmed the next meeting date of March 9, 2026 at 6:00 P.M.
- 11 Item 9: Adjournment
- 12 Adjournment: Motion was made by Mawhinney and seconded by Palu to adjourn the meeting at 6:07 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.

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Becky Estrada, Chairperson

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Zachary Glaubius, Secretary

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 3, 2026 For Hearing of: March 9, 2026



## I. GENERAL INFORMATION

- A. Currently the various government owned properties in the City’s jurisdiction are spread throughout various zoning districts.
- B. The creation of a P Public Use District would bring the majority of these properties into a single applicable district.
- C. Properties proposed to be rezoned to predominantly are larger properties, such as the schools, whereas most smaller properties, such as water towers and pocket parks, would remain their current zoning district.

## II. STAFF COMMENTS

- A. In late 2025, city staff met with UNL Panhandle Research, Extension, and Education Center to discuss annexation of the center.
  - i. The extension center is already served by city water, city sewer, and city streets.
  - ii. The extension center is also adjoining to the Scotts Bluff Country Club, which the SID Board recently petitioned the City for annexation.
- B. Gathered from those discussions, UNL staff were concerned of the implications of annexation and the future development pressures. Currently, the center is zoned as R-1A Single-Family Residential, which supports the development of the center.
- C. City staff reviewed the City of Lincoln’s zoning map and how UNL’s agricultural land was zoned.
  - i. UNL East Campus is zoned P Public Use
  - ii. UNL Havelock Research Farm is zoned A Agricultural
- D. City staff reviewed what was zoned a Public Use in Lincoln to see what else could be included, which included parks, schools, city property, state property, etc.
- E. While Lincoln uses the district for mapping purposes, the proposed version for Scottsbluff is a functioning zoning district with performance standards.
- F. The majority of performance standards are based off of the performance standards for multi-family dwellings in the R-1A District.
  - i. All schools in the City are located in the R-1A District.
  - ii. The standards will help maintain neighborhood character.
- G. The maximum height for the P District is 75 feet in order to not cause issue for taller future structures/additions.
- H. The District is only applicable to government owned property that is put to a public use.
  - i. If a government property were to be sold to a private entity, a rezone would be necessary prior to the issuance of a building permit/certificate of occupancy.
- I. The associated rezone will be presented at the April Planning Commission meeting.

## III. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation to City Council on the adoption of 25-3-21 regarding the creation of the P Public Use District.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING THE SCOTTSBLUFF MUNICIPAL CODE TO ADD A NEW SECTION AT CHAPTER 25, ARTICLE 3, SECTION 21 TO PROVIDE FOR P PUBLIC USE DISTRICT WITHIN THE CITY OF SCOTTSBLUFF, TO PROVIDE FOR AN EFFECTIVE DATE, AND TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM.**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:**

1. Section 1. Chapter 25, Article 3, Section 21 of the Scottsbluff Municipal Code is now added to provide as follows:

**“§ 25-3-21 P PUBLIC USE**

(A) Intent. The intent of a P Public Use District is to:

(1) Designate and protect property presently owned and used by any governmental entity, including local, state, or federal governmental units, and put to some form of public use. This district is not to be used for land not owned by a governmental entity.

(2) Protect these areas from incompatible uses.

(B) Principal permitted use.

(1) Premises owned by any governmental entity, including local, county, state, federal governmental units and their subdivisions, and in some form of public use, shall be permitted to be located in the P Public Use District. The provisions of this section shall not apply to land in private ownership, even if leased to or the subject of an easement to a governmental entity, or to describe the future location of such public uses

(C) Performance standards.

<i>Use</i>	<i>Minimum Lot Size (Sq. Ft.)</i>	<i>Minimum Lot Width (Sq. Ft.)</i>	<i>Maximum Lot Coverage (%)</i>	<i>Maximum # of Dwelling Units</i>	<i>Setbacks</i>			<i>Side Street (Ft.)</i>	<i>Floor Area Minimum (Sq. Ft.)</i>	<i>Maximum Height (Ft.)</i>
					<i>Front (Ft.)</i>	<i>Rear (Ft.)</i>	<i>Interior Side (Ft.)</i>			

Permitted Uses					25	15	5	12.5		75
Accessory building						3	2	12.5		75

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2. Section 2. Any prior code sections at Chapter 25, Article 3, Section 21, and all other ordinances and parts of ordinances in conflict with this Ordinance are repealed. However, this Ordinance shall not be construed to affect any rights, liabilities, duties, or causes of action, either criminal or civil, existing or actions pending at the time this Ordinance has become effective.

3. This Ordinance shall become effective upon its passage, approval and publication. Publication shall be in pamphlet form.

PASSED AND APPROVED ON \_\_\_\_\_, 2026.

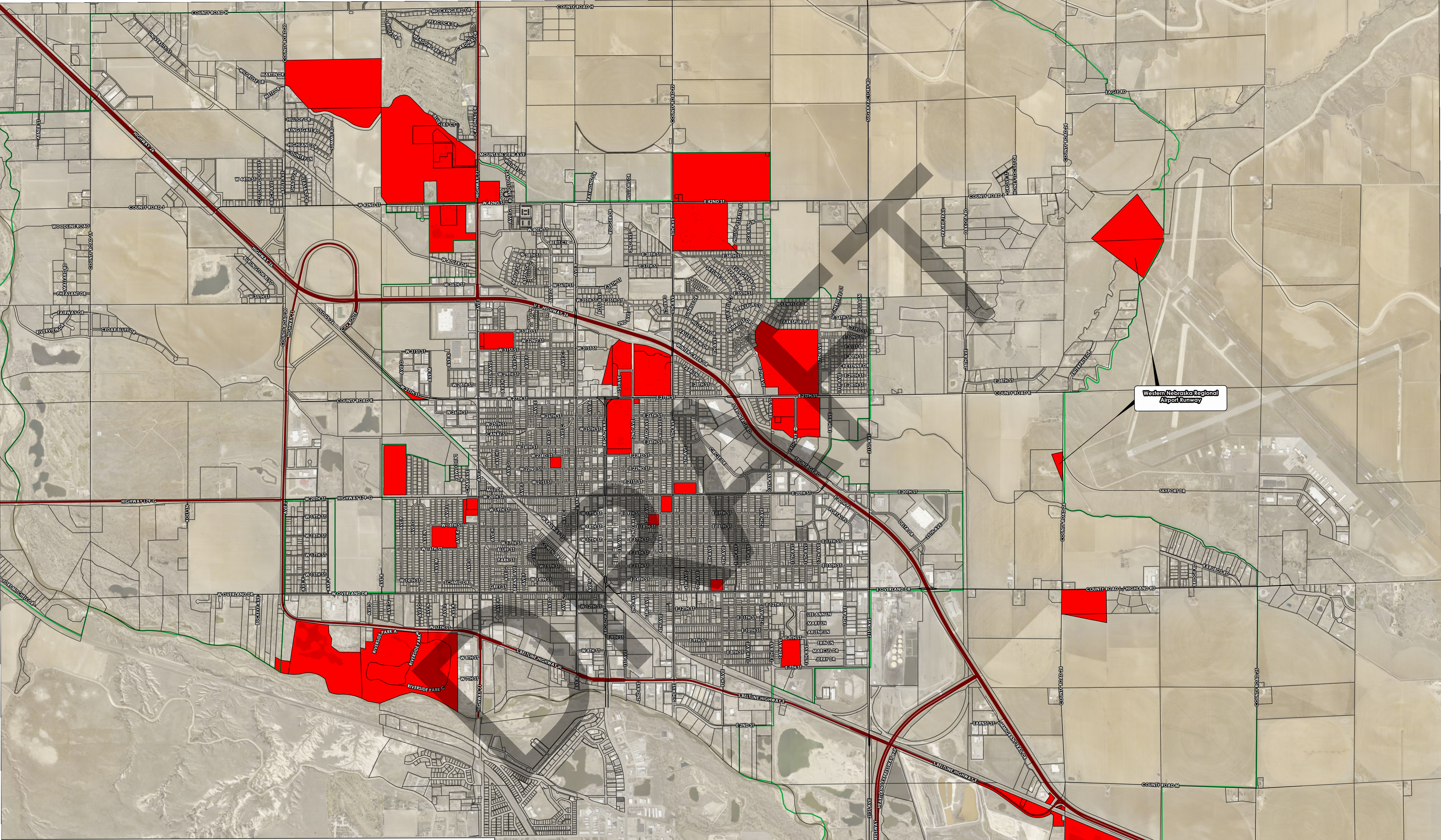
\_\_\_\_\_  
Betsy Vidlak, Mayor

Attest:


\_\_\_\_\_  
Kimberly Wright, City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney



Western Nebraska Regional  
Airport Runway









**City of SCOTTSBLUFF**  
A Place of Opportunity

Taylor Stephens  
City of Scottsbluff GIS  
Created on 1/20/2025  
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.

# Proposed New Zone

## Legend

Scottsbluff ETJ		Corporate and ETJ	Street Centerlines
Parcels		Boundaries	Highway 
Public Use Zone		Scottsbluff Corporate Limits	Main Road 
			Residential/Rural 