



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

**Regular Meeting  
April 13, 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. March 9, 2026
6. **Public Hearing**
  - A. Planning Commission to conduct Public Hearing regarding the Designation of an Agricultural Estate Dwelling Site on a Tract of Land situated in the Accreted Lands of Government Lot 1, Section 21, Township 22 North, Range 55 West of 6th P.M., commonly identified as 181081 Highway 92.
  - B. Planning Commission to conduct Public Hearing regarding the Expansion of an existing Agricultural Estate Dwelling Site on a Tract of Land situated in the Accreted Lands of Government Lot 1, Section 21, Township 22 North, Range 55 West of the 6th PM, commonly identified as 181015 Highway 92.
  - C. Planning Commission to conduct a Public Hearing regarding a Conditional Use Permit for a Residential Dwelling in the C-3 Heavy Commercial District at Block 1, Water Shop Addition, commonly identified as 1223 Broadway.
  - D. Planning Commission to conduct a Public Hearing regarding a Zoning Text Amendment to Chapter 25 Article 4 regarding Fences.

- E. Planning Commission to conduct a Public Hearing regarding Ordinance Text Amendments to Chapter 4 Article 1 regarding Standard Codes and Chapter 25 Article 2 regarding the Definition of Multi-Family Dwellings.
- F. Planning Commission to conduct a Public Hearing regarding an amendment to the Municipal Code to create a Public Use District within the City's Zoning Jurisdiction.
- G. Planning Commission to conduct a Public Hearing regarding the Proposed Annexation of a Tract of Land situated in the East Half of Section 10, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska, commonly identified as 4500 and 4502 Avenue I.
- H. Planning Commission to conduct a Public Hearing regarding the Proposed Annexation of two Tracts of Land situated in the Southwest Quarter of Section 18 and Northwest Quarter of Section 19, Township 22 North, Range 54 West of the 6th PM, commonly identified as 21st Avenue and County Road K Right-of-Way.

**7. Staff Reports**

- A. Planning Commission to receive the Presentation of 2025 Annual Report by Development Services Department

**8. Schedule a Meeting**

- A. May 11, 2026

**9. Adjournment**