



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

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
March 9, 2026
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Tuesday, March 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 February 26, 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: Angie Aguallo, Becky Estrada, Kendall Palu, Michael Mawhinney, Mary Bowman, Callan Wayman "Absent:" Dave Gompert, Henry Huber, Dana Weber, 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 February 9, 2026 meeting were reviewed. **Conclusion:** a motion was made by Bowman and seconded by Aguallo to approve the minutes. "Yeas:" Becky Estrada, Kendall Palu, Michael Mawhinney, Mary Bowman, Callan Wayman, Angie Aguallo "Nays:" None "Absent:" Dave Gompert, Henry Huber, Dana Weber, Jim Zitterkopf. The motion carried.
- 6 Estrada opened Item 6A at 6:01, 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. Glaubius stated this is a new zoning district, and that the University of Nebraska Lincoln (UNL) was approached to annex the Panhandle Extension Center in October 2025. Glaubius stated this is in effort to get to the Country Club which petitioned for annexation, as the City must be touching the area petitioning for annexation, and the Extension Center is the best option for getting to the Country Club. Glaubius stated the Extension Center is currently zoned R1-A, and UNL is worried about losing their rights to conduct research, and development pressures that may come in the future. Glaubius stated he looked at the City of Lincoln as they utilize a P Public Use Zone. The Council questioned Glaubius on why the Extension Center would feel development pressure if they were annexed? Glaubius replied being zoned residential they fear if they were annexed their research area could be used to build housing

development. UNL is requesting extra protection, before agreeing to annexation, which caused the proposal of the utilization of a new P Public Use Zone. Glaubius brought the conversation back to his research of Lincoln's zoning. Glaubius stated that Lincoln makes use of a P Public Use Zone for areas such as Universities, Schools, Parks, Waste Water Plants, etc. Glaubius mentioned that Lincoln uses these zones primarily for mapping purposes, which he doesn't see the benefit in for Scottsbluff, noting he would rather see these as legitimate zones. Glaubius stated when deciding Zone requirements for the proposed P Public Use Zone he looked at Schools, which are all located in residential zones and mirrored the setback requirements for an apartment building in a R1-A zone. These require setbacks of 25 foot in the front, 15 feet in the rear, 5 feet on the side, 12 ½ feet on the side street, with a 75 feet height maximum. Glaubius stated this district would only apply to publicly owned land, so if the land was sold or issued a new Certificate of Occupancy, it would need to be re-zoned. Glaubius brought attention to the proposed ordinance and map of the proposed zoning change, stating if the ordinance passed, he would submit the map for a city-wide rezone. Glaubius went through the areas that would be included in the re-zone. Wayman asked if every public land would fall under the proposed Zone change. Glaubius replied most are, but there are a few public land areas which are not included. The Commission questioned why this should happen if we already have zoning outlined in the Comprehensive Plan. Glaubius replied UNL requested this change in order to agree to an annexation. Glaubius addressed the Commission for any other questions. Bowman asked if there is anticipation for public objections to the change. Glaubius replied he doesn't foresee much if any objections, since the changes are minimal with most areas keeping the same zoning provisions they previously held. Mawhinney stated his concern about rushing new proposals without taking into consideration public outcry, and the Commissions responsibility for due diligence. Wayman asked if there was a possibility of issuing a special use permit, or something along those lines for the Extension Center, rather than creating the new zoning. Glaubius responded there is no such permit without creating it, or rezoning the area, which could prohibit the University from other uses, such as housing students. Bowman asked if the City would be required to post the zoning change on all the proposed parcels. Glaubius stated the City would not need to post notice on each parcel since it is a city-wide change, the City is only required to run it in the paper. The Commission re-clarified that this zoning change was brought about by the Country Clubs request for annexation, and questioned why they want to be annexed. Glaubius responded with the reasons they are seeking annexation, mentioning the Country Club created a board and has put time and consideration into the request. Glaubius then stated why annexing the UNL Extension Center was the best route to annexing the Country Club. Glaubius then laid out the annexation process for the Commission including all the deadlines. Estrada closed the public hearing at 6:18 P.M.

- 7 **Conclusion:** A motion was made by Bowman and seconded by Aguallo to make a positive recommendation to City Council on approval of a Zoning Text Amendment for the creation of the P Public Use District. "Yeas:" Mary Bowman, Angie Aguallo, Becky Estrada "Nays:" Kendall Palu, Michael Mawhinney, Callan Wayman "Absent:" Dave

Gompert, Henry Huber, Jim Zitterkopf, Dana Weber. The motion failed to reach a majority therefore, No Action was taken on the recommendation to City Council.

- 8 Glaubius gave a brief staff update that Jim Zitterkopf submitted his resignation from the Planning Commission.
- 9 Planning Commission confirmed the next meeting date of April 13, 2026 at 6:00 P.M.
- 10 Adjournment: A Motion was made by Mawhinney and seconded by Wayman to adjourn the meeting at 6:20 PM. "Yeas:" Kendall Palu, Michael Mawhinney, Mary Bowman, Callan Wayman, Angie Aguallo, Becky Estrada "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, April 13, 2026

Regular Meeting

Item 6.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.

Staff Contact:



City of Scottsbluff
Agricultural Estate Dwelling Site
Permit Identifier S2026-11AE

Applicant Name	Doug Shuey	Applicant Address	230759 Highland Rd Scottsbluff, NE
Applicant Email		Applicant Phone	
Contact Name		Contact Address	
Conact Email		Contact Phone	

Dwelling Site Information

General Location/Address:

Legal Description: 5.31596921870675

Total Area (Acres): 7 acres

Intent: Marginal Usage Land

Provide a brief description of the intent: Sell the 7 acre AEDS while retaining the reserved land.

Length of Public Road Frontage: 426 ft

Reserved Land

General Location/Address:

Legal Description: Part of Remaining Accreted lands of Government Lot 1, Section 21-22-55 as described in Instrument 2021-1386 and Instrument 2024-1696 and Instrument 2024-3523 being 54 acres, more or less

Total Area (Acres): 54

Applicant Signature

Issued By Zachary
Glaubius

RECORD OF AEDS SURVEY

A TRACT OF LAND SITUATED IN THE ACCRETED LANDS OF GOVERNMENT LOT 1 OF SECTION 21, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, LYING SOUTH OF THE HIGHWAY 92 RIGHT-OF-WAY.



SCALE 1"=120'
● = CORNER FOUND
○ = CORNER SET

CORNER TIES:

E 1/4 CORNER 20-22-55
FOUND 3/4" REBAR
ENE 63.30' TO BRASS CAP
NE 57.22' TO SPIKE CORNER POST
NW 89.90' TO SIGN POST
S 21.5' TO CL HIGHWAY 92

W 1/4 CORNER 20-22-55
FOUND ALUMINUM CAP
E 42' TO CL HIGHWAY SOUTH
N 11.0' TO CL HIGHWAY E-W
SW 82.59' TO SPIKE POWER POLE
NW 84.88' TO SPIKE POWER POLE

NE CORNER 20-22-55
FOUND 3/4" REBAR
E 7.0' TO CL N-S ROAD
SE 55.07' TO SPIKE POWER POLE
NNW 74.53' TO SPIKE POWER POLE
E 44.53' TO SPIKE FENCE CORNER

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE', NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 120 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this ____ day of _____, 2026.

Scott M. Bosse'
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE ACCRETED LANDS OF GOVERNMENT LOT 1 OF SECTION 21, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, LYING SOUTH OF THE HIGHWAY 92 RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
REFERRING TO THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE, ALONG THE TRUE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID SECTION, S02°07'44"W TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #92, BEING A DISTANCE OF 146.84 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID SOUTHERLY EXTENSION, S02°08'36"W FOR A DISTANCE OF 716.76 FEET; THENCE, S88°55'05"E FOR A DISTANCE OF 426.72 FEET; THENCE, N02°07'44"E TO A POINT ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A DISTANCE OF 712.56 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, N88°21'12"W FOR A DISTANCE OF 426.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 7.00 ACRES, MORE OR LESS.

SURVEYOR NOTES:

- 1) THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.

SHEET
1 OF 1

PROJECT:
SHUEY 21-22-55
DOUG SHUEY
SCOTTSBLUFF, NEBRASKA

ACCUSTAR SURVEYING

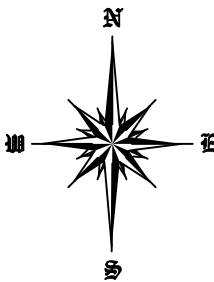
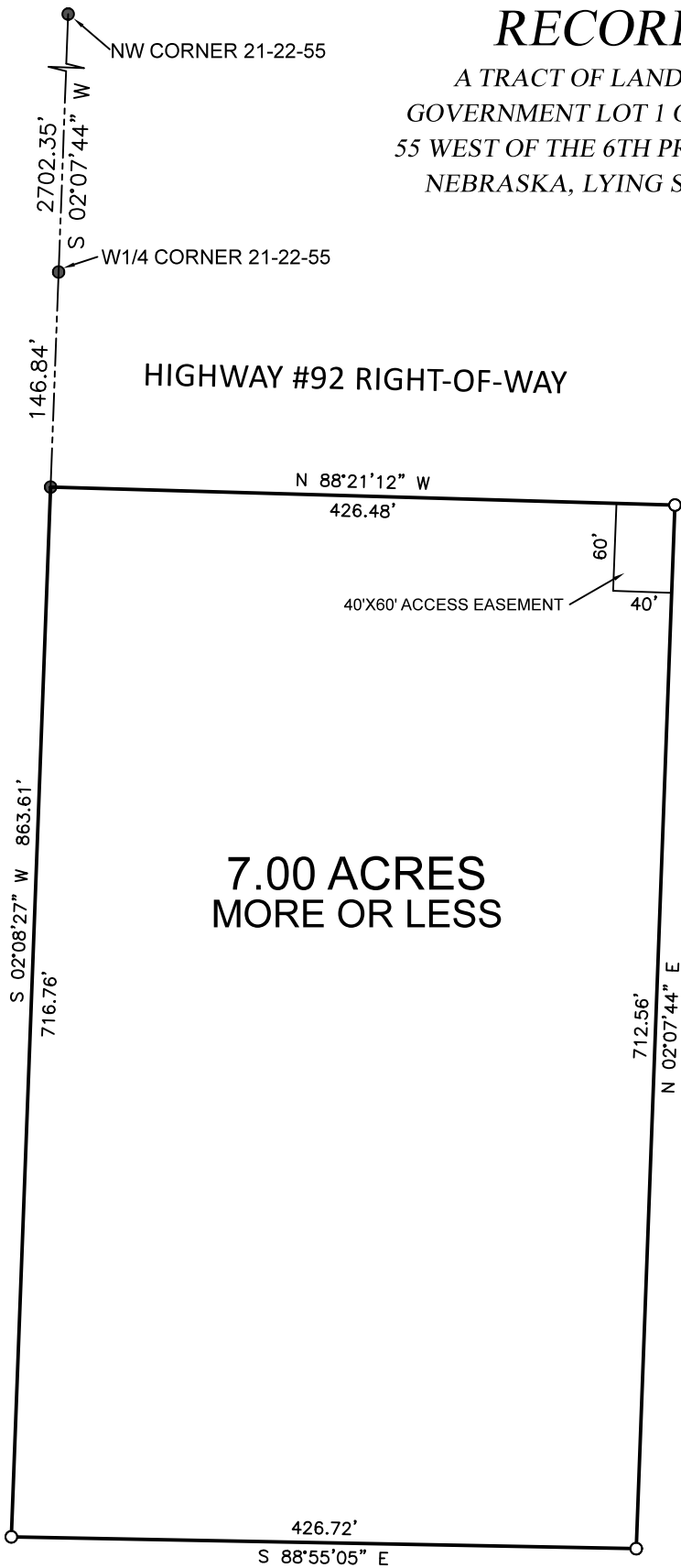
30601 COUNTY ROAD 17
PHONE: (308) 623-0197

MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=120'
Date: MARCH 5, 2026
Dwn By: SMB
REVISED:

RECORD OF AEDS SURVEY

A TRACT OF LAND SITUATED IN THE ACCRETED LANDS OF
GOVERNMENT LOT 1 OF SECTION 21, TOWNSHIP 22 NORTH, RANGE
55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY,
NEBRASKA, LYING SOUTH OF THE HIGHWAY 92 RIGHT-OF-WAY.



CORNER TIES:

E 1/4 CORNER 20-22-55
FOUND 3/4" REBAR
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WITNESS MY HAND AND SEAL this 5th day of March, 2026.

Scott M. Bosse'
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

SURVEYOR NOTES:

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LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE ACCRETED LANDS OF GOVERNMENT LOT 1 OF SECTION 21, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, LYING SOUTH OF THE HIGHWAY 92 RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
REFERRING TO THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE, ALONG THE TRUE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID SECTION, S02°07'44"W TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #92, BEING A DISTANCE OF 146.84 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID SOUTHERLY EXTENSION, S02°08'36"W FOR A DISTANCE OF 716.76 FEET; THENCE, S88°55'05"E FOR A DISTANCE OF 426.72 FEET; THENCE, N02°07'44"E TO A POINT ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A DISTANCE OF 712.56 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, N88°21'12"W FOR A DISTANCE OF 426.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 7.00 ACRES, MORE OR LESS.

SHEET
1 OF 1

PROJECT:
SHUEY 21-22-55
DOUG SHUEY
SCOTTSBLUFF, NEBRASKA

ACCUSTAR SURVEYING

30601 COUNTY ROAD 17
PHONE: (308) 623-0197
MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=120'
Date: MARCH 5, 2026
Dwn By: SMB
REVISED:

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: April 2, 2026

For Hearing of: April 13, 2026



I. GENERAL INFORMATION

- A. Applicant:** Doug Shuey
230759 Highland Rd
Scottsbluff, NE 69361
- B. Property**
Owner: Douglas and Julie Shuey
230759 Highland Road
Scottsbluff, NE 69361
- C. Proposal:** Request for Creation of an Agricultural Estate Dwelling Site at 181081 Highway 92
- D. Legal Description:** A tract of land situated in the Accreted Lands of Government Lot 1 of Section 21, Township 22 North, Range 55 West of the 6th PM
- E. Location:** 181081 Highway 92
- F. Existing Zoning & Land Use:** A-Agricultural and the Floodplain Overlay Zone
- G. Size of Site:** AEDS: Approximately 7 Acres
Agricultural/Vacant Land to be Reserved: Approximately 54 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	Rural	A -Agricultural	City of Scottsbluff Well Fields
East	Rural	A -Agricultural	Vacant Land
South	Rural	A -Agricultural	Vacant land
West	Rural	A - Agricultural	AEDS

B. Relevant Case History

1. N/A

III. ANALYSIS

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

B. Traffic & Access:

1. Access will be via Highway 92.
2. A 40' x 60' access easement will be included with the AEDS to ensure access to the eastern field.

C. Utilities:

1. The AEDS is located in the extra-territorial jurisdiction and is not required to be served by city utilities.

IV. STAFF COMMENTS

- A. The intent of the property owner is to sell the AEDS.
- B. While the property is not used for agricultural purposes, an AEDS would be permitted under 25-3-19 (A) (14)(a)(3). This section states an AEDS can be dedicated on a parcel of marginal usage land.
 - a. Marginal usage is defined as land with little or relatively little agricultural productivity capability.
- C. The reserved land does not meet the 80 minimum; however Planning Commission may waive this requirement so long as the intent of an AEDS is met.
- D. The AEDS is predominantly located in the floodplain overlay district, and any buildings constructed on it will be required to comply with Chapter 25 Article 19.

V. FINDINGS OF FACT

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

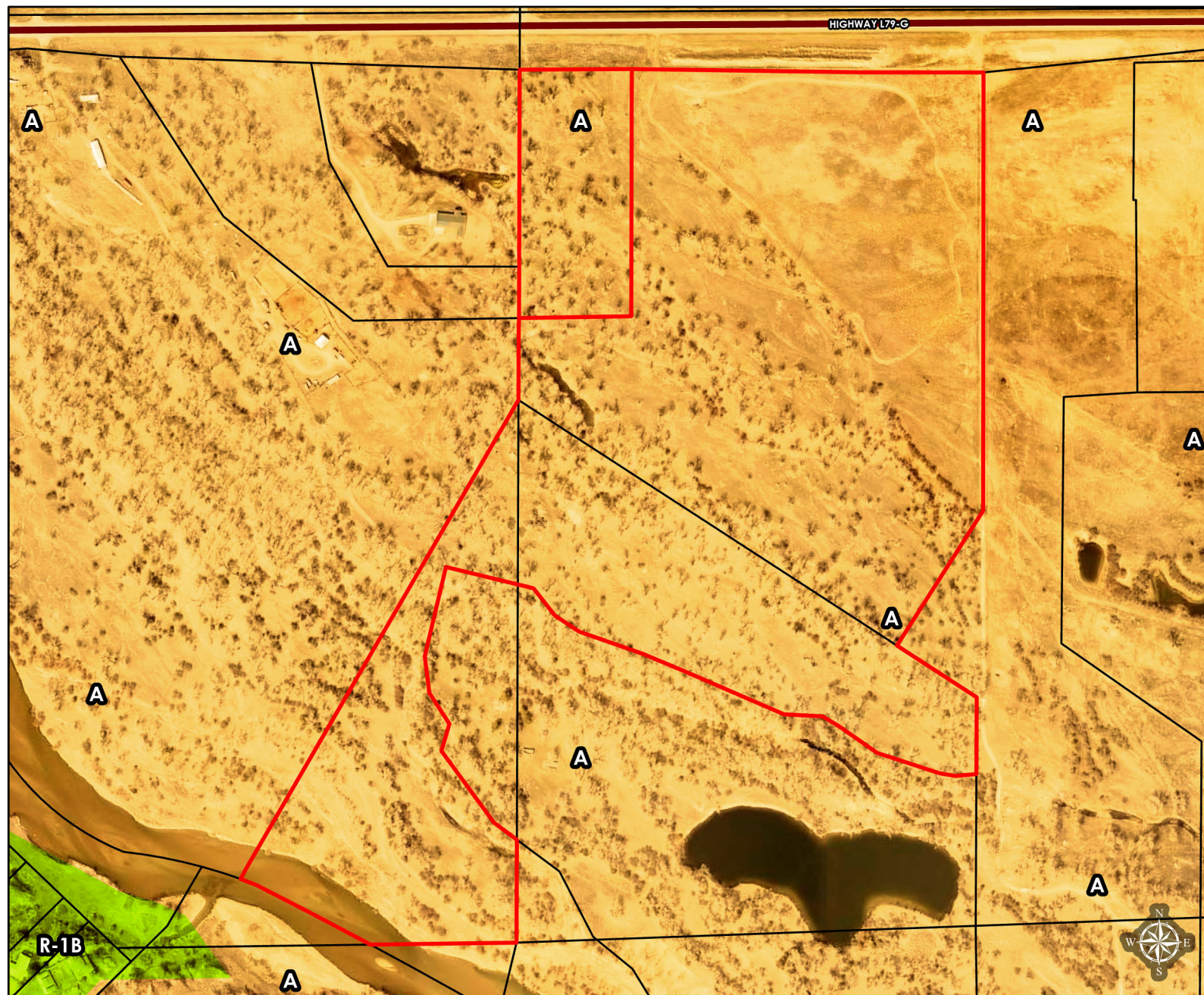
1. The agricultural use and AEDS designation are consistent with the Comprehensive Plan Future Land Use Map.
2. The AEDS designation will not create any nonconforming yards or structures.
3. The reserved area meets the intent of the AEDS.
4. The AEDS meets the 2-acre minimum and 20-acre maximum area requirement.
5. The AEDS is located on marginal usage land.

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

1. The reserved land does not meet the 80 acre minimum.

VI. STAFF RECCOMENDATION

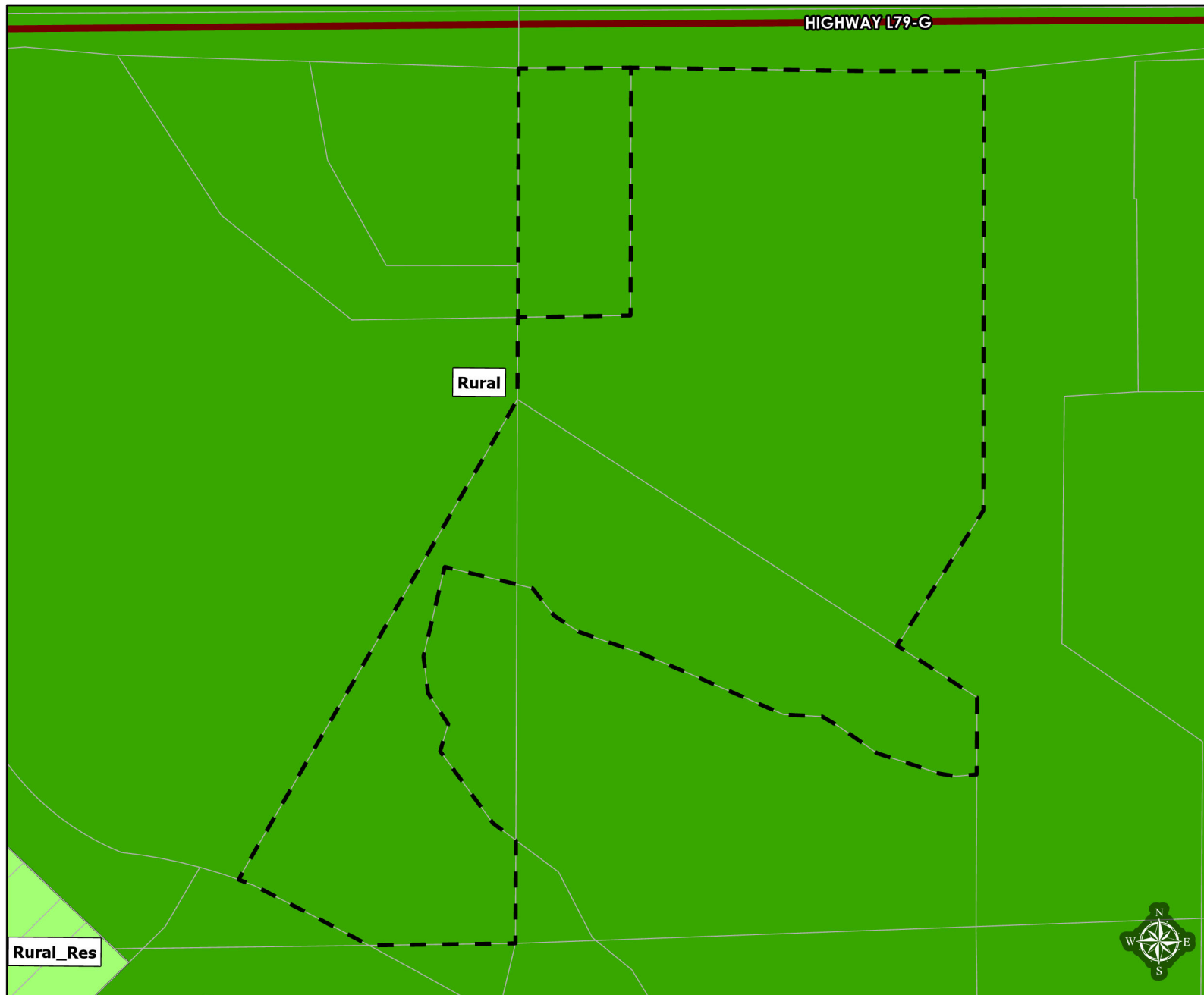
- A. Staff recommends the Planning Commission make a positive recommendation to City Council to approve the Agricultural Estate Dwelling designation of a tract of land situated in the Accreted Lands of Government Lot 1 of Section 21, Township 22 North, Range 55 West of the 6th PM to Doug Shuey as shown on the survey.



- 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

Shuey AEDs Request East

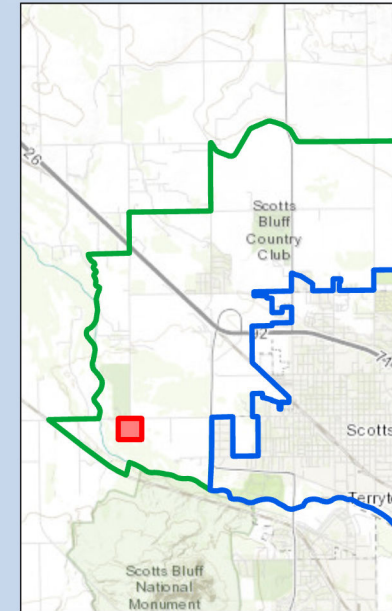
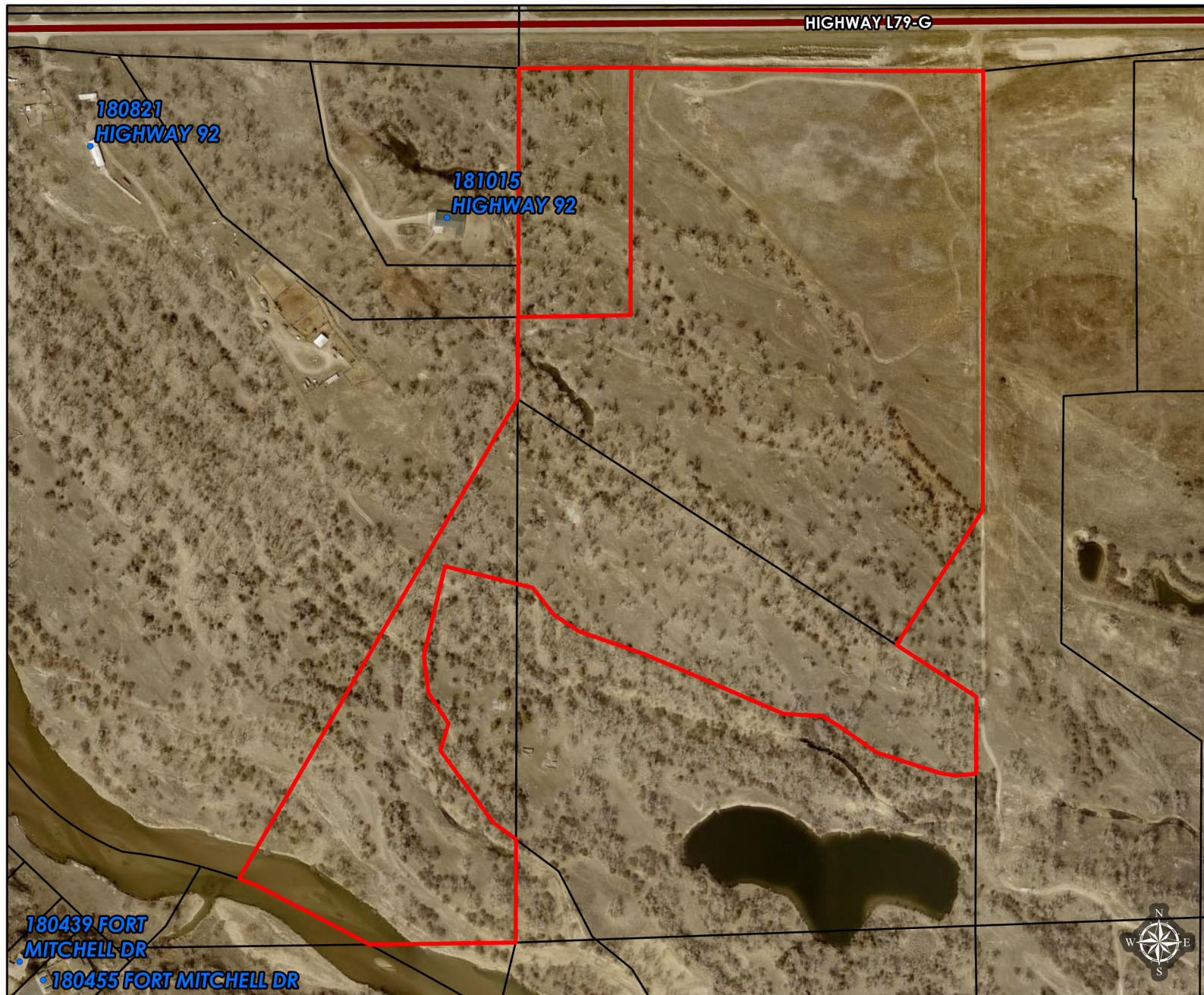
2016 Comp. Plan Future Land Use Overview



- 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)

Taylor Stephens
City of Scottsbluff GIS
Created on 4/8/2026
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.



- Concerning Property
- Street Centerlines
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Parcels
- Zoning Boundaries**
- Scottsbluff Corporate Limits
- Scottsbluff ETJ

Taylor Stephens
City of Scottsbluff GIS
Created on 4/8/2026
Coordinate System: NAD 1983 (2011)
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City of Scottsbluff, Nebraska

Monday, April 13, 2026

Regular Meeting

Item 6.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.

Staff Contact:



City of Scottsbluff
Agricultural Estate Dwelling Site
Permit Identifier S2026-10AE

Applicant Name	Doug Shuey	Applicant Address	230759 Highland Rd Scottsbluff, NE
Applicant Email	[REDACTED]	Applicant Phone	[REDACTED]
Contact Name	Michael Wallinger	Contact Address	
Contact Email		Contact Phone	

Dwelling Site Information

General Location/Address: 181015 HWY 92

Legal Description: 7.83165055722781

Total Area (Acres): 9.04

Intent: Marginal Usage Land

Provide a brief description of the intent: Expand existing AEDS

Length of Public Road Frontage: 649

Reserved Land

General Location/Address:

Legal Description: Part of Remaining Accreted lands of Government Lot 1, Section 20-22-55 as described in Instrument 2020-5707 and Instrument 2024-3523 being 77 acres, more or less

Total Area (Acres): 77 acres

Applicant Signature

Issued By Zachary
Glaubius

RECORD OF AEDS SURVEY

A TRACT OF LAND SITUATED IN THE ACCRETED LANDS OF GOVERNMENT
LOT 1 OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH
PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, LYING SOUTH
OF THE HIGHWAY 92 RIGHT-OF-WAY.

NE CORNER 20-22-55
2702.35'
S 02°07'44" W

W1/4 CORNER 20-22-55
N 88°55'05" W 5933.18'

E1/4 CORNER 20-22-55

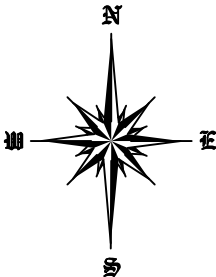
HIGHWAY #92 RIGHT-OF-WAY

CORNER TIES:

E $\frac{1}{4}$ CORNER 20-22-55
FOUND $\frac{3}{4}$ " REBAR
ENE 63.30' TO BRASS CAP
NE 57.22' TO SPIKE CORNER POST
NW 89.90' TO SIGN POST
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NE CORNER 20-22-55
FOUND $\frac{3}{4}$ " REBAR
E 7.0' TO CL N-S ROAD
SE 55.07' TO SPIKE POWER POLE
NNW 74.53' TO SPIKE POWER POLE
E 44.53' TO SPIKE FENCE CORNER



SCALE 1"=120'
●=CORNER FOUND
○=CORNER SET
5/8"x24" REBAR W/PVC CAP

9.04 ACRES
MORE OR LESS

FORMER AEDS BOUNDARY
(VACATED) (INST 2022-4347)

SURVEYOR'S CERTIFICATE:

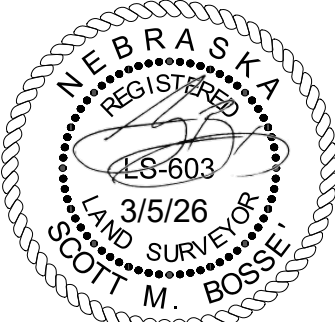
I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND
SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I
HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN
THE LEGAL DESCRIPTION AND SHOWN ON THE
ACCOMPANYING DRAWING; THAT THE
ACCOMPANYING DRAWING IS A CORRECT
DELINEATION OF SAID SURVEY DRAWN TO A SCALE
OF 120 FEET TO THE INCH; THAT SAID SURVEY AND
DRAWING WAS CONDUCTED BY ME OR UNDER MY
DIRECT SUPERVISION; THAT THE DISTANCES ARE
GROUND DISTANCES GIVEN IN FEET AND DECIMALS
OF A FOOT; AND THE MONUMENTS WERE FOUND OR
SET AS INDICATED AND THE BOUNDARY IS DEPICTED
BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 5th day of
March, 2026.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER
603

SURVEYOR NOTES:

- THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS
OF RECORD OR APPARENT.
- ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED
TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE
COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS
PROVIDED FOR THIS SURVEY.



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE ACCRETED LANDS OF GOVERNMENT LOT 1 OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, LYING SOUTH OF THE HIGHWAY 92 RIGHT-OF-WAY, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE, ALONG THE TRUE SOUTHERLY EXTENSION OF THE EAST
LINE OF SAID SECTION, S02°07'44"W TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #92, BEING A DISTANCE
OF 146.84 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID SOUTHERLY EXTENSION,
S02°08'36"W FOR A DISTANCE OF 716.76 FEET; THENCE, N88°55'26"W FOR A DISTANCE OF 379.78 FEET; THENCE, N23°19'07"W FOR A DISTANCE
OF 497.53 FEET; THENCE, N08°24'36"W TO A POINT ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A DISTANCE OF 299.61 FEET;
THENCE, ALONG SAID RIGHT-OF-WAY, S86°05'55"E FOR A DISTANCE OF 648.78 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN
AREA OF 9.04 ACRES, MORE OR LESS.

SHEET
1 OF 1

PROJECT:
WALLINGER & SHUEY 20-22-55
MICHAEL WALLINGER
SCOTTSBLUFF, NEBRASKA

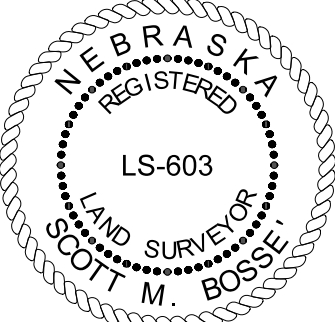
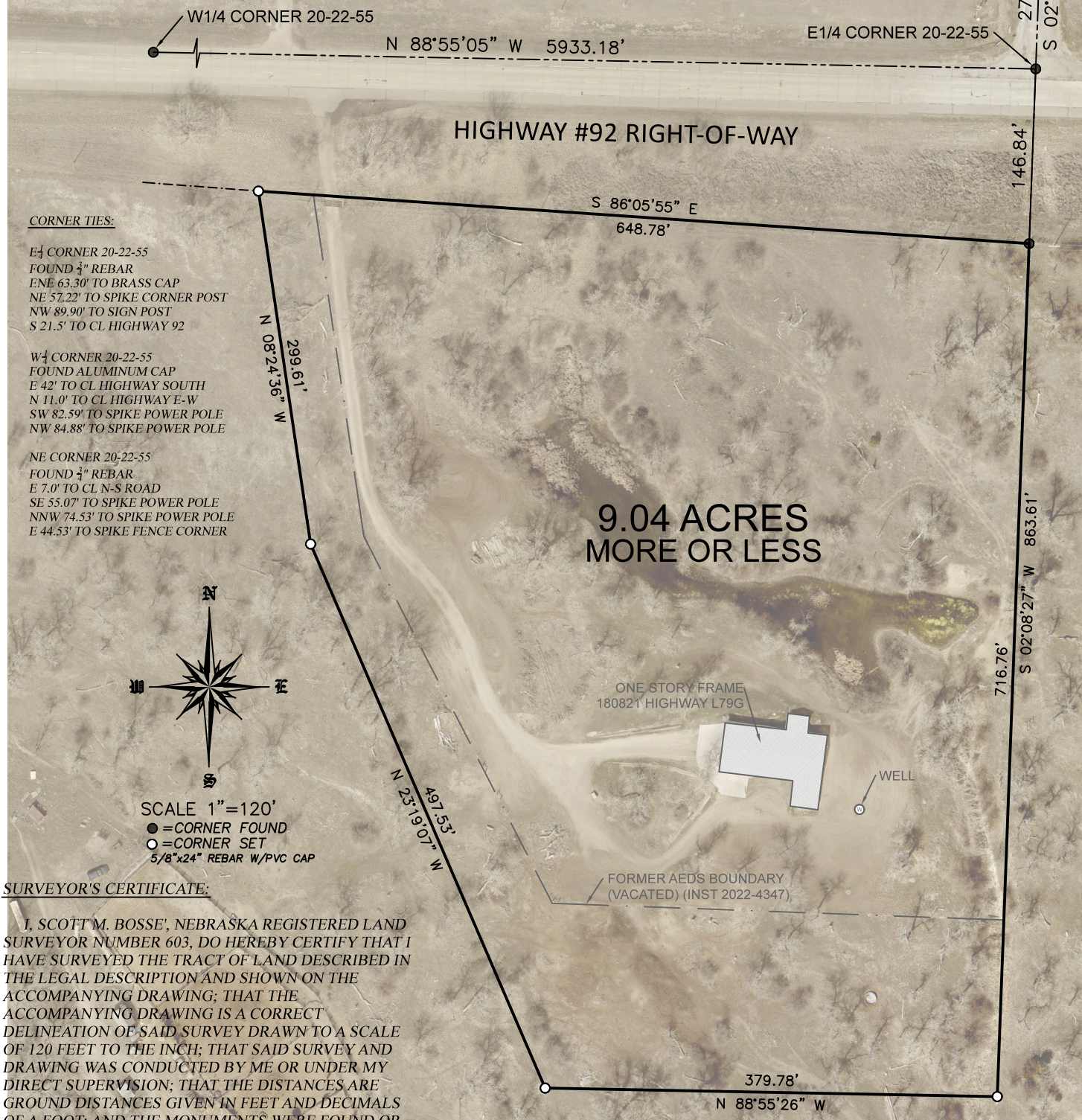
ACCUSTAR SURVEYING

30601 COUNTY ROAD 17
PHONE: (308) 623-0197
MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=120'
Date: MARCH 5, 2026
Dwn By: SMB
REVISED:

RECORD OF AEDS SURVEY

A TRACT OF LAND SITUATED IN THE ACCRETED LANDS OF GOVERNMENT LOT 1 OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, LYING SOUTH OF THE HIGHWAY 92 RIGHT-OF-WAY.



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE ACCRETED LANDS OF GOVERNMENT LOT 1 OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, LYING SOUTH OF THE HIGHWAY 92 RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE, ALONG THE TRUE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID SECTION, S02°07'44"W TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY #92, BEING A DISTANCE OF 146.84 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID SOUTHERLY EXTENSION, S02°08'36"W FOR A DISTANCE OF 716.76 FEET; THENCE, N88°55'26"W FOR A DISTANCE OF 379.78 FEET; THENCE, N23°19'07"W FOR A DISTANCE OF 497.53 FEET; THENCE, N08°24'36"W TO A POINT ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING A DISTANCE OF 299.61 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, S86°05'55"E FOR A DISTANCE OF 648.78 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 9.04 ACRES, MORE OR LESS.

SHEET
1 OF 1

PROJECT:
WALLINGER & SHUEY 20-22-55
MICHAEL WALLINGER
SCOTTSBLUFF, NEBRASKA

ACCUSTAR SURVEYING

30601 COUNTY ROAD 17
PHONE: (308) 623-0197
MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=120'
Date: MARCH 5, 2026
Dwn By: SMB
REVISED:

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: April 2, 2026

For Hearing of: April 13, 2026



I. GENERAL INFORMATION

- A. Applicant:** Doug Shuey
230759 Highland Rd
Scottsbluff, NE 69361
- B. Property**
Owner: Douglas and Julie Shuey
230759 Highland Road
Scottsbluff, NE 69361
- Michael and Carah Wallinger
181015 Hwy 92
Scottsbluff, NE 69361
- C. Proposal:** Request for Expansion of an Agricultural Estate Dwelling Site at 181015 Highway 92
- D. Legal Description:** A tract of land situated in the Accreted Lands of Government Lot 1 of Section 20, Township 22 North, Range 55 West of the 6th PM
- E. Location:** 181015 Highway 92
- F. Existing Zoning & Land Use:** A-Agricultural and the Floodplain Overlay Zone
- G. Size of Site:** Expanded AEDS: Approximately 9.04 Acres
Agricultural/Vacant Land to be Reserved: Approximately 77 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	Rural	A -Agricultural	Riverview Golf Course
East	Rural	A -Agricultural	Proposed AEDS
South	Rural	A -Agricultural	Vacant land
West	Rural	A - Agricultural	Vacant land

B. Relevant Case History

1. Original AEDS was created in August 2022

III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Rural
- B. Traffic & Access:**
 - 1. Access will remain Highway 92
- C. Utilities:**
 - 1. The AEDS is located in the extra-territorial jurisdiction and is not required to be served by city utilities.

IV. STAFF COMMENTS

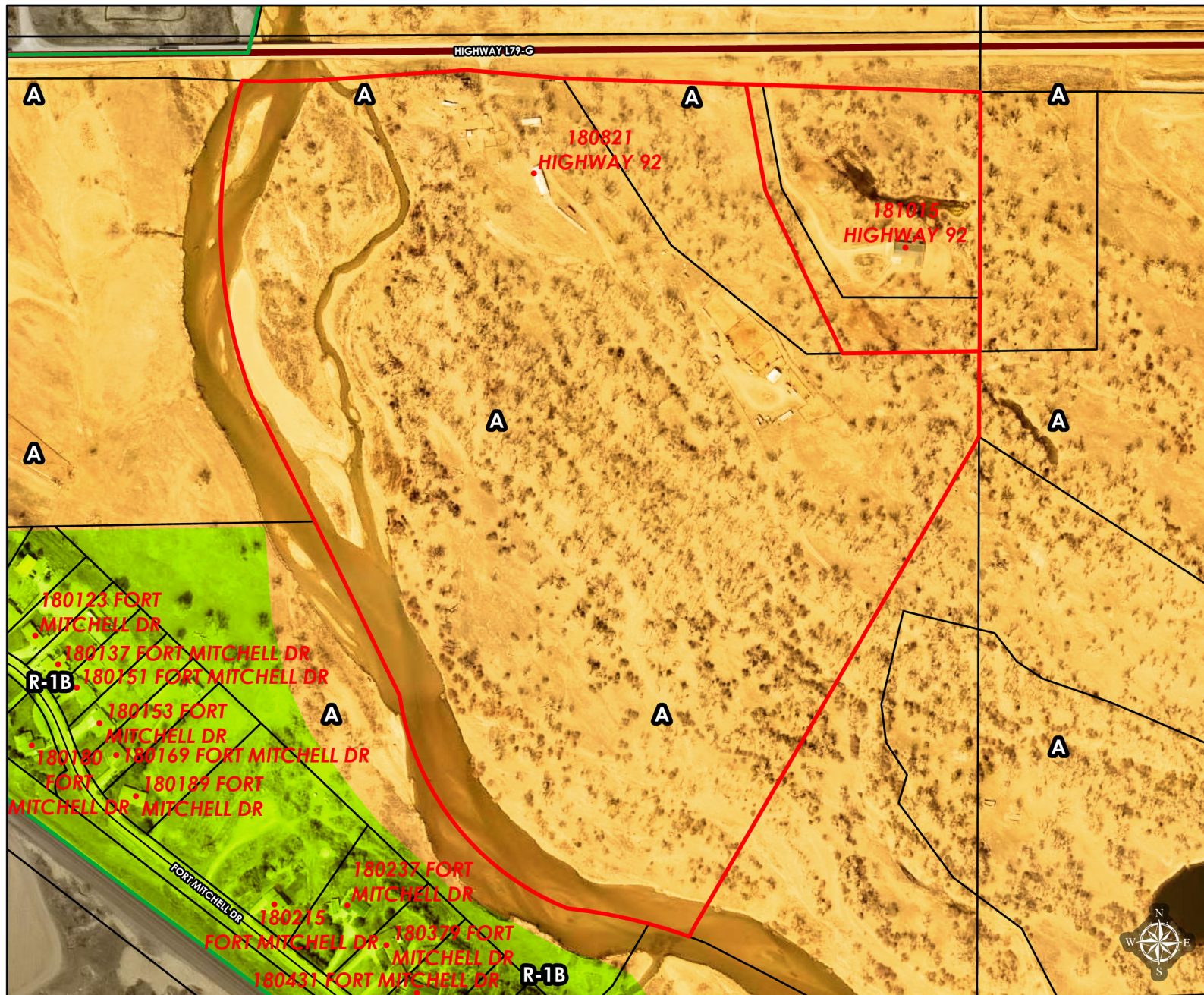
- A.** The intent of the applicant property owner is to sell land to the current owner of the AEDS.
- B.** The reserved land does not meet the 80 minimum; however Planning Commission may waive this requirement so long as the intent of an AEDS is met.
- C.** The AEDS is predominantly located in the floodplain overlay district, and any buildings constructed on it will be required to comply with Chapter 25 Article 19.

V. FINDINGS OF FACT

- A. Findings of Fact to Recommend Its Approval May Include:**
 - 1. The agricultural use and AEDS designation are consistent with the Comprehensive Plan Future Land Use Map.
 - 2. The AEDS expansion will not create any nonconforming yards or structures.
 - 3. The reserved area meets the intent of the AEDS.
 - 4. The AEDS meets the 2-acre minimum and 20-acre maximum area requirement.
 - 5. The AEDS is located on marginal usage land.
- B. Findings of Fact to Not Recommend Approval May Include:**
 - 1. The reserved land does not meet the 80 acre minimum.

VI. STAFF RECOMMENDATION

- A.** Staff recommends the Planning Commission make a positive recommendation to City Council to approve the expansion of the Agricultural Estate Dwelling on a tract of land situated in the Accreted Lands of Government Lot 1 of Section 20, Township 22 North, Range 55 West of the 6th PM as shown on the survey.



- 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

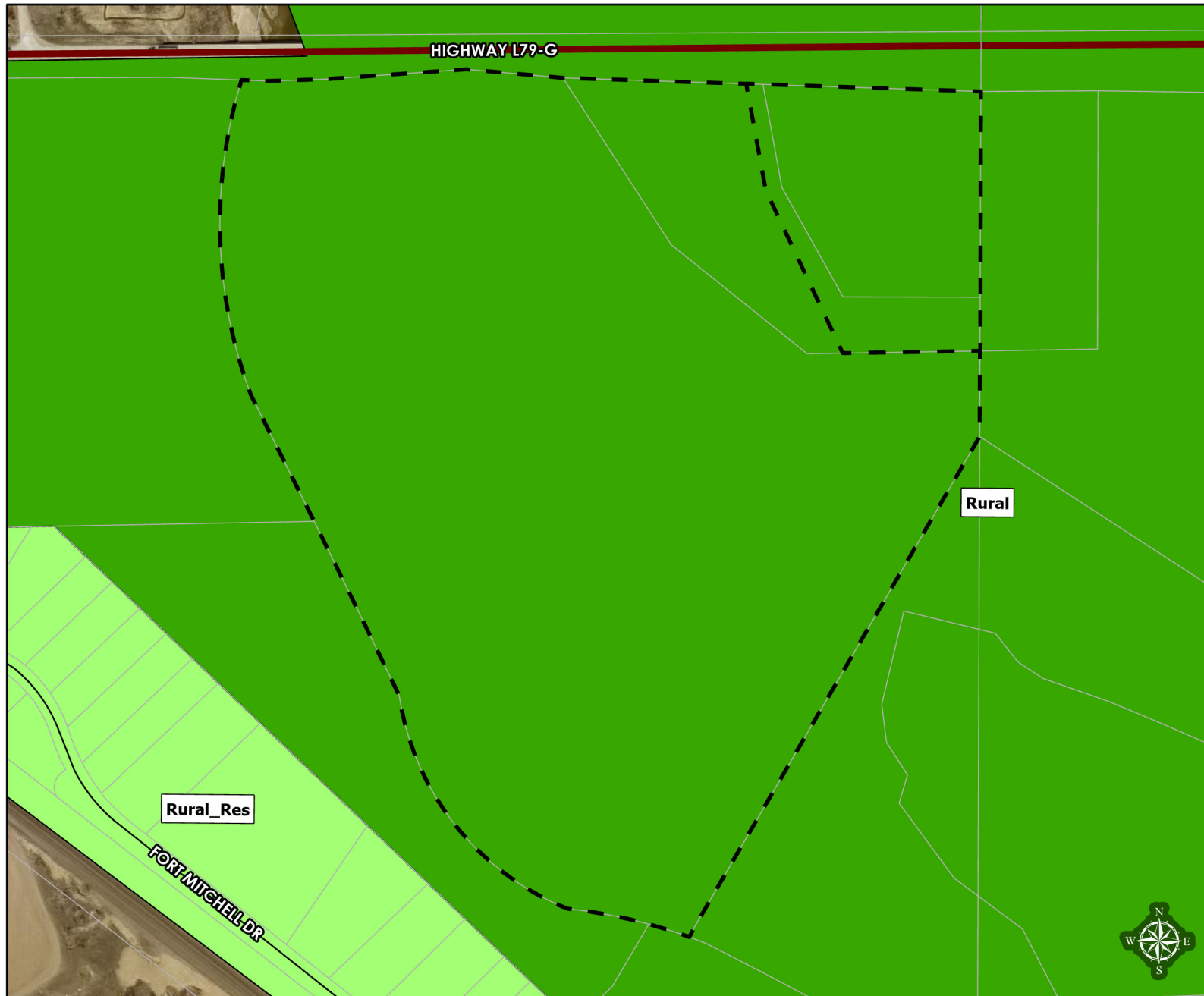
Taylor Stephens
City of Scottsbluff GIS
Created on 4/8/2026

Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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Shuey AEDs Request West

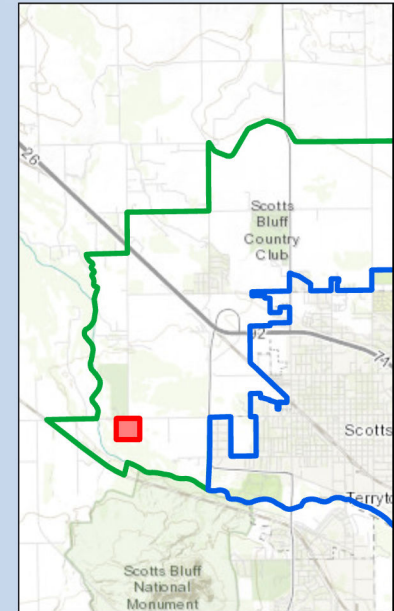
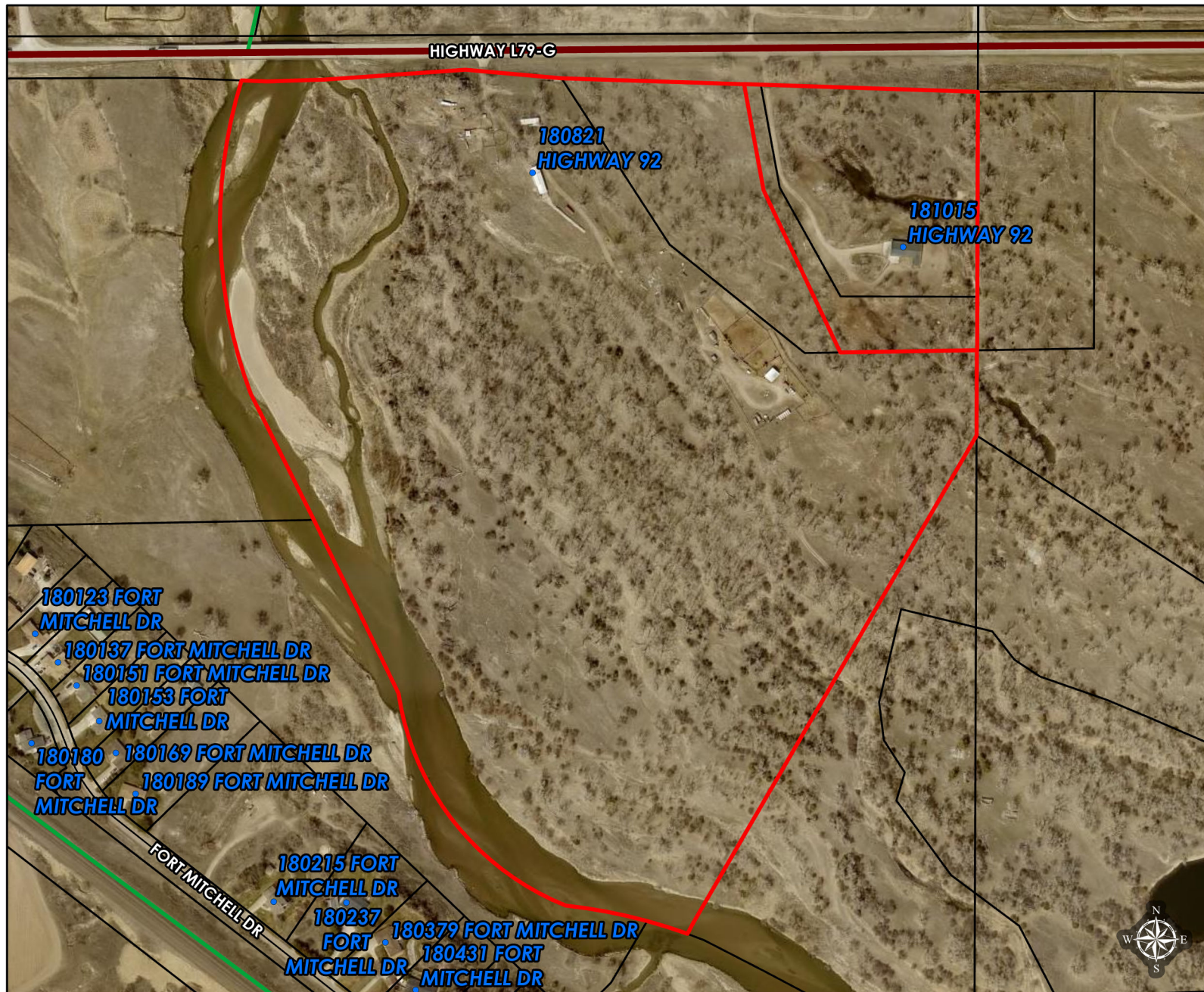
2016 Comp. Plan Future Land Use Overview



- 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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Concerning Property

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Parcels

Zoning Boundaries

- Scottsbluff Corporate Limits
- Scottsbluff ETJ

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City of Scottsbluff, Nebraska

Monday, April 13, 2026

Regular Meeting

Item 6.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.

Staff Contact:



City of Scottsbluff
Special Use Application
Permit Identifier 2026-22CUP

Type:

Applicant Name	Planning & Zoning	Applicant Address	2525 Circle Drive Scottsbluff, NE
Applicant Email	[REDACTED]	Applicant Phone	[REDACTED]
Contact Name	Robert	Contact Address	Nichols
Contact Email		Contact Phone	[REDACTED]

Property Information

General Location/Address	1223 BROADWAY
Legal Description	BLK 1, WATER SHOP ADD
Present Use of Property:	Shop and Apartment
Desired Use of Property:	Shop and Apartment

Required Information

Which section of the Municipal Code authorizes the proposed use?
25-3-15

Why should the special use permit be granted?
Bring existing apartment in compliance with code

Issued By *Zachary
Durbin*

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 31, 2026 For Hearing of: April 13, 2026



I. GENERAL INFORMATION

- A. Applicant:** Robert Nichols
702 W 15th Street
Scottsbluff, Nebraska 69361
- B. Property Owner:** Same
- C. Proposal:** Conditional Use Permit for residential dwelling unit in C-3 Heavy Commercial District
- D. Legal Description:** Block 1, Water Shop Addition
- E. Location:** 1223 Broadway
- F. Existing Zoning & Land Use:** C-3 Heavy Commercial – Shop Building with Apartment
- G. Size of Site:** Approximately 12,000 sq ft

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Automobile Commercial	C-3 Heavy Commercial	BNSF Railroad
East	Automobile Commercial	C-3 Heavy Commercial	BNSF Railroad
South	South Broadway	C-3 Heavy Commercial	Parking Lot
West	South Broadway	C-3 Heavy Commercial	Car Dealership

III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as South Broadway
1. Appropriate zones for South Broadway are C-1, C-2, O-P, PBC, and R-4
- B. Traffic & Access:**
1. Access to the property is via Broadway
- C. Utilities**

1. A water main and sewer main are located in the right-of-way of Broadway
2. Stormwater mains and inlets are located on the property and in Broadway right-of-way
3. An abandoned well is located on the property.

D. Zoning

1. Per 25-3-14 C, residential use is a special permit use in the C-3 Heavy Commercial District.
 - i. Residential use is only permitted within the confines of a building in which a permitted use is conducted.
 - ii. Shop for building contractor is a permitted use in the C-3 district.

IV. STAFF COMMENTS

- A. A conditional use permit is assigned to the property owner and not the land itself.
- B. Per 25-13-3, the Planning Commission may issue a conditional use permit for the use of a lot, tract of land, building, or structure in circumstances and a manner authorized by other articles of this chapter if the Commission finds the proposed use:
 - a. Provides a service required by the neighborhood or community;
 - b. Complies with all applicable provision of this chapter, including setback regulations, lot size regulations, and parking minimums;
 - c. Will not be injurious to the use of neighboring lots, tracts of land, buildings, or structures;
 - d. Will not create special hazards or problems for the area in which it is located;
 - e. Is in conformity with the Comprehensive Plan.
 - f. Otherwise, is in accordance with the intents and purposes of this chapter. The Commission may make the use which is authorized in the conditional use permit subject to reasonable conditions which in the discretion of the Planning Commission are necessary to carry out the intents and purposes of this chapter.
- C. There is an existing apartment in the building. This CUP will bring a nonconforming use into compliance with Municipal Code.
- D. A certificate of occupancy will need to be issued for the business if the conditional use permit is approved.
- E. Off-street parking requirements is 1 stall for the 500 square feet for general commercial use and 1 for the dwelling.
 - a. The building is 6,474 square feet per Scotts Bluff County Assessor.
 - b. 15 stalls would be necessary for general commercial use.
 - c. 7 stalls would be necessary for warehouse use.

V. FINDINGS OF FACT

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

1. The Comprehensive Plan identifies the area as South Broadway which includes a mix of commercial and residential uses.
2. Apartments represent services that are required by the community and the use is consistent with the surrounding zonings and uses.
3. The use will not be injurious to neighboring uses.
4. The use will not create special hazards or problems.

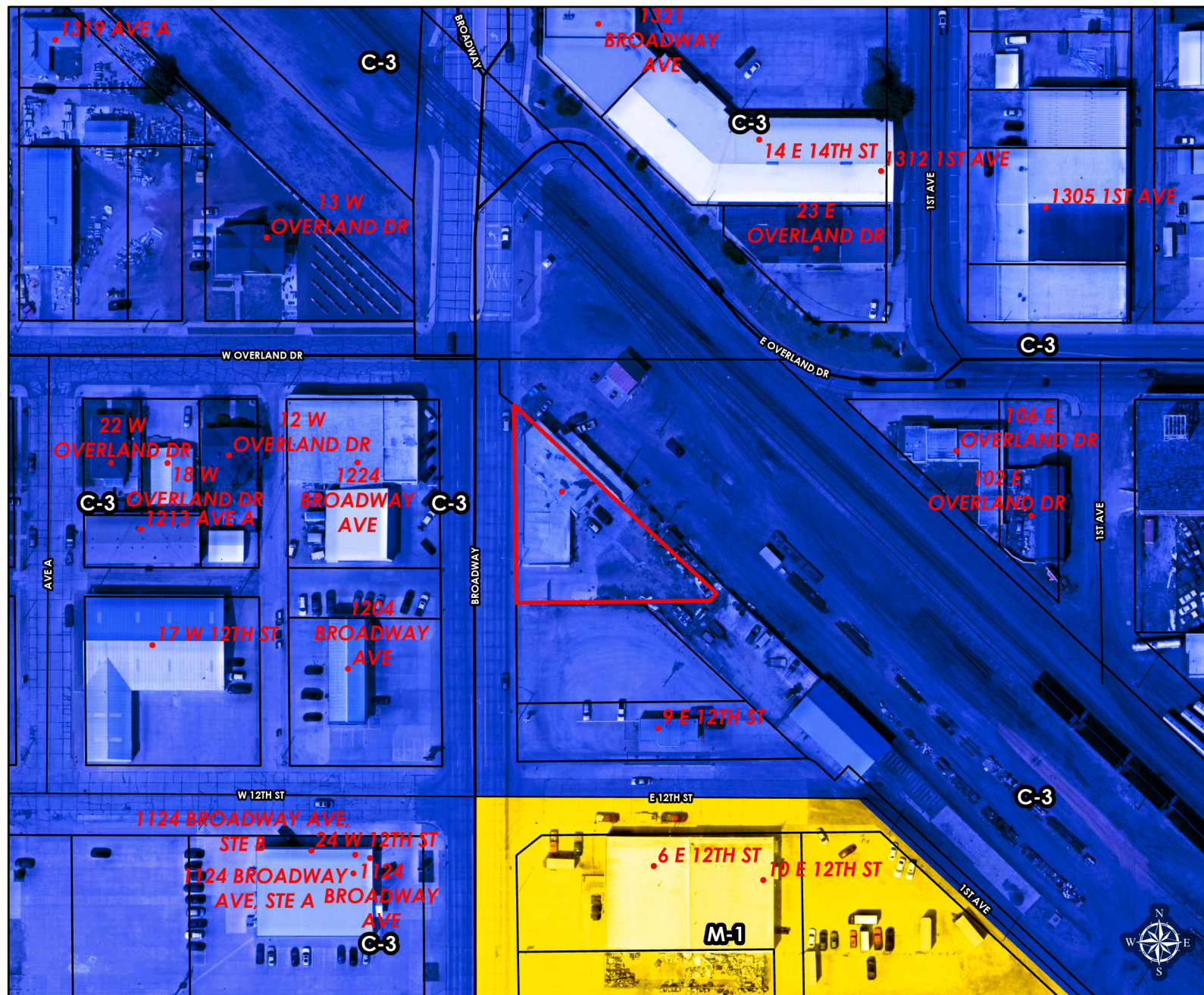
5. The Comprehensive Plan Future Land Use Map supports the use.
6. The use is in accordance with the intents and purposes of the Code.

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

1. None

VI. STAFF RECCOMENDATION

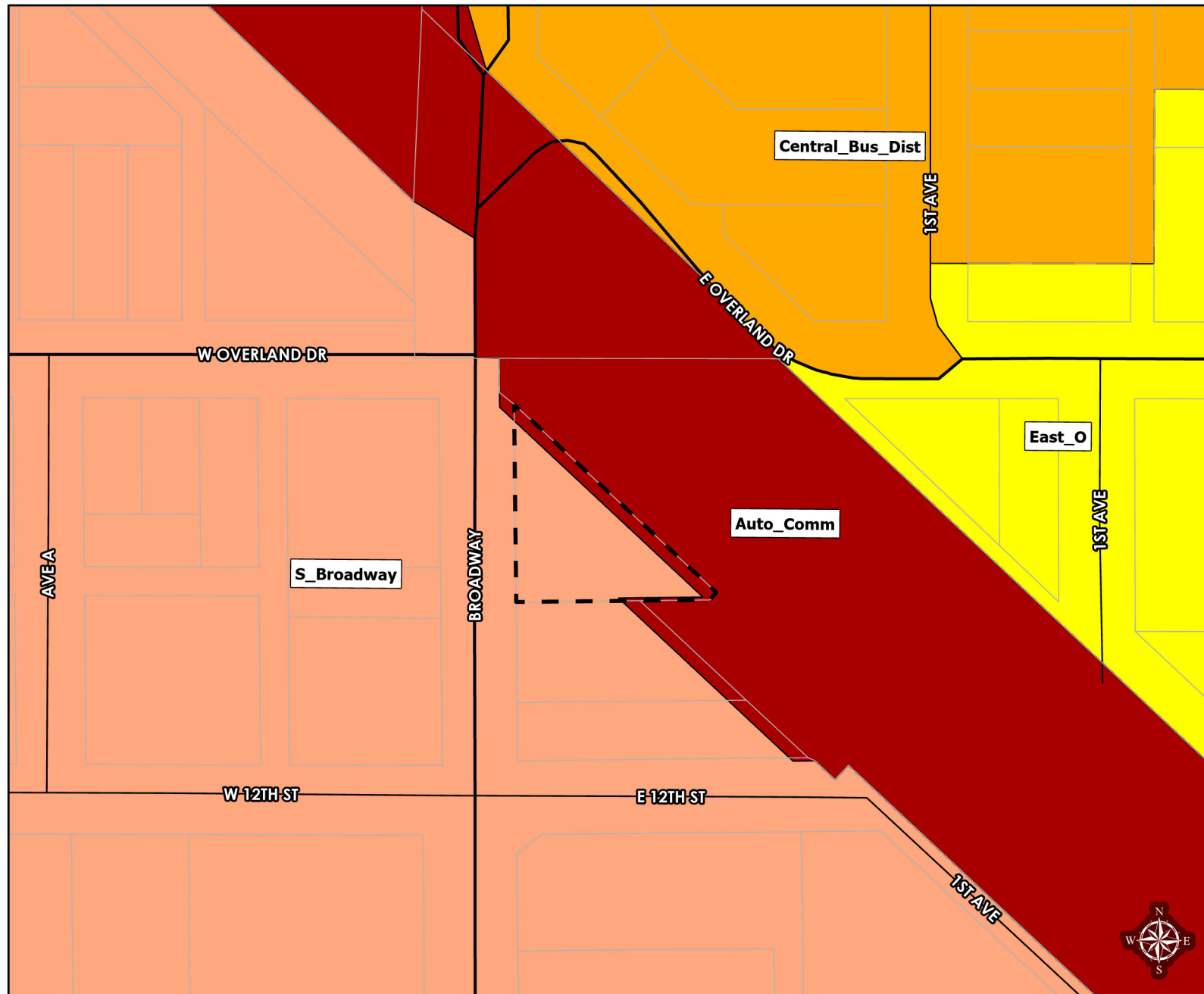
- A.** Staff recommends Planning Commission issue the conditional use permit to Robert Nichols for residential uses at Block 1, Water Shop Addition, commonly identified as 1223 Broadway.



-  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

Taylor Stephens
City of Scottsbluff GIS
Created on 4/8/2026
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

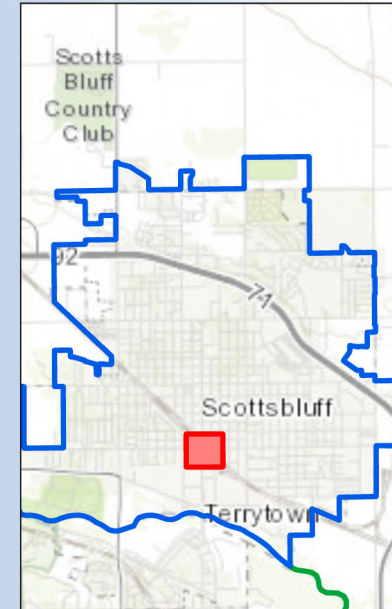
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- Proposed Changes
- Parcel Boundaries
- 2016 Comp. Plan Land Use**
 - Automobile Commercial
 - Avenue B and Hospital Campus
 - Central Business District
 - East Overland
 - Highway 26 Commercial
 - Northwest Commercial
 - Residential
 - Rural
 - Rural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

Street Centerlines

CLASS

- Highway
- Main Road
- Residential/Rural

Parcels

Zoning Boundaries

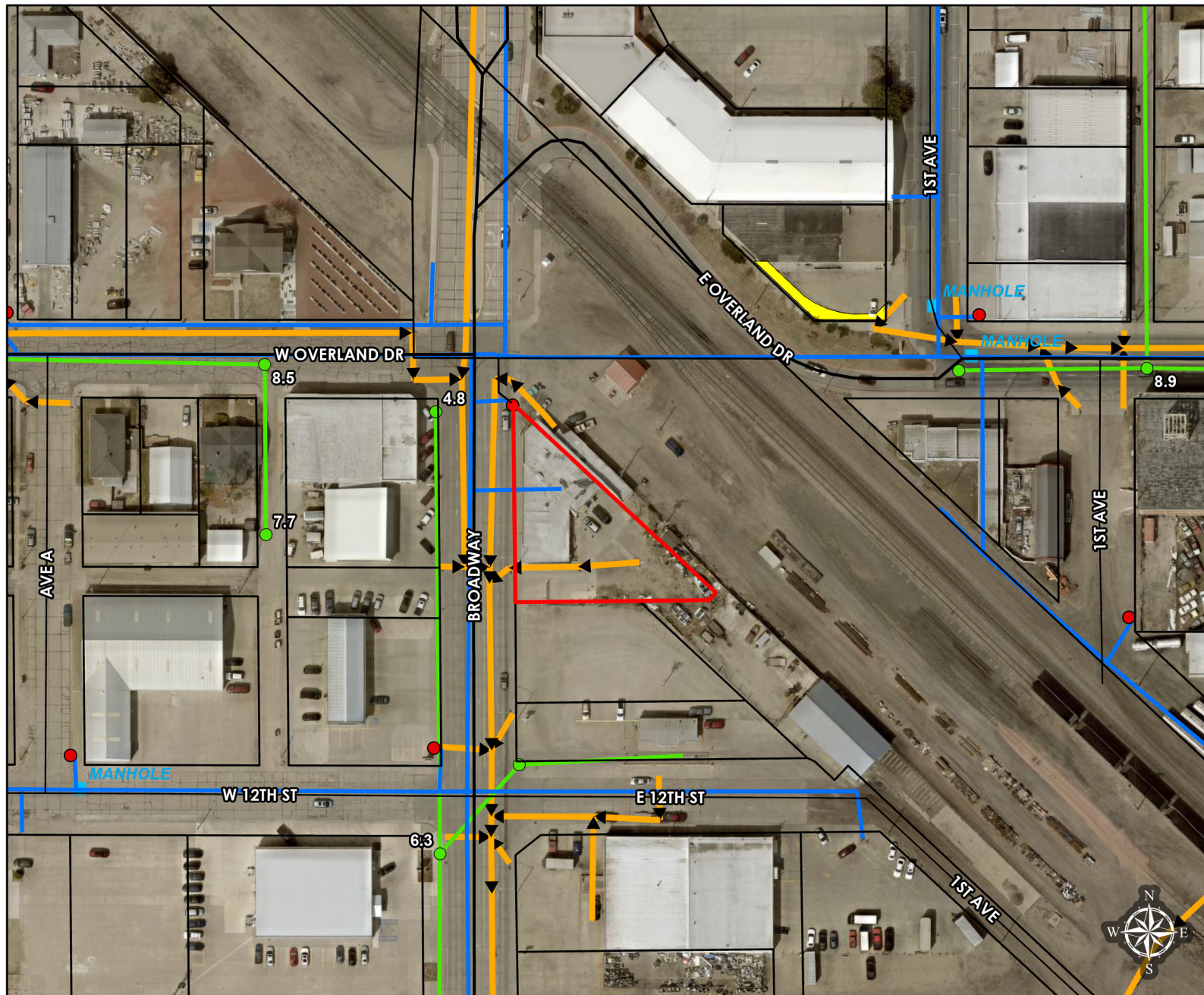
Scottsbluff Corporate Limits

Scottsbluff ETJ

Taylor Stephens
City of Scottsbluff GIS
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- Highway
- Main Road
- Residential/Rural
- Water Lines
- Wastewater MH
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Concerning Parcel(s)
- Scottsbluff Drain Centerline
- Scottsbluff Drain ROW
- Easements
- Parcels
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ

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City of Scottsbluff, Nebraska

Monday, April 13, 2026

Regular Meeting

Item 6.D

Planning Commission to conduct a Public Hearing regarding a Zoning Text Amendment to Chapter 25 Article 4 regarding Fences.

Staff Contact:

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 31, 2026

For Hearing of: April 13, 2026



I. GENERAL INFORMATION

- A. Current fence code has been largely unchanged since the 1970s.

II. STAFF COMMENTS

- A. Staff reviewed the fence code of other similar sized first-class cities in Nebraska while working on an update to Chapter 25 Article 4.
- B. Reasons for the update include:
 - i. An increase in the installation of sheet metal fences in residential areas.
 - ii. Common complaints about the odd 42" maximum fence height in the front yard
 - iii. Simplify administration and interpretation of fence code.
- C. Changes include:
 - i. Replacing fence classes with open and closed fences as well as listed acceptable materials.
 - ii. Exempting rural zoning districts from fence permits (A, AR, R-1B)
 - iii. Changing 42" maximum fence height to 48" maximum fence height in the front yard.
 - iv. Requiring open fences in the front yard for better visibility.
 - v. Prohibits fences constructed of railroad ties, salvage, and sheet metal in residential districts, but will allow sheet metal fences in commercial and industrial districts
 - vi. Reorganizes site triangle requirements for streets and alleys into a single section
 - vii. Prohibits fences in public right-of-way, except for permitted sidewalk cafes
 - viii. Prohibits obstruction of vision similar to landscaping article.
 - ix. Adds section regarding prohibiting fences from obstructing the flow of water
 - x. Declares dilapidated fences as nuisances to provide an enforcement mechanism
 - xi. Adds a section listing other relevant sections of code pertaining to fences.

III. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation to City Council on the adoption of the revised Chapter 25 Article 4 regarding fences.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING AND REVISING THE SCOTTSBLUFF MUNICIPAL CODE AT CHAPTER 25, ARTICLE 4, DEALING WITH FENCES AND WALLS, TO CLARIFY MATERIALS AND SIMPLIFY THE FENCING REQUIREMENT WITHIN THE CITY OF SCOTTSBLUFF, AND TO REPEAL AND REVISE RELATED CODE SECTIONS AT CHAPTER 25, ARTICLE 2, SECTIONS 44 AND 45, SECTION 25, ARTICLE 7, SECTION 12 AND CHAPTER 25, ARTICLE 22, SECTION 6 OF THE SCOTTSBLUFF MUNICIPAL CODE, 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 4, of the Scottsbluff Municipal Code is now amended and revised to provide as follows:

“§ 25-4-1 INTENT.

The regulations in this article govern the type, location, and construction of fences, walls, and hedges.

§25-4-2 DEFINITIONS.

- a. OPEN FENCE: A fence where the design of the fence has more than fifty percent (50%) of the surface area open.
- b. CLOSED FENCE: A fence where the design of the fence has more than fifty percent (50%) of the surface area closed.
- c. CURB SIDEWALK: A sidewalk built adjoining the curb of a public street.
- d. FENCE HEIGHT: The height of a fence measured from the average grade of the ground, measured within eighteen (18) inches on either side of the fence.

§25-4-3 APPLICABILITY.

- (A) The regulations contained in this article shall apply to all fences with a height above grade of thirty (30) inches and over.
- (B) A permit to erected a fence is required in all districts, except A, AR, and R-1B.

§25-4-4 RESIDENTIAL FENCES.

Fences constructed within residential districts, excluding R-1B, or on land used for residential purposes in the O-P district are subject to the following provisions:

- (A) Construction Requirements

- a. Front.
 - i. All fences constructed in front yard building setbacks shall not exceed forty-eight (48) inches in height.
 - ii. All fences constructed in front yard building setbacks shall be constructed as an open fence.
- b. Street Side.
 - iii. All fences constructed in the street side yard building setback shall not exceed seventy-two (72) inches, except;
 - iv. A closed fence exceeding forty-eight (48) inches shall not be constructed adjoining a curb sidewalk.
 - v. All fences constructed in the street side yard building setback may be constructed as a closed fence.
- c. Interior Side and Rear.
 - vi. All fences constructed outside of a front or street side yard building setback shall not exceed seventy-two (72) inches.
 - vii. All fences constructed outside of a front or street side yard building setback may be constructed as a closed fence.

(B) Material Requirements

- a. Fences shall be constructed of wood, chain-link, PVC/resin, stone or masonry materials, or ornamental metals only.
- b. Fences shall not be constructed of railroad ties, salvage, or sheet metal.
- c. Barbed wire and/or electrified fences are not permitted within the corporate limits of the city and are defined as any fence that includes in its material barbs, blades, razors, electric current or other features specifically designed to injure or abrade an individual or animal who attempts to negotiate the fence.

§25-4-5 COMMERCIAL, PUBLIC, AND INDUSTRIAL FENCES.

Fences constructed within commercial, public, and industrial districts are subject to following provisions:

(A) Construction Requirements

- a. Front and Street Side.
 - i. All fences constructed in the front and street side yard building setbacks shall not exceed forty-eight (48) inches.

- ii. If no front or street side yard building setback is present, all fences constructed shall not exceed ninety-six (96) inches.

b. Interior Side and Rear.

- i. All fences constructed outside a front or street side yard building setback shall not exceed ninety-six (96) inches.

(B) Material Requirements

- a. Fences shall not be constructed of railroad ties or salvage.
- b. Barbed wire and electrified fences are not permitted within the corporate limits of the city. Except barbed wire may be used in the construction of fencing in an industrial district provided that the bottom strand of the barbed wire shall be at least eighty-four (84) inches above ground level and said fence complies with the provisions of 20-5-31.

§25-4-6 SIGHT TRIANGLE; STREETS; ALLEYS.

(A) Notwithstanding any other provisions of this article to the contrary, no fence exceeding thirty-six (36) inches in height, measured from the average grade of the ground, measured within eighteen (18) inches on either side of the fence, may be built within the sight triangle as defined in the subsections below.

a. Streets.

- i. A triangular area bounded on two sides by the intersecting street right-of-way lines and on the third side by a line connecting points on each right-of-way line which are twenty (20) feet from their intersection.

b. Alleys.

- i. A triangular area bounded on two sides by the intersecting right-of-way lines of the alley and adjoining side street and on the third side by a line connecting points on each right-of-way line which are located at the

distance from their intersection which are ten (10) feet from their intersection.

§25-4-7 FENCES IN RIGHT-OF-WAY.

No fences are allowed in the public right-of-way, except when allowed with a permit under the provisions of Chapter 20 of the Municipal Code.

§25-4-8 OBSTRUCTION OF VISION; PROHIBITED.

Anything in this article to the contrary notwithstanding, no fence may be constructed or maintained if it will obstruct the view from or to any driveway approach, street, alley, or sidewalk.

§25-4-9 FENCES ON RETAINING WALLS.

If a fence is constructed on the top of a retaining wall, the height of the fence is measured from the ground on the low side of the retaining wall; A retaining wall must be adequately designed, constructed, and drained to withstand any lateral pressure to which it is subject.

§25-4-10 EFFECTS ON DRAINAGE.

In all districts, fences shall be constructed and maintained so as to avoid limiting or obstructing the flow of water in natural drainage course or drainageways created within easements.

§25-4-11 UTILITY EASEMENTS; FENCES ON.

(A) In all Districts, a fence erected on a tract of land subject to an easement for the construction, maintenance, operations, or replacement of any water, sanitary or storm sewer, gas line, electric power, telephone, or other utility poles, or other cables or lines shall be designed and constructed to be readily removable, as determined by the Development Services Director, to permit the use of the easement. Such fences shall be

subject to removal by request whenever necessary to permit access. The cost of removal or replacement shall be the responsibility of the owner of the fence.

- (B) Permission by the Development Services Director to construct a fence on land that is subject to an easement shall not bind, and shall be without prejudice to the rights of, owners of easements other than the City.

§25-4-12 FENCE; DILAPIDATED; DUTY TO REPAIR OR REMOVE.

Fences must be kept in repair. The Development Services Director or his/her designee may order any dilapidated fence repaired or removed.

§25-4-13 FENCE; VIOLATIONS; NUISANCE.

Any fence constructed or maintained in a violation of any of the provisions of this article is hereby declared to be a nuisance.

§25-4-14 OTHER PROVISIONS PERTAINING TO FENCES.

- (A) Fences in Mobile Home Parks: 25-9-9
- (B) Fences in Planned Unit Developments: 25-7-34
- (C) Off-Street Parking Lot Fences: 25-5-13
- (D) Prohibition of Barbed Wire Fences: 20-5-31
- (E) Refuse Collection Point Screening: 25-22-11
- (F) Retaining Walls and Fences in Right-of-Way: 20-4-2 through 20-4-6
- (G) Satellite Earth Station Fences: 25-21-3

(H) Screen Fences: 25-22-7

(I) Wind Energy Conversion System Fences: 4-8-6 and 4-8-7

(J) Wireless Communication Tower Fences: 25-24-6.”

2. Section 2. Chapter 25, Article 2 Sections 44 and 45 of the Scottsbluff Municipal Code are now repealed.

3. Section 3. Chapter 25, Article 7, Section 7 of the Scottsbluff Municipal Code is amended to provide as follows:

“§25-7-12 WALLS AND FENCES.

The general development standards in Article 4 of this chapter for fences, walls, and hedges as shall apply to fences, walls, and hedges in planned unit developments, providing the Planning Commission may require additional walls and fences if it determines that such walls or fences are necessary to protect adjacent properties or occupants of the planned unit development.”

4. Section 4. Chapter 25, Article 22, Section 6 of the Scottsbluff Municipal Code is amended to provide as follows:

“§25-22-6 STREET YARD LANDSCAPE PROVISIONS.

(A) Depth of street yard landscape area. Landscaping shall be required adjacent to each street property line and shall extend from the right-of-way to a minimum depth inward of ten feet on private property for all land uses and zoning classifications. Provided however, that this requirement shall not be applicable land that is used for single-family or two-family residential uses.

(1) Street yard landscaping depth may be reduced to not less than five feet in order to meet off-street parking requirements.

(B) Location of street trees. All trees and shrubs planted in the street yard landscape area shall meet the spacing and location requirements of this chapter and those of Chapter 20, Article 7 of the Municipal Code.

(C) Repealed.”

5. Section 5. Any prior code sections at Chapter 25, Article 4, Chapter 25, Article 2, Sections 44 and 45, Chapter 25, Article 7, Section 12, and Chapter 25, Article 22, Section 6, 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.

6. 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

City of Scottsbluff, Nebraska

Monday, April 13, 2026

Regular Meeting

Item 6.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.

Staff Contact:

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 30, 2026

For Hearing of: April 13, 2026



I. GENERAL INFORMATION

- A. Per state statute 71-6406, a city may enact, administer, or enforce a local building code as long as the City adopts the state building code or a code that conforms generally with the state building code. If a city does not adopt a code within 2 years after an update to the state building code, the state building code shall apply in the city.
- B. The State of Nebraska adopted the 2018 edition of the International Existing Building Code, except Section 809, in 2020.
- C. The City of Scottsbluff updated to the International Building Code and International Residential Code 2018 versions in 2020 under 4-1-2.
- D. Per the IBC, a multi-family residential unit is three or more units.
- E. The current definition in code for a multi-family dwelling under 25-2-39 is four or more units.

II. STAFF COMMENTS

- A. No reference to the 2018 version of the International Building Code is in city code.
- B. Since we are already enforcing it per state statute, the revision to 4-1-2 is simply mirroring state statute and provides a better reference.
- C. The revisions to 25-2-39 will align zoning code with the IBC and also clarify what a three unit constitutes as per city code.

III. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation to City Council on the adoption of the revised 4-1-2 and 25-2-39 regarding the International Existing Building Code and definition of multi-family dwelling.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING AND REVISING THE SCOTTSBLUFF MUNICIPAL CODE AT CHAPTER 4, ARTICLE 1, SECTION 2 DEALING WITH THE ADOPTION OF STANDARD CODES AND UPDATING THE CODE COMPLY WITH STATE STATUTE REGARDING THE INTERNATIONAL EXISTING BUILDING CODE, AS WELL AS CHAPTER 25, ARTICLE 2, SECTION 39 REGARDING DEFINITIONS IN THE CODE TO DEFINE MULTIPLE FAMILY DWELLING, 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 4, Article 1, Section 2, of the Scottsbluff Municipal Code is now amended and revised to provide as follows:

“§ 4-1-2 STANDARD CODES; ADOPTED; EXCEPTIONS..

(A) The following standard building codes are adopted for the purposes of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use, occupancy, location, and maintenance of buildings and structures, including permits and penalties:

(1) The International Building Code, 2018 Edition, published by the International Code Council. Reference to "International Building Code" throughout this code shall mean this code;

(2) The International Residential Code 1 & 2 Family Dwellings, 2018 Edition, including Appendix F, published by the International Code Council. Reference to the "International Residential Code" throughout this code shall mean this code;

(3) The International Energy Conservation Code, 2018 Edition, adopted by the Nebraska Legislature as the "Nebraska Energy Code"; and

(4) The International Existing Building Code, 2018 Edition, except section 809, adopted by the Nebraska Legislature.

(B) The International Building Code, International Residential Code 1 & 2 Family Dwellings, and the International Energy Conservation Code, 2018 Edition, are described collectively as "the Building Code". Except for those portions specifically excluded or modified by this or other sections of this code, the Building Code is adopted in this section by reference and shall be controlling with respect to the construction of all buildings and structures within the corporate limits of the city and within the area with respect to which the city has exercised its zoning jurisdiction under Chapter 25 of this code. One copy of each code shall be on file in the City Clerk's office.”

2. Section 2. Chapter 25, Article 2 Sections 39 of the Scottsbluff Municipal Code is now amended to provide as follows:

“§ 25-2-39 DWELLING; MULTIPLE-FAMILY.

DWELLING; MULTIPLE-FAMILY. A building, or a part thereof, designed for occupancy under one roof by three or more families living independently of each other.”

3. Section 3. Any prior code sections at Chapter 4, Article 1, Section 2, and Chapter 25, Article 2, Section 39, and all 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.

4. 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

City of Scottsbluff, Nebraska

Monday, April 13, 2026

Regular Meeting

Item 6.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.

Staff Contact:

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: April 7, 2026 For Hearing of: April 13, 2026



I. GENERAL INFORMATION

- A. Applicant:** City of Scottsbluff Development Services Department
- B. Property Owners:** See Exhibit A
- C. Proposal:** Rezone properties listed on Exhibit A to the newly created P Public Use District
- D. Legal Description:** See Exhibit A
- E. Location:** See Exhibit A
- F. Existing Zoning & Land Use:** See Exhibit A

Size of Rezone: 865.97 acres

II. BACKGROUND INFORMATION

- A. General Neighborhood/Area Land Uses and Zoning:**
1. See Exhibit A
- B. Relevant History**
1. The P Public Use Zone was adopted by City Council at the April 6, 2026 meeting.

III. ANALYSIS

- A.** Properties proposed to be rezoned to the P Public Use Zone are all owned by a governmental entity.
- B.** Performance Standards Changes are shown below:

<u>District</u>	<u>Min. Lot Size</u>	<u>Min. Lot Width</u>	<u>Front Setback</u>	<u>Rear Setback</u>	<u>Interior Side Setback</u>	<u>Side Street Setback</u>	<u>Maximum Height</u>
P	NA	NA	25 ft	15 ft	5 ft	12.5 ft	70 ft
A	NA	NA	50 ft	50 ft	50 ft	20 ft	70 ft
AR	5 acres	NA	50 ft	50 ft	20 ft	15 ft	70 ft
R-1	NA	100 ft	25 ft	20 ft	5 ft	15 ft	35 ft
R-1A	NA	70 ft	25 ft	15 ft	5 ft	12.5 ft	35 ft
R-4	7,000 sq ft	70 ft	25 ft	15 ft	5 ft	12.5 ft	35 ft
O-P	7,000 sq ft	70	25 ft	15 ft	5 ft	12.5 ft	70 ft
C-2	NA	NA	NA	NA	NA	12.5 ft	35 ft
C-3	NA	NA	NA	NA	NA	12.5 ft	35 ft

IV. STAFF COMMENTS

- A.** The rezone is jurisdiction-wide.
- B.** The majority of properties rezoned are either R-1A Medium Density Residential or A Agricultural.
 - a.** Exceptions are:
 - i.** R-1 District: Parcels 010229388 and 010294732.
 - 1.** Fairview Cemetery and WNCC Campus
 - ii.** R-4 District: Parcel 010301526
 - 1.** ESU 13 Campus
 - iii.** C-2 District: Parcels 010001138, 010305157, and part of 010305149.
 - 1.** These are city-owned land behind the former Albertsons, 23 Club Complex, and part of the National Guard property.
 - iv.** C-3 District: Parcel 010303294
 - 1.** City-owned retention pond
 - v.** O-P District: Parcels 010336095, 010356932, 010299424, 010355618, and 010299432.
 - 1.** Harms Center, SBPS Education Center, and city-owned retention pond.
 - vi.** AR District: Parcels 01001608 and 010001609
 - 1.** Southwestern point of Riverside Park
- C.** Most properties will see minimal changes or a relaxation of standards with the rezone.
 - a.** These include properties in the A, AR, R-1A, R-1, R-4, and O-P Districts.
- D.** Properties in the C-2 and C-3 District will see stricter performance standards.
 - a.** These properties are limited to city-owned vacant property, city-owned retention pond, a park, and part of the National Guard property.
 - b.** The addition of building setback standards will little impact to these properties.

V. FINDINGS OF FACT

- A. Findings of Fact to Recommend Its Approval May Include:**
 - 1.** The rezone would not be injurious to adjacent properties as P Public Use District is predominantly similar to the underlying zoning districts.
 - 2.** No special hazards or problems will be created from this rezone as the only permitted use is premises owned by any governmental entity and is in some form of public use.
- B. Findings of Fact to Not Recommend Approval May Include:**
 - 1.** None.

VI. STAFF RECCOMENDATION

- A.** Staff recommends Planning Commission make a positive recommendation on approval of the rezone of Parcels listed on Exhibit A from their current zoning district to the P Public Use District.

City of Scottsbluff Planning Commission

Exhibit A



Parcel ID	Address	Legal Description	Owner	Acreage	Present Zoning District	Future Land Use District
10000068	-	TR SE NE 19-22-54 (2.81)	Airport Authority of Scotts Bluff County	2.81	A	Rural
10000272	908 HILLTOP ESTATE PL	TR C, BLK 7, HILLTOP ESTATES SUB	City of Scottsbluff	0.32	R-1A	Residential
10001138	-	LT 2, BLK 2, WEBBER MANOR FOURTH ADD (3.88)	City of Scottsbluff	3.88	C-2	Northwest Commercial
10001608	-	ACCR ATT TO GL 5 (1.2)	City of Scottsbluff	1.20	AR	Rural Residential
10001609	-	ACCR ATT TO GL 8 (1.84)	City of Scottsbluff	1.84	AR	Rural Residential
10026029	-	PT SE 10-22-55 (102.62)	Board of Regents of the University of Nebraska	102.18	R-1A	Rural
10026045	4502 AVE I	PT SE (S OF CANAL) 10-22-55 (19.44)	Board of Regents of the University of Nebraska	19.44	R-1A	Rural
10027831	-	PT SE (S OF DITCH) 14-22-55 UNPLATTED LANDS (4.45)	City of Scottsbluff	3.65	R-1A	Residential
10027874	1102 W 42ND ST	PT NE NE, 15-22-55 UNPLATTED LANDS	State of Nebraska	22.61	R-1A	Residential
10042431	-	PT S1/2 NW (N OF CANAL) 10-22-55	Board of Regents of the University of Nebraska	74.76	A	Rural
10051295	4505 5TH AVE	PT S1/2 SW 12-22-55 UNPLATTED LANDS (79.10)	City of Scottsbluff	80.29	R-1A	Residential
10110127	1918 W SOUTH BELTLINE HWY	PT TL 14 AND ACCR SOUTH OF BELTLINE 27-22-55 UNPLATTED LANDS (33.00)	City of Scottsbluff	57.35	A	Automobile Commercial
10130241	-	LTS 1-12 BLK 1, LTS 1-12 BLK 4, LTS 1-6 BLK 5, LTS 1-6 BLK 6 IMPERIAL FIRST ADD AMENDED	City of Scottsbluff	8.77	R-1A	Residential
10229388	4109 5TH AVE	PT N 1/2 NW 13-22-55 UNPLATTED LANDS (46.09)	City of Scottsbluff	45.10	R-1	Residential
10230807	400 E 20TH ST	ALL BLK 1, SIXTH ADD	City of Scottsbluff	2.82	R-1A	Residential

10232346	-	LT 2, BLK 1, NORTHWOOD ADD REPLAT	City of Scottsbluff	1.00	R-1A	Residential
10234624	801 W 31ST ST	BLK 2, NORTHWOOD ADD	City of Scottsbluff	8.38	R-1A	Residential
10268898	-	BLK 3, LACY PARK SUB	City of Scottsbluff	3.35	A	Residential
10294732	1601 E 27TH ST	BLK 1A SCOTTS BLUFF COUNTY COLLEGE TRACTS REPLAT (64.14)	Western Nebraska Community College	65.09	R-1	WNCC and Surrounding Area
10299424	-	UNIT 1 WNCC/ESU#13 TECHNOLOGY CENTER CONDOMINIUM REPLAT	Western Nebraska Community College	0.60	O&P	WNCC and Surrounding Area
10299432	-	BLK 4, SYKES ADD	City of Scottsbluff	3.14	O&P	WNCC and Surrounding Area
10301526	4215 AVE I	PT SW SW (600'X600') 11-22-55 (8.26) UNPLATTED LANDS	Educational Unit 13	8.27	R-4	Northwest Commercial
10301534	4201 5TH AVE	N 100'OF S 193'OF E 100'OF W 163'OF SW SW 12-22-55 UNPLATTED LANDS (.26)	Nebraska Public Power District	0.23	R-1A	Residential
10301542	-	TR IN SW SW 12-22-55 UNPLATTED LANDS (.44)	City of Scottsbluff	0.44	R-1A	Residential
10301593	1600 W SOUTH BELTLINE HWY	PT ACCR GOVT LTS 1-3, 27-22-55 UNPLATTED LANDS (PARK & ZOO)	City of Scottsbluff	109.31	A	Automobile Commercial
10303294	-	PT SW SW, 15-22-55 UNPLATTED LANDS CEDARVIEW ROAD(UN VACATED/DEDICATED)	City of Scottsbluff	1.30	C-3	Automobile Commercial
10303561	1615 20TH ST	BLK 1-2, CLEVELAND ADD	City of Scottsbluff	18.98	R-1A	Residential
10303596	-	LTS 11-13, BLK 3, WESTMOOR 5TH ADD	City of Scottsbluff	1.16	R-1A	Residential
10303618	1914 AVE I	BLK 1, WESTMOOR 6TH ADD	City of Scottsbluff	2.07	R-1A	Residential
10303626	-	LT 1, BLK 1, WESTMOOR 7TH ADD	City of Scottsbluff	1.20	R-1A	Residential
10303669	1722 AVE K	WESTMOOR SCHOOL ADD	Scottsbluff School District	9.18	R-1A	Residential
10303987	-	LT 10A, BLK 3, MCKINLEY FOURTH ADD	Scotts Bluff County	0.04	R-1	Residential
10304347	-	PT E1/2 SW, PT W1/2 SW (N ENT CAN) 10-22-55 (12.38)	Board of Regents of the University of Nebraska	12.39	A	Rural
10304355	4500 AVE I	PT E1/2 SE, 10-22-55 (3.28)	State of Nebraska	3.28	R-1A	Rural
10304363	-	PT E1/2 SE 10-22-55	State of Nebraska	5.07	R-1A	Rural
10304401	-	PT S1/2 SW, UNPLATTED LANDS (.23)	City of Scottsbluff	0.23	R-1A	Residential
10304460	1102 W 42ND ST	PT NE NE,15-22-55 UNPLATTED LANDS	State of Nebraska	5.51	R-1A	Residential
10305122	-	LT 1, BLK 1, NORTHWOOD ADD	City of Scottsbluff	0.20	R-1A	Residential

10305149	2810 1ST AVE	W 151.5' OF S 900' EX S 300', WILLIAM FRANK PARK ADD	State of Nebraska	1.95	R-1A	Northwest Commercial
10305157	2912 1ST AVE	E 300' & VACATED 1ST AVE N OF 29TH ST & W 151.5' EX S 900', WILLIAM FRANK PARK ADD	City of Scottsbluff	12.92	C-2	Residential
10305165	313 E 27TH ST	BLK 1B, FRANK SCHOOL ADD REPLAT	Scottsbluff School District	26.24	R-1A	Residential
10305262	1809 3RD AVE	ALL BLK 2, FIFTH ADD AMENDED	City of Scottsbluff	2.07	R-1A	Residential
10305335	2212 AVE C	BLK 3A, SECOND LINCOLN HEIGHTS ADD	Scottsbluff School District	2.04	R-1A	Residential
10305408	2401 BROADWAY	HIGH SCHOOL TR	Scottsbluff School District	20.95	R-1A	Residential
10305416	-	LTS 1-6, BLK 1, & LTS 1-3, BLK 2, REPLAT OF BLK 41, NORTH SCOTTSBLUFF ADD	Scottsbluff School District	2.31	R-1A	Residential
10305424	-	LTS 15-16, BLK 1, COOKS ADD	City of Scottsbluff	0.42	R-1A	Residential
10305580	240071 HIGHLAND RD	BLK 1, LACY PARK SUB	City of Scottsbluff	18.84	A	Residential
10306056	-	ROW IN SW 10-22-55 (4.28)	Enterprise Canal	4.28	A	Rural
10336095	2620 COLLEGE PARK DR	BLK 1A, SYKES ADD	Western Nebraska Community College	7.31	O&P	WNCC and Surrounding Area
10339884	-	PT N1/2, 17-22-54 (23.91)	Scotts Bluff County	23.33	A	Rural Residential
10344144	1306 9TH AVE	PT TL 5, TL 9, 24-22-55 UNPLATTED LANDS	Scottsbluff School District	2.27	R-1A	East Overland
10344152	2005 5TH AVE	LONGFELLOW SCHOOL ADD	Scottsbluff School District	4.11	R-1A	Residential
10355618	2617 COLLEGE PK	BLK 2A, SYKES ADD	Scottsbluff School District	12.44	O&P	WNCC and Surrounding Area
10356932	-	WNCC/ESU#13 TECHNOLOGY CENTER CONDOMINIUM REPLAT	Western Nebraska Community College	5.61	O&P	WNCC and Surrounding Area
010229345 (Partial)	-	PT N 1/2, 17-22-54	Airport Authority of Scotts Bluff County	31.44	A	Rural

City of Scottsbluff, Nebraska

Monday, April 13, 2026

Regular Meeting

Item 6.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.

Staff Contact:



2026 ANNEXATION PLAN

University of Nebraska Panhandle Research,
Extension, & Education Center, and
Nebraska State Patrol Troop E Headquarters

City of Scottsbluff Development Services Department

Zachary Glaubius, Development Services Director

Maps by Taylor Stephens and Zoe Frank



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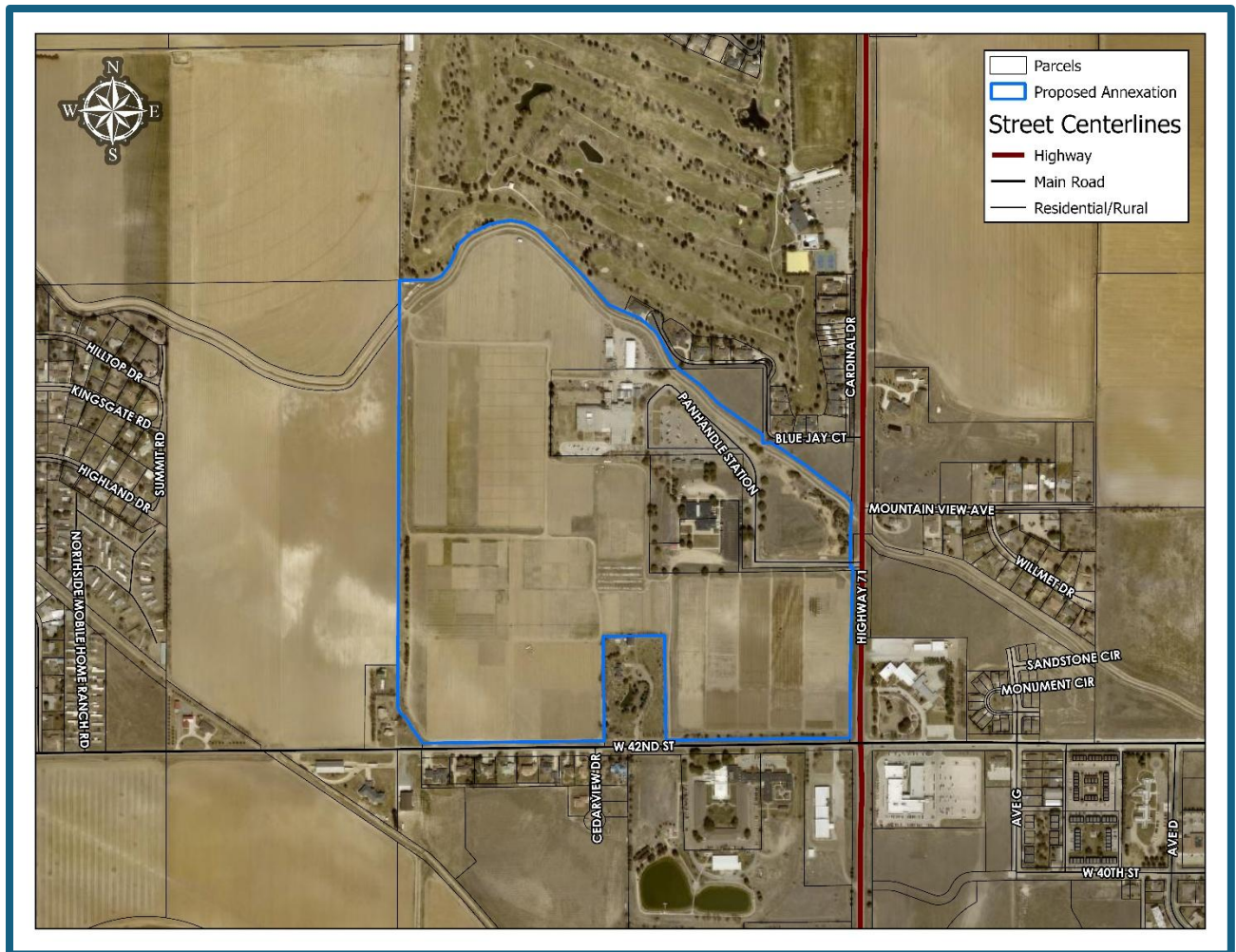
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Overview

This plan includes an overview of the proposed annexation area and discusses the justification and impact of the annexation.

The proposed area are parcels owned by the University of Nebraska and the Nebraska Department of Transportation in the East Half of Section 10, Township 22 North, Range 55 West of the 6th PM (**Map 1**). Locally, the properties are referred to as the University of Nebraska-Lincoln Panhandle Research Extension and Education Center and Nebraska State Patrol Troop E Headquarters. The area abuts current city limits on both the south side and east side of the area.

City staff have contacted and been in communication with University of Nebraska staff and Nebraska State Patrol. Neither party objects to annexation. While the City prefers voluntarily annexation, the complex nature of the state government causes this method to be challenging. As such, the City of Scottsbluff has elected to initiate annexation via the standards provided by state statute §16-117.



Map of Proposed Area for Annexation

Area Information	
Area	Approximately 142.15 acres
Parcel IDs	010026029, 010026045, 010304363, 010304355
Assessed Valuation	\$0
Uses:	University research station and state patrol offices
Zoning	R-1A Single-Family Residential
Current Jurisdictions	City of Scottsbluff (ETJ) Scottsbluff Public Schools Scottsbluff Rural Fire District Scotts Bluff County Sheriff

Legal Description

A TRACT OF LAND SITUATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 71, AS DESCRIBED IN DEED BOOK 185, PAGE 194, AND THE NORTH RIGHT OF WAY LINE OF 42ND STREET, THENCE WESTERLY ON THE NORTH RIGHT OF WAY LINE OF 42ND STREET, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT 2008-1629, THENCE NORTHERLY ON THE EAST LINE OF SAID TRACT, TO THE NORTHEAST CORNER OF SAID TRACT, THENCE WESTERLY ON THE NORTH LINE OF SAID TRACT, TO THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTHERLY ON THE WEST LINE OF SAID TRACT, TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF 42ND STREET, THENCE WESTERLY ON THE NORTH RIGHT OF WAY LINE OF 42ND STREET, TO THE SOUTHEAST CORNER OF BLOCK 1, PIEPER FAMILY SUBDIVISION, AS RECORDED IN INSTRUMENT 2025-1364, THENCE NORTHWESTERLY ON THE EASTERLY LINE OF SAID BLOCK 1, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, THENCE NORTHERLY ON SAID WEST LINE OF THE SOUTHEAST QUARTER, TO THE SOUTHWEST CORNER OF BLOCK 12, FAIRWAY ESTATES SUBDIVISION, AS RECORDED IN DEED BOOK 147, PAGE 493, THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID FAIRWAY ESTATES SUBDIVISION, TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE ENTERPRISE IRRIGATION DISTRICT CANAL, THENCE NORTHEASTERLY AND THEN SOUTHEASTERLY ON THE SOUTHERLY LINE OF SAID FAIRWAY ESTATES SUBDIVISION, AND ON SAID CANAL RIGHT OF WAY LINE, TO THE NORTHWEST CORNER OF BLOCK 1, GREENVIEW SUBDIVISION, AS RECORDED IN DEED BOOK 202, PAGE 582, THENCE CONTINUING SOUTHEASTERLY ON THE SOUTHERLY LINE OF SAID BLOCK 1, GREENVIEW SUBDIVISION, AND ON SAID CANAL RIGHT OF WAY LINE, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF BLUE JAY COURT AS PLATTED IN FAIRWAY ESTATES SUBDIVISION, THENCE SOUTHERLY ON THE WEST RIGHT OF WAY LINE OF BLUE JAY COURT, TO THE MOST SOUTHWESTERLY CORNER OF BLUE JAY COURT, THENCE EASTERLY ON THE SOUTH RIGHT OF WAY LINE OF BLUE JAY COURT, TO THE NORTHWEST CORNER OF BLOCK 2, GREENVIEW SUBDIVISION, AS RECORDED IN DEED BOOK 202, PAGE 582, THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF SAID BLOCK 2, GREENVIEW SUBDIVISION, AND ON THE NORTHERLY RIGHT OF WAY LINE OF THE ENTERPRISE IRRIGATION DISTRICT CANAL, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 71, AS DESCRIBED IN DEED BOOK 183, PAGE 745, THENCE SOUTHERLY ON THE WEST RIGHT OF

WAY LINE OF STATE HIGHWAY NO. 71, TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 121, PAGE 448, THENCE EASTERLY ON THE NORTH LINE OF SAID TRACT, TO THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 185, PAGE 194, THENCE SOUTHERLY TO THE NORTHWEST CORNER OF A TRACT OF LAND AS ALSO DESCRIBED IN DEED BOOK 185, PAGE 194, THENCE CONTINUING SOUTHERLY ON THE WEST LINE OF SAID TRACT AND ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 71, TO THE POINT OF BEGINNING.

Costs and Revenues

Summary

The table below shows the costs and revenues to the City associated with the annexation area.

Costs	Revenues
\$0	\$0

Costs

Water/Wastewater

Operations and maintenance costs for water and wastewater would be generally offset by user fees. The annexation area already has access to city water and wastewater services as these services were previously extended. All four parcels have a water and sewer main located on the property. The City will continue to maintain existing infrastructure.

Streets

Annexation of the proposed area will not add to street operations and maintenance costs. The annexation area abuts West 42nd Street to the south, which the City of Scottsbluff already owns and maintains. The abuts a section of Highway 71/Avenue I to the east, which the City already has a maintenance agreement with the Nebraska Department of Transportation for.

Sanitation Services

Operations and maintenance costs for city sanitation service would be generally offset by user fees, and should be minimal due to the nature of the annexation area. The annexation area consists of four buildings, excluding greenhouses and outbuildings.

Police and Fire Services

Provision of Police and Fire Protection to these properties are not expected to exert any substantial increase on the Emergency Services resources of the City.

Electrical Services

Operations and maintenance costs for electrical services would be generally offset by user fees.

Revenues

If the proposed area is annexed, the projected annual revenue will be \$0 due to all property in the annexed area being owned by the State of Nebraska.

Impact on Annexed Property Owner

Per Nebraska R.S.S. § 18-3303, the extension of corporate limits of any city or village beyond or around any lands belonging to the State of Nebraska shall not affect the status of such state land.

Annexation will have minimal impact on the character of these areas. R.S.S. § 71-6405, the state building code applies to all buildings and structures owned by the state regardless of whether the applicable city has provided for the administration of the state building code.

In regards to zoning, it would likely not change at the time of annexation. However, a rezone of the area may be considered as it is currently zoned as R-1A Single-Family Residential. A proposed zoning text amendment creating a Public Use District has been presented to Planning Commission and will be presented to City Council. If the new district is adopted, the parcels will be rezoned to the Public Use District.

The installation and usage of irrigation wells would not be impacted by annexation.

In regards to water services, the property owner should see a decrease in rates. Properties connected to city services outside corporate limits are subject to a water service fee which is one and half times the charge of a property located within the city. The five University of Nebraska-Lincoln utility accounts with the City will see a decrease in water service fees.

As for sewer services, only two of the five accounts in the annexed area are paying for sewer services. The property owner would see no change in sewer fees.

Improvements to the water and wastewater/sewer infrastructure would be at the expense of the City unless initiated by the State. Electric service will not be impacted by annexation based on the lease agreement between NPPD and the City.

One potentially noticeable difference for the property owner are the sanitation (solid waste) fees. The City does not currently provide these services, however the property owner will be required to use city sanitation services following annexation. Per (state statute), the property owner will have 1 year from the effective date of City Council passing a resolution to switch from its private solid waste service to city service. The financial impact of this switch will vary considerably based off of the property owner's current rate, size of solid waste receptacle, and number of dumps per week.

Police service jurisdiction will change from Scotts Bluff County Sheriff to Scottsbluff Police Department.

Fire service jurisdiction will change from Scottsbluff Rural Fire District to Scottsbluff Fire Department. Response time is expected to decrease.

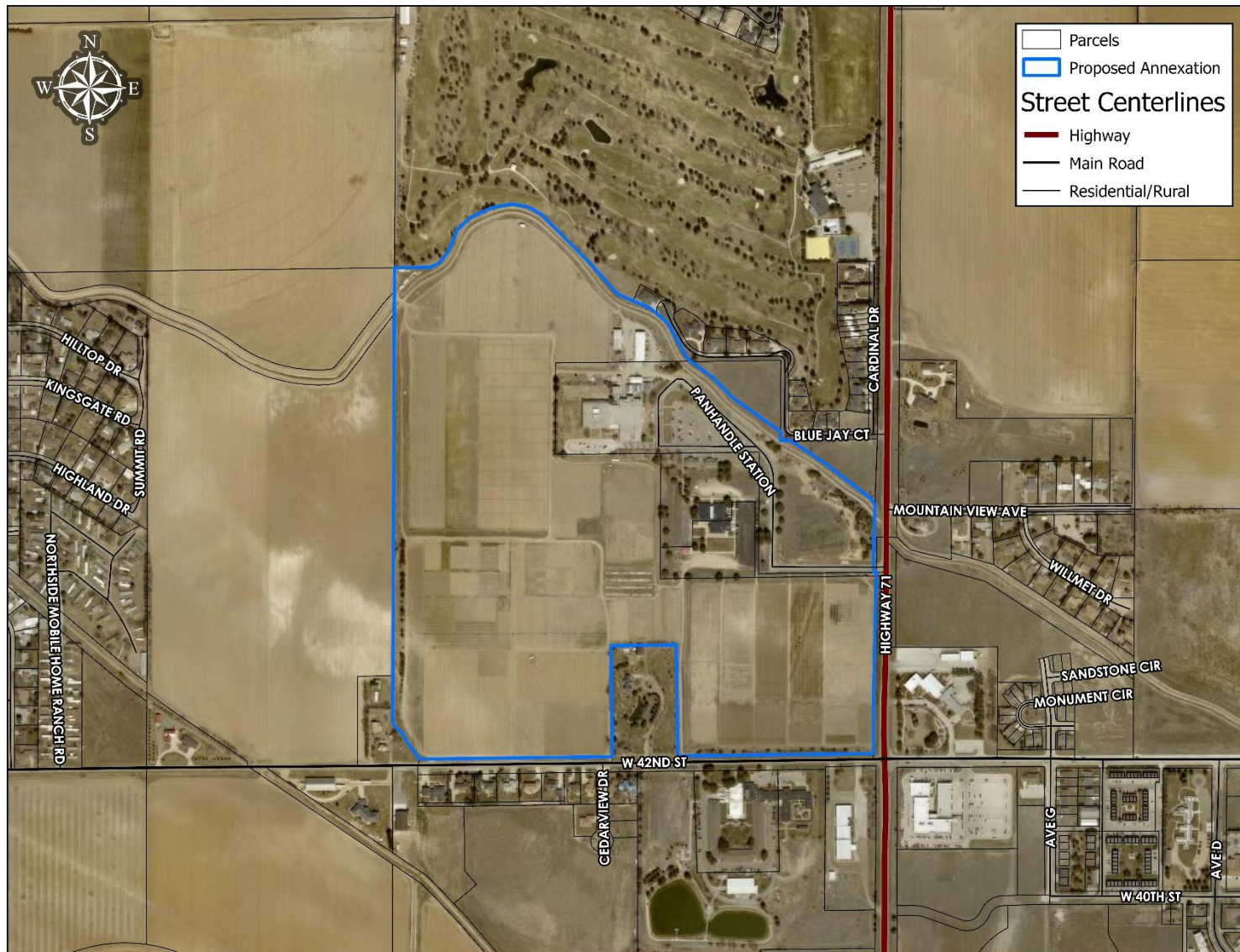
Justification

The 2016 Comprehensive Plan does not provide an annexation plan. However, as can be ascertained from this plan, the proposed annexation would bring in a large area, which is already provided with the city services of water, sewer, electric, and streets. The proposed annexation complies with the practical approach of ensuring properties utilizing City services are located within the corporate limits.

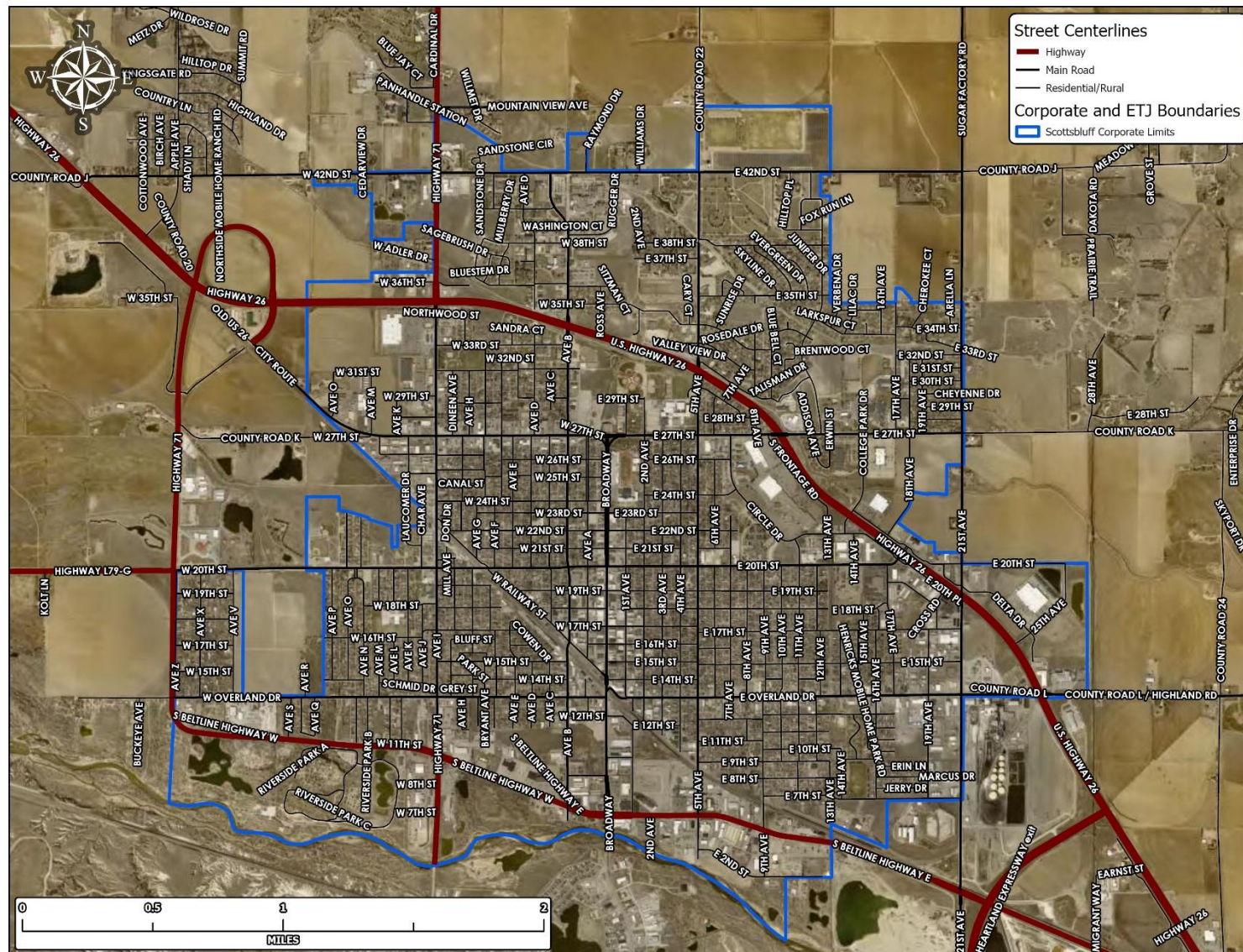
Additionally, the annexation of the area will result with the City of Scottsbluff abutting the Sanitary Improvement District #8, the Scotts Bluff Country Club neighborhood, which recently petitioned for annexation.

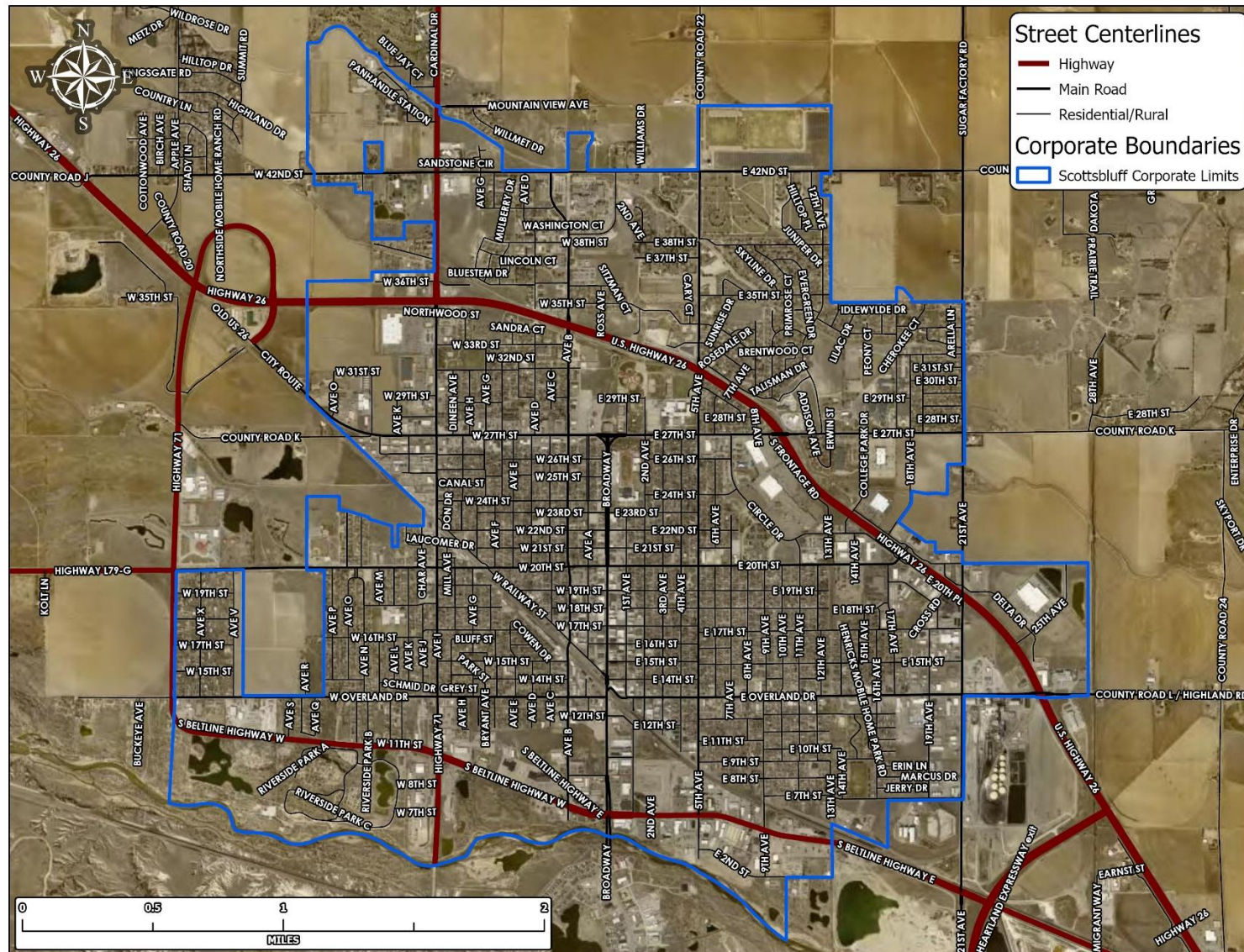
Appendix I

- Map of Proposed Area for Annexation
- Map of Current Corporate Limits
- Map of Proposed Corporate Limits
- Map of Zoning Districts of Proposed Area for Annexation and Vicinity
- Map of City Utilities in Proposed Area for Annexation and Vicinity
- Map of Current Fire District Boundaries
- Map of Proposed Fire District Boundaries

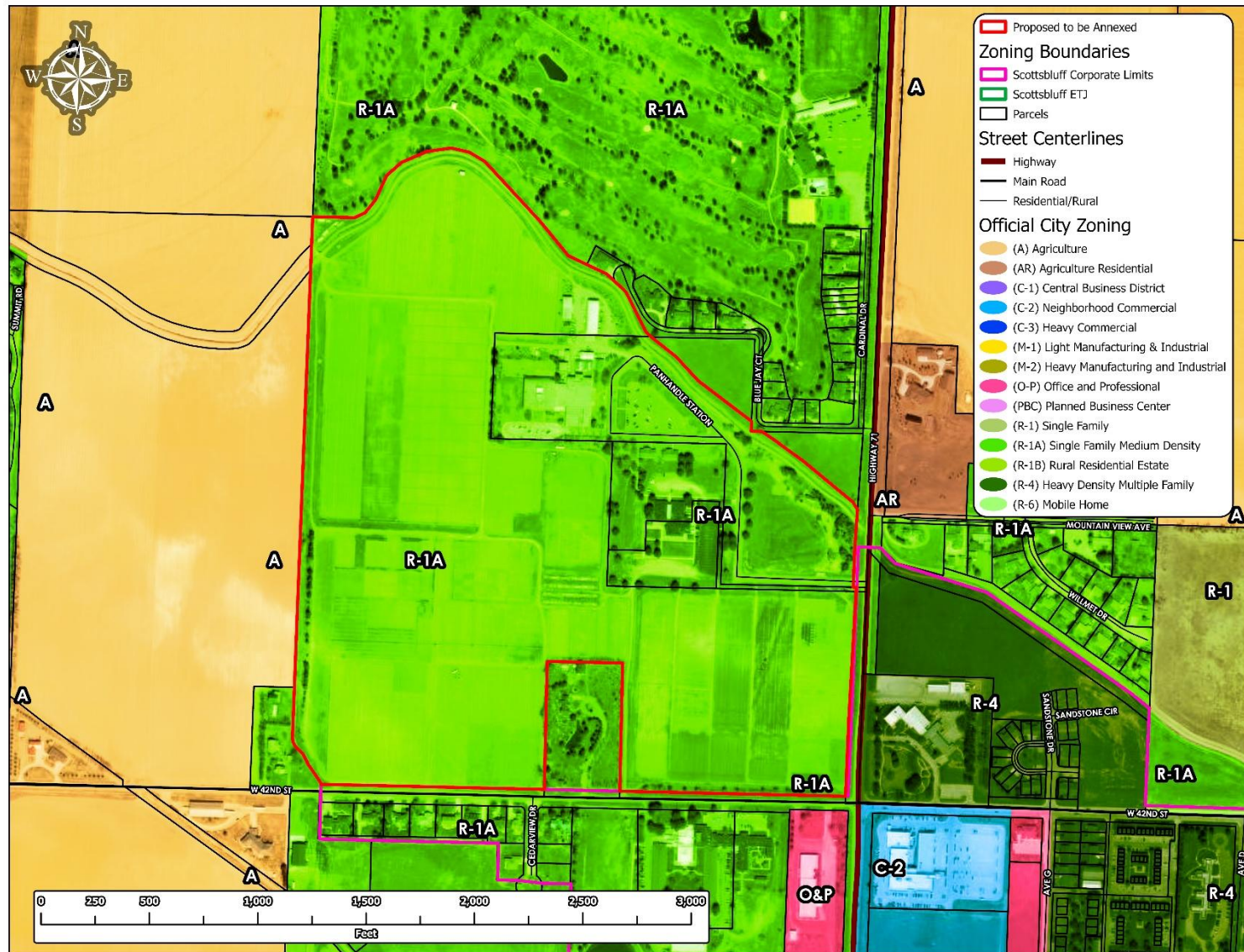


Map of Proposed Area for Annexion 1

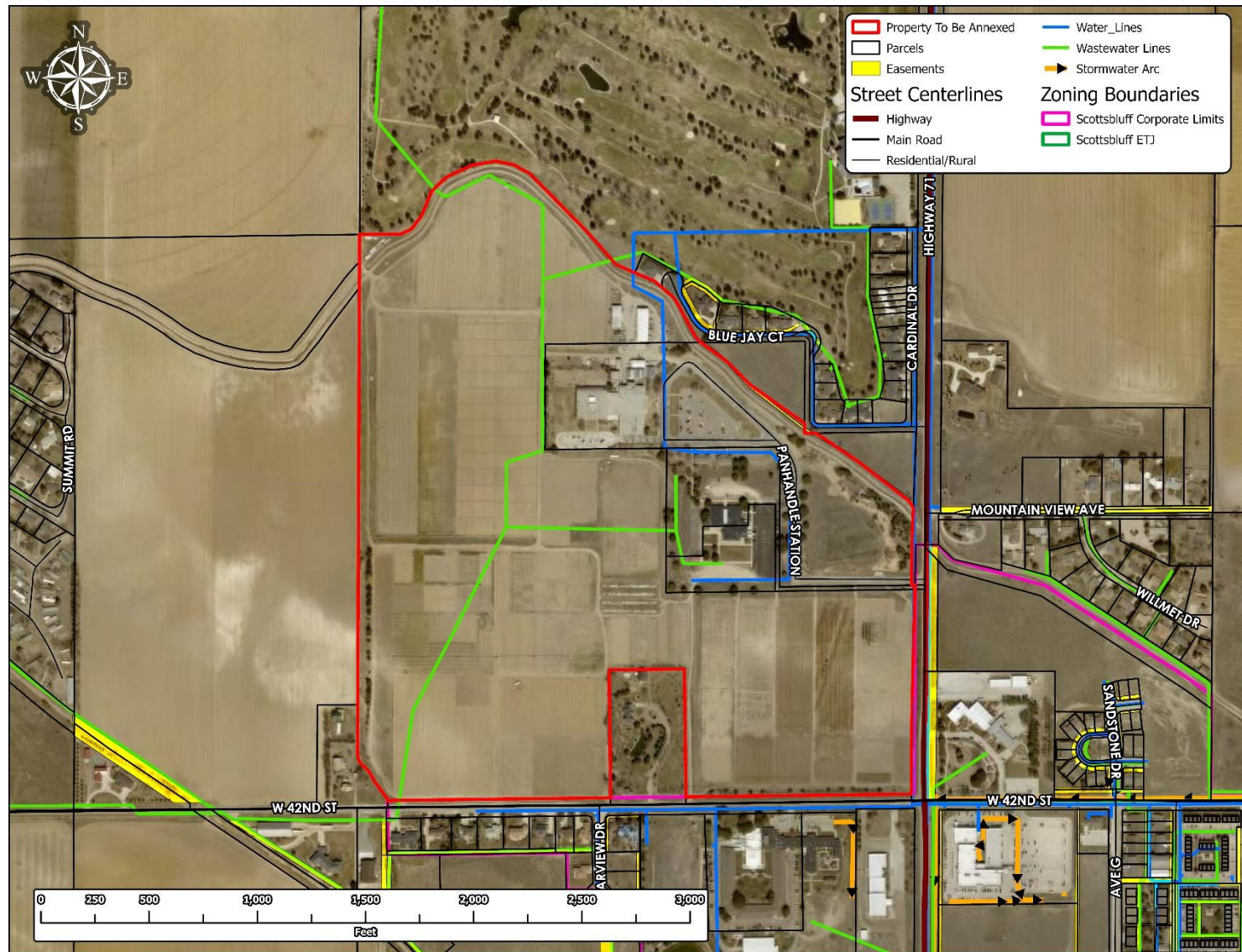




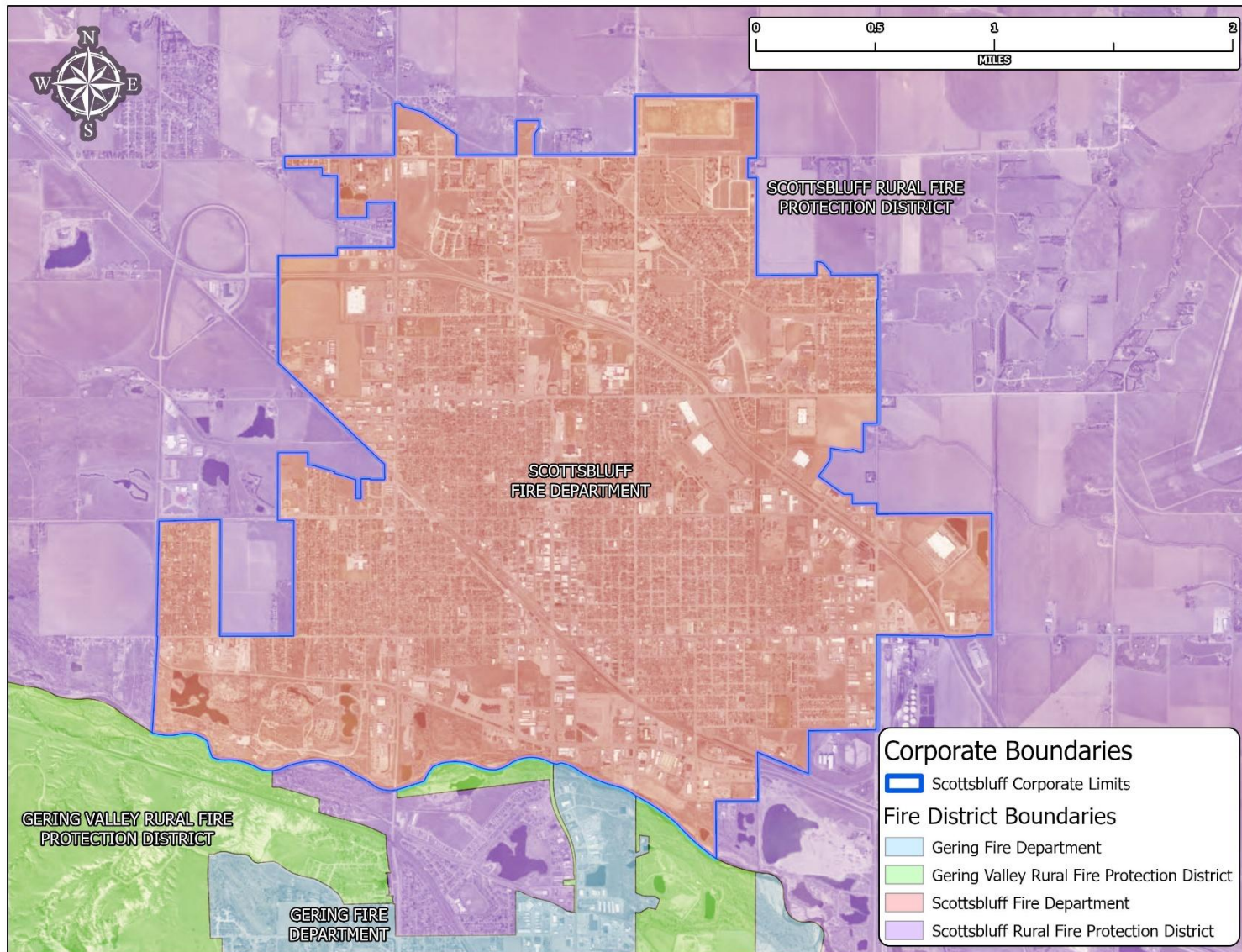
Map of Proposed Corporate Limits



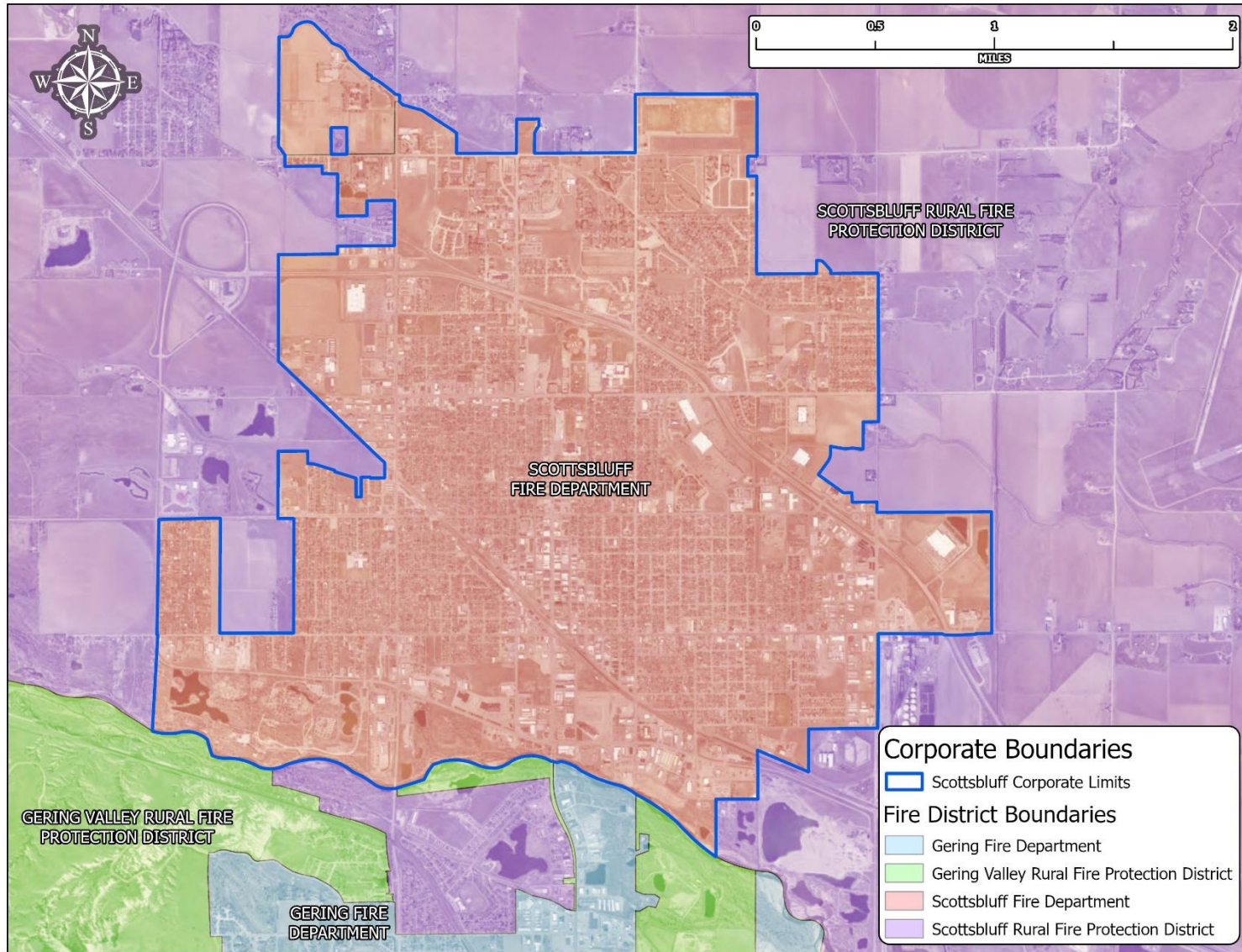
Map of Zoning Districts of Proposed Area for Annexation and Vicinity



Map of City Utilities in Proposed Area for Annexation and Vicinity



Map of Current Fire District Boundaries



Map of Proposed Fire District Boundaries

Appendix II

Scotts Bluff County Real Estate Breakdown Reports

- 010026029
- 010026045
- 010304355
- 010304363

SCOTTS BLUFF COUNTY
Real Estate Breakdown Report

Parcel ID 010304355			Legal			Card File		
Owner			PT E1/2 SE, 10-22-55 (3.28)			Situs		
STATE OF NEBRASKA/THE DEPARTMENT OF ROADS			S-T-R: 10-22-55 Acres: 4.170			4500 AVE I		
PO BOX 94759						SCOTTSBLUFF, NE 69361		
LINCOLN, NE 68509-4759								
County Area	3	AREA 3 AGLAND	Class Code	02-11-00-03-00-05 Exempt		Value	Previous	Current
Neighborhood	9999	MISC TABLE	State GEO	1673-10-0-00000-000-0017		Buildings	0	0
Location / Group	0	N/A	Cadastral	1673-10-400-001		Improvement	0	0
Valuation / Group	0	N/A	Book / Page	/		Land / Lots	0	0
District	68	32F	Sale Date			Total	0	0
School	79-0032		Sale Amount	0		EXEMPT		
Date Added Notes								
12/01/2015 1673-10-0-00000-000-0017~								
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub Market/Acre Market Sub
1500	ROAD	1500	ROADS	1500 ROAD	N	4.170	0	0 0
Land Total						4.170	0	
Sale Date	Book	Page	Extend	Ownership History				Amount
05/27/1987	185	194		THE STATE OF NEBRASKA,				0
07/13/1979	162	413		THE STATE OF NEBRASKA,				0
07/29/1974	144	148		THE STATE OF NEBRASKA,				0
05/03/1967	123	448		WESTERN NEBRASKA COLLEGE BUILDING CORP				0
Milestone	Owner Name		Building	Other	Land	Total	Exempt	Taxable
2022-09-15 09:25:53 AM	NEBRASKA/THE STATE OF		0	0	0	0	0	0

SCOTTS BLUFF COUNTY
Real Estate Breakdown Report

Parcel ID 010026029			Legal		Situs		
Owner BOARD OF REGENTS OF THE UNIVERSITY OF NEBRASKA/THE 3835 HOLDREGE ST LINCOLN, NE 68503-1435			PT SE 10-22-55 (102.62) S-T-R: 10-22-55 Acres: 102.180				
County Area	1	AREA 1 AGLAND	Class Code	02-11-05-03-00-09 Exempt	Value	Previous	Current
Neighborhood	9999	MISC TABLE	State GEO	1673-10-0-00000-000-0016	Buildings	0	0
Location / Group	0	N/A	Cadastral	1673-10-451-001	Improvement	0	0
Valuation / Group	0	N/A	Book / Page	/	Land / Lots	234,385	254,015
District	68	32F	Sale Date		Total	EXEMPT	
School	79-0032		Sale Amount	0		234,385	254,015

Date Added Notes												
12/01/2015 1673-10-0-00000-000-0016~												
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market Sub
1575	IRRG	4A	DIX-BAYARD COMPLEX 6-20%	4A	N		2.750	2,100	5,775	0		
5864	IRRG	1A	TRIPP FINE SANDY LOAM 0-1	1A	N		29.930	3,200	95,775	0		
5873	IRRG	1A	TRIPP VERY FINE SANDY	1A	N		40.460	3,200	129,470	0		
			LOA									
5874	IRRG	1A	TRIPP VERY FINE SANDY	1A	N		2.850	3,200	9,120	0		
			LAO									
							75.990		240,140			
5864	DRY	2D	TRIPP FINE SANDY LOAM 0-1	2D	N		0.490	615	300	0		
5873	DRY	2D1	TRIPP VERY FINE SANDY	2D1	N		0.960	640	615	0		
			LOA									
							1.450		915			
1575	GRAS	4G	DIX-BAYARD COMPLEX 6-20%	4G	N		0.880	525	460	0		
5864	GRAS	4G1	TRIPP FINE SANDY LOAM 0-1	4G1	N		8.160	525	4,285	0		
5873	GRAS	4G1	TRIPP VERY FINE SANDY	4G1	N		10.770	525	5,655	0		
			LOA									
5874	GRAS	4G1	TRIPP VERY FINE SANDY	4G1	N		1.630	525	855	0		
			LAO									
5875	GRAS	4G1	TRIPP VERY FINE SANDY	4G1	N		0.250	525	130	0		
			LOA									
5902	GRAS	4G1	ALICE FINE SANDY LOAM 3-6	4G1	N		0.110	525	60	0		
							21.800		11,445			
802	802	802	SITE	802 FARMSITE	N		1.010	1,500	1,515	0		
1600	CANAL	1600	CANALS	CANALS	N		1.930	0	0	0		
							Land Total	102.180	254,015			

Sale Date	Book	Page	Extend	Ownership History				Amount
12/28/1973	142	298		THE BOARD OF REGENTS				0
12/19/1973	142	261		SCOTTSBLUFF-GERING PAYROLL DEVELOPMENT				0
08/22/1972	138	338		SCOTTSBLUFF GERING PAYROLL DEVELOPMENT				0
Milestone	Owner Name		Building	Other	Land	Total	Exempt	Taxable
2022-09-15 09:25:53 AM	BOARD OF REGENTS OF THE UNIVERSITY OF		0	0	164,749	164,749	0	164,749

SCOTTS BLUFF COUNTY
Real Estate Breakdown Report

Parcel ID 010026045 Owner BOARD OF REGENTS OF THE UNIVERSITY OF NEBRASKA/THE 3835 HOLDREGE ST LINCOLN, NE 68503-1435				Legal PT SE (S OF CANAL) 10-22-55 (19.44) S-T-R: 10-22-55 Acres: 33.360				Situs 4502 AVE I SCOTTSBLUFF, NE 69361					
County Area	1	AREA 1 AGLAND		Class Code	02-11-05-03-00-07 Exempt			Value	Previous		Current		
Neighborhood	9999	MISC TABLE		State GEO	1673-10-0-00000-000-0018			Buildings	0		0		
Location / Group	0	N/A		Cadastral	1673-10-403-001			Improvement	0		0		
Valuation / Group	0	N/A		Book / Page	/			Land / Lots	45,020		45,020		
District	68	32F		Sale Date				Total	45,020		45,020		
School	79-0032			Sale Amount	0			EXEMPT					
Date Added Notes													
12/01/2015 1673-10-0-00000-000-0018~													
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
801	801	801	SITE	801 FARMSITE	N		5.000	4,000	20,000	0			
802	802	802	SITE	802 FARMSITE	N		5.000	1,500	7,500	0			
803	803	803	SITE	803 FARMSITE	N		23.360	750	17,520	0			
Land Total							33.360		45,020				
Sale Date	Book	Page	Extend	Ownership History							Amount		
03/10/1976	149	562		TO COUNTRY CLUB							0		
02/11/1974	142	506		THE BOARD OF REGENTS							0		
09/08/1972	138	453		UNITED STATES OF AMERICA							0		
Milestone	Owner Name			Building	Other		Land	Total	Exempt	Taxable			
2022-09-15 09:25:53 AM	BOARD OF REGENTS OF THE UNIVERSITY OF			0	0		27,262	27,262	0	27,262			

Parcel ID010026045(22823) Cadastral ID1673-10-403-001 PAD Class Code02-11-05-03-00-07 Exempt State GEO1673-10-0-00000-000-0018 Owner BOARD OF REGENTS OF THE UNIVERSITY OF NEBRASKA/THE 3835 HOLDREGE ST LINCOLN, NE 68503-1435 Situs 4502 AVE I SCOTTSBLUFF NE 69361 Neighborhood9999 - MISC TABLE District68 - 32F Legal PT SE (S OF CANAL) 10-22-55 (19.44)	Primary Image	Sketch Image
Property Valuation THIS SECTION INTENTIONALLY LEFT BLANK	Residential Information Type Quality.00 - Condition.00 - Base/Total0 / 0 Area of Slab0 Area of Crawl0 Fixture/Roughin0 / 0 Bed/Bathroom0 / 0.0 Basement Area0	Marshall & Swift Cost Approach(06/2025) Year/Effective Age0/0
Review Information 03/18/2021DesktopJWPTMY 04/15/2020EnteredPTMYF		
Date Added Notes 12/01/20151673-10-0-00000-000-0018~		

SCOTTS BLUFF COUNTY
Real Estate Breakdown Report

Parcel ID 010304363			Legal			Card File		
Owner			PT E1/2 SE 10-22-55			Situs		
STATE OF NEBRASKA/THE DEPARTMENT OF ROADS			S-T-R: 10-22-55 Acres: 0.440					
PO BOX 94759								
LINCOLN, NE 68509-4759								
County Area	3	AREA 3 AGLAND	Class Code	02-11-05-03-00-06 Exempt		Value	Previous	Current
Neighborhood	9999	MISC TABLE	State GEO	1673-10-0-00000-000-0023		Buildings	0	0
Location / Group	0	N/A	Cadastral	1673-10-400-002		Improvement	0	0
Valuation / Group	0	N/A	Book / Page	/		Land / Lots	0	0
District	68	32F	Sale Date			Total	0	0
School	79-0032		Sale Amount	0		EXEMPT		
Date Added Notes								
12/01/2015 1673-10-0-00000-000-0023~								
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot Code	Acres	Value/Acre	Assessed Sub Market/Acre Market Sub
1500	ROAD	1500	ROADS	1500 ROAD	N	0.440	0	0 0
Land Total						0.440	0	
Sale Date	Book	Page	Extend	Ownership History				Amount
07/13/1979	162	413		THE STATE OF NEBRASKA,				0
07/29/1974	144	148		THE STATE OF NEBRASKA,				0
Milestone	Owner Name		Building	Other	Land	Total	Exempt	Taxable
2022-09-15 09:25:53 AM	NEBRASKA/THE STATE OF		0	0	0	0	0	0

Appendix III

Relevant Nebraska Revised State Statutes

- §16-117
- §16-118
- §16-119
- §16-120
- 18-3303

16-117. Annexation; powers; procedure; hearing.

(1) Except as provided in sections 13-1111 to 13-1120 and 16-130 and subject to this section, the mayor and city council of a city of the first class may by ordinance at any time include within the corporate limits of such city any contiguous or adjacent lands, lots, tracts, streets, or highways as are urban or suburban in character and in such direction as may be deemed proper. Such grant of power shall not be construed as conferring power upon the mayor and city council to extend the limits of a city of the first class over any agricultural lands which are rural in character.

(2) The invalidity of the annexation of any tract of land in one ordinance shall not affect the validity of the remaining tracts of land which are annexed by the ordinance and which otherwise conform to state law.

(3) The city council proposing to annex land under the authority of this section shall first adopt both a resolution stating that the city is proposing the annexation of the land and a plan for extending city services to the land. The resolution shall state:

(a) The time, date, and location of the public hearing required by subsection (5) of this section;

(b) A description of the boundaries of the land proposed for annexation; and

(c) That the plan of the city for the extension of city services to the land proposed for annexation is available for inspection during regular business hours in the office of the city clerk.

(4) The plan adopted by the city council shall contain sufficient detail to provide a reasonable person with a full and complete understanding of the proposal for extending city services to the land proposed for annexation. The plan shall (a) state the estimated cost impact of providing the services to such land, (b) state the method by which the city plans to finance the extension of services to the land and how any services already provided to the land will be maintained, (c) include a timetable for extending services to the land proposed for annexation, and (d) include a map drawn to scale clearly delineating the land proposed for annexation, the current boundaries of the city, the proposed boundaries of the city after the annexation, and the general land-use pattern in the land proposed for annexation.

(5) A public hearing on the proposed annexation shall be held within sixty days following the adoption of the resolution proposing to annex land to allow the city council to receive testimony from interested persons. The city council may recess the hearing, for good cause, to a time and date specified at the hearing.

(6) A copy of the resolution providing for the public hearing shall be published in a legal newspaper in or of general circulation in the city at least once not less than ten days preceding the date of the public hearing. A map drawn to scale delineating the land proposed for annexation shall be published with the resolution. A copy of the resolution providing for the public hearing shall be sent by first-class mail following its passage to the school board of any school district in the land proposed for annexation.

(7) Any owner of property contiguous or adjacent to a city of the first class may by petition request that such property be included within the corporate limits of such city. The mayor and city council may include such property within the corporate limits of the city without complying with subsections (3) through (6) of this section.

(8) Notwithstanding the requirements of this section, the mayor and city council are not required to approve any petition requesting annexation or any resolution or ordinance proposing to annex land pursuant to this section.

Source: Laws 1967, c. 64, § 1, p. 213; Laws 1989, LB 421, § 1; Laws 2007, LB11, § 1; Laws 2009, LB495, § 3; Laws 2016, LB704, § 7.

Annotations

1. Character of land

2. Statute of limitations

3. Miscellaneous

1. Character of land

The use of land for agricultural purposes is not dispositive of the character of the land, nor does it mean it is rural in character. It is the nature of its location as well as its use which determines whether it is rural or urban in character. *Swedlund v. City of Hastings*, 243 Neb. 607, 501 N.W.2d 302 (1993).

A city of the first class may annex land contiguous to its corporate limits which is urban or suburban, including segments of highway, as determined by the characteristic of the land adjacent to that being annexed. *Piester v. City of North Platte*, 198 Neb. 220, 252 N.W.2d 159 (1977).

Under this section, a city of the first class may annex contiguous urban or suburban lands which are not agricultural lands rural in character. *Webber v. City of Scottsbluff*, 187 Neb. 282, 188 N.W.2d 814 (1971).

Agricultural lands which are urban not rural in character may be annexed. *Voss v. City of Grand Island*, 186 Neb. 232, 182 N.W.2d 427 (1970).

Section does not require legislative body to conduct trial-type evidentiary hearing or make express finding on character of land. *Meyer v. City of Grand*

Island, 184 Neb. 657, 171 N.W.2d 242 (1969).

Words "as are urban or suburban in character" used in this section are not so vague and indefinite as to violate due process clause of the Constitution. Plumfield Nurseries, Inc. v. Dodge County, 184 Neb. 346, 167 N.W.2d 560 (1969).

The character of a segment of an interstate highway sought to be annexed by a city of the first class is determined by the characteristic of the land immediately adjacent to the segment sought to be annexed. Adam v. City of Hastings, 12 Neb. App. 98, 668 N.W.2d 272 (2003).

2. Statute of limitations

An action to enjoin a school district or part thereof, consequent upon annexation of territory by a city of the first class, is barred by the statute of limitations unless brought within one year from effective date of annexation ordinance. School Dist. No. 127 of Lincoln County v. Simpson, 191 Neb. 164, 214 N.W.2d 251 (1974).

3. Miscellaneous

So long as a substantial part of the connecting boundary touches the corporate limits, an annexation will not be void simply because parts of the connecting side do not touch the city or because portions of the annexed territory are narrower than the rest. County of Sarpy v. City of Papillion, 277 Neb. 829, 765 N.W.2d 456 (2009).

The valid part of an annexation ordinance may be carried into effect if what remains after the invalid part is eliminated contains the essential elements of a complete ordinance. County of Sarpy v. City of Papillion, 277 Neb. 829, 765 N.W.2d 456 (2009).

A city of the first class must adopt a specified annexation resolution and plan for extending services before annexing land. City of Elkhorn v. City of Omaha, 272 Neb. 867, 725 N.W.2d 792 (2007).

A city of the first class has no power to annex territory which is not contiguous or adjacent. Doolittle v. County of Lincoln, 191 Neb. 159, 214 N.W.2d 248 (1974).

City could not annex strategic air command base where its sole purpose was to increase city's revenue. United States v. City of Bellevue, 474 F.2d 473 (8th Cir. 1973).

United States had no standing to contest validity of city's annexation of alleged agricultural lands not owned and in which it had no interest, though but for such annexation lands of United States would not be lands contiguous to city, subject to annexation as such. United States v. City of Bellevue, 334 F.Supp. 881 (D. Neb. 1971).

16-118. Annexation of land; deemed contiguous; when; effect.

For purposes of sections 16-117 and 16-130:

(1) Lands, lots, tracts, streets, or highways shall be deemed contiguous although a stream, embankment, strip, or parcel of land not more than two hundred feet wide lies between the same and the corporate limits; and

(2) In counties in which at least three cities of the first class are located, lands, lots, tracts, streets, or highways shall be deemed contiguous although property owned by the federal government lies between the same and the corporate limits, so long as the lands, lots, tracts, streets, or highways sought to be annexed are adjacent to or contiguous with the property owned by the federal government. The annexation of any lands, lots, tracts, streets, or highways described in this subdivision shall not result in any change in the service area of any electric utility without the express agreement of the electric utility serving the area comprising such annexed lands, lots, tracts, streets, or highways at the time of annexation, except that at such time following the annexation of the lands, lots, tracts, streets, or highways as the city lawfully annexes sufficient intervening area so as to directly connect the lands, lots, tracts, streets, or highways to the primary area of the city, such lands, lots, tracts, streets, or highways shall, solely for the purposes of section 70-1008, be treated as if they had been annexed by the city on the date upon which the intervening area had been formally annexed.

Source: Laws 1967, c. 64, § 2, p. 214; Laws 2019, LB194, § 2; Laws 2021, LB9, § 1.

Annotations

Although this section states that lands, lots, tracts, streets, or highways shall be deemed contiguous although a stream, embankment, strip, or parcel of land not more than 200 feet wide lies between the same and corporate limits, this section implies a situation where a strip of land is located parallel to the city limits. *Johnson v. City of Hastings*, 241 Neb. 291, 488 N.W.2d 20 (1992).

A city of the first class may annex land contiguous to its corporate limits which is urban or suburban, including segments of highway, as determined by the characteristic of the land adjacent to that being annexed. *Piester v. City of North Platte*, 198 Neb. 220, 252 N.W.2d 159 (1977).

An action to enjoin a school district or part thereof, consequent upon annexation of territory by a city of the first class, is barred by the statute of limitations unless brought within one year from effective date of annexation ordinance. *School Dist. No. 127 of Lincoln County v. Simpson*, 191 Neb. 164, 214 N.W.2d 251 (1974).

Territory purportedly annexed was not contiguous or adjacent as it was separated from city boundary by river over two hundred feet wide. *Doolittle v. County of Lincoln*, 191 Neb. 159, 214 N.W.2d 248 (1974).

The character of a segment of an interstate highway sought to be annexed by a city of the first class is determined by the characteristic of the land immediately adjacent to the segment sought to be annexed. *Adam v. City of Hastings*, 12 Neb. App. 98, 668 N.W.2d 272 (2003).

16-119. Annexation; extraterritorial property use; continuation.

Any extraterritorial zoning regulations, property use regulations, or other laws, codes, rules, or regulations imposed upon any annexed lands by a city of the first class before such annexation shall continue in full force and effect until otherwise changed.

Source: Laws 1967, c. 64, § 3, p. 214; Laws 2016, LB704, § 8; Laws 2019, LB194, § 3.

16-120. Annexation; inhabitants; services; when.

The inhabitants of territories annexed by a city of the first class shall receive substantially the services of other inhabitants of such city as soon as practicable. Adequate plans and necessary city council action to furnish such services shall be adopted not later than one year after the date of annexation, and such inhabitants shall be subject to the ordinances and regulations of such city, except that the one-year period shall be tolled pending final court decision in any court action to contest such annexation.

Source: Laws 1967, c. 64, § 4, p. 214; Laws 1989, LB 421, § 2; Laws 2016, LB704, § 9.

Annotations

This section requires a city to furnish city services to newly annexed areas within 1 year after annexation. *In re Application of City of Grand Island*, 247 Neb. 446, 527 N.W.2d 864 (1995).

Requirement of this section that benefits of annexation be furnished as soon as practicable after annexation meets requirements of due process. *Plumfield Nurseries, Inc. v. Dodge County*, 184 Neb. 346, 167 N.W.2d 560 (1969).

Where not impossible for city to provide services within one year, action contesting annexation on ground of such alleged inability was premature. *United States v. City of Bellevue*, 334 F.Supp. 881 (D. Neb. 1971).

18-3303. State-owned land; effect of annexation.

The extension of the corporate limits of any city or village beyond or around any lands belonging to the State of Nebraska shall not affect the status of such state land.

Source: Laws 1917, c. 101, § 2, p. 267; C.S.1922, § 4261; C.S.1929, § 17-410; R.S.1943, § 17-412; R.S.1943, (2012), § 17-412; Laws 2017, LB133, § 314.

City of Scottsbluff, Nebraska

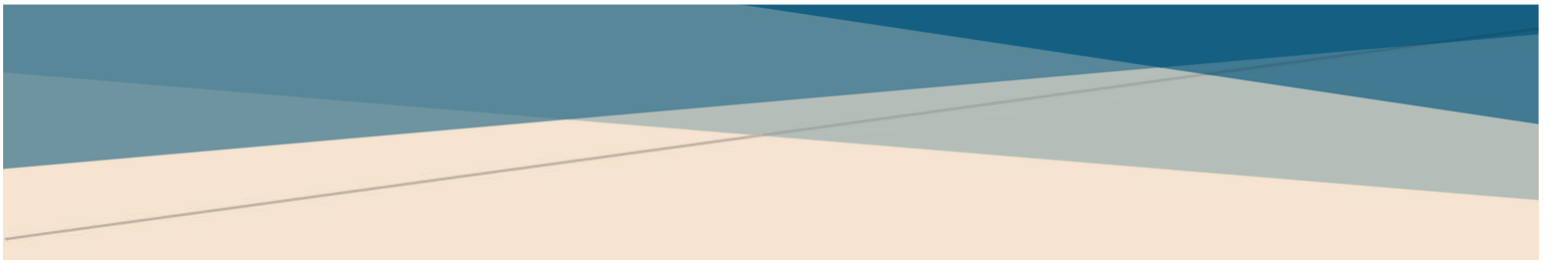
Monday, April 13, 2026

Regular Meeting

Item 6.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.

Staff Contact:



2026 ANNEXATION PLAN

21st Avenue & County Road K Right-of-Way

City of Scottsbluff Development Services Department

Zachary Glaubius, Development Services Director

Maps by Taylor Stephens and Zoe Frank



Table of Contents

Overview	2
Legal Description	4
Costs and Revenues.....	6
Impact on Annexed Property Owners	7
Justification	8
Appendix I	9
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Overview

This plan includes an overview of the proposed annexation area and discusses the justification and impact of the annexation.

The proposed area includes the 21st Avenue/Sugar Factory Road right-of-way on Parcels 010001265, 010343407, 010337830, 010024069, 010024182, 010000431, and 010237089. Additionally, the proposed area includes the right-of-way of County Road K of 010024069 and 010024182.



Area Information	
Area	Approximately 1.45 acres
Parcel IDs	Portions of 010001265, 010343407, 010337830, 010024069, 010024182, 010000431, and 010237089.
Assessed Valuation	\$0
Uses:	County Road Right-of-Way
Zoning	R-1A Single-Family Residential, A Agricultural, and O&P Office and Professional
Current Jurisdictions	City of Scottsbluff (ETJ) Scottsbluff Public Schools Scottsbluff Rural Fire District Scotts Bluff County Sheriff

Legal Description

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 34TH STREET, AS PLATTED AND RECORDED IN DEED BOOK 88, PAGE 140, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE; THENCE EASTERLY ON SAID EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF 34TH STREET, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SUGAR FACTORY ROAD (21ST AVENUE), SAID RIGHT-OF-WAY LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18; THENCE SOUTHERLY ON SAID EAST RIGHT-OF-WAY LINE OF SUGAR FACTORY ROAD (21ST AVENUE), TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF THE ENTERPRISE CANAL; THENCE WESTERLY ON THE CENTERLINE OF SAID CANAL, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE NORTHERLY ON SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TO THE POINT OF BEGINNING.

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, THENCE NORTHERLY ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, BLOCK 6, INDIAN HILLS ADDITION, AS PLATTED AND RECORDED IN DEED BOOK 147, PAGE 37, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE; THENCE EASTERLY ON SAID EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SUGAR FACTORY ROAD (21ST AVENUE), SAID RIGHT-OF-WAY LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18; THENCE SOUTHERLY ON SAID EAST RIGHT-OF-WAY LINE OF SUGAR FACTORY ROAD (21ST AVENUE), TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD K, SAID RIGHT-OF-WAY LINE BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 18; THENCE EASTERLY ON SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD K, TO THE POINT OF INTERSECTION

WITH THE EAST LINE OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT 2000-5652; THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, AND SOUTHERLY EXTENSION THEREOF, TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD K, SAID RIGHT-OF-WAY LINE BEING 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 19; THENCE WESTERLY ON SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD K, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SUGAR FACTORY ROAD (21ST AVENUE), SAID RIGHT-OF-WAY LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 19; THENCE SOUTHERLY ON SAID EAST RIGHT-OF-WAY LINE OF SUGAR FACTORY ROAD (21ST AVENUE), TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED IN MISCELLANEOUS BOOK 91, PAGE 357; THENCE WESTERLY ON SAID EASTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19; THENCE NORTHERLY ON SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TO THE POINT OF BEGINNING.

Costs and Revenues

Summary

The table below shows the costs and revenues to the City associated with the annexation area.

Costs	Revenues
\$0	\$0

Costs

Water/Wastewater

The annexation is limited to land currently designated as right-of-way for County maintained portions of 21st Avenue/Sugar Factory Road and County Road K. No utility extensions are necessary.

Streets

Annexation of the proposed area will add to street operations and maintenance costs. Currently, this portion of 21st Avenue/Sugar Factory Road is maintained by Scotts Bluff County. Additionally, the addition of the County Road K would change from County maintenance to City owned and maintained.

Sanitation Services

No sanitation services are necessary for the land proposed for annexation.

Police and Fire Services

Provision of Police and Fire Protection to these properties are not expected to exert any increase on the Emergency Services resources of the City. Police already enforce the northbound lane of 21st Avenue. Over the last 7.5 years, only three traffic accidents occurred on the northbound lane.

Electrical Services

Operations and maintenance costs for electrical services would be generally offset by user fees.

Revenues

If the proposed area is annexed, the projected annual revenue will be \$0 due to all property in the annexed area being public road right-of-way.

Impact on Annexed Property Owners

Annexation will have minimal impact on the character of this area and on the property owners. The purpose of the annexation is to simplify the corporate limits and the right-of-way ownership of 21st Avenue and the intersection of 21st Avenue/Sugar Factory Road and E. 27th Street/County Road K. No physical character changes of land will occur as it will remain a public road.

Affected property owners include Scotts Bluff County, Loren & Sandra Gutwein, The James D. Massey Jr. Living Trust, Allen & Valerie Wilder, Jerry & Brenda Darnell, Bruner Bunch, LLC, and Frank Properties, LLC. As the remaining portions of these properties will remain outside of corporate limits with this annexation, no addresses will change.

In regards to zoning, there will not be any changes at the time of annexation. As the land is a public road, the underlying zoning district is irrelevant.

Instead of splitting maintenance and improvements to the road and intersection between the City and County, the City will become fully responsible upon annexation. City staff have been in communication with the county staff regarding the proposed change of responsibility.

Police service jurisdiction will change from Scotts Bluff County Sheriff to Scottsbluff Police Department.

Fire service jurisdiction will change from Scottsbluff Rural Fire District to Scottsbluff Fire Department.

Justification

The 2016 Comprehensive Plan does not provide an annexation plan. However, as can be ascertained from this plan, the proposed annexation provides the City the opportunity to fully control and own 21st Avenue and the intersection of 21st Avenue & E. 27th Street, which will allow the City to make improvements to the entire roadway. Per Nebraska Revised Statute 18-1716.01 which states “Any city or village annexing property contiguous to or abutting upon any part of a county road shall be deemed to have annexed, without further action, all of the contiguous or abutting road at the time of such annexation...”. As can be observed from the annexation date map in Appendix II, the piecemeal annexation of the adjoining subdivisions results in a unique corporate limit where the City owns both lanes in some parts and only the southbound lane in other parts.

Additionally, the unique corporate limit complicates lane mileage calculations. Based off of the NDOT Lane Mile Report/City Annexation Guidelines, if an area has been annexed since September 2, 1977, any roads abutting the annexation are considered inside the corporate limits. However, for annexations prior to September 2, 1977, if the corporate limit was the centerline of an existing street, the City only receives credit for half of the width of the street.

This annexation will establish that 21st Avenue from the northern boundary of Parcel 010029656 to the existing northern corporate limit line and the entire intersection of 21st Avenue and E. 27th Street are within, owned, and maintained by the City of Scottsbluff.

Appendix I

Map of Proposed Area for Annexation

Map of Current Corporate Limits

Map of Proposed Corporate Limits

Map of Zoning Districts of Proposed Area for Annexation and Vicinity

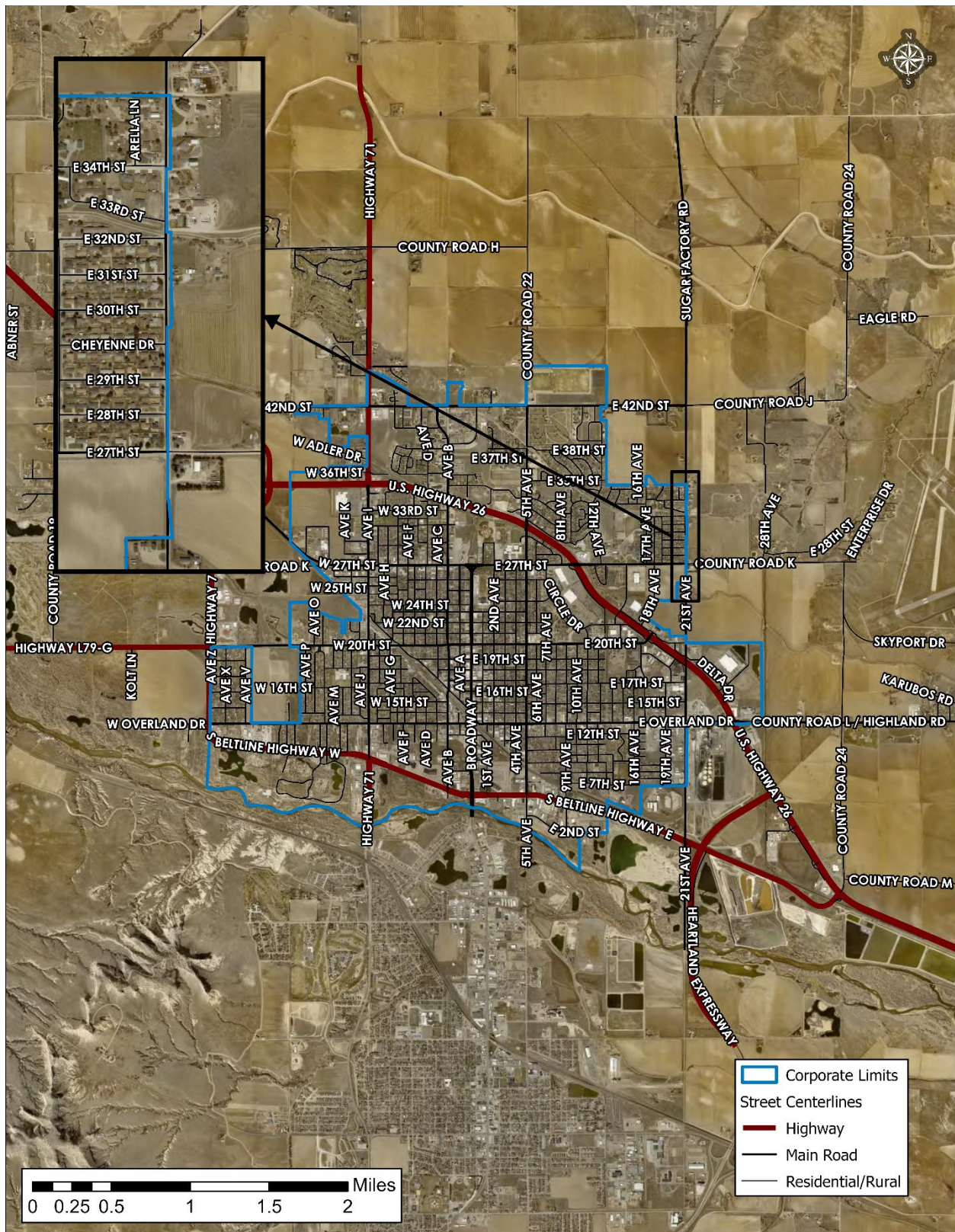
Map of City Utilities in Proposed Area for Annexation

Map of Current Fire District Boundaries of Proposed Area for Annexation

Map of Proposed Fire District Boundaries of Proposed Area for Annexation



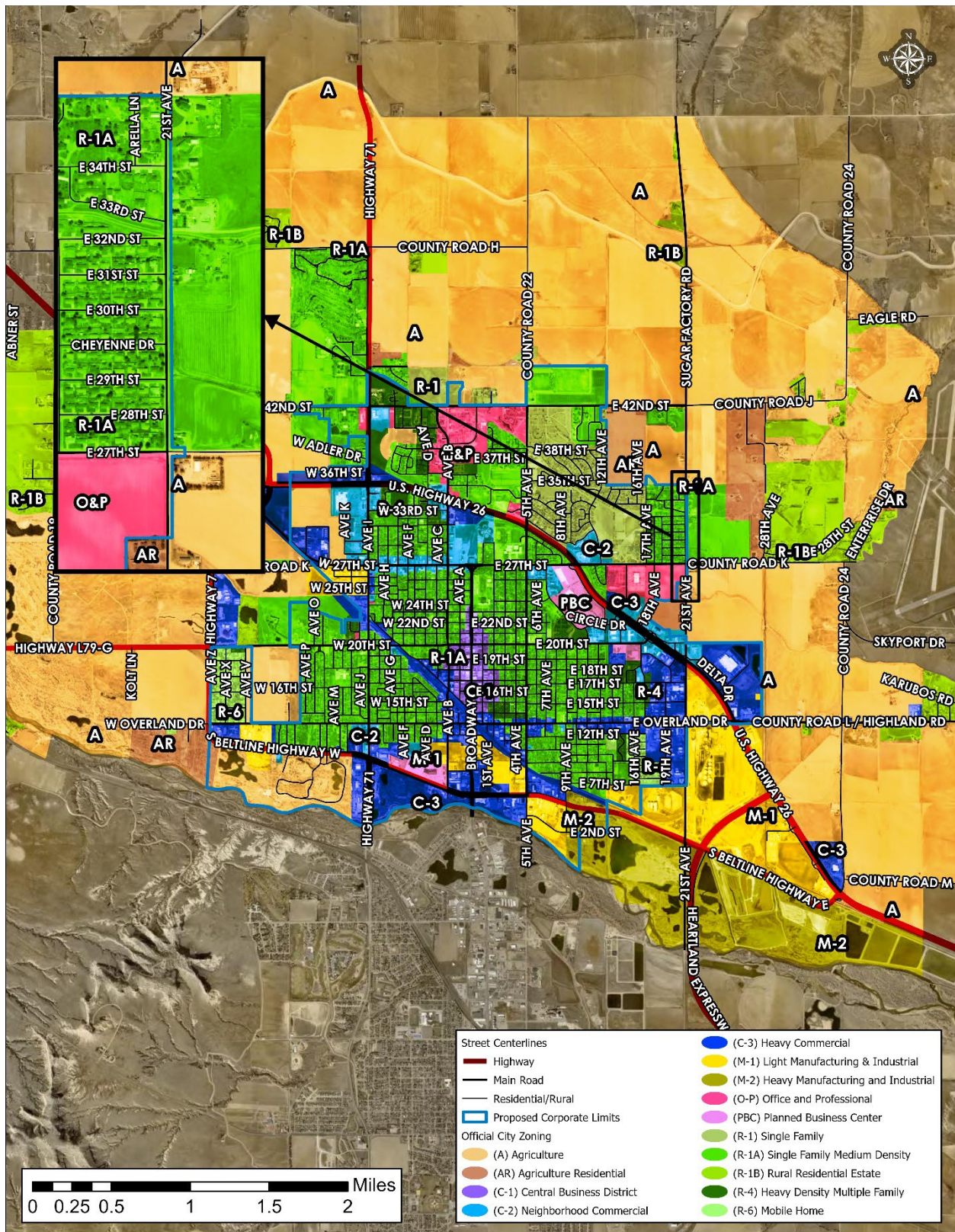
Map of Proposed Area for Annexation



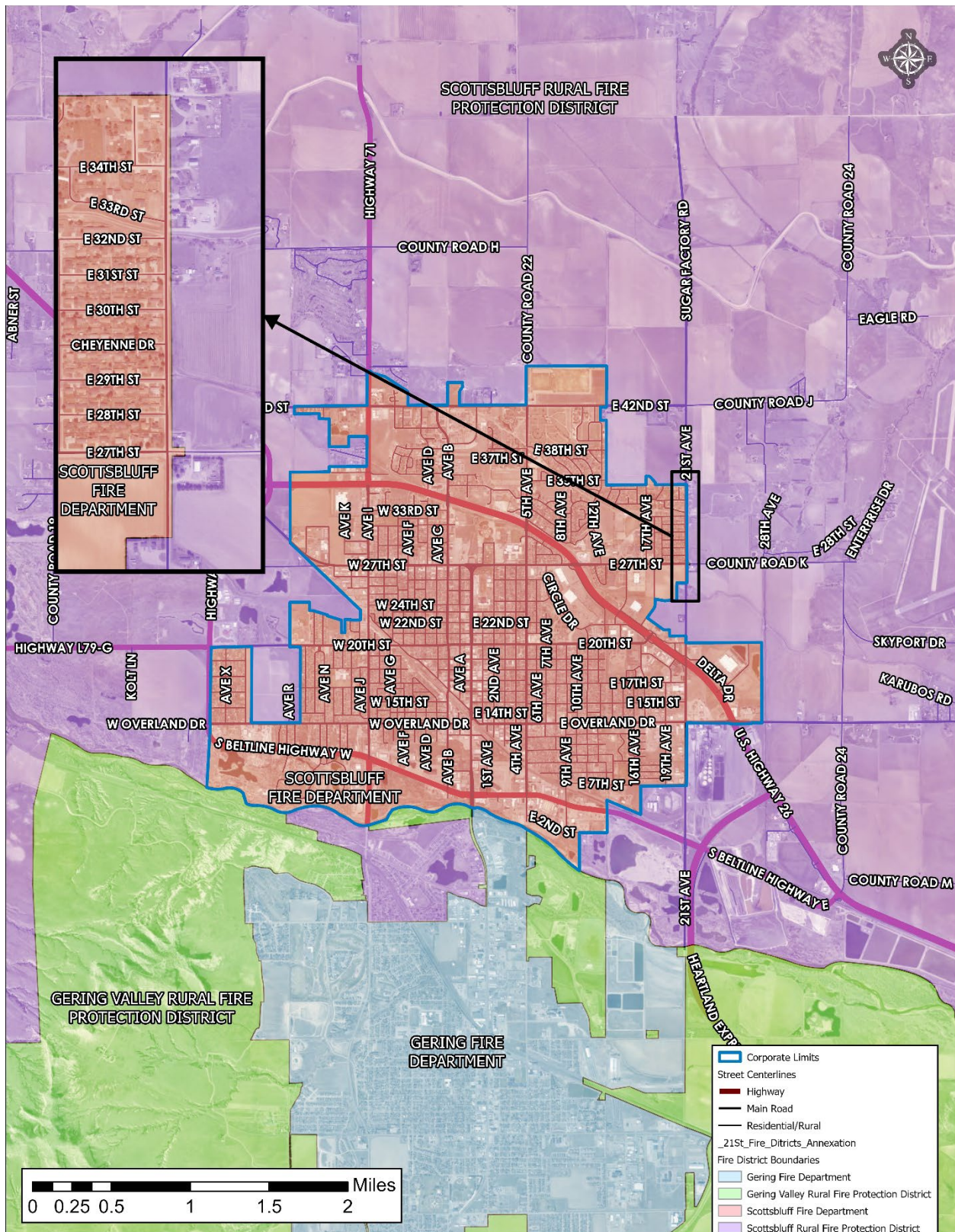
Map of Current Corporate Limits



Map of Past Annexations in Vicinity of Proposed Area for Annexation



Map of Zoning Districts of Proposed Area for Annexation and Vicinity



Map of Proposed Fire District Boundaries of Proposed Area for Annexation

Appendix II

Scotts Bluff County Real Estate Breakdown Reports

- 010001265
- 010343407 (partial annexation)
- 010337830 (partial annexation)
- 010024069 (partial annexation)
- 010024182 (partial annexation)
- 010000431 (partial annexation)
- 010237089 (partial annexation)

Parcel ID 010001265			Legal SUGAR FACTORY ROW 18-22-54 (0.75) S-T-R: 18-22-54		Card File 010001265 Situs		
Owner ROAD IN GABLE HEIGHTS ROW 1825 10TH ST GERING, NE 69341-2444							
County Area	4501	AREA 1 ACREAGES	Class Code	02-11-00-03-00-04 Exempt	Value	Previous	Current
Neighborhood	9999	MISC TABLE	State GEO	1675-18-0-00000-000-0023	Buildings	0	0
Location / Group	99	99 EXEMPT	Cadastral	1675-18-326-023	Improvement	0	0
Valuation / Group	0	N/A	Book / Page	/	Land / Lots	0	0
District	68	32F	Sale Date		Total	0	0
School	79-0032		Sale Amount	0	EXEMPT		

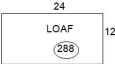
SCOTTS BLUFF COUNTY
Real Estate Breakdown Report

Parcel ID 010343407				Legal				Situs			
Owner				PT SW 18-22-54 (63.01)							
GUTWEIN/LORAN & SANDRA				S-T-R: 18-22-54 Acres: 63.010							
90691 SUGAR FACTORY RD											
SCOTTSBLUFF, NE 69361-7406											

SCOTTS BLUFF COUNTY

Real Estate Breakdown Report

Parcel ID 010343407				Owner	GUTWEIN/LORAN & SANDRA			Legal	PT SW 18-22-54 (63.01)		
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2016	6772	68	0	0	129,614	129,614	0	129,614	2,477.30	0	
2015	6729	68	0	0	128,407	128,407	0	128,407	2,434.46	0	
2014	6712	68	0	0	123,814	123,814	0	123,814	2,181.26	0	
2013	6701	68	0	0	120,835	120,835	0	120,835	2,162.08	0	
2012	103434	68	0	0	120,835	120,835	0	120,835	2,155.00	0	
2011	9227	68	0	0	120,835	120,835	0	120,835	2,169.30	0	
2010	9949	68	0	0	120,835	120,835	0	120,835	2,154.72	0	
2009	10444	68	0	0	120,835	120,835	0	120,835	2,140.58	0	
2008	11874	68	0	0	120,835	120,835	0	120,835	2,042.84	0	

Parcel ID010343407(15867) Cadastral ID1675-18-326-015 PAD Class Code01-05-00-03-00-09 State GEO1675-18-0-00000-000-0026 Owner GUTWEIN/LORAN & SANDRA 90691 SUGAR FACTORY RD SCOTTSBLUFF, NE 69361-7406 Situs Neighborhood1 - AREA 1 AGLAND District68 - 32F Legal PT SW 18-22-54 (63.01)	Primary Image 	Sketch Image 
Property Valuation THIS SECTION INTENTIONALLY LEFT BLANK	Residential Information Type Quality.00 - Condition.00 - Base/Total0 / 0 Area of Slab0 Area of Crawl0 Fixture/Roughin0 / 0 Bed/Bathroom0 / 0.0 Basement Area0	Marshall & Swift Cost Approach Year/Effective Age0/0 (06/2025)
Review Information 08/25/2021DesktopJWPTMY 04/15/2020EnteredPTMYF 05/21/2019InspectJEMTVI 04/07/2017EnteredPVPTMY 04/01/2017EnteredPTMYF 10/04/2016EnteredLO 04/23/2009InspectCHSEntered		

Parcel ID

010343407

(15867)

Cadastral ID

1675-18-326-015

PAD Class Code

01-05-00-03-00-09

State GEO

1675-18-0-00000-000-0026

Owner

GUTWEIN/LORAN & SANDRA

90691 SUGAR FACTORY RD

SCOTTSBLUFF, NE 69361-7406

Situs

Neighborhood

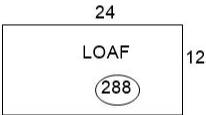
1 - AREA 1 AGLAND

District

68 - 32F

Legal

PT SW 18-22-54 (63.01)



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
1	LOAF - Loafing Shed Building Components	P	3.00	3.00	2014	12				288

Parcel ID 010337830 Owner MASSEY JR LIVING TRUST/THE JAMES D 230975 CR J SCOTTSBLUFF, NE 69361				Legal PT SW 18-22-54 (39.66) S-T-R: 18-22-54 Acres: 39.660				Situs					
County Area	1	AREA 1 AGLAND		Class Code	02-05-05-03-00-09			Value	Previous			Current	
Neighborhood	1	AREA 1 AGLAND		State GEO	1675-18-0-00000-000-0004			Buildings	0			0	
Location / Group	10	10 RURAL AG		Cadastral	1675-18-326-015			Improvement	0			0	
Valuation / Group	0	N/A		Book / Page	/			Land / Lots	96,620			100,110	
District	68	32F		Sale Date				Total	96,620			100,110	
School	79-0032			Sale Amount	0			Market Land	96,620			100,110	
Date Added Notes													
12/01/2015 NOT ELIGIBLE FOR SV FOR 2002 29.97AC TO 3RD WINTER CREEK EST SUB~FOR 04~													
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1575	IRRG	4A	DIX-BAYARD COMPLEX 6-20%	4A	N		0.020	2,100	40	0	2,100	40	0
1712	IRRG	1A	OTERO-BAYARD FINE SANDY L	1A	N		10.240	3,200	32,770	0	3,200	32,770	0
1713	IRRG	2A	OTERO-BAYARD FINE SANDY L	2A	N		15.330	2,600	39,860	0	2,600	39,860	0
5675	IRRG	2A	YOCKEY LOAM, OCC FLOODED	2A	N		0.860	2,600	2,235	0	2,600	2,235	0
5874	IRRG	1A	TRIPP VERY FINE SANDY LAO	1A	N		6.310	3,200	20,190	0	3,200	20,190	0
5875	IRRG	2A	TRIPP VERY FINE SANDY LOA	2A	N		1.120	2,600	2,910	0	2,600	2,910	0
5877	IRRG	4A1	TRIPP VERY FINE SANDY LOA	4A1	N		0.100	2,200	220	0	2,200	220	0
							33.980		98,225			98,225	
1575	GRAS	4G	DIX-BAYARD COMPLEX 6-20%	4G	N		0.180	525	95	0	525	95	0
1712	GRAS	4G1	OTERO-BAYARD FINE SANDY L	4G1	N		0.580	525	305	0	525	305	0
1713	GRAS	4G1	OTERO-BAYARD FINE SANDY L	4G1	N		0.570	525	300	0	525	300	0
5675	GRAS	2G	YOCKEY LOAM, OCC FLOODED	2G	N		0.140	605	85	0	605	85	0
5874	GRAS	4G1	TRIPP VERY FINE SANDY LAO	4G1	N		1.530	525	805	0	525	805	0
5875	GRAS	4G1	TRIPP VERY FINE SANDY LOA	4G1	N		0.310	525	165	0	525	165	0
5877	GRAS	4G1	TRIPP VERY FINE SANDY LOA	4G1	N		0.250	525	130	0	525	130	0
							3.560		1,885			1,885	
1600	CANAL	1600	CANALS	CANALS	N		0.710	0	0	0	0	0	0
1500	ROAD	1500	ROADS	1500 ROAD	N		1.410	0	0	0	0	0	0
Land Total							39.660		100,110			100,110	
Sale Date	Book	Page	Extend	Ownership History						Amount			
07/30/2010	2010	4021		PRAIRIE WINDS LAND CO						0			
04/13/1998	215	598		GABLE/LILLIAN T						269,500			
Milestone	Owner Name			Building	Other	Land	Total	Exempt	Taxable				
2022-09-15 09:25:53 AM Page 23	MASSEY JR LIVING TRUST/THE JAMES D			0	0	67,435	67,435	0	67,435				

SCOTTS BLUFF COUNTY
Real Estate Breakdown Report

Parcel ID 010337830				Owner	MASSEY JR LIVING TRUST/THE JAMES D			Legal	PT SW 18-22-54 (39.66)		
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2025	11581	68	0	0	96,620	96,620	0	96,620	1,007.46	0	
2024	11529	68	0	0	85,005	85,005	0	85,005	920.16	0	
2023	11557	68	0	0	74,415	74,415	0	74,415	1,240.22	0	
2022	11532	68	0	0	67,435	67,435	0	67,435	1,232.58	0	
2021	11475	68	0	0	71,151	71,151	0	71,151	1,321.96	0	
2020	11443	68	0	0	71,151	71,151	0	71,151	1,331.64	0	
2019	11390	68	0	0	62,323	62,323	0	62,323	1,164.38	0	
2018	11333	68	0	0	62,323	62,323	0	62,323	1,174.52	0	
2017	11311	68	0	0	63,598	63,598	0	63,598	1,202.88	0	
2016	11368	68	0	0	63,598	63,598	0	63,598	1,215.56	0	
2015	11319	68	0	0	62,211	62,211	0	62,211	1,179.46	0	
2014	11284	68	0	0	56,208	56,208	0	56,208	990.22	0	
2013	11248	68	0	0	40,283	40,283	0	40,283	720.78	0	
2012	103378	68	0	0	35,819	35,819	0	35,819	638.80	0	
2011	18883	68	0	0	31,525	31,525	0	31,525	565.96	0	
2010	8612	68	0	0	28,543	28,543	0	28,543	508.98	0	
2009	9033	68	0	0	25,892	25,892	0	25,892	458.68	0	
2008	9795	68	0	0	23,712	23,712	0	23,712	400.88	0	

Parcel ID010337830(15681) Cadastral ID1675-18-326-015 PAD Class Code02-05-05-03-00-09 State GEO1675-18-0-00000-000-0004 Owner MASSEY JR LIVING TRUST/THE JAMES D 230975 CR J SCOTTSBLUFF, NE 69361 Situs Neighborhood1 - AREA 1 AGLAND District68 - 32F Legal PT SW 18-22-54 (39.66)	Primary Image	Sketch Image
Property Valuation THIS SECTION INTENTIONALLY LEFT BLANK	Residential Information Type Quality.00 - Condition.00 - Base/Total0 / 0 Area of Slab0 Area of Crawl0 Fixture/Roughin0 / 0 Bed/Bathroom0 / 0.0 Basement Area0	Marshall & Swift Cost Approach(06/2025) Year/Effective Age0/0
Review Information 04/15/2020EnteredPTMYF 04/01/2017EnteredPTMYF 10/04/2016EnteredLO 04/27/2009EnteredCHS 04/23/2009InspectCHS		

Date Added Notes

12/01/2015NOT ELIGIBLE FOR SV FOR 2002 29.97AC TO 3RD WINTER CREEK EST SUB~FOR 04~

SCOTTS BLUFF COUNTY
Real Estate Breakdown Report

Parcel ID 010024069 Owner WILDER/ALLEN & VALERIE 230018 COUNTY ROAD K SCOTTSBLUFF, NE 69361-7500			Legal PT SW SW 18-22-54 (.41) S-T-R: 18-22-54 Acres: 0.410		Situs 230018 CR K SCOTTSBLUFF, NE 69361		
County Area	4501	AREA 1 ACREAGES	Class Code	01-01-05-03-00-02	Value	Previous	Current
Neighborhood	4501	AREA 1 4500 LAND PARCELS	State GEO	1675-18-0-00000-000-0007	Buildings	187,745	187,745
Location / Group	82	82 RUR RES N/SUB (4500)	Cadastral	1675-18-351-003	Improvement	4,715	4,715
Valuation / Group	0	N/A	Book / Page	/	Land / Lots	20,000	20,000
District	68	32F	Sale Date				
School	79-0032		Sale Amount	0	Total	212,460	212,460

Date Added	Notes
12/01/2015	1675-18-0-00000-000-0007~

					Permit No.	Type	Description	Date Open	Date Closed	Amount			
					RBPTMY	03 New-Const	NEW CPWW	02/03/2017	02/03/2017	0			
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
800	HOME	800	HOME	800 HOMESITE	N		0.250	20,000	20,000	0			
1500	ROAD	1500	ROADS	1500ROAD	N		0.160	0	0	0			
Land Total							0.410		20,000				

Sale Date	Book	Page	Extend	Ownership History	Amount
10/02/2000	2000	5652		REIFSCHNEIDER/IRENE	87,500

Milestone	Owner Name	Building	Other	Land	Total	Exempt	Taxable
2022-09-15 09:25:53 AM	WILDER/ALLEN & VALERIE	101,479	4,007	13,000	118,486	111,847	6,639

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2025	19984	68	187,745	4,715	20,000	212,460	211,580	880	0.00	0
2024	19998	68	173,840	4,365	20,000	198,205	193,840	4,365	0.00	0
2023	19983	68	162,465	4,365	13,000	179,830	179,830	0	0.00	0
2022	19963	68	101,479	4,007	13,000	118,486	115,091	3,395	0.00	0
2021	19978	68	94,840	4,007	13,000	111,847	111,847	0	0.00	0
2020	19930	68	86,218	4,007	13,000	103,225	103,225	0	0.00	0
2019	19864	68	83,707	4,007	27,558	115,272	115,272	0	0.00	0
2018	19800	68	78,231	3,745	27,558	109,534	109,534	0	0.00	0
2017	19803	68	78,231	0	27,558	105,789	105,789	0	0.00	0
2016	19888	68	78,231	0	27,558	105,789	105,789	0	0.00	0
2015	19858	68	74,506	0	27,558	102,064	102,064	0	0.00	0
2014	19771	68	74,506	0	27,558	102,064	102,064	0	0.00	0
2013	19737	68	74,506	0	27,558	102,064	102,064	0	0.00	0
2012	100240	68	74,506	0	27,558	102,064	0	102,064	1,820.22	0
2011	11945	68	79,268	0	22,333	101,601	0	101,601	1,824.00	0
2010	12953	68	77,485	0	22,333	99,818	0	99,818	1,779.96	0
2009	13666	68	81,933	0	22,333	104,266	0	104,266	1,847.08	0
2008	16532	68	73,106	0	22,333	95,439	0	95,439	1,613.50	0

Parcel ID

010024069

(11703)

Cadastral ID

1675-18-351-003

PAD Class Code

01-01-05-03-00-02

State GEO

1675-18-0-00000-000-0007

Owner

WILDER/ALLEN & VALERIE

230018 COUNTY ROAD K

SCOTTSBLUFF, NE 69361-7500

Situs

230018 CR K SCOTTSBLUFF NE 69361

Neighborhood

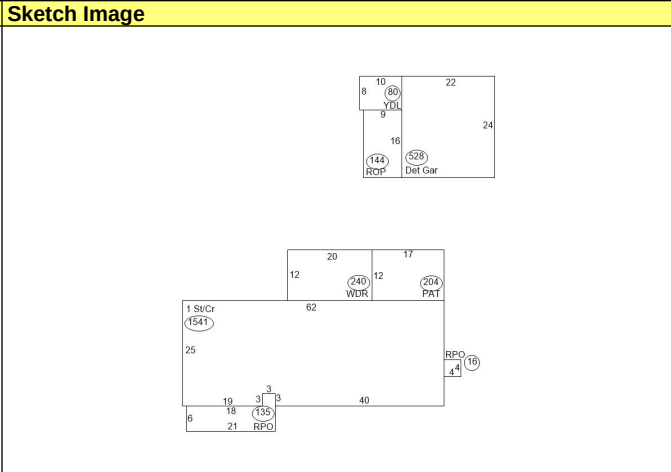
4501 - AREA 1 4500 LAND PARCELS

District

68 - 32F

Legal

PT SW SW 18-22-54 (.41)



Property Valuation			
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Review Information			
08/02/2021	Desktop	JW	PTMY
04/15/2020	Entered	PTMYF	
04/01/2017	Entered	PTMYF	
02/03/2017	Entered	PV	PTMY
10/14/2010	Inspect	KW	Entered

Residential Information	
Type	Single-family Residence
Quality	3.00 - Average
Condition	3.00 - Average
Architecture	RNCH - RANCH STYLE
Base/Total	1,541 / 1,541
Style	100 % - One Story
Exterior Wall	100 % - Frame, Stucco
Heating/Cooling	100 % - Warmed & Cooled Air
Roof Cover	Wood Shake
Area of Slab	0
Area of Crawl	1,541
Fixture/Roughin	8 / 0
Bed/Bathroom	2 / 2.0
Basement Area	0

Marshall & Swift Cost Approach		(06/2025)
Year/Effective Age	1958/57	

Code Description		Quality	Year	Dimensions	Units	PD, FD
706 Detached Garage(SF)		3.00	0		528 sqft	0.00% / 0.00%
Approximate value after 32.00% physical, 0.00% functional and 0.00% economic depreciation is 16,020						
Code	Description	Cost Source	Size	Year In	Units	Depreciation
FLOOR	Floor Allowance	MS Residential	1541	0	1,541	0.00%
RPO	Raised Slab Porch	MS Residential	135	0	135	0.00%
PAT	Patio	MS Residential	204	0	204	0.00%
WDR	Wood Deck with Roof	MS Residential	240	0	240	0.00%
YDL	Yard Shed Low	MS Residential	80	0	80	0.00%
RPO	Raised Slab Porch	MS Residential	16	0	16	0.00%
ROP	Roofed Open Patio	MS Residential	144	0	144	0.00%

Date Added	Notes
12/01/2015	1675-18-0-00000-000-0007~

Parcel ID

010024069

(11703)

Cadastral ID

1675-18-351-003

PAD Class Code

01-01-05-03-00-02

State GEO

1675-18-0-00000-000-0007

Owner

WILDER/ALLEN & VALERIE

230018 COUNTY ROAD K

SCOTTSBLUFF, NE 69361-7500

Situs

230018 CR K SCOTTSBLUFF NE 69361

Neighborhood

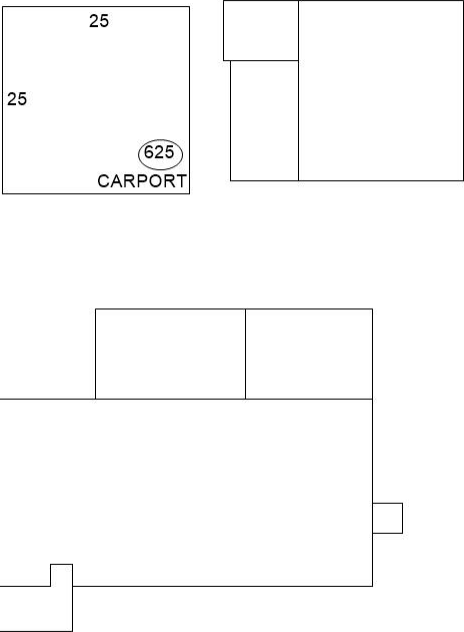
4501 - AREA 1 4500 LAND PARCELS

District

68 - 32F

Legal

PT SW SW 18-22-54 (.41)



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
1	CPMWW - Carport metal with walls Building Components	0	3.00	3.00	2014	12	25 x 25 x 0			625

SCOTTS BLUFF COUNTY
Real Estate Breakdown Report

Parcel ID	010024182	Legal	N 270' OF W 400' OF NW 19-22-54 (2.48) S-T-R: 19-22-54 Acres: 2.480	Situs	100037 SUGAR FACTORY RD SCOTTSBLUFF, NE 69361
Owner	DARNELL/JERRY & BRENDA 50075 LEISURE LN SCOTTSBLUFF, NE 69361-5505				
County Area	4501 AREA 1 ACREAGES	Class Code	01-01-05-03-00-05	Value	Previous
Neighborhood	4501 AREA 1 4500 LAND PARCELS	State GEO	1675-19-0-00000-000-0004	Buildings	167,725
Location / Group	82 82 RUR RES N/SUB (4500)	Cadastral	1675-19-200-001	Improvement	7,180
Valuation / Group	0 N/A	Book / Page	2020 / 03419	Land / Lots	23,880
District	68 32F	Sale Date	07/24/2020	Total	198,785
School	79-0032	Sale Amount	225,000	Market Land	23,880

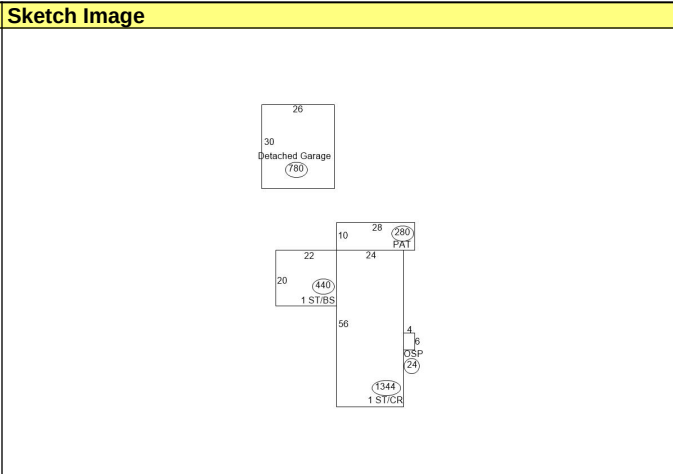
Date Added	Notes
03/22/2017	Form 521 Electronic - Adjustment (Book: 2017 Page: 00097 Ext: Sale Date: 01/04/2017) Adjustment: 0.00 Reason: PARTIAL INTEREST. PARCEL WASN'T IN TRUST AS OF WHEN IT WAS TRANSFERED
03/22/2017	Form 521 Electronic - Adjustment (Book: 2017 Page: 00098 Ext: Sale Date: 01/04/2017) Adjustment: 0.00 Reason: PARTIAL INTEREST
12/01/2015	1675-19-0-00000-000-0004~

Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
800	HOME	800	HOME	800 HOMESITE	N		1.000	20,000	20,000	0	20,000	20,000	10
801	801	801	SITE	801 FARMSITE	N		0.970	4,000	3,880	0	4,000	3,880	10
1500	ROAD	1500	ROADS	1500ROAD	N		0.510	0	0	0	0	0	0
Land Total							2.480		23,880			23,880	

Sale Date	Book	Page	Extend	Ownership History	Amount
01/04/2017	2017	00098		QUINDT LIVING TRUST/WILBERT L	0
01/04/2017	2017	00097		QUINDT/WILBERT D & RUBY	0
				QUINDT/WILBERT D & RUBY	0

Milestone	Owner Name		Building	Other	Land	Total	Exempt	Taxable		
2022-09-15 09:25:53 AM	DARNELL/JERRY & BRENDA		126,539	4,925	15,425	146,889	0	146,889		
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2025	3905	68	167,725	7,180	23,880	198,785	0	198,785	2,120.04	0
2024	3862	68	155,300	6,650	23,880	185,830	0	185,830	2,043.96	0
2023	3882	68	145,140	6,650	15,425	167,215	0	167,215	2,824.02	0
2022	3884	68	126,539	4,925	15,425	146,889	0	146,889	2,716.12	0
2021	3878	68	118,261	4,925	15,425	138,611	0	138,611	2,605.16	0
2020	3852	68	107,510	4,925	15,425	127,860	0	127,860	2,419.08	0
2019	14336	68	94,992	27,773	16,500	139,265	0	139,265	2,630.92	0
2018	14257	68	90,469	26,450	16,500	133,419	0	133,419	2,537.44	0
2017	14256	68	85,348	26,450	16,500	128,298	0	128,298	2,449.18	0
2016	14317	68	82,862	26,450	16,500	125,812	0	125,812	2,404.62	0
2015	14278	68	80,449	25,680	16,500	122,629	0	122,629	2,324.92	0
2014	14242	68	72,477	23,135	16,500	112,112	0	112,112	1,975.12	0
2013	14230	68	70,366	22,461	16,500	109,327	0	109,327	1,956.18	0
2012	100241	68	70,366	22,461	16,500	109,327	0	109,327	1,949.76	0
2011	12093	68	74,877	19,534	16,500	110,911	0	110,911	1,991.14	0
2010	13110	68	76,721	19,609	16,500	112,830	0	112,830	2,011.98	0
2009	13827	68	83,186	19,465	16,500	119,151	0	119,151	2,110.76	0
2008	16715	68	77,558	16,666	16,500	110,724	0	110,724	1,871.92	0

Parcel ID 010024182 (17043)
Cadastral ID 1675-19-200-001
PAD Class Code 01-01-05-03-00-05
State GEO 1675-19-0-00000-000-0004
Owner
DARNELL/JERRY & BRENDA
50075 LEISURE LN
SCOTTSBLUFF, NE 69361-5505
Situs
100037 SUGAR FACTORY RD SCOTTSBLUFF NE 69361
Neighborhood 4501 - AREA 1 4500 LAND PARCELS
District 68 - 32F
Legal
N 270' OF W 400' OF NW 19-22-54 (2.48)



Property Valuation
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Residential Information
Type Single-family Residence
Quality 3.00 - Average
Condition 3.00 - Average
Architecture BUNG - BUNGALOW HOUSE
Base/Total 1,784 / 1,784
Style 100 % - One Story
Exterior Wall 80 % - Frame, Stucco
20 % - Veneer, Stone
Heating/Cooling 100 % - Warmed & Cooled Air
Roof Cover Composition Shingle
Area of Slab 0
Area of Crawl 1,344
Fixture/Roughin 8 / 0
Bed/Bathroom 2 / 2.0
Basement Area 440

Marshall & Swift Cost Approach (06/2025)
Year/Effective Age 1910/116

Review Information			
08/02/2021	Desktop	JW	PTMY
04/15/2020	Entered	PTMYF	
05/22/2019	Inspect	JEM	TVI
04/01/2017	Entered	PTMYF	
11/01/2016	Inspect	AS	PTMY
04/27/2009	Entered	CHS	
04/23/2009	Inspect	CHS	

Code Description		Quality	Year	Dimensions	Units	PD, FD	
706 Detached Garage(SF)		3.00	0	26.00 x 30.00	780 sqft	0.00% / 0.00%	
Code	Description	Cost Source	Size	Year In	Units	Depreciation	
FLOOR	Floor Allowance	MS Residential	1784	0	1,784	0.00%	
S1FP	Single 1-Story Fireplace	MS Residential	1	0	1	0.00%	
PAT	Patio	MS Residential	280	0	280	0.00%	
OSP	Open Slab Porch	MS Residential	24	0	24	0.00%	

Date Added	Notes
03/22/2017	Form 521 Electronic - Adjustment (Book: 2017 Page: 00097 Ext: Sale Date: 01/04/2017) Adjustment: 0.00 Reason: PARTIAL INTEREST. PARCEL WASN'T IN TRUST AS OF WHEN IT WAS TRANSFERED
03/22/2017	Form 521 Electronic - Adjustment (Book: 2017 Page: 00098 Ext: Sale Date: 01/04/2017) Adjustment: 0.00 Reason: PARTIAL INTEREST
12/01/2015	1675-19-0-00000-000-0004~

Parcel ID

010024182

(17043)

Cadastral ID

1675-19-200-001

PAD Class Code

01-01-05-03-00-05

State GEO

1675-19-0-00000-000-0004

Owner

DARNELL/JERRY & BRENDA

50075 LEISURE LN

SCOTTSBLUFF, NE 69361-5505

Situs

100037 SUGAR FACTORY RD SCOTTSBLUFF NE 69361

Neighborhood

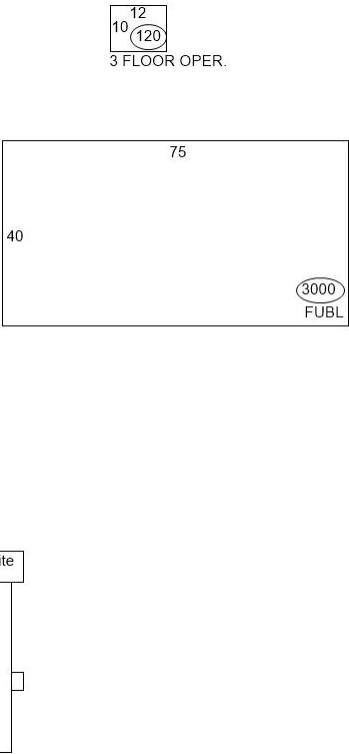
4501 - AREA 1 4500 LAND PARCELS

District

68 - 32F

Legal

N 270' OF W 400' OF NW 19-22-54 (2.48)



Seq	Description	Class	Qual	Cond	Year	Eff Age	Dimensions	Floor	Roofing	Total Units
1	FUBL - Farm Utility Building Building Components	D	3.00	3.00	1979	47	75 x 40 x 14	Concrete	Metal	3,000
3	PHBR - Poultry House, Floor Op, Breeder Building Components	D	1.00	1.00	1979	47	12 x 10 x 6	Plank	Asphalt-Shingles	120

SCOTTS BLUFF COUNTY
Real Estate Breakdown Report

Parcel ID 010000431 Owner FRANK PROPERTIES LLC PO BOX 2395 SCOTTSBLUFF, NE 69363-2395				Legal PT NW (N WCC)19-22-54 (64.93) S-T-R: 19-22-54 Acres: 64.930			Parent / Land ID 010024166 Situs						
County Area	1	AREA 1 AGLAND		Class Code	02-05-05-03-00-09		Value			Previous		Current	
Neighborhood	1	AREA 1 AGLAND		State GEO	1675-19-0-00000-000-0025		Buildings			0		0	
Location / Group	10	10 RURAL AG		Cadastral	1675-19-200-006		Improvement			0		0	
Valuation / Group	0	N/A		Book / Page	2021 / 02862		Land / Lots			151,730		157,525	
District	68	32F		Sale Date	05/25/2021		Total			151,730		157,525	
School	79-0032			Sale Amount	245,000		Market Land			151,730		157,525	
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
1180	IRRG	2A	LAS ANIMAS FINE SANDY LOA	2A	N		1.170	2,600	3,040	0	2,600	3,040	0
5675	IRRG	2A	YOCKEY LOAM, OCC FLOODED	2A	N		29.640	2,600	77,065	0	2,600	77,065	0
5874	IRRG	1A	TRIPP VERY FINE SANDY LAO	1A	N		16.300	3,200	52,160	0	3,200	52,160	0
5875	IRRG	2A	TRIPP VERY FINE SANDY LOA	2A	N		3.220	2,600	8,370	0	2,600	8,370	0
5877	IRRG	4A1	TRIPP VERY FINE SANDY LOA	4A1	N		6.760	2,200	14,870	0	2,200	14,870	0
							57.090		155,505			155,505	
1180	GRAS	3G	LAS ANIMAS FINE SANDY LOA	3G	N		0.130	550	70	0	550	70	0
5675	GRAS	2G	YOCKEY LOAM, OCC FLOODED	2G	N		1.880	605	1,135	0	605	1,135	0
5874	GRAS	4G1	TRIPP VERY FINE SANDY LAO	4G1	N		0.620	525	325	0	525	325	0
5875	GRAS	4G1	TRIPP VERY FINE SANDY LOA	4G1	N		0.460	525	240	0	525	240	0
5877	GRAS	4G1	TRIPP VERY FINE SANDY LOA	4G1	N		0.480	525	250	0	525	250	0
							3.570		2,020			2,020	
1600	CANAL	1600	CANALS	CANALS	N		2.090	0	0	0	0	0	0
1500	ROAD	1500	ROADS	1500 ROAD	N		2.180	0	0	0	0	0	0
Land Total							64.930	157,525			157,525		
Sale Date	Book	Page	Extend	Ownership History									Amount
06/11/2018	2018	02628		QUINDT LIVING TRUST/WILBERT L									142,500
06/11/2018	2018	02611		HILZER REVOCABLE TRUST/EDWARD M									23,742
06/11/2018	2018	02610		QUINDT III/FRED D									23,742
Milestone	Owner Name			Building	Other	Land		Total		Exempt		Taxable	
2022-09-15 09:25:53 AM		FRANK PROPERTIES LLC		0	0	106,029		106,029		0		106,029	
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax		Penalty Tax		
2025	5527	68	0	0	151,730	151,730	0	151,730	1,582.10		0		
2024	5467	68	0	0	133,400	133,400	0	133,400	1,444.66		0		
2023	5502	68	0	0	116,540	116,540	0	116,540	1,942.28		0		
2022	5478	68	0	0	106,029	106,029	0	106,029	1,938.00		0		
2021	5485	68	0	0	112,056	112,056	0	112,056	2,081.96		0		
2020	7746	68	0	0	112,056	112,056	0	112,056	2,097.18		0		
2019	7710	68	0	0	147,018	147,018	0	147,018	2,746.76		0		

SCOTTS BLUFF COUNTY
Real Estate Breakdown Report

Parcel ID	010000431			Owner	FRANK PROPERTIES LLC			Legal	PT NW (N WCC)19-22-54 (64.93)		
Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax	
2018	14255	68	0	0	147,018	147,018	0	147,018	2,770.64	0	

SCOTTS BLUFF COUNTY
Real Estate Breakdown Report

Parcel ID 010237089			Legal		Situs		
Owner BRUNER BUNCH LLC 3302 VERBENA PL SCOTTSBLUFF, NE 69361			N 350' OF PT N 1/2 NE 24-22-55 UNPLATTED LANDS (7.12) S-T-R: 24-22-55 Acres: 7.120				
County Area	1	AREA 1 AGLAND	Class Code	02-05-05-01-03-06	Value	Previous	Current
Neighborhood	1	AREA 1 AGLAND	State GEO	1673-24-0-09260-000-0091	Buildings	0	0
Location / Group	15	15 SCOTTSBLUFF	Cadastral	1673-24-101-006	Improvement	0	0
Valuation / Group	0	N/A	Book / Page	2023 / 04525	Land / Lots	22,070	22,785
District	71	SCOTTSBLUFF	Sale Date	11/17/2023			
School	79-0032		Sale Amount	2,000,000	Total	22,070	22,785

Date Added Notes													
12/01/2015 1673-24-0-09260-000-0047~													
Soil	Use	LCG/LVG	Soil Description	LVG Description	Spot	Code	Acres	Value/Acre	Assessed	Sub	Market/Acre	Market	Sub
5873	IRRG	1A	TRIPP VERY FINE SANDY LOA	1A	N		3.120	3,200	9,985	0			
5874	IRRG	1A	TRIPP VERY FINE SANDY LAO	1A	N		4.000	3,200	12,800	0			
							7.120		22,785				
							Land Total	7.120	22,785				

Sale Date	Book	Page	Extend	Ownership History	Amount
12/14/2016	2016	06935		QUINDT LIVING TRUST/WILBERT L QUINDT/FRED	0 0

Milestone	Owner Name	Building	Other	Land	Total	Exempt	Taxable
2022-09-15 09:25:53 AM	QUINDT LIVING TRUST/WILBERT L	0	0	22,921	22,921	0	22,921

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2025	2224	71	0	0	22,070	22,070	0	22,070	260.78	0
2024	2210	71	0	0	19,400	19,400	0	19,400	240.54	0
2023	14531	71	0	0	25,175	25,175	0	25,175	461.02	0
2022	14482	71	0	0	22,921	22,921	0	22,921	459.28	0
2021	14432	71	0	0	24,127	24,127	0	24,127	490.74	0
2020	14408	71	0	0	24,127	24,127	0	24,127	494.00	0
2019	14331	71	0	0	27,274	27,274	0	27,274	557.56	0
2018	14260	71	0	0	27,274	27,274	0	27,274	562.00	0
2017	14244	71	0	0	28,061	28,061	0	28,061	580.14	0
2016	14304	71	0	0	28,061	28,061	0	28,061	585.72	0
2015	14263	71	0	0	27,536	27,536	0	27,536	570.50	0
2014	14228	71	0	0	24,966	24,966	0	24,966	483.78	0
2013	14225	71	0	0	18,956	18,956	0	18,956	372.54	0
2012	102370	71	0	0	17,407	17,407	0	17,407	341.08	0
2011	7994	71	0	0	13,617	13,617	0	13,617	268.42	0
2010	8618	71	0	0	12,188	12,188	0	12,188	238.78	0
2009	9039	71	0	0	10,937	10,937	0	10,937	212.78	0
2008	9801	71	0	0	10,615	10,615	0	10,615	197.92	0

Parcel ID010237089(15945) Cadastral ID1673-24-101-006 PAD Class Code02-05-05-01-03-06 State GEO1673-24-0-09260-000-0091 Owner BRUNER BUNCH LLC 3302 VERBENA PL SCOTTSBLUFF, NE 69361 Situs Neighborhood1 - AREA 1 AGLAND District71 - SCOTTSBLUFF Legal N 350' OF PT N 1/2 NE 24-22-55 UNPLATTED LANDS (7.12)	Primary Image	Sketch Image
Property Valuation THIS SECTION INTENTIONALLY LEFT BLANK	Residential Information Type Quality.00 - Condition.00 - Base/Total0 / 0 Area of Slab0 Area of Crawl0 Fixture/Roughin0 / 0 Bed/Bathroom0 / 0.0 Basement Area0	Marshall & Swift Cost Approach(06/2025) Year/Effective Age0/0
Review Information 04/15/2020EnteredPTMYF 04/01/2017EnteredPTMYF 10/04/2016EnteredLO 03/03/2015InspectKCSPTMY		

Date Added Notes

12/01/20151673-24-0-09260-000-0047~

Appendix III

Relevant Nebraska Revised State Statutes

- §16-117
- §16-118
- §16-119
- §16-120
- §18-1716.01

16-117. Annexation; powers; procedure; hearing.

(1) Except as provided in sections 13-1111 to 13-1120 and 16-130 and subject to this section, the mayor and city council of a city of the first class may by ordinance at any time include within the corporate limits of such city any contiguous or adjacent lands, lots, tracts, streets, or highways as are urban or suburban in character and in such direction as may be deemed proper. Such grant of power shall not be construed as conferring power upon the mayor and city council to extend the limits of a city of the first class over any agricultural lands which are rural in character.

(2) The invalidity of the annexation of any tract of land in one ordinance shall not affect the validity of the remaining tracts of land which are annexed by the ordinance and which otherwise conform to state law.

(3) The city council proposing to annex land under the authority of this section shall first adopt both a resolution stating that the city is proposing the annexation of the land and a plan for extending city services to the land. The resolution shall state:

(a) The time, date, and location of the public hearing required by subsection (5) of this section;

(b) A description of the boundaries of the land proposed for annexation; and

(c) That the plan of the city for the extension of city services to the land proposed for annexation is available for inspection during regular business hours in the office of the city clerk.

(4) The plan adopted by the city council shall contain sufficient detail to provide a reasonable person with a full and complete understanding of the proposal for extending city services to the land proposed for annexation. The plan shall (a) state the estimated cost impact of providing the services to such land, (b) state the method by which the city plans to finance the extension of services to the land and how any services already provided to the land will be maintained, (c) include a timetable for extending services to the land proposed for annexation, and (d) include a map drawn to scale clearly delineating the land proposed for annexation, the current boundaries of the city, the proposed boundaries of the city after the annexation, and the general land-use pattern in the land proposed for annexation.

(5) A public hearing on the proposed annexation shall be held within sixty days following the adoption of the resolution proposing to annex land to allow the city council to receive testimony from interested persons. The city council may recess the hearing, for good cause, to a time and date specified at the hearing.

(6) A copy of the resolution providing for the public hearing shall be published in a legal newspaper in or of general circulation in the city at least once not less than ten days preceding the date of the public hearing. A map drawn to scale delineating the land proposed for annexation shall be published with the resolution. A copy of the resolution providing for the public hearing shall be sent by first-class mail following its passage to the school board of any school district in the land proposed for annexation.

(7) Any owner of property contiguous or adjacent to a city of the first class may by petition request that such property be included within the corporate limits of such city. The mayor and city council may include such property within the corporate limits of the city without complying with subsections (3) through (6) of this section.

(8) Notwithstanding the requirements of this section, the mayor and city council are not required to approve any petition requesting annexation or any resolution or ordinance proposing to annex land pursuant to this section.

Source: Laws 1967, c. 64, § 1, p. 213; Laws 1989, LB 421, § 1; Laws 2007, LB11, § 1; Laws 2009, LB495, § 3; Laws 2016, LB704, § 7.

Annotations

1. Character of land

2. Statute of limitations

3. Miscellaneous

1. Character of land

The use of land for agricultural purposes is not dispositive of the character of the land, nor does it mean it is rural in character. It is the nature of its location as well as its use which determines whether it is rural or urban in character. *Swedlund v. City of Hastings*, 243 Neb. 607, 501 N.W.2d 302 (1993).

A city of the first class may annex land contiguous to its corporate limits which is urban or suburban, including segments of highway, as determined by the characteristic of the land adjacent to that being annexed. *Piester v. City of North Platte*, 198 Neb. 220, 252 N.W.2d 159 (1977).

Under this section, a city of the first class may annex contiguous urban or suburban lands which are not agricultural lands rural in character. *Webber v. City of Scottsbluff*, 187 Neb. 282, 188 N.W.2d 814 (1971).

Agricultural lands which are urban not rural in character may be annexed. *Voss v. City of Grand Island*, 186 Neb. 232, 182 N.W.2d 427 (1970).

Section does not require legislative body to conduct trial-type evidentiary hearing or make express finding on character of land. *Meyer v. City of Grand*

Island, 184 Neb. 657, 171 N.W.2d 242 (1969).

Words "as are urban or suburban in character" used in this section are not so vague and indefinite as to violate due process clause of the Constitution. Plumfield Nurseries, Inc. v. Dodge County, 184 Neb. 346, 167 N.W.2d 560 (1969).

The character of a segment of an interstate highway sought to be annexed by a city of the first class is determined by the characteristic of the land immediately adjacent to the segment sought to be annexed. Adam v. City of Hastings, 12 Neb. App. 98, 668 N.W.2d 272 (2003).

2. Statute of limitations

An action to enjoin a school district or part thereof, consequent upon annexation of territory by a city of the first class, is barred by the statute of limitations unless brought within one year from effective date of annexation ordinance. School Dist. No. 127 of Lincoln County v. Simpson, 191 Neb. 164, 214 N.W.2d 251 (1974).

3. Miscellaneous

So long as a substantial part of the connecting boundary touches the corporate limits, an annexation will not be void simply because parts of the connecting side do not touch the city or because portions of the annexed territory are narrower than the rest. County of Sarpy v. City of Papillion, 277 Neb. 829, 765 N.W.2d 456 (2009).

The valid part of an annexation ordinance may be carried into effect if what remains after the invalid part is eliminated contains the essential elements of a complete ordinance. County of Sarpy v. City of Papillion, 277 Neb. 829, 765 N.W.2d 456 (2009).

A city of the first class must adopt a specified annexation resolution and plan for extending services before annexing land. City of Elkhorn v. City of Omaha, 272 Neb. 867, 725 N.W.2d 792 (2007).

A city of the first class has no power to annex territory which is not contiguous or adjacent. Doolittle v. County of Lincoln, 191 Neb. 159, 214 N.W.2d 248 (1974).

City could not annex strategic air command base where its sole purpose was to increase city's revenue. United States v. City of Bellevue, 474 F.2d 473 (8th Cir. 1973).

United States had no standing to contest validity of city's annexation of alleged agricultural lands not owned and in which it had no interest, though but for such annexation lands of United States would not be lands contiguous to city, subject to annexation as such. United States v. City of Bellevue, 334 F.Supp. 881 (D. Neb. 1971).

16-118. Annexation of land; deemed contiguous; when; effect.

For purposes of sections 16-117 and 16-130:

(1) Lands, lots, tracts, streets, or highways shall be deemed contiguous although a stream, embankment, strip, or parcel of land not more than two hundred feet wide lies between the same and the corporate limits; and

(2) In counties in which at least three cities of the first class are located, lands, lots, tracts, streets, or highways shall be deemed contiguous although property owned by the federal government lies between the same and the corporate limits, so long as the lands, lots, tracts, streets, or highways sought to be annexed are adjacent to or contiguous with the property owned by the federal government. The annexation of any lands, lots, tracts, streets, or highways described in this subdivision shall not result in any change in the service area of any electric utility without the express agreement of the electric utility serving the area comprising such annexed lands, lots, tracts, streets, or highways at the time of annexation, except that at such time following the annexation of the lands, lots, tracts, streets, or highways as the city lawfully annexes sufficient intervening area so as to directly connect the lands, lots, tracts, streets, or highways to the primary area of the city, such lands, lots, tracts, streets, or highways shall, solely for the purposes of section 70-1008, be treated as if they had been annexed by the city on the date upon which the intervening area had been formally annexed.

Source: Laws 1967, c. 64, § 2, p. 214; Laws 2019, LB194, § 2; Laws 2021, LB9, § 1.

Annotations

Although this section states that lands, lots, tracts, streets, or highways shall be deemed contiguous although a stream, embankment, strip, or parcel of land not more than 200 feet wide lies between the same and corporate limits, this section implies a situation where a strip of land is located parallel to the city limits. *Johnson v. City of Hastings*, 241 Neb. 291, 488 N.W.2d 20 (1992).

A city of the first class may annex land contiguous to its corporate limits which is urban or suburban, including segments of highway, as determined by the characteristic of the land adjacent to that being annexed. *Piester v. City of North Platte*, 198 Neb. 220, 252 N.W.2d 159 (1977).

An action to enjoin a school district or part thereof, consequent upon annexation of territory by a city of the first class, is barred by the statute of limitations unless brought within one year from effective date of annexation ordinance. *School Dist. No. 127 of Lincoln County v. Simpson*, 191 Neb. 164, 214 N.W.2d 251 (1974).

Territory purportedly annexed was not contiguous or adjacent as it was separated from city boundary by river over two hundred feet wide. *Doolittle v. County of Lincoln*, 191 Neb. 159, 214 N.W.2d 248 (1974).

The character of a segment of an interstate highway sought to be annexed by a city of the first class is determined by the characteristic of the land immediately adjacent to the segment sought to be annexed. *Adam v. City of Hastings*, 12 Neb. App. 98, 668 N.W.2d 272 (2003).

16-119. Annexation; extraterritorial property use; continuation.

Any extraterritorial zoning regulations, property use regulations, or other laws, codes, rules, or regulations imposed upon any annexed lands by a city of the first class before such annexation shall continue in full force and effect until otherwise changed.

Source: Laws 1967, c. 64, § 3, p. 214; Laws 2016, LB704, § 8; Laws 2019, LB194, § 3.

16-120. Annexation; inhabitants; services; when.

The inhabitants of territories annexed by a city of the first class shall receive substantially the services of other inhabitants of such city as soon as practicable. Adequate plans and necessary city council action to furnish such services shall be adopted not later than one year after the date of annexation, and such inhabitants shall be subject to the ordinances and regulations of such city, except that the one-year period shall be tolled pending final court decision in any court action to contest such annexation.

Source: Laws 1967, c. 64, § 4, p. 214; Laws 1989, LB 421, § 2; Laws 2016, LB704, § 9.

Annotations

This section requires a city to furnish city services to newly annexed areas within 1 year after annexation. *In re Application of City of Grand Island*, 247 Neb. 446, 527 N.W.2d 864 (1995).

Requirement of this section that benefits of annexation be furnished as soon as practicable after annexation meets requirements of due process. *Plumfield Nurseries, Inc. v. Dodge County*, 184 Neb. 346, 167 N.W.2d 560 (1969).

Where not impossible for city to provide services within one year, action contesting annexation on ground of such alleged inability was premature. *United States v. City of Bellevue*, 334 F.Supp. 881 (D. Neb. 1971).

18-1716.01. Annexation; property contiguous to or abutting county road; effect.

Any city or village annexing property contiguous to or abutting upon any part of a county road shall be deemed to have annexed, without further action, all of the contiguous or abutting road at the time of such annexation, except that this section shall not apply to county roads separating counties.

Source: Laws 1977, LB 173, § 1; Laws 1993, LB 631, § 1.

City of Scottsbluff, Nebraska

Monday, April 13, 2026

Regular Meeting

Item 7.A

**Planning Commission to receive the Presentation of 2025 Annual Report by
Development Services Department**

Staff Contact:

DEVELOPMENT SERVICES DEPARTMENT

2025 Report



Zachary Glaubius, Development Services Director

What is the Development Services Department?

The Development Services Department is a consolidation of planning, zoning, building permit services and inspections, GIS, nuisance code enforcement, and stormwater outreach/administration into a single department.

DEPARTMENT OF MANY NAMES

Development Services is the most recent name for the department. However, over the past the department has been referred to as:

- Department of Planning, Building, and Development
- Building and Zoning Department
- Planning & Building Department

The mission of the Development Services Department is to provide professional and equitable administration of the City of Scottsbluff's codes while fostering creative and diverse design and uses for an exceptional, safe, and livable built environment.

Department Staff

As of 2025, the Development Services consists of six full-time employees.

- Development Services Director
 - Zachary Glaubius
- Code Administrator II
 - Gary Batt
- Code Administrator I
 - Logan Lund
- Development Services Assistant
 - Zachary Durbin
 - Position created in 2024
- Compliance Officer
 - Zoe Frank
 - Position created in 2024
- GIS Coordinator
 - Taylor Stephens
 - Acting Floodplain Manager

Boards & Commissions

The Development Services Department is the liaison and manages the secretarial duties for four City boards/commissions.

- Planning Commission
- Board of Adjustment
- Business Improvement Board
- Plumbers Examining Board



Planning & Zoning

The Development Services Department is responsible for providing planning and zoning services for the City of Scottsbluff and its extra-territorial jurisdiction. Additionally, the department administers zoning code for the City of Terrytown.

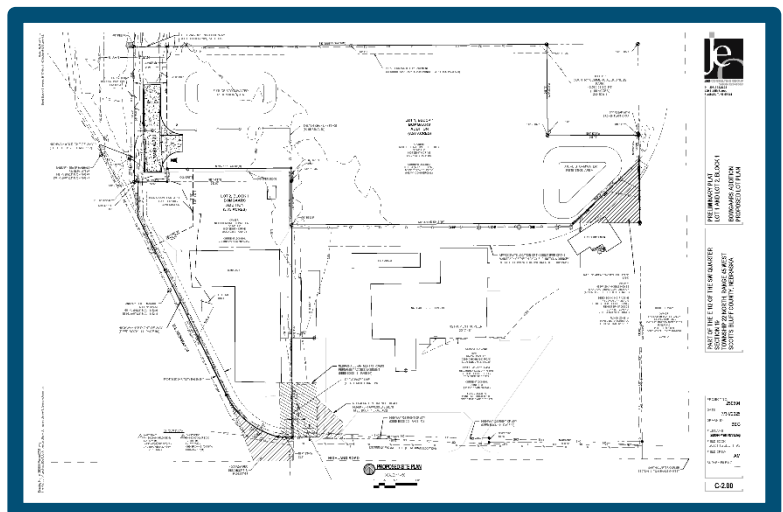
Planning and zoning roles of the department includes reviewing proposed subdivisions, rezones, conditional use permits, annexations, and ordinance amendments. Additionally, the department assists with the creation and implementation of the City's plans, including the Comprehensive Plan.



One of the most notable projects of Development Services in 2025 was the continued work on the new Comprehensive Plan. Staff have been working with Marvin Planning Consultants on the new plan, which

will replace the current plan adopted in 2016. It is anticipated to have the plan adopted in 2026.

In 2025, Development Services received the most subdivision and zoning amendment applications since 2021. One notable subdivision was the Bomgaars Addition, which included the annexation of approximately 22 acres, a rezone, an extension of Delta Drive, and a new water main. Another notable subdivision was the replat of Lots 2A & 4A, Block 2, Clemens-Reinhardt Subdivision, which included an extension and cul-de-sac of W. 36th Street and stormwater improvements.





In addition to the annexation of the Bomgaars Addition and adjoining land, the City annexed approximately 17 acres adjoining the Triple Peaks Subdivision. With both annexations, the City expanded approximately by 39 acres in 2025.

In regards to ordinance amendments, several amendments were proposed and adopted in 2025. These amendments included complete revisions to Chapter 25

Articles 12 and 13. Article 12 pertained to updating legal nonconforming uses, lots, buildings, and off-street parking lots. The updated article has already made administration of code simpler for staff and benefitted the public several times. Article 13 pertained to changing special use permits to conditional use permits as well as updating the zoning districts for consistency. While the ordinance was not approved until 2026, the amendment took the majority of 2025 to draft and review.

Several rezones occurred last year. The majority of the rezones were changes from agricultural to commercial uses. The adjacent table shows the changes from 2024 to 2025. The largest approved rezone was 17.75 acres for the unplatted land adjacent to the Triple Peaks subdivision, while the smallest rezone was 1.77 acres for the Rise N Shine restaurant on South Beltline Highway West.

<u>Zoning District</u>	<u>2024 Acreage</u>	<u>2025 Acreage</u>	<u>Change in Acres (%)</u>
R-1	416	416	0 (0%)
R-1A	2671	2670	-1 (0.99%)
R-1B	965	971	6 (0.62%)
R-4	197	197	0 (0%)
R-6	112	112	0 (0%)
O-P	187	206	19 (10.16%)
PBC	92	92	0 (0%)
C-1	88	88	0 (0%)
C-2	345	347	2 (0.58%)
C-3	1060	1072	12 (1.13%)
M-1	700	700	0 (0%)
M-2	695	695	0 (0%)
A	8406	8387	-19 (-0.22%)
AR	395	376	-19 (-4.81%)

Buildings & Inspections

The Development Services Department is responsible for providing building services for the City of Scottsbluff and its ETJ as well as the City of Terrytown and its ETJ. The

LIST OF PERMITS & APPLICATIONS

- Building Permits
- Plumbing/Mechanical Permit
- Fence Permits
- Roofing Permit
- Certificate of Occupancy Application
- Floodplain Permit
- Sign Permit
- Right-of-Way Obstruction Permit
- Demolition Permit
- Private Well Application
- Building Moving Permit

department has a variety of permits and applications, which staff review to ensure life safety.

The department received 145 building permit applications in 2025 (see Appendix). While this is a decrease from 2023 and 2024, it is close to the 2021-2025 average number of building permits. Building permits are required whenever a structural change occurs. This can range from interior remodels to egress windows to decks/porches to building additions to new buildings.

On the commercial building side, two of the most notable building projects started in 2025 were the new

Bomgaars store on Delta Drive and the new Les Schwab Tires store on W. 36th Street. Both projects are still underway in 2026. Another notable project is the Westmoor Elementary School Addition and Remodel, which is partially completed and anticipated to be completed in the summer of 2026. Notable commercial buildings and remodels completed in 2025 include the Harms Center remodel, Platte Valley Bank Operations Center, TJ Maxx, Scottsbluff Public Schools Education Center, and Reganis Chrysler dealership.



On the residential building side, a notable project is the Garden Homes at The Residency on Circle Drive. This second phase development includes three two-family dwellings. As for residential construction in 2025, seven new single-family dwellings were completed, and building permits were issued for two new single-family dwellings.

Development Services saw a significant decrease in roofing permits in 2025 compared to the past two years. This can likely be attributed to a catch-up on roof repairs/replacements from the June 2023 hail storm.

The Development Services Department saw a significant increase of certificate of occupancy applications. In 2025, the department received 52 applications compared to 36 in 2024. Department staff have increased enforcement of certificates of occupancy for commercial businesses to ensure buildings meet life safety codes when a use or owner/occupant changes.



In addition to reviewing plans for new construction, the department identifies and requires abatement of unsafe buildings within the City. In 2025, five unsafe buildings, two unsafe building parts, and two illegal buildings were identified. As of February 2026, all five unsafe buildings have been demolished. These included three accessory buildings and the two abandoned “alley houses” on 5th Avenue. The unsafe building parts included a sagging awning on Broadway and a collapsing porch on Avenue G. The awning on Broadway was repaired while the collapsing porch on Avenue G was demolished. One of the illegal buildings was demolished, while department staff is still working with the other building owner to relocate the building out of the floodway.



Code Compliance

In 2025, code compliance returned to the Development Services Department from the Police Department after dividing the previous compliance officer position into two positions. The position in Development Services oversees the administration and enforcement of nuisance and zoning code. Nuisance violations cover a wide range from overgrown vegetation, hazardous trees, vermin harborage, and excessive junk. Whereas zoning violations typically pertain to improper use of a property.

From March 2025 to December 2025, there were approximately 172 violations. This total excludes complaints related to vegetation or other items that were not considered out of compliance but were still resolved in a timely manner before becoming violations. Of the 172 violations, 120 have been rectified.

One of the most notable successful abatements was the Croell, Inc. property located at 315 South Beltline Highway East. The property is highly visible from 5th Avenue and consisted of excessive accumulations of concrete waste along with overgrown vegetation. Staff successfully worked with the property owner on bringing the property into compliance voluntarily.

The following page includes a small gallery of before and after photographs of nuisance properties.

Type of Nuisance/Zoning Violation	Number of Abatements
Excessive Junk	47
Overgrown Vegetation/Weeds	42
Excessive Litter	33
Illegal Dumping	14
Zoning Violation – Commercial Vehicle	14
Overgrown Trees/Shrubs in Right-of-Way	8
Noxious Odors, Substances, or Conditions	5
Hazardous Trees	4
Zoning Violation – Travel Trailer Occupancy	2
Vermin Harborage	1
Sidewalk – Poor Condition	1

Before



After



Stormwater Outreach/Enforcement

The Development Services Department manages and oversees the City's stormwater program. The City of Scottsbluff is a member of Tri-City Stormwater along with the City of Gering and the City of Terrytown. The three Cities work together to maintain compliance required for stormwater permits.



The City's stormwater permit focuses on six minimum control measures, which the department is responsible for maintaining. The goal is to limit the number of pollutants entering local waterways by following the expectations of these measures. These include; Public Education and Outreach, Public Involvement and Participation, Illicit Discharge

Detection and Elimination, Construction Site Runoff Control, Post-Construction Management, and Pollution Prevention and Good House Keeping.

In 2025, staff attended a variety of local events, including the Earth Day Celebration, Messy Craft Fair, National Night Out, and Water Expo, to provide outreach and education on best stormwater management practices. Additionally, staff presented to over three hundred 5th graders at the Water Education for Tomorrow event about stormwater pollution prevention. Educational handouts were distributed at these events to encourage at-home conversations and promote stormwater management by implementing pollution prevention practices on a community level.

In regards to construction, staff reviews the best management practices for small site construction (less than 1 acre), while large site construction (more than 1 acre) requires a stormwater pollution prevention plan or SWPPP to be reviewed and approved by staff. Staff does periodic inspections of active construction sites to ensure stormwater pollution is mitigated. Staff also tracks post-construction activities to confirm site runoff is maintained and all post construction requirements are met.

Geographic Information Systems (GIS)

The Development Services Department houses the City's Geographic Information Systems (GIS) division. GIS supports all city departments by providing mapping, spatial analysis, regulatory review, and enterprise data management. In 2025, GIS expanded its role beyond map production and continued to integrate enterprise systems, support regulatory compliance, and improve operational workflows.

In 2025, GIS led the deployment for the integration with the ElementsXS Connect database. This integration modernized permit tracking workflows and improved interdepartmental coordination. Work also began on restructuring Public Works modules within ElementsXS to better align with operational needs.

GIS represented the City of Scottsbluff at the Novotx User Conference and delivered a presentation regarding the permitting portal implementation strategy and deployment experience. Additionally, GIS provides ongoing administration and maintenance of other enterprise systems, such as the agenda management system.



Another responsibility of the GIS division is providing mapping and analytical support to the Development Services Department and Public Works Department. For the Development Services department, duties include property research related to easements, lot lines, encumbrances, and historical land use. GIS maintains zoning and parcel datasets and maps. In 2025, a stakeholder mapping tool was developed to improve permit review and public transparency. As for the Public Works Department, GIS supports the department's operations by creating and maintaining various maps, such as an updated emergency snow route map. Additionally, a workflow tracking system was developed for the water and wastewater divisions to assist with task management.

Appendix

Permit Type	2025	2024
AEDS Applications	1	1
Building Permits	145	165
Certificates of Occupancy	52	36
Conditional Use Permits	5	2
Fence Permits	79	67
Plumbing/Mechanical Permits	153	143
Roofing Permits	54	218
Sign Permits	19	15
Subdivision Applications	33	25
Zoning Amendment Applications	9	3
Total Permits/Applications	550	675