



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

Regular Meeting
September 14, 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. August 10, 2026
6. **Public Hearing**
 - A. Planning Commission to conduct a Public Hearing regarding a Conditional Use Permit for a Residential Dwelling in the C-3 Heavy Commercial District at Lot 1B, Eisele Subdivision Replat Lot 1, commonly identified as 1101 South Beltline Highway West.
 - B. Planning Commission to conduct a Public Hearing regarding the adoption of the 2026 Comprehensive Plan.
7. **New Business**
 - A. Planning Commission to make a recommendation to City Council on adoption of the 2026 Comprehensive Plan.
8. **Staff Reports**
9. **Schedule a Meeting**

A. October 12, 2026

10. Adjournment

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
August 10, 2026
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, August 10, 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 July 30, 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 6:12 PM. Roll call consisted of the following members being "Present:" Mary Bowman, Jaci Conrad, Becky Estrada, Dana Weber, Michael Mawhinney "Absent:" Dave Gompert, Henry Huber, Angie Aguallo, Callan Wayman, "Excused:" Jaime Spath. City Officials present were Zachary Glaubius, Development Services Director, 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 July 13, 2026 meeting were reviewed. **Conclusion:** a motion was made by Mawhinney and seconded by Bowman to approve the minutes. "Yeas:" Jaci Conrad, Becky Estrada, Michael Mawhinney, Dana Weber, Mary Bowman "Nays:" none "Absent:" Dave Gompert, Henry Huber, Angie Aguallo, Callan Wayman, "Excused:" Jaime Spath. The motion carried.
- 6 Estrada opened Item 6A at 6:13, Planning Commission to conduct a Public Hearing regarding a Preliminary Plat and Final Plat of Block 1, ESU 13 Subdivision, commonly identified as 4215 Ave I. Glaubius stated ESU is working on an addition, and in the process of filing for a building permit it came to our attention that the land is unplatted. Glaubius stated this will bring the property to compliance with code and fix right of way width along W. 42nd street. Glaubius mentioned that all improvements are already in place, and this will be a cleanup plat. Estrada asked for public comment and closed the hearing at 6:14.
- 7 **Conclusion:** A motion was made by Bowman, and seconded by Mawhinney to make a positive recommendation to City Council on approval of the Preliminary and Final Plat of Block 1, ESU 13 Subdivision. "Yeas:" Michael Mawhinney, Dana Weber, Mary Bowman, Jaci Conrad, Becky Estrada "Nays:" none "Absent:" Dave Gompert, Henry Huber, Angie Aguallo, Callan Wayman, "Excused:" Jaime Spath. The motion carried.

- 8 Planning Commission confirmed the next meeting date of September 14, 2026 at 6:00 P.M.
- 9 Adjournment: A Motion was made by Mawhinney and seconded by Bowman to adjourn the meeting at 6:15 PM. "Yeas:" Dana Weber, Mary Bowman, Jaci Conrad, Becky Estrada, Michael Mawhinney "Absent:" Dave Gompert, Henry Huber, Angie Aguallo, Callan Wayman, "Excused:" Jaime Spath. The motion carried.

Becky Estrada, Chairperson

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, September 14, 2026

Regular Meeting

Item 6.A

Planning Commission to conduct a Public Hearing regarding a Conditional Use Permit for a Residential Dwelling in the C-3 Heavy Commercial District at Lot 1B, Eisele Subdivision Replat Lot 1, commonly identified as 1101 South Beltline Highway West.

Staff Contact:



City of Scottsbluff
Special Use Application
Permit Identifier 2026-23CUP

Type:

Applicant Name	Kristi Gregory	Applicant Address	1101 S Beltline Hwy W Scottsbluff, NE
Applicant Email	[REDACTED]	Applicant Phone	[REDACTED]
Contact Name	Stephen Guess	Contact Address	1101 S Beltline HWY W Scottsbluff, NE
Contact Email		Contact Phone	[REDACTED]

Property Information

General Location/Address	1101 S BELTLINE HWY W
Legal Description	LT 1B, EISELE SUB REPLAT LT 1
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 dwelling in compliance with code

Issued By *Zachary
Durbin*

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 9, 2026

For Hearing of: September 14, 2026



I. GENERAL INFORMATION

- A. Applicant:** Kristi Gregory
1101 South Beltline Highway W
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:** Lot 1B, Eisele Subdivision
- E. Location:** 1101 South Beltline Highway W
- F. Existing Zoning & Land Use:** C-3 Heavy Commercial – Shop Building with Apartment
- G. Size of Site:** Approximately 1 acre

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	Construction Yard
East	Automobile Commercial	C-3 Heavy Commercial	Culligan
South	Automobile Commercial	C-3 Heavy Commercial	Aulicks
West	Automobile Commercial	C-3 Heavy Commercial	Vacant Lot

III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Automobile Commercial
1. Appropriate zones for South Broadway are C-2, C-3, PBC, and R-4
- B. Traffic & Access:**
1. Access to the property is via South Beltline Highway
- C. Utilities**

1. A water main and sewer main are located in the right-of-way of South Beltline Highway
- 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.** A certificate of occupancy will need to be issued for the business if the conditional use permit is approved.
- D.** There is sufficient open space on the property for required off-street parking.

V. FINDINGS OF FACT

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

1. The Comprehensive Plan identifies the area as Automobile Commercial 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

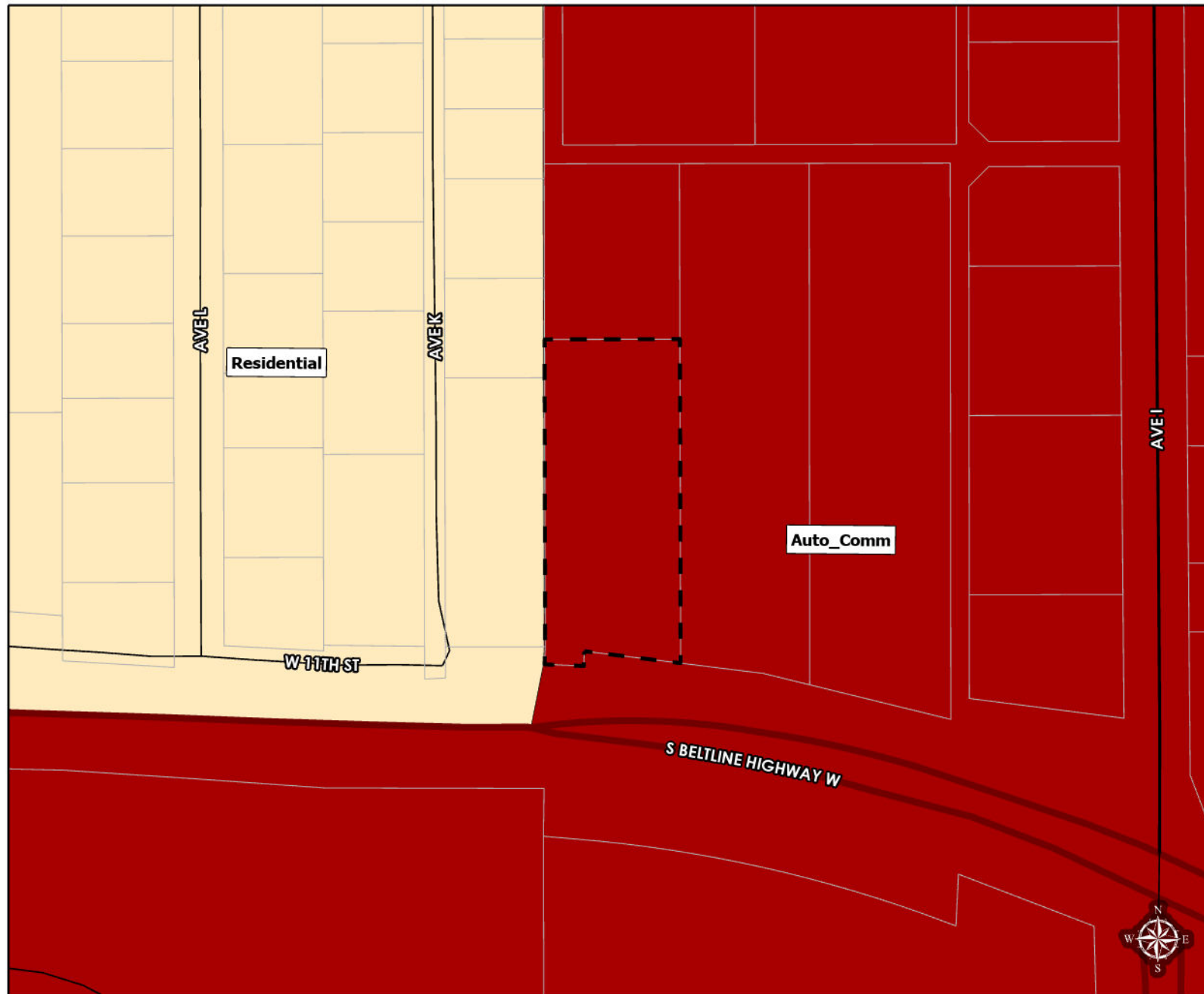
VI. STAFF RECCOMENDATION

- A.** Staff recommends Planning Commission issue the conditional use permit to Kristi Gregory for residential uses at Block 1B, Eisele Subdivision, commonly identified as 1101 South Beltline Highway W on the condition:

1. The Conditional Use Permit will expire on September 14, 2027.

CUP - ABC Nursery

2016 Comp. Plan Future Land Use Overview



- Concerning Parcel(s)
- 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)

City of Scottsbluff, Nebraska

Monday, September 14, 2026

Regular Meeting

Item 6.B

Planning Commission to conduct a Public Hearing regarding the adoption of the 2026 Comprehensive Plan.

Staff Contact:

City of Scottsbluff, Nebraska

Monday, September 14, 2026

Regular Meeting

Item 7.A

Planning Commission to make a recommendation to City Council on adoption of the 2026 Comprehensive Plan.

Staff Contact: