



SCOTTSBLUFF CITY PLANNING COMMISSION AGENDA

Monday, August 8, 2016, 6:00 PM
City Hall Council Chambers, 2525 Circle Drive

PLANNING COMMISSIONERS

BECKY ESTRADA
CHAIRPERSON

ANGIE AGUALLO
VICE CHAIRPERSON

DANA WEBER

HENRY HUBER

MARK WESTPHAL

CALLAN WAYMAN

DAVID GOMPERT

JIM ZITTERKOPF

ANITA CHADWICK

LINDA REDFERN
ALTERNATE

1. **WELCOME TO THE PLANNING COMMISSION MEETING:** Chairman
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 back of the council chambers in the west corner.
3. **ROLL CALL:**
4. **NOTICE OF CHANGES IN THE AGENDA:** Additions may not be made to this agenda less than 24-hours prior to the beginning of the meeting unless added under item 5 of this agenda.
5. **CITIZENS WITH ITEMS NOT SCHEDULED ON THE REGULAR AGENDA:** As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.
6. **APPROVAL OF THE PLANNING COMMISSION MINUTES FROM:**
 - A **Approve Minutes**
Approve Minutes of July 11, 2016
7. **NEW BUSINESS:**
 - A **Ordinance**
Ordinance: Chapter 25, Article 7
Applicant(s): N/A
Owner(s): N/A
Location: N/A
 - B **Annexation**
Annexation: Miscellaneous areas eligible for annexation
Applicant(s): N/A
Owner(s) : N/A
Location: N/A
 - C **Preliminary & Final Plat: Melroy Addition**
Applicant: Steve Melroy/Baker & Associates
Owner(s): Steve Melroy]
Location: 1401 19th Avenue
 - D **Special Use Permit:: PUD**
Applicant(s): Steve Melroy
Owner(s) Steve Melroy
Location: 1401 19th Avenue
 - E **Zoning Code**
Proposed Ordinance Changes/additions
8. **ADJOURN**

The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the Development Services Department at (308) 630-6243, 24-hours prior to the meeting.

2525 CIRCLE DRIVE • SCOTTSBLUFF, NEBRASKA 69361 • (308) 630-6243 • FAX (308) 630-6294

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City of Scottsbluff, Nebraska
Monday, August 8, 2016
Regular Meeting

Item Appr. Min.1

Approve Minutes

Approve Minutes of July 11, 2016

Staff Contact: Annie Urdiales

**Planning Commission Minutes
Regular Scheduled Meeting
July 11, 2016
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, July 11 2016, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on July 1, 2016. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Anita Chadwick, Angie Aguillo, Henry Huber, Jim Zitterkopf, Callan Wayman, Dana Weber, and Becky Estrada. Absent: Mark Westphal and David Gompert. City officials present: Annie Folck, City Planner, Annie Urdiales, Planning Administrator, and Gary Batt, Code Administrator II.

ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on bookcase in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of June 13, 2016 were reviewed and approved. A motion was made to accept the minutes by Weber, and seconded by Huber. **"YEAS":** Chadwick, Zitterkopf, Aguillo, Huber, Weber, and Estrada. **"NAYS":** None. **ABSTAIN:** Wayman. **ABSENT:** Westphal and Gompert. Motion carried.

Agenda Item 7A - Annexations was withdrawn from the agenda and will be brought back to the Planning Commission at next month's meeting or possibly the September meeting.

ITEM 7B: The Planning Commission opened discussion on a proposed study area to be declared as Blighted and Substandard. Rick Kuckkahn, City Consultant addressed the Planning Commission regarding some preliminary work and research done the East Overland corridor. The new comp plan had this area listed as one of the areas we wanted to research for upgrades in zoning and redevelopment of existing buildings and infrastructure. The area would be East Overland from Broadway east to 21st Avenue; it will also include some residential areas to the south and north of East Overland. The once thriving East Overland Corridor is being looked at for a more detailed effort, community support and understanding within the corridor will be a critical first step in moving ahead. We anticipate the need for overall community support in continuing with the study inf southeast Scottsbluff.

One important tool to aid in planning and revitalizing the area is Tax Incremental Financing (TIF). A necessary step in the process of TIF is determining what areas may be considered Blighted and Substandard. While the term is objectionable the principle is sound, there are several areas within the city that have benefitted from this designation the most recent being the Reganis dealership and adjoining motel as well as the Monument Mall.

We are looking for Planning Commission support to move ahead with neighborhood meetings and relevant planning to accomplish a detailed plan for a Blighted and Substandard designation. Some of the criteria required to designate an area as blighted and substandard include age if the property and infrastructure, East Overland was one of the first areas to develop in Scottsbluff and most of the building are forty years or older. Several buildings are dilapidated and deteriorating. The Blighted and Substandard designation would allow for tax increment financing to be used as a tool for general enterprise to buy and develop some of the run down building along this corridor. Existing property owners would also benefit as they could improve their properties by upgrading and remodeling existing commercial and residential buildings. TIF can be used for several things including demolition, improve sidewalks, upgrade existing infrastructure, new infrastructure etc. Improving intersections in this corridor will help make the area friendlier for bicyclist and pedestrians. Updating our zoning and creating a broad mixed use zone for this area, will allow for both residential and commercial uses in this district.

Carolyn Escamilla and Stacy Wilson, property owners, in southeast Scottsbluff expressed concerns regarding different issues one concern is that there are no trees along East Overland all the concrete makes it hard to just go for a walk in the hot summer heat, if we can possibly get some trees and landscaping in this corridor it could help make the area more walkable and friendly. When the intersection at Broadway and East Overland was redone a few years ago part of the access onto East Overland was cut off, this has had some negative impact on Southeast Scottsbluff making it difficult to access East Overland from Broadway and seems like they are cut off from the rest of the City. Several areas are run down with junk cars, weeds, and junk make the some neighborhoods undesirable. There are neighborhoods in this area where the property owners have been making improvements to their homes and taking pride in the area, hopefully these types of improvements will inspire others to follow suit.

Future goals is to have some open houses and get more input from citizens is southeast Scottsbluff and get the word out on what can be done with TIF, and taking the time to explain to everyone how it all works so they understand the process and how it can benefit the neighborhoods. Something suggested was that we could maybe provide some before and after photos of areas that have used Tax Increment Financing, possibly photos of the changes on Broadway.

Conclusion: A motion was made by Wayman and seconded by Aguillo to make a positive endorsement to continue with the Study for City Council approval to designate East Overland from Broadway to 21st Avenue as Blighted and Substandard. "YEAS": Aguillo, Huber, Weber, Zitterkopf, Wayman, Chadwick, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal and Gompert. Motion carried.

ITEM: 7C: The Planning Commission opened discussion regarding a proposed ordinance amendment. We are looking at adding language to our code regarding Tiny Houses. Recently we've had a few calls regarding Tiny Homes. We do not have anything in our code and would like to establish some guidelines for this type of home and where they can be placed within the City. Rick Kuckkahn addressed the Planning Commission on possible requirements and guidelines for this type of residential use.

Some of the things we have discussed are whether we want to allow them on permanent foundations, on wheels, or both. There are also some issues with meeting building code- we are recommending to only allow them on permanent foundations, and require minimum square footage that allows for building codes to be met. They will have to have utilities to each unit. We could possibly have a minimum of about 200 square feet, we would also require them to hook up to City utilities, with each unit having its' own meter.

The Tiny Homes/Houses could be added under Article 7 of our zoning code Planned Unit Developments (PUDs) which has information on Condominiums, Townhouses, Cluster Housing & Mobile Home PUDs we could possibly use language similar to our requirements for the Mobile Home Planned Unit Developments, we could use this code making adjustments for lot sizes, building square footages, and setbacks that make sense for tiny homes. We would prefer these requirements/guidelines rather than having them pop up on vacant lots or in backyards around town.

112 Stacy Wilson is interested in tiny homes and provided some information to the Planning Commission
113 regarding tiny houses; we have also received emails about what other communities are requiring for this
114 type of residential development. Most of these homes are built off site and are required to meet State
115 guidelines which are affixed to the structures most of these homes are on wheels and need to meet the
116 requirements for RV's, they must also meet the relevant building codes.

117
118 City staff will research all the information we received and bring back a draft ordinance for the Planning
119 Commission to review and approve before forwarding on to City Council. We want something in place to
120 avoid possible problems when and if this type of development comes to Scottsbluff.

121
122 **Conclusion:** A motion was made by Chadwick and seconded by Weber to recommend staff draft an
123 ordinance to allow for Tiny Houses within the City of Scottsbluff for future recommendation to Council
124 Avenue. "YEAS": Aguillo, Huber, Zitterkopf, Weber, Wayman, Chadwick, and Estrada. "NAYS": None.
125 ABSTAIN: None. **ABSENT:** Gompert & Westphal. Motion carried.

126
127 **ITEM 8: Unfinished Business:** None.

128
129 There being no further business, a motion to adjourn was made by Weber and seconded by Chadwick.
130 The meeting was adjourned at 6:25 p.m. "YEAS": Zitterkopf, Wayman, Weber, Huber, Chadwick,
131 Aguillo, and Estrada. "NAYS": None. **ABSTAIN:** None. **ABSENT:** Westphal & Gompert. Motion
132 carried.

133
134 _____
135 Becky Estrada, Chairperson

136
137 Attest: _____
138 Annie Urdiales

City of Scottsbluff, Nebraska

Monday, August 8, 2016

Regular Meeting

Item NewBiz1

Ordinance

Ordinance: Chapter 25, Article 7

Applicant(s): N/A

Owner(s): N/A

Location: N/A

Staff Contact: Annie Folck



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: August 8, 2016
Subject: Tiny Home Requirements
Location: Residential Zoning Districts

Zoning: N/A
Property Size: N/A
Lots/Units:

Staff met with legal about establishing guidelines and requirements for tiny homes. Several issues were discussed, state requirements; along with concerns from our code administrators regarding fire safety.

Recommendations discussed is to only allow them on permanent foundations, require minimum square footage that allows for building codes to be met, utilities to each unit.

The Tiny Homes/Houses will be added under Article 7 of our zoning code Planned Unit Developments (PUDs) which has information on Condominiums, Townhouses, Cluster Housing, & Mobile Home PUDs.

Legal will have a draft ordinance in place for your review on Monday night.

RECOMMENDATION

Approve

Make a motion to approve and continue with a draft ordinance to make changes to code with additional language to Article 7, Chapter 25 regarding Tiny homes requirements subject to the following condition(s):

Deny

Make a motion to disapprove changes to Article 7, Chapter 25 adding language to Article 7, Chapter 25 for Tiny Homes, for the following reason(s):

Table

Make a motion to TABLE the proposed changes to Article 7, Chapter 25, regarding language for Tiny Homes for the following reason(s):

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING CHAPTER 25 ARTICLE 7 RELATING TO PLANNED UNIT DEVELOPMENTS PROVIDING FOR AN ADDITIONAL SECTION RELATING TO A TINY HOME COMMUNITY PLANNED UNIT DEVELOPMENTS, PROVIDING FOR PUBLICATION IN PAMPHLET FORM AND FOR AN EFFECTIVE DATE.

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

Section 1. Chapter 25, Article 7 of the Scottsbluff Municipal Code is amended by adding new Sections 25-7-81 through 25-7-87 to provide as follows:

“(f) TINY HOME COMMUNITY PLANNED UNIT DEVELOPMENT
25-7-81.

- (1) Applicability. The regulations in this subdivision (f) of this Article apply to Tiny Home Community Planned Unit Developments.
- (2) Scope. With respect to such developments, these regulations supercede all other regulations in this Article, and in other Articles of this Chapter, which are in conflict with these regulations. Except in cases of such conflict, or in situations where such other regulations clearly are inapplicable (because clearly inappropriate) to Tiny Home Community Planned Unit Developments, such other regulations, otherwise applicable, apply also to such developments.
- (3) Purpose. The purpose of the regulations in this subdivision (f) is to permit the planning, construction, and occupancy of Tiny Home Community Planned Unit Developments in accordance with standards for Tiny Houses, and for accessory buildings and lands, containing adequate parking facilities, open spaces, recreation facilities, pedestrian walkways and other amenities which are not required or, as the case may be, not permitted under other provisions of this Article, or other Articles in this Chapter.”

“25-7-82 Definition of Tiny House, lots; area.

A Tiny House is a residential structure on a permanent foundation with a minimum of 200 square feet and constructed according to all building and life safety codes. A Tiny House on wheels must be licensed as a recreational vehicle under the laws and regulations of the State of Nebraska and then can be placed wherever a recreational vehicle can be placed, however, a Tiny House on wheels cannot be lived in year around. To be lived in year around, the Tiny House must be taken off wheels and affixed to a permanent foundation.

Tiny House sites in a Tiny Home Community Planned Unit Development must have a site area with a minimum of 2,850 square feet and a minimum width of thirty (30) feet.”

“25-7-83 Site; area; frontage and density.

A Tiny Home Community Planned Unit Development shall be not less than three acres in area, and shall have a frontage on a dedicated street of not less than two hundred (200) feet. The density of Tiny Home Community Planned Unit Development shall not exceed ten (10) units per gross acre. Provided, however, the City may approve a smaller site if it is part of a redevelopment site and meets the intent of this Article.”

“25-7-84 Setbacks.

The following minimum yard setbacks shall be maintained in each Tiny Home Community Planned Unit Development:

- (1) Public street frontage: On that part of a Tiny Home Community Planned Unit Development which is adjacent to a major street, a minimum setback of twenty (20) feet shall be maintained. On that part of such development which is adjacent to a secondary street or a street with a lower classification, a minimum setback of fifteen (15) feet shall be maintained.
- (2) Interior lot lines: A minimum setback from interior lot lines of ten (10) feet shall be maintained.”

“25-7-85 Accessory buildings.

All accessory buildings and structures in a Tiny Home Community Planned Unit Development shall be:

- (1) Located to the rear of the Tiny House.
- (2) At least three (3) feet from the rear lot line if the line is a common lot line with an abutting lot.

- (3) At least two (2) feet from the interior side lot line and if the lot is a corner lot, the accessory building shall not protrude beyond the tiny house into the front yard abutting the side street.
- (4) Any detached accessory building shall be situated not less than five (5) feet from the Tiny House.”

“25-7-86 Off-street parking.

Two (2) off-street parking spaces shall be provided on each Tiny House site.”

“25-7-87 Other requirements.

To insure the residential character of a Tiny Home Community Planned Unit Development, and to minimize adverse effects on adjacent properties, the following additional requirements shall be observed:

- (1) Tiny Houses shall be affixed to permanent foundations.
- (2) Tiny Houses must meet all building and life safety codes, minimum square footage requirements, height requirements, including kitchen and bathroom with minimum clearances for all fixtures and have a fire suppression system suitable for a dwelling unit of its size.
- (3) Tiny Houses must be connected to utilities with separate water services and sewer services and meters for each Tiny House.
- (4) A Tiny Home Community Planned Unit Development may be allowable in any residential zone as long as they meet the requirements set forth in this Article.

Section 2. All other ordinances and parts of ordinances in conflict herewith are repealed; provided, however, this ordinance shall not be construed to effect any rights, liabilities, duties or causes of action, either criminal or civil, existing or actions pending at the time when this Ordinance becomes effective.

Section 3. This Ordinance shall become effective upon its passing and approval and publication shall be in pamphlet form.

PASSED and APPROVED on _____, 2016.

Attest:

Mayor

City Clerk (Seal)

Approved as to Form:

Deputy City Attorney

City of Scottsbluff, Nebraska

Monday, August 8, 2016

Regular Meeting

Item NewBiz2

Annexation

Annexation: Miscellaneous areas eligible for annexation

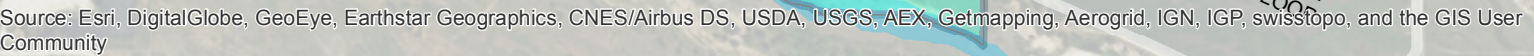
Applicant(s): N/A

Owner(s) : N/A

Location: N/A

Staff Contact: Annie Folck

City of Scottsbluff



City of Scottsbluff, Nebraska

Monday, August 8, 2016

Regular Meeting

Item NewBiz3

Preliminary & Final Plat: Melroy Addition

Applicant: Steve Melroy/Baker & Associates

Owner(s): Steve Melroy]

Location: 1401 19th Avenue

Staff Contact: Annie Folck

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: August 8, 2016
Subject: Preliminary & Final Plat –Lots 1-13, Melroy Addition a replat of lots 12&13, Wildy Lana Commercial Tracts
Location: 1401 19th Avenue

Zoning: C-3
Property Size: 4.23±

Procedure

1. Open Public Hearing
2. Overview of petition by city staff
3. Presentation by applicant
4. Solicitation of public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determine final approval

Public Notice: This item was noticed in the paper and a notice was posted on the property.

Background

Baker and Associates representing Steve Melroy have filed a request for a preliminary and final plat for 13 lots which are located between 19th and 21st Avenue just south of East 15th Street; these parcels are the former Wagon Wheel Trailer Court. This property was recently rezoned from R-4 multifamily residential back to C-3 Heavy Commercial. Mr. Melroy plans to build storage/comp shops and possibly sell the units off separately. This plat is done in conjunction with a special use permit for a planned unit development plat. The PUD will allow for flexibility of private streets and access alleys.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the preliminary & final plat of Lots 1 through 13, Melroy Addition, a replat of lots 12 & 13, Wildy Lana Commercial Tracts situated in the SE ¼ of Section 24, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the preliminary & final plat of Lots 1 through 13, Melroy Addition, a replat of lots 12 & 13, Wildy Lana Commercial Tracts situated in the SE ¼ of Section 24, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

Table

Make the motion to TABLE the preliminary & final plat of Lots 1 through 13, Melroy Addition, a replat of lots 12 & 13, Wildy Lana Commercial Tracts situated in the SE ¼ of Section 24, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

5. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEYER WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

120 East 18th St
Scottsbluff, NE 68901
308.432.5125
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Baker
Associates
Inc.

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6273	07-29-2016	1 of 7	Sheet No.
6273	07-29-2016	1 of 7	Subset
Project Code Last Mod. Date			
Owners: MELROY INVESTMENTS, L.L.C.			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Baker Project Number: 6273-002-16			
Proposed Landscape Details			
Preliminary Plat			

Date	Description	Initials
06-30-16	DRAFTED SURVEY	CJG
06-29-16	DRAFTED SURVEY	AM
07-29-16	PRELIMINARY PLAT	BJM
Sheet Revisions		

PRELIMINARY PLAT OF
LOTS 1-13, MELROY ADDITION, TO THE CITY OF SCOTTSBLUFF, A REPLAT OF LOTS 12 & 13 OF WILDY & LANA COMMERCIAL TRACTS,
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Diagram illustrating the proposed landscape details for Lot 13. The plan shows a 10' landscaping strip adjacent to the right of way. The width of the lot is 14.5' (15th Ave). A proposed 5' sidewalk is shown adjacent to the existing curb and gutter. The plan also indicates the back of curb and the right of way line. A tree symbol is shown within the landscaping strip, with a note 'SEE NOTE 1' pointing to it. The plan also shows 'NATURAL GRASSES (EPHRIM CRESTED WHEAT)' and a 'PROPOSED 5" SIDEWALK'.

Diagram illustrating the proposed landscape details for Lot 12. The plan shows a 10' landscaping strip adjacent to the right of way. The width of the lot is 11.5' (19th St). An existing curb and gutter is shown. The plan also indicates the back of curb and the right of way line. A tree symbol is shown within the landscaping strip, with a note 'SEE NOTE 1' pointing to it. The plan also shows 'NATURAL GRASSES (EPHRIM CRESTED WHEAT)' and a 'PROPOSED 5" SIDEWALK'.

LANDSCAPING NOTES
1. TREE SPACING AND TYPE TO CONFORM TO CITY MUNICIPAL CODE 25-22-1 THRU 25-22-10
2. IRRIGATION WILL BE THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS

PRELIMINARY PLAT OF
LOTS 1-13, MELROY ADDITION, TO THE CITY OF SCOTTSBLUFF, A REPLAT OF LOTS 12 & 13 OF WILDY & LANA COMMERCIAL TRACTS,
 SITUATED IN THE SOUTHEAST QUARTER OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Date	Description	Initials
06-30-16	DRAFTED SURVEY	CJG
06-29-16	DRAFTED SURVEY	AM
07-29-16	PRELIMINARY PLAT	RJM

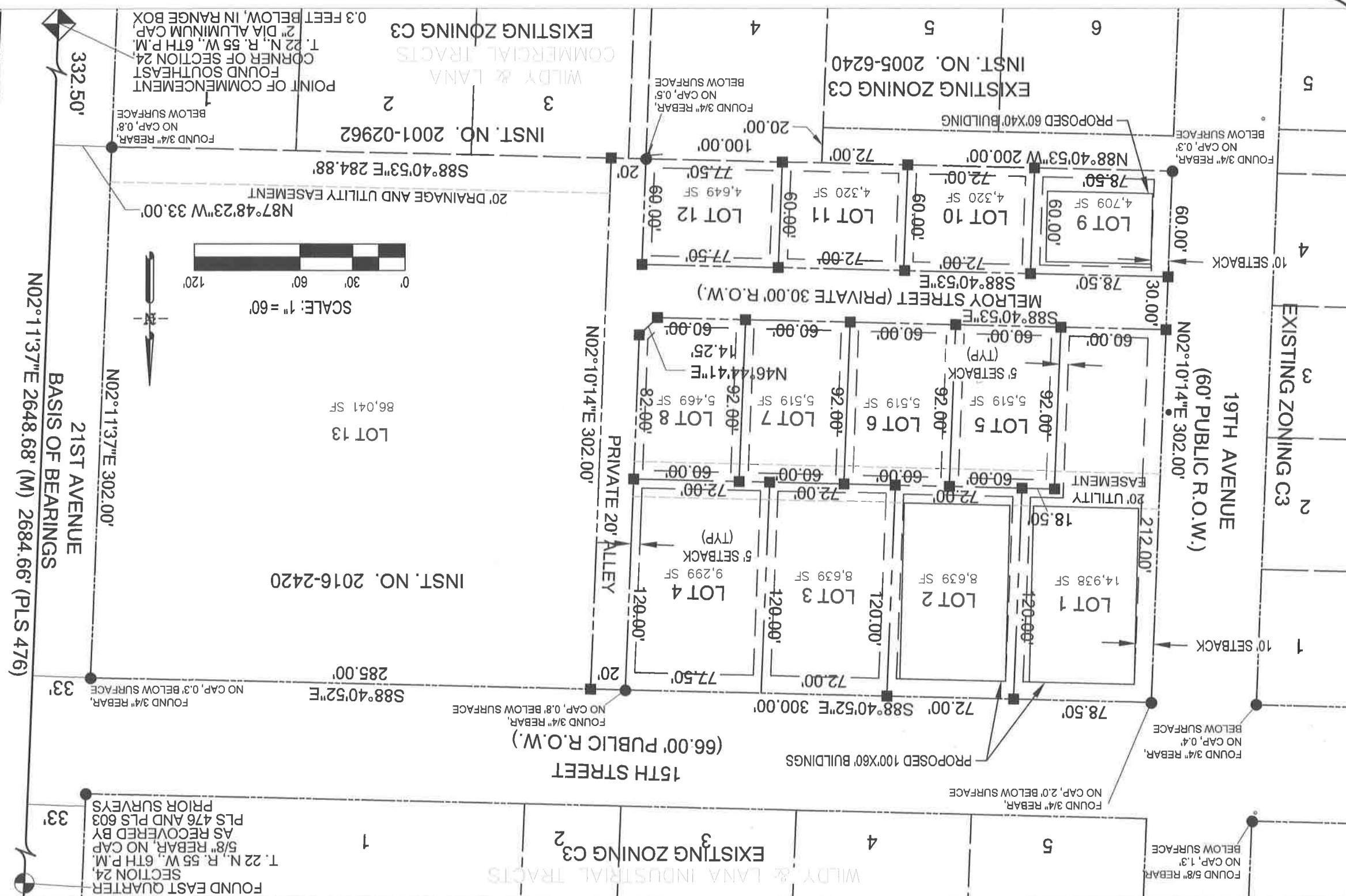
Sheet Revisions

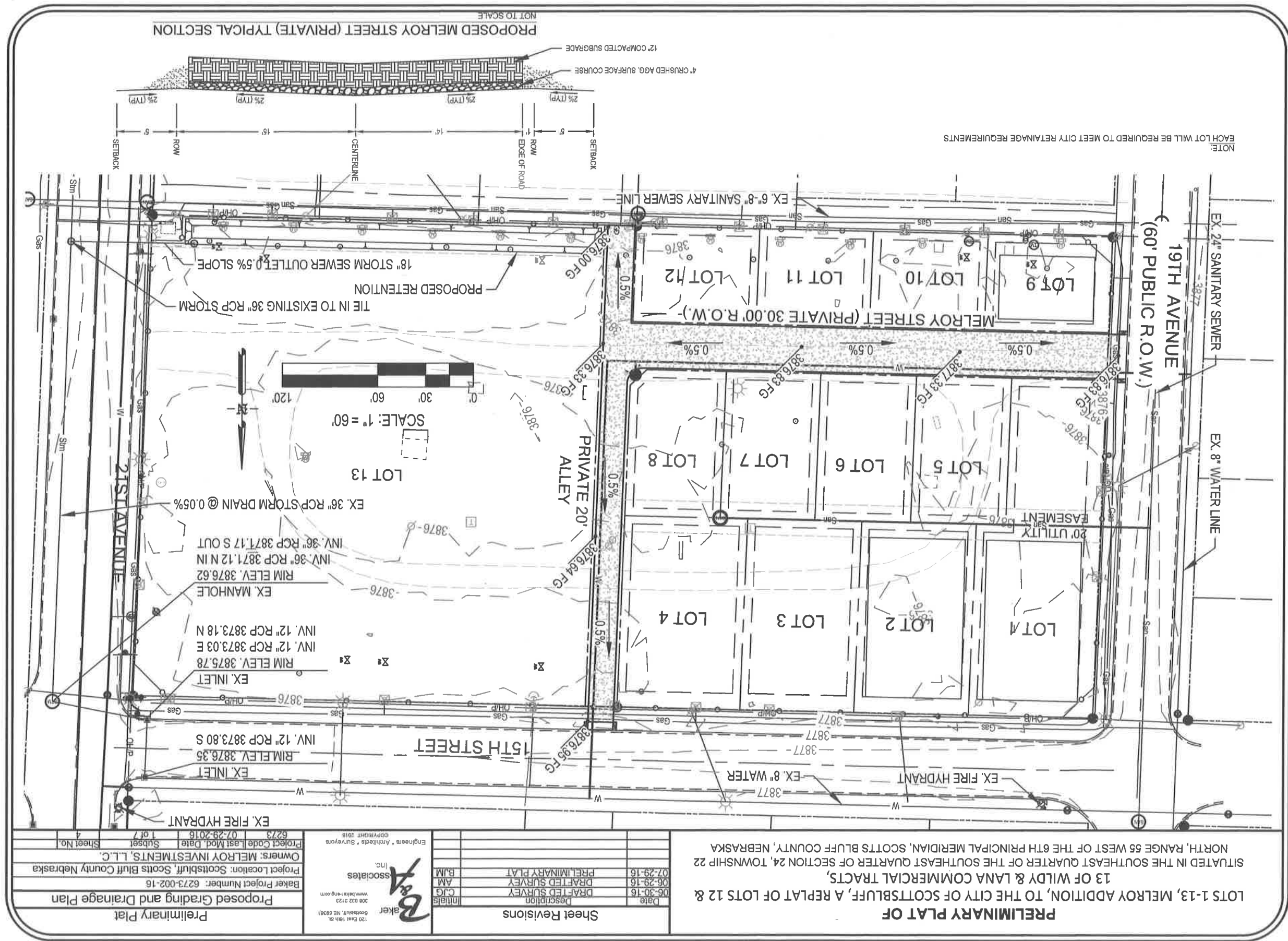
Baker Associates Inc.
 120 East 18th St.
 Scottsbluff, NE 68901
 308.630.0123
 www.baker-ang.com

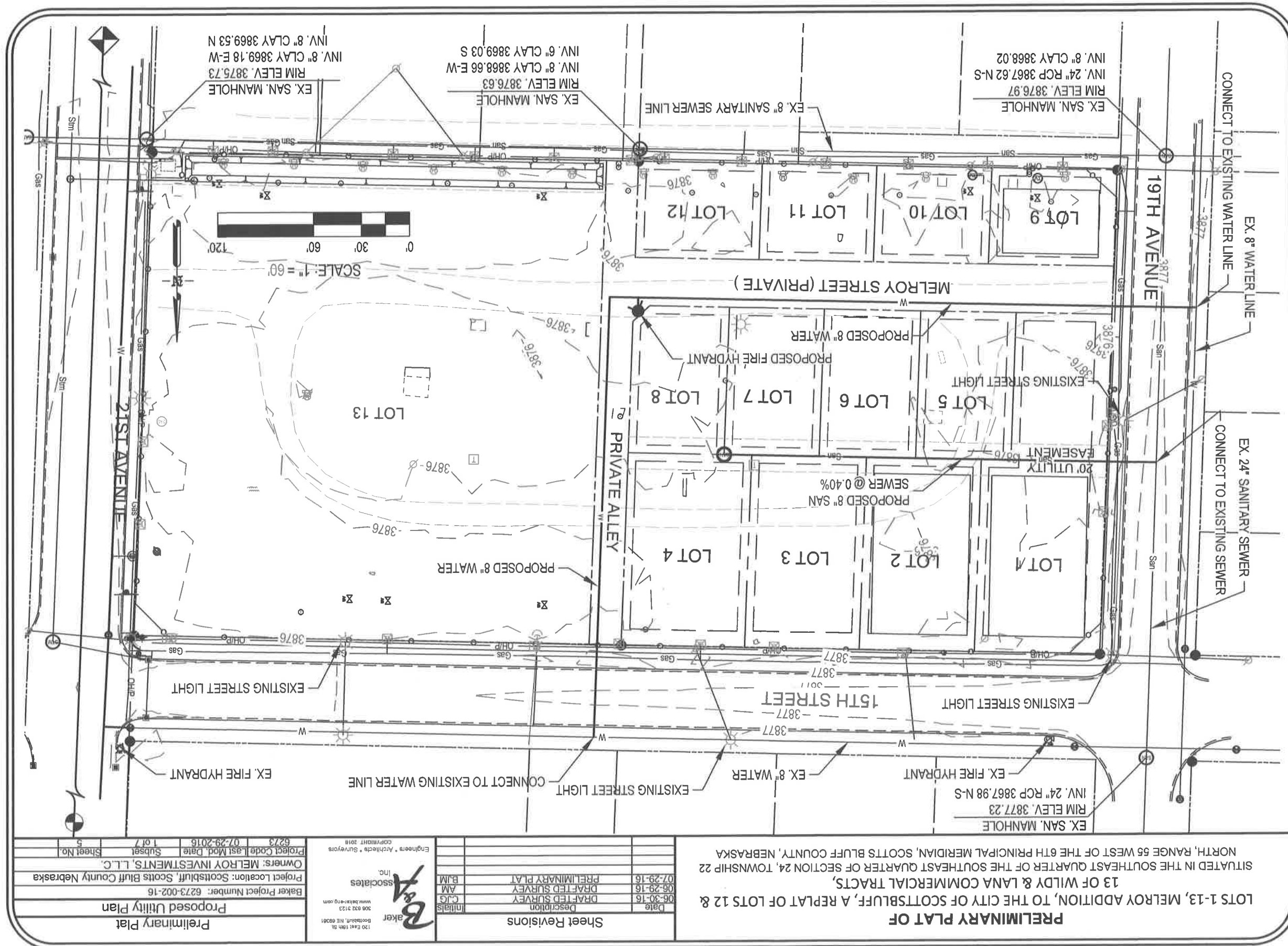
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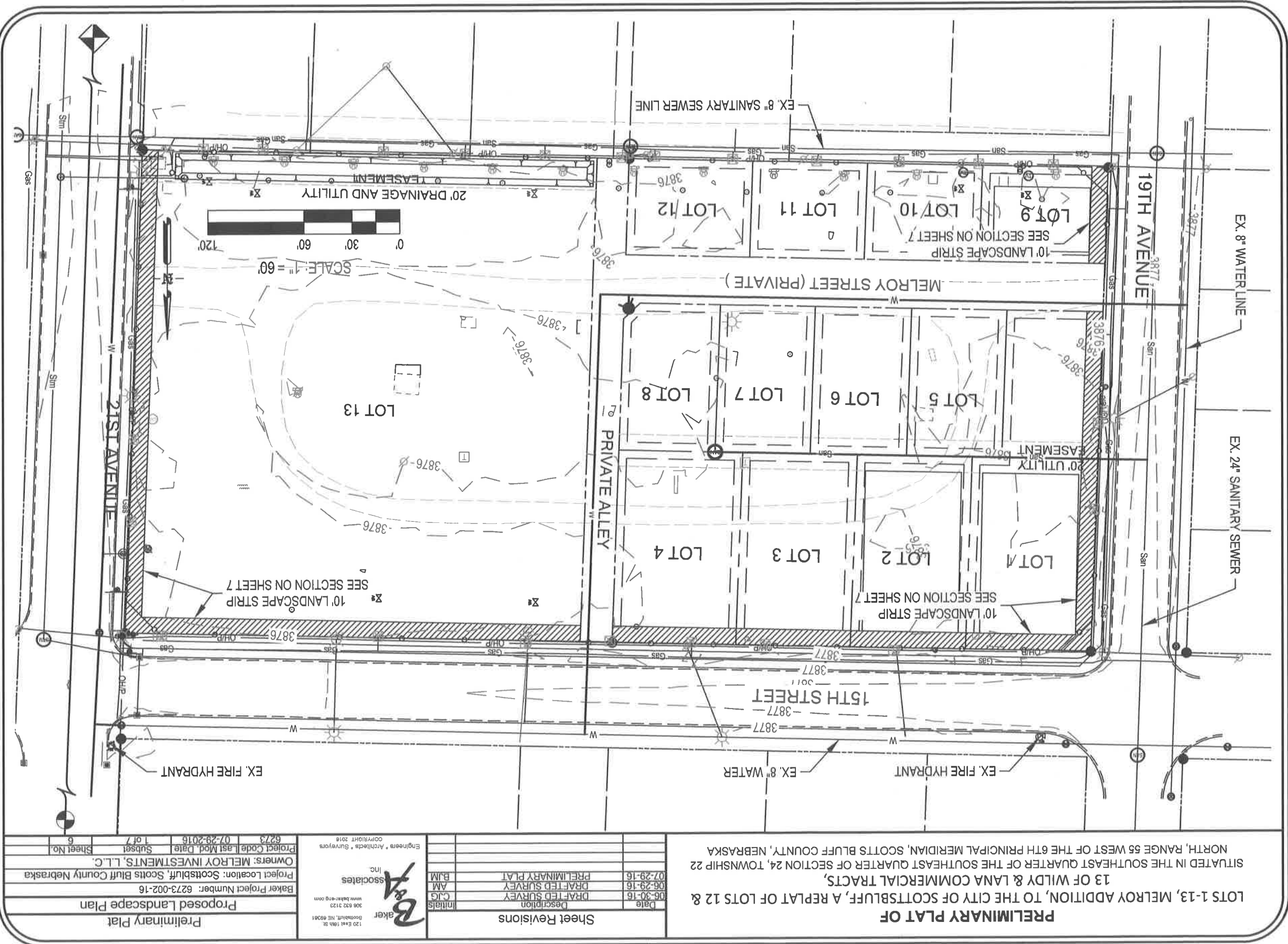
Preliminary Plat	Proposed Lot Layout
Baker Project Number: 6273-002-16	Owners: MELROY INVESTMENTS, L.L.C.
Project Location: Scottsbluff, Scotts Bluff County Nebraska	Project Code: 6273
Project Code: 6273	Last Mod. Date: 07-29-2016
Subplot: 1 of 7	Sheet No.: 3

FOUND EAST QUARTER SECTION 24, T. 22 N., R. 55 W., 6TH P.M., 5/8" REBAR, NO CAP AS RECOVERED BY PLS 476 AND PLS 603 PRIOR SURVEYS









FINAL PLAT
LOTS 1-13, MELROY ADDITION, TO THE CITY OF SCOTTSBLUFF, A
REPLAT OF LOTS 12 & 13 OF WILDY & LANA COMMERCIAL TRACTS,
SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22
NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

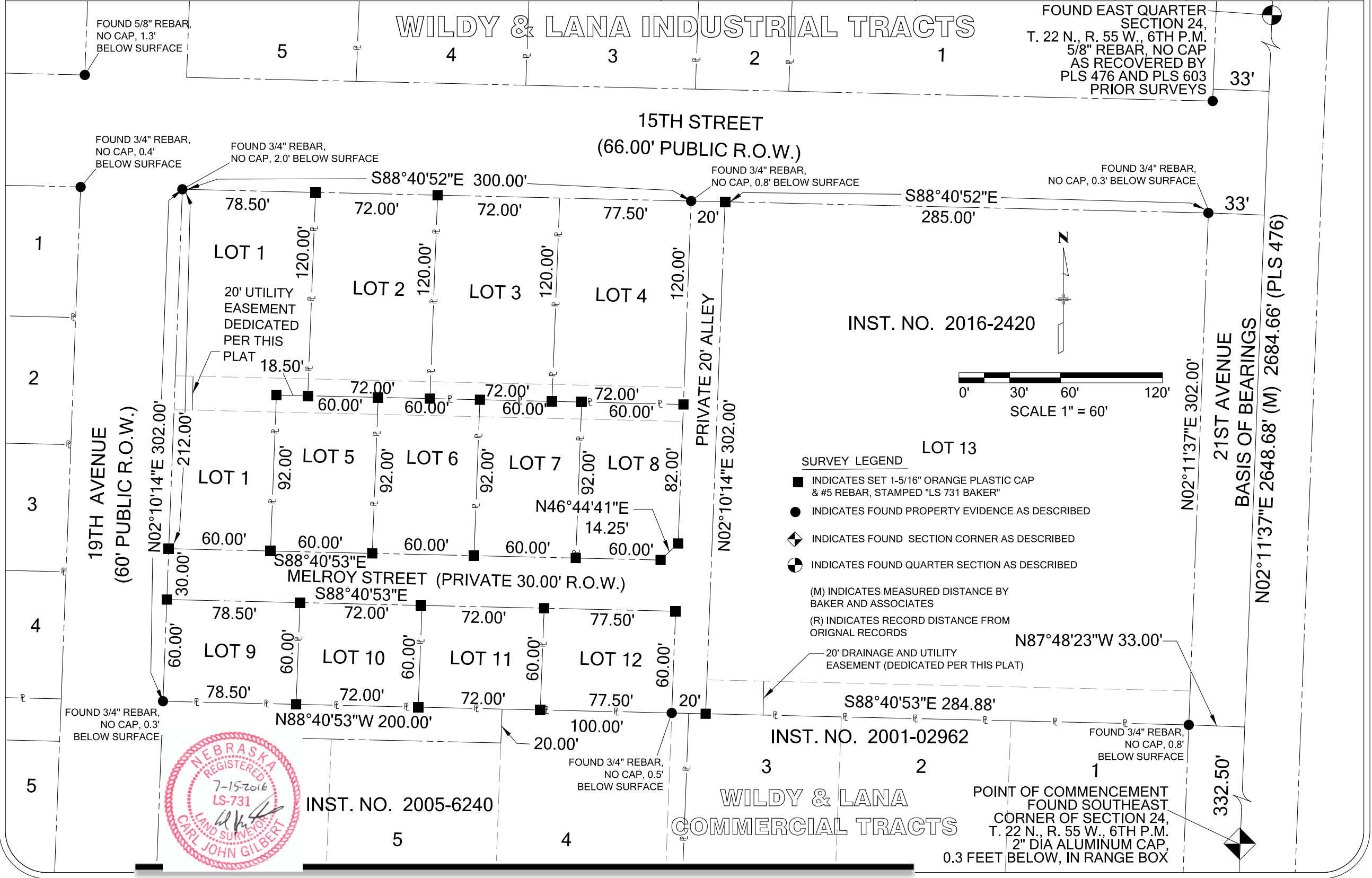
Sheet Revisions		
Date	Description	Initials
06-30-16	DRAFTED SURVEY	CJG
06-29-16	DRAFTED SURVEY	AM



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Final Plat Plan Sheet			
Baker Project Number: 6273-002-16			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: MELROY INVESTMENTS, L.L.C.			
Project Code	Last Mod. Date	Subset	Sheet No.
6273	06-30-2016	2 of 2	2



FINAL PLAT
LOTS 1-13, MELROY ADDITION, TO THE CITY OF SCOTTSBLUFF, A
REPLAT OF LOTS 12 & 13 OF WILDY & LANA COMMERCIAL TRACTS,
SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22
NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
06-30-16	DRAFTED SURVEY	CJG
06-29-16	DRAFTED SURVEY	AM

Baker

Associates

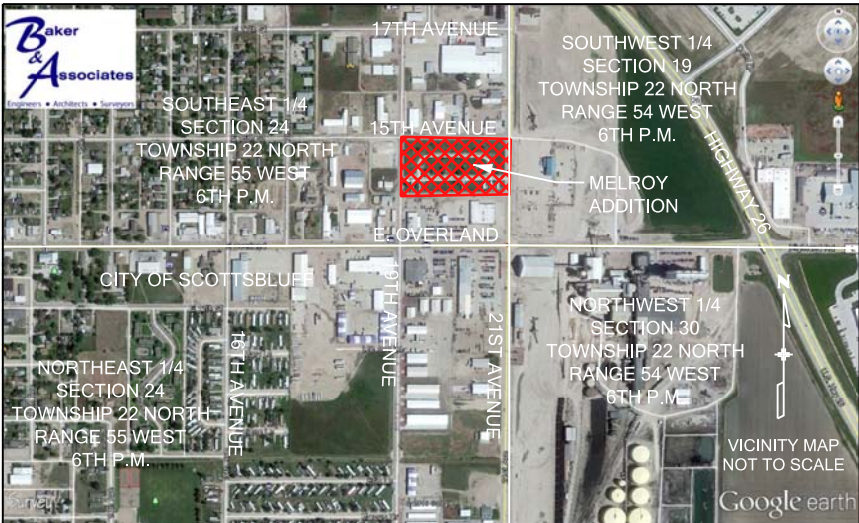
Inc.

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Final Plat				
Title Sheet				
Baker Project Number: 6273-002-16				
Project Location: Scottsbluff, Scotts Bluff County Nebraska				
Owners: MELROY INVESTMENTS, L.L.C.				
Project Code	Last Mod. Date	Subset	Sheet No.	
6273	06-30-2016	1 of 2	1	

PROJECT VICINTY MAP



INDEX OF SHEETS

PAGE 1	TITLE SHEET
PAGE 2	PLAN SHEET

EXTERIOR BOUNDARY FOR MELROY ADDITION

A PARCEL OF LAND KNOWN AS TRACT 12 AND TRACT 13 OF WILDY & LANA COMMERCIAL TRACTS CONTAINING 182,671 SQ. FT. (4.194 ACRES), MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN CITY OF SCOTTSBLUFF IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE EAST QUARTER OF SAID SECTION 24 BEARS NORTH 02°11'37" EAST, A DISTANCE OF 2648.68 FEET, THENCE ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, NORTH 02°11'37" EAST, A DISTANCE OF 332.50 FEET, THENCE NORTH 88°40'53" WEST, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF TRACT 13 OF WILDY & LANA COMMERCIAL TRACTS, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID TRACT 13, NORTH 88°40'53" WEST, A DISTANCE OF 304.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 13;
THENCE ALONG THE SOUTH LINE OF SAID TRACT 12, NORTH 88°40'53" WEST, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12;
THENCE ALONG THE WEST LINE OF SAID TRACT 12, NORTH 02°10'14" EAST, A DISTANCE OF 302.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 12;
THENCE ALONG THE NORTH LINE OF SAID TRACT 12, SOUTH 88°40'52" EAST, A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12;
THENCE ALONG THE NORTH LINE OF SAID TRACT 13, SOUTH 88°40'52" EAST, A DISTANCE OF 305.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 13;
THENCE ALONG THE EAST LINE OF SAID TRACT 12, SOUTH 02°11'37" WEST, A DISTANCE OF 302.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 182,671 SQ. FT. (4.194 ACRES), MORE OR LESS.

SURVEY NOTES

- BAKER AND ASSOCIATES PERFORMED ALL NESSESARY RESEARCH FOR OWNERSHIP AND PRIOR SURVEY INFORMATION, HOWEVER NO TITLE SEARCH WAS PERFORMED TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, ASSIGNMENTS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, RESTRICTIONS, ZONING, COVENANTS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON.
- THE FINAL PLAT LOTS 1-13, MELROY ADDITION, TO THE CITY OF SCOTTSBLUFF, A REPLAT OF LOTS 12 & 13 OF WILDY & LANA COMMERCIAL TRACTS IS A PLANNED UNIT DEVELOPMENT, THE STREETS AND ALLEYS SHOWN HEREON ARE PRIVATE FOR PRIVATE ACCESS AND NOT DEDICATED TO THE CITY FOR RIGHT OF WAY. SEE DEVELOPERS AGREEMENT FOR DETAILS.
- THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE EAST QUARTER OF SAID SECTION 24, BEING A GRID BEARING OF NORTH 02°11'37" EAST A DISTANCE OF 2,648.68 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.
- ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
- NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

APPROVAL AND ACCEPTANCE

THE FOREGOING PLANNED UNIT DEVELOPMENT OF LOTS 1-13, MELROY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED
THIS _____ DAY OF _____, 2016.

BY: _____
RANDY MEININGER, MAYOR

SEAL

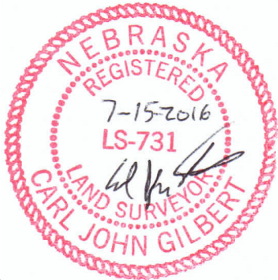
ATTESTED: _____
CITY CLERK

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JUNE 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2016.

CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
PHONE : 308-632-3123



OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO THE PLANNED UNIT DEVELOPMENT LOTS 1-13 MELROY ADDITION, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF LOTS 1-13 MELROY ADDITION, THE STREET, ALLEY, AND EASEMENTS. SHOWN HEREON ARE HEREBY DEDICATED FOR PRIVATE USE. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE RIGHT OF WAYS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES.

BY: _____
REPRESENTATIVE OF MELROY INVESTMENTS, L.L.C.

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME A REPRESENTATIVE OF MELROY INVESTMENTS, L.L.C., TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

City of Scottsbluff, Nebraska

Monday, August 8, 2016

Regular Meeting

Item NewBiz4

Special Use Permit:: PUD

Applicant(s): Steve Melroy

Owner(s) Steve Melroy

Location: 1401 19th Avenue

Staff Contact: Annie Folck



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: August 8, 2016
Subject: Special Use Permit PUD Commercial
Location: 1401 19th Avenue

Zoning: C-3
Property Size: 4.17 acres±
Lots/Units: 13

Background: The applicant(s), Steve Melroy, represented by Baker & Associates is requesting a special use permit to allow for a Planned Unit Development on a parcel previously used as a Mobile Home Park. Mr. Melroy proposing to build on three lots and the other lots with the exception of lot 13 will be for construction of pre-engineered metal buildings which can be used for a variety of uses. They will not be any commercial retail buildings. Covenants will be implemented to limit the types of occupancy and use, along with building type and setbacks. Parking will be implemented into each lot. Lot 13 will be developed separately it consists of approximately 86,140 acres; access onto this lot could be from either 21st Avenue or 15th Streets. Access to the nine other lots will be off of a private street and private alley.

I have attached the plan for the Planned Unit Development which has more detailed information.

Analysis: The property is zoned C-3 Heavy Commercial, which allows for several uses, parking requirements and fire separation depending on the use. There are several things involved that will have to be determined before approval of the PUD.

The surrounding properties to the north, south, and west are zoned C-3, property to the east is zoned M-1 light manufacturing.

RECOMMENDATION

Approve

Make a motion to approve the special use permit to allow for a Planned Unit Development at 1401 19th Avenue subject to the following condition(s):

Deny

Make a motion to disapprove the special use permit for a Planned Unit Development at 1401 19th Avenue, for the following reason(s):

Table

Make a motion to TABLE the special use permit for a Planned Unit Development at 1401 19th Avenue for the following reason(s):

Melroy PUD Information Summary

7-29-16

The following information is a summary of the intent of the Melroy PUD development as it is known as this time. We would recommend that this information be included or implemented into the developer's agreement at the time of final plat.

Overview of the Site: The site includes one city block that was previously developed as a mobile home part. The site has been cleared and all previous infrastructure to the mobile homes is either no longer in place or abandoned in place and is not intended to be used for future development. This does not include any private or City utility lines that are located in ROW or easements.

The owner is currently only planning to construct 3 buildings located on lots 2, 3 and 9. The intended use of all future lots with the exception of lot 13 is for the construction of single story pre-engineered metal buildings that will be used for storage, shop space, contractor work space or other similar types of use. There will not be commercial retail businesses that would require visitor parking or regular public access nor will there be any need for regular delivery truck access to any of the lots. There will be covenants implemented for the PUD to limit the types of occupancy and use as well as to control the building type and setbacks so that they will conform to meet building code and the intent of the development. Any parking needed will need to be implemented into the each lot layout and parking is not intended to be allowed on the private street or alleyway.

The first phase will include only three buildings as noted and shown in the plan. Lots will then be for sale and developed as sold. The current owner will finance the initial phase I work.

Lot 13 will be developed separately and the use is yet to be determined. Access to this lot would be from 21st Avenue or from 15th Street and is not intended to need access to the rest of the development.

With the phase I construction, no alley or private street will be needed initially. As lots are sold and developed the alley and private street will be constructed once needed for access to future lots.

Maintenance and Ownership: An HOA will be formed, and the maintenance and ownership of the private street and alley will be by the HOA.

Building Types: All buildings on lots 2-12 are planned to be B&C Steel pre-engineered metal buildings with standard metal sidewalls and roof. Buildings will be required to have conformity in appearance and color. COVENANTS SHALL REQUIRE A MINIMUM 5' SETBACK ON ALL SIDES OF ANY LOT. OCCUPANCY GROUPS SHALL BE LIMITED TO A, B, E, F-2, I, F-1, M, R, S-1, S-2, AND U. TYPES OF CONSTRUCTION SHALL BE LIMITED TO TYPES IIB, VB (2009 IBC). THIS WILL PROVIDE MINIMUM SEPARATION REQUIREMENTS FOR ALL FUTURE BUILDINGS IN THE PUD.

Landscaping & Lighting: The intent of the landscaping design is that each lot will be responsible for installation of irrigation and landscaping on each lot and will be required to conform to the City municipal code, chapter 25, article 22. Exact spacing of plantings and locations will be determined based on layout of the buildings and driveways. A plan view and typical cross section of the landscaped areas is shown in the preliminary plat. Each building will have exterior lighting on the front.

Utilities, Operations & Trash: The design layout provides access for trash pick-up through the private street and alley with enough clearances and space for receptacles in the front of each building. Utilities will be located as shown on the preliminary plat and constructed in phases as needed to serve lots as they develop. It is anticipated that lots in phase I (2,3,9) can be connected to existing main lines for water and sewer and will not immediately need to be extended.

With the phase I construction, no alley or private street will be needed initially. As lots are sold and developed the alley and private street will be constructed once needed for access to future lots.

Drainage: Generally the site will be graded to drain to the southeast corner. We have included a 20' drainage an utility easement along the south edge of Lot 13 to allow a path for flow overland in a swale to this area. Based pre-existing site and post-development site analysis, the required drainage retention on the site for up to a 25-year storm would be 8,131 CF of water storage using a unit water hydrograph (Rational method for surface water runoff and Abt & Grigg Method for detention volume requirements). The approximate volume of water that can be stored in the swale as designed is 8,400 CF based on the current configuration. However the swale or retention area may change based on the future development of lot 13. Regardless it will be required to have the needed capacity to detain runoff from the site. See attached drainage calculations for supporting documentation.



Project: Melroy PUD Development
Drainage Calculations

Engineers - Architects - Surveyors
Since 1977

Date: 7/26/2016

COMPOSITE C VALUE

Composite C calculations

LANDSCAPED

$C_5 = 0.23$ $C_{10} = 0.25$ $C_{25} = 0.29$ $C_{100} = 0.36$

PAVED

$C_5 = 0.80$ $C_{10} = 0.83$ $C_{25} = 0.88$ $C_{100} = 0.97$

ROOFS

$C_5 = 0.80$ $C_{10} = 0.83$ $C_{25} = 0.88$ $C_{100} = 0.97$

NATURAL GROUND

$C_5 = 0.38$ $C_{10} = 0.41$ $C_{25} = 0.44$ $C_{100} = 0.51$

BASIN DESIGNATION	Description	$A_{\text{landscaped}}$ (ft ²)	A_{paved} (ft ²)	A_{roofs} (ft ²)	A_{total} (ft ²)	A_{total} (Ac)	COMPOSITE			
							C_5	C_{10}	C_{25}	C_{100}
Existing	Field	182,671			182,671	4.19	0.38	0.41	0.44	0.51
Proposed	Subdivision	25,000	111,071	46,600	182,671	4.19	0.72	0.75	0.80	0.89



Engineers - Architects - Surveyors
Since 1977

Project: Melroy PUD Development
Drainage Calculations

Date: 7/26/2016

RUNOFF CALCULATIONS

Calculations based on the Rational Method, NDOR Roadway Design Manual
Tc calculations based on NDOR, Figure 11.5, Roadside Design Manual
 $T_c = 0.0078 * L^{(0.77)} * S^{(0.385)}$ (Min value of 10 minutes)

Drainage Calculations						
	Return Time Storm (yr)	Basin Size A (acres)	Runoff Coeff. C	Time of Conc. Tc (min.)	Rainfall Intensity I (In/hr)	Runoff Q (cfs)
Existing	5	4.19	0.38	18.00	3.52	5.61
Existing	10	4.19	0.41	18.00	4.19	7.20
Existing	25	4.19	0.44	18.00	5.04	9.29
Existing	100	4.19	0.51	18.00	6.28	13.42
Proposed	5	4.19	0.72	18.00	3.52	10.65
Proposed	10	4.19	0.75	18.00	4.19	13.18
Proposed	25	4.19	0.80	18.00	5.04	16.88
Proposed	100	4.19	0.89	18.00	6.28	23.33



Engineers - Architects - Surveyors
Since 1977

Project: Melroy PUD Development
Drainage Calculations

Date: 7/26/2016

STORM RUNOFF DETENTION

Calculations based on the Abt and Grigg Method

A (acres) 23.07

Q(5) 10.65
Q(25) 16.88

Tc (min) 18.00
Tp (min) =0.67*Tc = 12.00
Tb (min) =2.67*Tc = 48.00
Q(out) 5.61 (5 yr Pre-developed flow)

	10 year storm				25 year storm	
	Seconds	Minutes	Q (cfs)	Runoff (cf)	Q (cfs)	Runoff (cf)
Tp	0	0	0.00	0.00	0.00	0.00
	144	2.40	2.13	153.38	3.38	243.06
	288	4.80	4.26	613.53	6.75	972.24
	432	7.20	6.39	1380.43	10.13	2187.55
	576	9.60	8.52	2454.10	13.50	3888.98
	720	12.00	10.65	3834.53	16.88	6076.52
	864	14.40	9.94	5317.22	15.75	8426.11
	1008	16.80	9.23	6697.65	14.63	10613.66
	1152	19.20	8.52	7975.83	13.50	12639.17
	1296	21.60	7.81	9151.75	12.38	14502.64
	1440	24.00	7.10	10225.42	11.25	16204.06
	1584	26.40	6.39	11196.83	10.13	17743.45
	1728	28.80	5.68	12065.99	9.00	19120.79
	1872	31.20	4.97	12832.90	7.88	20336.10
	2016	33.60	4.26	13497.55	6.75	21389.36
	2160	36.00	3.55	14059.95	5.63	22280.59
	2304	38.40	2.84	14520.09	4.50	23009.77
	2448	40.80	2.13	14877.98	3.38	23576.91
	2592	43.20	1.42	15133.62	2.25	23982.01
	2736	45.60	0.71	15287.00	1.13	24225.07
	2880	48.00	0.00	15338.13	0.00	24306.09
	3024	50.40	0.00	15338.13	0.00	24306.09
	3168	52.80	0.00	15338.13	0.00	24306.09
	3312	55.20	0.00	15338.13	0.00	24306.09
	3456	57.60	0.00	15338.13	0.00	24306.09
	3600	60.00	0.00	15338.13	0.00	24306.09
	3744	62.40	0.00	15338.13	0.00	24306.09

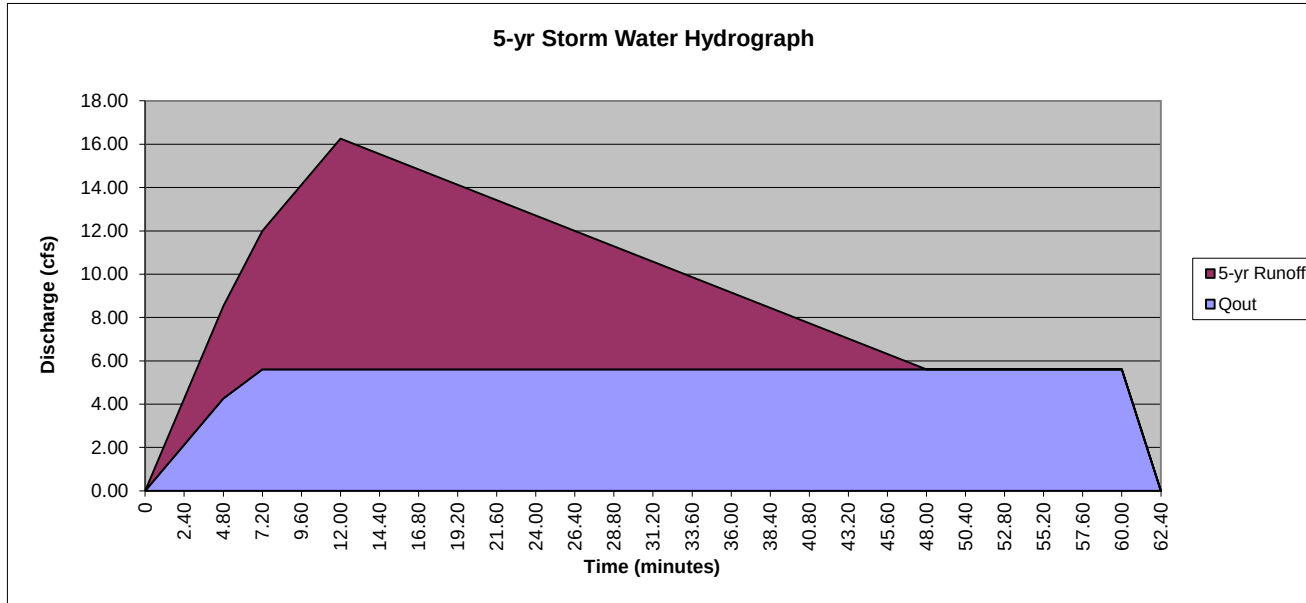


Engineers - Architects - Surveyors
Since 1977

Project: Melroy PUD Development
Drainage Calculations

Date: 7/26/2016

STORM RUNOFF DETENTION



Detention Storage Required, 5-yr Storm

m =	1.00	Ratio of hydrograph recession
Tc =	18.00	Time of concentration, min
Q =	10.65	Peak flow, cfs
Qout =	5.61	Outflow rate (5 yr pre-developed flow), cfs
a = Qout/Q =	0.53	

$V_s = 60 \times [(1+m)/2] \times Q \times T_c \times (1-a)^2$ Volume of storage required

Vs = 2,581 cf storage required

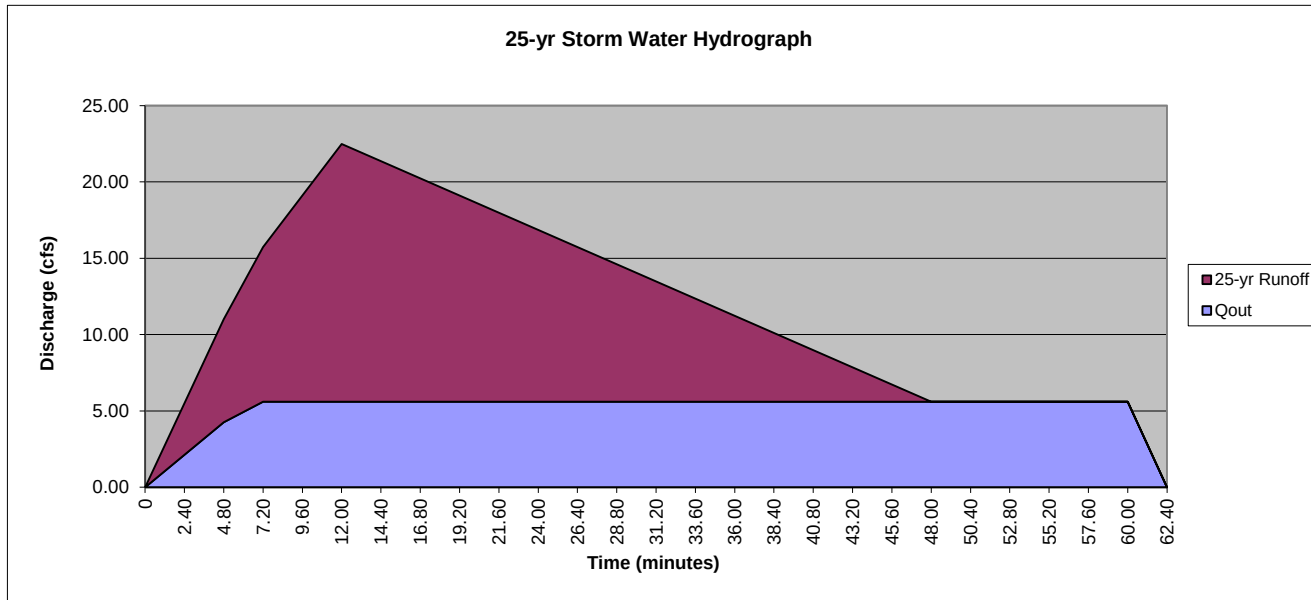


Engineers - Architects - Surveyors
Since 1977

Project: Melroy PUD Development
Drainage Calculations

Date: 7/26/2016

STORM RUNOFF DETENTION



Detention Storage Required, 25-yr Storm

m =	1.00	Ratio of hydrograph recession
Tc =	18.00	Time of concentration, min
Q =	16.88	Peak flow, cfs
Qout =	5.61	Outflow rate (5 yr pre-developed flow), cfs
a = Qout/Q =	0.33	

$V_s = 60 \times [(1+m)/2] \times Q \times T_c \times (1-a)^2$ Volume of storage required

Vs = 8,131 cf storage required



Engineers - Architects - Surveyors
Since 1977

Project: Melroy PUD Development
Drainage Calculations

Date: 7/26/2016

SUMMARY OF DRAINAGE CALCULATIONS

Summary	(Peak flows)			Q(25) Detention CF	Detention Cap. CF
	Q(10) cfs	Q(25) cfs	Q(100) cfs		
Pre-Exist	7.20	9.29	13.42	N/A	N/A
Proposed	13.18	16.88	23.33	8,131	8,400

City of Scottsbluff, Nebraska

Monday, August 8, 2016

Regular Meeting

Item NewBiz5

Zoning Code

Proposed Ordinance Changes/additions

Staff Contact: Annie Folck



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: August 8, 2016
Subject: Proposed Zoning Code Changes/updates
Location: N/A

Zoning: N/A
Property Size: N/A
Lots/Units:

Development Services Staff is currently going through the zoning code to update it and make any necessary changes. It has come to our attention that there are several uses that are not currently defined in our zoning code. We would like to add these as defined uses and then get the Planning Commission's recommendation as to which zoning districts are appropriate locations for these uses. So far the uses that staff has identified that need to be added to our zoning code include:

- Microbrewery
- Distillery
- Vape Shop
- Boarding House (amend current definition to reflect rental of residential properties through websites like Airbnb, homeway.com, etc.)

Staff is also requesting that Planning Commission members let us know if there are other uses out there that we have missed. While it is impossible to include every possible use in our zoning code, we would like it to be as comprehensive as possible.

RECOMMENDATION

Approve

Deny

Table