SCOTTSBLUFF CITY
PLANNING COMMISSION AGENDA
Monday, June 9, 2014, 6:00 PM
City Hall, 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 Minutes
   Approve Minutes of 5/12/14

7. **NEW BUSINESS:**

   A Ordinance
   Ordinance to Vacate
   Applicant: Tim & Virginia Reganis (Schaff's)
   Owner(s): Tim & Virginia Reganis
   Location: N of Scottsbluff Drain, W of 12th Ave

   B Final Plat
   Final Plat: Block 2, Reganis Subdivision
   Applicant(s): Tim & Virginia Reganis - M.C. Schaff & Associates
   Owner(s): Tim & Virginia Reganis
   Location: N of 27th St., W of 12th Ave, projected South from Talisman Dr.

   C Ordinance Text Change
   Ordinance Text Change: GGO Zone
   Appllicant(s): n/a
   Owner(s): n/a
   Location: City corridors

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

City of Scottsbluff, Nebraska
Monday, June 9, 2014
Regular Meeting

Item Appr. Min.1

Minutes

Approve Minutes of 5/12/14

Staff Contact: Annie Urdiales

Planning Commission Minutes
Regular Scheduled Meeting
May 12, 2014
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, May 12, 2014, 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 May 2, 2014. 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: David Gompert, Anita Chadwick, Henry Huber, Dana Weber, Callan Wayman, Angie Aguallo, and Becky Estrada. Absent: Jim Zitterkopf, and Mark Westphal. City officials present: Annie Urdiales, Planning Administrator, Annie Folck, City Planner, 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 the bulletin board 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 4/14/14 were reviewed and approved. A motion was made to accept the minutes by Aguallo, and seconded by Gompert. "YEAS": Wayman, Aguallo, Chadwick, Gompert, and Estrada. "NAYS": None. ABSTAIN: Huber, & Weber. ABSENT: Zitterkopf, & Westphal. Motion carried.

I**TEM 7A:** The Planning Commission opened a public hearing for a rezone request from property owners, Frank Enterprises and Hiner Lease Company, for parcels described as Lots 8 and 9, Subdivision of Enterprise Tracts 13-15 Addition, and Lots 2 and 3, Subdivision of Enterprise Tracts 13-15 Addition. These lots are situated south of 27th Street between Avenue F and Avenue G. The applicants are requesting a change from R-1A Single Family Residential to C-2 Neighborhood & Retail Commercial. Surrounding property is zoned C-2 to the North, East, and West, to the South the area is zoned R-1A.

Both property owners also own property directly north, which are zoned C-2 and face West 27th Street. Lots 8 and 9 are vacant and previously used as commercial lots, (Shell Station & Carwash). Lots 2 and 3 have been and are currently used as commercial lots (All about Autos), the use is considered pre-existing non-conforming. Rezoning to commercial use will bring the lots up to zoning code guidelines. Lots 8 and 3 border a residential zone to the south and will have to comply with buffer area requirements between residential and commercial lots.

Connie Frank spoke in favor of the rezone.

Conclusion: A motion was made by Weber and seconded by Gompert to make positive recommendation to City Council to approve the rezone of Lots 2, 3, 8 and 9 Subdivision of Enterprise Tracts 13-15 Addition from R-1A to C-2. "YEAS": Wayman, Chadwick, Gompert, Huber, Weber, Aguallo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, and Zitterkopf. Motion carried.

Agenda Item 7B: The Planning Commission opened a public hearing for an Ag Estate Dwelling, the request for property owner(s), Rod Adams Farms, represented by M.C. Schaff & Associates, is requesting an Agricultural Estate Dwelling plat of property described as part of the east half of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M Scotts Bluff County, Nebraska, EXCEPT for those tracts described as "Except" in Instrument 2007-667. The property is not shown in the Comprehensive Development Plan future land use map and is in our two mile extra territorial jurisdiction. The property is approximately 2.60 acres in size. Properties to the west, south, and north are zoned Agricultural, further east property is in the County's jurisdiction. This type of Ag Estate Dwelling is a permitted use in our Agricultural zoning districts.

The property owner is proposing to separate the 2.60 acres more or less of the farmland to allow for a home and out buildings and also allow for the parcel to sell separately. Access into the site will be from County Road 24. The Development Services staff has reviewed the application and the lot will meet the necessary requirements of an Agricultural Estate Dwelling (AED) in an Agricultural Zoning District.

Greg Schliz, from M.C. Schaff and Associates, representing Rod Adams Farms spoke in favor of the Ag Estate Dwelling, and indicated that the AED will be developed after approval by City Council of the plat.

Conclusion: A motion was made by Huber and seconded by Gompert to make positive recommendation to City Council to approve the Ag Estate Dwelling described as part of the east half of the SE ¼ of Section 19, T22N, R54W of the 6th p.m. Scotts Bluff County. "YEAS": Wayman, Chadwick, Gompert, Huber, Weber, Aguallo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, and Zitterkopf. Motion carried.

Agenda Item 7C: The Planning commission opened a public hearing for annexation of Block 9, Five Oaks Subdivision, Scotts Bluff County, NE situated in the NW ¼ of Section 14, T22N, R55W of the 6th p.m. This parcel is located on the southeast corner of Avenue I and West 42nd Street. The property owners, Jason & Sami Webb, are requesting annexation of their property into the City of Scottsbluff corporate limits; the property is approximately 7.82 acres and was recently final platted and rezoned to C-2 Neighborhood & Retail Commercial. The parcel will have access on 42nd Street and Avenue I with future streets abutting the parcel to the east and south. Existing infrastructure is in place for this area and the Webb's plan to develop the property in the near future.

Carl Gilbert, representing the Webb's spoke in favor of the annexation which is a cornfield now the commercial development on this corner will benefit the City.

Conclusion: A motion was made by Gompert and seconded by Weber to make positive recommendation to City Council to approve the Annexation request of Block 9, Five Oaks Subdivision into the City's corporate limits. "YEAS": Aguallo, Wayman, Chadwick, Gompert, Huber, Weber, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Zitterkopf & Westphal. Motion carried.

Agenda Item 7D: The Planning Commission opened a public hearing for a revised preliminary plat for Five Oaks Subdivision. The property is located south of 42nd Street, east of Avenue I, north of the Scottsbluff Drain and west of Avenue D. The preliminary plat was last revised in 2008.

City staff and Consultants have reviewed the preliminary plat and proposed infrastructure to the property. The revised preliminary plat has been scaled back eliminating one of two streets on the west side of Five Oaks Drive. Water and sewer is in place, the stubs to the west going to the previous proposed streets will be abandoned, we have checked with Public works to make sure this is okay. Also the new line to extend infrastructure into the new proposed street will be done with the construction of the paving district, all these improvements will be covered under the Developer's Agreement which will be submitted to City Council for approval. The Developer has also submitted three final plats within the revised preliminary plat along with annexation of the seven lots into the corporate boundary of the City. The preliminary plat meets the subdivision codes and city standards. Staff has met with the Engineer and discussed a few corrections and concerns of the preliminary plat and those changes have been addressed.

Bill Trumbull addressed the Planning Commission explained the changes in the plan the biggest change is in the street layout where they will have one street instead of the two previously planned, their intention is to final lots as needed.

C**onclusion**: A motion was made by Weber and seconded by Chadwick to approve the revised preliminary Plat for the Five Oaks Subdivision 2014. "YEAS": Aguallo, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Zitterkopf, & Westphal. Motion carried.

Agenda Item 7E: The Planning Commission opened a public hearing for a rezone request of Lots 1-3, and Tract 2, Block 6, Lot 8 & Tract 1, Block 14, and Lot 7, Block 13, Five Oaks Subdivision from Agricultural to R-1A Single Family Residential. The request was made by property owners and developers, C & T Holdings. The parcels are situated on the west and east sides of Five Oaks Drive. Surrounding property is zoned Ag to the west and Residential to east and south. The change in zoning is a logical transition from Agricultural to Single Family Residential; the zoning is compatible with the Comprehensive Plan.

C**onclusion**: A motion was made by Weber and seconded by Chadwick to approve the zone change of proposed Lot 7, Block 13, Lots 1-3, & Tract 2, Block 6, and Lot 8 and Tract 1, Block 14, Five Oaks Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska.

Item 7F: The Planning Commission opened a public hearing on a Final plat of Lot 7, Block 13, Five Oaks Subdivision situated in the NW quarter of Section 14, T22N, R55W of the 6th Principal Meridian City of Scottsbluff, Scotts Bluff County, NE.

The property owners, C & T Holding, represented by Baker and Associates have submitted a final plat of Lot 7, Block 13 Five Oaks Subdivision. This lot is located north of 38th Street and east of proposed Five Oaks Drive. This final plat includes a resolution for annexation of the parcel into the City's corporate limits. It is approximately 12, 915 sq. ft. City Staff and City Consultants, M.C. Schaff and Associates, have reviewed the final plat. Adjustments were made to the plat and it meets all the subdivision codes and City standards of our subdivision code for final plats.

C**onclusion**: A motion was made by Gompert and seconded by Weber to approve the final plat with annexation for Lot 7, Block 13, Five Oaks Subdivision. "YEAS": Aguallo, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal and Zitterkopf. Motion carried.

Item 7G: The Planning Commission opened a public hearing for an annexation request from property owners C & T Holdings. The properties are described as proposed Lots 1-3, & Tract 2, Block 6, Five

Oaks Subdivision, and Lot 8 and Tract 1, Block 14, Five Oaks Subdivision. These parcels are located on the west side of proposed Five Oaks Drive and north of the Scottsbluff Drain. The description for these parcels cleans up the existing corporate limit line on the west side of the subdivision. These lots are part of the preliminary plat that will be final platted and rezoned.

C**onclusion**: A motion was made by Weber and seconded by Aguallo to approve the annexation request for proposed Lots 1-3 & Tract 2, Block 6, and Lot 8, & Tract 1, Block 14, Five Oaks Subdivision. "YEAS": Aguallo, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Zitterkopf and Westphal. Motion carried.

Item 7H: The Planning Commission opened a public hearing for a Final Plat of Lots 1-3 and Tract 2, Block 6, Five Oaks Subdivision. The applicant(s) and property owners, C & T Holdings, represented by Baker and Associates submitted an application for the final plat. The plat meets the subdivision requirements of the R-1A zoning district, and will also be annexed into the City's corporate city limits with an ordinance for annexation.

C**onclusion**: A motion was made by Weber and seconded by Huber to approve the final plat of Lots 1-3 and Tract 2, Block 6 Five Oaks Subdivision. "YEAS": Aguallo, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Zitterkopf and Westphal. Motion carried.

Item 7I: The Planning Commission opened a public hearing for a Final Plat of Lot 8, and Tract 1, Block 14, Five Oaks Subdivision. The applicant(s), and property owners, C & T Holding, represented by Baker and Associates submitted an application for the final plat. The plat meets all the requirements of the R-1A zoning district, and will also be annexed into the City's corporate limits with an ordinance for annexation.

C**onclusion**: A motion was made by Gompert and seconded by Chadwick to approve the Final Plat of Lot 8, and Tract 1, Block 14, Five Oaks Subdivision. "YEAS": Aguallo, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Zitterkopf and Westphal. Motion carried.

Item 7J: The Planning Commission reviewed a proposed ordinance and permitting process to allow businesses to utilize a portion of the City's Right of Way for outdoor seating, dining, and display areas. The ordinance includes rules and regulation and permitting process.

Annie Folck, City Planner, addressed the Planning Commission, the proposed ordinance was reviewed by the Business Improvement Board District and they gave positive recommendation to City Council. City Council asked that the Planning Commission review also before giving their final recommendation. The ordinance was modeled after the City of Grand Island ordinance and will allow for this type of Right of Way obstruction throughout the City. The rules and regulations will allow them to set up sidewalk cafes, planters, etc. in the right of way; they will have to leave five feet of clear space to comply with ADA codes. The permit fee covers the review and inspection done by the City to make sure their site plan complies with all the rules and regulations, to ensure that fire codes are met and that the obstructions will not hinder pedestrian traffic. With the $50 permit, everything on the sidewalk has to be removable. If a business owner wants a more permanent setup, they will be required to sign a license agreement with the City and get all the necessary building permits in addition to the $50 permit. The permits will expiration on of December 31st, tracking permits this way is easier than tracking a year from issue.

Conclusion: A motion was made by Weber and seconded by Wayman to give positive recommendation to City Council allowing for Obstruction of Right of Way with Rules and Regulations. "YEAS": Aguallo, Weber, Chadwick, Gompert, Huber, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Zitterkopf and Westphal. Motion carried.

ITEM 8. Unfinished Business: None

There being no further business the Planning Commission with a motion to adjourn made by Chadwick and seconded by Weber the meeting was adjourned at 7:45 p.m. "YEAS": Wayman, Aguallo, Huber, Gompert, Chadwick, Weber, and Estrada. NAYS: none. ABSENT: Zitterkopf and Westphal. Motion carried.

_____
Becky Estrada, Chairperson

Attest: _____
Annie Urdiales

City of Scottsbluff, Nebraska
Monday, June 9, 2014
Regular Meeting

Item NewBiz1

Ordinance

Ordinance to Vacate

Applicant: Tim & Virginia Reganis (Schaff's)

Owner(s): Tim & Virginia Reganis

Location: N of Scottsbluff Drain, W of 12th Ave

Staff Contact: Annie Urdiales

Honorable Mayor &
Members of the City Council
2525 Circle Drive
Scottsbluff, Nebraska 69361

RE: Petition to Vacate Lots 1 and 2, Block 1,
Idlewylde Addition in the City of Scottsbluff,
Scotts Bluff County, Nebraska

We, Timothy G. Reganis and Virginia S. Reganis, husband and wife, the legal owners of record for Lots 1 and 2, Block 1, Idlewylde Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, EXCEPT that part of Lot 1, deeded to the State of Nebraska Department of Roads in Deed Book 208, page 132, hereby request the Scottsbluff City Council to vacate Lots 1 and 2, Block 1, Idlewylde Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, EXCEPT that part of Lot 1 deeded to the State of Nebraska in Deed Book 208, page 132. A replat of the vacated lots will be provided at a later time.

Dated this _____ day of _____, 2014.

_____ _____

Timothy G. Reganis, husband Virginia S. Reganis, wife

SCOTTSBLUFF PLANNING COMMISSION Staff Report

To:	Planning Commission		
From:	Development Services Department	**Zoning:**	C-2
Date:	June 9, 2014	**Property Size:**	
Subject:	Ordinance to Vacate Pt Lot 1, & Lot 2, Blk. 1 Idlewylde Addition	**Lots/Units:**	2
Location:	E of 8th Ave., N of Hwy 26, & S of Wintercreek Drive	**Units/Acre:**	.67

Background

Timothy and Virginia Reganis have submitted a petition to vacate. The parcels are described as Lot 1, and Lot 2, Block 1, Idlewylde Addition, except for that part of Lot 1, deeded to the State of Nebraska department of roads. (deed book 208, page 132). The property will be considered unplatted lands until which time the owners decide to develop the property. These two lots have a 20' drainage easement down the center and the Scottsbluff drain & Wintercreek canal run east and west. The ordinance to vacate if approved by Council will be recorded at the Register of Deeds.

Staff recommends approval of the Vacation of part of Lot 1, Lot 2, Block 1, Idlewylde Addition.

RECOMMENDATION

Approve

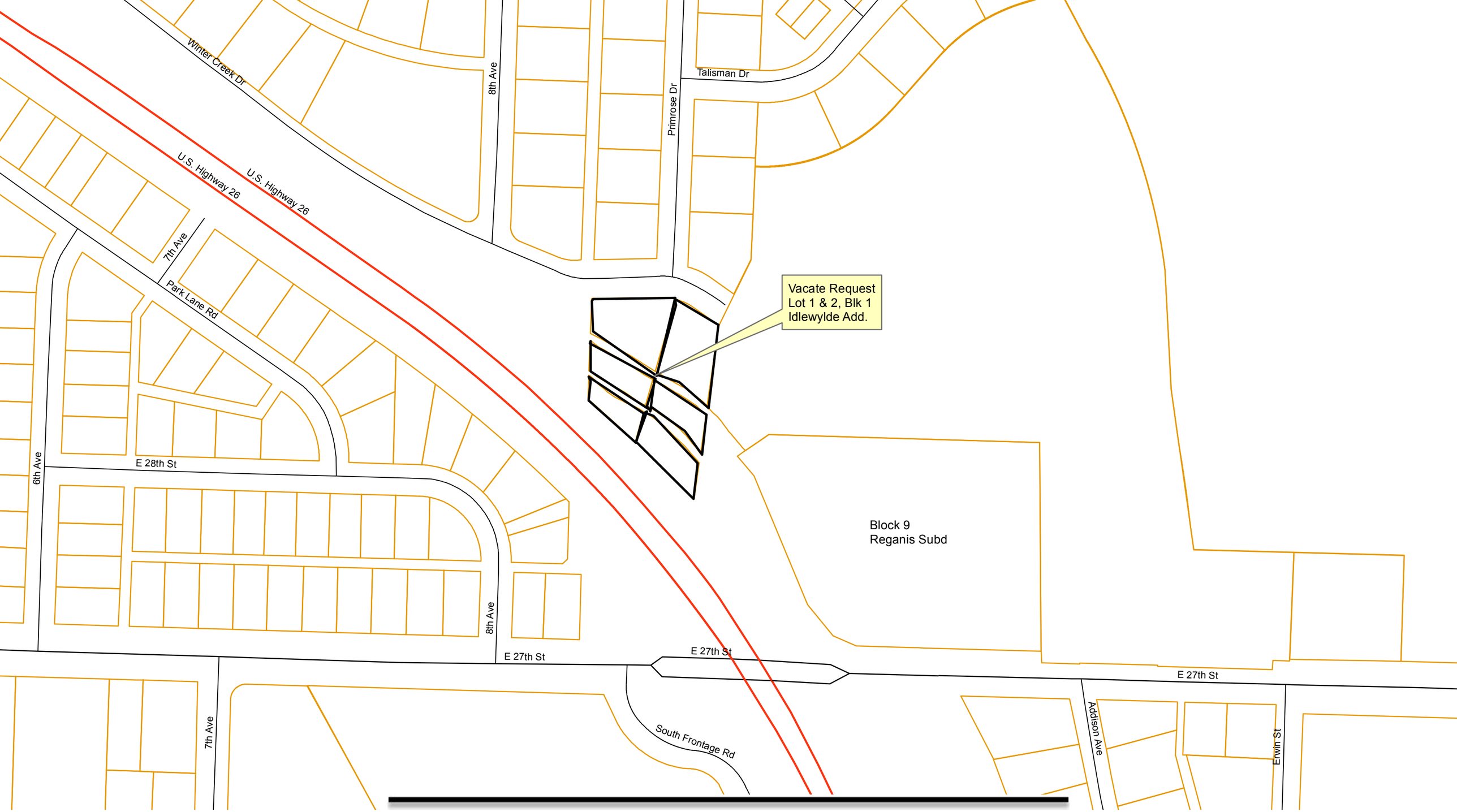
Positive recommendation for ordinance to vacate part of Lot 1, Lot 2, Block 1, Idlewylde Addition.
to the City Council subject to the following condition(s):

Deny

Negative recommendation for ordinance to vacate part of Lot 1, Lot 2, Block 1, Idlewylde Addition.
to the City Council for the following reason(s):

Table

TABLE the ordinance to vacate part of Lot 1, Lot 2, Block 1, Idlewylde Addition.
for the following reason(s):


Winter Creek Dr
8th Ave
Primrose Dr
Talisman Dr
U.S. Highway 26
U.S. Highway 26
7th Ave
Park Lane Rd
Vacate Request
Lot 1 & 2, Blk 1
Idlewylde Add.
6th Ave
E 28th St
Block 9
Reganis Subd
8th Ave
E 27th St
E 27th St
E 27th St
7th Ave
South Frontage Rd
Addison Ave
Erwin St

City of Scottsbluff, Nebraska
Monday, June 9, 2014
Regular Meeting

Item NewBiz2

Final Plat

Final Plat: Block 2, Reganis Subdivision

Applicant(s): Tim & Virginia Reganis - M.C. Schaff & Associates

Owner(s): Tim & Virginia Reganis

Location: N of 27th St., W of 12th Ave, projected South from Talisman Dr.

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY
PLANNING COMMISSION STAFF REPORT

To:	Planning Commission		
From:	Development Services Department	**Zoning:** Current	C-2
Date:	June 9, 2014	**Property Size:**	4.20±
Subject:	Final Plat – Block 2, Reganis Subdivision		
Location:	North of 27th St., west of 12th Avenue projected south from Talisman Dr.		

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

The applicant(s), Timothy & Virginia Reganis, represented by M.C. Schaff and Associates, have requested approval of a final plat of Block 2, Reganis Subdivision. The final plat will consist of one parcel of approximately 4.20± acres. The property is situated north of 27th Street, west of 12th Avenue projected south from Talisman Drive.

The parcel will have access from extended Winter Creek Drive. The lot will access existing water from the west and sewer lines which are located to the south and west, no extension of public water mains and sewer mains are planned at this time. The streets – 12th Avenue & Wintercreek Drive will be final platted and in place by the time the building is inspected for final occupation sometime next year (a paving district will be created for the construction of the streets). The approval of the final plat will allow for the building permit to be issued.

The plat was reviewed by City Staff and previously reviewed by Baker and Associates as part of the revised preliminary plat that was approved by Council in February of this year. Council will approve modification of the Block 2, as the boundary line was adjusted from the preliminary plat.

Analysis

Staff has reviewed the final plat and recommends the Planning Commission makes positive recommendation of the proposed plat to City Council, with approval of the lot modification.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve the final plat of Block 2, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M, City of

Scottsbluff, Scotts Bluff County, Nebraska subject to the following condition(s): approval of ordinance to vacate Pt of lot 1 & lot 2, Idlewylde Addition.

Deny
Make a NEGATIVE RECOMMENDATION to the City Council to disapprove the final plat of Block 2, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

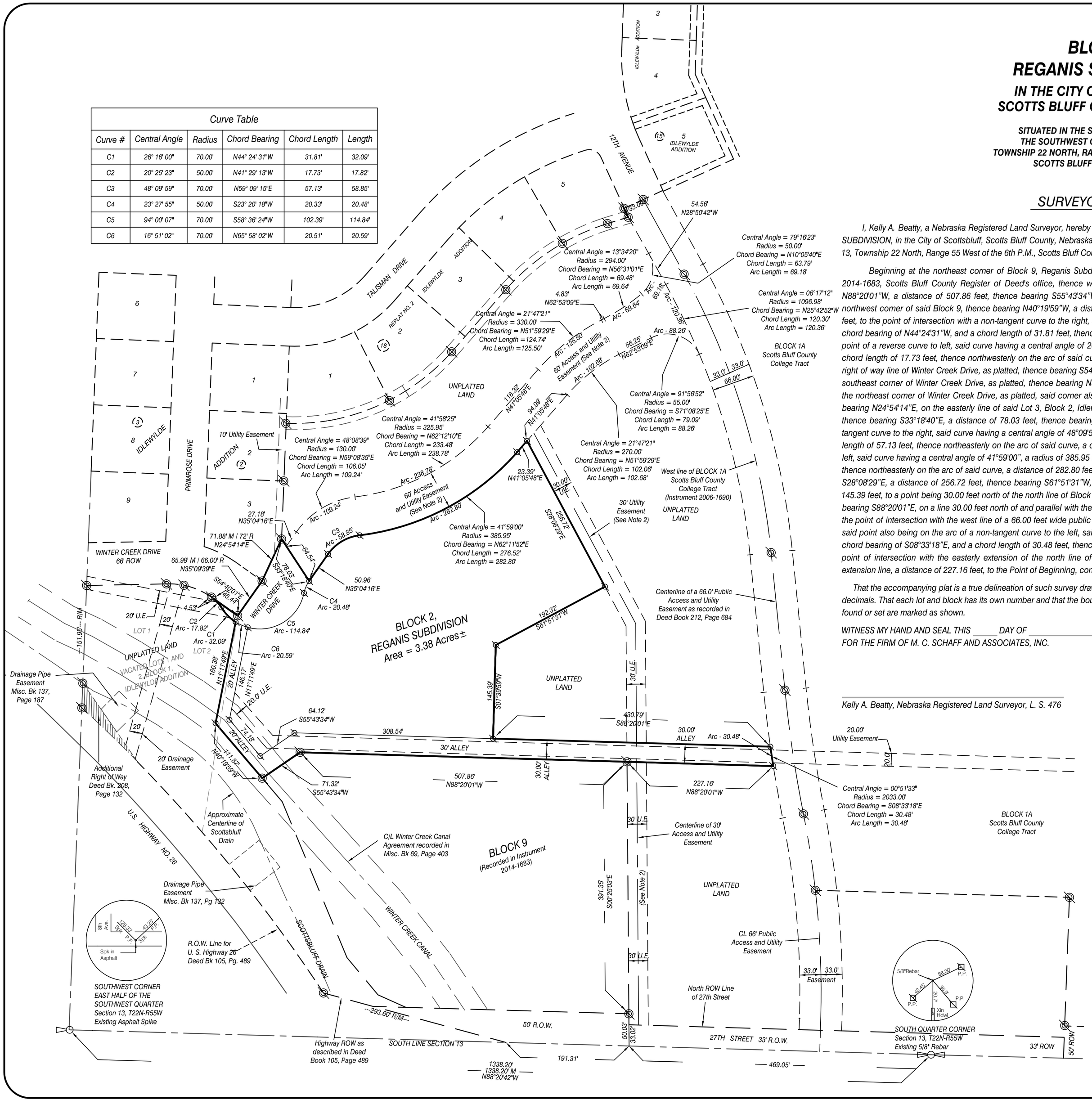
Table
Make the motion to TABLE the final plat of Block 2, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M, City of Scottsbluff, Scotts Bluff County, Nebraska for the following reason(s):

BLOCK 2, REGANIS SUBDIVISION

IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

Curve Table					
Curve #	Central Angle	Radius	Chord Bearing	Chord Length	Length
C1	26° 16' 00"	70.00'	N44° 24' 31"W	31.81'	32.09'
C2	20° 25' 23"	50.00'	N41° 29' 13"W	17.73'	17.82'
C3	48° 09' 59"	70.00'	N59° 09' 15"E	57.13'	58.85'
C4	23° 27' 55"	50.00'	S23° 20' 18"W	20.33'	20.48'
C5	94° 00' 07"	70.00'	S58° 36' 24"W	102.39'	114.84'
C6	16° 51' 02"	70.00'	N65° 58' 02"W	20.51'	20.59'



I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of BLOCK 2, REGANIS SUBDIVISION, in the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of the Southwest Quarter of Section 13, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of Block 9, Reganis Subdivision in the City of Scottsbluff, Nebraska, as recorded in Instrument 2014-1683, Scotts Bluff County Register of Deed's office, thence westerly on the north line of said Block 9, on an assumed bearing of N88°20'01"W, a distance of 507.86 feet, thence bearing S55°43'34"W, on the north line of said Block 9, a distance of 71.32 feet, to the northwest corner of said Block 9, thence bearing N40°19'59"W, a distance of 111.87 feet, thence bearing N11°11'49"E, a distance of 160.38 feet, to the point of intersection with a non-tangent curve to the right, said curve having a central angle of 26°16'00", a radius of 70.00 feet, a chord bearing of N44°24'31"W, and a chord length of 31.81 feet, thence northwesterly on the arc of said curve, a distance of 32.09 feet, to the point of a reverse curve to left, said curve having a central angle of 20°25'23", a radius of 50.00 feet, a chord bearing of N41°29'13"W, and a chord length of 17.73 feet, thence northwesterly on the arc of said curve, a distance of 17.82 feet, to the point of intersection with the south right of way line of Winter Creek Drive, as platted, thence bearing S54°40'01"E, on said south right of way line, a distance of 45.44 feet, to the southeast corner of Winter Creek Drive, as platted, thence bearing N35°09'39"E, a distance of 65.99 feet as measured (66.0 feet record), to the northeast corner of Winter Creek Drive, as platted, said corner also being southeast corner of Lot 3, Block 2, Idlewylde Addition, thence bearing N24°54'14"E, on the easterly line of said Lot 3, Block 2, Idlewylde Addition, a distance of 71.88 feet, as measured (72 feet record), thence bearing S33°18'40"E, a distance of 78.03 feet, thence bearing N35°04'16"E, a distance of 50.96 feet, to the point of curvature of a tangent curve to the right, said curve having a central angle of 48°09'59", a radius of 70.00 feet, a chord bearing of N59°09'15"E, and a chord length of 57.13 feet, thence northeasterly on the arc of said curve, a distance of 58.85 feet, to the point of curvature of a reverse curve to the left, said curve having a central angle of 41°59'00", a radius of 385.95 feet, a chord bearing of N62°11'52"E, and a chord length of 276.52 feet, thence northeasterly on the arc of said curve, a distance of 282.80 feet, thence bearing N41°05'48"E, a distance of 23.39 feet, thence bearing S28°08'29"E, a distance of 256.72 feet, thence bearing S61°51'31"W, a distance of 192.32 feet, thence bearing S01°39'59"W, a distance of 145.39 feet, to a point being 30.00 feet north of the north line of Block 9, Reganis Subdivision, as measured perpendicular to said line, thence bearing S88°20'01"E, on a line 30.00 feet north of and parallel with the north line of Block 9, Reganis Subdivision, a distance of 430.79 feet, to the point of intersection with the west line of a 66.00 feet wide public access and utility easement as recorded in Deed Book 212, page 684, said point also being on the arc of a non-tangent curve to the left, said curve having a central angle of 00°51'33", a radius of 2033.00 feet, a chord bearing of S08°33'18"E, and a chord length of 30.48 feet, thence southeasterly on the arc of said curve, a distance of 30.48 feet, to the point of intersection with the easterly extension of the north line of Block 9, Reganis Subdivision, thence bearing N88°20'01"W, on said extension line, a distance of 227.16 feet, to the Point of Beginning, containing an area of 4.24 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2014.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

_____
Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476

LEGEND

- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING SIXTEENTH SECTION CORNER, AS NOTED
- EXISTING 5/8" REBAR, OR AS NOTED
- SET 5/8" x 24" REBAR, OR AS NOTED
- U.E. UTILITY EASEMENT
- ★ THIS 30' U.E. INCLUDES THE PREVIOUS 20' WIDE EAST - WEST SANITARY SEWER EASEMENT RECORDED IN MISC BOOK 71, PAGE 431
- ROW RIGHT OF WAY
- (1) BLOCK NUMBER
- BOUNDARY OF PLATTED AREA

NOTES

1. All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.

2. These Utility and Access Easements to be dedicated as alley or street right of way upon future final platting of the abutting unplatted land.

City of Scottsbluff, Nebraska
Monday, June 9, 2014
Regular Meeting

Item NewBiz3

Ordinance Text Change

Ordinance Text Change: GGO Zone

Appllicant(s): n/a

Owner(s): n/a

Location: City corridors

Staff Contact: Annie Folck

SCOTTSBLUFF CITY
PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: June 9, 2014
Subject: Proposed Ordinance Text Changes to Gateway Greenway Overlay zone (25-3-22.1)

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

Background

City Staff has been reviewing the Gateway Greenway Overlay zoning district. A few things looked at were changes in language regarding signage regulations for commercial development in the GGO area and the requirements for trees and grouping of plants/trees in the district. Annie Folck has met with legal on the proposed changes and a draft ordinance is attached for your review.

RECOMMENDATION

Approve
Make the motion to give a POSITIVE recommendation for the requested zone text change of Gateway Greenway Overlay Zone, code section 25-3-22.1 to the City Council subject to the following condition(s):

Deny
Make the motion to give a NEGATIVE recommendation for the requested zone text change of the Gateway Greenway Overlay Zone, code section 25-3-22.1 to the City Council for the following reason(s):

Table
Make the motion to TABLE the request for zone text change of the Gateway Greenway Overlay Zone, code section 25-3-22.1 for the following reason(s):

Gateway Greenway additions and suggestions

Ordinance 25-3-22.1

Sections to amend:

D. Parking Lot Design

-Reference our requirement in landscaping ordinance of interior landscaped area equal to no less than five percent of the total paving area

-Require each island to have a minimum of 100 square feet of open ground and at least 300 cubic feet of good soil rooting volume per tree.

-Landscaped islands shall be evenly distributed to the maximum extent feasible

-One half of all required islands must include a large canopy tree

E.4.b

-10' landscape strip is currently required- change to *minimum* of 10' landscape strip required

-Shade trees to be planted *at a rate of* one per 40' of linear frontage or evergreen trees at a rate of one per 20' of linear frontage rather than requiring that they be spaced exactly 40' or 20' apart. Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Trees shall be spaced a minimum of 15' apart for large shade trees and evergreens, and a minimum of 10' apart for small ornamentals (list is provided). Groupings of trees may be no more than 150' apart.

-Currently requires intermittent hedge not less than 4' in height- change to reference screening requirements in landscaping ordinance- 25-22-7 and 25-22-8

-Add requirement: The space between the trees should be planted and maintained to aid the health/growth of the trees. Thus there must be a maintained, non-turfgrass landscape bed under and around the trees, to be a minimum of 40 sq ft per large canopy tree or evergreen and 30 sq.ft per small/medium tree. The landscape zone must be planted to appropriate and compatible shrubs or herbaceous grasses/perennials to cover at least 50% of the bed. The remainder may be mulch. Organic mulch should be used if possible.

Sections to add:

Water conservation

To the extent reasonably feasible, all landscape plans shall be designed to incorporate water conservation materials and techniques in order to comply with each of the Xeriscape landscaping principles listed below. Xeriscape landscaping principles do not include or allow artificial turf or plants, mulched (including gravel) beds or areas without landscape plant material, paving of areas not required for walkways, plazas or parking lots, bare ground, weed covered or infested surfaces or any landscaping that does not comply with the standards of this section.

(a) Xeriscape landscaping principles are as follows:

1. Design. Identify zones of different water requirements and group plants together that have similar water needs;

2. Appropriate Use of Turf. Limit high-irrigation turf and plantings to appropriate high-use areas with high visibility and functional needs;
3. Low-Water-Using Plants. Choose low-water-demanding plants and turf where practicable;
4. Irrigation. Design, operate and maintain an efficient irrigation system;
5. Soil Preparation. Incorporate soil amendments before planting;
6. Mulch. Add mulch to planting beds to a minimum depth of three (3) inches around trees and shrubs and 1" around perennials and ornamental grasses;
7. Maintenance. Provide regular and attentive maintenance.

Minimum Species Diversity
To prevent uniform insect or disease susceptibility and eventual uniform senescence on a development site or in the adjacent area or the district, species diversity is required and extensive monocultures are prohibited. The following minimum requirements shall apply to any development plan.

Number of trees on site
Maximum percentage of any one species
10-19: 33%
20-39: 25%
40 or more: 15%

Use of Approved Species
Regionally native plants should be used when possible to help aid biodiversity and convey a sense of place with the natural context of our community. Any required planting should include at least 50% regionally native plants suitable for the purpose (we will include a recommended list).

Redevelopment
Any properties located within the GGO overlay zone will be required to spend X% (still working with local landscapers and architects to determine what this number should be) of any remodel or redevelopment project on bringing their landscaping up to code. Once the landscaping meets the requirements of this ordinance, they no longer have to make improvements to it.

Use	Minimum Lot Size (sq.ft.)	Minimum Lot Width (ft.)	Maximum Coverage (%)	Maximum # Dwelling Units	Setbacks Front (ft.)	Rear (ft.)	Interior Side (ft.)	(ft.)	Side Street (sq.ft.)	Floor Area (ft.)	Maximum Height
	none	-	A	none	A	A	A	A	SP	A	

SP = special permit

A. No height and area regulations are specified for a F Zone. Preliminary and final site plans must be submitted to the Commission for review and approval.

2. Accessory building/garage; detached

A. A detached accessory building must be located at least ten (10) feet from the main building.

B. On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street the garage must be set back from the side street property line a distance of not less than twenty (20) feet.

3. Accessory building, attached.

A. A building which if detached from the main building would constitute an accessory building may be connected to the main building by a breezeway or similar structure, and in such event shall meet all requirements for the main building. (Ord. 3951, 2007)

25-3-22.1. GG-O Gateway Green Overlay Zone (GG-O).

Purpose.

The Gateway Green Overlay (GGO) Zone is intended to:

A. Promote the general health, safety and welfare of the community

B. Create a sense of continuity throughout the corridor with harmonious design standards for public improvements and private property development.

C. Preserve and enhance the historical attractions and landmarks of Scottsbluff and the surrounding area.

Design Guidelines

The GGO Zone is an overlay zone that supersedes those of any other zoning district to which a tract of land may be subject and shall be read together and incorporated with the Landscaping Article of this Chapter found at Section 25-22-1 through 25-22-10 of the Municipal Code, referred to as the "Landscaping Article". All new development and redevelopment must conform to the design guidelines. All plans shall be reviewed and approved for design, landscaping and architectural detail and compatibility. No design plans that have been approved by the Planning Commission may be altered without approval of the planning commission.

Boundaries

The GGO Zone shall consist of all land located within one thousand feet measured perpendicular from the right-of-way of the following transportation corridors:

A. U.S. Highway 26, extending from the East Extraterritorial Boundary to the West Extraterritorial Boundary

B. Highland Road, extending from the intersection with Airport Road to the intersection with U.S. Highway 26

C. McClellan Expressway (East Bypass Highway 71) from the North Platte River to its intersection with U.S. Highway 26,

D. Broadway Avenue from the North Platte River to its intersection with South Beltline Highway

E. Avenue I from the North Platte River to its intersection with South Beltline Highway

F. Highway 71 from the intersection with Highway 26 to the north Extraterritorial Boundary

G. Highway L-79-G (West 20th Street extended) from the west Extraterritorial boundary to the West corporate limits of the city.

Development Action

There shall be no development action within the GGO Zone without permission of the Planning Commission. Any person or entity desiring a development action within the GGO Zone must submit plans to the Planning Commission for review and approval.

Development Standards

The development standards were formulated to create a visually pleasing GGO Zone and to convey the values of the City of Scottsbluff.

A. Signs

1. Monument Signs - One ground sign, monument type with a maximum height of 6'shall be permitted on each lot. Total area of sign not to exceed 250 square feet. Sign structure materials shall be comparable with materials used on the facade of the principal building.
2. Wall Signs and Marquee Signs – One wall sign or marquee sign shall be permitted for each building or tenant in multi-tenant building. Signs shall only be permitted on the side of building with main public entrance.
3. One 25' pole sign will be allowed in the GGO zone per development.

B. Lighting

1. Lighting on private property shall be in harmony with poles and lanterns within specified corridors. Lights shall provide safe and efficient lighting and be without glare for pedestrians and motorists passing by. All lighting shall be designed to avoid intrusion on adjacent properties and adjacent roads.

C. Overhead lines

1. Eliminate the need for power cables by burying cables underground.

D. Parking Lot Design

1. All parking areas shall be paved to meet current ordinance requirements, including those in the Landscaping Article.
2. All developments shall have off-street parking.
3. Parking areas over 50 spaces shall include landscape islands. All landscape islands shall have a minimum of 10 square feet of open ground and at least 300 cubic foot of good soil rooting volume for each tree. One half of all landscape islands must include a large shade tree. Understory plantings of shrubs/perennials/groundcover shall be durable and able to withstand foot traffic and frequent breakage from pedestrian traffic. Landscape islands shall be evenly distributed to the maximum extent possible.
4. Parking areas should be placed between or behind buildings unless lot layout does not allow. If layout does not allow for parking between or behind buildings then conceptual parking design may be approved by the Planning Commission.
5. All parking areas visible from the transportation corridors shall have a complete visual buffer of 4' minimum height.

6. Where parking lots abut adjacent residential zoned areas a buffer yard of 20' minimum is required.

E. Landscaping and Screening Standards

Landscaping is critical in creating a visually pleasing appearance of the transportation corridors in the City of Scottsbluff. Landscape design and development shall be priority in the planning process. To the extent reasonably feasible, all landscape plans shall be designed to incorporate water conservation materials and techniques in order to comply with each of the xeriscape landscaping principles listed below. Xeriscape landscaping principles do not include or allow artificial turf or plants, mulched (including gravel) beds or areas without landscape plant material, paving of areas not required for walkways, plazas or parking lots, bare ground, weed covered or invested surfaces or any landscaping that does not comply with the standards of this section. See appendix A for recommended species.

1. Xeriscape landscaping principles are as follows:
   a. Design. Identify zones of different water requirements and group plants together that have similar water needs;
   b. Appropriate use of Turf. Limit high-irrigation turf and plantings to appropriate high-use areas with high visibility and functional needs;
   c. Low-Water-Using Plants. Choose low-water-demanding plants and turf where practicable;
   d. Irrigation. Design, operate and maintain an efficient irrigation system;
   e. Soil Preparation. Incorporate soil amendments before planting;
   f. Mulch. Add mulch to planting beds to a minimum depth of 3" around trees and shrubs and 1" around perennials and ornamental grasses;
   g. Maintenance. Provide regular and attentive maintenance.

2. Screening
   a. All loading and service areas that are within a 50' of a side or rear lot line abutting property that is residentially zoned shall be surrounded by a 6' high masonry wall or solid wood or PVC fence with opaque gate.
   b. Waste receptacles, including dumpsters, garbage cans, or grease containers shall be located in the rear or side yard of lot and no more than 20' from residentially zoned areas. All waste receptacles shall be screened from view from all property lines and public areas of the site by a minimum 6' high evergreen planting, masonry wall, wood or PVC fence.
   c. Rooftop mechanical equipment, including HVAC and utility equipment shall be screened from adjacent streets, sidewalks, residential, public and institutional uses. Screening shall consist of parapet walls or an opaque enclosure around the equipment that is constructed of one of the materials used on the primary facade of the principal structure.
   d. Ground or wall mounted mechanical equipment such as HVAC equipment, transformers, generators, and gangs of multiple utility meters shall be screened from adjacent streets, sidewalks, residential, public and institutional uses. Screening shall consist of evergreen planting masonry wall, wood or PVC fencing or other opaque enclosure around the equipment that is constructed of one of the permanent and durable materials used on the

primary facade of the building. The height of the planting or fence shall be sufficient to effectively screen the equipment from view.

e. Outdoor storage shall be prohibited.

3. Buffer Yards

a. Developed for the purpose of providing an effective visual screen between two dissimilar uses.

b. Buffer Yards shall be required along and inside the property line of commercial property abutting a residentially zoned property.

c. Buffer Yards shall be 20'minimum in depth and shall meet the following criteria:

Be planted with a staggered double row of evergreen trees at least 6' in height, or be planted with a single row of deciduous shade trees 2" caliper trunk minimum and two staggered rows of evergreen shrubs at least 3' in height, planted a maximum of 4' on center.

d. If a 6' high solid wood or PVC fence or masonry wall is incorporated into the design the buffer yard may be reduced by 10'. Finished side of fencing will face abutting property. A row of evergreen trees at least 6' in height, or a single row of deciduous shade trees 2" caliper trunk minimum and a staggered row of evergreen shrubs at least 3' in height, planted a maximum of 4' on center must accompany the fence.

4. Maintenance of Buffer Yard

a. The buffer yard shall be maintained so as to provide an effective visual screen. If plant material shall die or be removed such that the buffer yard no longer functions, the plant material shall be replaced by the property owner.

5. Landscaping

a. Building Perimeter Walls

1. Shrubs shall be planted within 10' of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 100 linear feet of building facade except for sides or rear of building used for loading or service area.

b. Along each street frontage there shall be, at a minimum, 10' wide landscape strip, continuous along the frontage except for the perpendicular crossings for driveways and utilities. The landscape strip shall be planted with shade trees at a rate of one per 40' of linear frontage or evergreen trees at a rate of one per 20' of linear frontage. Trees may be spread irregularly in informal grouping or be uniformly spaced, as consistent with large overall planting patterns and organization. Trees shall be spread a minimum of 15' apart for large shade trees and evergreens, and a minimum of 10' apart for small ornamentals (list provides). Grouping of trees may be no more than 150' apart. The space between the trees should be planted and maintained to aid the health and growth of the trees. There must be a maintained, non-turf grass landscape bed under and around trees, to be a minimum of 40 square feet per large shade tree or evergreen and 30 square feet per small or medium tree. The landscape zone must be planted to appropriate and compatible shrubs or herbaceous grasses or perennials to cover at least 50% of the bed. The remainder may be

mulch. Organic mulch should be used if possible. Screen standards shall comply with Sections 25-22-7 and 25-22-8 of this Code. Where overhead wires exist directly over tree planting area, ornamental trees shall be substituted for required shade trees at an equal number.

c. Plant material, wall or fencing in any required landscaped area shall not obstruct the view from the off street parking facility to any driveway approach, street, alley or sidewalk. Landscaping shall further not obstruct any views among parking spaces and circulation ways, or visibility between vehicles and pedestrians.

d. Storm water retention ponds shall be landscaped and developed in such a way as to enhance or be in harmony with the surrounding site landscape.

1. Retention basins should be "free form" following the natural contours of the land. If land lacks contour, the basins shall be created to look like a natural depression. Side slopes should vary to give the appearance of a natural condition.
2. Trees and shrub groupings shall be planted intermittently along the ridge of the retention pond to create the appearance of the plants naturally occurring.
3. Approved erosion control measures will be required on all slopes.
   a. Use of Inorganic landscape materials is prohibited. No artificial trees, shrubs, plants or turf shall be used to fulfill the minimum requirements for landscaping. Inorganic materials such as stone or decorative pavers, may be used provided that such material does not compromise more than 25% of the minimum required landscaped area. When calculating the area to determine how much inorganic material may be used, the area of driveways and walkways shall not be counted. Loose rock and cobblestones shall not be permitted within any required landscaped area which is within 10' of a traveled street surface.
   b. Underground irrigation shall be provided for all required landscaped areas. Areas of low water use landscaping may be included but must be indicated on plans. Irrigation water must be available for the initial two years after planting to establish low-water use landscapes.
   c. All landscaped beds are to mulched with a 4" layer of wood mulch or rock mulch.
   d. Minimum Tree and Shrub Sizes
      1. All deciduous shade trees shall be a minimum 2" caliper measured 12" from above the root ball.
      2. All evergreen trees shall be a minimum 5' in height measured from the top of the root ball to the top of the tree.
      3. All ornamental deciduous trees shall be a minimum 1½" caliper measured 12" from above the root ball.

4. Shrubs shall be two gallon size or greater or 18"-24" in height if balled and burlapped.
5. All perennials and ornamental grasses shall be 1 gallon size or greater.

e. Upon installation of required landscape materials, each owner shall take appropriate actions to ensure their continued health and maintenance. Required landscaping that does not remain healthy shall be replaced consistently with this section and the approved landscaping plan for the project.

5. Minimum Species Diversity.
To prevent uniform insect or disease susceptibility and eventual uniform senescence on a development site or in the adjacent area or the district, species diversity is required and expensive monocultures are prohibited. The following minimum requirements shall apply to any development plan.

Number of trees on site
Maximum percentage of one species
10-19: 33%
30-39: 25%
40 or more: 15%

6. Use of Approved Species.
Regionally native plants should be used when possible to help aid biodiversity and convey a sense of place with the natural context of our community. Any required planting should include at least 50% regionally native plants suitable for the purpose (we will include a recommended list).

7. Redevelopment.
Any properties located within the GGO overlay zone will be required to spend X% (still working with local landscapers and architects to determine what this number should be) of any remodel or redevelopment project on bringing their landscaping up to code. Once the landscaping meets the requirements of this ordinance, they no longer have to make improvements to it.

G. Definitions

1. Buffer Yard: A landscaped area intended to separate and partially obstruct the view of two (2) adjacent land uses or properties from on another.
2. Gateway: An intersection designated as an entrance into the city or into the downtown area that is planned for additional design elements to "announce" the arrival to a special place.
3. Landscaped Area: The area within the boundaries of a given lot, site or common development consisting primarily of plant material, including but not limited to grass, trees, shrubs, vines, ground cover, and other organic plant materials; or grass paver masonry units installed such that the appearance of the area is primarily landscaped.
4. Storm Water Retention Ponds: Ponds or basins designed to hold rain water that has run off the surrounding landscape of lawns, roads, and rooftops.
5. Evergreen Planting: Dense planting of evergreen plant material that creates an opaque barrier.

Appendix A

Approved Deciduous Shade Trees

Botanical Name	Common Name
Aesculus glabra	Ohio Buckeye
Celtis occidentalis	Common Hackberry
Ginkgo biloba	Ginkgo
Gleditsia triacanthos var. inermis	Shademaster Honeylocust
	Skyline Honeylocust (Additional varieties must be approved by Planning Commission)
Gymnocladus dioicus	Kentucky Coffeetree
Populus deltoieds	Eastern Cottonwood (only on very large sites, may not be used for parking lot plantings)
Quercus alba	White Oak
Quercus macrocarpa	Bur Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus robur	English Oak
Tilia americana	American Linden
Tilia cordata	Littleleaf Linden

Due to the Emerald Ash Borer destroying large quantities of Ash trees in the Eastern United States and it progressive movement west, Ash trees will be prohibited in GGO Zones.

Approved Small Ornamental Trees

Botanical Name	Common Name
Amelanchier x grandiflora	Apple Serviceberry
Crataegus crusgalli x intermis	Thornless Cockspur Hawthorn
Malus spp.	Crabapple varieties:
	Bechtal
	Brandywine (prohibited in parking areas and around walkways)
	Indian Magic
	Indian Summer
	Pink Spire
	Red Barron
	Red Jade
	Spring Snow
Prunus virginiana 'Canada Red'	Canada Red Chokecherry
Syringa reticulate	Japanese Tree Lilac
Viburnum lentago	Nannyberry Viburnum

Approved Evergreen Trees

Botanical Name	Common Name
Picea pungens	Colorado Spruce
Pinus aristata	Bristle Cone Pine

Pinus cembroides	Pinyon Pine
Pinus contorta	Lodgepole Pine
Pinus flexilis	Limber Pine
Pinus nigra	Austrian Pine
Pinus ponderosa	Ponderosa Pine
Pinus sylvestris	Scotch Pine (Ord. 4072, 2012)

25-3-23 General requirements

(1) Accessory buildings. Accessory buildings, regardless of the direction they face, may not project beyond the rear of the main building. Accessory structures under two hundred square feet