



SCOTTSBLUFF CITY
PLANNING COMMISSION AGENDA
Monday, June 8, 2015, 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 Minutes**
Approve minutes of May 11, 2015
- 7. NEW BUSINESS:**
 - A Redevelopment Plan**
Redevelopment Plan: Elite Health
Applicant(s): Jason & Sami Webb/
Property Owner(s): Jason & Sami Webb
Location: SE corner of Avenue I & 42nd St.
 - B Ordinance change/addition**
Ordinance: Proposed Parking Chapter 22, Article 6 Parking
Applicant(s): N/A
Owner(s): N/A
Location: N/A
 - C Rezone**
Rezone: Pt of E 1/2 of the SW 1/4 Section 15
Applicant(s): Jane Moran Estate
Owner(s): Jane Moran
Location: E of City Route between both Hwy 26
 - D Fair Housing Commission: Ordinance**
Ordinance: Amending Duties of Boards
Applicant(s): N/A
Owner(s): N/A
Location: N/A
 - E Comprehensive Development Plan**
Comprehensive Development Plan: update - Daniel Bennet
Applicant: N/A
Owner(s): N/A
Location: N/A
- 8. UNFINISHED BUSINESS:**

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

	A Unfinished Business Unfinished Business: None 9. 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.	

City of Scottsbluff, Nebraska

Monday, June 8, 2015

Regular Meeting

Item Appr. Min.1

Minutes

Approve minutes of May 11, 2015

Staff Contact: Annie Urdiales

Planning Commission Minutes
Regular Scheduled Meeting
May 11, 2015
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, May 11, 2015, 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 1, 2015. 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: Angie Aguallo, Jim Zitterkopf, Mark Westphal, Callan Wayman, David Gompert, Henry Huber, and Becky Estrada. Absent: Anita Chadwick, and Dana Weber. 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 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 April 13, 2015 were reviewed and approved. A motion was made to accept the minutes by Gompert, and seconded by Westphal. "YEAS": Zitterkopf, Westphal, Wayman, Huber, Gompert, and Estrada. "NAYS": None. ABSTAIN: Aguallo. ABSENT: Chadwick and Weber. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing for a Redevelopment Plan for the Scottsbluff Monument Mall. RockStep Scottsbluff LLC is proposing to redevelop the Monument Mall which is situated north of Circle Drive, South of 27th Street and West of Highway 26 – Monument Mall. The Mall is located in this area which was designated as Blighted and Substandard in 2013. This Redevelopment Plan has been prepared to for the Rehabilitation of the Monument Mall ("Redevelopment Project").

Major improvements will be funded with Tax Increment Financing (TIF), Occupation Tax, and private funds, which will be used for site preparation – parking lot resurface, signage, roof replacement, exterior lighting, landscaping, HVAC replace & repair, rehab vacant spaces for tenants, Theater rehab (if required).

Portion of costs paid by TIF	\$ 578,130
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Portion of costs paid by Occupation tax	1,816,650
Portion of costs paid by Developer	6,255,220
Total Private and Public Improvements total	
	\$8,650,000

Mike Bacon, representing RockStep LLC gave a brief overview of the plan, 60,000 square feet of the mall is currently vacant. To attract national tenants, they need to buy them with low rent and modifications to the vacant spaces. The Redevelopment law allows for rehab of this type of business. The rehabilitation of the mall will help revitalize the community along with a vibrant downtown. The new TIF laws allow for an “enhanced employment area” which would impose an occupation tax on all sales in the mall, the proceeds of which may also be used for any improvements that qualify for TIF funds.

Conclusion: A motion was made by Huber and seconded by Aguallo to make a positive recommendation to City Council for the Redevelopment Plan of the Monument Mall **“YEAS”**: Aguallo, Zitterkopf, Westphal, Gompert, Huber, Wayman, and Estrada. **“NAYS”**: None. **ABSTAIN**: None. **ABSENT**: Chadwick and Weber. Motion carried.

ITEM 7B: The Planning Commission opened a public hearing for a Blight and Substandard Study for part of Five Oaks Subdivision and Adler Tracts this area consists of approximately 61.78 acres, the Five Oaks area is situated south of 42nd Street and East of Avenue I to the current city limit line and include half streets Avenue G and 40th Street. The Adler tract area is situated west of Avenue I, north of 36th Street. Designating these areas as Blighted and Substandard will make them eligible for Tax Increment Financing as long as they are within the City’s corporate limits. State statutes have specific requirements of conditions that must exist on the property in order to designate it as Blighted and Substandard. This study demonstrates that these conditions do exist within the study area.

As a City of the First Class, Scottsbluff may designate up to 35% of our corporate area as blighted and substandard. Currently, 20.5% is so designated; with the addition of the study area, the City will be up to 22%, well within the limits allowed by statute.

Mike Bacon, spoke in favor of the study which was prepared by Ken Bunger, Mr. Bunger has quite a background on TIF projects. The funds will be used for improvements of Block 9, of the Five Oaks Subdivision. TIF funding has not been used in the past for Five Oaks and if the study is approved they will be used to complete infrastructure for the rest of the subdivision along with the completion of the half streets abutting the subdivision.

Conclusion: A motion was made by Zitterkopf and seconded by Huber to make a positive recommendation to City Council to approve the Blight and Substandard Study of Part of Five Oaks Subdivision and Adler Tracts. **“YEAS”**: Huber, Zitterkopf, Aguallo, Wayman, Gompert, Huber, and Estrada. **“NAYS”**: None. **ABSTAIN**: None. **ABSENT**: Weber and Chadwick. Motion carried.

ITEM 7C. The Planning Commission opened a public hearing for a revised preliminary plat of Five Oaks Subdivision 2015, submitted by property owners, C & T Holdings and Baker and Associates.

The revised preliminary plat has been changed to reflect changes to Block 9 an additional 3± was added to the east area of the new Block 9, this change eliminating two streets (Red Cedar Drive) and West 41st Street, West Oak Boulevard was realigned and renamed to 40th Street to line up with 40th Street to the east. The following lots and blocks on the preliminary plat were changed:

- Lots 1 and 2, Block 9 (changed 1 and added 2)
- Lots, 16, 17 all in Block 6 (changed)

103 Lot 1 Block 11 (changed - is smaller)

104 Deleted Lots 4, 5, and 6 Block 12

105 Deleting Lot 18, Block 6.

106

107 The Lots south of 40th Street and east of Avenue G were not changed. The revised preliminary plat
108 meets the subdivision codes and city standards.

109

110 **Conclusion:** A motion was made by Westphal and seconded by Huber to approve the revised
111 preliminary plat of Five Oaks Subdivision 2015, City of Scottsbluff, Scotts Bluff County, Nebraska.

112 **"YEAS":** Aguillo, Zitterkopf, Westphal, Gompert, Huber, Wayman, and Estrada. **"NAYS":** None.

113 **ABSTAIN:** None. **ABSENT:** Chadwick and Weber. Motion carried

114

115 **ITEM 7D:** The Planning Commission opened a public hearing for a request to vacate ordinance with
116 vacate plat map. The applicant(s), Jason & Sami Webb, represented by Baker and Associates, have
117 requested approval of the ordinance to vacate with a vacation plat of Block 9, Five Oaks Subdivision.
118 This will allow for a new final plat of Block 9 which will consist of two parcels of approximately 11.08±
119 acres. The property is situated south of 42nd Street, east of Highway 71, (SE corner of Avenue I and
120 42nd St.). The vacate is part of the revised preliminary plat which removed 41st Street between Avenue
121 G and Red Cedar Drive (Red Cedar Drive was also removed) this was the cleanest way to start over for the new
122 proposed plat.

123

124 **Conclusion:** A motion was made by Zitterkopf and seconded by Aguillo to approve the ordinance to
125 vacate and plat map for Block 9, Five Oak Subdivision situated in the NW ¼ of Section 14, T22N, R55W
126 of the 6th P.M., City of Scottsbluff, Scotts Bluff County, Nebraska. **"YEAS":** Aguillo, Zitterkopf,
127 Westphal, Gompert, Huber, Wayman, and Estrada. **"NAYS":** None. **ABSTAIN:** None. **ABSENT:**
128 Chadwick & Weber. Motion carried

129

130 **ITEM 7E:** The Planning Commission opened a public hearing for a request from property owners, C & T
131 Holdings, and Jason and Sami Webb, represented by Baker and Associates for a final plat described as
132 Lots 1 & 2, Block 9, Five Oaks Subdivision, situated in NW ¼ of Section 14, T22N, R55W of the 6th
133 P.M., City of Scottsbluff, Scotts Bluff County, NE. The property is situated south of 42nd Street, east of
134 Highway 71, (SE corner of Avenue I and 42nd St.).

135

136 They also ask the Planning Commission to approve a change in the street right of way for 42nd Street.
137 The plat submitted shows a 33' foot right of way. The City asked for a 50' right of way to match the rest
138 of 42nd Street to the east, which is what is required by code. The property owners requested a 40' right
139 of way for the area along Block 9, Five Oaks Subdivision. By code, the right of way for arterial streets
140 must be a minimum of 80' to 150' so the 40' right of way would meet that requirement, but would not
141 meet the requirement that the right of way match what is provided on adjoining properties. The property
142 owners stated that they would add an additional seven feet from Block 9 to the right of way for a total of
143 forty feet. This change will be reflected in the updated final plat for City Council review.

144

145 Jack Baker from Baker and Associates addressed the Planning Commission stating if the road were
146 expanded to a similar cross section to what is currently in place east of Avenue G, the total width with
147 curb & gutter would be about 40' from back of curb to back of curb. This equates to about 15' additional
148 feet of paving to the south of what is currently in place. This includes a 5' sidewalk, there is room
149 available within a 40' south half right of way along 42nd Street to expand 42nd street at some future with
150 three lanes and still have about 12' or more from the Right of way to back of sidewalk. Baker stated that
151 allowing an 80' Right of way corridor through this section of 42nd Street will satisfy the space needed for
152 expansion of 42nd Street and not significantly impact the proposed development site. The City Code
153 does allow for the Planning Commission and City Council to approve a lesser right of way. A developer's

154 agreement will also be submitted for City Council to review on the proposed development for this area of
155 Five Oaks.

156

157 **Conclusion:** A motion was made by Zitterkopf and seconded by Westphal to approve the final plat of
158 Lots 1 and 2, Block 9, Five Oaks Subdivision, situated in the NW ¼ of Section 14, T22N, R55W of the
159 6th P.M., City of Scottsbluff, Scotts Bluff County, Nebraska with the additional seven feet in right of way
160 for a total of 40' and Council approval of the change. "YEAS": Aguillo, Zitterkopf, Westphal,
161 Gompert, Huber, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Chadwick
162 & Weber. Motion carried

163

164 **ITEM 7F.** The Planning Commission opened a public hearing for a zone change request from C&T
165 Holdings LLC for property described as part of Lots 1 & 2, Block 9, Five Oaks Subdivision, NW ¼ of
166 Section 14, T22N, R55W of the 6th P.M., City of Scottsbluff, Scotts Bluff County, NE. The new final
167 plat of Block 9 is zoned C-2 and Ag, the request is to rezone the remainder of the new area to C-2, this 3±
168 acres is currently zoned Ag. The change in zoning will match the rest of Block 9 to the west.

169

170 **Conclusion:** A motion was made by Wayman and seconded by Zitterkopf to approve the zone change
171 request of part of Lots 1 & 2, Block 9 Five Oaks, situated in the NW ¼ of Section 14, T22N, R55W of the
172 6th P.M., City of Scottsbluff, Scotts Bluff County, Nebraska from Agricultural to C-2 Neighborhood &
173 Retail Commercial. "YEAS": Aguillo, Zitterkopf, Westphal, Gompert, Huber, Wayman, and Estrada.
174 "NAYS": None. ABSTAIN: None. ABSENT: Chadwick & Weber. Motion carried

175

176 **ITEM 8. Unfinished Business:** None.

177

178 There being no further business, a motion to adjourn was made by Westphal and seconded by Aguillo.
179 The meeting was adjourned at 6.35 p.m. "YEAS": Gompert, Wayman, Westphal, Aguillo, Zitterkopf,
180 Huber, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Chadwick & Weber. Motion
181 carried.

182

183

184

185 _____
Becky Estrada, Chairperson

186

187 Attest: _____

188 Annie Urdiales

City of Scottsbluff, Nebraska

Monday, June 8, 2015

Regular Meeting

Item NewBiz1

Redevelopment Plan

Redevelopment Plan: Elite Health

Applicant(s): Jason & Sami Webb/

Property Owner(s): Jason & Sami Webb

Location: SE corner of Avenue I & 42nd St.

Staff Contact: Annie Folck



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Planning Staff
Date: June 8, 2015
Subject: Redevelopment Plan – Elite Health
Location: SE corner Avenue I & 42nd Street (802 W 42nd St.)

Jason & Sami Webb, property owners, of Lot 1, Block 9, Five Oaks Subdivision is proposing to redevelop the vacant land which is situated on the southeast corner of West 42nd Street and Avenue I.

The major estimated improvements funded from the TIF, are listed below.

Site Acquisition	\$786,028.00
Site preparation	\$250,000.00
Infrastructure and utilities	\$268,733.00
Planning/design	\$450,000.00
Legal	\$ 30,000.00
Total	\$1,784,761.00

The redevelopment plan is attached for your review.

**CITY OF SCOTTSBLUFF
REDEVELOPMENT PLAN FOR THE
ELITE HEALTH DEVELOPMENT**

I. INTRODUCTION.

The City of Scottsbluff, Nebraska, recognizes that blight is a threat to the continued stability and vitality of the City as a focal point of business, financial, social, cultural and civic activity of the region, and a focus of community pride and achievement. Therefore, the City has initiated a program of revitalization whose goal is to enhance the City of Scottsbluff as the center of government in the county-wide region; as the center of retail, business, industry, office, financial and as a center for health services for the region. To reach this goal of the City of Scottsbluff intends to declare/(has recently declared) blighted and substandard the Highway 71 and 42nd Area in the City. This area is impacted by significant blight and substandard factors. This plan seeks to begin the improvement of that area by assisting in the site acquisition, site preparation, infrastructure and planning for the development of a commercial complex dedicated to health, and wellness. The facility will provide space for dental, optical, physician and other health care professionals and is intended to include a daycare center. The level of investment to finance the project will require the combined efforts of the public and private sectors. Current estimates of total investment exceed \$14,500,000.

This Redevelopment Plan covers an area consisting of approximately 281,684 +/- s.f. square feet located east of and adjacent to Highway 71 and south of West 42nd Street which is legally described on Exhibit "A", attached hereto and incorporated herein by this reference ("Community Redevelopment Area"). The area qualifies as part of a blighted and substandard area and the City Council will determine, through the blight and substandard resolution, that the Community Redevelopment Area is in need of revitalization and strengthening to ensure that it will contribute to the economic and social well-being of the City. All available evidence suggests that the area has not had the private investment necessary to contribute to the well-being of the community, nor would the area be reasonably anticipated to be developed without public action.

To encourage private investment in the Community Redevelopment Area, this Redevelopment Plan has been prepared to set forth the Elite Health Redevelopment Project ("Redevelopment Project"), which is considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the Community Redevelopment Area.

II. EXISTING SITUATION.

This section of the Redevelopment Plan examines the existing conditions within the designated Community Redevelopment Area. This section is divided into the following subsections: existing land use, existing zoning, existing public improvements, and existing building condition/blighting influences.

A. Existing Land Use. The Community Redevelopment Area contains platted and undeveloped land consisting of approximately 1,814,709 square feet. This use is shown on Exhibit “B”.

B. Existing Zoning. The Community Redevelopment Area is zoned C-2 for a portion and A (Agricultural) for a smaller portion. The area must be rezoned to provide for the proposed Redevelopment Project.

C. Existing Public Improvements.

1. Street System. The Redevelopment Area is adjacent to Highway 71 and West 42nd Street. There is no internal street network or system constructed within the Community Redevelopment Area.

2. Utilities. The existing public utilities are available adjacent to the Redevelopment Area.

D. Existing Building Conditions/Blighting Influences. Charles K. Bunker, Attorney at Law, conducted a study entitled “Study of Blight and Substandard Conditions” dated May 1, 2015 (“Blight Study”). The “study area” for the Blight Study, which includes the Community Redevelopment Area, as well as additional property. The evaluation and subsequent findings of the Blight Study were based upon the criteria outlined in the Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101 et seq.). The Blight Study determined that the study area exhibited a number of deficiencies applicable to the consideration of a “substandard and blight” designation including the existence of conditions which endanger life or property by fire or other causes, improper subdivision and dilapidation/deterioration. In addition, the Blight Study identified the existence of one condition within the study area that is a determinant of blight – the area substantially impairs or arrests the sound growth of the community and the average age of structures in the area is greater than 40 years. The City Council will hold a public hearing to declare the Community Redevelopment Area blighted and substandard and eligible for a Redevelopment Project on _____, 2015. After the public hearing action will be taken by resolution of the Scottsbluff City Council to declare the Redevelopment Area blighted and substandard pursuant to the Nebraska Community Development Law. The Blight Study is incorporated herein by this reference. A copy of the Blight Study is available at the City of Scottsbluff Clerk’s Office.

III. FUTURE SITUATION.

This section of the Redevelopment Plan examines the future conditions within the Community Redevelopment Area. This section is divided into the following subsections:

- A. Proposed Land Use Plan
- B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations
- C. Relationship to Local Objectives
- D. Building Requirements and Standards after Redevelopment
- E. Proposed Changes and Actions
- F. Cost-Benefit Analysis
- G. Proposed Cost and Financing
- H. Procedure for Changes in the Approved Redevelopment Plan

A. Proposed Land Use Plan. Changes are contemplated in the current Land Use Plan for the area. The use of this site will go from undeveloped agriculture to developed commercial. This plan contemplates site acquisition and site development resulting in the construction of a two story facility dedicated to health and wellness professionals, including a daycare and fitness facility. The proposed site plan for the area after completion of a Redevelopment Project is shown on attached Exhibit "C" which is attached hereto and incorporated herein by this reference. The land use plan shows a proposed Redevelopment Project consisting of approximately 51,927 s.f. +/- square feet (ground floor) and 31,463 s.f. +/- square feet for the upper story. The plan currently proposes 367 parking spaces, interior private roadways and landscaping. The specific site plan, land uses, open space, buildings, parking lots, are shown on Exhibit "C".

The City of Scottsbluff, will negotiate a specific redevelopment agreement with the redeveloper outlining the proposed Redevelopment Project, and contributions are necessary from the City of Scottsbluff. The written redevelopment agreement will include a site plan, Redevelopment Project description, specific funding arrangements, and specific covenants and responsibilities of the City and the redeveloper to implement the Redevelopment Project.

B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations. In accordance with Nebraska State Law, the Redevelopment Plan described in this document has been designed to conform to the City of Scottsbluff Comprehensive Plan 2004 ("Comp Plan"). The City Council finds that this redevelopment plan is feasible and in conformity with the general plan for the development of the City as a whole and the plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law.

C. Relationship to Local Objectives. The Redevelopment Plan has been developed on the basis of the goals, policies and actions adopted by the City for the community as a whole and for the Redevelopment Area. General goals, policies and actions relating to the community as a whole and for Redevelopment Area are contained in the Comp Plan.

D. Building Requirements and Redevelopment Standards. The redevelopment of the Community Redevelopment Area should generally achieve the following requirements and standards:

1. Population Density. There are no dwelling units currently located within the Community Redevelopment Area. The development proposed under this Redevelopment Plan does not include any residential construction. Consequently, there will be no change proposed for the permanent population density within the Community Redevelopment Area.

Redevelopment of the Community Redevelopment Area with the development of offices for health care professionals should incent further development within the Redevelopment Area. Often an investment and improvement of the magnitude proposed by this Plan has the benefit of spurring improvements in adjacent developed and undeveloped commercial areas.

2. Land Coverage and Building Density. There are no existing buildings located within the Community Redevelopment Area. After redevelopment project completion, building coverage will be approximately 51,927 square feet on the ground floor. Paved parking lots are shown on Exhibit "C".

3. General Environment. The commercial structure and parking lot will cover all of the Redevelopment Project Area. This commercial activity will intensify and strengthen Scottsbluff as a focal point for local and regional retail sales and development.

The Plan will provide for the establishment of a multitenant facility for health care professionals. Exhibit "D" provides a proposed rendering of the structure that would be constructed pursuant to this Plan. This activity is intended to have a significant positive visual and economic impact in the Redevelopment Area. Final renderings will be provided after plan approval.

The Plan provides an environment that minimizes automobile-pedestrian conflicts, assures that lighting, signs, pedestrian ways, and communication devices are oriented to the human scale and provides an attractive commercial facility for the community.

4. Pedestrian ways and Open Spaces. Provide a pedestrian circulation system to facilitate the movement of pedestrians to and within the major development activities within the area.

5. Building Heights and Massing. Building heights and massing for the proposed project will comply with any proposed zone change.

6. Circulation, Access and Parking. The Plan provides for vehicular access to the Community Redevelopment Area in a manner consistent with the needs of the development and the community.

The Plan provides for an adequate supply of appropriately located parking in accordance with applicable zoning district regulations. Adequate parking needs to be provided so the development does not generate parking problems for abutting commercial and residential streets.

7. Off-Street Loading, Service and Emergency Facilities. The Plan provides for consolidated off-street loading and service facilities.

The Plan provides for emergency vehicle access in a manner compatible with established design and environmental objectives.

The Plan provides a maximum floor area ratio in accordance with applicable zoning district regulations in the Community Redevelopment Area.

E. Proposed Changes and Actions. The Community Redevelopment Area is anticipated to function as a multitenant facility attracting area wide patients. See Exhibit "C" for an example of a conceptual land use and site plan for the Community Redevelopment Area. This section describes the proposed changes needed, if any, to the zoning ordinances or maps, street layouts, street levels or grades, and building codes and ordinances, and actions to be taken to implement this Redevelopment Plan.

1. Zoning, Building Codes and Ordinances. Most of the Community Redevelopment Area is zoned C-2. A strip of land is zoned Agricultural. Zoning changes for the Redevelopment Project will be required to change a portion of the zone to C-2. No changes to Building Codes, or other local ordinances are contemplated to implement this Redevelopment Plan.

2. Traffic Flow, Street Layout and Street Grades. The access will be limited to West 42nd Street.

3. Public Redevelopments, Improvements, Facilities, Utilities and Rehabilitations. In order to support the new land uses in the Community Redevelopment Area, utility extensions on private property and right of way landscaping will be required.

4. Site Preparation and Demolition. Site preparation will consist of general earthmoving to support the building construction and parking areas.

5. Private Redevelopment, Improvements, Facilities and Rehabilitation. The private improvements anticipated within the Community Redevelopment Area include site preparation and the construction of a new 2 story multitenant commercial building.

6. Open Spaces, Pedestrian ways, Landscaping, Lighting, Parking. The proposed site plan and private sector improvements will comply with the City's minimum open space, pedestrian way, landscaping, lighting, and parking standards as defined in the Zoning and Subdivision Ordinances, Building Codes, or other local ordinances. In addition, the City may elect to require additional standards in these areas as described in a written redevelopment agreement in order to help remove blight and substandard conditions

F. Cost-Benefit Analysis. A City of Scottsbluff Redevelopment Project TIF Statutory Cost Benefit Analysis is incorporated herein by this reference ("Cost-Benefit Analysis") and is shown on Exhibit "E". The Cost-Benefit Analysis complies with the requirements of the Community Development Law in analyzing the costs and benefits of the Redevelopment Project, including costs and benefits to the economy of the community and the demand for public and private services.

G. Proposed Costs and Financing; Statements. The City will work with the redeveloper owner of the Community Redevelopment Area to identify proposed funding, timeframe, ability to carry out the proposed Redevelopment Project, and the level of contributions necessary to be made by the City of Scottsbluff.

The City will begin good faith negotiating on a specific written redevelopment agreement with the redeveloper owner of the Community Redevelopment. The written redevelopment agreement will include a site plan consistent with this Redevelopment Plan, development descriptions, specific funding arrangements, and specific covenants and responsibilities of the City and the redeveloper to implement the Redevelopment Project.

Estimated Redevelopment Project costs, including site acquisition and site preparation, and are shown as follows:

POTENTIAL ELIGIBLE PRIVATE IMPROVEMENTS*

Site Acquisition	\$786,028.00
Site preparation	\$250,000.00
Infrastructure and utilities	\$268,733.00
Planning/design	\$450,000.00
Legal	\$ 30,000.00
Total	\$1,784,761.00

The figures above are estimates. Final figures are subject to a specific site plan, design specifications, City approval and public procedures and regulations.

This Plan proposes that TIF Bonds, purchased by the developer fund the Redevelopment Area site acquisition and site preparation for the project. The balance of private improvements and any required public right of way improvements will be paid by the developer.

The amount of the available proceeds from the TIF Bonds is estimated at approximately \$1,835,000.00, (including capitalized interest) assuming the commercial will generate an estimated property valuation of \$14,000,000.00 over the present estimated property valuation base.

Any ad valorem tax levied upon the real property in a Redevelopment Project for the benefit of any public body shall be divided, for a period not to exceed fifteen (15) years after the effective date of such provision established in the redevelopment contract to be executed by the Redeveloper and the Community Development Agency. Said tax shall be divided as follows:

a. That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the Redevelopment Project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and

b. That portion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such a Redevelopment Project shall be paid into the funds of the respective public bodies.

Because the redevelopment plan proposes to use tax-increment financing funds as authorized in section 18-2147 of the Community Development Law, the City Council in approving this Redevelopment Plan will be required to find as follows:

a. the Redevelopment Project in the plan would not be economically feasible without the use of tax-increment financing;

b. the Redevelopment Project would not occur in the community redevelopment area without the use of tax-increment financing; and

c. the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and been found to be in the long term best interest of the community impacted by the Redevelopment Project.

H. Procedure for Changes in the Approved Redevelopment Plan. If the City of Scottsbluff desires to modify this Redevelopment Plan, it may do so after holding a public hearing on the proposed change in accordance with applicable state and local laws. A redevelopment plan which has not been approved by the governing body when recommended by the authority may again be recommended to it with any modifications deemed advisable. A redevelopment plan may be modified at any time by the authority, provided, that if modified after the lease or sale of real property in the Redevelopment Project Area, the modification must be consented to by the redeveloper or redevelopers of such property or his successor, or their successors, in interest affected by the proposed modification. Where the proposed modification will substantially change the redevelopment plan as previously approved by the governing body the modification must similarly be approved by the governing body.

EXHIBIT "A"
REDEVELOPMENT AREA

LEGAL DESCRIPTION OF REDEVELOPMENT AREA

A parcel of land known as Block 9 Five Oaks Subdivision, containing 482,821 sq. ft. (11.08 acres) more or less, in the Northwest Quarter of Section 14, Township 22 North, Range 55 West, of the 6th Principal Meridian, in Scotts Bluff County, Nebraska, said tract or parcel being more particularly described as follows:

COMMENCING at the Northwest corner of Section 14, Township 22 North, Range 55 West, of the 6th Principal Meridian, whence the west quarter corner of said Section 14, Bears South 02°03'39" West, a distance of 2675.32 feet; Thence along north line of the northwest quarter of said Section 14, South 88°13'30" East, a distance of 69.51 feet; Thence South 01°46'30" West, a distance of 33.00 feet to a point on the existing south right of way of 42nd Street and to the **POINT OF BEGINNING**;

Thence along said existing south right of way of 42nd Street South 88°13'30" East,
a distance of 638.16 feet;

Thence departing said existing south right of way of 42nd Street, South 02°09'33" West, a distance of 689.61 feet;

Thence South 89°54'43" West, a distance of 82.99 feet;

Thence on the arc of a curve to the left, a radius of 126.00 feet, a central angle of 58°59'23", a distance of 129.73 feet, (a chord bearing South 60°25'02" West, a distance of 124.07 feet);

Thence South 30°55'20" West, a distance of 33.14 feet;

Thence on the arc of a curve to the right, a radius of 74.00 feet, a central angle of 80°57'43", a distance of 104.57 feet, (a chord bearing South 71°24'12" West, a distance of 96.08 feet);

Thence North 68°06'57" West, a distance of 194.50 feet;

Thence on the arc of a curve to the left, a radius of 226.00 feet, a central angle of 19°49'23", a distance of 78.19 feet, (a chord bearing North 78°01'39" West, a distance of 77.80 feet);

Thence North 87°56'20" West, a distance of 87.56 feet to a point on the existing east right of way of Highway 71 (Avenue I);

Thence continuing along said east right of way of Highway 71 (Avenue I), North 02°03'39" East, a distance of 262.75 feet;

Thence continuing along said east right of way of Highway 71 (Avenue I), North 02°37'26" East, a distance of 475.46 feet, more or less, to the **POINT OF BEGINNING**;

The above described parcel contains 482,821 sq. ft. (11.08 acres), more or less.

BASIS OF BEARINGS: All bearings are based on the line connecting the Northwest corner of Section 14, Township 22 North, Range 57 West, of the 6th Principal Meridian and the West Sixteenth Corner of said Section 14, being a **GRID** bearing of **South 88°13'30" East** a distance of **1326.35 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.

EXHIBIT “B”
AERIAL PHOTO OF SITE

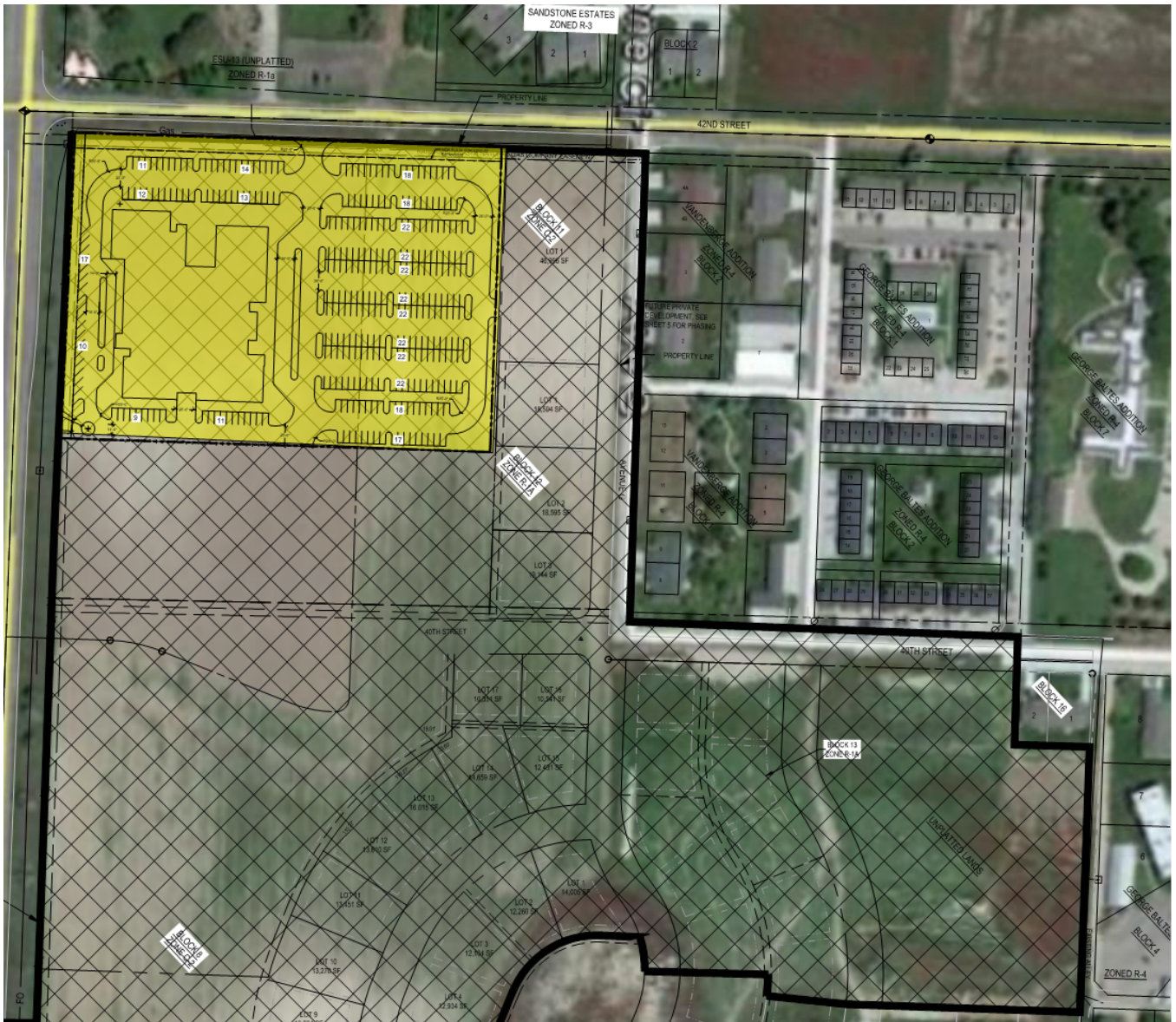


EXHIBIT "C"

Redevelopment Area Site Plan

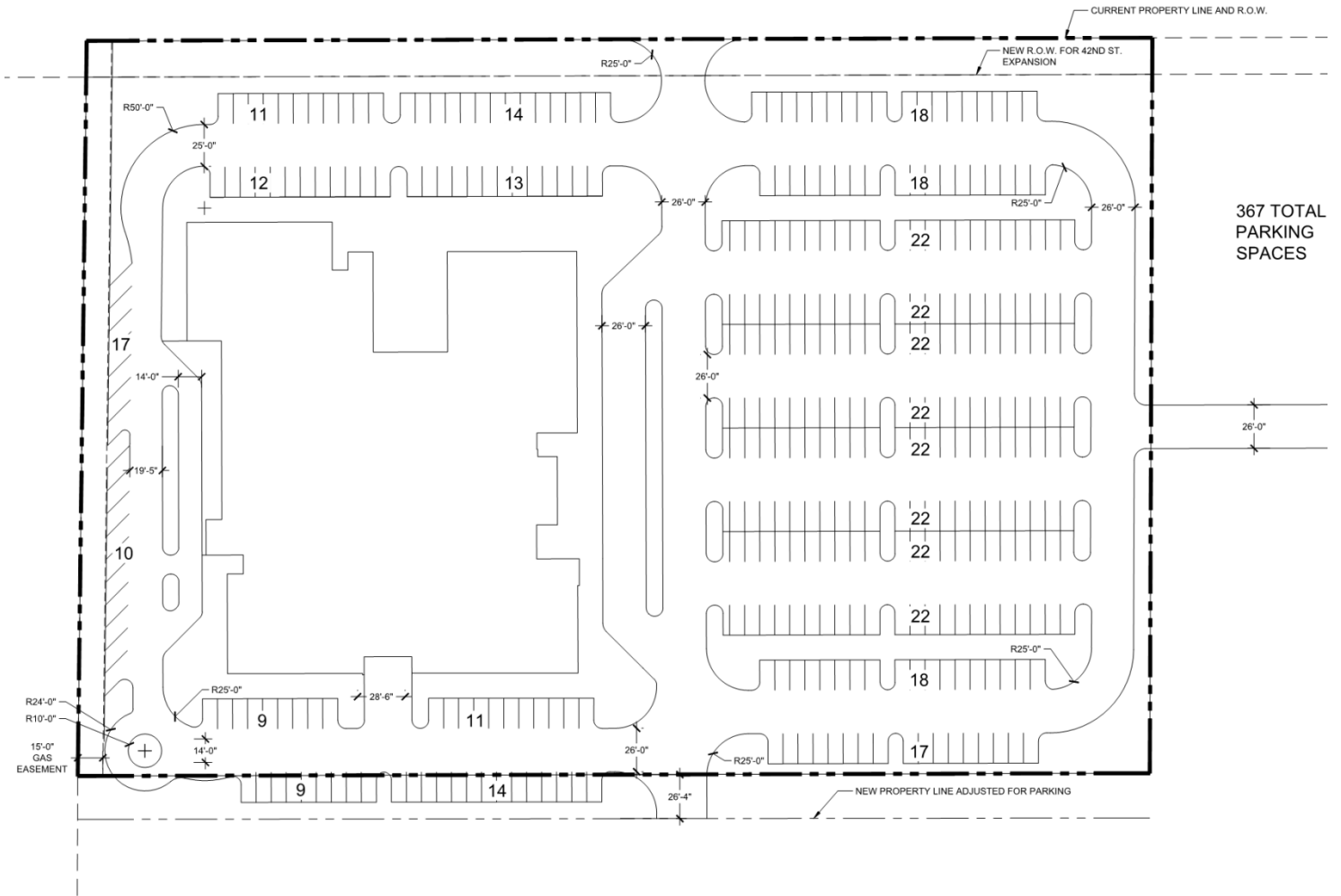


Exhibit "D" **Concept Drawing 2nd Floor**

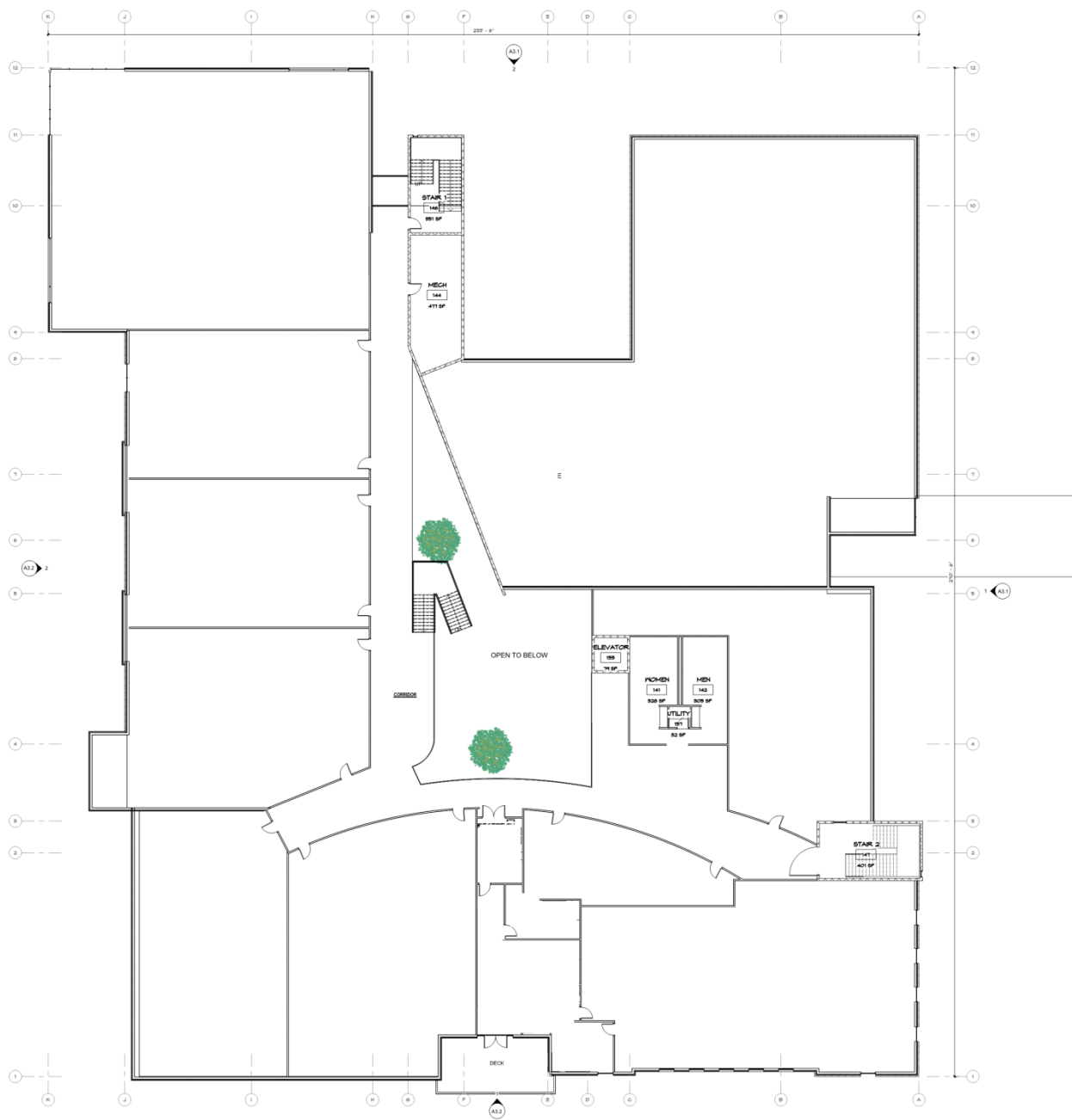


EXHIBIT "E"
STATUTORY COST BENEFIT ANALYSIS
ELITE HEALTH REDEVELOPMENT PROJECT

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Scottsbluff has analyzed the costs and benefits of the proposed Elite Health Redevelopment Project, including:

Project Sources and Uses. Approximately \$1,835,000.00 in public funds from tax increment financing provided by the City of Scottsbluff will be required to complete the project. This investment by the city will leverage \$12,902,217.00 in private sector financing; a private investment of \$7.03 for every city dollar investment.

Use of Funds.

Description	TIF Funds	Private Funds	Total
Site Acquisition	\$ 786,028.00	\$	\$ 786,028.00
Site preparation	\$ 250,000.00	\$	\$ 250,000.00
Infrastructure	\$ 268,733.00	\$	\$ 268,733.00
Plan/Design	\$ 450,000.00	\$	\$ 450,000.00
Core Building	\$	\$ 11,300,075.00	\$ 11,300,075.00
Soft Costs	\$	\$ 1,602,142.00	\$ 1,602,142.00
TOTALS	\$ 1,784,761.00	\$ 12,902,217.00	\$ 14,687,053.00

Tax Revenue. Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2015, valuation of approximately \$83644. Based on the 2014 levy this would result in a real property tax of approximately \$1,680. It is anticipated that the assessed value will increase by \$11,500,000, upon full completion in 2016, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$230,000.00 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2014 assessed value:	\$ 83,644.00
Estimated value after completion	\$ 11,500,000.00
Increment value	\$ 11,416,000.00
Annual TIF generated (estimated)	\$ 230,000.00
TIF bond issue	\$ 1,835,000.00

Public Infrastructure and Community Public Service Needs. The Project is currently served by sanitary sewer and potable water by the city; however, minor modifications will need to be made to accommodate the site layout. This cost will be borne by the developer.

Employment Within the Project Area. Employment within the Project Area is currently zero. At project stabilization employment is expected to increase to over 50 full time equivalent employees. Temporary construction employment will increase during the construction. The construction period is expected to exceed nine months.

Employment in the City Outside the Project Area. The latest available labor statistics show that the Scotts Bluff County labor pool is 19,591, with a 3.2% unemployment rate.

Other Impacts. Personal property in the project is subject to current property tax rates. Personal property for the Project is estimated at \$500,000, resulting in an estimated personal property tax for the first year of operations of \$10,000.00, Personal property tax is not subject to TIF and will be paid to the normal taxing entities. City sales tax on construction material is expected to exceed \$75,000.

Tax shifts. No shift of taxes or other negative impact is expected.

City of Scottsbluff, Nebraska

Monday, June 8, 2015

Regular Meeting

Item NewBiz2

Ordinance change/addition

Ordinance: Proposed Parking Chapter 22, Article 6 Parking

Applicant(s): N/A

Owner(s): N/A

Location: N/A

Staff Contact: Annie Urdiales



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Staff Development Services
Date: June 8, 2015
Subject: Proposed Ordinance text changes in Chapter 22,
Article 6, relating to amending language for
residential parking personal vehicles allowances

Nathan Johnson, Assistant City Manager, had a request from a property owner asking if the City would look into amending or adding an ordinance regarding residential parking. Her concern in particular was residents parking their vehicles on the front lawns, which can cause damage to the property and can also unsightly.

Staff researched what other Cities have in place for residential parking and has put together a draft ordinance. The ordinance will be placed in Chapter 22 Traffic, Article 6, Parking which is taken care of by the Police Department. This ordinance is brought before the Planning Commission for review and input. We do have off street parking ordinances and nuisance ordinances in place but nothing that covers this problem in particular. Is this something the Planning Commission feels the City should pursue? Is this type of parking a problem within our City? How difficult will it be to enforce? These are a few questions to think about. The ordinance would have to be initiated by the Police Department as they would be the department enforcing this type of violation, City Council would have final approval.

The draft ordinance is attached for your review.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, AMENDING THE MUNICIPAL CODE TO INCLUDE RESTRICTIONS ON PARKING OF PERSONAL VEHICLES ON RESIDENTIAL LOTS, INCLUDING A NEW §22-6-29, RESTRICTING PARKING OF PERSONAL VEHICLES ON RESIDENTIAL LOTS, REPEALING ALL PRIOR SECTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Chapter 22, Article 6 of the Municipal Code is amended by adding the following language:

"22-6-29. Parking of personal vehicles on residential lot.

1. It shall be unlawful for any person to park or allow the parking of personal vehicles on residential lots except as set forth in this section.
2. This section permits the parking of personal vehicles on a single lot in a residential district subject to specific conditions. Personal vehicles include passenger cars, vans, pickup trucks, recreational vehicles, trailers under twenty feet in length, or boats.
3. Location of allowed parking.
 - a. Parking is permitted within an enclosed structure when the structure otherwise conforms to the requirements of its specific zoning district.
 - b. Parking is permitted outside of an enclosed structure in the side yard behind the line of the required front yard setback or in the rear provided the space is on a paved, hard-surfaced driveway or paved pad adjacent to the driveway.
 - c. Parking is permitted outside of an enclosed structure within the required front yard setback, subject to the following conditions:
 - i. The parking space is provided on a paved, hard-surfaced driveway or paved pad adjacent to the driveway.
 - ii. Space is unavailable in the side yard behind the required front yard setback or in the rear yard, or there is no reasonable access to the side or rear yards. A corner lot is normally considered to have reasonable access to the rear yard. A fence does not prevent reasonable access. Grade changes or substantial vegetation or landscape features can be considered to prevent reasonable access.
 - iii. Enclosed parking in conformance with the requirements of the district is impossible.
 - iv. The vehicles parked perpendicular to the front curb.
 - v. The vehicle must not encroach on public right-of-way.
4. Exceptions. Temporary parking of personal vehicles on a driveway within a front yard setback is permitted for loading and unloading purposes. Such temporary parking shall not exceed 24 hours during an individual week.

Section 2. All other ordinances or 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 passage and approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED on _____, 2015.

City of Scottsbluff, Nebraska

Monday, June 8, 2015

Regular Meeting

Item NewBiz3

Rezone

Rezone: Pt of E 1/2 of the SW 1/4 Section 15

Applicant(s): Jane Moran Estate

Owner(s): Jane Moran

Location: E of City Route between both Hwy 26

Staff Contact: Annie Urdiales

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To:	Planning Commission	Zoning:	Agricultural
From:	Development Services Department	Property Size:	22 acres ±
Date:	June 8, 2015	# Lots/Units:	unplatted
Subject:	Rezone parcels from Agricultural to C-3		
Location:	W of City Route between old Hwy 26 & new Hwy 26		

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), Ramsey Trust, represented by Jane Moran, has requested a rezone for part of property described as the East ½ of the SW ¼ of Section 15 T22N R55W of the 6th P.M. Scotts Bluff County, (Lying north of City Route and Highway 26). The south line of this property is currently zoned C-3 Heavy Commercial and the land to the north is zoned A- agricultural. The request is zoning is to allow for subdivision and individual sale of the parcels. The property will be surveyed and subdivided at a later date.

Surrounding properties are either C-3 Heavy Commercial or A- agricultural. This change reflects what is shown in the Comprehensive Development plan. A map is attached for your review.

Staff has reviewed and makes positive recommendation of the rezone of the change in zoning for the parcels described as part of the East ½ of the SW ¼ of Section 15 T22N R55W of the 6th P.M. Scotts Bluff County, (Lying north of City Route and Highway 26) from A-agricultural to C-3 Heavy Commercial.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to rezone part of the East ½ of the SW ¼ of Section 15 T22N R55W of the 6th P.M. Scotts Bluff County, (Lying north of City Route and Highway 26, 22 acres±) from A- Agricultural to C-3 Heavy Commercial subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to rezone part of the East ½ of the SW ¼ of Section 15 T22N R55W of the 6th P.M. Scotts Bluff County, (Lying north of City Route and Highway 26, 22 acres±) from A - agricultural to C-3 Heavy Commercial for the following reason(s):

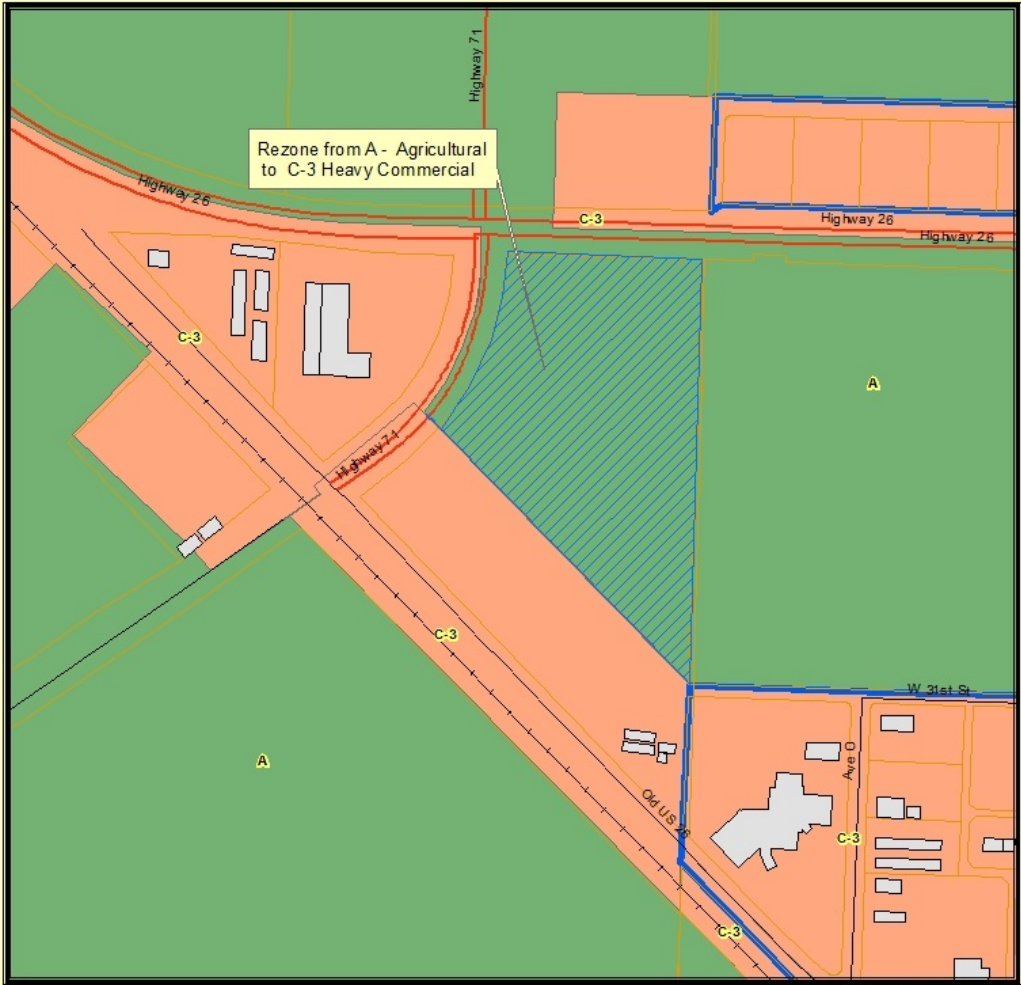
Table

Rezone Request, Page 1

Make the motion to TABLE the rezone request to rezone part of the East ½ of the SW ¼ of Section 15 T22N R55W of the 6th P.M. Scotts Bluff County, (Lying north of City Route and Highway 26,22 acres±) from A-agricultural to C-3 Heavy Commercial for the following reason(s):

Rezone Request, Page 2

Ramsey Trust Proposed Rezone
Agricultural to C-3 Heavy Commercial



6/8/2015

Map by A. Undale: City of Scottsbluff
Coordinate System:
NAD 1983 StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.

City of Scottsbluff, Nebraska

Monday, June 8, 2015

Regular Meeting

Item NewBiz4

Fair Housing Commission: Ordinance

Ordinance: Amending Duties of Boards

Applicant(s): N/A

Owner(s): N/A

Location: N/A

Staff Contact: Annie Urdiales



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: June 8, 2015
Subject: Ordinance Amendment - Fair Housing Commission

Background

City Council is asking the Planning Commission to take on the additional roll for the Fair Housing Commission. This Board was previously served by the Community Development Advisory Board; since the City stopped working with Community Development Block grants the Advisory board was no longer needed. The Fair Housing Commission is still something we want in place in case something was to ever come up regarding fair housing within the City. Looking back at the history for this board they have never had to meet. The City still needs to have someone for this Board and Council asks that the Planning Commission take on the duties of the Fair Housing Commission. The Planning Commission reviews building and zoning codes; the Fair Housing is under our Building and Construction Codes Chapter 4, Article 7 of our Municipal Code.

RECOMMENDATION

Approve

Make a motion for positive recommendation for City Council to approve the ordinance amendment stating that the Planning Commission will serve and act as the Fair Housing Commission when necessary subject to the following condition(s):

Deny

Make a motion for negative recommendation to disapprove the ordinance amendment stating that the Planning Commission will serve and act as the Fair Housing Commission when necessary for the following reason(s):

Table

Make the motion to TABLE the ordinance amendment stating that the Planning Commission will serve and act as the Fair Housing Commission when necessary for the following reason(s):

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING THE MUNICIPAL CODE AT CHAPTER 6, ARTICLE 2, SECTION 101 DEALING WITH THE ESTABLISHMENT, MEMBERSHIP, AND TERMS OF THE FAIR HOUSING COMMISSION OF THE CITY OF SCOTTSBLUFF, NEBRASKA; REPEALING THE MUNICIPAL CODE AT CHAPTER 6, ARTICLE 2, SECTION 102 DEALING WITH DUTIES OF THE FAIR HOUSING COMMISSION OF THE CITY OF SCOTTSBLUFF, NEBRASKA; AMENDING THE MUNICIPAL CODE AT CHAPTER 6, ARTICLE 2, SECTION 116 DEALING WITH THE ESTABLISHMENT AND DUTIES OF THE PLANNING COMMISSION OF THE CITY OF SCOTTSBLUFF, NEBRASKA; REPEALING PRIOR SECTIONS INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Section 6-2-101 of the Scottsbluff Municipal Code is amended to provide as follows:

“6-2-101. Fair Housing Commission; established.

There is hereby established the Fair Housing Commission. The Planning Commission of the City shall serve and act as the Fair Housing Commission when necessary to perform and carry out all duties and responsibilities of the Fair Housing Commission under the Municipal Code.”

Section 2: Section 6-2-102 of the Scottsbluff Municipal Code is hereby repealed.

Section 3. Section 6-2-116 of the Scottsbluff Municipal Code is amended to provide as follows:

“6-2-116. Planning Commission; established.

There is hereby established a Planning Commission of the City as authorized by the statute of Nebraska. The Planning Commission shall include one alternate member. The number of member, the manner of their appointment, the period of office, and the powers of the alternate member shall be prescribed by Nebraska law. The Planning Commission shall perform the duties prescribed by Nebraska law, and shall serve and act as the Fair Housing Commission of the City when necessary to perform and carry out all duties and responsibilities of the Fair Housing Commission under the Municipal Code.”

Section 4. All ordinances or parts of ordinances passed and approved prior to passage, approval and publication of this Ordinance in conflict herewith are now repealed.

Section 5: This Ordinance shall be effective on its passage and approval, and publication as provided by law.

PASSED AND APPROVED on _____, 2015

Mayor

ATTEST:

City Clerk (Seal)

City of Scottsbluff, Nebraska

Monday, June 8, 2015

Regular Meeting

Item NewBiz5

Comprehensive Development Plan

Comprehensive Development Plan: update - Daniel Bennet

Applicant: N/A

Owner(s): N/A

Location: N/A

Staff Contact: Annie Folck

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Population

Scottsbluff, Gering, and Terrytown are officially separate communities, but the economics of the region and the behavior of the residents who live here warrant the communities to also be looked at as one. The specific numbers for each community gives further clarity to the picture of the larger community but the effects of specific population trends in these communities are felt across city borders. This section will look at the some key demographic trends in the Scottsbluff-Gering-Terrytown community, assess the composition of who lives in the community, and help explain what this means for the future.

Table 1: Community Demographic Profile

Subject	Scottsbluff		Gering		Terrytown		Scottsbluff-Gering-Terrytown	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
POPULATION AND AGE								
2000 Total population	14,732	100	7,751		646	100	23,129	
2010 Total population	15,039		8,500		1,198	100	24,737	
Population Change 2000-2010	307	2.1	749	9.7	552	85.4	1,608	7.0
2000 Median age (years)	36.3	-	40.1	-	26.3	-	-	-
2010 Median age (years)	36.0	-	38.7	-	28.4	-	-	-
Under 18 years	3,745	24.9	2,173	25.6	409	34.1	6,327	25.6
65 years and over	2,516	16.7	1,453	17.1	114	9.5	4,083	16.5
RACE								
Total population	15,039	100	8,500	100	1,198	100	24,737	
White	12,763	84.9	7,800	91.8	920	76.8	21,483	86.8
Black or African American	185	1.2	80	0.9	10	0.8	275	1.1
American Indian and Alaska	646	4.3	201	2.4	68	5.7	915	3.7
Asian	145	1	70	0.8	14	1.2	229	0.9
Native Hawaiian and Other	23	0.2	8	0.1	0	0	31	0.1
Some Other Race	1,622	10.8	556	6.5	220	18.4	2,398	9.7
Hispanic or Latino	4,371	29.1	1,461	17.2	505	42.2	6,337	25.6
White alone (Not Hispanic or Latino)	9,983	66.4	6,780	79.8	614	51.3	17,377	70.2
HOUSEHOLDS								
Total households	6,168	100	3,361	100	436	100	9,965	
Family households (families)	3,672	59.5	2,278	67.8	290	66.5	6,240	62.6
Households with individuals under 18 years	1,882	30.5	1,101	32.8	179	41.1	3,162	31.7
Households with individuals 65 years and over	1,750	28.4	1,023	30.4	87	20	2,860	28.7
Average household size	2.35	(X)	2.45	(X)	2.74	(X)	(X)	(X)
Average family size	3.04	(X)	2.99	(X)	3.27	(X)	(X)	(X)
LABOR FORCE AND INCOME (2013 ACS Estimates)								
Population 16 years and over	6,519	6,519	11,684	11,684	759	759	18,962	
In labor force	4,362	66.9	7,923	67.8	563	74.2	12,848	67.8
Percent Unemployed	(X)	3.2	(X)	9.8	(X)	5.7	949	7.4
Median household income	50,802	(X)	36,750	(X)	26,625	(X)	(X)	(X)
EDUCATIONAL ATTAINMENT (2013 ACS Estimates)								
Population 25 years and over	5,615	5,615	9,871	9,871	612	612	16,098	
Percent High School	5,201	92.60%	8,280	83.90%	436	71.20%	13,917	86.5%
Percent Associate's degree	1662	29.60%	3101	31.42%	111	18.14%	4,874	30.3%
Percent Bachelor's degree	1161	20.70%	2066	20.90%	73	11.90%	3,300	20.5%
INCOME BELOW POVERTY PAST 12 MONTHS (2013 ACS Estimates)								
All families	183	7.60%	430	12.20%	61	25.50%	673	10.9%
All people	687	8.10%	2658	17.70%	303	29.80%	3,648	14.9%
Under 18 years	891	10.50%	4249	28.30%	493	48.50%	5,633	23.0%

Historic Population

Scottsbluff-Gering-Terrytown's population reached an all-time decennial high in 2010. However, Scotts Bluff County recorded its highest decennial census population in 1980 and has continuously lost population over the decades with only 33% of the county's 2010 population living outside of the tri-cities. Scottsbluff, Gering, and Terrytown's still growing population contrasts the stories of population decline in most regional rural (2,500 or less) communities and speaks to the current economic and social strengths of the tri-cities.

Figure 1: Scotts Bluff County population 1930-2010

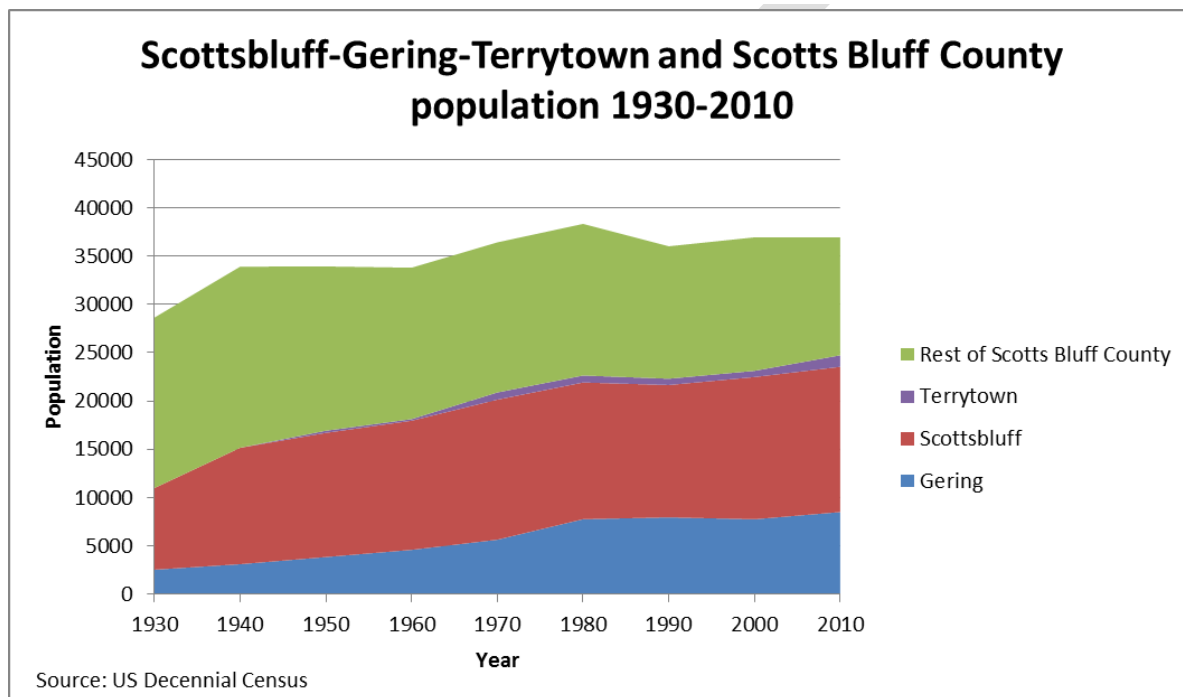


Table 2: Scotts Bluff County and communities historic population 1930-2010

	1930	1940	1950	1960	1970	1980	1990	2000	2010
Scotts Bluff County	28,644	33,917	33,939	33,809	36,432	38,344	36,025	36,951	36,970
Gering	2531	3104	3842	4585	5639	7760	7946	7751	8500
Scottsbluff	8465	12057	12858	13377	14507	14156	13711	14732	15039
Terrytown			228	164	747	727	656	646	1198
Scottsbluff-Gering-Terrytown	10996	15161	16928	18126	20893	22643	22313	23129	24737
Scotts Bluff County without Scottsbluff-Gering-Terrytown	62%	55%	50%	46%	43%	41%	38%	37%	33%
Rest of Scotts Bluff County	17,648	18,756	17,011	15,683	15,539	15,701	13,712	13,822	12,233

Comparative Historic Population Trends

This trend is in line with other micropolitan regions on the Great Plains. Hays, KS and Norfolk, NE are used for comparison. Norfolk is a micropolitan community and central hub for a large area in Northeast Nebraska and Hays is a hub community in west-central Kansas that is gaining momentum partly thanks to growth of Fort Hays State University. Scotts Bluff County has retained a slightly higher proportion of

Figure 2: Comparative cities population 1930-2010

its population in the rural areas of the county than the Ellis County, KS (home to Hays) and Madison County, NE (home to Norfolk).

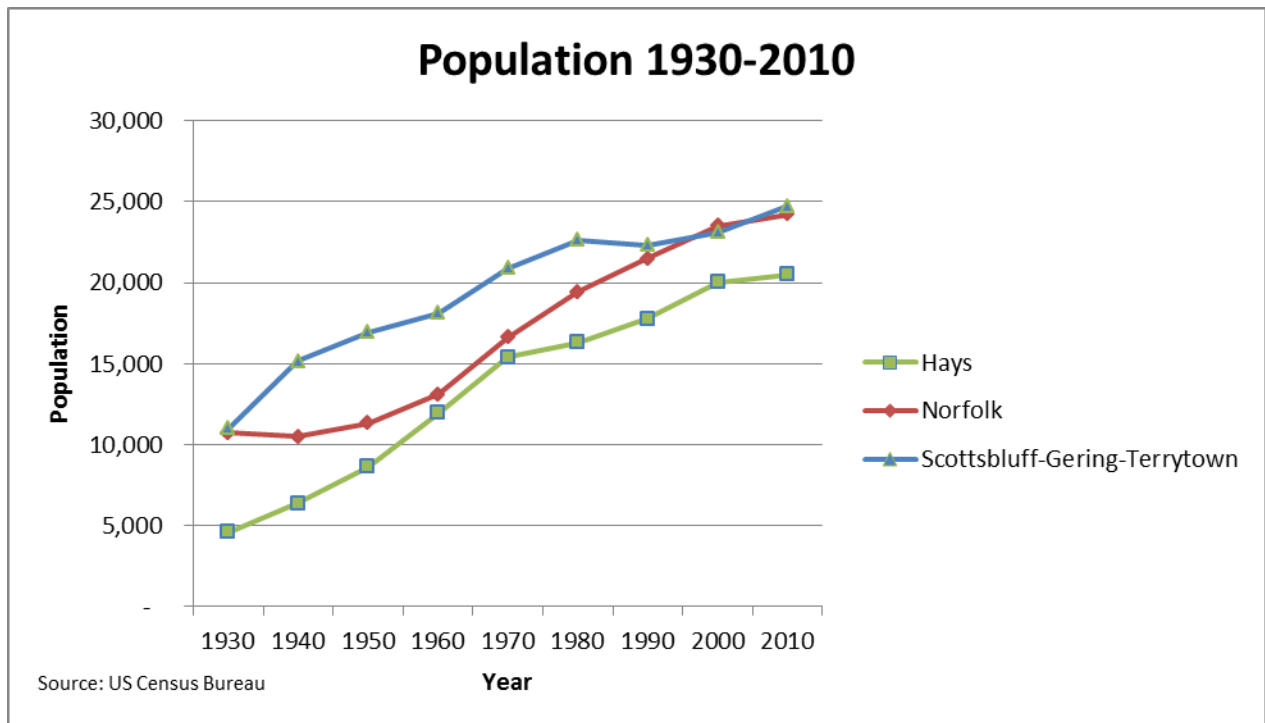
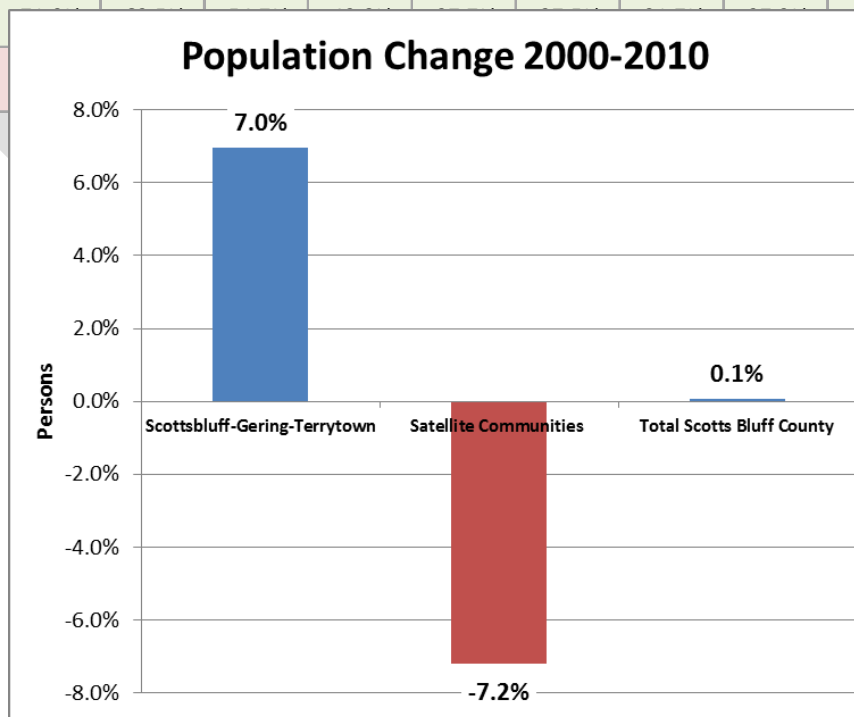


Table 3: Rural proportion of county population-comparative cities

	1930	1940	1950	1960	1970	1980	1990	2000	2010
Scotts Bluff County without Scottsbluff-Gering-Terrytown	61.6%	55.3%	50.1%	46.4%	42.7%	40.9%	38.1%	37.4%	33.1%
Ellis County without Hays									9%
Madison County without Norfolk									6%

Population change in Surrounding Area

From 2000 to 2010, the population of the tri-cities actually grew 7%. Each individual community in the tri-cities also increased



its population: Scottsbluff by 1,198 or 2%, Gering by 646 or 9.7%, and Terrytown by 552 people or 85%.

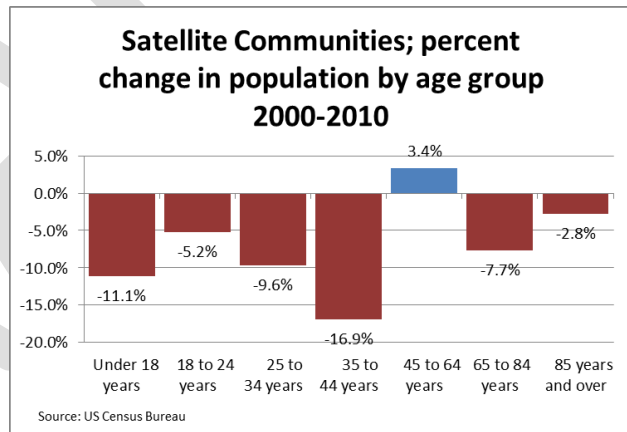
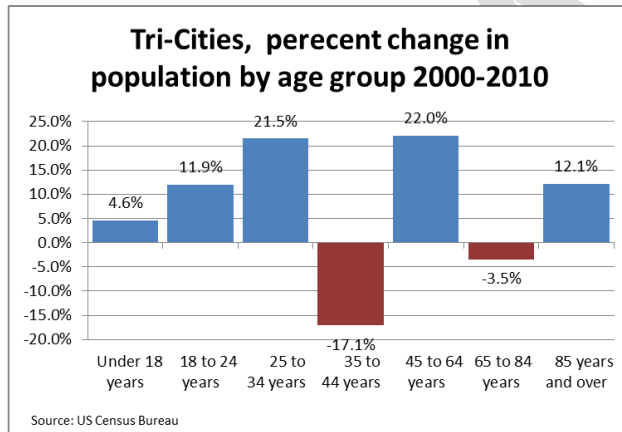
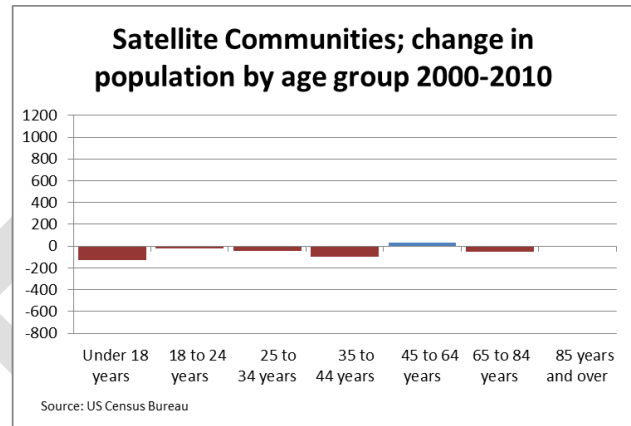
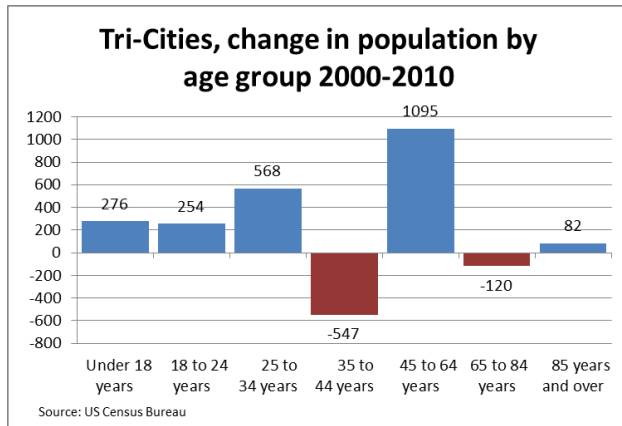
Meanwhile, the population in the surrounding communities in Scotts Bluff County generally saw a decrease in population and saw a collective 7.2% decrease over the decade. The largest decreases in population were recorded in Mitchell, Henry, and Lyman while McGrew and Minatare increased their populations by a combined eight people.

Table 4: Population change 2000-2010

	Scottsbluff- Gering- Terrytown	Satellite Communities	Total Scotts Bluff County
2000 population	23,129	4,422	36,951
2010 population	24,737	4,103	36,970
2000-2010 change	1608	-319	19
2000-2010 percent change	7.0%	-7.2%	0.1%

Age

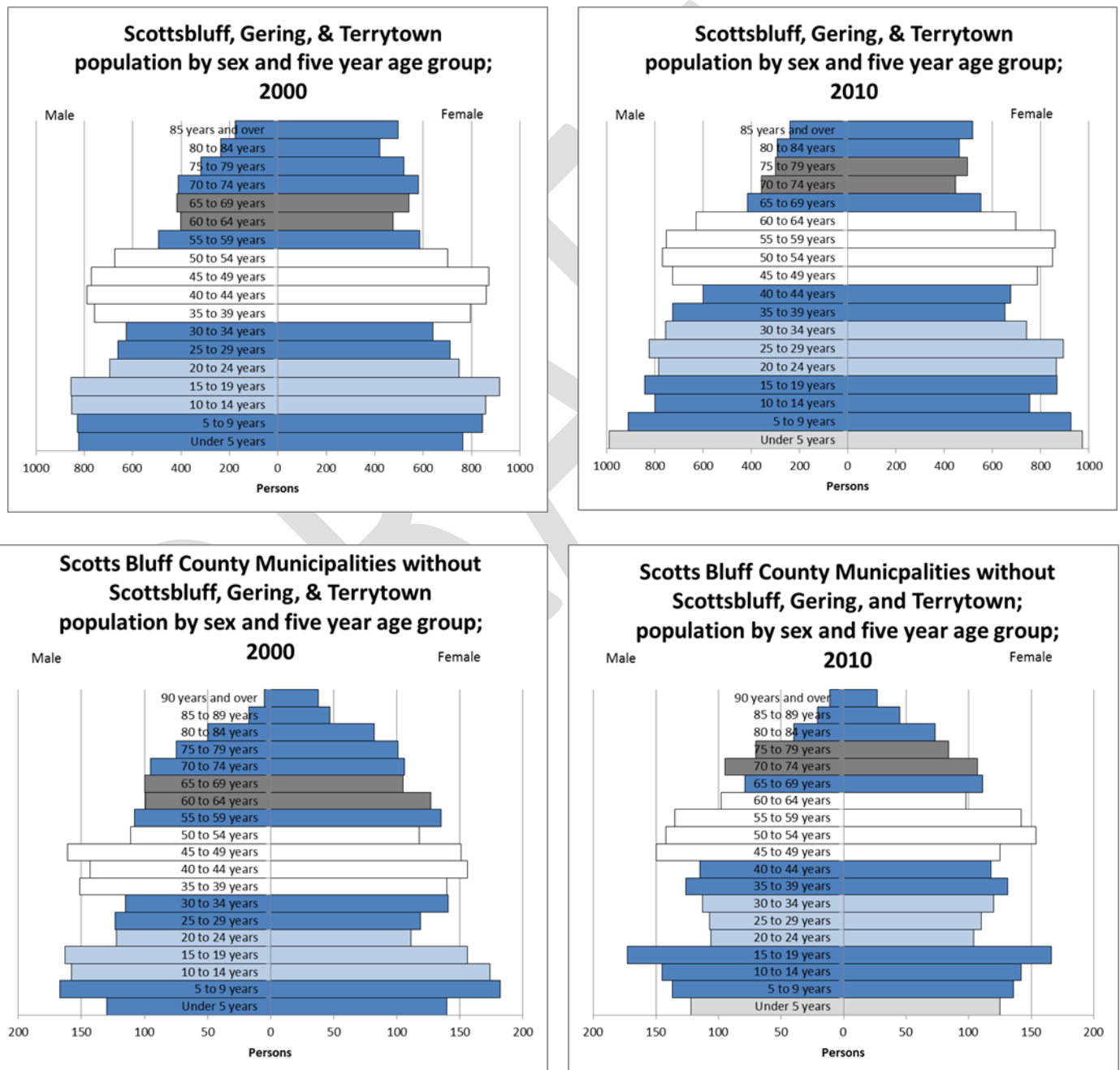
By age group, the population in Scottsbluff-Gering-Terrytown has increased its population in all age groups under 35 years and the baby boom generation has shifted a large population swell into the 45-64 years age range. The change number of people from age groups in the smaller communities is dwarfed by the changes in Scottsbluff-Gering-Terrytown but the percentage decrease in age groups in these communities shows the impact that a relatively small number of people can have in small communities.



Scottsbluff, Gering, and Terrytown's growth in population across several age groups can be attributed to generational aging, migration, and natural increase or decrease (births and deaths). From the point of community vitality, one of the most positive signs is the increase in population across age groups under 35 years for Scottsbluff, Gering, and Terrytown.

The composition of the population and trends can be seen in the population pyramids from 2000 to 2010. Each bar represents a five year age group in that year (also known as a cohort). The white, light blue, and light grey colored cohorts represent the Baby Boom, Baby Boom Echo, and 3rd wave baby boom generations, respectively. Some key trends to note in the tri-cities pyramids are the widening at the base of increasing younger population and the generally 'filled in' population in cohorts in their 20s and 30s.

Figure 4: Population by age and sex 2000 and 2010



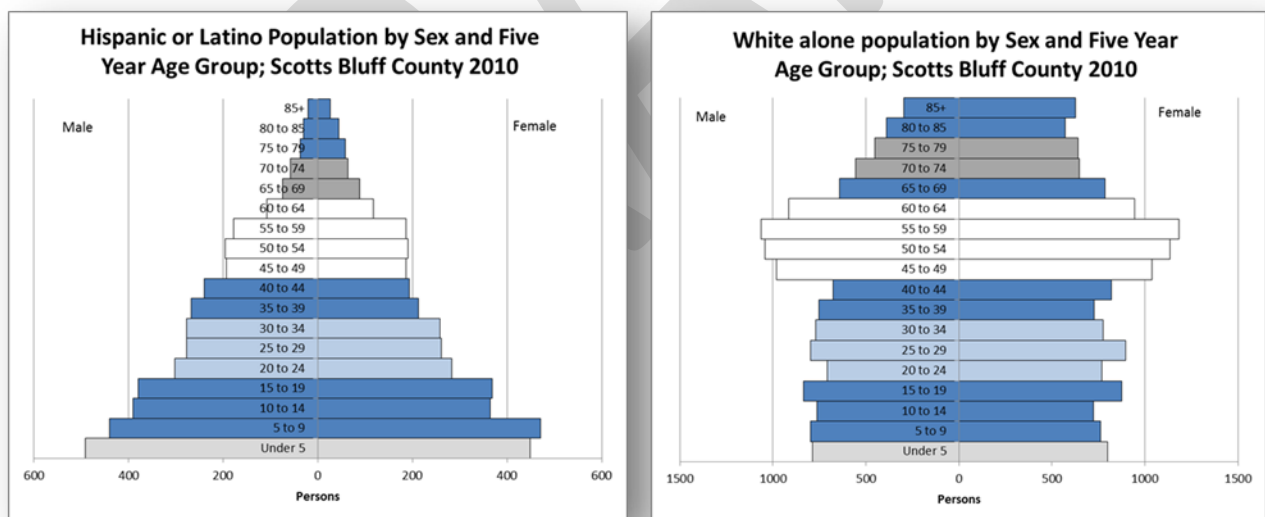
It is important to note the differences between the tri-cities' population and the pyramid of the satellite communities. While the tri-cities' and the satellite communities' population pyramids looked mostly the same in 2000, the 2010 satellite communities' pyramid shows a decrease in baby boom echo cohorts. This likely means that many who were teenagers in 2000 left and did not return as 20 and 30 year olds.

Again, one of the most positive things about these charts for Scottsbluff-Gering-Terrytown is that the community has retained or even added population to the young adult cohorts. The tri-cities' connection to the surrounding area cannot be overlooked, however, as many of the people in these communities are also workers, consumers, and participants in the daily life of Scottsbluff, Gering, and Terrytown. (Is current influx of people due to rural areas moving to micropolitan areas? Will micropolitan areas be the next victims of population consolidation?)

Race: A shifting composition

Scotts Bluff County has a high Hispanic and Latino population relative to the rest of the state. However, unlike other counties with a large Hispanic and Latino population, Scotts Bluff County also has a fairly low foreign born population at only 4%. It is important to look at race in a population, not to create divisions in a community, but to assess social and economic patterns.

Figure 5: Comparison between Hispanic/Latino and White alone (non-Hispanic) races in Scotts Bluff County



Average Family Size: 3.54
 Median Age: 24.5
 Bachelor Degree or Higher 2012: 3.6%
 Median HH Income 2012: 31,285

Average Family Size: 2.85
 Median Age: 44.8
 Bachelor Degree or Higher 2012: 25.5%
 Median HH Income: 46,396

In Scottsbluff, Gering, and Terrytown, the ratio of number of White alone (non-Hispanic) persons per Hispanic and Latino person is decreasing with each new cohort. Table 5: Hispanic and White alone populations Table 5 shows that the Hispanic population is growing faster than the White-alone (non-hispanic) population while Figure 6 shows that the Hispanic/Latino population is much younger than the White Alone (non-Hispanic) population.

Figure 6: Population pyramids- Hispanic/Latino and White alone (non-Hispanic)

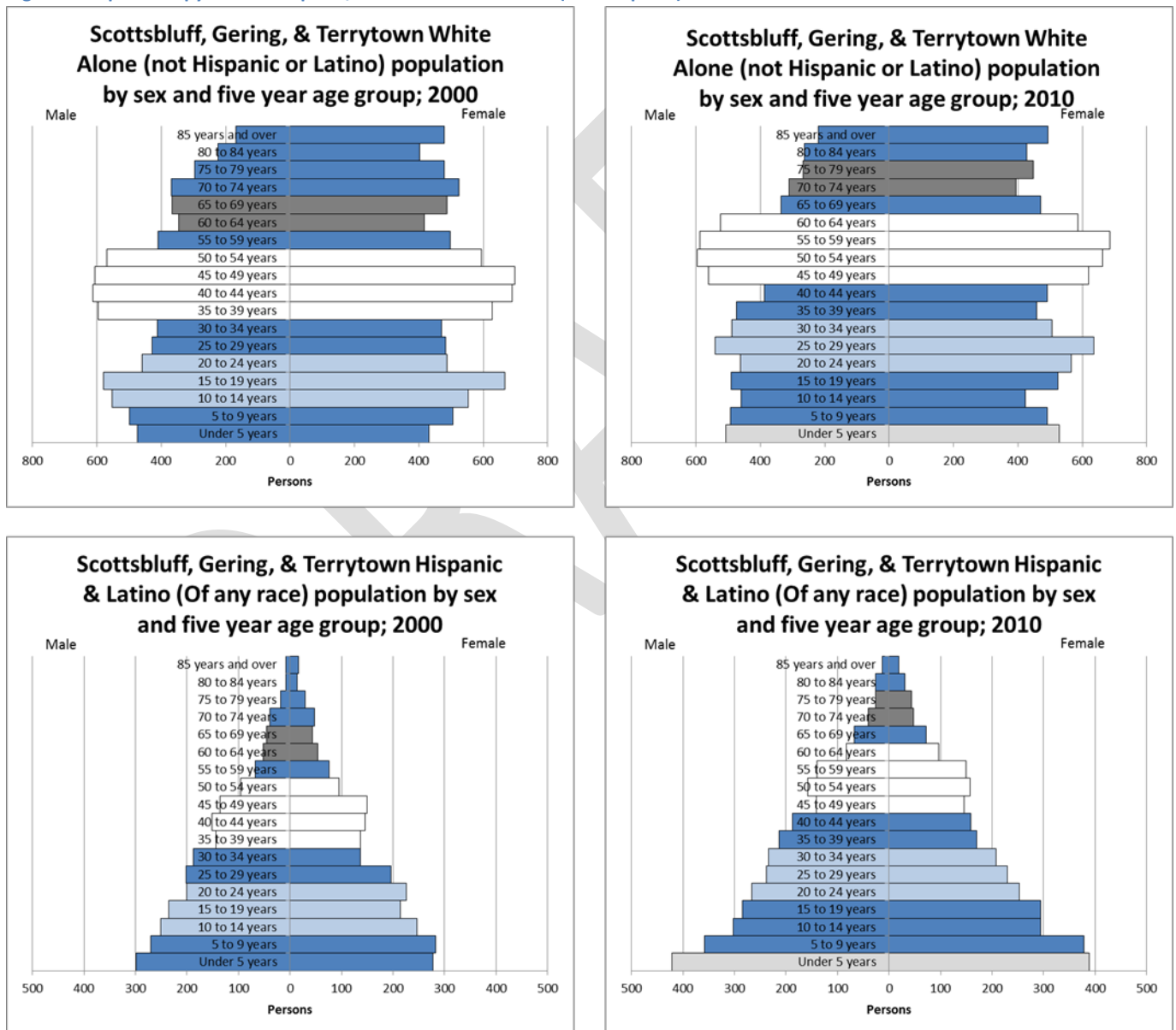


Table 5: Hispanic and White alone populations; Scottsbluff-Gering-Terrytown

2000				2010			
	White alone (Non-Hispanic)	Hispanic/ Latino	Ratio (White per Hispanic)		White alone (Non-Hispanic)	Hispanic/ Latino	Ratio (White per Hispanic)
Total	17455	4800	3.64	Total:	17377	6337	2.74
Under 19	4261	2075	2.05	Under 19:	3916	2722	1.44
Under 9	1910	1129	1.69	Under 9:	2020	1546	1.31
Under 5	905	576	1.57	Under 5:	1037	810	1.28

These tables and graphs hint at how the overall racial composition of the community may change in coming years. This changing composition has economic and social implications when paired with the historic trends of minority populations having lower educational attainment and income and higher rates of poverty and single parent households.

Figure 7: Foreign born estimates 2009 and 2013

In addition, the tri-cities are also seeing an increase in foreign born residents as shown in Figure 7. The percentage of the population who is foreign born was also estimated to have increased from about 3.5% to 5.0% in this time frame.

Due to its proximity to neighboring states, the area also has a high proportion of residents born in a state other than Nebraska.

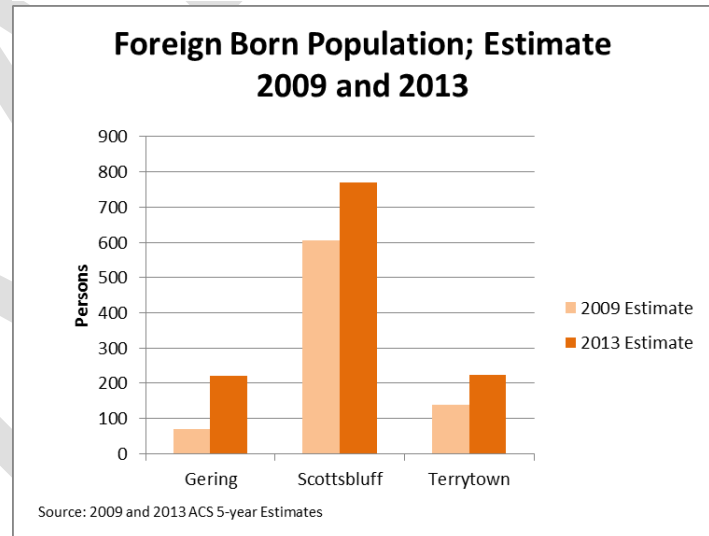


Table 6: Place of Birth

Subject	2013 Estimate							
	Gering		Scottsbluff		Terrytown		Tri-Cities	
PLACE OF BIRTH								
Total population	8,482	8,482	15,015	15,015	1,017	1,017	24,514	
Native	8,261	97.40%	14,245	94.90%	794	78.10%	23,300	95.0%
Born in United States	8,200	96.70%	14,208	94.60%	794	78.10%	23,202	94.6%
State of residence	6,089	71.80%	9,527	63.40%	478	47.00%	16,094	65.7%
Different state	2,111	24.90%	4,681	31.20%	316	31.10%	7,108	29.0%
Born in Puerto Rico, U.S.	61	0.70%	37	0.20%	0	0.00%	98	0.4%
Foreign born	221	2.60%	770	5.10%	223	21.90%	1,214	5.0%

Population Projections

Several scenarios of projections could be considered depending on the desires of the community and the realistic knowledge of its officials. Projections are not forecasts, but rather what would happen if current (or desired) trends stayed the same. The projections in Table 7 show a range in 2035 population from over 30,000 at a 1% annual growth rate to 23,236 in the case of a .25% population decrease. If the growth rate stays the same as the past 10 years, the tri-cities can expect a population of 29,260 in 2035.

Table 7: Population projections 2010-2035; Scottsbluff, Gering, Terrytown

Growth Scenarios	2010	2015	2020	2025	2030	2035	Change 2010-2035	% Change 2010-2035
1% Annual Growth Rate	24,737	25,999	27,325	28,719	30,184	31,724	6,987	28.2%
.7% Annual Growth Rate	24,737	25,615	26,524	27,466	28,440	29,450	4,713	19.1%
.5% Annual Growth Rate	24,737	25,362	26,002	26,659	27,332	28,022	3,285	13.3%
.25% Annual Growth Rate	24,737	25,048	25,362	25,681	26,004	26,330	1,593	6.4%
Natural Population Change*	24,737	25,295	25,871	26,468	27,094	27,764	3,027	12.2%
Past 10-year Growth Rate^	24,737	25,582	26,456	27,359	28,294	29,260	4,523	18.3%
-.25% Annual Growth Rate	24,737	24,429	24,125	23,825	23,529	23,236	-1,501	-6.1%

*Cohort component without migration

^ .6% Annual Growth Rate

[Forecast will have to be decided on through discussion. Insert here]

Projections by Age

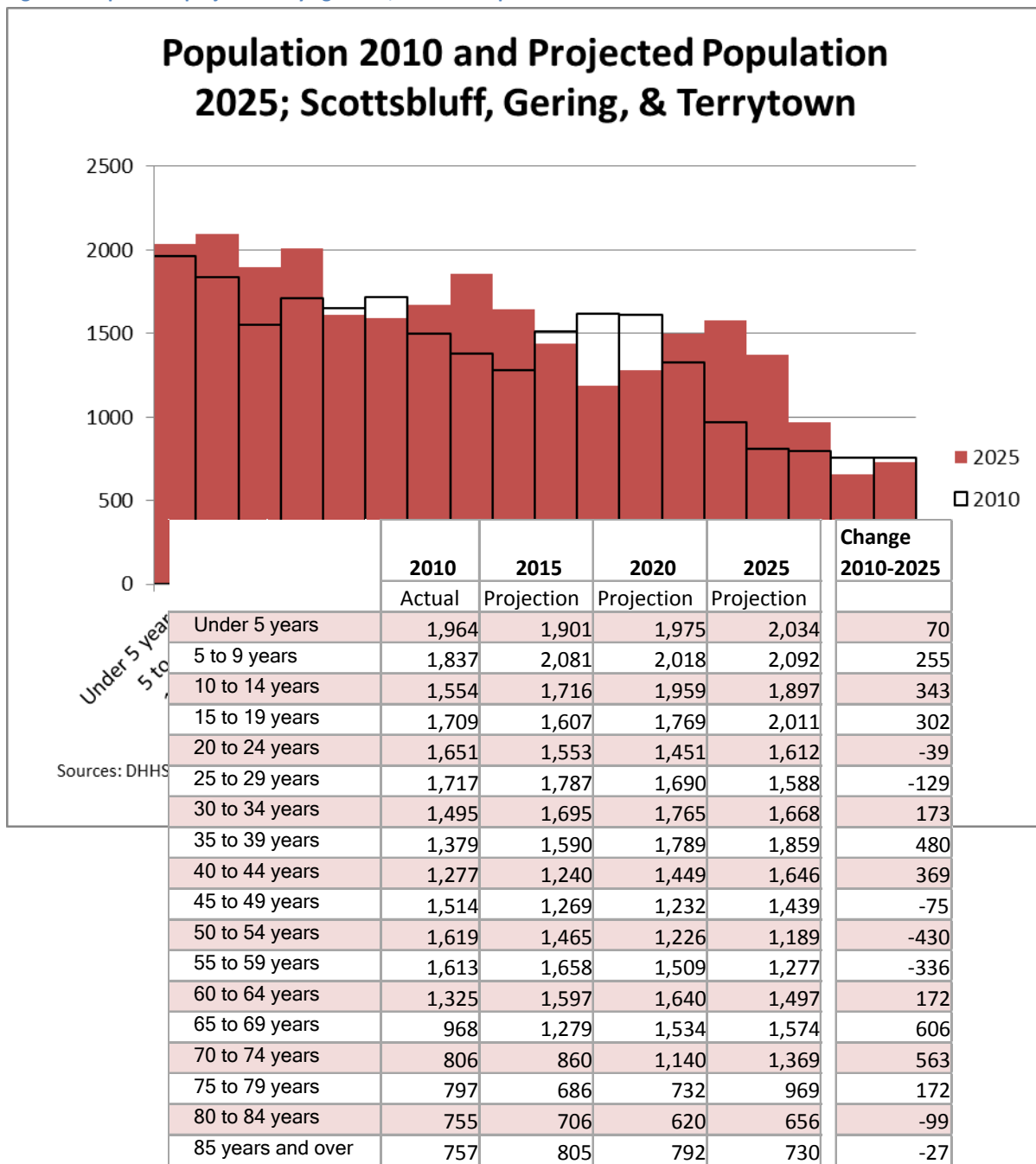
The model that produced the natural population change scenario in Table 7 is called cohort component. This model

Assumptions

- Fertility rates will remain the same
- Mortality rates will remain the same
- Migration will increase by 1%

combines fertility, estimated migration, and mortality to project populations among each 5-year age group, also known as cohorts. This model can help show what the age composition of the community might look like in the future. As is shown in the figure below, this model projects an increase in younger populations and in young adults between the ages of 30 and 44. Also notable is the continued aging of the baby boom generation which will swell age groups over 60 by 2025.

Figure 8: Population projections by age 2025; cohort component model



Housing

Housing is one of the most commonly voiced issues in Western Nebraska. Concerns about affordability, availability, and quality are prevalent. The housing profile below shows a household size of 2.48 on par with the average household size in Nebraska (2.47). Mobile homes and multi-family housing units make up a considerable portion of units in Terrytown while Gering is home to a large number of single unit detached housing. Housing tenure reflects the unit composition with high rates of home ownership in Gering and around 40% renter occupied housing in Scottsbluff and Terrytown.

Table 8: Housing Profile; Scottsbluff, Gering, & Terrytown

Housing Profile								
Subject	Gering		Scottsbluff		Terrytown		Tri-Cities	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
2010 Census								
Total population	8,500	-	15,039	-	1,198	-	24,737	-
Total households	3,361	-	6,168	-	436	-	9,965	-
Average Household Size	2.53	-	2.44	-	2.75	-	2.48	-
HOUSING OCCUPANCY								
Total housing units	3,601		6,712		465		10,778	
Occupied housing units	3,361	93.3	6,168	91.9	436	93.8	9,965	92.5%
Vacant housing units	240	6.7	544	8.1	29	6.2	813	7.5%
Homeowner vacancy rate	0	(X)	1.7	(X)	4.8	(X)		
Rental vacancy rate	10.4	(X)	2.8	(X)	13.7	(X)		
UNITS IN STRUCTURE								
1-unit, detached	2,767	75.8%	4,635	68.9%	190	43.6%	7,592	70.4%
1-unit, attached	98	2.7%	219	3.3%	0	0.0%	317	2.9%
2 units	108	3.0%	197	2.9%	2	0.5%	307	2.8%
3 or 4 units	175	4.8%	568	8.4%	82	18.8%	825	7.7%
5 to 9 units	208	5.7%	159	2.4%	0	0.0%	367	3.4%
10 to 19 units	38	1.0%	186	2.8%	0	0.0%	224	2.1%
20 or more units	199	5.5%	475	7.1%	15	3.4%	689	6.4%
Mobile home	55	1.5%	292	4.3%	147	33.7%	494	4.6%
HOUSING TENURE (2010 Census)								
Occupied housing units	3,361	100	6,168	100	436	100	9,965	
Owner-occupied housing	2,418	71.9	3,561	57.7	275	63.1	6,254	62.8%
Renter-occupied housing	943	28.1	2,607	42.3	161	36.9	3,711	37.2%
Median Owner Occupied Value	110,900	-	92,200	-	55,200	-	-	-
Median Monthly Rent (dollars)	472	-	444	-	398	-	-	-

Renter and Owner Occupied

While Scottsbluff has a lower home ownership rate than the surrounding region, the tri-cities as a whole have a rate only 5% below the state and county. Proximity to workplaces and lower income areas likely contribute to higher percentage of rental units in Scottsbluff.

Year Built

Figure 10 shows the decades in which housing units were built. 53% of Scottsbluff units were built before 1960 compared with less than 30% of all units in Gering. Figure 10 also shows Gering has had more houses built in recent years than Scottsbluff.

Figure 9: Owner and renter occupied

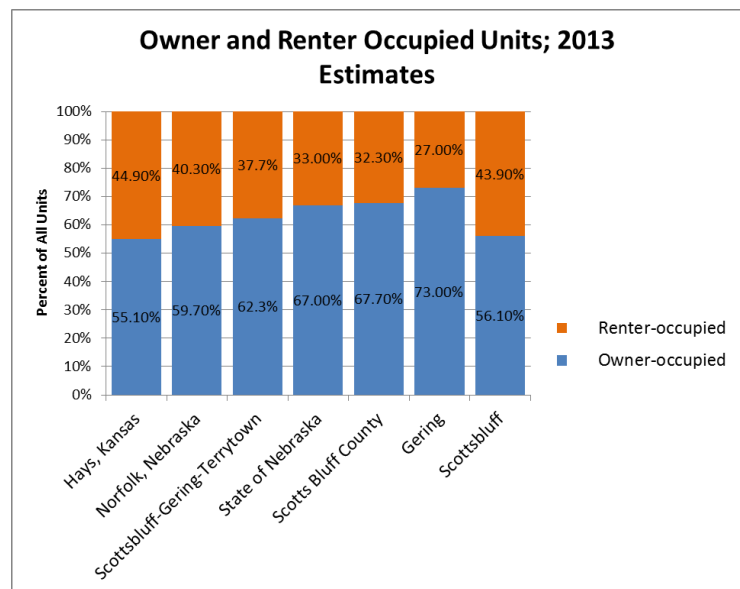
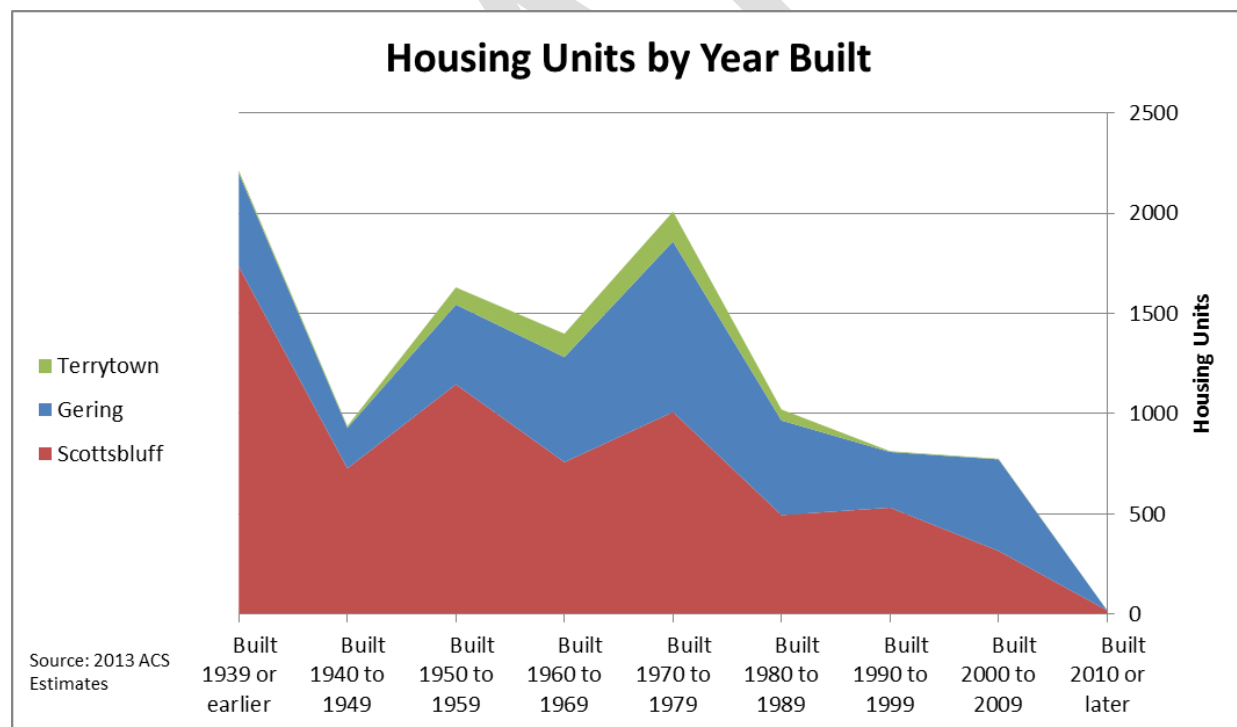


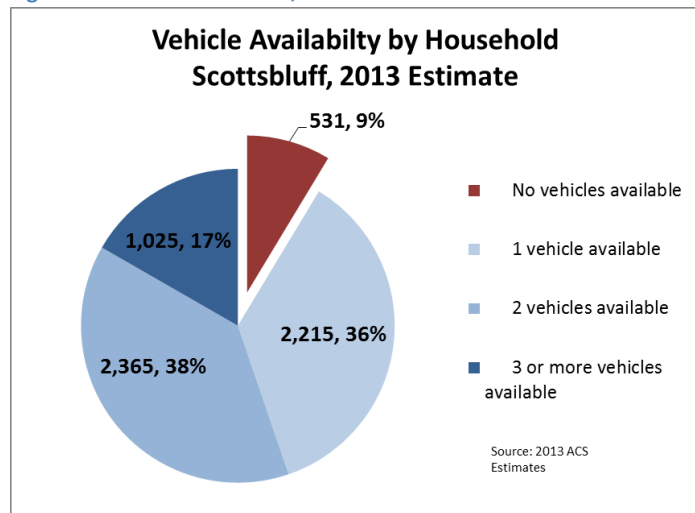
Figure 10: Housing units by year built



Vehicles Available

An estimated 9% of Scottsbluff households do not have a vehicle available while another 36% have only one vehicle available. One vehicle in a family can cause logistical issues. In the tri-cities as a whole, only 6% of households have no vehicles available and 34% only have one vehicle available.

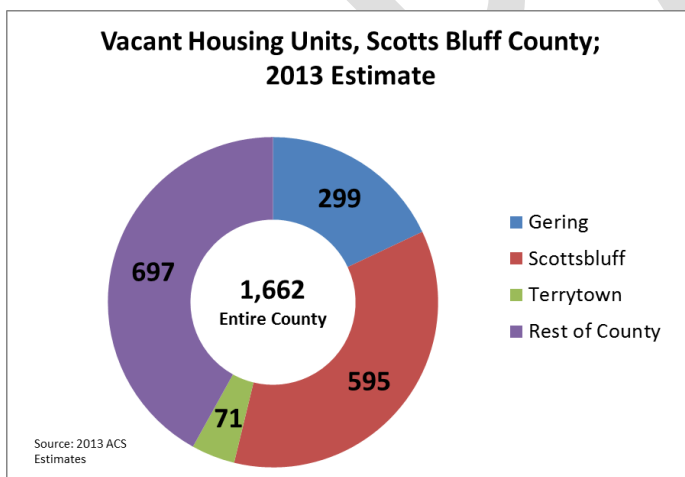
Figure 11: Vehicles available; Scottsbluff 2013 Estimates



Vacancy

As is shown above, Scottsbluff has the highest vacancy rate of around 8% with the tri-cities as a whole having 7.5% vacancy. Table 8 indicates higher rates of vacancy among rental properties in Gering and Terrytown. Terrytown's higher homeowner vacancy rate also could hint toward more wide spread blight. Scottsbluff's rental property vacancy rate is extremely low, however, indicating a higher demand than supply which could also contribute to relatively higher rental prices.

Figure 12: Vacant housing by jurisdiction



Vacant housing can help measure dilapidation but also gives a measure of how "tight" the housing market is. That is, give a measure of availability.

Housing Costs

Homeowner housing values in the Scotts Bluff County are much lower than the state of Nebraska median. Scottsbluff's median owner occupied home value is 28% lower than median value for

Nebraska. In the North Platte Valley, a wide range in value exists from \$132,000 in Torrington, to around \$50,000 in some of the smaller communities. Monthly rent ranges from just over \$500 in Morrill to a high in Scottsbluff of \$692, which is less than 2% lower than the estimate for the state of Nebraska.

Figure 11 shows the distribution of owner occupied values and monthly rent. While owner occupied unit values are heavily weighted towards the lower values, the vast majority of rent is above \$500.

Figure 13: Scottsbluff Housing Costs; 2013 Estimates

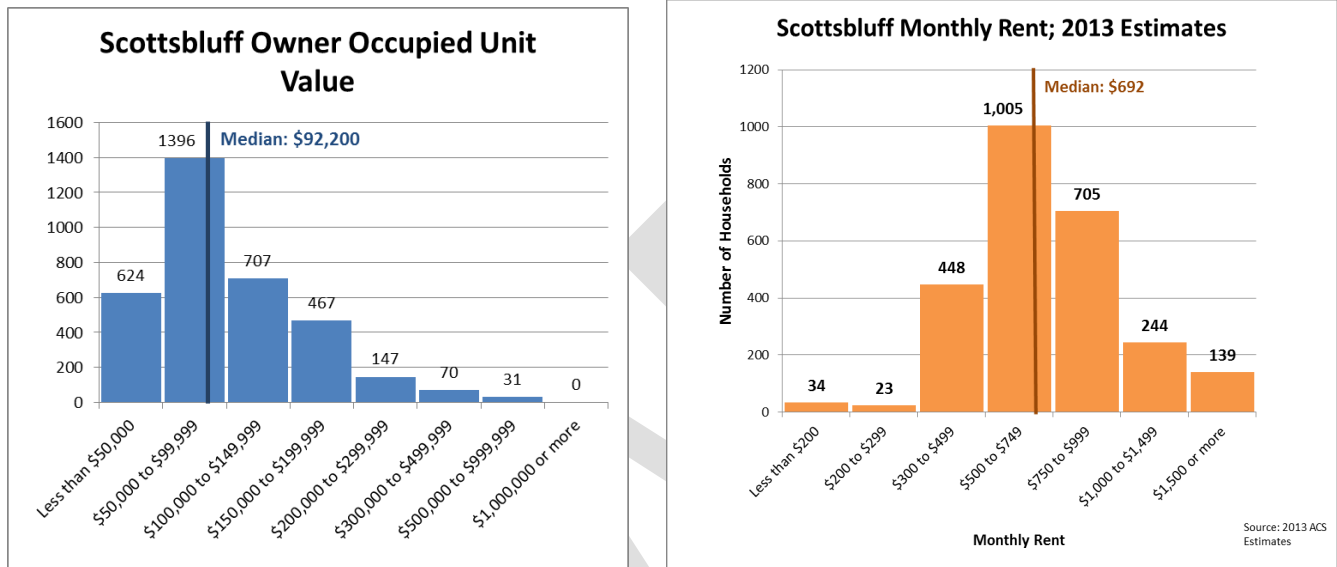


Table 10: North Platte Valley owner occupied housing values

North Platte Valley	
	Median Owner Occupied Value
Torrington, WY	132,500
State of Nebraska	128,000
Gering	110,900
Scottsbluff	92,200
Mitchell	84,400
Morrill	74,400
Bridgeport	73,300
Bayard	61,600
Melbeta	59,000
Terrytown	55,200
Minatare	51,200
Lyman	50,000
McGrew	45,000

Table 10: North Platte Valley median monthly rent

North Platte Valley	
	Median Monthly Rent
State of Nebraska	706
Scottsbluff	692
Bridgeport	641
Minatare	633
Mitchell	632
Henry	613
Torrington, WY	604
Bayard	592
Gering	578
Terrytown	556
Lyman	536
Morrill	510
McGrew	-
Melbeta	-

Cost Burden

As a percentage of income, a much larger share of homeowners are paying lower percentages of their income towards housing cost. Compared to Hays, KS and Norfolk, NE, the tri-cities show a slightly lower cost burden for homeowner households while Hays and Scottsbluff-Gering-Terrytown show over half of rental households paying over 30% of their income towards rent.

Figure 14: Housing costs as a proportion of income

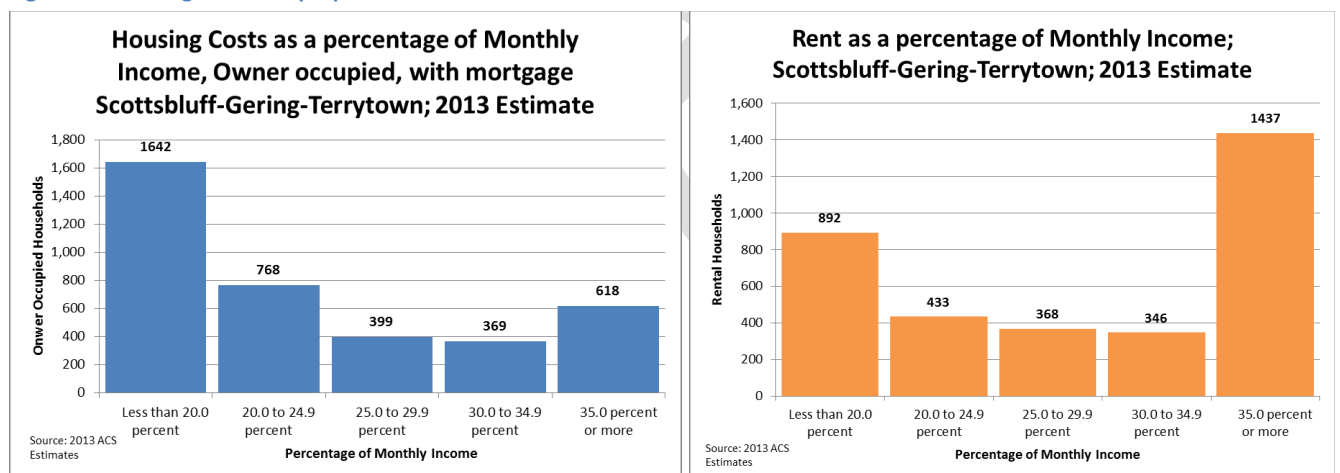
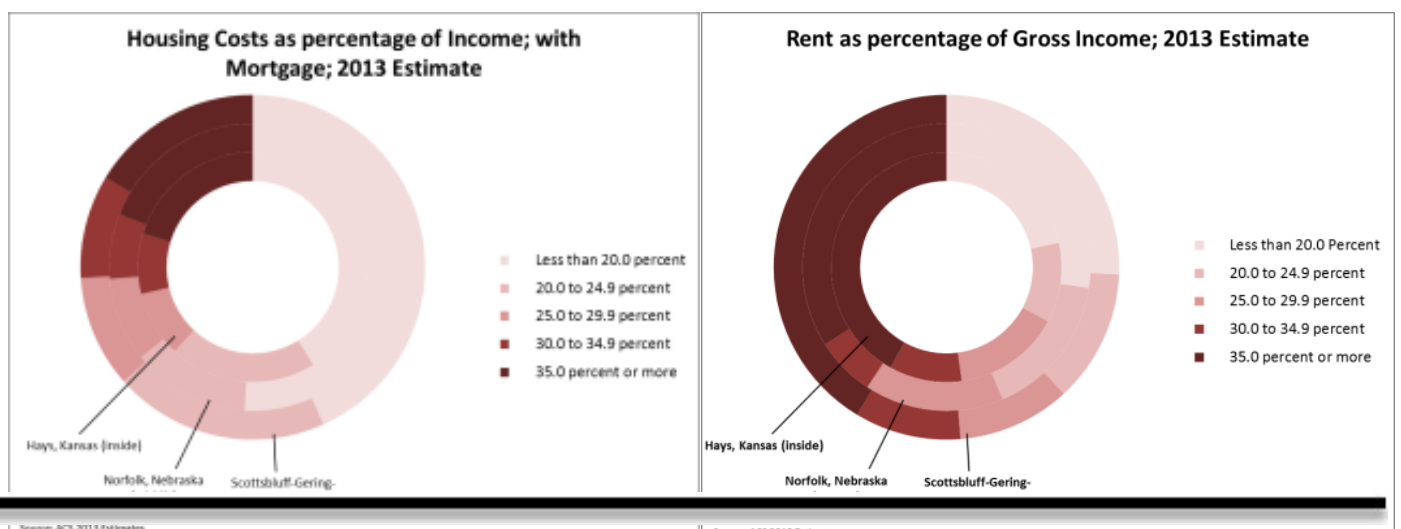
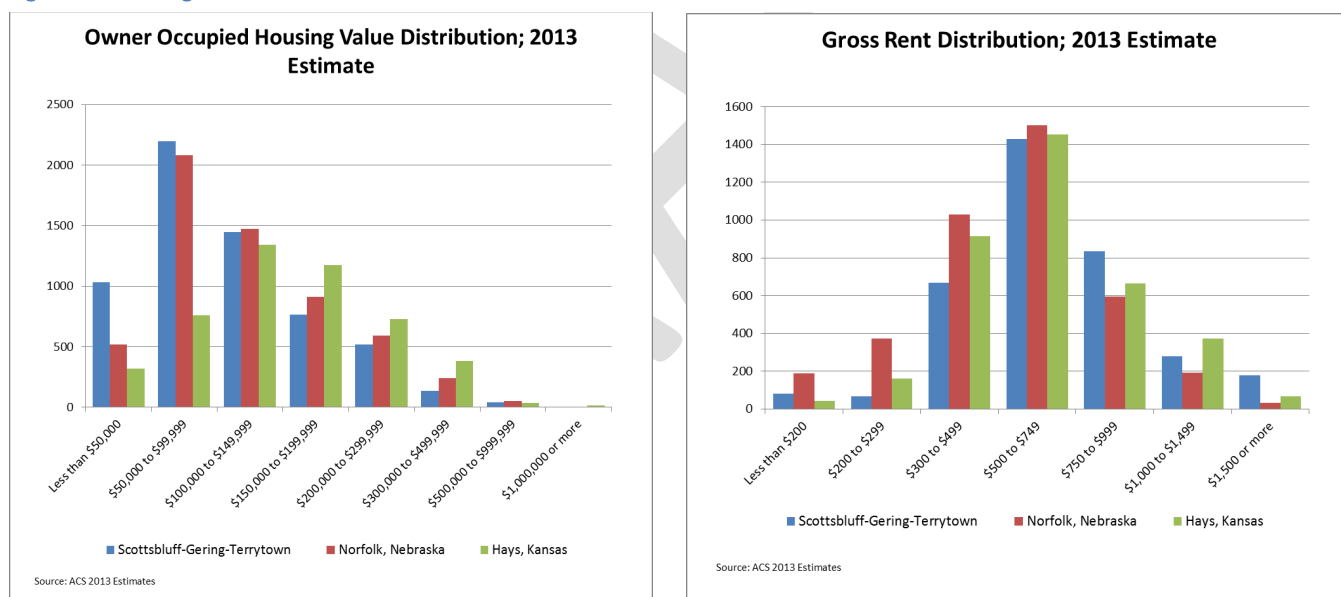


Figure 15: Housing costs as a proportion of income; Comparative cities



When compared to Hays, KS and Norfolk, NE, Scottsbluff-Gering-Terrytown shows more owner occupied housing on the low end of the price spectrum and few rental units on the low end of the price spectrum. Scottsbluff does have more rental units costing \$750 or higher than either two of the communities as well.

Figure 16: Housing value and rent cost distribution



By dividing the median home value by the median household income, a ratio of income to value is created to measure how far an income can go for housing in a community. An income to value ratio of over 2.5 can signify that affordability may be an issue for many in the community. When compared to other communities outside of the immediate area, higher cost burdens become apparent especially in the front range where the median home value is over three and four times the median income. This could provide opportunities for telecommuters to enjoy low cost of living in the Scottsbluff-Gering-Terrytown area while benefitting from employment opportunities and wages on the front range.

Table 11: Income to value ratio

Income to Value Ratio, 2013 Estimates

	Median Home Value	Median household income (dollars)	Income to Value Ratio
Gering	110,900	50,850	2.18

Terrytown	55,200	25,912	2.13
Sterling, Colorado	95,900	35,091	2.73
Hays, Kansas	148,400	40,941	3.62

Housing Need

Housing need is measured here by assuming an affordable owner occupied unit is no more than twice a household's income and by assuming an affordable rental unit is no more than 30% of a household's income.

Table 12: Housing need by income and tenure

Household Income	Affordable Housing Value*	Households	Affordable Units	Shortage or Surplus
0-24,999	Less than \$50,000	1124	1031	-93
25,000-49,999	\$50,000 to \$99,999	1618	2200	582
50,000-74,999	\$100,000 to \$149,999	1422	1446	24
75,000-99,999	\$150,000 to \$199,999	874	765	-109
100,000-149,999	\$200,000 to \$299,999	765	518	-247
150,000+	\$300,000 or more	336	179	-157

*Affordable housing is assumed no more than twice of annual household income

Household Income	Affordable Rent*	Households	Affordable Units	Shortage or Surplus
Less than 20,000	Less than \$500	1411	817	-594
20,000-29,999	\$500 to \$749	731	1430	699
30,000-39,999	\$750 to \$999	523	834	311
40,000-59,999	\$1,000 to \$1,499	508	279	-229
60,000+	\$1,500 or more	537	179	-358

*Affordable rent is assumed no more than 30% of monthly household income

The tables above show a large need for low and higher income rental units and also a need for owner occupied units above \$150,000. A smaller shortage also exists for owner occupied households earning less than \$25,000 a year.

Projected Need

Table 12 projects future housing demand based on the population growth rate of the past 10 years and assumes the vacancy and average household size remain the same. In this scenario, Scottsbluff-Gering-Terrytown would need over 1,000 units by 2025 and approaching 2,000 units by 2035.

	2010	2015	2020	2025	2030	2035
Population at the end of Period*	24,737	25,582	26,456	27,359	28,294	29,260
Population Living in Households at the End of Period	23,943	24,761	25,607	26,481	27,386	28,321
Average Persons/Household	2.4	2.4	2.4	2.4	2.4	2.4
Household Demand at End of Period	9,965	10,317	10,669	11,034	11,411	11,800
Projected Vacancy Rate	0.075	0.075	0.075	0.075	0.075	0.075
Unit Needs at End of Period	10,778	11,091	11,470	11,861	12,267	12,686
Replacement Need	15	15	15	15	15	15
Cumulative Need		328	707	1,098	1,504	1,923

*Growth rate of previous 10 years (0.6% annually)

[2010 numbers used as base year]

DRAFT

City of Scottsbluff, Nebraska

Monday, June 8, 2015

Regular Meeting

Item Unfin. Biz1

Unfinished Business

Unfinished Business: None

Staff Contact: Annie Urdiales