



SCOTTSBLUFF CITY
PLANNING COMMISSION AGENDA
Monday, February 13, 2017, 6:00 PM
Council Chambers, 2525 Circle Drive, Scottsbluff, NE 69361

**PLANNING
COMMISSIONERS**

BECKY ESTRADA
CHAIRPERSON

ANGIE AGUALLO
VICE CHAIRPERSON

DANA WEBER

HENRY HUBER

MARK WESTPHAL

CALLAN WAYMAN

DAVID GOMPERT

JIM ZITTERKOPF

ANITA CHADWICK

LINDA REDFERN
ALTERNATE

- 1. WELCOME TO THE PLANNING COMMISSION MEETING:** Chairman
- 2. NEBRASKA OPEN MEETINGS ACT:** For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the back of the council chambers in the west corner.
- 3. ROLL CALL:**
- 4. NOTICE OF CHANGES IN THE AGENDA:** Additions may not be made to this agenda less than 24-hours prior to the beginning of the meeting unless added under item 5 of this agenda.
- 5. CITIZENS WITH ITEMS NOT SCHEDULED ON THE REGULAR AGENDA:** As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.
- 6. APPROVAL OF THE PLANNING COMMISSION MINUTES FROM:**
 - A Approve minutes of 1/9/17 meeting**
- 7. NEW BUSINESS:**
 - A Preliminary Plat: Hilltop Estates**
Applicant: Kosman, Inc./Baker and Associates

Owners: Kosman, Inc.

Location: South of 42nd St, East of Fairview Cemetery
 - B One and Six Year Street Plan**
- 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.

City of Scottsbluff, Nebraska
Monday, February 13, 2017
Regular Meeting

Item Appr. Min.1

Approve minutes of 1/9/17 meeting

Staff Contact:

**Planning Commission Minutes
Regular Scheduled Meeting
January 9, 2017
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, January 9, 2017, 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 December 30, 2016. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

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

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 6A: The minutes of the December 12th meeting were reviewed. **Conclusion:** A motion was made by Weber and seconded by Aguillo to approve the minutes for the December 12th meeting. **"YEAS":** Estrada, Aguillo, Weber, Gompert, Zitterkopf, and Chadwick. **"NAYS":** None **Abstain:** Huber **Absent:** Westphal, Wayman

ITEM 6B: The minutes of the November 14th meeting were reviewed. **Conclusion:** A motion was made by Aguillo and seconded by Chadwick to approve the minutes for the November 14th meeting. **YEAS:** Estrada, Aguillo, Huber, Gompert, Zitterkopf, and Chadwick. **NAYS:** None **Abstain:** Weber **Absent:** Westphal, Wayman

ITEM 7A: Nathan Johnson addressed the planning commission regarding the City of Scottsbluff sharing costs with Gering to develop an industrial park. He stated that the City had contracted Thomas P. Miller and Associates to develop a regional plan for economic development, and that as part of the process, they identified ten potential sites for an industrial park. They worked with Olsson Associates to review these sites and ensure that they are all sites that are easily access by utilities and other infrastructure. While Gering has currently acquired 83 acres, the goal would be to eventually grow the industrial park to hundreds of acres. He stated that the City's Comprehensive plan states that the City should work collaboratively across political borders to take advantage of economic development opportunities for regional benefit (pg. 17). The LB840 committee also reviewed this cost sharing partnership and made a unanimous positive recommendation to Council. He asked the Planning Commission to give a positive

57 recommendation to City Council stating that the this property to be used as an industrial park is in line
58 with the goals laid out in the City's Comprehensive Plan.

59
60 Commissioner Zitterkopf asked if they are looking at properties adjacent to the identified site to get to the
61 hundreds of acres proposed for an industrial park. Johnson stated yes, this property would be part of a
62 larger region that could eventually be developed. Commissioner Weber asked about the floodplain in that
63 area and if that would impact manufacturers. Johnson stated that about 1/3 of the property is located in
64 the floodplain, and that they already have a business that is interested in locating in the floodplain portion
65 of the property because for their business, the floodplain would not affect them. Weber asked if having a
66 portion of the property in the floodplain would be a negative for site selectors. Johnson stated that the
67 City had just sold 43 acres in the floodplain for development, so he did not think it would be an issue.
68 Commissioner Huber asked if there is a difference in floodplain requirements for commercial properties
69 versus residential. Folck stated that residential properties have to be elevated above the base flood
70 elevation, and commercial properties either have to be elevated above the base flood elevation or
71 floodproofed above the base flood elevation. Johnson stated that they would plan on elevating the
72 improvements that would go into the floodplain area. Weber asked if funds from LB840 could be used to
73 bring in fill for the floodplain. Johnson stated that that is just one option, and there are many other funds
74 that could be used as well. Weber asked if they had an idea of how much it would cost to elevate the
75 property in the floodplain. Johnson stated that they did not have a cost yet, but were in the process of
76 getting estimates. Weber asked if LB 840 funds could be used on projects outside of city limits. Johnson
77 stated yes, and that LB 840 funds had previously been used for projects in Lyman, Gordon, and
78 elsewhere. This was done so that the City of Scottsbluff could continue to be a regional leader in
79 economic development.

80
81 Commissioner Estrada asked for more of an explanation of LB 840 and what the funding could be used
82 for. Johnson stated that the City's LB 840 plan is available on the City's website and that it outlines the
83 different ways funds can be used. They are mainly used for job creation and retention, but can also be
84 used to purchase land and pay for improvements for qualifying businesses. The plan is to focus on
85 businesses that provide higher wages and benefits for their workers. Jim Trumbull, a member of the LB
86 840 committee, stated that the LB 840 funds come from a ½ cent sales tax. Estrada asked if they
87 provided loans or grants to qualifying businesses. Johnson stated that either could be provided through
88 the LB 840 fund, as well as other types of assistance, such as site improvements. Trumbull stated that a
89 good example of another type of assistance is the stormwater improvements that are being made up at
90 the airport. This will alleviate runoff issues that were adversely affecting the Fed Ex facility and the
91 Fusion Ranch jerky plant, which will enable these companies to expand when they are ready. The
92 incentive for this is because those employed by those businesses will spend money in Scottsbluff,
93 increasing the City's sales tax. So even though these businesses are outside of City limits, their growth
94 still benefits the City. He also stated that the LB 840 committee reviewed the property purchase in great
95 detail, asking questions about when the costs to develop the property will be incurred and how much of
96 those costs the City would be responsible for. They will be working on an operating agreement that will
97 govern all of these issues, but he believed that the concept itself was strongly supported by the
98 Comprehensive Plan. He also stated that there is a need to work with private developers to encourage
99 growth in Scottsbluff. Estrada stated that she agreed, and that she believed that more developers from
100 the private sector would be willing to work with the City if they had more information about available
101 incentives. Trumbull stated that the property identified for purchase has the potential for growth and has
102 been identified in economic development plans. The City now has the chance to control the property and
103 ensure it is available for development, which cannot be guaranteed if the ownership remains private. He
104 stated that the communities need these locations in order to compete for companies.

105
106 Weber asked again about floodplain and if this and other issues would cause the City to have to keep
107 coming back to ask for more money to develop the property. He was concerned that these expenses
108 could keep growing. He stated that it may make more sense to wait to incur the costs of development
109 until there is a business that is ready to go into the space. Johnson agreed, stating that they would need
110 to make sure everything made sense before they got started with improvements. Trumbull also added
111 that the property could either be sold as bare ground, letting the purchaser develop it, or it could be
112 developed by the Cities before being sold, and either way, when the property is sold, the LB 840 fund will

be paid back. Weber asked if the property was to be annexed by Gering or if it would remain in the County. Johnson stated that it would be annexed, and that this process would be simplified by the fact that the Cities are the property owners.

Weber stated that he believed that the LB 840 committee did a good job of going over many of the issues with the property purchase, and that this could be a good test to see how well the cities of Scottsbluff and Gering could work together. He also asked if it might be better for Scottsbluff to also invest in its own site, looking at one of the other 9 that were identified. Johnson stated that this could be a possibility. He also said that the only way to move forward is to eliminate competition with Gering as much as possible by working cooperatively. Trumbull stated that TPMA encouraged a regional approach, as Gering and other communities do not have the funding available for economic development that Scottsbluff has. If Gering were to pursue this project on its own, it would severely limit what else they could accomplish with their LB 840 funds.

Commissioner Gompert asked if there had been any soil sampling or other site investigations to determine if there would be any environmental issues on the site that could be cost prohibitive to remediate. Johnson stated that so far, they had not investigated the site to that degree, but that they would be doing some soil samples soon. Huber asked if it had ever been used for a manufacturing use before, such as for the sugar factory. Trumbull stated that it had not. Zitterkopf asked how many acres would eventually be needed for an industrial park. Johnson stated that eventually they would like to have 200-500 acres available, but that they started with this parcel because it was already for sale. Zitterkopf asked what would happen if they were unable to purchase other property in that area. Johnson stated that they would cross that bridge when they came to it, but either way, he believed that this 80 acre parcel would be developable. Huber asked who appraised the property, and if it was appraised as a commercial property. Johnson stated that it was appraised by Gary Brandt, and the appraised price was based off of its intended use as an industrial park. Huber asked about purchase price for the property the City just sold in the Immigrant Trails subdivision, and how that compared to the purchase price for this property. Johnson stated that the property at Immigrant Trails was just sold for about \$5500 per acre, but that earlier, two acres of it had been sold for \$9,250 per acre, and that the proposed purchase price for the future industrial park was \$8,746 per acre.

Conclusion: A motion was made by Weber and seconded by Zitterkopf to give a positive recommendation to Council that this project is in accordance with the goals of the Comprehensive plan, as well as to encourage Council to give consideration to some of the other sites identified in the economic development plan.

"YEAS": Aguillo, Zitterkopf, Weber, Huber, Chadwick, and Estrada. **"NAYS":** Gompert. **ABSTAIN:** None. **ABSENT:** Wayman, Westphal. Motion carried.

ITEM 8: Unfinished Business: None.

There being no further business, a motion to adjourn was made by Weber and seconded by Gompert. The meeting was adjourned at 7:00 p.m. **"YEAS":** Aguillo, Zitterkopf, Gompert, Weber, Huber, Chadwick, and Estrada. **"NAYS":** None. **ABSTAIN:** None. **ABSENT:** Wayman, Westphal. Motion carried.

Becky Estrada, Chairperson

Attest: _____
Annie Folck

City of Scottsbluff, Nebraska
Monday, February 13, 2017
Regular Meeting

Item NewBiz1

Preliminary Plat: Hilltop Estates

Applicant: Kosman, Inc./Baker and Associates

Owners: Kosman, Inc.

Location: South of 42nd St, East of Fairview Cemetery

Staff Contact: Annie Folk

SCOTTSBLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: February 13th, 2017
Subject: Preliminary Plat Hilltop Estates Subdivision
Location: South of 42nd St., & East of Fairview Cemetery

Zoning: R-1A
Property Size:

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), Kosman, Inc., represented by Baker and Associates have requested approval of a Preliminary Plat of the Hilltop Estates Subdivision. The property is situated south of 42nd Street, and east of Fairview Cemetery. The preliminary plat includes 42 residential lots, which are divided into five different blocks. The blocks are number 3-7 to avoid confusion with previously platted blocks 1 and 2.

Some of the lots on the north side of Blocks 3 and 7 are specially designed to account for existing homes and outbuildings. These structures will remain in place after development of the subdivision. The property is already zoned residential, so no zone changes would be required.

City staff and Consultants have reviewed the preliminary plat and proposed future infrastructure to the property. The developer will be required to install a lift station for sanitary sewer, which will be located in the southwest corner of the development, on Tract C. In consideration of new regulatory requirements, the City is going to start trying to direct all stormwater retention to regional stormwater facilities. This minimizes the amount of developable land that developers must use for stormwater retention and makes maintenance more affordable. The developers would pay an impact fee to the City in return for the City accepting their stormwater, which the City would then use to pay for developing and maintaining these facilities. Under NPDES regulations, the City is responsible for ensuring that all publicly or privately owned retention facilities in its jurisdiction are subject to regular inspections and maintenance. This will be much easier to achieve if all new stormwater facilities are owned and maintained by the City.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve preliminary plat of Hilltop Estates Subdivision subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove preliminary plat of Hilltop Estates Subdivision for the following reason(s):

Table

Make the motion to TABLE the revised preliminary plat of Hilltop Estates Subdivision for the following reason(s):

LOTS 1-10, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5,
LOTS 1-3 BLOCK 6 AND LOTS 1-12, BLOCK 7, HILLTOP ESTATES SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

**Baker
&
Associates
Inc.**

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PRELIMINARY PLAT SURVEY			
Title Sheet			
Baker Project Number: 6157-007-16			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
6157	02-03-2017	1 of 5	1

LOTS 1-10, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5,
LOTS 1-3 BLOCK 6 AND LOTS 1-12, BLOCK 7, HILLTOP ESTATES SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

**Baker
&
Associates
Inc.**

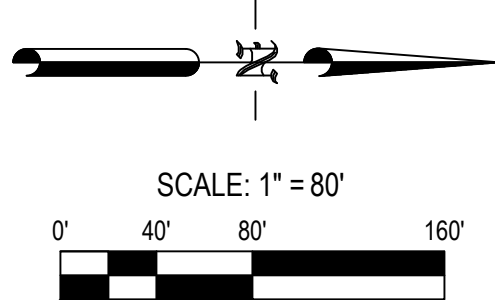
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PRELIMINARY PLAT
LOTS 1-10, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5,
LOTS 1-3 BLOCK 6 AND LOTS 1-12, BLOCK 7, HILLTOP ESTATES SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
11-14-16	DRAFTED SURVEY	BJM
01-20-17	REVISED PRELIMINARY PLAT	BJM
02-03-17	REVISED PRELIMINARY PLAT	BJM

Baker

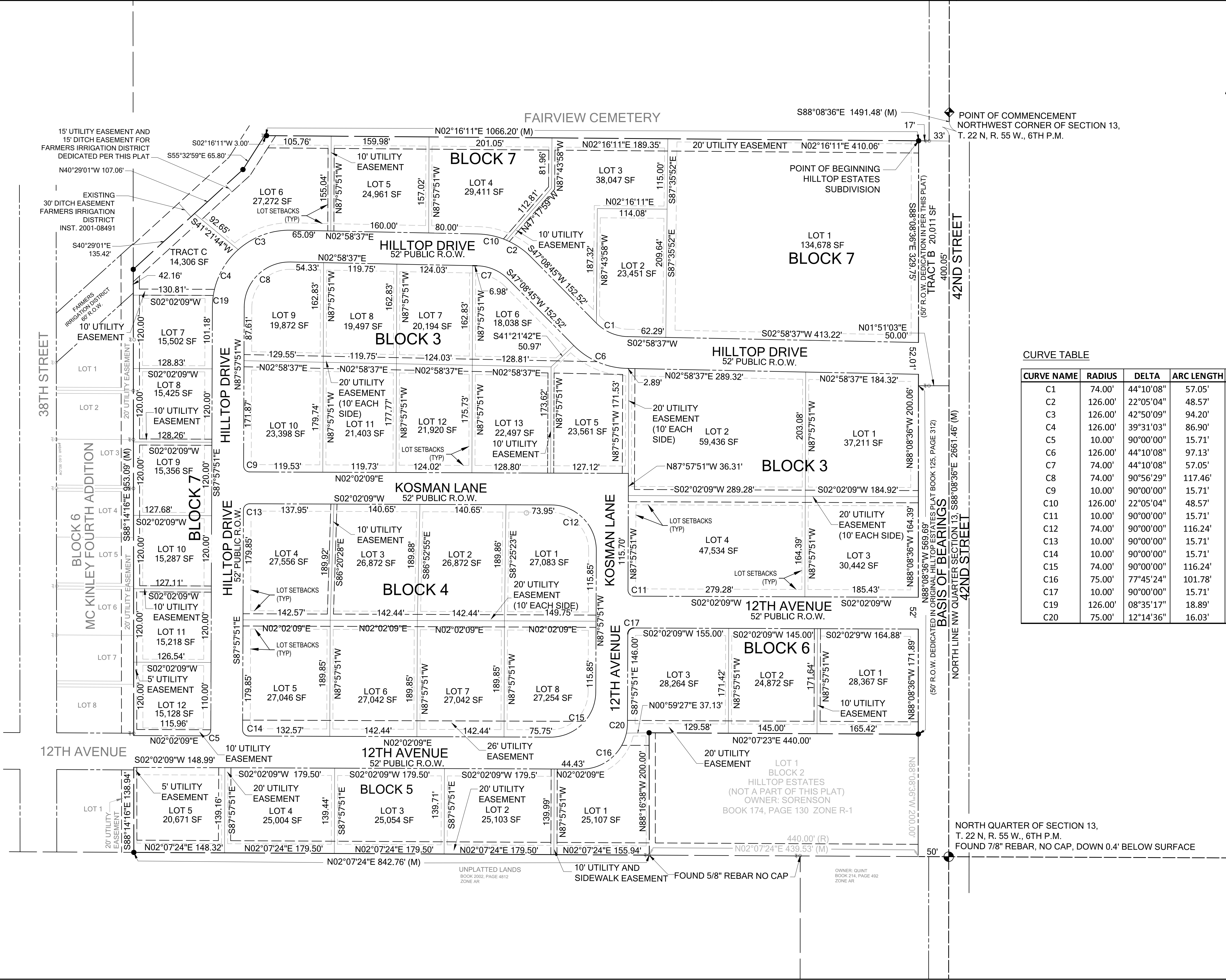
Associates

Inc.

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PRELIMINARY PLAT SURVEY			
Proposed Lot Plan			
Baker Project Number: 6157-007-16			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code 6157	Last Mod. Date 02-03-2017	Subset 3 of 5	Sheet No. 3



CURVE TABLE

CURVE NAME	RADIUS	DELTA	ARC LENGTH	CHORD	CH. BEARING
C1	74.00'	44°10'08"	57.05'	55.64'	S 25°03'41"W
C2	126.00'	22°05'04"	48.57'	48.27'	S 36°06'13"W
C3	126.00'	42°50'09"	94.20'	92.02'	S 18°26'28"E
C4	126.00'	39°31'03"	86.90'	85.19'	S 59°37'03"E
C5	10.00'	90°00'00"	15.71'	14.14'	S 42°57'51"E
C6	126.00'	44°10'08"	97.13'	94.75'	N 25°03'41"E
C7	74.00'	44°10'08"	57.05'	55.64'	N 25°03'41"E
C8	74.00'	90°56'29"	117.46'	105.51'	N 42°29'37"W
C9	10.00'	90°00'00"	15.71'	14.14'	S 47°02'09"W
C10	126.00'	22°05'04"	48.57'	48.27'	S 14°01'09"W
C11	10.00'	90°00'00"	15.71'	14.14'	S 47°02'09"W
C12	74.00'	90°00'00"	116.24'	104.65'	N 47°02'09"E
C13	10.00'	90°00'00"	15.71'	14.14'	N 47°02'09"W
C14	10.00'	90°00'00"	15.71'	14.14'	S 47°02'09"W
C15	74.00'	90°00'00"	116.24'	104.65'	S 42°57'51"E
C16	75.00'	77°45'24"	101.78'	94.15'	N 36°50'34"W
C17	10.00'	90°00'00"	15.71'	14.14'	N 42°57'51"W
C19	126.00'	08°35'17"	18.89'	18.87'	S 83°40'13"E
C20	75.00'	12°14'36"	16.03'	16.00'	N 81°50'34"W

PRELIMINARY PLAT
LOTS 1-10, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5,
LOTS 1-3 BLOCK 6 AND LOTS 1-12, BLOCK 7, HILLTOP ESTATES SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
11-14-16	DRAFTED SURVEY	BJM
01-20-17	REVISED PRELIMINARY PLAT	BJM
02-03-17	REVISED PRELIMINARY PLAT	BJM

Baker

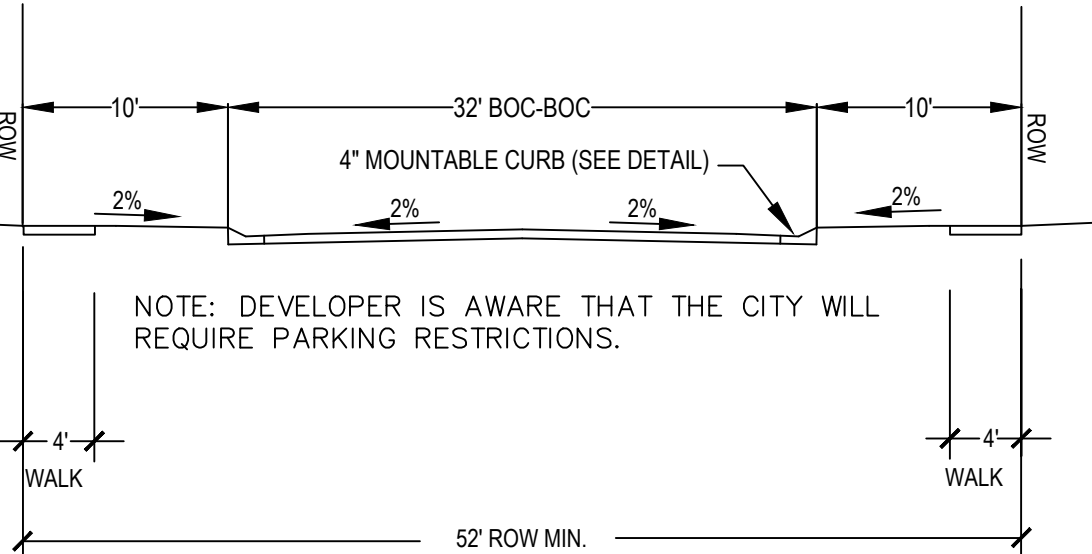
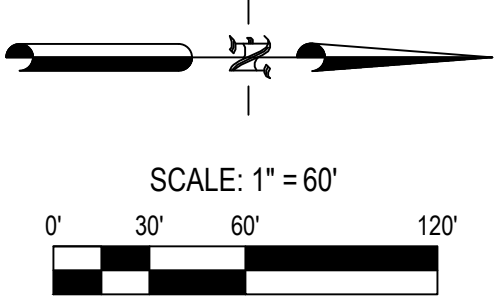
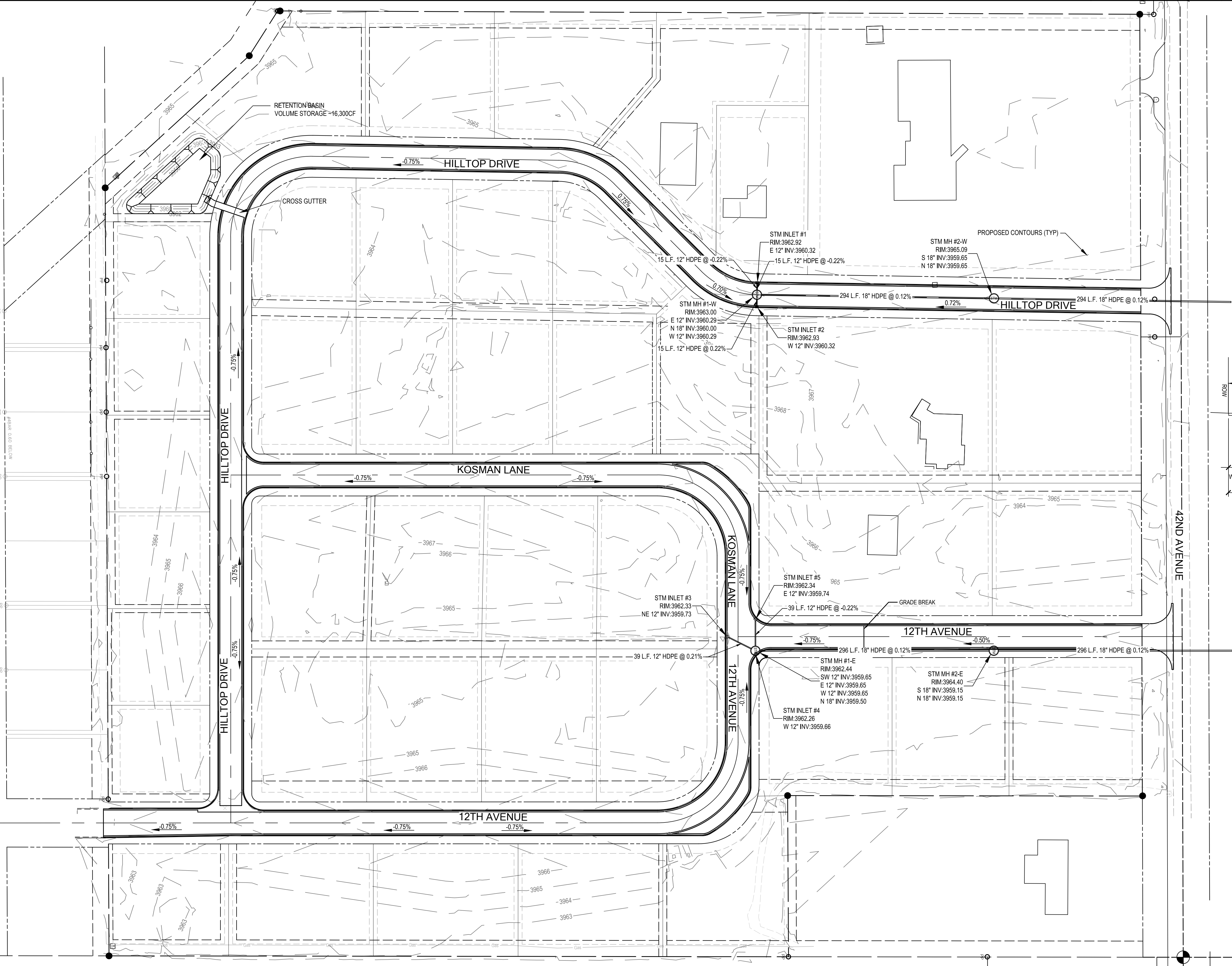
B&A Associates Inc.

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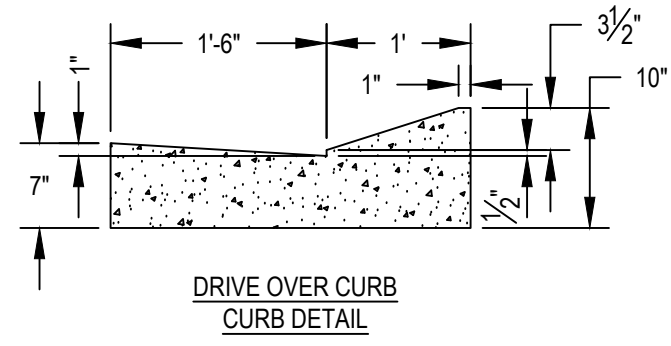
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PRELIMINARY PLAT SURVEY			
Grading and Drainage Plan			
Baker Project Number: 6157-007-16			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
6157	02-03-2017	4 of 5	4



TYPICAL STREET SECTION
NOT TO SCALE



PRELIMINARY PLAT
LOTS 1-10, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5,
LOTS 1-3 BLOCK 6 AND LOTS 1-12, BLOCK 7, HILLTOP ESTATES SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
11-14-16	DRAFTED SURVEY	BJM
01-20-17	REVISED PRELIMINARY PLAT	BJM
02-03-17	REVISED PRELIMINARY PLAT	BJM

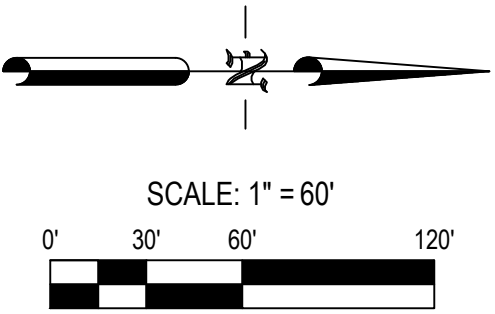
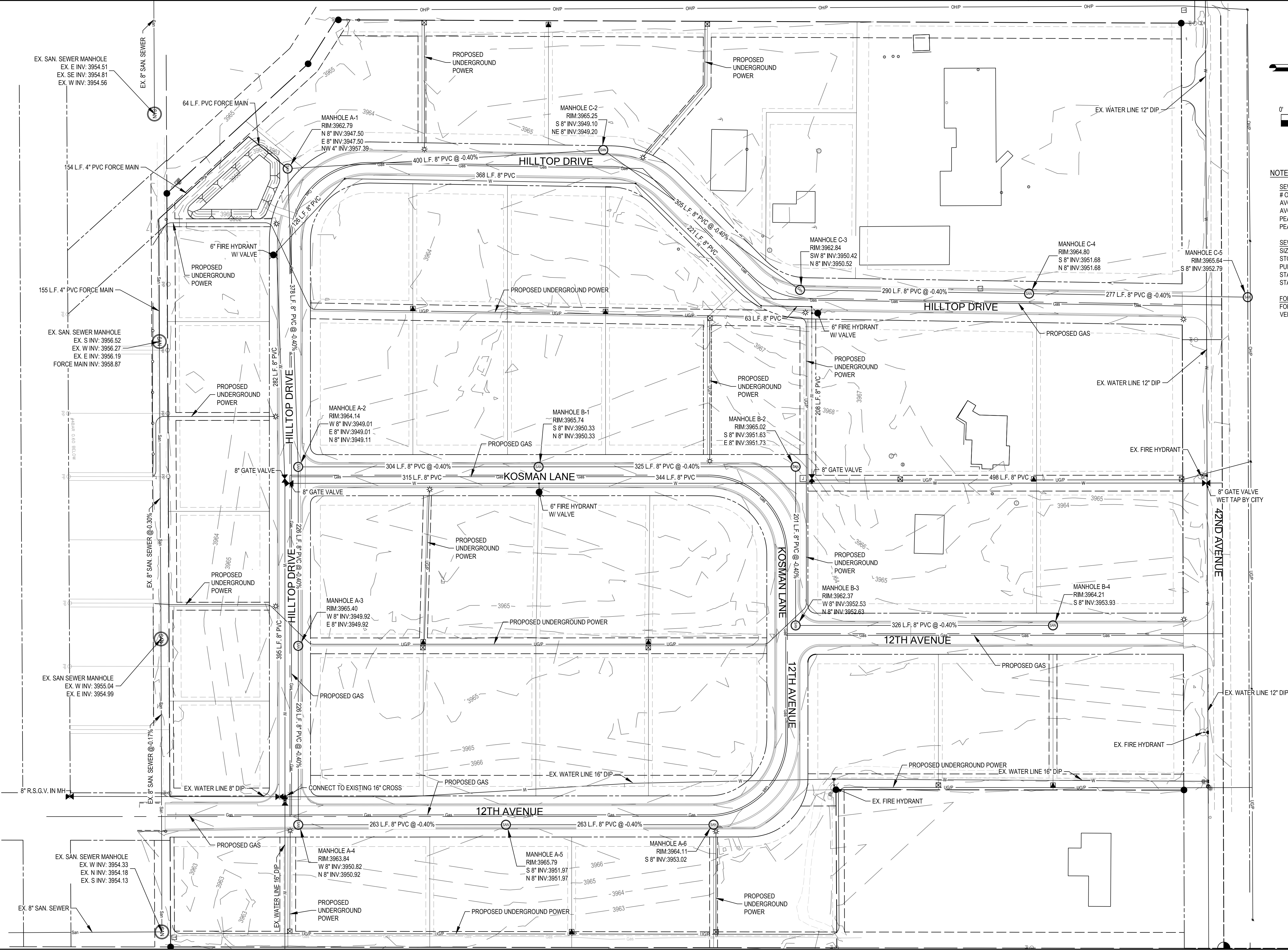
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PRELIMINARY PLAT SURVEY			
Utility Plan			
Baker Project Number: 6157-007-16			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code 6157	Last Mod. Date 02-03-2017	Subset 5 of 5	Sheet No. 5



- NOTES:
- SEWER FLOW:
OF LOTS: 41
AVG FLOW PER LOT: 250 (GAL/DAY)
AVG FLOW: 7.12 (GAL/MIN)
PEAK FACTOR: 2.5
PEAK FLOW PER DAY: 17.80 (GAL/MIN)
- SEWER LIFT STATION:
SIZE (DIA.): 6 (FT)
STORAGE DEPTH: 1.5 (FT)
PUMP FLOW: 85 (GAL/MIN)
STARTS PER HOUR (AVERAGE): 1.34
STARTS PER HOUR (PEAK): 3.37
- FORCE MAIN:
FORCE MAIN SIZE: 4 (INCH)
VELOCITY: 2.17 (FT/SEC)

City of Scottsbluff, Nebraska

Monday, February 13, 2017

Regular Meeting

Item NewBiz2

One and Six Year Street Plan

Staff Contact: Mark Bohl



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: February 13, 2017
Subject: 2017 One & Six Year Street Plan
Location:

Background

The State of Nebraska Department of Transportation requires this Street plan be reviewed and approved yearly by the Planning Commission and City Council. The report after recommendation from the Planning Commission and approval from the City Council is submitted to the State.

The projects that are listed include work that is being projected for this construction season as well as other street improvement projects that go out to the next six years. The top ten are as follows:

Number one on the list this year is 42nd Street from Highway 71 east 300' east of 5th Avenue and 200' north of 5th Avenue. Removal, replace, and widen. **Number two** is residential development, 40th Street from Avenue D to Avenue F; pave 12' width 250' to intersection. **Number three** is Avenue B from 27th Street north to Highway 26 total replacement with 6" concrete, new curb and gutter. **Number four** is more residential development in the Five Oak Subdivision; Mulberry from 38th Street to 40th Street. **Number five** is residential development, Northridge Subdivision street network construction, Competition Avenue from Champion Avenue north to Trophy Road 700' (5th Avenue & 42nd Street). **Number six** is Sandstone Subdivision north of 42nd Street, pave from Avenue I east to 700' to Existing Sandstone Drive. **Number seven** is residential development, Northridge Subdivision street network construction, Champion Avenue from 5th Avenue east to Competition Avenue 150'. **Number eight** is Residential development, Northridge Subdivision street network construction, Trophy Road from 5th Avenue east to Competition Avenue, 150'. **Number nine** extend 35th Street north to Sitzman Townhouse Development Cul-de-sac, 500'. **Number ten** is residential development, street construction south of 20th St and 17th Ave. Numbers eleven through fifteen include more residential streets in the Northridge Subdivision, Five Oaks Subdivision, along with a few miscellaneous residential streets.

The one project completed in 2016 was Avenue G in the Five Oaks Subdivision. The 2017 list and map are attached for your review.

RECOMMENDATION

Approve

Make the motion to give a POSITIVE recommendation for the 2017 One and Six Year Street Plan to the City Council subject to the following condition(s):

Deny

Make the motion to give a NEGATIVE recommendation for the 2017 One and Six Year Street Plan to the City Council for the following reason(s):

Table

Make the motion to TABLE the 2017 One and Six Year Street Plan for the following reason(s):

SUMMARY OF 2017 ONE AND SIX YEAR PLAN

PRIORITY	PROJECT #	DESCRIPTION	ESTIMATED COST	
1	M-536 (298)	42nd Street from Highway 71 east 300' east of 5th Avenue and 200' north of 5th Avenue. Removal, replace and widen.	\$ 5,000,000	ONE YEAR PLAN
2	M-536 (294)	Residential Development, 40th Street from Avenue D to Avenue F; pave 12' width 250' to intersection	\$ 60,000	SIX YEAR
3	M-536 (293)	Avenue B from 27th Street north to Highway 26, total replacement with 6" concrete, new curb and gutter	\$ 1,600,000	
4	M-536 (284)	Residential development, Five Oaks street network construction, Mulberry from 38th to 40th Street.	\$ 47,000	
5	M-536 (262)	Residential development, Northridge Subdivision street network construction, Competition Ave. from Champion Ave. north to Trophy Rd. 700' (5th Avenue and 42nd Street)	\$ 88,000	
6	M-536 (253-A)	Sandstone Estates north of 42nd St. Pave from Avenue I east 700' to existing Sandstone Drive.	\$ 100,000	
7	M-536 (263)	Residential development, Northridge Subdivision street network construction, Champion Ave. from 5th Ave. east to Competition Ave., 150'	\$ 19,000	
8	M-536 (264)	Residential development, Northridge Subdivision street network construction, Trophy Road from 5th Ave. east to Competition Ave. 150'	\$ 19,000	
9	M-536 (265)	Extend 35th Street north to Sitzman Townhouse Development Cul-de-sac, 500'	\$ 63,000	
10	M-536 (256-A)	Valley View Drive west of 5th Avenue additional 600' paving	\$ 75,000	
11	M-536 (241-A)	Residential development, street network construction south of 20th Street & 17th Ave	\$ 180,000	

12	M-536 (268)	Residential development, street network Champion Ave. from Competition Ave. east to Inspiration Drive	\$ 25,000	PLAN
13	M-536 (269)	Residential development, street network Inspiration Drive from Competition east 500' to Champion Avenue	\$ 63,000	
14	M-536 (270)	Residential development, street network Excel Way from Champion Avenue south 500' to soccer complex	\$ 63,000	
15	M-536 (285)	Residential development, Five Oaks street network construction, Sagebrush to 40th Street west and 38th Street to 40th Street east.	\$ 88,000	
TOTAL FOR SIX YEAR PLAN			\$ 7,490,000	