



SCOTTSBLUFF CITY
PLANNING COMMISSION AGENDA
Monday, January 12, 2015, 6:00 PM
City Hall, 2525 Circle Drive

**PLANNING
COMMISSIONERS**

BECKY ESTRADA
CHAIRPERSON

ANGIE AGUALLO
VICE CHAIRPERSON

DANA WEBER

HENRY HUBER

MARK WESTPHAL

CALLAN WAYMAN

DAVID GOMPERT

JIM ZITTERKOPF

ANITA CHADWICK

LINDA REDFERN
ALTERNATE

- 1. WELCOME TO THE PLANNING COMMISSION MEETING:** Chairman
- 2. NEBRASKA OPEN MEETINGS ACT:** For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the back of the council chambers in the west corner.
- 3. ROLL CALL:**
- 4. NOTICE OF CHANGES IN THE AGENDA:** Additions may not be made to this agenda less than 24-hours prior to the beginning of the meeting unless added under item 5 of this agenda.
- 5. CITIZENS WITH ITEMS NOT SCHEDULED ON THE REGULAR AGENDA:** As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.
- 6. APPROVAL OF THE PLANNING COMMISSION MINUTES FROM:**
 - A Minutes**
Approve Minutes of 12/8/14
- 7. NEW BUSINESS:**
 - A Ordinance**
Ordinance: Amended Text Change
Applicant(s): City of Scottsbluff
Owner(s): N/A
Location: Chapter 21, Article 1, Subdivision Codes
 - B Comprehensive Plan Map**
Map Amendment: Comp Plan Map Amendment
Applicant(s): City of Scottsbluff
Owner(s): N/A
Location: 2004 Comprehensive Development Plan
 - C One & Six Year Plan**
2015 One & Six Year Street Plan
Applicant(s): City of Scottsbluff
Owner(s): N/A
Location: N/A
 - D Parking Lots**
Discussion: Sale of Parking Lots # 2 & 15
Owner(s): City of Scottsbluff
Location: # 2 NW corner 17th & 2nd Ave
P.L. # 15 - Ave A btwn 19th & 20th St.
 - E Proposed Ordinance Updates**
Definition & Addition of Language for Doggie Daycare & Condominiums
- 8. ADJOURN**

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

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

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

City of Scottsbluff, Nebraska
Monday, January 12, 2015
Regular Meeting

Item Appr. Min.1

Minutes

Approve Minutes of 12/8/14

Staff Contact: Annie Urdiales

Planning Commission Minutes
Regular Scheduled Meeting
December 8, 2014
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, December 8, 2014, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on November 28, 2014. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

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

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

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

ITEM 4: Business not on agenda: None

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

ITEM 6: The minutes of November 10, 2014 were reviewed and approved. A motion was made to accept the minutes by Zitterkopf, and seconded by Chadwick. "YEAS": Zitterkopf, Aguillo, Chadwick, and Estrada. "NAYS": None. ABSTAIN: Gompert, Wayman, Westphal, and Weber. ABSENT: Huber. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing for applicant(s), Darwin Adams, he has requested approval of a final plat prepared by M.C. Schaff and Associates. The final plat is described as Lots 1C, 1D, & 1E, Eisele Subdivision a replat of Lot 1A, Eisele Subdivision a subdivision of Lot 1, Eisele Subdivision. This property is located in a C-3, heavy commercial zoning district and addressed as 1005 South Beltline Highway West, the property to the west is ABC nursery and properties to the east include a car wash, business offices, and a realty company. Mr. Adams is proposing to divide Lot 1A, into three separate lots, all three lots will abut an alley on the north end, currently a building is under construction on proposed lot 1D. Potentially another building will be constructed on Lot 1E sometime in the near future; Lot 1C will be used mostly for parking of equipment for the proposed businesses and a 30' access easement on the north end of lot 1D was added allowing access back and forth between lots 1C & 1E. City Staff met with Mr. Adams and discussed several options on dividing the lot. This plan seemed to be the best option for the division of the lots, and will allow for future boundary changes of the lots if surrounding property is sold. The lots meet the standards of the C-3 Heavy Commercial district.

52

53 **Conclusion:** A motion was made by Weber and seconded by Zitterkopf to approve the Final plat of Lots
54 1C, 1D, & 1E, Eisele Subdivision a replat of Lot 1A, Eisele Subdivision a subdivision of Lot 1, Eisele
55 Subdivision “YEAS”: Weber, Chadwick, Zitterkopf, Aguillo, Gompert, Wayman, Westphal, and
56 Estrada. “NAYS”: None. **ABSTAIN:** None. **ABSENT:** Huber. Motion carried.

57

58 **ITEM 7B:** The Planning Commission opened discussion on rural residential - large lot development in
59 the city’s two mile extra territorial jurisdiction. The Planning Commission had requested more
60 information on this type of development at their last meeting. City Planner, Annie Folck, addressed the
61 Planning Commission regarding this type of development and possible problems with allowing this type
62 of development within the City’s extra territorial jurisdiction. The city’s subdivision code lists the
63 requirements for development within the city limits and the two mile extra territorial zoning jurisdiction.
64 When unplatted property is developed there is a process that the City has to follow, streets, sidewalks
65 curb, gutter, water and sewer infrastructure are part of the development and a developers agreement lists
66 how the infrastructure will be done and how it will be paid for; usually there are two options either the
67 Developer pays for the improvements or Districts are formed. Some of the requirements are listed below.

68

69 Section **21-1-27** has language regarding the extra territorial properties as follows: **Improvements;**
70 **requirements; general.** The requirements for improvements set forth in this Article shall apply in every
71 subdivision hereafter platted that is within or is proposed to be annexed to the corporate limits of the City,
72 and every existing street or alley of the City that abuts such subdivision. The provisions of this **Article**
73 **shall apply also to subdivisions hereafter platted that are within two (2) miles of, but are not**
74 **proposed to be annexed to, the corporate limits of the City; and every such subdivision shall be so laid out**
75 **and platted that, if it subsequently is annexed to the City, the improvements referred to in this Article may**
76 **be constructed in the subdivision in accordance with the requirements in those sections.** Such
77 improvements shall be constructed by the person proposing the subdivision at his or her own expense.
78 Construction shall not be commenced until after plans and specifications, and contracts, if any, therefor
79 have been approved by the Planning and Building Official, and shall be completed in accordance with the
80 plans, specifications and contracts. Provided, anything in the foregoing provisions of this section to the
81 contrary notwithstanding, the requirements in this section are subject to the exceptions and other
82 requirements stated in sections 21-1-28 to 21-1-30, inclusive, and section 21-1-40.

83

84 Under section 21-1-34 the City Planner is allowed to waive the paving – the language reads - Provided
85 further, that the City Planner may waive the requirements of this section for areas outside of the City
86 limits if in the judgment of the City Planner the density of the population and the volume of traffic are
87 sufficiently low that gravel streets are appropriate. (Ord. 3858, 2005)

88 If a developer is unable to put the infrastructure in they can request that the City create districts for
89 paving, water, sewer, storm sewer. The districts assess the cost to each lot in the subdivision according to
90 frontage and the assessments are paid back usually within a 15 year time period. After the infrastructure
91 improvements have been installed, inspected, and meet City specifications, the City takes over the
92 maintenance of the public streets and utilities.

93

94 Folck addressed some of the problems cities may have and what other Cities require for large lot
95 development; these areas are unable to be legally annexed into the city because there is no city
96 infrastructure in place. When a property is annexed into the City the City must provide city services to the
97 subdivision. The City is required to have a plan on how the development will be served with City
98 services. These types of services (paving, water, sewer, storm sewer) are expensive and the city does not
99 have the budget to put the services in. Well contamination and failed septic fields are other problems that
100 need to be addressed. This type of land use hinders and can prohibit future extension of public services. It

can affect what lies beyond; the City has to be able to get through the large lots to provide services to the next developer on the other side of the large lots. Another problem with rural large lot development and urban services is the lot size itself, our rural residential requires 3 acres which is several times the size of our minimum residential lot size (5,500 sq. ft.) the cost to the homeowner is assessed on the linear frontage of their property, with lot widths of 200' wide these costs (paving, water, sewer & storm sewer) would be unaffordable for most homeowners.

One of the things we could require is ghost platting which is done in Lincoln, whereby the plat is laid out in the large lots with an overlay layer showing how the large lots can be further subdivided into smaller lots. It must show how the smaller lots would be served by utilities and streets. Additionally, it must require structures to be placed on the property so that when property is further subdivided in the future; all existing structures will be properly placed so as to meet setback requirements from future lot lines. The City of Grand Island required the streets to be paved and that the developer installs dry pipes for water and sewer for future public services. This approach is expensive, as the developer must pay for wells and septic in addition to the cost of water and sewer lines that will not be utilized for some time. This is advantageous to the City, though, because when the City is ready to annex the development, services are already in the ground and can be tied into the City's infrastructure. Another option that has been suggested is to allow development to go forward without these improvements, under the condition that the developer's agreements contain language that would create a covenant preventing future lot owners in the development from protesting the creation of improvement districts if and when the City grows out in that area and the development is annexed. The City usually asks that the developers agree to certain conditions that are tied to the subdivision approval. The developer's agreement usually specifies that the developer will install paved streets, water, sewer, and stormwater lines. This agreement could be amended to say that the developer does not need to install those services at the time that the land is subdivided, but that a covenant with the land would prevent the protest of, future improvement districts. If the City is not going to grow any further large lot development is fine, but if we want to grow and compete with other Cities we need to be careful of not cutting ourselves off from development to the north and creating a similar situation as Cheyenne where large lots were developed with no city utilities, and has stopped Cheyenne from growing to the north of their city.

Adam Reed and Shane Cochrane, both representing Paul Reed Construction, addressed the Planning Commission asking that they allow large lot development within their two mile extra territorial jurisdiction as they have done in the past with other similar developments.

The Planning Commission agreed that we need to set guidelines on where this type of development can be constructed within the two mile jurisdiction and that the City has to think about long term development and growth that is best for the City. If the City is not going to grow any further this type of development is fine, but if we want to grow and compete with other Cities we need to be careful of not cutting ourselves off from development to the north and creating a similar situation as Cheyenne where large lots were developed with no city utilities, and has stopped Cheyenne from growing to the north of their city. We need to encourage development where infrastructure is close by and easy to extend to new areas of development. We need to decide what our vision is for the future and make a plan that is consistent and fair for all development. We want to move forward and not repeat past mistakes. The Planning Commission asked that staff come back with some options on what can be done for large lot development that they may review and make a recommendation on what would work the best for the City. The Planning Commission asked that for now no change be made from how it's been done in the past and asked for the options to review at a future meeting of the Planning Commission.

A recommendation was made by Westphal and seconded by Dana to leave things as they are until further research on options and updates of the Comprehensive Development Plan. "YEAS": Weber, Chadwick,

151 Zitterkopf, Aguallo, Gompert, Wayman, Westphal, and Estrada. “**NAYS**”: None. **ABSTAIN**: None.
152 **ABSENT**: Huber. Motion carried.

153

154 **ITEM 7C.** Annie Folck gave an update on the status of the City’s Comprehensive Development plan to
155 the Commission. The existing plan was done in 2004, and was done when the City’s two mile
156 jurisdiction was not in place (city adopted 2 mile area in 2008). Most comp plans are redone or updated
157 anywhere from 10 to 15 years. The City has met with an Economic Development group and they have
158 recommended some areas for improvement. The City is working with Panhandle Area Development
159 District to redo the City’s plan. We are also meeting with Gering to see if some of the areas of the plans
160 can be done together. We want to work together and coordinate efforts as much as we can. Folck
161 would like to have sub committees to do preliminary work on the plan and asked for volunteers, (Westphal &
162 Chadwick volunteered) we hope to meet individually and then hold a couple of meeting after the first of the year
163 and plan from there to make recommendations for the public hearings and input from the community on
164 how we want the city to grow. Areas to discuss include housing, and land use recommendations from the
165 sub committees.

166

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

168

169 There being no further business, a motion to adjourn was made by Weber and seconded by Westphal. The
170 meeting was adjourned at 7:35 p.m. “**YEAS**”: Gompert, Wayman, Weber, Westphal, Chadwick,
171 Zitterkopf, Aguallo, and Estrada. “**NAYS**”: None. **ABSTAIN**: None. **ABSENT**: Huber. Motion
172 carried.

173

174

175

176 _____
Becky Estrada, Chairperson

177

178 Attest: _____

179 Annie Urdiales

City of Scottsbluff, Nebraska

Monday, January 12, 2015

Regular Meeting

Item NewBiz1

Ordinance

Ordinance: Amended Text Change

Applicant(s): City of Scottsbluff

Owner(s): N/A

Location: Chapter 21, Article 1, Subdivision Codes

Staff Contact: Annie Folck



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Staff Development Services
Date: January 12, 2015
Subject: Ordinance Amending Codes 21-1-21, 21-1-27, and 21-1-34 in Chapter 21 of the Subdivision Code.

The Planning Commission at their last two meeting discussed requirements for large lot development in the City's extra territorial jurisdiction. Many options were discussed and they asked that staff make some recommendations and changes to existing code, along with areas within the two mile jurisdiction that would allow for large lot development.

Section 21-1-21

-Current code refers to "Master street plan," which does not currently exist. Changed to refer to Future Street Extensions map which already exists in our Comp plan.

Section 21-1-27

-Current code states that areas outside of City Limits but within Extraterritorial Zoning Jurisdiction are required to make improvements when subdivided. Changed to state that areas within designated areas set forth in the Comp plan may not be required to make improvements when subdivided. This will accommodate the desire for large lots with individual wells and septic systems while ensuring that they are not placed in areas which will cut off future growth for the City. A map will be adopted into the Comp plan along with these code changes that outlines the areas in which engineering consultants believe large residential lots could be allowed to develop without impeding future growth for the City.

Section 21-1-34

-Current code states that the City Planner may waive the requirement for paving. Changed to state that the planner may only do so in areas that are designated within the Comp plan. This keeps this section of code consistent with the changes in section 21-1-27.

Would then act on their recommendation and act on the resolution.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve Ordinance Amending Chapter 21, Article 1 dealing with subdivisions & improvements required 21-1-27, 21-1,27 and 21-1-34 subject to the following condition(s):

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove Ordinance Amending Chapter 21, Article 1 dealing with subdivisions & improvements required 21-1-27, 21-1,27 and 21-1-34 for the following reason(s):

Table

Make the motion to TABLE the Ordinance Amending Chapter 21, Article 1 dealing with subdivisions & improvements required 21-1-27, 21-1,27 and 21-1-34 for the following reason(s):

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 21, ARTICLE 1 OF THE SCOTTSBLUFF MUNICIPAL CODE IN DEALING WITH SUBDIVISIONS AND IMPROVEMENTS REQUIRED, AMENDING §21-1-21, §21-1-27, and §21-1-34, 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 21, Article 1 of the Scottsbluff Municipal Code is amended by repealing the existing language and substituting the following language:

“21-1-21. Streets, alleys; conformance to Future Street Extensions map.

As to all matters not specified by ordinance, all streets and alleys shall conform to such Future Street Extensions map in the City’s Comprehensive Plan as the City Council may adopt.”

Section 2. Chapter 21, Article 1 of the Scottsbluff Municipal Code is amended by repealing the existing language and substituting the following language:

“21-1-27. Improvements; requirements; general.

Construction of all improvements required by this Article shall apply in every subdivision hereafter platted that is within the corporate limits of the City or is proposed to be annexed into the corporate limits of the City, and every existing street or alley of the City that abuts such subdivision. However, some, or all, of the improvements required by this Article may not be required in a subdivision hereafter platted if the applied for subdivision is located outside the City’s corporate limits but within two (2) miles thereof and is within a designated area as set forth in the City’s Comprehensive Plan. The City’s Comprehensive Plan will designate areas outside of the corporate limits of the City where applied for subdivisions may not be required to have some or all of the improvements required by this Article.

In any event, the improvements referred in this Article must be constructed in the subdivision in accordance with the requirements in this Article.

All improvements required by this Article shall be constructed by the person proposing the subdivision at his or her own expense. Construction shall not be commenced until after plans and specifications, and contracts, if any, therefor have been approved by the Planning and Building Official, and shall be completed in accordance with the plans, specifications and contracts. Provided further, anything in the foregoing provisions of this section to the contrary notwithstanding, the requirements in this section are subject to the exceptions set forth in the City’s Comprehensive Plan, or stated in sections 21-1-28 to 21-1-30, inclusive, and section 21-1-40.

The applicant shall submit all construction documents representing “As-Constructed” conditions. Each drawing shall be stamped “As-Constructed” and shall be dated. Submit one (1) original mylar and two (2) copies of the black and white or blue and white prints. In addition, drawings shall be on 3½ inch diskette or CD ROM in AutoCAD format, latest version.”

Section 3. Chapter 21, Article 1 of the Scottsbluff Municipal Code is amended by repealing the existing language and substituting the following language:

“21-1-34. Same; completion of subgrade; improvement; paving stops.

Upon completion of the subgrade, the roadbed of every street and alley shall be improved, at a minimum, with the following material:

Street, Arterial: A subgrade investigation and pavement design report shall be required to determine an adequate pavement cross section. The cross-section shall consist of the recommended pavement cross-section or a minimum cross-section consisting of 5" Portland Cement Concrete (PCC) or, alternatively, a 4-inch stabilized base course with a 4-inch asphaltic concrete wear surface (placed in maximum 2-inch lifts).

Street, Collector: A subgrade investigation and pavement design report shall be required to determine an adequate pavement cross section. The cross-section shall consist of the recommended pavement cross-section or a minimum cross-section consisting of 5" Portland Cement Concrete

(PCC) or, alternatively, a 4-inch stabilized base course with a 4-inch asphaltic concrete wear surface (placed in maximum 2-inch lifts).

Street, Other: A subgrade investigation and pavement design report shall be required to determine an adequate pavement cross section. The cross-section shall consist of the recommended pavement cross-section or a minimum cross-section consisting of 5" Portland Cement Concrete (PCC) or, alternatively, a 4-inch stabilized base course with a 2-inch asphaltic concrete wear surface.

Provided, concrete paving stops, which shall be not less than five (5) inches in thickness and one hundred (100) feet in length, shall be constructed at all approaches of asphaltic concrete streets to intersections with arterial or collector streets. Concrete curb and gutter also shall be constructed on all streets referred to in this section.

Provided further, that the City Planner may waive the requirements of this section for areas outside of the Corporate City limits, but any waiver by the City Planner must be limited to those areas designated in the City's Comprehensive Plan as areas where the improvements described this section are not required.

Section 4. Previously existing Sections 21-1-21, 21-1-27, 21-1-34 and all other ordinances and parts of ordinances in conflict herewith are repealed. Provided, however, this Ordinance shall not be construed to effect any rights, liabilities, duties or causes of action, either criminal or civil, existing or actions pending at the time when this Ordinances becomes effective.

Section 5. This Ordinance shall become effective upon its passage, approval and publication as provided by law.

PASSED AND APPROVED on _____, 2015.

Attest:

Mayor

City Clerk (Seal)

Approved as to form:

Deputy City Attorney

City of Scottsbluff, Nebraska

Monday, January 12, 2015

Regular Meeting

Item NewBiz2

Comprehensive Plan Map

Map Amendment: Comp Plan Map Amendment

Applicant(s): City of Scottsbluff

Owner(s): N/A

Location: 2004 Comprehensive Development Plan

Staff Contact: Annie Folck



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: January 12, 2015
Subject: Map Amendment/update – Comprehensive Dev.
Plan
Location: N/A

Background

This map goes along with the changes to our Chapter 21 in our subdivision code noting areas in our two mile jurisdiction which will allow for large lot development. With the Planning Commission's recommendation to City Council they can approve and adopt the map amendment to our current Comprehensive Development Plan, these areas may be added to or adjusted as work on the new comprehensive development plan is researched.

RECOMMENDATION

Approve

Make a motion for positive recommendation for City Council to approve and adopt the amendment/update map for large lot development within the City's two mile extra territorial jurisdiction into our Comprehensive Development Plan subject to the following condition(s):

Deny

Make a motion for negative recommendation to disapprove the and adopt the amendment/update map for large lot development within the City's two mile extra territorial jurisdiction into our Comprehensive Development Plan for the following reason(s):

Table

Make the motion to TABLE the and adopt the amendment/update map for large lot development within the City's two mile extra territorial jurisdiction into our Comprehensive Development Plan for the following reason(s):

City of Scottsbluff, Nebraska

Monday, January 12, 2015

Regular Meeting

Item NewBiz3

One & Six Year Plan

2015 One & Six Year Street Plan

Applicant(s): City of Scottsbluff

Owner(s): N/A

Location: N/A

Staff Contact: Annie Urdiales



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: January 12, 2015
Subject: 2015 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 12th Avenue and Wintercreek Drive in the Reganis Subdivision.

Number two is to install left turn lanes on 27th Street and 2nd Avenue. **Number three** is to extend Five Oaks Drive to the west 140' Pine Circle. **Numbers four through eight** are residential streets in the Five Oak Subdivision; these are streets that were approved last year with the Five Oaks revised preliminary plat which include Five Oaks street network construction, Mulberry from 38th to 40th Street; Residential Development, Five Oaks, street network construction, extend 36th St., west to Five Oaks Dr.; Residential Development, Five Oaks, street network construction, extend 38th St., west 475' to Five Oaks Circle.; Residential Development, Five Oaks, street network construction, Sagebrush Drive from Maple Drive to Five Oaks Drive. **Number nine** Hillcrest Drive an additional 1200' westerly from 5th Avenue. **Number ten** 42nd Street from Highway 71 east to Avenue G widen to four lanes.

Projects in 2014 that were completed include Avenue I from South Beltline Highway West north to 27th Street.

RECOMMENDATION

Approve

Make the motion to give a POSITIVE recommendation for the 2015 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 2015 One and Six Year Street Plan to the City Council for the following reason(s):

Table

Make the motion to TABLE the 2015 One and Six Year Street Plan for the following reason(s):

SUMMARY OF 2015 ONE AND SIX YEAR PLAN

PRIORITY	PROJECT #	DESCRIPTION	ESTIMATED COST	
1	M-536 (296)	Reganis commercial development, 12th Avenue and Wintercreek Drive	\$ 1,000,000	ONE YEAR PLAN
2	M-536 (297)	27th Street and 2nd Avenue; install left turn lanes	\$ 150,000	
3	M-536 (299)	Extend Five Oaks Drive 140' to the west; will be called Pine Circle.	\$ 37,000	
4	M-536 (271-A)	Residential Development, Five Oaks, street network construction, extend 36th Street, west to Five Oaks Drive	\$ 20,600	
5	M-536 (272-A)	Residential Development, Five Oaks, street network construction, extend 38th Street, west 475' to Five Oaks Circle.	\$ 42,000	
6	M-536 (275-A)	Residential Development, Five Oaks, street network construction, Sagebrush Drive from Maple Drive to Five Oaks Drive.	\$ 18,000	
7	M-536 (276)	Residential Development, Five Oaks, street network construction, Five Oaks Drive from Sagebrush to 38th Street	\$ 30,000	
8	M-536 (277)	Residential Development, Five Oaks, street network construction, Five Oaks Drive from 36th Street to Sagebrush Drive	\$ 15,000	
9	M-536 (242)	Hillcrest Drive from 5th Avenue westerly 650' has been constructed and an additional 1200' will continue to the west.	\$ 460,000	SIX
10	M-536 (298)	42nd Street from Highway 71 east to Avenue G. Widen to four lane.	\$ 500,000	
11	M-536 (294)	Residential Development, 40th Street from Avenue D to Avenue F; pave 12' width 250' to intersection	\$ 60,000	
12	M-536 (293)	Avenue B from 27th Street north to Highway 26, total replacement with 6" concrete, new curb and gutter	\$ 1,600,000	
13	M-536 (284)	Residential development, Five Oaks street network construction, Mulberry from 38th to 40th Street.	\$ 47,000	

14	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	YEAR
15	M-536 (253-A)	Sandstone Estates north of 42nd St. Pave Ave. l east 700' to existing Sandstone Drive.	\$ 100,000	
16	M-536 (263)	Residential development, Northridge Subdivision street network construction, Champion Ave. from 5th Ave. east to Competition Ave., 150'	\$ 19,000	
17	M-536 (264)	Residential development, Northridge Subdivision street network construction, Trophy Road from 5th Ave. east to Competition Ave. 150'	\$ 19,000	
18	M-536 (265)	Extend 35th Street north to Sitzman Townhouse Development Cul-de-sac, 500'	\$ 63,000	
19	M-536 (256-A)	Valley View Drive west of 5th Avenue additional 600' paving	\$ 75,000	PLAN
20	M-536 (241-A)	Residential development, street network construction south of 20th Street & 17th Ave	\$ 180,000	
21	M-536 (268)	Residential development, street network Champion Ave. from Competition Ave. east to Inspiration Drive	\$ 25,000	
22	M-536 (269)	Residential development, street network Inspiration Drive from Competition east 500' to Champion Avenue	\$ 63,000	
23	M-536 (270)	Residential development, street network Excel Way from Champion Avenue south 500' to soccer complex	\$ 63,000	
24	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			\$ 4,762,600	

City of Scottsbluff, Nebraska
Monday, January 12, 2015
Regular Meeting

Item NewBiz4

Parking Lots

Discussion: Sale of Parking Lots # 2 & 15

Owner(s): City of Scottsbluff

Location: # 2 NW corner 17th & 2nd Ave

P.L. # 15 - Ave A btwn 19th & 20th St.

Staff Contact: Annie Folck



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: January 12, 2015
Subject: Parking Lots # 2 & #15
Location:

Background

The Business Improvement Board met on November 19, 2014 and one of the items discussed was the parking lots downtown. We asked the BID Board for a recommendation on Parking lot # 2 which is located on the northwest corner of 2nd Avenue and 17th Street; it is not included in the Business Improvement District. Valley Bank is to the east and a law firm is north of the parking lot, the City has been maintaining this lot without funds from the BID, the lot is mostly used by the two businesses. The Board also discussed Parking lot # 15 which is located north of 19th Street and east of Avenue A, this lot was a residential lot that had a home which was removed and relocated through CDBG. The City converted the lot into a parking lot. The lot is 50' wide and has sidewalk areas on each side of the lot making it difficult for larger vehicles to park. It also has two brick walls with areas for plants; these were originally planted with shrubs but were never maintained. This parking lot is used by a few businesses that front Broadway, and the apartment building to the north. A suggestion was made that we could possibly sell this lot to the apartment owner for private use or possibly one of the two businesses to the north and south would be interested in this lot.

The BID continues to work with grant money on improving the rest of the parking lots. Making improvements which include green space with plants and trees, they are also hoping to try the permeable pavers which would be a storm water feature in an alley area which abuts Parking lot # 10.

RECOMMENDATION

Approve

Make the motion to give a POSITIVE to the City Council to sell parking lots Numbers fifteen and two subject to the following condition(s):

Deny

Make the motion to give a NEGATIVE recommendation to the City Council to sell parking lots numbers two and fifteen for the following reason(s):

Table

Make the motion to TABLE sale of parking lots numbers two and fifteen for the following reason(s):

Downtown Parking Lots



City of Scottsbluff, Nebraska

Monday, January 12, 2015

Regular Meeting

Item NewBiz5

Proposed Ordinance Updates

Definition & Addition of Language for Doggie Daycare & Condominiums

Staff Contact: Annie Urdiales



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Staff Development Services
Date: January 12, 2015
Subject: Requests for proposed Ordinance text changes & proposed definitions in Chapter 25 zoning ordinance.

City Staff has received a few requests regarding different areas in the zoning code. One of the requests was regarding Doggie Daycare. At the present there is one business in the City that provides this service. They were allowed to do this in a residential zone with a variance back in November of 2003. Staff can research and see if this is something the Planning Commission would be interested in adding to some or all of our current zoning districts with different requirements in the different zones.

Another request was to allow for a subdivision of a building(s) into condominiums in the C-1 zoning district. Currently apartments are allowed in this district with apartments in the upstairs of a building and businesses on the lower level. Changing our language clarifying requirements for building and fire codes along with parking need to be clarified.

These are some of the requests we've had and wanted to run by the Planning Commission to see if this is something they want the City to pursue.