



## CITY OF GERING PLANNING COMMISSION MEETING AGENDA

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A REGULAR MEETING OF THE CITY OF GERING PLANNING COMMISSION WILL BE HELD ON **TUESDAY MARCH 17, 2026 AT 6:00 P.M.** IN THE GERING CITY HALL COUNCIL CHAMBERS, 1025 P STREET, GERING, NEBRASKA.

All agenda items are for discussion and action will be taken as deemed appropriate.

### Call to Order and Roll Call

1. Pledge of Allegiance
2. Open Meetings Act - Neb. Rev. Stat. Chapter 84, Article 14, As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the Chairperson or Vice-Chairperson. Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and the Planning Commission determines that the matter requires emergency action.
3. Approval of Minutes of the January 20, 2026 regular Planning Commission meeting
4. Current Business:
  - A. Planning Commission Organizational Meeting per City Code 32.002 (E)
    - i. Election of Chairperson
    - ii. Election of Vice-Chairperson
    - iii. Appointment of Planning Commission Secretary
  - B. Public Hearing to consider a Redevelopment Plan submitted by Paul and Adam, LLC for the Scotts Bluff County DMV Project, generally located near intersection of Country Club Road and 12<sup>th</sup> Street
    - i. Review and take action on Resolution PC3-26-1 regarding a recommendation on the Redevelopment Plan for the Scotts Bluff County DMV Project
  - C. Consider Final Plat of Lots 1, 2, and 3, Kinnaman Addition, to the City of Gering, Scotts Bluff County, Nebraska
    - i. Make recommendation to City Council regarding proposed Final Plat
  - D. Public Hearing to consider a Zone Change from RH Residential High-Density to C-3 General Commercial District for Lot 2, Block 2, Shadow Lane Estates, City of Gering, Nebraska
    - i. Make recommendation to City Council regarding proposed zone change
5. City Engineer Report
6. OPEN COMMENT: Discussion or action by the Planning Commission regarding unscheduled business will not take place. This section is for citizen comment only.
7. Adjourn

**THE OFFICIAL PROCEEDINGS OF THE CITY OF GERING PLANNING COMMISSION REGULAR MEETING, JANUARY 20, 2026**

A regular meeting of the City of Gering Planning Commission was held in open session on January 20, 2026, at 6:00 p.m. in the Gering City Hall Council Chambers at 1025 P Street, Gering, NE. Present were Commissioners Alvizar, Hauck, T. Kaufman, Keener, Miles, and Waterman. Absent: Commissioners Crews, C. Kaufman, and Taylor. Also present were City Engineer Annie Folck, City Administrator Pat Heath, Mayor Kent Ewing and Secretary Karen Heins. Notice of the meeting was given in advance by publication in the Star-Herald, the designated method of giving notice. All proceedings hereafter were taken while the meeting was open to the attendance of the public.

**Call to Order and Roll Call:**

Chairman Miles called the meeting to order at 6:00 p.m. and noted that a quorum of the Planning Commission was present and business could be conducted.

- 1. **Pledge of Allegiance**
- 2. **Open Meetings Act - Neb. Rev. Stat. Chapter 84, Article 14**

Chairman Miles stated: As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the Chairperson. Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and the Planning Commission determines that the matter requires emergency action.

3. **Approval of Minutes of the December 16, 2025, regular Planning Commission meeting**

**A motion was made by Commissioner T. Kaufman to approve the minutes of the December 16, 2025 regular Planning Commission meeting. Seconded by Commissioner Alvizar. There was no discussion. The Secretary called the roll. "AYES": Waterman, Keener, Miles, T. Kaufman, Hauck, Alvizar. "NAYS": None. Abstain: None. Absent: Crews, Taylor, C. Kaufman. Motion carried.**

4. **Current Business:**

- A. **Public Hearing to consider a Zone Change from RR Rural Residential to C-1 Neighborhood Commercial for Lot 1, Block 2, Pappas Northwest Addition, City of Gering, Nebraska.**

Chairman Miles opened a public hearing at 6:03 p.m. to consider a Zone Change from RR Rural Residential to C-1 Neighborhood Commercial for Lot 1, Block 2, Pappas Northwest Addition, City of Gering, Nebraska.

**CITY OF GERING  
PLANNING COMMISSION RECOMMENDATION AND REPORT**

<b>To:</b>	Planning Commission	<b>Date:</b>	1/20/2026
<b>From:</b>	Planning & Community Development	<b>Zoning:</b>	RR
<b>Subject:</b>	Recommendation & Report – Zone Change from RR Rural Residential to C-1 Neighborhood Commercial	<b>Property Size:</b>	
<b>Location:</b>	Lot 1, Block 2, Pappas Northwest Addition	<b>#Lots/Parcels:</b>	1
<b>Owner:</b>	Highway 71 Trust	<b>City Council Public Hearing:</b>	2/9/2026

**Public Notice:** This Public Hearing was noticed meeting City Zoning and Subdivision Regulations and according to Nebraska State Statutes.

## **Agenda Item Summary**

The City of Gering has received an application to change the zoning on a property located on Lot 1, Block 2, Pappas Northwest Addition, generally located at the northwest corner of Five Rocks Road and Country Club Road. The application requests a change in zoning from RR Rural Residential to C-1 Neighborhood Commercial. The majority of the property is currently vacant, with some older farm sheds on the northern edge of the property (built in 1982).

The City's Comprehensive Plan describes this area as District 1, the Northwest Monument Neighborhood District. While it states that the predominant use is residential, it also states, "Small footprint and lower scale commercial uses that act to support the neighborhood may be appropriate at key intersections and in higher traffic areas. Commercial uses should be consistent with the character of the area in scale and design." Because this property is located on the intersection of Country Club Road and Five Rocks Road, two of the City's main arterials, this would be an area that is appropriate for neighborhood commercial. The map of the district also designates this intersection as being appropriate for a commercial node, with C-1 Neighborhood Commercial being listed as appropriate zoning for the node.

While C-2 or C-3, the City's less restrictive commercial zones, would not be appropriate, C-1, Neighborhood Commercial is the City's most restrictive commercial zone. The stated intent of the district is as follows:

3.9.1.A. INTENT. The C-1 Neighborhood Commercial District is intended primarily for the provision of retail and personal service facilities to satisfy the convenience-goods needs of the consumer relatively close to his/her place of residence.

Due to this being such a restrictive zone, uses like beauty shops, retail stores, medical facilities, and restaurants with no drive-through are permitted uses by right. Other uses that have the potential to generate more traffic/parking needs, such as banks, funeral homes, and drive-through restaurants, would be allowed only through a conditional use permit, meaning that neighbors would have to be notified and a public hearing would be held with the Planning Commission before such uses could be approved. The most intensive uses, such as industrial services or automobile repair shops, would not be allowed at all in this zone. A complete table showing permitted and conditional uses is attached.

Findings of Fact regarding the zone change:

- The Comprehensive Plan shows this area as being appropriate for a commercial node with C-1 Neighborhood Commercial zoning.
- The size of the property being rezoned is small enough that the development will be restricted to "small footprint lower scale commercial uses" such as what the Comprehensive Plan describes as being appropriate for the area.
- The location is at the intersection of two of the City's arterials, a very high-traffic area.
- The zone requested is the least intensive of the commercial zones and is intended to provide services relatively close to residential areas.

## **Recommendation**

### **Approve**

Recommend approval of a Zone Change from RR Rural Residential to C-1 Neighborhood Commercial for Lot 1, Block 2, Pappas Northwest Addition, City of Gering, for the following reasons:

### **Deny**

Recommend denial of a Zone Change from RR Rural Residential to C-1 Neighborhood Commercial for Lot 1, Block 2, Pappas Northwest Addition, City of Gering, for the following reasons:

### **Table**

Table considering a Zone Change from RR Rural Residential to C-1 Neighborhood Commercial for Lot 1, Block 2, Pappas Northwest Addition, City of Gering, for the following reasons:

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Chairman Miles asked City Engineer Folck to provide her report and recommendation. Engineer Folck reported that the City had received an application to rezone the parcel shown on the map to C-1

Neighborhood Commercial. She reviewed the history of the property, noting that a similar rezoning request had been submitted approximately one year earlier. At that time, issues were identified within the City's Comprehensive Plan. Specifically, the Plan indicated in narrative form that commercial use would be appropriate at the intersection, but this was not reflected on the map.

Ms. Folck stated that the previous request for zone change failed, and subsequently, legal counsel advised the City that the inconsistency in the Comprehensive Plan created vulnerability to legal challenge, as the City could be viewed as not following its own Comprehensive Plan due to the ambiguity. As a result, and upon recommendation of legal counsel, the City undertook an effort to clarify whether commercial use should be allowed or ruled out at that intersection.

The matter was then brought before the Planning Commission and City Council. A recommendation was made, and the City Council voted to amend the Comprehensive Plan to clarify that C-1 Neighborhood Commercial zoning would be appropriate at the intersection.

Engineer Folck stated that, as amended, the Comprehensive Plan describes this area as District 1, the Northwest Monument Neighborhood District. While the district is predominantly residential, the Plan states that small-footprint, lower-scale commercial uses that support the surrounding neighborhood may be appropriate at key intersections and in higher traffic areas. The Plan further provides that such commercial uses should be consistent with the character of the area in terms of scale and design.

Ms. Folck noted that the subject property is located at the intersection of Country Club Road and Five Rocks Road, which are both major arterial streets. This location aligns with the Comprehensive Plan's recommendations for neighborhood commercial use. In addition, the map now shows a commercial node at this intersection, indicating that neighborhood commercial development is appropriate at this location.

Ms. Folck noted the intent of the C-1 Neighborhood Commercial zoning district, stating that the zoning code describes the district as intended primarily for the provision of retail and personal service facilities to satisfy the convenience-goods needs of the consumer relatively close to his/her place of residence. She emphasized that C-1 is the City's most restrictive commercial zoning district and that more intensive commercial zones, such as C-2 or C-3, would not be appropriate at this location. The C-1 district is intended to coexist with residential uses and to have minimal impact on surrounding neighborhoods.

Ms. Folck referenced the land use table included in the packet, which outlines permitted uses in the C-1 district. Permitted uses by right include, but are not limited to, beauty shops, retail stores, medical facilities, and restaurants without drive-through service. She explained that certain uses with the potential for increased traffic or parking impacts—such as banks, funeral homes, or drive-through restaurants—are only allowed through approval of a conditional use permit. Approval of such uses would require the applicant to return to the Planning Commission and demonstrate how traffic, parking, and related impacts would be addressed. More intensive uses, such as industrial services or automobile repair shops, are not permitted in the C-1 district.

Engineer Folck further noted that, during the Comprehensive Plan update process, the City also reviewed the list of permitted uses in the C-1 district and removed several uses, making the district even more restrictive. This was done to further reduce potential impacts on surrounding neighborhoods in the event of a rezoning to C-1.

Ms. Folck outlined findings of fact for the Commission's consideration. The Comprehensive Plan identifies the area as appropriate for a commercial node with C-1 Neighborhood Commercial zoning, and under Nebraska law, zoning changes are required to be consistent with the Comprehensive Plan. The size of the subject property is small, which limits development to small-footprint, lower-scale commercial uses consistent with the Plan's vision. She noted that large-scale retail development would not be feasible due to the physical constraints of the site.

Ms. Folck also stated that the property's location at the intersection of two arterial streets places it in a high-traffic area, and that the requested zoning district is the least intensive commercial classification available, intended to provide services in close proximity to residential areas.

Ms. Folck concluded by asking if there were any questions.

Commissioner Kaufman asked Engineer Folck to explain the difference between a commercial node and spot zoning, stating that the request seemed like spot zoning.

Ms. Folck responded that Nebraska case law establishes specific criteria that must be met for a rezoning to be considered spot zoning. She explained that the courts have made it clear that rezoning a single lot does not, by itself, constitute spot zoning. This is particularly true when the lot is of sufficient size that it could reasonably be subdivided into smaller lots. She noted that while being a single lot can be one factor, it must be considered in conjunction with other criteria.

Ms. Folck stated that one of the primary factors in determining whether a rezoning constitutes spot zoning is the lack of forethought or pre-planning. Spot zoning is typically characterized by an absence of consideration in the Comprehensive Plan and a lack of advance planning for the use. She explained that when the Comprehensive Plan articulates a vision for both the property and the surrounding area, the rezoning should not be considered spot zoning because it reflects intentional planning and forethought. She further explained that arguments against spot zoning often center on whether the rezoning fails to meet the requirements of the Comprehensive Plan and whether it represents an arbitrary or capricious decision unsupported by planning documents. In this case, she stated that the proposed rezoning is supported by the Comprehensive Plan.

Ms. Folck concluded by noting that the City's legal counsel has thoroughly reviewed the matter and is comfortable that the language in the Comprehensive Plan provides strong legal support for the rezoning and that it would be legally defensible.

Chairman Miles asked if there were any further questions from the Commission. Hearing none, he opened the floor to the public and invited anyone wishing to speak on the proposal to come forward, state their name and address, and noted that speakers would have five minutes.

**Lonnie O'Bryan, 2830 21st Street**, addressed the Commission. Mr. O'Bryan stated that, in reviewing the Comprehensive Plan, the preface emphasizes downtown development as the preferred focus. He expressed concern that the proposed development would not support downtown but would instead detract from it.

Mr. O'Bryan stated that a petition containing 20 signatures from neighboring property owners was previously submitted, indicating opposition to commercial development at the site. He noted that the original Comprehensive Plan showed the location only as a possible commercial node and expressed his belief that the subsequent designation of the area as a commercial node was an insult to the neighbors who opposed it.

Mr. O'Bryan stated that he would like to see downtown developed in a way that encourages appropriate traffic flow, attracts people to stop, and offers reasonable pricing so residents can enjoy downtown Gering rather than seeking lower prices elsewhere. He noted that he frequently travels through downtown for fuel and dines downtown several times per week, but noted that prices are often 10 to 20 percent higher than elsewhere and that service quality does not always meet expectations.

Mr. O'Bryan further stated that he had previously spoken with the City Administrator and Mayor regarding the placement of signage directing traffic to downtown, including signage with a website reference. He noted that the City's website previously listed a commercial group with outdated business names, which he stated was later corrected. He stated that he was told signage could not be placed along the street near the proposed development due to an ordinance intended to preserve visual views toward the Monument. He questioned how the proposed development would align with that goal, noting that existing trees already obstruct the view.

Mr. O'Bryan stated that, in his view, the City has focused on actions that increase sales tax revenue without adequately supporting opportunities for downtown development and use. He reiterated his belief that the proposed rezoning would detract from downtown and that downtown development should remain the primary focus, as referenced in the original Comprehensive Plan. He stated that he believed there was a

reason the location was originally identified only as a possible commercial node and not definitively designated as one. Mr. O'Bryan concluded by reiterating that there are approximately 20 individuals on record who oppose the proposed development.

**Peggy Fegler, 120 Buffalo Circle**, noted that she resides directly across from the location where she believes the entrance to the proposed multi-unit commercial development would be located. She stated that she reviewed the City of Gering zoning regulations adopted in November 2024 and referenced the section regarding amendments to change zoning districts.

Ms. Fegler commented on several criteria listed in the zoning regulations for amending zoning districts.

1) Would the change in district classification be consistent with the purpose of these regulations and the intent of the proposed district? She stated that the proposed change would be consistent with the purpose of allowing commercial use, as the intent is to rezone the property to a C-1 district.

2) What is the character and condition of the surrounding neighborhood? She described the surrounding neighborhood as entirely residential, quiet, and in good condition.

3) What are the uses of the properties nearby and district classification? She stated that nearby properties are zoned residential, with a mix of low-density and high-density housing.

4) Is the proposed amendment requested because of change or changing conditions in the area? Ms. Fegler stated that there have been no changes in the neighborhood during the eight years she has lived there.

5) Is the subject property suitable for the use to which it is restricted by the current district classification? She stated that the subject property is currently zoned R-1, which she believes is appropriate.

6) Is the subject property suitable for the uses that are permitted by the proposed district classification? Ms. Fegler stated that she does not believe the property is suitable for the uses allowed under the proposed C-1 zoning. She stated that this would be the only commercial node in Gering completely surrounded by residential development and noted that the site would have only one entrance. She expressed concern that the development would have only one access point, likely located across from her driveway and slightly east of another nearby residence due to grade limitations. She questioned whether a single access point would be sufficient and noted that other multi-unit commercial developments in Gering typically have both an entrance and an exit.

Ms. Fegler expressed concern about traffic impacts, particularly vehicles attempting to make left turns onto Country Club Road, which she described as busy at times. She also expressed concern about traffic from the Buffalo Ridge area and potential visibility issues for drivers determining right-of-way. She stated that drivers unable to make a left turn may instead turn right and travel into the dead-end street or residential areas to turn around. She noted that Buffalo Circle is a private road maintained by residents and expressed concern about increased traffic and wear.

Ms. Fegler also commented on the issue of spot zoning. She stated that she Googled the term and read a definition describing spot zoning: "Spot zoning is when a small parcel of land gets a different zoning classification than the surrounding area, often benefiting a single owner, but potentially conflicting with the community's master plan, making it controversial and sometimes illegal if seen as unfair, arbitrary, or not serving a broader public interest like a needed park or school. While it can be valid if it aligns with the comprehensive plan, it often faces the legal challenges as unreasonable treatment if it only serves private interests and harms neighbors by increasing traffic or noise."

Ms. Fegler stated that, in her view, the Comprehensive Plan was changed solely to do this. Some nodes were added along the new bypass, but nothing else. She acknowledged that the request may now technically meet the Comprehensive Plan but stated that it did not meet the original Plan prior to the amendments.

**Kathy Carrillo, 2860 Monument Valley Drive**, addressed the Commission and stated that the proposed rezoning affects her neighborhood. Ms. Carrillo referenced the City of Gering zoning regulations updated in November 2024 and cited the purposes and objectives section of the zoning ordinance: The Zoning Ordinance is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare. More specifically, the Zoning Ordinance is adopted in order to achieve the following objectives: which #11 states to protect and enhance real property values.

Ms. Carrillo stated that the property located at the corner of Country Club Road and Five Rocks Road is currently zoned Rural Residential. She stated that the surrounding area consists entirely of residential homes, with the exception of the golf course, which she said preserves and enhances the beauty and property values of the area.

She stated that allowing a commercial site at the entrance to this residential area would go against the purpose and objectives of the City of Gering's ordinances. She stated her understanding that the buyer of the property is requesting a zoning change to convenience commercial in order to place multiple businesses on the site. She noted that there are many reasons why changing the zoning to commercial would not be appropriate and added that she did not have sufficient time to address all of them.

Ms. Carrillo expressed concern for pedestrian safety, noting that residents frequently walk, run, bike, and walk dogs along Country Club Road and cross Five Rocks Road to continue north. She stated that the likelihood of vehicle accidents or pedestrian incidents would increase, thereby reducing safety and general welfare of residents in the area. Ms. Carrillo stated that she expects the Planning Commission to consider the future residential and commercial growth of Gering and Scottsbluff and noted that such growth would continue to increase traffic on Five Rocks Road, thereby increasing safety concerns.

Ms. Carrillo stated that the appearance of a commercial site would not enhance the look of the area and would not protect or increase surrounding property values. She stated that many existing commercial buildings in Gering and Scottsbluff lack architectural quality and are not well maintained, and she described many as appearing run down. She noted that the area in question is one of the few upscale areas of Gering and that residents take pride in maintaining their homes and properties. She expressed the opinion that commercial property owners rarely take pride in maintaining their properties, which she stated eventually results in unkempt and deteriorated appearances. She added that she does not want such an eyesore at the entrance to the neighborhood and that commercial development is not appropriate for the area. She further stated that construction in the area should be limited to residential use only and expressed concern about what she referred to as commercial "slum lords" in Gering.

Ms. Carrillo added that if the buyer were to sell the businesses or property in the future, there would be no guarantee regarding the type of businesses that might locate there. Noting that potential uses could include a vaping or cannabis store, convenience store, bar, or restaurant, she expressed concern about the types of customers associated with some of those uses. She stated that loitering could occur in the neighborhood, reducing safety, peace, comfort, and general welfare for residents and for those using the golf course or accessing the Scotts Bluff National Monument trail. She also stated that there would be an increased risk of robbery affecting both homes and individuals and that residents would no longer be able to enjoy the area.

Ms. Carrillo also expressed concern about conditions behind a commercial site, stating that dumpster areas are often not kept clean, which could lead to litter spreading into surrounding properties. She noted that trash accumulation can attract rodents, leading to pest and health issues. She further stated that homeless individuals are known to congregate or live behind commercial buildings, which could result in panhandling and additional impacts to the safety, peace, comfort, and general welfare of business patrons and nearby residents. Having exceeded the allotted five minutes for addressing the Commission, she concluded her remarks requesting the Commission to vote against the rezoning.

**Jeffrey Alexandre, 2434 Pacific Boulevard**, stated that he previously served on the Planning Commission and participated in the economic development comprehensive plan process from its inception through completion. He stated that he attended nearly all meetings related to the Plan and described himself as strongly pro-business, noting that his votes while serving on the Commission were consistently in support of business development.

Mr. Alexandre stated that opposition to development near neighborhoods is common and that he has heard similar concerns many times. He stated that, in his view, if the City does not grow, it will decline. He referenced information from Twin City Development indicating that Gering is projected to shrink in population, which he stated would result in reduced tax revenue and fewer resources for the community.

Mr. Alexandre stated that the City has earned the opportunity to grow and that Gering should be recognized as a pro-business community. He acknowledged concerns about potential impacts to nearby properties but stated that he is concerned about rising property taxes and believes economic growth can benefit the community as a whole.

Mr. Alexandre stated that the Comprehensive Plan was always intended to allow for change and adaptation over time. He disagreed with the assertion that recent amendments were made solely for this proposal and stated that the Plan was developed with thoughtful intent from the beginning.

Mr. Alexandre stated that he was speaking on behalf of many individuals who want to keep families and young people in the community, maintain affordable property taxes, and welcome new businesses. He stated that he trusts the City to ensure that appropriate businesses locate in Gering and expressed confidence in the City's decision-making process. He concluded by stating his full support for the proposed rezoning.

**Kevin Mooney, 70 Buffalo Circle**, stated that he resides in the same subdivision as a prior speaker and that he initially shared many of the same concerns and opposition expressed by neighboring residents.

Mr. Mooney stated that, after further review and discussions with City staff, he believes that commercial development at the site is likely to occur in the future and that continued opposition may not ultimately change that outcome. He noted that while the property has been residential for many years and he believes it is well suited for residential use, current market conditions have limited the construction and sale of residential homes of that type.

Mr. Mooney added that while government is often believed to act in the public's best interest, this is not always the case. He stated that if the rezoning is approved, several concerns would still need to be addressed. He emphasized traffic impacts as a primary issue and stated that traffic on Country Club Road is more than many people realize due to residential development in the area and traffic associated with the golf course.

Mr. Mooney stated that a traffic study had been proposed but was not completed, and that a study should be conducted to more accurately assess traffic conditions. He expressed concern regarding the proximity of multiple access points, including the entrance to Buffalo Circle, the proposed commercial access, Five Rocks Road traffic, and traffic from the golf course and nearby homes.

Mr. Mooney described difficulty exiting Buffalo Circle, particularly when attempting to turn right onto Country Club Road due to downhill traffic traveling at speeds exceeding the posted limit. He stated that traffic safety concerns need to be addressed and suggested the installation of traffic signage, similar to speed display signs near schools, to encourage drivers to slow down and be aware of entering and exiting traffic.

Mr. Mooney stated that these concerns should be considered as conditions of approval if the rezoning is granted. He emphasized that the traffic concerns raised by nearby residents, particularly those living along Buffalo Circle, are valid. He noted that additional considerations such as landscaping and buffering could be addressed at a later stage but urged the Commission to recognize that unresolved issues remain and should be evaluated if the rezoning is approved. Mr. Mooney concluded by thanking the Commission for considering his comments.

**Tom Swan, 3005 Monument Shadows**, stated that he also has concerns regarding traffic in the area. He further questioned the economic impact of the proposed development, asking what types of businesses are anticipated and whether they would provide higher-paying jobs with benefits such as health insurance and retirement plans, or be primarily minimum-wage positions.

Mr. Swan stated that while new construction would generate additional property tax revenue, he was concerned about the broader economic benefit to families in the community. He expressed the view that the City needs more quality jobs that support families and stated that such positions are currently lacking in the area.

Mr. Swan noted that, although he is retired and does not commute during peak hours, residents who must travel to work in the morning may experience increased traffic congestion. He stated that accessing the area can already be challenging at times and expressed concern that additional development could worsen traffic conditions.

Mr. Swan concluded by asking whether an economic impact study or job creation analysis had been conducted in connection with the proposed development.

Engineer Folck responded to questions regarding economic impact, stating that with a zoning change, the City must consider not only the applicant's immediate proposal but also any uses that could be permitted under the zoning classification in the future. She noted that while the applicant was present and could speak to her specific plans, the City does not typically conduct economic impact studies as part of zoning change requests.

Commissioner Swan asked whether the proposed development would create new jobs or simply relocate existing jobs from other parts of the City. Ms. Folck indicated that the applicant could address those questions following the conclusion of public comments. Commissioner Swan stated that he had no further comments.

**Katie Smith, 90110 CR 19, Scottsbluff**, addressed the specific question from the earlier speaker, and explained that she operates a physical therapy practice and described her plans for the proposed development. She stated that the project would include medical-related businesses, including her physical therapy practice and a medical spa operated by a nurse practitioner. She stated that the medical spa would provide primary care services as well as services such as weight loss treatment and cosmetic procedures, and that it would employ additional nurse practitioners and medical staff.

Ms. Smith further stated that the development would include a gym facility with an estimated staff of 10 to 15 employees, as well as another spa business with approximately 10 support staff. She stated that the project would consist of two buildings housing multiple businesses and estimated that the development would create approximately 30 to 40 jobs, including both professional, higher-paying positions and support staff roles.

**Bonnie Fedders, 2445 Shadow Ridge Rd**, submitted the following note:

"I am Bonnie Fedders and a resident of Gering. I have concerns about the proposed zoning changes in order to develop the land on the corner of Five Rocks Rd and Country Club Rd. My main concerns are as follows: I am concerned about the increased traffic especially since that corner is prone to traffic accidents already. I am concerned about commercial buildings being so close to a residential area. In the event that the commercial property would not be properly maintained, it would cause our property values to decrease. I also feel that the vacant downtown Gering buildings would be a great place for the proposed development. I am in favor of new business coming to Gering. We need more restaurants, gyms, doctor's offices, salons, etc. Thank you for your consideration."

Chairman Miles asked if there were any additional questions or comments. Commissioner Alvizar asked whether uses listed as permitted uses in the zoning table could be changed to conditional uses in the future if the rezoning were approved and additional feedback were received regarding desired or undesired uses.

Ms. Folck responded that the land use table can be amended. She explained that any such amendment would be required to follow the same process previously used, including review by the Planning Commission and City Council and the holding of public hearings before both bodies. She noted that similar changes had been made following prior actions.

Commissioner Alvizar further asked whether a request to amend permitted uses could be initiated by a Planning Commissioner or whether it must originate from the public.

Ms. Folck responded that a request for a change can be initiated by any party and would be considered by staff. She stated that if the request is supported by staff and legal counsel, it would be placed on an agenda for consideration by the Planning Commission and City Council. Commissioner Alvizar thanked staff for the clarification.

The Chair then asked for any further comments. Hearing none, the Chair closed the public hearing at 6:41 p.m.

Before a motion was made, Commissioner Alvizar asked for clarification regarding the next steps if the zone change were approved, specifically whether conditions could be applied to address concerns such as landscaping, traffic, and screening of dumpsters.

Ms. Folck clarified that conditions cannot legally be applied to a zone change. However, existing zoning regulations already require compliance with landscaping standards, buffer zones, and screening of trash areas, which will automatically apply. She also noted that traffic concerns would be addressed by the City, including budgeted studies and improvements to traffic signals to improve efficiency. Ms. Folck further explained that conditions could be applied if a conditional use permit were sought for a specific use under the zoning code. It was emphasized that the Planning Commission's role is to make a recommendation to the City Council, which has the final authority on the zone change. Ms. Folck also noted that, per bylaws, at least four affirmative votes are required to advance a positive recommendation; a 3-3 tie would result in no recommendation being forwarded to the Council.

Commissioner Keener asked Ms. Folck for further clarification regarding potential traffic modifications at the intersection of Country Club Road and Five Rocks Road. Ms. Folck reported that some improvements had already been completed, including the extension of turn lanes on Five Rocks Road to accommodate traffic speed and volume. She indicated that the next steps include additional traffic studies and potential updates to the traffic signal controller to optimize light timing and improve efficiency, particularly for right-turn movements and traffic counts.

**Following the discussion, Commissioner Keener made a motion to recommend approval of the zone change from RR Rural Residential to C-1 Neighborhood Commercial for Lot 1, Block 2, Pappas Northwest Addition, City of Gering. Commissioner Keener stated that the proposal aligns with the Comprehensive Plan, supports business growth, and adds medical job opportunities to the community. The motion was seconded by Commissioner Waterman. There was no further discussion. The Secretary called the roll. "AYES": Waterman, Keener and Alvizar. "NAYS": Miles, T. Kaufman and Hauck. Abstain: None. Absent: Crews, C. Kaufman, Taylor. The motion resulted in a tie vote. As a result, the item will go forward to the City Council without a formal recommendation from the Planning Commission.**

**B. Consider Preliminary Plat for Hobbs Horizon Addition, Southwest Quarter of Section 1, Township 21 North, Range 55 West, 6th P.M., City of Gering, Scotts Bluff County, Nebraska**

Chairman Miles introduced the next agenda item stating that the Planning Commission would consider the preliminary plat for Hobbs Horizon Addition, Southwest Corridor, Section 1, Township 21 North, Range 55 West, City of Gering, Scotts Bluff County, Nebraska. He asked Engineer Folck to provide the recommendation and report.

**CITY OF GERING  
PLANNING COMMISSION RECOMMENDATION AND REPORT**

<b>To:</b>	Planning Commission	<b>Date:</b>	1/20/2026
<b>From:</b>	Planning & Community Development	<b>Zoning:</b>	RM
<b>Subject:</b>	Recommendation & Report – Preliminary Plat for Hobbs Horizon Addition, Southwest Quarter of Section 1, Township 21 North, Range 55 West, 6 <sup>th</sup> P.M., City of Gering, Scotts Bluff County, Nebraska	<b>Property Size:</b>	37.4 acres
<b>Location:</b>		<b>#Lots/Parcels:</b>	95
<b>Owner:</b>	OIKOS Development Corporation	<b>City Council Public Hearing:</b>	2/9/2026

**Agenda Item Summary**

The City has received an application for a Preliminary Plat for Hobbs Horizon Addition, Southwest Quarter of Section 1, Township 21 North, Range 55 West, 6<sup>th</sup> P.M., City of Gering, Scotts Bluff County, Nebraska. While the applicant plans on developing this property in phases, the Preliminary Plat lays out all of the streets and utilities for the entire property. This ensures that there is a comprehensive plan rather than a piecemeal approach to development. The preliminary plat includes 95 lots, which are sized appropriately for four-plexes or duplexes.

The street layout is designed to tie in to the existing surrounding streets, with H and I Streets being connected as through streets. Pappas Boulevard would also be extended through the development to intersect with H and I. The property would have additional outlets through 2<sup>nd</sup> Street, J Street, and 3<sup>rd</sup> Street. The 3<sup>rd</sup> Street outlet will be especially important as that will allow the development to have direct access to D Street.

The water and sewer plans will tie into the existing system which has been stubbed into the property. Water will be looped at all locations to provide better water quality and adequate fire flows. There will be a storm sewer system installed, which will outlet into a proposed detention basin. The overflow from the detention basin will go to the D Street drain to the south.

Staff has reviewed the preliminary plat and believes that it meets all of the requirements to be approved.

**Recommendation**

**Approve**

Make a positive recommendation for City Council to approve the Preliminary Plat for Hobbs Horizon Addition, located in the SW ¼ of Section 1, Township 21 N, Range 55 W of the 6<sup>th</sup> P.M., City of Gering, Nebraska

**Deny**

Make a negative recommendation for City Council to approve the Preliminary Plat for Hobbs Horizon Addition, located in the SW ¼ of Section 1, Township 21 N, Range 55 W of the 6<sup>th</sup> P.M., City of Gering, Nebraska

**Table**

Table making a recommendation on the Preliminary Plat for Hobbs Horizon Addition, located in the SW ¼ of Section 1, Township 21 N, Range 55 W of the 6<sup>th</sup> P.M., City of Gering, Nebraska

Engineer Folck reported that it had been a couple of years since this area was rezoned. Showing a vicinity map, she explained that the property is located north of D Street near McClellan Park, west of the Pappas Addition, and east of the Deerfield Addition. The parcel encompasses 37.4 acres, and the current owner plans to develop the property over time in multiple phases.

Engineer Folck emphasized the importance of a long-term vision for phased developments to ensure coherent planning for water, sewer, streets, grading, utilities, stormwater management, alleyways, and access. She noted that the preliminary plat includes multiple pages, each covering these aspects, and that it clearly outlines the proposed phasing.

She described the phasing as follows:

**Phase 1:** Completion of I Street to connect the currently stubbed ends, extending north to 2nd Street and south to the proposed Snodgrass Street.

**Phase 2:** Development north of Phase 1, connecting to 2nd Street and completing J Street.

**Phase 3:** Extension of H Street to Snodgrass Street and Third Street down to D Street, providing an essential outlet to the arterial roadway.

**Phase 4:** Extension of H Street eastward to the stubbed end.

**Phase 5:** Extension of Pappas Boulevard and connection with Snodgrass Street.

Engineer Folck also highlighted stormwater management plans, noting a designated retention area intended to serve dual purposes as both recreational green space and stormwater retention, with overflow directed to the D Street drain. She concluded that staff had reviewed all materials, requested minor changes, and recommended approval of the preliminary plat.

When asked by Chairman Miles to locate McClellan Park, Engineer Folck indicated its position on the map adjacent to the property.

Chairman Miles asked if the applicants were present in case the commissioners had any questions. Engineer Folck indicated that no one was present on behalf of the applicants. Chairman Miles then inquired if there were any questions for Engineer Folck.

Commissioner Alvizar asked whether the street completion and other concerns mentioned were already addressed in the proposed plan or if staff recommended adding them as conditions. Engineer Folck responded that the phasing plan proposed by the applicant already includes these elements. She noted that the phasing is shown on the preliminary plat, and explained that enforcement would occur as the applicant submits final plats. The final plats would correspond to each phase, beginning with Phase 1, and would proceed in the order proposed in the preliminary plat as properties are formally subdivided.

Commissioner Hauck pointed out a map on the bottom of the materials, which referenced Japan, East China, and Hong Kong, and asked for clarification on its relevance to the City of Gering. Engineer Folck explained that the reference was related to ESRI, the company providing the aerial imagery, which has licenses internationally. She clarified that the notation did not indicate a direct connection between the City of Gering and those countries.

Commissioner Keener asked whether the proposed plans accommodate emergency vehicle access, including fire and ambulance services. Engineer Folck confirmed that the plans are designed to meet those requirements.

Chairman Miles then called for a motion to recommend to the City Council approval, denial, or tabling of the preliminary plat for Hobbs Horizon Addition, Southwest Corridor of Section 1, Township 21 North, Range 55 West, City of Gering, Scotts Bluff County, Nebraska.

**Commissioner T. Kaufman made a motion to recommend approval of the preliminary plat for Hobbs Horizon Addition, Southwest Corridor of Section 1, Township 21 North, Range 55 West, City of Gering, Scotts Bluff County, Nebraska. The motion was seconded by Commissioner Keener. There was no further discussion. The Secretary called the roll. "AYES": Waterman, Keener, Miles, T. Kaufman, Hauck and Alvizar. "NAYS": None. Abstain: None. Absent: Crews, C. Kaufman, Taylor. Motion carried.**

**C. Consider Final Plat for Block 1 of Hobbs Horizon Addition, Southwest Quarter of Section 1, Township 21 North, Range 55 West, 6th P.M., City of Gering, Scotts Bluff County, Nebraska**

The Planning Commission next considered the final plat for Block 1 of Hobbs Horizon Addition, Southwest Corridor of Section 1, Township 21 North, Range 55 West, City of Gering, Scotts Bluff County, Nebraska. Chairman Miles invited Engineer Folck to provide the recommendation and report.

**CITY OF GERING  
PLANNING COMMISSION RECOMMENDATION AND REPORT**

<b>To:</b>	Planning Commission	<b>Date:</b>	1/20/2026
<b>From:</b>	Planning & Community Development	<b>Zoning:</b>	RM
<b>Subject:</b>	Recommendation & Report – Final Plat for Hobbs Horizon Addition, Southwest Quarter of Section 1, Township 21 North, Range 55 West, 6 <sup>th</sup> P.M., City of Gering, Scotts Bluff County, Nebraska	<b>Property Size:</b>	10.15 Acres
<b>Location:</b>	East of 6 <sup>th</sup> Street and North of D Street	<b>#Lots/Parcels:</b>	24
<b>Owner:</b>	OIKOS Development Corporation	<b>City Council Public Hearing:</b>	2/9/2026

**Agenda Item Summary**

The City has received an application for a Final Plat for Hobbs Horizon Addition, Southwest Quarter of Section 1, Township 21 North, Range 55 West, 6<sup>th</sup> P.M., City of Gering, Scotts Bluff County, Nebraska. The final plat is for the first phase of the subdivision, which will include approximately 10.15 acres. For this initial phase, there will be 24 lots. I Street will be completed, and 2<sup>nd</sup> Street and Snodgrass Street will be stubbed out for future development.

Staff has reviewed the final plat and is recommending approval contingent on a development agreement being executed that will specify that the applicant is responsible for the cost of all necessary improvements.

**Recommendation**

**Approve**

Make a positive recommendation for City Council to approve the Final Plat for Block 1, Hobbs Horizon Addition, located in the SW ¼ of Section 1, Township 21 N, Range 55 W of the 6<sup>th</sup> P.M., City of Gering, Nebraska

**Deny**

Make a negative recommendation for City Council to approve the Final Plat for Block 1, Hobbs Horizon Addition, located in the SW ¼ of Section 1, Township 21 N, Range 55 W of the 6<sup>th</sup> P.M., City of Gering, Nebraska

**Table**

Table making a recommendation on the Final Plat for Block 1, Hobbs Horizon Addition, located in the SW ¼ of Section 1, Township 21 N, Range 55 W of the 6<sup>th</sup> P.M., City of Gering, Nebraska

Engineer Folck reported that the final plat under consideration represents phase one of the development. The developer intends to construct the roadway and complete utilities for all lots within the phase. Initially, homes are planned only on the eastern half, but utility infrastructure will be installed for the entire phase to maintain continuity.

Engineer Folck recommended approval of the final plat, confirming that it meets all code requirements and aligns with the preliminary plat. Approval is contingent upon the execution of a development agreement at the City Council level, which will specify the timeline for installation of streets and utilities and clarify that associated costs are the responsibility of the developer, not the city.

Chairman Miles inquired about drainage and stormwater management, noting that portions of the development currently lack completed infrastructure. Engineer Folck explained that the development agreement will

address these concerns. The current plan requires the developer to establish the retention area so that storm sewer systems can outlet appropriately, even prior to full build-out.

Chairman Miles then called for a motion to recommend to the City Council approval, denial, or tabling of the Final Plat for Block 1, Hobbs Horizon Addition, Southwest Corridor of Section 1, Township 21 North, Range 55 West, 6 P.M., City of Gering, Scotts Bluff County, Nebraska.

**Commissioner T. Kaufman made a motion to recommend approval of the Final Plat for Block 1 of Hobbs Horizon Addition, Southwest Corridor of Section 1, Township 21 North, Range 55 West, 6<sup>th</sup> P.M., City of Gering, Scotts Bluff County, Nebraska. The motion was seconded by Commissioner Alvizar, noting that the approval should include the development agreement as part of the final plat conditions. Commissioner T. Kaufman agreed to include that addition to the motion. There was no further discussion. The Secretary called the roll. "AYES": Waterman, Keener, Miles, T. Kaufman, Hauck and Alvizar. "NAYS": None. Abstain: None. Absent: Crews, C. Kaufman, Taylor. Motion carried.**

## **5. City Engineer Report**

Engineer Folck stated that there was not much to report at this time. She noted that the primary planning items had already been addressed during this meeting. No additional applications had been received. She added that if any new applications are received in the coming days, a meeting would be scheduled in February; otherwise, the next Planning Commission meeting would likely occur in March. Chairman Miles thanked Engineer Folck for her report.

## **6. Open Comments:**

Chairman Miles noted that the Planning Commission would not be engaging in discussion or taking action on any unscheduled business during this portion of the meeting. He explained that this time was designated for citizen comment only. He invited members of the public to speak, requesting that they state their name and address before addressing the Commission, and reminded speakers of the five-minute time limit.

**Jeffrey Alexandre, 2434 Pacific Boulevard**, inquired about the potential financial impact of the development on the City of Gering. City Engineer Folck responded that she was not prepared to provide an estimate without further research.

**Barry Hadsell, 665 H Street**, requested updated copies of the project maps, noting that he only had an older version. Chairman Miles and Engineer Folck confirmed that hard copies were available that evening and that the full packet is also accessible online through the City's website.

Mr. Hadsell expressed concerns about the condition of H Street, noting that it is not suited for construction equipment, citing existing potholes and the creation of dust storms from ongoing construction. He emphasized the impact of construction on residents, including difficulties with dirt, equipment traffic, and snow removal in the winter.

He asked whether the development would provide access to D Street. Engineer Folck confirmed that access to D Street is planned during the third phase of construction. Mr. Hadsell also inquired about access to M Street, which Engineer Folck clarified is not currently connected but could be possible in future platting plans. Mr. Hadsell concluded by stating that proper access to D Street would be critical for mitigating impacts to H Street residents during construction.

**Kim Graslie, 985 5<sup>th</sup> Street**, indicated that she had listened to previous speakers regarding traffic concerns and noted that residents attempted to raise similar concerns when the rezoning issue for this area was first discussed. She explained that the Deerfield Addition is currently an isolated neighborhood, primarily accessed only by residents and their visitors, which allows children to safely play and ride bicycles due to low traffic volume.

Ms. Graslie expressed concern that the proposed development would introduce a new street connecting directly into her street, resulting in a significant increase in traffic. She stated that residents' previous concerns about traffic were dismissed and that assurances were given that traffic would not be an issue. She referenced the City's Comprehensive Plan, which indicates that higher-density residential development should be located near a main thoroughfare, such as M Street, and noted that access from D Street had been discussed. She stated she was pleased to hear that an additional access point to D Street would be added, noting that D Street currently has homes on only one side due to a drainage ditch.

Ms. Graslie asked whether the preliminary plat reflected what the developer intended to build. Ms. Folck responded that the preliminary and final plat show what is currently proposed. Ms. Graslie stated that the developer had previously indicated that duplexes would be located near already established homes, such as those backing up to the pasture, and asked whether anything higher than a fourplex could be built. Ms. Folck responded that the current proposal shows no development higher than fourplexes.

Ms. Graslie noted that the original rezoning application was for duplexes and fourplexes only and asked whether the developer could later change that plan. Ms. Folck explained that while the zoning could allow more density, the current lot sizes shown on the preliminary plat would only accommodate up to fourplexes, and any higher density would require reconfiguration of lots. Ms. Graslie reiterated her concern about higher-density development and expressed hope that the developer would be held to the commitments made in the original application, particularly regarding the placement of duplexes near existing residences.

Ms. Graslie stated that the proposed development would significantly change the character of the neighborhood, including traffic patterns. She noted that the developer had withdrawn from several prior commitments, including a proposed covenant limiting development to fourplexes if the property were sold, and had changed plans regarding partially rezoning the property. She expressed concern about whether commitments made to help existing residents would be followed through, particularly for those who have lived in the area for over 40 years, paid taxes, and supported the community.

Ms. Graslie also asked for clarification if the proposed units would be rental properties, with no owner-occupied homes in the first phase, and asked whether the developer would retain ownership. Ms. Folck responded that for the first phase, the units would be privately owned by the developer, with future phases yet to be determined. Ms. Graslie thanked the Commission for the opportunity to speak.

**Toni Lacy, 695 H Street**, expressed concern about the potential traffic impact from the Hobbs Horizon Addition. She stated that she feared the neighborhood would no longer be the same as the one she has lived in for the past 13 years or wishes to continue living in.

Ms. Lacy indicated that increased traffic would make it difficult for residents to exit their driveways and noted that traffic would be present both in the mornings due to school activity and in the afternoons as people return home from work. She stated that she believed access to the development should be directed to D Street rather than through the existing neighborhood streets, as constant traffic through the neighborhood was her primary concern.

Ms. Lacy stated that, as previously noted by Ms. Graslie, current traffic on neighborhood streets consists primarily of residents. She acknowledged the desire to bring more people to the community and provide additional housing but questioned the need for new housing when there is limited industry and job availability in the area. She requested that the Commission reconsider opening neighborhood streets and instead limit access to streets such as D Street or M Street, where higher traffic volumes already exist, and impacts on nearby residents would be reduced. Ms. Lacy thanked the Commission.

**Jeffrey Alexandre, 2434 Pacific Boulevard**, commented on the concerns regarding housing availability and economic development in Gering. Mr. Alexandre noted that companies are unlikely to relocate to City of Gering without adequate housing for employees. He emphasized that Gering currently lacks sufficient rental and quality housing and stated that new development is necessary to support future economic growth. He stressed that restricting housing development based on a perceived lack of jobs would be counterproductive, as housing availability is a key factor companies consider when deciding to move to a community.

With no further public comments or business before the Planning Commission, Chairman Miles called for a motion to adjourn the meeting.

## 7. Adjourn

**A motion was made by Commissioner Keener to adjourn. Seconded by Commissioner Alvizar. There was no discussion. The Secretary called the roll. "AYES": Waterman, Keener, Miles, T. Kaufman, Hauck, Alvizar. "NAYS": None. Abstain: None. Absent: Crews, C. Kaufman, Taylor. Motion carried.**

The meeting adjourned at 7:15 p.m.

\_\_\_\_\_  
Jody Miles, Chairman

ATTEST:

\_\_\_\_\_  
Karen Heins, Administrative Secretary

**CITY OF GERING**  
**PLANNING COMMISSION RECOMMENDATION AND REPORT**

<b>To:</b>	Planning Commission	<b>Date:</b>	3/17/2026
<b>From:</b>	Planning & Community Development	<b>Zoning:</b>	ML, blighted
<b>Subject:</b>	Recommendation & Report – Redevelopment Plan for Scotts Bluff County DMV Project, generally located near intersection of Country Club Road & 12 <sup>th</sup> Street	<b>Property Size:</b>	6.28 acres
<b>Location:</b>	West of Lots 1, Swift Subdivision	<b>#Lots/Parcels:</b>	1
<b>Owner:</b>	Paul and Adam, LLC	<b>City Council Public Hearing:</b>	4/13/2026

**Public Notice:** This Public Hearing was noticed meeting City Zoning and Subdivision Regulations and according to Nebraska State Statutes.

**Agenda Item Summary**

The City has received an application for Tax Increment Financing for a new DMV facility to be located just west of Lot 1, Swift Subdivision, just west of the intersection of Country Club Road and 10<sup>th</sup> Street. The project site will be subdivided from the remainder of the parcel.

The existing property is vacant. The Redeveloper plans to develop an office building on the project site to lease to the Nebraska DMV for a Scotts Bluff County drivers licensing facility. The project will include an office building, parking areas, a CDL inspection area capable of handling large semi-tractor trailers, and a motorcycle drivers examination area.

The property is currently vacant, and is valued at \$67,629. Upon completion of the project, the property is estimated to be valued at \$2,600,000, which will create an estimated \$799,134.62 in available TIF funds. The Redeveloper is requesting \$588,241 in TIF funds to offset the costs of eligible expenses, including utilities, grading, paving, landscaping, etc. See the attached redevelopment plan for more detail on the project and the estimated costs for eligible expenses.

The attached memo describes the standard of review for the Planning Commission. The role of the Planning Commission in this process is to determine whether the Project and Plan conform to the general plan for development of the City as a whole (the City’s Comprehensive Plan). The Comprehensive Plan shows the Project Site as being located in the 10<sup>th</sup> Street Commerce and Industry District. Under the heading “Future Desired Characteristics” for the 10th Street Commerce and Industry District, the Comprehensive Plan states, “Efforts to enhance the appearance of the district as part of the northern gateway into Gering should be encouraged.” The following policies in the Comprehensive Plan are also applicable to the project:

- Policy 3.2.B of the Comprehensive Plan is to focus commercial development in areas that have good transportation access and support the development of multiple uses.
- Policy 3.2.D of the Comprehensive Plan is to encourage infill development on vacant and underutilized sites.
- Policy 3.2.E of the Comprehensive Plan is to promote compatible infill and redevelopment that fits Gering’s neighborhoods and is consistent with the desired future character of the area.
- Policy 3.2.F of the Comprehensive Plan is to enhance Gering’s gateways and create a common vision for these areas.

Staff recommends that this Plan conforms to and furthers the above principles set forth in the Comprehensive Plan by:

- Focusing commercial development in an area that has good transportation access.
- Promoting compatible infill development in the 10th Street Corridor.
- Enhancing the 10th Street Corridor, a gateway to Gering by developing vacant lot in highly visible area.

The Planning Commission is to make a recommendation to Council based on whether or not the proposed Project and Plan conform to the City's general plan for development.

**Recommendation**

**Approve**

Approve Resolution PC3-26-1 stating that the Redevelopment Plan conforms to the Comprehensive Plan and is recommended for approval by the Gering Community Development Agency and City Council

**Deny**

Deny Resolution PC3-26-1 stating that the Redevelopment Plan conforms to the Comprehensive Plan and is recommended for approval by the Gering Community Development Agency and City Council

**Table**

Table Resolution PC3-26-1 stating that the Redevelopment Plan conforms to the Comprehensive Plan and is recommended for approval by the Gering Community Development Agency and City Council

**APPENDIX A**

**APPLICATION FOR TAX INCREMENT FINANCING**

Please note that the following application must be typed prior to submission to the City of Gering. You should attach additional pages when necessary. The applicant(s) or a designated representative may be asked to be present at the Planning Commission and City Council meetings to answer any questions related to the project. Proper notice of meetings will be given to applicants by City Staff. **Failure to complete any of these application requirements may result in ineligibility for or delay of approval of Tax Increment Financing.**

**1. Please state, the name, address, telephone number and email address of the Redeveloper(s) (the applicant). If the Redeveloper is a business entity, please include the name of the designated representative of the business and the position title.**

Paul And Adam, LLC, N. 2970 10th Street Gering, NE 69341, 308-635-2213, adamr@paulreedconstruction.com, Adam Reed, Owner

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**2. Please describe the property to be redeveloped (the “Project Site”) by address, legal description, or, if necessary, general location. Please include all parcel numbers included in the Project Site. Please attach a map of the Project Site if available.**

The general location is a lot containing 2.01 acres in the northwest corner of the 6.28 acre lot currently located at 2845 N 10th

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Street with a parcel number 010053565. Lands immediately adjacent to this general location will also have public improvements

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associated with this redevelopment project.

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**3. Please describe the existing uses and condition of the Project Site.**

This lot is currently an unpaved earthen area with no structures located on it. The land is currently located in a blighted area and

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is zoned as ML a Light Industrial District

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**4. If you do not currently own the Project Site, please explain your plan for acquiring the Project Site, including whether you have a current agreement to acquire the Project Site.**

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Paul And Adam, LLC is the current land owner. The plan is to plat the existing 6.28 acre lot into a 2.01 acre lot, a 4.13 acre lot.

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and a 0.14 Right Of Way area. Paul And Adam, LLC will maintain ownership of the 4.13 acre lot and this 2.01 acre lot.

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**5. Please describe the Redevelopment Plan on the Project Site. In your description, please address (please include your answers in an attached document):**

- A. Proposed land uses after redevelopment (please attach a land use plan if available).
- B. The necessity of and plan to demolish or remove structures.
- C. Land coverage and building intensities in the Project Site after redevelopment (please attach a site plan if available).
- D. Standards of population densities in the Project Site expected after redevelopment.
- E. A statement of any proposed changes to zoning, street layouts, building codes, or ordinances.
- F. A statement of any planned subdivision to the Project Site.
- G. A statement of additional public facilities and utilities required to support the Project Site after redevelopment.
- H. Employment within the Project Site before and after redevelopment.
- I. Any other information you deem relevant.

**6. Please itemize your estimated project costs (please attach copies of bids or estimates to support estimated project costs):**

A. Land Acquisition (if applicable):	\$ \$0.00
B. Site Development (itemize):	\$ \$900,000.00
C. Building Cost:	\$ \$1,580,610.00
D. Architectural & Engineering Fees:	\$ \$120,000.00
E. Legal Fees:	\$ \$10,000.00
F. Financing Costs:	\$ \$0.00
G. Broker Costs:	\$ \$0.00
H. Contingencies:	\$ \$25,000.00
I. Other (itemize):	\$ \$0.00

TOTAL                   \$ \$2,635,610.00

**7. Please list the names and addresses of all known architects, engineers, and contractors who will be involved with the Project.**

Architect: Rod Laucomer

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Engineer: Paul Reed Construction & Supply, Inc.

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General Contractor: Paul Reed Construction & Supply, Inc.

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**8. Please itemize the following regarding the valuation of the Project Site:**

- A. Total estimated assessed valuation of Real Property at completion: \$2,600,000.00
- B. Latest property valuation (from R.E. Tax Statement): \$216,010.00

**9. Please itemize your projected sources of financing for the Project (please include a construction pro forma if available):**

A. Equity:	\$ 0.00
B. Bank Loan:	\$ 2,035,610.00
C. Tax Increment Financing:	\$ 600,000.00
D. Other (itemize):	\$ 0.00
TOTAL	\$ 2,635,610.00

**10. Please set forth your Project schedule.**

- A. Expected acquisition date (if applicable): Not Applicable
- B. Demolition start date (if applicable): Not Applicable
- C. Construction start date: May 2026
- D. Construction completion date: February 2027
- E. If project is phased: Not Applicable

Year \_\_\_\_\_ % Complete

Year \_\_\_\_\_ % Complete

**11. Please name any other municipality wherein you, or other entities the applicant has been involved with, has completed developments within the last five years.**

City of Gering, NE; City of Scottsbluff, NE; City of Alliance, NE; Town of Glendo, WY

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**12. Tax Increment Financing Request:**

**A. Describe amount and purpose for which Tax Increment Financing is required:**

Paul And Adam, LLC is requesting a Tax Increment Financing amount of \$600,000.00 for this Scotts Bluff Count DMV Project.

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Funds received by this program would allow for this project to be established and would be allocated to the costs of the following:

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Utility Improvements, Grading Improvements, Paving In The Right Of Way, Gravel Surfacing In The Right Of Way, Landscaping

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In the Right Of Way, Demolition, Site Signage, Site Lighting, Exterior Building Facade, Engineering Fees, and Legal Fees.

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**B. Statement of necessity for use of Tax Increment Financing (attach any supplementary documentation):**

Tax Increment Financing is necessary to make this project a reality. Paul And Adam, LLC have studied the cost analysis of

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constructing this new facility in a blighted area or providing the Nebraska Department of Motor Vehicles alternative existing

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spaces to lease in other areas of Scotts Bluff County. Other locations that were proposed to the build this facility included

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the following: 250434 Skyport Road, Scottsbluff, NE; 100511 Airport Road, Scottsbluff, NE; 2605 N. 7th Street, Gering, NE; and

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parcel ID 010000527 which is located in Scotts Bluff County but outside of both the Gering and Scottsbluff corporate limits.

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The cost analysis by Paul And Adam, LLC did take into account the availability of Tax Increment Financing at this location similiary

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to what was awarded to the adjacent lot in 2020 for the Western Sleep Medicine Project.

C. Have you filed or do you intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the Nebraska Advantage Act for a project located or to be located within the Project Site?

\_\_\_\_\_ Yes                        x   No

D. If your answer to the previous question 12.C is “Yes,” does such application include, or will such application include, as one of the tax incentives, a refund of the City’s local option sales tax revenue?

\_\_\_\_\_ Yes                      \_\_\_\_\_ No

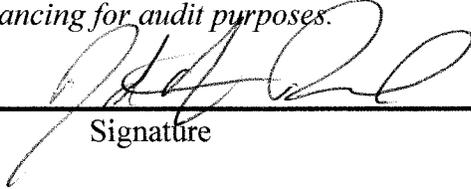
E. If your answer to question 12.C is “Yes,” has the application been approved under the Nebraska Advantage Act?

\_\_\_\_\_ Yes                      \_\_\_\_\_ No

*I certify that the facts and estimates set forth in this application for Tax Increment Financing (TIF) are true and accurate to the best of my knowledge. I understand that false statements on this application shall be considered sufficient cause for ineligibility.*

*I understand that the City may request additional information it deems relevant and that submitting this application does not guarantee a grant of TIF. All TIF grants are conditional upon (1) approval by the appropriate City authorities and (2) the execution of a contract between you and the City.*

*I agree to maintain all project related receipts for a period of five (5) years beginning at final payment of Tax Increment Financing for audit purposes.*

John Adam Reed		2/3/2026
Applicant Name	Signature	Date

Applicant Name	Signature	Date
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**APPENDIX B**

CITY OF GERING, NEBRASKA  
[NAME OF PROJECT]  
COST-BENEFIT ANALYSIS  
(Pursuant to Neb. Rev. Stat. § 18-2113)

**A. Project Sources/Use of Funds:** An estimated \$\_\_\_\_\_ of TIF Revenues are available for this Project. This public investment will leverage approximately \$\_\_\_\_\_ in private sector investment; a private investment of almost \$\_\_\_\_\_ for every TIF dollar invested. Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each:

<u>Description</u>	<u>TIF Funds (eligible)</u>	<u>Private Funds</u>	<u>Total</u>
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**B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.**

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**C. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.**

\_\_\_\_\_  
\_\_\_\_\_

**D. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area.**

\_\_\_\_\_  
\_\_\_\_\_

**E. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.**

\_\_\_\_\_  
\_\_\_\_\_

**F. Impacts on Student Populations of Gering Public Schools.**

\_\_\_\_\_  
\_\_\_\_\_

**G. Other Impacts.**

\_\_\_\_\_  
\_\_\_\_\_

Approved by the City of Gering, Nebraska Community Development Agency on

\_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk





There are several utility improvements that are also expected to be part of this development plan to serve this facility and future developments. This plan proposes to extend the City's public sanitary sewer and public storm water sewer in a 20 foot utility easement up from 10<sup>th</sup> Street to the new alley Right of Way located between this 2.01 acre lot and 10<sup>th</sup> Street. This plan also proposes to add a new City water line from an existing dead end water line along 10<sup>th</sup> Street to another existing dead end water line along Country Club Road. Additionally Electrical, Gas, and Telecommunication utility improvements may be required to serve this facility.

As aforementioned, Paul and Adam, LLC is developing this facility to lease to the Nebraska Department Of Motor Vehicle. Paul And Adam, LLC will not have any full-time employees associated with this facility but will be responsible for the ground upkeep and janitorial services. This development plan aligns with the Architectural and Engineering Schematic Design Drawings dated 10-27-2026 as developed by Paul Reed Construction. Paul and Adam, LLC is excited to bring this opportunity to Gering, Nebraska and are thankful for the Tax Incremental Financing Plan that helps make these opportunities possible.

## **Tax Incremental Financing Itemized Project Costs**

### **Project: Scotts Bluff County DMV Project**

**Date: February 3<sup>rd</sup> 2026**

This Tax Incremental Financing Itemized Project Cost Estimate Is Based Off Of The Schematic Design Drawings Dated January 27, 2026 For The Scotts Bluff County DMV Project.

#### **Estimated Total Project Budget: \$2,635,610.00**

Land Acquisition: \$0.00  
Site Development: \$900,000.00  
Building Cost: 8,319 sq.ft. x \$190/sq.ft. = \$1,580,610.00  
Architectural & Engineering Fees: \$120,000.00  
Legal Fees: \$10,000.00  
Financing Costs: \$0.00  
Broker Costs: \$0.00  
Contingencies: \$25,000.00  
Others: \$0.00

#### **Estimated Total TIF Breakdown: \$600,000.00**

##### **Land Acquisition: \$0.00**

- \$0.00 – None Applicable

##### **Site Improvements: \$380,000.00**

- \$130,000.00 – Water, Electrical, Gas, Sanitary Sewer, Storm Water Sewer, And Telecommunication Utility Improvements
- \$60,000.00 – Grading Improvements Excluding Building Foundation And Building Pad
- \$100,000.00 – Site Paving In the City's Right Of Way
- \$30,000.00 – Gravel Surfacing In the City's Right Of Way
- \$20,000.00 – Landscaping Improvements In The City's Right Of Way
- \$15,000.00 – Demolition of Existing Paving In The City's Right Of Way
- \$10,000.00 – Ground Site Sign
- \$35,000.00 – Site Lighting Improvement

##### **Building Cost: \$140,000.00**

- \$100,000.00 – Exterior Façade (Masonry Veneer And Aluminum Storefront Windows)
- \$40,000.00 – Grading Improvements For Building Foundation And Building Pad

##### **Architectural & Engineering Fees: \$45,000.00**

- \$45,000.00 – Site And Utility Engineering Fee

**Legal Fees: \$10,000.00**

- \$10,000.00 – TIF Consultation

**Financing Cost: \$0.00**

- \$0.00 – Non Applicable

**Broker Cost: \$0.00**

- \$0.00 – None Applicable

**Contingencies: \$5,000.00**

- \$5,000 – None Applicable

**Others: \$0.00**

- \$0.00 – None Applicable





# Simmons Olsen Law Firm, P.C., L.L.O.

Attorneys at Law

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John A. Selzer, Of Counsel  
Steven C. Smith, Of Counsel

Robert G. Simmons, Jr. (1918-1998)

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To: City of Gering Planning Commission  
From: John L. Selzer  
Date: March 9, 2026  
Re: Scotts Bluff County DMV Project

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**Introduction:** At your March 17, 2026 meeting you will conduct a public hearing regarding the Redevelopment Plan for the Scotts Bluff County DMV Project (the “Plan” and the “Project”). The Redeveloper plans develop an office building on the Project Site to lease to the Nebraska DMV for a Scotts Bluff County drivers licensing facility.

The proposed Project is in an area that has been designated by the City Council as blighted and substandard and in need of redevelopment. After the public hearing, you will make a recommendation regarding the Plan and Project to the City Council in its capacities as the City Council and the Community Development Agency (“CDA”).

The Plan is in draft form and is subject to change. However, no changes are contemplated that would change the Planning Commission’s standard of review of the Project.

**Standard of Review:** Under the Community Development Law, the Planning Commission is tasked with reviewing and recommending whether the Project and Plan conform to the general plan for development of the City as a whole. NEB. REV. STAT. § 18-2112.

- A. Project Site.** The “Project Site” is described as approximately 2.01 acres in the northwest portion of Scotts Bluff County Parcel No. 0010053565 located directly west of Lot 1, Swift Subdivision to the City of Gering and south of Country Club Road and adjacent public right of way. The Project Site will be subdivided from the remainder of Parcel No. 0010053565. A Map of the Project Site is attached as Attachment 1 of the Plan.
- B. Zoning.** The Project Site is zoned as ML-Light Industrial. Commercial services and office buildings are permitted uses in ML zones. No changes to zoning, planning, ordinances, or building codes or maps are contemplated under this Plan.
- C. Comprehensive Plan.** Page 2 of the Plan provides an analysis of other issues relevant to the Planning Commission’s standard of review, as follows:

According to the City’s Comprehensive Plan, the Project Site is in the 10<sup>th</sup> Street Commerce and Industry District. Excerpts from the Comprehensive Plan related to the 10<sup>th</sup> Street Commerce and Industry District are attached as Attachment 3 of the Plan. Under the heading “Future Desired Characteristics” for the 10<sup>th</sup> Street Commerce and Industry District, the Comprehensive Plan states, “Efforts to enhance the appearance of the district as part of the northern gateway into Gering should be encouraged.”

Memo to Planning Commission  
March 9, 2026

- Policy 3.2.B of the Comprehensive Plan is to focus commercial development in areas that have good transportation access and support the development of multiple uses.
- Policy 3.2.D of the Comprehensive Plan is to encourage infill development on vacant and underutilized sites.
- Policy 3.2.E of the Comprehensive Plan is to promote compatible infill and redevelopment that fits Gering's neighborhoods and is consistent with the desired future character of the area.
- Policy 3.2.F of the Comprehensive Plan is to enhance Gering's gateways and create a common vision for these areas.

This Plan conforms to and furthers the above principles set forth in the Comprehensive Plan by:

- Focusing commercial development in an area that has good transportation access.
- Promoting compatible infill development in the 10<sup>th</sup> Street Corridor.
- Enhancing the 10<sup>th</sup> Street Corridor, a gateway to Gering by developing vacant lot in highly visible area.

**Conclusion/Resolution:** If at the conclusion of the public hearing, the Planning Commission feels that the proposed Project and Plan conform to the City's general plan for development, you should recommend approval of the Plan and Project to the CDA and City Council. A proposed resolution has been provided. If you would like to make changes to the proposed resolution (e.g. forward a neutral or negative recommendation), you may do so at the meeting and authorize the Planning Commission Chair to sign the resolution as revised.

**Representation Disclosure:** I want to point out that our firm provides representation to Paul and Adam, L.L.C. regarding general business and transactional matters. We are representing the City in connection with its approval of the redevelopment project and administering tax increment financing, as we have done and will continue to do on behalf of the City for any other applicant per the City's adopted guidelines. In this project and in future projects, our role is not one of partisanship or advocacy, but rather to assist the City in preparing a legally compliant redevelopment plans based upon the applications, and in advising the City of the statutory standards of analyzing, making determinations, and administering redevelopment projects and tax increment financing. Because of our firm's relationship with the Redeveloper, we wanted to make sure we were clear regarding our firm's scope of representation and our firm's role. In our initial discussions with the City, we informed City Staff members of these potential situations. If you have any questions or concerns about this, please do not hesitate to contact me prior to the meeting.

**CITY OF GERING REDEVELOPMENT PLAN**

*Scotts Bluff County DMV Project*

*By: Paul and Adam, L.L.C.*

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**Attachments**

**Attachment 1:** *Map of Project Site*

**Attachment 2:** *Site Plan*

**Attachment 3:** *Excerpts from Comprehensive Plan*

**Attachment 4:** *Cost-Benefit Analysis*

## **CITY OF GERING REDEVELOPMENT PLAN**

*Scotts Bluff County DMV Project*

*By: Paul and Adam, L.L.C.*

### **1. Introduction**

Paul and Adam, L.L.C. (the “Redeveloper”) submits this Redevelopment Plan (“Plan”) to the City of Gering City Council (the “City”), the City of Gering Planning Commission (“Planning Commission”), and the City of Gering Community Development Agency (the “CDA”), according to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

Under this Plan, the Redeveloper proposes to develop a new office building on the Project Site (described below) to lease to the Nebraska Department of Motor Vehicles (“DMV”). The “Project” as described in this Plan, requires a significant investment with the cost estimated at around \$2,638,851.00. To make the Project economically feasible, the Redeveloper is seeking tax increment financing for certain eligible costs and expenses related to the Project.

### **2. Blighted and Substandard Condition of Project Site (NEB. REV. STAT. §§ 18-2103 (4) and (32) and 18-2109)**

The Project Site is in an area that the City has declared as blighted and substandard according to the Community Development Law.

### **3. Statutory Elements (NEB. REV. STAT. §§ 18-2103(28) and 18-2111)**

- A. *Boundaries of the Project Site:*** The “Project Site” is described as approximately 2.01 acres in the northwest portion of Scotts Bluff County Parcel No. 0010053565 located directly west of Lot 1, Swift Subdivision to the City of Gering and south of Country Club Road, and adjacent public right of way. The Project Site will be subdivided from the remainder of Parcel No. 0010053565. A Map of the Project Site is attached as Attachment 1.
- B. *Land Acquisition:*** The Redeveloper owns the Project Site. No land acquisition is necessary for this Project.
- C. *Existing Uses and Condition:*** The Project Site is undeveloped, vacant land. The Project Site was formerly used as the Packerland slaughterhouse and meat packing plant.
- D. *Proposed Land Uses, Land Coverage, and Building Intensities:*** The Redeveloper plans develop an office building on the Project Site to lease to the Nebraska DMV for a Scotts Bluff County drivers licensing facility. The Project Site will include:
- 0.19 acres (8,319 square feet) for an office building;
  - 1.21 acres of paving for parking areas, a CDL inspection area capable of handling large semi-tractor trailers, and a motor cycle drivers examination area;
  - 0.61 acres for landscaping and storm water detention;
  - A paved street intersection at 12<sup>th</sup> Street and Country Club Road;
  - A new paved segment of 12<sup>th</sup> Street with a cul-de-sac;
  - New sidewalks;
  - New alley right of way; and
  - Landscaping within the street right of way.
- E. *Site Plan:*** See Attachment 2.
- F. *Demolition and Removal of Structures:*** No building demolition is required. The Redeveloper will demo existing paving within the City’s right of way to prepare for right of way improvements.
- G. *Population Densities:*** This Project will result in increased activity on the Project Site. The employment occupancy of the new building is approximately 63 people. The public’s use of the DMV will also increase the activity on the Project Site.

**H. Zoning Changes:** The Project Site is zoned as ML-Light Industrial. Commercial services and office buildings are permitted uses in ML zones. No changes to zoning, planning, ordinances, or building codes or maps are contemplated under this Plan.

**I. Additional Public Facilities and Utilities:** The following public facilities and utilities will be constructed as part of this plan:

- A new paved street intersection at 12<sup>th</sup> Street and Country Club Road;
- A new paved segment of 12<sup>th</sup> Street with a cul-de-sac;
- New sidewalks;
- New alley right of way;
- Sewer extension from 10<sup>th</sup> Street to the new alley right of way; and
- Water line extension.

**J. Street Layouts, Street Levels, and Grades:** No changes to street layouts, street levels, or grades are required under this Plan.

**K. Ordinance and Building Code Changes:** No ordinance or building code changes are required by the Plan.

**4. Conformity to General Plan of the City (NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a))**

The Planning Commission, City, and CDA are all tasked with determining whether this Plan conforms to the general plan for the development of the City as a whole. NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a).

According to the City's Comprehensive Plan, the Project Site is in the 10<sup>th</sup> Street Commerce and Industry District. Excerpts from the Comprehensive Plan related to the 10<sup>th</sup> Street Commerce and Industry District are attached as Attachment 3. Under the heading "Future Desired Characteristics" for the 10<sup>th</sup> Street Commerce and Industry District, the Comprehensive Plan states, "Efforts to enhance the appearance of the district as part of the northern gateway into Gering should be encouraged."

- Policy 3.2.B of the Comprehensive Plan is to focus commercial development in areas that have good transportation access and support the development of multiple uses.
- Policy 3.2D of the Comprehensive Plan is to encourage infill development on vacant and underutilized sites.
- Policy 3.2.E of the Comprehensive Plan is to promote compatible infill and redevelopment that fits Gering's neighborhoods and is consistent with the desired future character of the area.
- Policy 3.2.F of the Comprehensive Plan is to enhance Gering's gateways and create a common vision for these areas.

This Plan conforms to and furthers the above principles set forth in the Comprehensive Plan by:

- Focusing commercial development in an area that has good transportation access.
- Promoting compatible infill development in the 10<sup>th</sup> Street Corridor.
- Enhancing the 10<sup>th</sup> Street Corridor, a gateway to Gering by developing vacant lot in highly visible area.

**5. Feasibility and Conformity with Community Development Law (NEB. REV. STAT. §§ 18-2116(1)).**

The City and CDA must consider whether the Plan conforms to the legislative declarations and determinations set forth in the Community Development Law. Those declarations include, among other things that:

[Blighted and substandard] conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination. NEB. REV. STAT. § 18-2102.

As stated above, the City has declared the Project Site as blighted and substandard.

**6. Proposed Financing**

**A. Tax Increment Financing.** The Redeveloper is requesting tax increment financing to pay for statutorily eligible expenses, to the extent such funds are available. The tax increment financing will be generated from the increased property taxes to be paid on the Project Site after development, all according to NEB. REV. STAT. § 18-2147. The amount of the available proceeds from tax increment financing (“TIF Revenues”) is estimated at approximately \$799,134.62, calculated as follows:

a.	Estimated Project Completion Value:	\$ 2,600,000.00
b.	Base Value:	\$ 67,629.00
c.	Tax Increment (a minus b)	\$ 2,532,371.00
d.	Estimated Levy:	2.103785%
e.	Annual Projected Shift (c multiplied by d)	\$ 53,275.64
f.	Estimated TIF Available (e multiplied by 15)	\$ 799,134.62

*Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.*

The TIF Revenues will be used to make principal and interest payments toward one or more tax increment financing notes (“TIF Indebtedness”) to be held or sold by the Redeveloper. The principal amount of the TIF Indebtedness will be based upon eligible expenses actually incurred. The interest rate will be established as set forth in the Redevelopment Contract.

Because the Plan proposes the use of tax increment financing, the City must find that the Plan would not be economically feasible without the use of tax increment financing and the Project would not occur in the blighted and substandard area without the use of tax increment financing. The City and the CDA must also find that the costs and benefits of the 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 and been found to be in the long-term best interest of the community. NEB. REV. STAT. §§ 18-2113(2) and 18-2116(1)(b).

The Redeveloper certifies that this Plan would not be economically feasible and would not occur in the blighted and substandard area without the use of tax increment financing. Due to the infrastructure and site preparation work that is required, and other associated costs, TIF funding is essential to the completion of the Project. The Redeveloper studied the cost analysis of building this facility on the Project Site and at several different locations outside of the City of Gering. When constructing its bid to the Nebraska DMV, the Redeveloper took into account the availability of tax increment financing in the Project Site, similar to what was granted to the adjacent BriMark Medical (sleep center) project. The availability of tax increment financing incentivized the Redeveloper to submit its winning bid at this site, rather than other sites outside of the City.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CDA and City is limited to the TIF Revenues received by the CDA related to the Project to pay the TIF Indebtedness. The Redeveloper must look exclusively to the TIF Revenues related to this Project for the payment of any TIF Indebtedness. The Redeveloper acknowledges that the TIF Indebtedness will be set based on estimates and assumptions, including expectations as to the completion of construction and property valuations, suggested by the Redeveloper which may alter substantially and materially, and/or certain project costs incurred by the Redeveloper, and that tax increment revenues may be altered or eliminated entirely based on future decision of the Nebraska Legislature or the voters of the State of Nebraska or by future court decisions.

Below are the portions of the project, and estimated costs, which the Redeveloper proposes to be paid for with TIF Revenues:

Utilities-Water, Electrical, Gas, Sanitary Sewer, Storm Sewer, and Telecommunications	\$ 130,000.00
Demolition (existing paving in City Right of Way	\$ 15,000.00
Site Preparation-Grading	\$ 100,000.00
Paving in City Right of Way	\$ 100,000.00
Gravel Surfacing in City Right of Way	\$ 30,000.00
Landscaping in City Right of Way	\$ 20,000.00
Site Lighting	\$ 35,000.00
Building Façade (exceeding minimum building and design standards)	\$ 100,000.00
Site and Utility Engineering	\$ 45,000.00
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 13,241.00
Estimate TIF Eligible Expenses	\$ 588,241.00

A proposed statutory Cost-Benefit Analysis of the Project is attached as Attachment 4.

**B. Private Investment/Financing.** The Redeveloper is making a substantial private investment related to the Plan, estimated in the amount of approximately \$2,050,610.00.

Below is a breakdown of the estimated costs and expenses of the Project and the use of funds for each.

<b>Description</b>	<b>TIF Funds</b>	<b>Private Funds</b>	
Building Costs		\$ 1,580,610.00	
Ground Site Sign		\$ 10,000.00	
Site Development/Paving/Contingencies		\$ 385,000.00	
Utilities-Water, Electrical, Gas, Sanitary Sewer, Storm Sewer, and Telecommunications	\$ 130,000.00		
Demolition (existing paving in City Right of Way)	\$ 15,000.00		
Site Preparation-Grading	\$ 100,000.00		
Paving in City Right of Way	\$ 100,000.00		
Gravel Surfacing in City Right of Way	\$ 30,000.00		
Landscaping in City Right of Way	\$ 20,000.00		
Site Lighting	\$ 35,000.00		
Building Façade (exceeding minimum building and design standards)	\$ 100,000.00		
Site and Utility Engineering	\$ 45,000.00		
Architectural/Engineering (Building)		\$ 75,000.00	
Sub Totals	\$ 575,000.00	\$ 2,050,610.00	
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 13,241.00		
Estimate TIF Eligible Expenses	\$ 588,241.00		<b>Total Project Costs</b>
Totals	\$ 588,241.00	\$ 2,050,610.00	\$ <b>2,638,851.00</b>

*Please note that all the figures in this Plan are estimates and tax increment financing granted will be based on actual costs incurred for approved TIF expenses.*

**7. Implementation of the Plan.**

Upon approval of this Plan, the Redeveloper will enter into a Redevelopment Contract with the CDA which will govern the implementation of this Plan. All public improvements related to this Plan must be according to (a) plans and specifications approved in writing by the City in advance of commencement of construction, (b) all ordinances and codes adopted by the City, as in effect at the time that the public improvements are constructed, and (c) any other agreement related to the public improvements between the Redeveloper and the City. The Redevelopment Contract between the Redeveloper and the CDA does not replace or supersede the need for the Redeveloper to obtain other agreements, consents, permits, or licenses from the City related to the public improvements or other improvements as may be required by the City for the type of work to be performed on the Project Site.

**Scotts Bluff County DMV Project  
Attachment 1  
Map of Project Site**

# Project Site



**Scotts Bluff County DMV Project  
Attachment 2  
Site Plan**



Division 8 Engineer  
 Paul Reed Construction & Supply, Inc.  
 1000 N. 10th Street  
 Omaha, NE 68101  
 Phone: (402) 421-7791  
 Fax: (402) 421-7792  
 www.paulreedconstruction.com

Road Location:  
 1000 N. 10th Street  
 Omaha, NE 68101  
 Phone: (402) 421-7791

Paul Reed Construction & Supply, Inc.  
 Paul Reed Admin, LLC  
 1000 N. 10th Street  
 Omaha, NE 68101  
 Phone: (402) 421-7791

State of Nebraska (L-0001)  
 State Building Administrative Services  
 1000 N. 10th Street, Suite 100  
 Omaha, NE 68101-8640  
 Attn: Jeremy Koenig  
 Email: Jeremy.Koenig@nebraska.gov  
 Phone: (402) 471-7791  
 Email: jerry.koenig@nebraska.gov

Project Address:  
 XXXX  
 XXXX  
 COOK  
 NE 68041  
 Township: 23N Range: 50W  
 Section: 35 Quarter: NE  
 14 October 5th  
 Longitude: 100° 57' 43"  
 Latitude: 40° 57' 43"  
 General Elevation: 3800 Feet

No.	Description	Date
1	Issue of Authority	10/01/2025
2	Submittal 21239	10/01/2025

Nebraska Department of  
 Motor Vehicles  
 Scotts Bluff County DMV  
 Project

**Site Plan w/  
 Background**

Project Number: 2025-XXXX  
 Date: 01/27/2026  
 Drawn By: SJC  
 Checked By: SJC

**C1.1**  
 Scale: 1" = 40'-0"





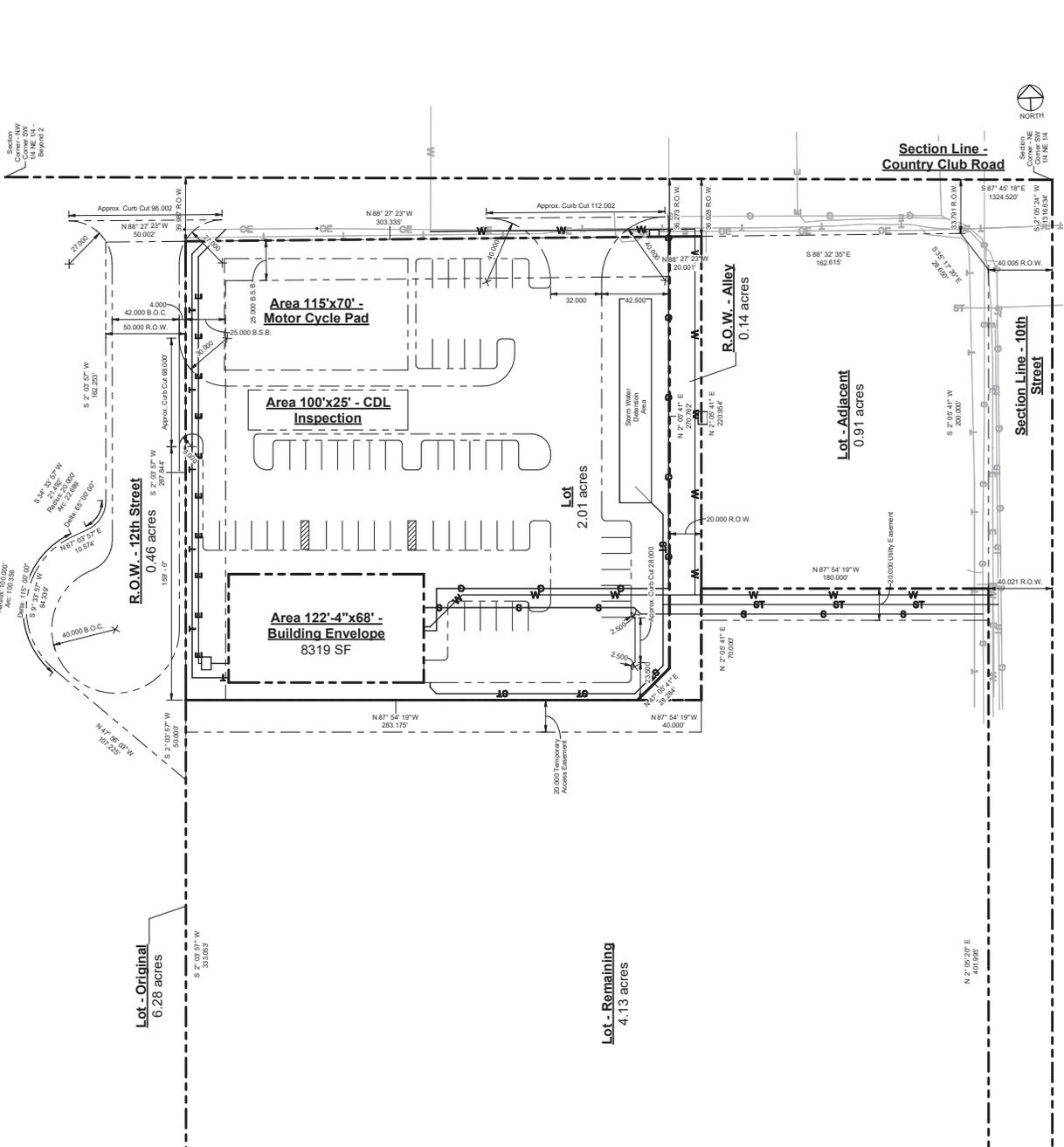
Paul Reed Construction & Supply, Inc.  
 1401 NE 14th Street  
 Omaha, NE 68104  
 Phone: (402) 441-1111  
 Fax: (402) 441-1112  
 www.paulreedconstruction.com

Project Address:  
 XXXX  
 XXXX  
 XXXX  
 NE 6841  
 Township: 23N Range: 59W  
 Section: 35 Quarter: NE  
 14th Quarter SW  
 Longitude: 100° 57' 43"  
 Latitude: 43° 07' 43"  
 General Elevation: 3899 Feet

No.	Description	Date
1	XXX	10/10/2028
2	XXXXXXXXXXXX	10/10/2028

Project: XXXX  
 Project Number: 2025-XXXX  
 Date: 01/27/2028  
 Drawn By: SJC  
 Checked By: SJC  
 Scale: 1/32" = 1'-0"

Nebraska Department of  
 Motor Vehicles  
 Scotts Bluff County DMV  
 Project



Property Schedule		
Name	Area	Description
Area 100'x25' - CDL Inspection	2500 SF	
Area 115'x70' - Motor Cycle Pad	8050 SF	
Area 122'-4"x68' - Building Envelope	8319 SF	
Lot - Original	27344 SF	
Lot - Remaining	17898 SF	
R.O.W. - Alley	8077 SF	
Grand Total: 7		

Section 35  
 Corner SW  
 14th Street  
 14th Street  
 14th Street

Section 35  
 Corner SW  
 14th Street  
 14th Street

Section 35  
 Corner SW  
 14th Street  
 14th Street

Section 35  
 Corner SW  
 14th Street  
 14th Street

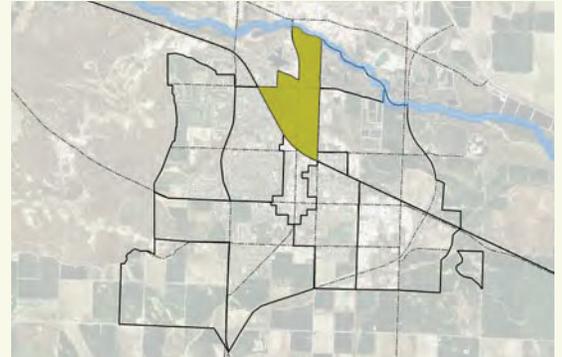
**Scotts Bluff County DMV Project  
Attachment 3  
Excerpts from Comprehensive Plan**

# District 9

## 10th Street Commerce & Industry District

### Existing Characteristics

This commerce and industry district is the northern gateway into the community from Scottsbluff and serves as a transition area between two downtown areas. The district is and will continue to be defined by its civic, commercial and lighter industrial functions and character. The district is largely built out and consists of lots accommodating a variety of uses along 10th Street. The remainder of the district is influenced by increases in industrial use intensity that requires more land for equipment and material storage.



### Future Desired Characteristics

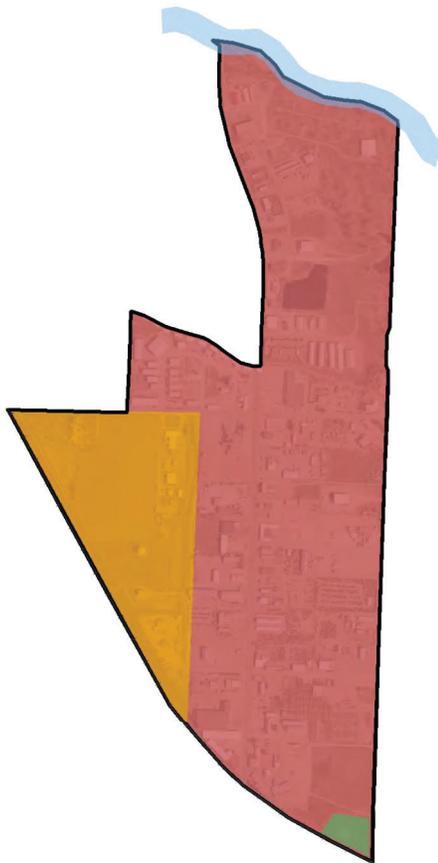
Efforts to enhance the appearance of the district as a part of the northern gateway into Gering should be encouraged. While industrial development is suitable throughout the district, individual lots should have landscaping to mitigate impacts to adjacent uses of lower intensity and provide appropriate buffering along highly travelled roadways.

Streetscape features within the right-of-way will be minimal with an emphasis on reinforcing safety and functional elements related to both motorized and non-motorized movement in the area. Defined streetscape elements such as street lighting, traffic signalization lights, medians, transit furnishings, wide sidewalks with connections to adjacent uses will help create a district 'feel' by improving the functions of facilities in the right-of-way and complementing landscape buffering enhancements along the frontage of property in the district.

As large vacant parcels accommodate industrial and commercial service uses, landscape and distance buffering should be used to separate such uses from adjacent residential uses.

# District 9: 10th Street Commerce & Industry District

## Future Places



### Land Use Scale & Form

**Commercial:** Auto-oriented commercial businesses and restaurants. Municipal uses. Light industrial manufacturing, warehousing distribution uses.

**Mixed Use:** Commercial services and other uses such as multifamily that help transition the commercial and industrial uses to the existing residential uses in District 2.

### Primary Zoning

**C3** Regional Commercial

**M1** Light Industrial

### Land Use

-  Commercial
-  Mixed Use

**Scotts Bluff County DMV Project  
Attachment 4  
Cost Benefit Analysis**

**CITY OF GERING, NEBRASKA**  
**Scotts Bluff County DMV Project**  
**COST-BENEFIT ANALYSIS**  
**(Pursuant to Neb. Rev. Stat. § 18-2113)**

**A. Project Sources/Use of Funds:**

The estimated tax increment revenues (TIF Revenues) for this project are calculated as follows\*:

a.	Estimated Project Completion Value:	\$ 2,600,000.00
b.	Base Value:	\$ 67,629.00
c.	Tax Increment (a minus b)	\$ 2,532,371.00
d.	Estimated Levy:	2.103785%
e.	Annual Projected Shift (c multiplied by d)	\$ 53,275.64
f.	Estimated TIF Available (e multiplied by 15)	\$ 799,134.62

Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. (This breakdown does not account for interest to be paid out of TIF Revenues).

Description	TIF Funds	Private Funds	
Building Costs		\$ 1,580,610.00	
Ground Site Sign		\$ 10,000.00	
Site Development/Paving/Contingencies		\$ 385,000.00	
Utilities-Water, Electrical, Gas, Sanitary Sewer, Storm Sewer, and Telecommunications	\$ 130,000.00		
Demolition (existing paving in City Right of Way	\$ 15,000.00		
Site Preparation-Grading	\$ 100,000.00		
Paving in City Right of Way	\$ 100,000.00		
Gravel Surfacing in City Right of Way	\$ 30,000.00		
Landscaping in City Right of Way	\$ 20,000.00		
Site Lighting	\$ 35,000.00		
Building Façade (exceeding minimum building and design standards)	\$ 100,000.00		
Site and Utility Engineering	\$ 45,000.00		
Architectural/Engineering (Building)		\$ 75,000.00	
Sub Totals	\$ 575,000.00	\$ 2,050,610.00	
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 13,241.00		
Estimate TIF Eligible Expenses	\$ 588,241.00		<b>Total Project Costs</b>
Totals	\$ 588,241.00	\$ 2,050,610.00	<b>\$ 2,638,851.00</b>

An estimated \$588,241.00 of TIF Revenues are requested for this Project. The public investment from TIF will leverage approximately \$2,050,610.00 in private sector investment, which is a private investment of approximately \$3.48 for every TIF dollar invested.

***B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.***

The current “base” value of the Project Site is estimated at \$67,629.00, which will generate tax revenues of approximately \$1,423.00. Taxes from base value of the Project Site will be available and distributed to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Gering Public Schools, WNCC, ESU 13, and North Platte NRD.

The tax increment revenues from this Project will not be available to local taxing jurisdictions for up to 15 years after the effective date of the division of taxes for the Project Site. During those times, the tax increment revenues from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project.

*Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.*

***C. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.***

The following public facilities and utilities will be constructed as part of this plan:

- A new paved street intersection at 12<sup>th</sup> Street and Country Club Road;
- A new paved segment of 12<sup>th</sup> Street with a cul-de-sac;
- New sidewalks;
- New alley right of way;
- Sewer extension from 10<sup>th</sup> Street to the new alley right of way; and
- Water line extension.

These expenses will be the responsibility of the Redeveloper, so there will be no additional tax impacts, other than the impacts from tax increment financing as stated above.

***D. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area.***

The employment occupancy of the new building is approximately 63 people. The DMV offices located in the current County Administration Building will be moved to this location.

***E. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.***

No negative impacts on other employers in Gering and surrounding areas are anticipated.

***F. Impacts on Student Populations of Gering Public Schools.***

No negative impacts on Gering Public Schools are anticipated.

***G. Other Impacts***

Infill Development

**RESOLUTION PC3-26-1**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GERING, NEBRASKA:**

**Recitals:**

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan titled *Scotts Bluff County DMV Project* (the “Redevelopment Plan”) has been submitted to the Planning Commission.

b. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the City’s Comprehensive Plan (the “Comprehensive Plan”).

**Resolved:**

1. The Planning Commission finds that the Redevelopment Plan conforms to the Comprehensive Plan and recommends approval of the Redevelopment Plan to the Gering Community Development Agency and City Council.

2. All prior resolutions of the Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

3. This Resolution shall become effective immediately upon its adoption.

**PASSED and APPROVED** on March \_\_\_\_, 2026.

**PLANNING COMMISSION OF THE CITY OF GERING, NEBRASKA**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary

**CITY OF GERING**  
**PLANNING COMMISSION RECOMMENDATION AND REPORT**

---

<b>To:</b>	Planning Commission	<b>Date:</b>	3/17/2026
<b>From:</b>	Planning & Community Development	<b>Zoning:</b>	RM
<b>Subject:</b>	Recommendation & Report – Final Plat for Kinnaman Addition, to the City of Gering, Scotts Bluff County, Nebraska	<b>Property Size:</b>	.48 acres
<b>Location:</b>	Northeast Corner of 8 <sup>th</sup> & M Streets	<b>#Lots/Parcels:</b>	3
<b>Owner:</b>	Rick Kinnaman	<b>City Council Public Hearing:</b>	4/13/2026

**Agenda Item Summary**

The City has received an application for a Final Plat for Kinnaman Addition, Lots 1, 2, and 3; Southeast Quarter of Northeast Quarter of Section 2, Township 21 North, Range 55 West.

The owner of the property would like to divide the lot into three separate lots. Each of the proposed lots would have street access, and the owner is working to get water and sewer access to each lot as well.

Staff recommends approval of the plat with the following condition:

- Utilities must be installed or a development agreement in place before approval of the final plat
- Any necessary easements for utility installation should be added to the final plat

**Recommendation**

**Approve**

Make a Positive Recommendation for City Council to approve the Final Plat for Lots 1, 2, and 3, Kinnaman Addition to the City of Gering, Scotts Bluff County, Nebraska

**Deny**

Make a Negative Recommendation for City Council to approve the Final Plat for Lots 1, 2, and 3, Kinnaman Addition to the City of Gering, Scotts Bluff County, Nebraska

**Table**

Table making a recommendation on the Final Plat of for Lots 1, 2, and 3, Kinnaman Addition to the City of Gering, Scotts Bluff County, Nebraska

APPLICATION FOR SUBDIVISION PLAT  
PRELIMINARY AND FINAL PLAT

Date: 2/12/26 PC Hearing Date: 3/17/26 CC Hearing Date: 4/13/26

- |    |                      |                         |                     |
|----|----------------------|-------------------------|---------------------|
| 1. | <u>Rick Kinnaman</u> | <u>790M St</u>          | <u>308-672-5180</u> |
|    | Property Owner       | Address                 | Phone No. ↓         |
| 2. | <u>Rick Kinnaman</u> | <u>2030 Sioux Court</u> |                     |
|    | Sub-divider          | Address                 | Phone No.           |
| 3. | <u>Don Bush</u>      |                         | <u>247-2602</u>     |
|    | Engineer             | Address                 | Phone No.           |

4. Proposed Name of Addition: Kinnaman Addition

5. Legal Description by Quarter-Quarter Section, Township and Range: SE Quarter of NE Quarter (SE 1/4 NE 1/4) of Section 2, Township 21 North, Range 55 West

6. Existing Zoning District: \_\_\_\_\_ Requesting change to: \_\_\_\_\_

7. A brief description of existing or available utilities: Water to Proposed lot 2, Sewer, Electricity & Nat Gas to Proposed lot 2

8. A brief description of proposed utilities: Water bored under M St for lots 1 & for lot 3  
Sewer for lot 2 moved, Electricity for lot 2 moved, Nat Gas line for lot 2 moved

Rick Kinnaman

Signature of Sub-Divider

[Signature]

Signature of Zoning Administrator

Final Plat of  
**Lots 1, 2 and 3, Kinnaman Addition,**  
 City of Gering, Scotts Bluff County, Nebraska.

Sheet No.: 2 of 2  
 Date: JAN 2026

**LEGAL DESCRIPTION:**

The westerly 150 feet of Tax Lot 20 located in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 2, Township 21 North, Range 55 West, of the 6th Principle Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the intersection of the easterly Right-of-Way (ROW) line of 8th Street with the southerly ROW line of a 20 foot alley located in Block 35, First Addition, said point being the POINT OF BEGINNING of this description, thence on said southerly ROW line S88°14'48"E (basis of bearing) a distance of 150.12 feet; thence S1°49'43"W a distance of 140.22 feet to a point on the northerly ROW line of M Street; thence on said northerly ROW line N88°14'24"W a distance of 150.10 feet to the intersection of said northerly ROW line with said easterly ROW line; thence on said easterly ROW line N1°49'12"E a distance of 140.20 feet, to the point of beginning of this description, containing 0.48 acres, more or less.

**OWNER'S STATEMENT:**

I, the under signed, being the owner of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:

LOTS 1, 2, AND 3, KINNAMAN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA.

The foregoing plat is made with the free consent and in accordance with the desires of the undersigned owner.

Dated this 9 day of February, 2026.

Rick Kinnaman  
 Rick Kinnaman

**Acknowledgement:**

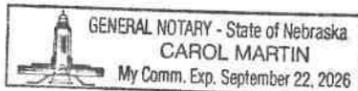
State of Nebraska     )  
                                   )  
 County of Scotts Bluff     )

Before me, a Notary Public, qualified and acting in said County, personally came Rick Kinnaman, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal this 9<sup>th</sup> day of February, 2026.

Carol Martin  
 Notary Public

My Commission Expires Sept 22, 2026



**APPROVAL:**

The foregoing plat of "LOTS 1, 2, AND 3, KINNAMAN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA," was approved by the Mayor and City Council of the City of Gering, Nebraska, by Resolution duly passed

this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

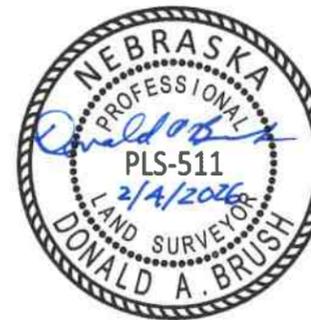
\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 City Clerk

**SURVEYOR'S CERTIFICATE:**

I, Donald A. Brush, Nebraska Professional Land Surveyor Number 511, duly registered under the Land Surveyor's Regulation Act, do hereby certify that, between January 5, 2026, and January 28, 2026, I have performed a survey of the land depicted on the accompanying drawing; that said drawing is a correct delineation of said survey performed by me or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

WITNESS MY HAND AND SEAL this 4th day of February, 2026.  
 Donald A. Brush  
 Nebraska Professional Land Surveyor Number 511



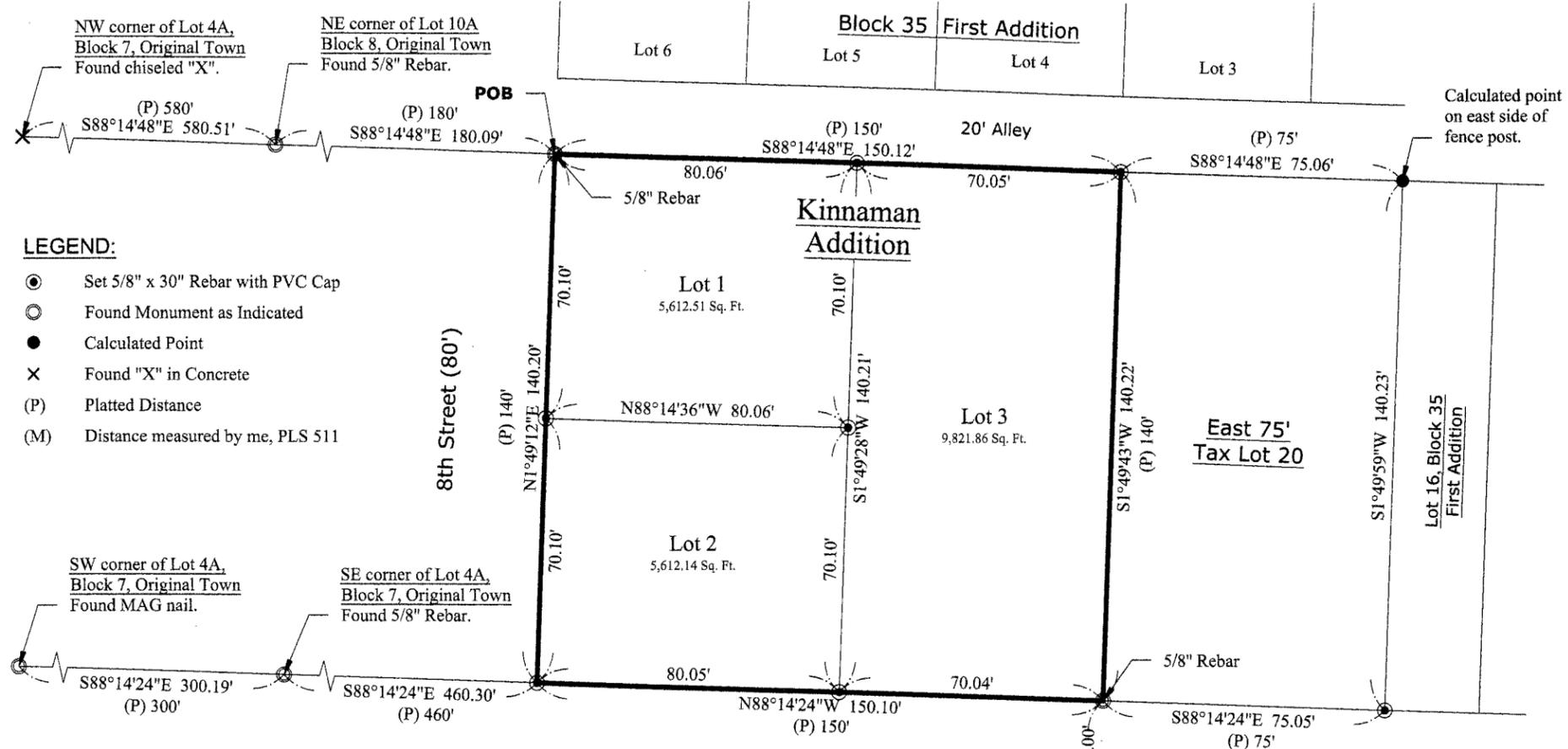
Final Plat of  
**Lots 1, 2, & 3, Kinnaman Addition**  
 to the City of Gering,  
 Scotts Bluff County, Nebraska.

Job No.: 2025-100     Drawn by: NAB / Checked by: DAB     Client Name: Rick Kinnaman

**Panhandle Land Surveying**  
 Donald A. Brush, Registered Land Surveyor  
 870 SB Road, Morrill, Nebraska, 69358  
 Phone: (308) 247-2602

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**Final Plat of  
Lots 1, 2 and 3, Kinnaman Addition**  
to the City of Gering, Scotts Bluff County, Nebraska.

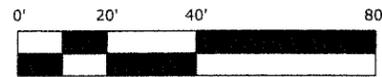


**LEGEND:**

- Set 5/8" x 30" Rebar with PVC Cap
- Found Monument as Indicated
- Calculated Point
- × Found "X" in Concrete
- (P) Platted Distance
- (M) Distance measured by me, PLS 511



SCALE: 1" = 40'



C1/4 of Section 2, T21N, R55W  
Found "Survey Mark" nail in CL of "M" Street.  
Measured ties: Nail & tag in light pole bears  
N17°12'19"W at 34.01'; Center WV cover bears  
N15°22'05"E at 29.45'; Center of manhole cover bears  
N71°26'02"W at 69.04'; CL of 14th Street bears W at 40'.

E1/4 Corner of Section 2, T21N, R55W  
Found "Survey Mark" nail.  
Measured ties: PK nail in asphalt bears N49°53'10"E at 7.65';  
Spike & washer in PP bears S48°46'37"E at 38.68'; Top nut  
of fire hydrant bears S43°09'06"W at 44.70'; Near corner storm  
inlet bears N20°42'07"W at 46.35'; Near corner storm inlet  
bears N36°14'02"E at 60.02'; CL of "M" Street bears N at 5'.

**DATUM CONVERSIONS:**  
Nebraska State Plane NAD 83(2018)  
Combined Scale factor: 0.999483189510  
At N: 746013.018  
E: 634678.786  
Mean Convergence: -2°26'48"

The distances shown on this drawing are earth-surface distances given in feet and decimals of a foot, and the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements.

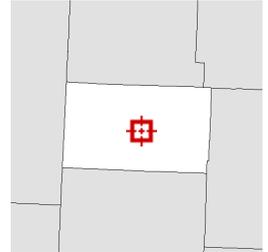
Final Plat of  
**Lots 1, 2, & 3, Kinnaman Addition**  
to the City of Gering,  
Scotts Bluff County, Nebraska.



# Scotts Bluff County, NE



## Overview



## Legend

 Tax Parcels

## ASSESSOR DATA

Parcel ID	010065970	Alternate ID	1943-02-0-01001-000-0156	Owner Address	KINNAMAN/RICK
Sec/Twp/Rng	2-21-55	Class	01		2030 SIOUX COURT
Property Address	790 MST	Acres	n/a		GERING, NE 69341
	GERING				
District	41				
Brief Tax Description	W 150' TL 20, 2-21-55 UNPLATTED LANDS				
	<b>(Note: Not to be used on legal documents)</b>				

DISCLAIMER: This map measurement's and all associated data are approximate and not to be used for any official purposes. Scotts Bluff County assumes no liability associated with the use or misuse of this information.

Date created: 3/12/2026

Last Data Uploaded: 3/12/2026 3:01:54 AM

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GEOSPATIAL

**CITY OF GERING**  
**PLANNING COMMISSION RECOMMENDATION AND REPORT**

---

<b>To:</b>	Planning Commission	<b>Date:</b>	3/17/2026
<b>From:</b>	Planning & Community Development	<b>Zoning:</b>	RH
<b>Subject:</b>	Recommendation & Report – Zone Change from RH Residential High-Density to C-3 General Commercial District	<b>Property Size:</b>	8,883 sq ft
<b>Location:</b>	Lot 2, Block 2, Shadow Lane Estates Addition	<b>#Lots/Parcels:</b>	1
<b>Owner:</b>	Valdimir Castro	<b>City Council Public Hearing:</b>	4/13/2026

**Public Notice:** This Public Hearing was noticed meeting City Zoning and Subdivision Regulations and according to Nebraska State Statutes.

**Agenda Item Summary**

The City of Gering has received an application to change the zoning on a property located on Lot 2, Block 2, Shadow Lane Estates Addition. The application requests a change in zoning from RH Residential High-Density to C-3 General Commercial District.

While the Comprehensive Plan does not directly address a zone change at this location, there are some unique circumstances to consider with regard to this application. This lot, which is zoned RH, High Density Residential, was never developed and could easily be replatted to be part of the adjacent lot, which is zoned C-3. This would allow the streets to the east and north of the property to serve as the buffer between the C-3 zone and the RH zone.

**Findings of Fact in Favor of Approving Zone Change:**

- The existing boundary between the two zones does not provide any buffer between the RH zone and the C-3 zone. The proposed change would allow the streets to serve as that buffer.
- The character and use of the property are already commercial in nature
- The location and layout of the property would be suitable to uses allowed by the C-3 zone with minimal disruption to properties in the RH zone.

**Findings of Fact in Favor of Denying Zone Change:**

- The Comprehensive Plan does not anticipate future commercial zoning in this area

**Recommendation**

**Approve**

Recommend approval of a Zone Change from RH Residential High-Density to C-3 General Commercial District, for the following reasons:

**Deny**

Recommend denial of a Zone Change from RH Residential High-Density to C-3 General Commercial District, for the following reasons:

**Table**

Table considering a Zone Change from RH Residential High-Density to C-3 General Commercial District, for the following reasons:



RECEIVED FEB 17 2026

City of Gering  
1025 P Street  
P.O. Box 687  
Gering, NE 69341  
Phone (308) 436-6800  
Fax (308) 436-2184

### Zone Change Application

Date: 02-17-26

Applicant's Name: VIADINA CASTAÑO H Phone: 308 225-1780

NOTE: Applicant must be owner or have written consent of owner to be considered.

Address: 1645 4TH ST

Present Owner \_\_\_\_\_ Phone: \_\_\_\_\_  
(If different than Applicant)

Present Zoning: R-H Proposed Zoning: C-3

Property Legal Description or Address: 310 M ST.

Block: 2 Lot: X #2 VC Subdivision: Shadow Lane Est.

Other Description: \_\_\_\_\_

Present Use of Property: empty lot

Reason for request: STORAGE UNITS

VIADINA CASTAÑO H  
Applicant's Signature

#### Staff Use Only

Adjoining Property Use:

North: \_\_\_\_\_ South: \_\_\_\_\_  
East: \_\_\_\_\_ West: \_\_\_\_\_

If change is granted, how will it affect adjoining property? \_\_\_\_\_

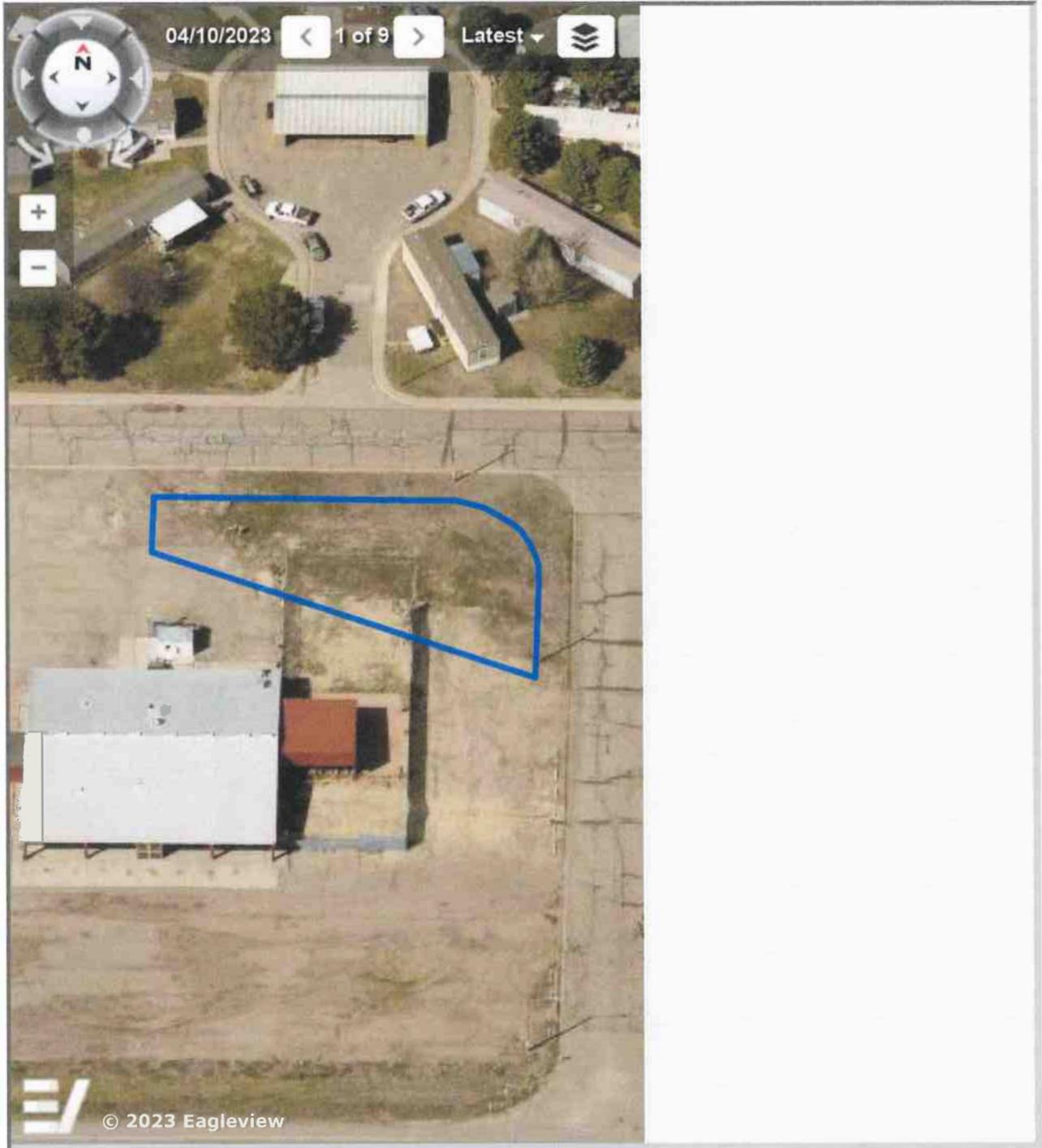
Fee \$150.00

For Office Use Only  
Receipt no. 137124

RH-C3

# Scotts Bluff County, NE

## Pictometry

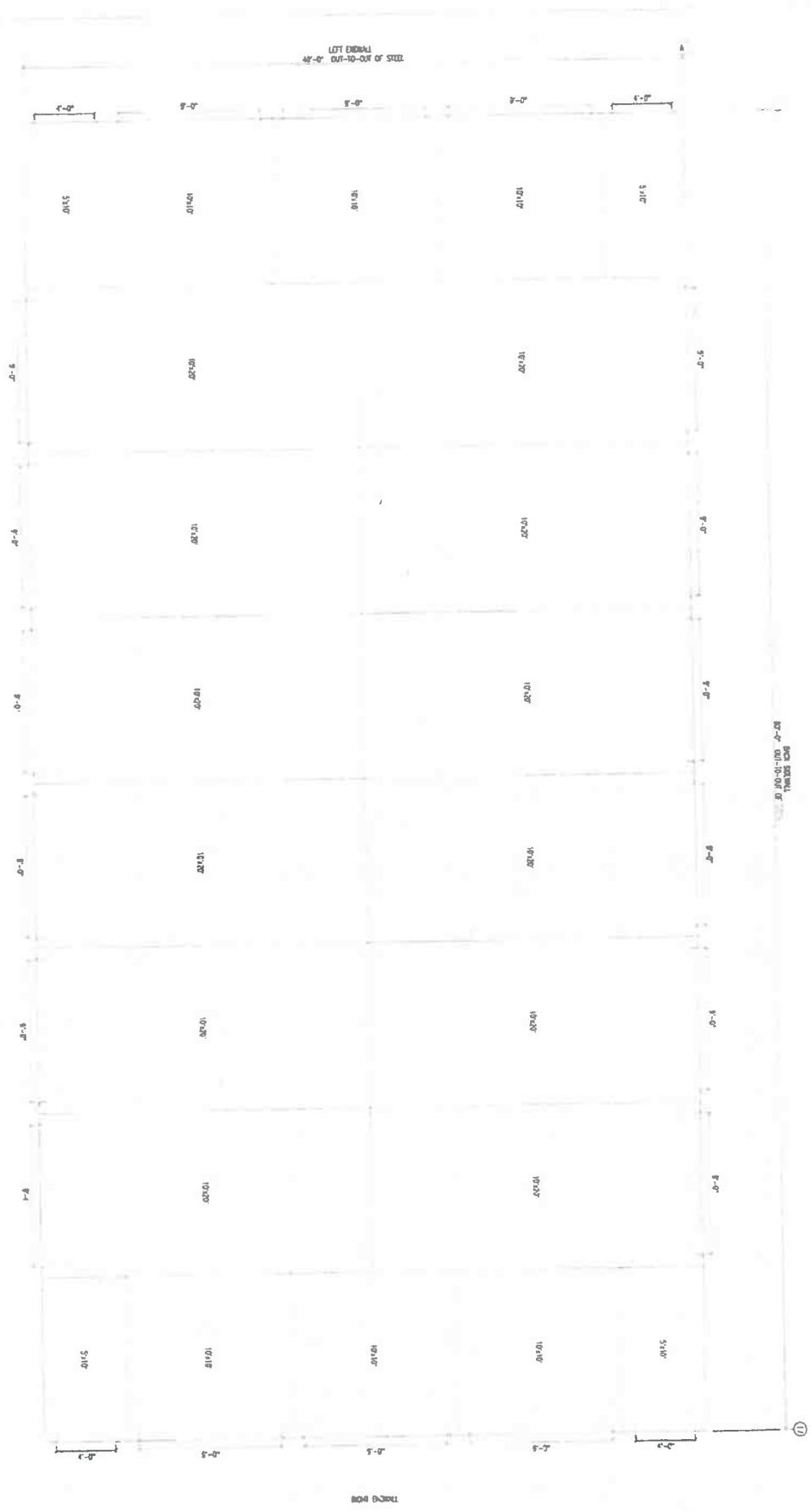


[User Privacy Policy](#) [GDPR Privacy Notice](#)  
Last Data Upload: 2/13/2026, 1:02:34 AM

1/2:12

4 - 5x10  
1-2 - 10x20  
6 - 10x10

FLOOR PLAN



Sheet  
A7

**PEAK STEEL BUILDINGS**  
 PO Box 1275  
 Madison, GA 30650  
 Phone: 844-333-7325  
 Fax: 706-343-1888

PROJECT: LawSteveNo3070NOV82024  
 SIZE: 40.0 x 80.0 x 8.5  
 CITY: Gerin  
 STATE: NE

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APPROVAL BY: \_\_\_\_\_  
 PRINTS ISSUED FOR: 2 TO 2  
 DATE: \_\_\_\_\_

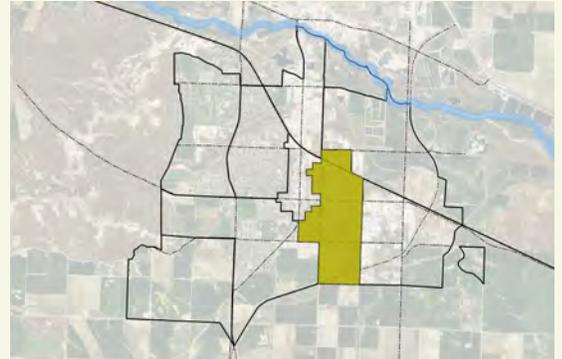


# District 4

## East Gering Neighborhood District

### Existing Characteristics

Eastern Gering neighborhoods consist primarily of single-family detached residential uses on small to medium lots, with a few two – to three-unit uses integrated within several of the neighborhoods. The district also has a mix of low– to mid-scale multi-unit residential options clustered together on select sites throughout the district. The district has urban block patterns close to downtown transitioning to longer block patterns as you move east and south across the district. Detached sidewalks are prevalent in blocks near downtown with attached sidewalks in the newer developed residential areas.



Access to residences are taken from driveways with alleys in the rear. Both attached and detached garage forms are present in the district, with buildings set back from the street. Access is primarily from local and collector streets with good connectivity for all modes.

Open space is in the form of private yards and neighborhood parks.

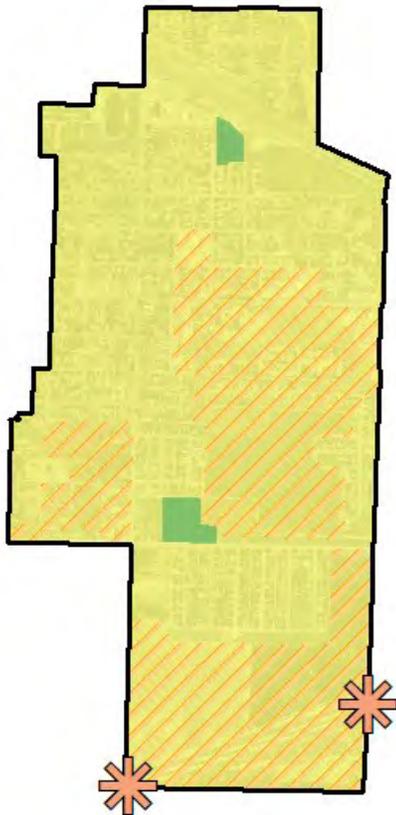
Secondary uses include parks and open space systems, schools, retirement centers and assembly uses.

### Future Desired Characteristics

As new neighborhoods are developed, inclusion of a variety of housing types and densities at various price points should be prioritized. The district has a considerable amount of vacant land providing opportunities for new housing, which should include a compatible mix of single-family on different lot sizes, as well as townhomes, condominiums, and apartments that are designed to fit the context of nearby housing and neighborhoods serving a mix of incomes. Higher density housing should be located along major roads such as M Street and 10th Street. Parks should be incorporated into new neighborhoods in addition to other community facilities where appropriate. Alternative transportation connections should be provided to the Downtown area and other key destinations.

# District 4: East Gering Neighborhood District

## Future Places



### Land Use Scale & Form

**Residential:** New residential development should consist of detached single-family homes on small lots, as well as a range of attached units (duplex, tri-plex, townhomes) and standalone apartments or condominium style buildings with up to four units. Vacant lots located near major roads would be appropriate for higher density housing, including mid-scale apartment buildings of eight units.

Neighborhood and community based public/semi-public facilities— places of worship; public safety; schools.

Neighborhood parks, trails, and recreational facilities.

### Primary Zoning

**R1** Low Density Residential

**R2** Medium Density Residential

**R3** High Density Residential

### Land Use

 Residential

### Intensity

 Higher Density

 Commercial Node

# ARTICLE 3. ZONING DISTRICTS

USES	ZONING DISTRICTS									
	AG	RR	RL	RM	RH	C-1	C-2	C-3	ML	MH
	AGG / AEDS	RRE	RL	(RM + RML)	(RMH)	BN(C-1)	BCB(C-2)	(BHC(C-3)+ BTS(C-4) +BEQ(C-5)	ML	MH
<b>AGRICULTURAL</b>										
Agricultural Produce Stand	P	P								
Agricultural Production	P	P								
Agricultural Service	C									
Animal Husbandry	P	P								
Bulk Grain Storage / Grain Elevator	P								P	P
Feed Lots (1st / 2nd / 3rd Class)	C									
Livestock Auction / Sales Barn										P
<b>NATURAL RESOURCE</b>										
Gas / Oil Wells	C									C
Natural Resource Extraction / Processing	C									C
<b>RESIDENTIAL</b>										
Boarding and Rooming Houses / Bed and Breakfasts	C	P	C	C	C		P			
Convalescent / Nursing / Rest Homes					P	P				
Group Home		C	C	C	C					
Group Shelters / Transitional Housing		C			C		C	P		
Home Occupation	P	P	P	P	P					
Independent and Assisted Living Center					P	P				
Live Work / Loft (Residential / Commercial) Dwelling (not in 1st / ground / basement level)						P	P			
Mobile / Manufactured Home Park					P					
Multi-Family Dwellings - General					P					
Muti-Family Dwellings - Limited (6 units or less)				C	P					
Short-term Residential Rental	P	P	P	P	P	P	P			
Single-Family Dwellings (attached)			C	C	P	P	P			
Single-Family Dwellings (detached)	P	P	P	P	P					
Accessory Dwelling Unit	P	P		C	P					
Tiny Homes / Tiny Home Community					P					
Two-Family Dwelling (Duplex)			C	P	P					
<b>CIVIC / PUBLIC ASSEMBLY / SEMI-PUBLIC / UTILITY</b>										
Airports / Landing Strips / Heliports	C							C	C	C
Cemetaries	C	C	C	C	C					
Communication Equipment / Structures		C			C	C	P	P	P	P
Communication Towers	C	C	C	C	C	C	C	C	C	C
Community / Cultural / Educational Facilities	C	C	C	C	C	C	C	P	P	
Golf Course	C	C	C	C	C					
Government / Public Service Administrative Facilities				C	C	P	P	P		
Government / Public Service Yards						C	C	P	P	P
Hospital				C	C	P	P	P		
Libraries				C	C	P	P	P		



# ARTICLE 3. ZONING DISTRICTS

USES	ZONING DISTRICTS									
	AG	RR	RL	RM	RH	C-1	C-2	C-3	ML	MH
	AGG / AEDS	RRE	RL	(RM + RML)	(RMH)	BNQ(C-1)	BCR(C-2)	(BHC(C-3)+ BTS(C-4) +BEC(C-5)	ML	MH
Kennels - indoor	P							P	P	P
Kennels - outdoor	C							C	P	P
Laundries / Dry Cleaning - self service or pick-up / drop off activities only						P	P	P	P	P
Liquor Stores							P	P	P	
Manufacturing / Fabrication / Assembly									P	P
Manufacturing / Fabrication / Assembly - limited						C	C	P	P	P
Meat Locker								P	P	P
Meat and poultry packing, slaughtering, eviscerating and skinning; and the rendering of by-products of slaughtering and killing animals or poultry.										C
Medical / Health Facilities						P	P	P	P	
Microbrewery						C	P	P	P	P
Mini / Self- storage Rental Buildings / Units								C	P	P
Music / Dance Studios					C	P	P	P	P	
New / Used Automobile Sales							C	P	P	P
New / Used Automobile Sales with limited repair services								P	P	P
Office / Office Buildings business and professional						P	P	P	P	P
Parking Lot (stand alone - public or private)						P	P	P	P	P
Parcel Delivery Services							P	P	P	P
Pharmacy						C	P	P	P	
Printing Shops							P	P	P	P
Recreational Vehicle Parking Area								P	P	P
Recreational Vehicle Sales / Service / Rentals / Repair								P	P	P
Repair Services - Automobile								P	P	P
Repair Services - Automobile Limited							C	P	P	P
Restaurants - Drive-in / Drive-thru						C	C	P	P	
Restaurants / Cafes						P	P	P	P	
Retail Stores / Shops						P	P	P	P	
Service / Gas Stations - Automobile (with or without minor repair services and/or carwash)							C	P	P	P
Service / Gas Stations - Automobile Limited						C	P	P	P	P
Storage / Warehouse									P	P
Storage / Warehouse - limited						P	P	P	P	P
Tattoo Parlor / Body Piercing / Permanent Cosmetics and Branding							P	P	P	P
Truck Fueling / Repair Services (not including truck / trailer washing facilities)								P	P	P
Truck Fueling / Repair Services (truck / trailer washing facilities)									P	P
Trucking / Distribution									P	P
Veterinary Clinic Limited							C	P	P	P
Veterinarian or animal hospitals, provided any such building, kennel, or exercise runway is located at least one hundred (100) feet away from any "R" District boundary.	C							P	P	P