

City of Sidney Planning Commission Meeting, Monday, July 15, 2024, 5:30 pm

AGENDA

Call to Order
Pledge of Allegiance
Welcome
Business and Report

1. Announcement of Public Meetings Act: The Open Meetings Law poster is posted at the rear of the room, please refer to the posted information if you have any questions regarding the open meetings law.
2. Approval of minutes for June 17, 2024
3. **PUBLIC HEARING:** The application for the City of Sidney for rezoning of the West ½ of the East ½ of Section 33, Township 14 North, Range 49 West of the 6th Principal Meridian lying south of the railroad right of way, except that portion of said West ½ lying within the boundary of Sidney Business Park Addition to Sidney, Nebraska. Also known as 1120 Commerce Court. Rezoning from M2 (Heavy Manufacturing) to C3 (Heavy Commercial).
4. Election:
 - Chair
 - Vice Chair
 - Appointment to the Board of Adjustment
5. Comments by the public and action concerning other business by the commission.

ADJOURNMENT

Open Meetings Act

Effective Date – July 21, 2022

84-1407. Act, how cited.

Sections [84-1407](#) to [84-1414](#) shall be known and may be cited as the Open Meetings Act.

84-1408. Declaration of intent; meetings open to public.

It is hereby declared to be the policy of this state that the formation of public policy is public business and may not be conducted in secret.

Every meeting of a public body shall be open to the public in order that citizens may exercise their democratic privilege of attending and speaking at meetings of public bodies, except as otherwise provided by the Constitution of Nebraska, federal statutes, and the Open Meetings Act.

84-1409. Terms, defined.

For purposes of the Open Meetings Act, unless the context otherwise requires:

(1)(a) Public body means (i) governing bodies of all political subdivisions of the State of Nebraska, (ii) governing bodies of all agencies, created by the Constitution of Nebraska, statute, or otherwise pursuant to law, of the executive department of the State of Nebraska, (iii) all independent boards, commissions, bureaus, committees, councils, subunits, or any other bodies created by the Constitution of Nebraska, statute, or otherwise pursuant to law, (iv) all study or advisory committees of the executive department of the State of Nebraska whether having continuing existence or appointed as special committees with limited existence, (v) advisory committees of the bodies referred to in subdivisions (i), (ii), and (iii) of this subdivision, and (vi) instrumentalities exercising essentially public functions; and

(b) Public body does not include (i) subcommittees of such bodies unless a quorum of the public body attends a subcommittee meeting or unless such subcommittees are holding hearings, making policy, or taking formal action on behalf of their parent body, except that all meetings of any subcommittee established under section [81-15,175](#) are subject to the Open Meetings Act, and (ii) entities conducting judicial proceedings unless a court or other judicial body is exercising rulemaking authority, deliberating, or deciding upon the issuance of administrative orders;

(2) Meeting means all regular, special, or called meetings, formal or informal, of any public body for the purposes of briefing, discussion of public business, formation of tentative policy, or the taking of any action of the public body; and

(3) Videoconferencing means conducting a meeting involving participants at two or more locations through the use of audio-video equipment which allows participants at each location to hear and see each meeting participant at each other location, including public input. Interaction between meeting participants shall be possible at all meeting locations.

84-1410. Closed session; when; purpose; reasons listed; procedure; right to challenge; prohibited acts; chance meetings, conventions, or workshops.

(1) Any public body may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close. Closed sessions may be held for, but shall not be limited to, such reasons as:

(a) Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation to or by the public body;

(b) Discussion regarding deployment of security personnel or devices;

(c) Investigative proceedings regarding allegations of criminal misconduct;

(d) Evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person and if such person has not requested a public meeting;

(e) For the Community Trust created under section [81-1801.02](#), discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster; or

(f) For public hospitals, governing board peer review activities, professional review activities, review and discussion of medical staff investigations or disciplinary actions, and any strategy session concerning transactional negotiations with any referral source that is required by federal law to be conducted at arms length.

Nothing in this section shall permit a closed meeting for discussion of the appointment or election of a new member to any public body.

(2) The vote to hold a closed session shall be taken in open session. The entire motion, the vote of each member on the question of

holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The public body holding such a closed session shall restrict its consideration of matters during the closed portions to only those purposes set forth in the motion to close as the reason for the closed session. The meeting shall be reconvened in open session before any formal action may be taken. For purposes of this section, formal action shall mean a collective decision or a collective commitment or promise to make a decision on any question, motion, proposal, resolution, order, or ordinance or formation of a position or policy but shall not include negotiating guidance given by members of the public body to legal counsel or other negotiators in closed sessions authorized under subdivision (1)(a) of this section.

(3) Any member of any public body shall have the right to challenge the continuation of a closed session if the member determines that the session has exceeded the reason stated in the original motion to hold a closed session or if the member contends that the closed session is neither clearly necessary for (a) the protection of the public interest or (b) the prevention of needless injury to the reputation of an individual. Such challenge shall be overruled only by a majority vote of the members of the public body. Such challenge and its disposition shall be recorded in the minutes.

(4) Nothing in this section shall be construed to require that any meeting be closed to the public. No person or public body shall fail to invite a portion of its members to a meeting, and no public body shall designate itself a subcommittee of the whole body for the purpose of circumventing the Open Meetings Act. No closed session, informal meeting, chance meeting, social gathering, email, fax, or other electronic communication shall be used for the purpose of circumventing the requirements of the act.

(5) The act does not apply to chance meetings or to attendance at or travel to conventions or workshops of members of a public body at which there is no meeting of the body then intentionally convened, if there is no vote or other action taken regarding any matter over which the public body has supervision, control, jurisdiction, or advisory power.

84-1411. Meetings of public body; notice; contents; when available; right to modify; duties concerning notice; videoconferencing or telephone conferencing authorized; emergency meeting without notice; appearance before public body.

(1) Each public body shall give reasonable advance publicized notice of the time and place of each meeting by a method designated by each public body and recorded in its minutes. Such notice shall be transmitted to all members of the public body and to the public. Such notice shall contain an agenda of subjects known at the time of the publicized notice or a statement that the agenda, which shall be kept continually current, shall be readily available for public inspection at the principal office of the public body during normal business hours. Agenda items shall be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting. Except for items of an emergency nature, the agenda shall not be altered later than (a) twenty-four hours before the scheduled commencement of the meeting or (b) forty-eight hours before the scheduled commencement of a meeting of a city council or village board scheduled outside the corporate limits of the municipality. The public body shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

(2) A meeting of a state agency, state board, state commission, state council, or state committee, of an advisory committee of any such state entity, of an organization created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a public power district having a chartered territory of more than one county in this state, of the governing body of a public power and irrigation district having a chartered territory of more than one county in this state, of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, or of a community college board of governors may be held by means of videoconferencing or, in the case of the Judicial Resources Commission in those cases specified in section 24-1204, by telephone conference, if:

(a) Reasonable advance publicized notice is given;

(b) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio or visual recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if videoconferencing or telephone conferencing was not used;

(c) At least one copy of all documents being considered is available to the public at each site of the videoconference or telephone conference;

(d) At least one member of the state entity, advisory committee, board, council, or governing body is present at each site of the videoconference or telephone conference, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site; and

(e)(i) Except as provided in subdivision (2)(e)(ii) of this section, no more than one-half of the state entity's, advisory committee's, board's, council's, or governing body's meetings in a calendar year are held by videoconference or telephone conference; or

(ii) In the case of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act, such organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conferencing.

Videoconferencing, telephone conferencing, or conferencing by other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(3) A meeting of a board of an educational service unit, of the Educational Service Unit Coordinating Council, of the governing body of an entity formed under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act, of the governing body of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act, of a community college board of governors, of the governing body of a public power district, of the governing body of a public power and irrigation district, or of the Nebraska Brand Committee may be held by telephone conference call if:

(a) The territory represented by the educational service unit, member educational service units, community college board of governors, public power district, public power and irrigation district, Nebraska Brand Committee, or member public agencies of the entity or pool covers more than one county;

(b) Reasonable advance publicized notice is given which identifies each telephone conference location at which there will be present: (I) A member of the educational service unit board, council, community college board of governors, governing body of a public power district, governing body of a public power and irrigation district, Nebraska Brand Committee, or entity's or pool's governing body; or (II) A nonvoting designee designated under subdivision (3)(f) of this section;

(c) All telephone conference meeting sites identified in the notice are located within public buildings used by members of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or entity or pool or at a place which will accommodate the anticipated audience;

(d) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including seating, recordation by audio recording devices, and a reasonable opportunity for input such as public comment or questions to at least the same extent as would be provided if a telephone conference call was not used;

(e) At least one copy of all documents being considered is available to the public at each site of the telephone conference call;

(f) At least one member of the educational service unit board, council, community college board of governors, governing body of the public power district, governing body of the public power and irrigation district, Nebraska Brand Committee, or governing body of the entity or pool is present at each site of the telephone conference call identified in the public notice, except that a member of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis, an organization created under the Municipal Cooperative Financing Act, or a governing body of a risk management pool or an advisory committee of such organization or pool may designate a nonvoting designee, who shall not be included as part of the quorum, to be present at any site;

(g) The telephone conference call lasts no more than five hours; and

(h) No more than one-half of the board's, council's, governing body's, committee's, entity's, or pool's meetings in a calendar year are held by telephone conference call, except that:

(i) The governing body of a risk management pool that meets at least quarterly and the advisory committees of the governing body may each hold more than one-half of its meetings by telephone conference call if the governing body's quarterly meetings are not held by telephone conference call or videoconferencing; and

(ii) An organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act may hold more than one-half of its meetings by telephone conference call if the organization holds at least one meeting each calendar year that is not by videoconferencing or telephone conference call.

Nothing in this subsection shall prevent the participation of consultants, members of the press, and other nonmembers of the governing body at sites not identified in the public notice. Telephone conference calls, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(4) The secretary or other designee of each public body shall maintain a list of the news media requesting notification of meetings and shall make reasonable efforts to provide advance notification to them of the time and place of each meeting and the subjects to be discussed at that meeting.

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in such meeting shall pertain only to the emergency. Such emergency meetings may be held by means of electronic or telecommunication equipment. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness other than a member of the public body to appear before the public body by means of video or telecommunications equipment.

84-1412. Meetings of public body; rights of public; public body; powers and duties.

(1) Subject to the Open Meetings Act, the public has the right to attend and the right to speak at meetings of public bodies, and all or any part of a meeting of a public body, except for closed sessions called pursuant to section 84-1410, may be videotaped, televised, photographed, broadcast, or recorded by any person in attendance by means of a tape recorder, camera, video equipment, or any other means of pictorial or sonic reproduction or in writing.

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings. A body may not be required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

(3) No public body shall require members of the public to identify themselves as a condition for admission to the meeting nor shall such body require that the name of any member of the public be placed on the agenda prior to such meeting in order to speak about items on the agenda. The body may require any member of the public desiring to address the body to identify himself or herself.

(4) No public body shall, for the purpose of circumventing the Open Meetings Act, hold a meeting in a place known by the body to be too small to accommodate the anticipated audience.

(5) No public body shall be deemed in violation of this section if it holds its meeting in its traditional meeting place which is located in this state.

(6) No public body shall be deemed in violation of this section if it holds a meeting outside of this state if, but only if:

(a) A member entity of the public body is located outside of this state and the meeting is in that member's jurisdiction;

(b) All out-of-state locations identified in the notice are located within public buildings used by members of the entity or at a place which will accommodate the anticipated audience;

(c) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including making a telephone conference call available at an in-state location to members, the public, or the press, if requested twenty-four hours in advance;

(d) No more than twenty-five percent of the public body's meetings in a calendar year are held out-of-state;

(e) Out-of-state meetings are not used to circumvent any of the public government purposes established in the Open Meetings Act;

(f) Reasonable arrangements are made to provide viewing at other in-state locations for a videoconference meeting if requested fourteen days in advance and if economically and reasonably available in the area; and

(g) The public body publishes notice of the out-of-state meeting at least twenty-one days before the date of the meeting in a legal newspaper of statewide circulation.

(7) The public body shall, upon request, make a reasonable effort to accommodate the public's right to hear the discussion and testimony presented at the meeting.

(8) Public bodies shall make available at the meeting or the in-state location for a telephone conference call or videoconference, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

84-1413. Meetings; minutes; roll call vote; secret ballot; when.

(1) Each public body shall keep minutes of all meetings showing the time, place, members present and absent, and the substance of all matters discussed.

(2) Any action taken on any question or motion duly moved and seconded shall be by roll call vote of the public body in open session, and the record shall state

how each member voted or if the member was absent or not voting. The requirements of a roll call or viva voce vote shall be satisfied by a public body which utilizes an electronic voting device which allows the yeas and nays of each member of such public body to be readily seen by the public.

(3) The vote to elect leadership within a public body may be taken by secret ballot, but the total number of votes for each candidate shall be recorded in the minutes.

(4) The minutes of all meetings and evidence and documentation received or disclosed in open session shall be public records and open to public inspection during normal business hours.

(5) Minutes shall be written, except as provided in subsection (6) of this section, and available for inspection within ten working days or prior to the next convened meeting, whichever occurs earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing the minutes is absent due to a serious illness or emergency.

(6) Minutes of the meetings of the board of a school district or educational service unit may be kept as an electronic record.

84-1414. Unlawful action by public body; declared void or voidable by district court; when; duty to enforce open meeting laws; citizen's suit; procedure; violations; penalties.

(1) Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in violation of the Open Meetings Act shall be declared void by the district court if the suit is commenced within one hundred twenty days of the meeting of the public body at which the alleged violation occurred. Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in substantial violation of the Open Meetings Act shall be voidable by the district court if the suit is commenced more than one hundred twenty days after but within one year of the meeting of the public body in which the alleged violation occurred. A suit to void any final action shall be commenced within one year of the action.

(2) The Attorney General and the county attorney of the county in which the public body ordinarily meets shall enforce the Open Meetings Act.

(3) Any citizen of this state may commence a suit in the district court of the county in which the public body ordinarily meets or in which the plaintiff resides

for the purpose of requiring compliance with or preventing violations of the Open Meetings Act, for the purpose of declaring an action of a public body void, or for the purpose of determining the applicability of the act to discussions or decisions of the public body. It shall not be a defense that the citizen attended the meeting and failed to object at such time. The court may order payment of reasonable attorney's fees and court costs to a successful plaintiff in a suit brought under this section.

(4) Any member of a public body who knowingly violates or conspires to violate or who attends or remains at a meeting knowing that the public body is in violation of any provision of the Open Meetings Act shall be guilty of a Class IV misdemeanor for a first offense and a Class III misdemeanor for a second or subsequent offense.

Planning Commission Meeting

A meeting of the Planning Commission of the City of Sidney, Nebraska, was convened in open and public session at 5:30 p.m., on June 17, 2024, in the City Council Chambers, located at 1115 13th Avenue. Present were: Vice Chairman Loghry and Commissioners, Benzel, England, Jones, Spiker, Sweetser. Others present: Chief Building Official Hall and City Clerk Borchert. Notice of the meeting was given in advance by publication in The Sidney Sun-Telegraph, the designated method for giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Chairman and all members of the Commission, and a copy of their acknowledgment of receipt of notice is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Planning Commission of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Vice Chairman Loghry announced that a copy of the Nebraska Open Meetings Act was available for review at the room's rear.

Loghry asked for approval of the minutes. Spiker moved, Sweetser seconded, "That the May 20, 2024 minutes be approved." Roll call: Yeas: Jones, Loghry, Sweetser Nays: None. Abstain: Benzel, England, Spiker. Absent: Glenn, Schmitt, Strommen Motion passed.

Loghry asked for a motion to table the rezoning request until July. Borchert stated that due to a zoning description update, the public hearing would need to be readvertised. England moved, Jones seconded, "That agenda item 3, the rezoning request for 1120 Commerce Court, be tabled until the July 2024 meeting." Roll call: Yeas: England, Jones, Loghry, Spiker, Sweetser, Benzel. Nays: None. Absent: Glenn, Schmitt, Strommen Motion passed.

Loghry stated that agenda item 4, the conditional use permit held by World Wide Trophy Adventures, was requested to be removed as they no longer need the container.

A brief discussion was held by the commissioners regarding shipping containers. Loghry gave Hall a list of containers that may not be permitted.

There were no further comments.

Meeting adjourned at 5:43 p.m.

VICE CHAIRMAN, DOUG LOGHRY

LORI BORCHERT, CITY CLERK



SMALL TOWN VALUES

1115 13TH AVENUE PO BOX 79
SIDNEY NEBRASKA 69162

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MEMORANDUM

DATE: July 15, 2024

MEMO TO: Planning, Zoning Commission

FROM: Marshall Hall, Chief Building Official

RE: The application for the City of Sidney for rezoning of the West ½ of the East ½ of Section 33, Township 14 North, Range 49 West of the 6th Principal Meridian lying south of the railroad right of way, except that portion of said West ½ lying within the boundary of Sidney Business Park Addition to Sidney, Nebraska. Also known as 1120 Commerce Court. Rezoning from M2 (Heavy Manufacturing) to C3 (Heavy Commercial).

SUMMARY: This portion of land has already been administratively subdivided. The new subdivision of land is proposed to be a landscaping supply store which would require the re-zoning from M2 (Heavy Manufacturing) to C3 (Heavy Commercial). This parcel will have proper access from both northbound and southbound traffic on HWY 385.

BACKGROUND/DISCUSSION: The City of Sidney intends to sell this subdivided parcel of land to a local business through an LB840 agreement like the one completed with NEXGEN Outfitters. The current zoning is not appropriate for the kind of business moving in. C3 is the zoning required for this type of business.

RECOMMENDATION: Staff's recommendation is to approve the rezoning from M2 (Heavy Manufacturing) to C3 (Heavy Commercial)

CITY MANAGER COMMENTS: I recommend the rezoning to allow a local business to expand into new space. The city Economic Development Department plans to do everything we can to provide assistance to Haupt Landscaping to help reach their goals.



City of Sidney, Nebraska

1115 13th Avenue, P.O. Box 79, Sidney, NE 69162, (308-254-5300)

PETITION FOR REZONING

The undersigned owner(s) of the premises, situated within the corporate limits and within the zoning jurisdiction of the City of Sidney, Nebraska, legally described as:

The West 1/2 of the East half of Section 33, Township 14 North, Range 49 West of the 6th principal meridian except that portion of said West 1/2 lying within the boundary of Sidney Business Park addition to Sidney, Nebraska
and commonly known as _____

(Street address or location)

do hereby petition and request the rezoning of the above described property in accordance with the following:

Petition to rezone from: M2, _____
to: C3, _____

Name(s), address, and phone number(s) of owners(s):

City of Sidney, 1115 13th Avenue, Sidney, NE 69162
308-249-4870, 308-254-5300

Names(s) address, and phone number(s) of Developer(s) if different than the owner.

Proposed use of the property: Lanscaping material sales and services

Dated this 16th day of May, 2024.

Signature(s): By [Signature]

Date Received: _____

Received by: _____

2024-01

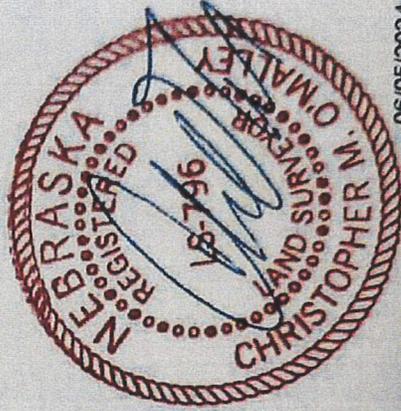
PARCELS 1 AND 2 ADMINISTRATIVE SUBDIVISION 2024-01
PART OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 33
TOWNSHIP 14 NORTH, RANGE 49 WEST OF THE 6TH PRINCIPAL MERIDIAN
CHEYENNE COUNTY, NEBRASKA

RECORD DESCRIPTION

THE WEST 1/2 IF THE EAST HALF OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 49
WEST OF THE 6TH PRINCIPAL MERIDIAN LYING SOUTH OF THE RAILROAD RIGHT OF
WAY, EXCEPT THAT PORTION OF SAID WEST 1/2 LYING WITHIN THE BOUNDARY OF
SIDNEY BUSINESS PARK ADDITION TO SIDNEY, NEBRASKA.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS'
REGULATION ACT. I CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR IN
THE STATE OF NEBRASKA.



06/05/2024

CERTIFICATE OF APPROVAL

THIS PLAT IS APPROVED BY THE CITY OF SIDNEY, NEBRASKA, APPROVAL OF THIS
PLAT DOES NOT CONSTITUTE ACCEPTANCE OF ANY DEDICATION.

ADMINISTRATIVE SUBDIVISION

2024-01

PARCELS 1 AND 2 ADMINISTRATIVE SUBDIVISION 2024-01
PART OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 33
TOWNSHIP 14 NORTH RANGE 49 WEST OF THE 6TH PRINCIPAL MERIDIAN
CHERRYHOLE COUNTY, NEBRASKA

RECORD DESCRIPTION

THE SURVEY IS A RE-RECORD OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS NOT A NEW SURVEY. THE SURVEY IS A RE-RECORD OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS NOT A NEW SURVEY.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS NOT A NEW SURVEY. THE SURVEY IS A RE-RECORD OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS NOT A NEW SURVEY.



CERTIFICATE OF APPROVAL

THIS PLAN IS APPROVED BY THE CITY OF SIDNEY, NEBRASKA. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE ACCEPTANCE OF ANY EASEMENT.

WITNESSED BY HAND AND THE CORPORATE SEAL OF THE CITY OF SIDNEY, NEBRASKA
THIS 23 DAY OF May 2024

DAVID SCOTT
CITY MANAGER, CITY OF SIDNEY, NEBRASKA

Lois Berchert
CITY CLERK - TREASURER, CITY OF SIDNEY, NEBRASKA

LEGEND

● PERMANENT MONUMENT AS NOTED
○ SET BACK MARK
--- RECORD DATA PER FINAL PLAT LOT 4, BLOCK 1, SIDNEY BUSINESS PARK ADDITION
--- RECORD DATA PER SURVEY RECORD REPOSITORY INDEX 314529

THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM GNSS NETWORK SOLUTION USING THE STATE OF NEBRASKA 3860 NAD 83 EPOCH 2011. ALL DISTANCES SHOWN ARE UNADJUSTED UNLESS OTHERWISE NOTED.

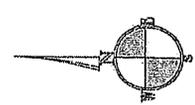
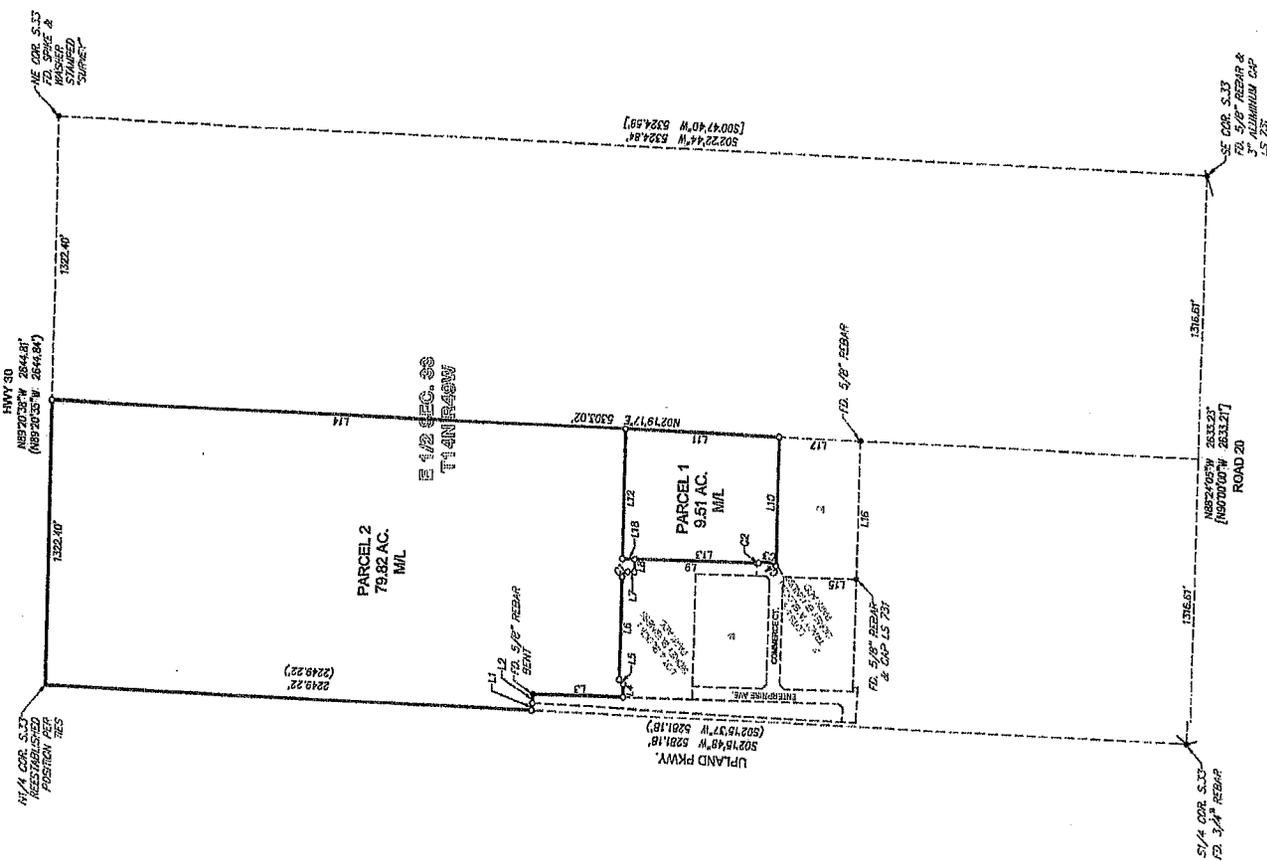
SHEET 1 OF 1

CLIENT: CITY OF SIDNEY, NE
SITE: PD 17015422



180 N CENTER PARKWAY, SUITE 1041
KENNEDY, NEBRASKA 68801
505.252.2661 OFFICE@VALLEYGIS.COM

LAND SURVEYING • MAPPING • GIS



SCALE: 1" = 200'



SECTION TIE NOTES:

- 1. ALL SECTIONS WERE RUN AS A SINGLE RUN.
- 2. ALL SECTIONS WERE RUN AS A SINGLE RUN.
- 3. ALL SECTIONS WERE RUN AS A SINGLE RUN.
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- 10. ALL SECTIONS WERE RUN AS A SINGLE RUN.

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S87°44'22"E	22.22	S87°44'22"E	22.22
L2	S89°33'44"E	41.45	S89°33'44"E	41.45
L3	S01°05'10"W	417.45	S01°05'10"W	417.45
L4	N88°33'44"W	60.00	N88°33'44"W	60.00
L5	N88°33'44"W	23.22	S46°06'05"W	23.22
L6	N88°33'44"W	415.45	N88°33'44"W	415.45
L7	N01°05'10"E	33.54	N01°05'10"E	33.54
L8	N88°33'44"E	763.72	N88°33'44"E	763.72
L9	N88°33'44"W	585.22	N88°33'44"W	585.22
L10	S01°05'10"W	610.72	S01°05'10"W	610.72
L11	S01°05'10"E	267.80	S01°05'10"E	267.80
L12	N01°05'10"E	338.05	N01°05'10"E	338.05
L13	N88°33'44"W	655.45	N88°33'44"W	655.45
L14	S01°05'10"W	375.02	S01°05'10"W	375.02
L15	S10°05'10"W	24.65	S10°05'10"W	24.65

CURVE	LENGTH	RADIUS	DELTA
C1	38.56	25.00	97°33'57"
C2	7.60	25.00	15°33'02"
C3	14.68	60.00	97°11'38"
C4	14.83	60.00	82°11'38"



1.618 Acres

1.618 Acres

1.618 Acres

1.618 Acres

33
14
49W

▲ PID	OwnerName	PropertyAddress	OwnerAddress	LegalDes
170001687	SANTERO FARMS LLC		2420 ROAD 115 SIDNEY NE 69162-3125	33-14-49 E/2 E/2 EXCEPT R/W & LES: TRACTS IN SE 1/4

▲ PID	OwnerName	PropertyAddress	OwnerAddress	LegalDes
170183548	TALICH, CYNTHIA J		11596 ROAD 20 SIDNEY NE 69162-3006	33-14-49 TRACT IN E/2SE/4

▲ PID	OwnerName	PropertyAddress	OwnerAddress	LegalDes
170220404	LONGHORN INVESTMENTS LLC		2109 WILDERNESS RIDGE DRIVE LINCOLN NE 68512-9291	33-14-49 LOT 1 BLOCK 1 SIDNEY BUSINESS PARK ADDITION SIDNEY

▲ PID	OwnerName	PropertyAddress	OwnerAddress	LegalDes
170221121	NEXGEN OUTFITTERS	100 COMMERCE COURT SIDNEY	100 COMMERCE COURT SIDNEY NE 69162-6401	0-0-0 LOT: BLOCK 1 SIDNEY BUSINESS PARK ADDITION