

**CITY OF SIDNEY, NEBRASKA**

**PLANNING COMMISSION-**

**AGENDA FOR: MONDAY SEPTEMBER 17, 2018, 5:30 P.M.**

**CITY COUNCIL CHAMBERS, 1115 13<sup>TH</sup> AVENUE, SIDNEY, NE 69162**

1. Announcement of Public Meetings Act: The Open Meetings Law poster is posted at the rear of the room, please refer to posted information if you have any questions regarding the open meetings law.
2. Approval of minutes of August 20, 2018, as printed.
3. PUBLIC HEARING: Conditional Use Permit for Bruce G. Stitt for Gehrig-Stitt Chapel & Cremation Service, for the addition of cremation operation equipment at 1140 10<sup>th</sup> Avenue.
4. PUBLIC HEARING: Rezoning Application of Darin VanNatter and Susan Hiatt to rezone Lot 6, Block 13, Section 49 Part of the SE/4 East of Highway Lands Inside Sidney, more particularly described as 2525 11<sup>th</sup> Avenue, from R-1 (Residential) Zone to R-1a (Rural Residential Estate) Zone; and recommendation to City Council regarding same.
5. Comments by the public and action concerning other business by the commission.

ADJOURNMENT

# 2

Sidney, Nebraska, August 20, 2018

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 August 20, 2018 in the City Council Chambers, located at 1115 13<sup>th</sup> Avenue. Present were: Chairman England and Commissioners: Loghry, Phillips, Schmitt, Smith, Sweetser, and Volkmer. Absent: Glenn and Long. Others present: Chief Building Official Kubo, City Attorney Leef and Deputy Clerk Heilbrun. Notice of the meeting was given in advance thereof 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.

Chairman England announced to all in attendance, that a current copy of the Nebraska Open Meetings Act was available for review at the rear of the room.

Phillips moved, Loghry seconded "That the minutes of the May 21, 2018 meeting be approved." Roll call vote: Yeas: All Commissioners present. Absent: Glenn and Long.

City Attorney Leef called for nominations for Chair of the Planning Commission for the year beginning June 1, 2018 through June 1, 2019.

Volkmer moved, Loghry seconded "That Tim Smith be nominated as Chairman of the Planning Commission." Roll call vote: Yeas: Schmitt, Volkmer, Loghry, England Phillips and Sweetser. Abstain: Smith. Absent: Glenn and Long. Phillips moved, England seconded that nominations cease. Roll call vote: Yeas: Schmitt, Volkmer, Loghry, England Phillips and Sweetser. Abstain: Smith. Absent: Glenn and Long. Having been elected by a majority of the Commission, Tim Smith assumed the role of Chairman of the Planning Commission.

Chairman Smith called for nominations for Vice-Chair of the Planning Commission for the year beginning June 1, 2018 through June 1, 2019. Smith moved, Sweetser seconded "That John Phillips be nominated as Vice-Chair. There being no further nominations Smith called for a vote on the motion to appoint John Phillips as Vice-Chair of the Planning Commission. Roll call vote: Yeas: Schmitt, Volkmer, Loghry, England, Sweetser and Smith. Abstain: Phillips. Absent: Glenn and Long.

Chairman Smith announced that the Planning Commission would now hold a public hearing to consider the Application of Dennis Charles for a waiver for truck parking in a residential zone located at 1220 Rose Street; that the Board of Education of School District No. 1, Cheyenne County, Nebraska, and the Board of Education of Western Nebraska Community College have been properly notified in the time and manner prescribed by law and have not filed objections.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Dennis Charles.

Mr. Charles stated that he has been parking the tractor portion of his truck in his driveway, which consists of crushed concrete, for some time. He is asking for a parking permit to adhere to the truck parking regulations as established in the Codified Ordinances.

Chief Building Official Kubo stated that there have been no complaints from the neighbors regarding Mr. Charles parking at his residence and staff has no problems with the request.

There being no further questions or comments, Chairman Smith closed the public hearing and asked for a motion on the request.

Phillips moved, England seconded "That the Planning Commission recommend to the City Council that the request of Dennis Charles for a waiver for truck parking in a residential zone located at 1220 Rose Street be approved." Roll call vote: Yeas: All Commissioners present. Absent: Glenn and Long.

Chairman Smith announced that the Planning Commission would now hold a public hearing to consider the Application of Caleb Jurgensen for a waiver for truck parking in a residential zone located at 1321 Newton Street; that the Board of Education of School District No. 1, Cheyenne County, Nebraska, and the Board of Education of Western Nebraska Community College have been properly notified in the time and manner prescribed by law and have not filed objections.

The following filed written objections: None. The following appeared in person or by agent or by attorney and were heard: Caleb Jurgensen and Betty Elliott.

Chief Building Official Kubo stated that there have been no complaints from the neighbors regarding Mr. Charles parking at his residence and staff has no problems with the request.

Mr. Jurgensen stated that he is asking for permission to park the tractor portion of his truck in his concrete driveway. He leaves his trailer at Floyd's when he is at home, which is usually on weekends. He is asking for a parking permit to adhere to the truck parking regulations as established in the Codified Ordinances.

Betty Elliott of 1304 Newton Street has no problems with this request, stating that she was "for it".

There being no further questions or comments, Chairman Smith closed the public hearing and asked for a motion on the request.

Phillips moved, England seconded "That the Planning Commission recommend to the City Council that the request of Caleb Jurgensen for a waiver for truck parking in a residential zone located at 1321 Newton Street be approved." Roll call vote: Yeas: All Commissioners present. Absent: Glenn and Long.

Chairman Smith welcomed Ben Schmitt to the Planning Commission.

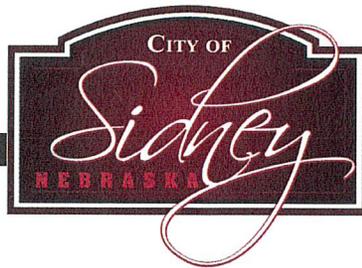
The meeting adjourned at 5:41 p.m.

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CHAIRMAN

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DEPUTY CLERK



#3

**SMALL TOWN VALUES**

1115 13TH AVENUE PO Box 79  
SIDNEY NEBRASKA 69162

**BIG TIME OPPORTUNITIES**

PHONE (308) 254-5300 FAX (308) 254-3164  
www.cityofsidney.org

## MEMORANDUM

DATE: September 5, 2018

MEMO TO: City of Sidney Planning Commission

FROM: Kevin Kubo, Chief Building Official

RE:

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### **SUMMARY:**

Review of proposed Conditional Use Permit for Gehrig/Stitt Chapel located at 1140 10<sup>th</sup> Ave.

### **BACKGROUND/DISCUSSION:**

The owner of Gehrig/Stitt Chapel and Cremation Svc. Has applied for a Conditional Use Permit for the installation of a crematory, in a building located at 1140 10<sup>th</sup> Ave. The current zoning for this address is C-1, Central Business District Zone. The installation of a crematory would require a Conditional Use Permit.

Included in the packet, Application for Conditional Use, Parcel Description, Photo of Parcel with 300-hundred-foot boundary, names of all property owners within 300 foot boundary, Use chart 1262.03.

### **RECOMMENDATION:**

Staff would recommend the Planning Commission review the uses in a C-1 District and any Conditional uses for this District.



# City of Sidney, Nebraska

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

*Delivered  
8/20/18*

## APPLICATION FOR CONDITIONAL USE PERMIT

DATE: Jan. 31, 2018

Filing Fee: \$200.00

Receipt No.: \_\_\_\_\_

NAME OF OWNER(s): Bruce G. Stitt for Gehrig-Stitt Chapel & Cremation Svc

ADDRESS OF OWNER(s): 2368 King Street, Sidney, NE

ADDRESS OF CONDITIONAL USE PERMIT: 1140 10th Avenue, Sidney, NE  
1212 10th Avenue, Sidney, NE *Remove*

LOT: Lots 7 and 8 BLOCK: 48 ADDITION: First Addition Sidney

Lot 1 and East 36 Feet lot 2 B1 3 Clarkson Addition

CURRENT ZONING: Both Commercial ZONE THE USE IS PERMITTED: Commercial

DESCRIPTION OF USE: Continued funeral establishment with the addition  
cremation operation equipment

STATE REASON OR REASONS WHY THE PERMIT SHOULD ISSUED:

It is our goal to provide a professional caring service for a growing  
need in our community and the surrounding area. Currently more than 50%  
of the families we serve are choosing cremation and the trend is increasing.

It is important for us to supervise each step of the cremation process  
and to see that it is done locally and not out of town or out of state.

Phone number of Applicant/Owner: (308) 254-2055

*Bruce G. Stitt*  
Signature of Owner/Owners

Official Use Only \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_ CHAIRPERSON, PLANNING COMMISSION

\_\_\_\_\_ SECRETARY, PLANNING COMMISSION

PERMIT No. ISSUED: \_\_\_\_\_

DATE PERMIT EXPIRES: \_\_\_\_\_



# City of Sidney, Nebraska

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

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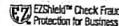
Phone number of Applicant/Owner: (308) 254-2055 Bruce G. Stitt  
Signature of Owner/Owners

### GEHRIG-STITT CHAPEL & CREMATION SERVICE, LLC

1140 10TH AVE PO BOX 151  
SIDNEY, NE 69162  
(308) 254-2055

Security First Bank  
Member FDIC  
308-254-4525 P.O. Box 137 Sidney, Nebraska 69162-0137  
76-1381/1041

14335



PAY TO THE ORDER OF City of Sidney

8/20/2018

\$ \*\*200.00

Two Hundred and 00/100 \*\*\*\*\* DOLLARS

POB 79  
Sidney, NE 69162

Bruce G. Stitt

AUTHORIZED SIGNATURE

MEMO

Conditional Use Permit Application

⑈014335⑈ ⑆104113819⑆ 109032271⑈

Security features. Details on back.



February 7, 2018

Mr. Gordy Stitt  
Gehrig-Stitt Chapel  
1140 10<sup>th</sup>. Ave.  
Sidney, NE. 69162-0054

Dear Gordy,

As a follow-up to our telephone conversation, this letter will review some facts regarding the common placement of cremation equipment within a funeral related facility.

Matthews Cremation Division has been designing, manufacturing and installing combustion systems for a broad range of industries for over 69 years. We are recognized as the leader in cremation equipment, with over 4,500 installations throughout the United States and 50 countries. Our designs have been granted U.S. patents, and have been adopted as industry standards for quality and performance. In addition, we are the largest service and repair organization, servicing all brands of cremation equipment.

Our company has been involved with the various fields of combustion for many years, and directly related to the cremation industry for over 52 years. We are a member in good standing with the Cremation Association of North America, and became its first supplier member approximately 40 years ago.

As the largest manufacturer of cremation equipment, our company annually markets over 70% of our production to the funeral industry. Most funeral establishments are located in residential communities and/or light commercial areas, since they are there to serve the local population. The cremation equipment is installed within the funeral home and is generally considered by most zoning regulations to be an extension of existing business and/or services.

The equipment operates without smoke or odor, and each and every installation must be permitted by the environmental authorities for the city, state or province in which it is installed. The equipment we manufacture is Underwriters Laboratories (UL) listed, confirming maximum safety of both equipment and personnel.

In addition, in Canada our equipment is built to the standards of the Canadian Gas Association (CGA), and is inspected and approved by them for safety of both the electrical and gas control systems.

Matthews Environmental Solutions  
2045 Sprint Boulevard | Apopka, Florida 32703  
O: 407-886-5533 | F: 407-886-5990 | [www.matthewsenvironmentalsolutions.com](http://www.matthewsenvironmentalsolutions.com)

Matthews

Matthews Environmental Solutions, Inc. | 2045 Sprint Boulevard | Apopka, Florida 32703

Each model manufactured by our company is tested by an independent testing laboratory against standards set forth by the federal government. Our equipment's emission levels are substantially lower than the allowable standards to ensure environmental quality. Residents of the area will not be aware the equipment is operating.

All machinery that performs combustion, whether automobiles or furnaces of any type (fireplaces or crematories), gives off byproducts referred to as *particulate matter*. Because of our equipment's high quality standards, these byproducts are not visible, nor is there an odor of the material being combusted. Presently there are several of our cremators operating within the State of Nebraska. Each has been approved for installation by Nebraska's Department of Environmental Quality.

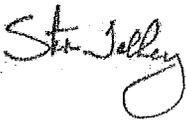
The equipment operates automatically and has built-in pollution detection equipment that constantly supervises the operation, safeguarding against pollution and environmental impact. Cycle time is approximately two hours. When this cycle time is multiplied by the annual frequency of use, the actual hours of operation become insignificant.

The present rate of cremation in this country is approximately 50% and 47% in Nebraska. It is of vital importance that these services be locally available to residents of the community, to help minimize cost to them and fulfilling their demands.

I appreciate your interest and concern regarding the basic information surrounding the installation of cremation equipment. Please feel free to distribute this letter of information to any individuals and/or group that might have interest.

Should you or others require additional information or have questions about anything in this letter, please call me using our toll-free number: 800-327-2831.

Yours very truly,



Stephen A. Talley  
Senior Sales Representative

cc: Jarrod Gogel

Matthews Environmental Solutions  
2045 Sprint Boulevard | Apopka, Florida 32703  
O: 407-886-5533 | F: 407-886-5990 | [www.matthewsenvironmentalsolutions.com](http://www.matthewsenvironmentalsolutions.com)

Matthews

PROPERTY OWNERS WITHIN 300 FT

DEAN OLSEN  
1107 KING  
SIDNEY, NE 69162

DARRELL JOHNSON  
1104 LINDEN  
SIDNEY NE 69162

DAVID WEIDERSPON  
1045 LINDEN  
SIDNEY NE 69162

CRAIG MADDOX  
1031 LINDEN  
SIDNEY NE 69162

JAMES HOLECHEK  
410 COLLEGE DRIVE  
SIDNEY NE 69162

CHURCH OF CHRIST  
1205 10<sup>TH</sup>  
P O BOX 141  
SIDNEY NE 69162

CALVARY BAPTIST CHURCH  
C/O MILDRED BUTCHER  
1120 10<sup>TH</sup> AVE  
SIDNEY NE 69162

ROBINSON INVESTMENTS LLC  
1121 10<sup>TH</sup>  
P O BOX 318  
SIDNEY NE 69162

LARRY NELSON  
1109 10<sup>TH</sup>  
SIDNEY NE 69162

TERRY JESSEN  
P O BOX 1140  
SCOTTSBLUFF NE 69361

CHEYENNE COUNTY COURT HOUSE  
1000 10<sup>TH</sup> AVE  
P O BOX 235  
SIDNEY NE 69162

GLOVER INDUSTRIES  
1116 10<sup>TH</sup>  
P O BOX 235  
SIDNEY NE 69162

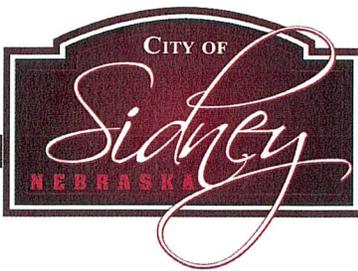
DARBY FLANSBURG  
128 HILLCREST DRIVE  
OGALLALA NE 69153

DIAMOND T ENTERPRISES LLC  
7350 WELD COUNTY RD #5  
ERIE CO 80516

KENNETH GEU  
1040 LINDEN  
SIDNEY NE 69162



#4



**SMALL TOWN VALUES**

1115 13TH AVENUE PO Box 79  
SIDNEY NEBRASKA 69162

**BIG TIME OPPORTUNITIES**

PHONE (308) 254-5300 FAX (308) 254-3164  
www.cityofsidney.org

**MEMORANDUM**

DATE: September 5, 2018

MEMO TO: City of Sidney Planning Commission

FROM: Kevin Kubo, Chief Building Official

RE: Rezoning of Parcel #170073815 from R-1 to R-1a

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**SUMMARY:**

Review of proposed rezoning of Tract #170073815.

**BACKGROUND/DISCUSSION:**

Friendly Units LLC. Sue Hiatt has purchased this property and would like to be allowed to have animals on the property. She is aware that the Zoning of R-1a will allow only one animal unit per whole acre. This referenced in the USE charts in 1262.03 under R-1a and special restrictions n, Horse and other livestock used solely for non-business recreation of the occupier are permissible in the quantity of one animal per lot or, if a lot comprises one acre or more, one animal per each whole acre. Shelters for such animals shall be situated not less than fifty feet from the property line and not less than fifty feet from a residence on another lot or tract. As this property has had animals in the past, there is currently a shelter for animals located on this property.

Included in the packet: Petition for rezoning, Parcel legal description, Photo of the parcel, Photo of parcel with the 300-hundred-foot boundary and all landowners. Planning and Zoning Code 1262.03 and 1262.04 Special Restrictions.

**RECOMMENDATION:**

Staff would recommend the Planning Commission review the uses for R-1a and any restrictions for animal units. This Parcel does meet the requirements for an R-1a zoning as listed in 1264.01.



# 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:

See Attached - 6 13 49 PT SE 1/4 East of HWY LANDS  
INSIDE SIDNEY

and commonly known as 2525 11th  
(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: R-1,  
to: R-1a

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

DARIN VANNATTER 2525 11th  
SUSAN HEETT 2525 11th

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

Proposed use of the property: Residential

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature(s): Darin Vannatter

Date Received: 8/31/2019

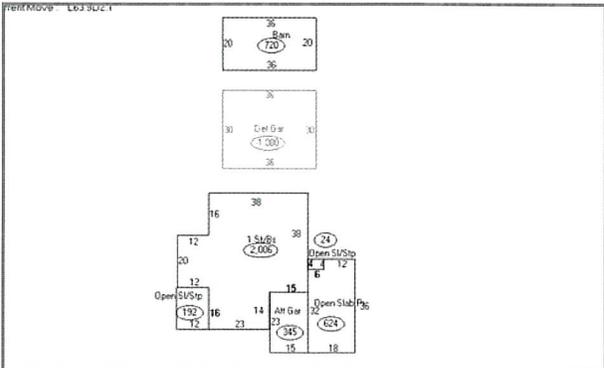
Received by: Karen [Signature]

Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Residential	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	2.00-4.99 ac.

Residential Datasheet			
<b>Zoning:</b>	Single Family	<b>Bathrooms:</b>	1.80
<b>Year Built:</b>	1947	<b>Heating/Cooling:</b>	100% Heat pump with Ground Loop System
<b>Exterior:</b>	100% Veneer, Masonry	<b>Min Finish:</b>	401 sq. ft
<b>Bedrooms:</b>	4	<b>Part Finish:</b>	1,605 sq. ft
<b>Plumbing Fixtures:</b>	10	<b>Garage 1:</b>	Attached Garage(SF)
<b>Basement Size:</b>	2,006 sq. ft	<b>Garage 1 Size:</b>	345 sq. ft
<b>Building Size:</b>	2,006 sq. ft	<b>Garage 2:</b>	Detached Garage(SF)
<b>Quality:</b>	Average	<b>Garage 2 Size:</b>	1080 sq. ft
<b>Style:</b>	100% One Story		

Dwelling Data			
Description	Units	Value	
Raised Slab Porch	192	\$2,525	
Raised Slab Porch	24	\$500	
Open Slab Porch	624	\$3,895	

Outbuilding Data			
Description	Units	Year Built	Cost
Barn (Obsolete)	720		\$7,949

Photo/Sketch	
	

Parcel Information	
<b>Parcel ID:</b>	170073815
<b>Map Number</b>	3469
<b>State Geo Code</b>	3093-06-4-10343-000-0009
<b>Cadastral #</b>	29-23-3469
<b>Images</b>	<a href="#">Photo #1</a> <a href="#">Photo #2</a> <a href="#">Photo #3</a> <a href="#">Photo #4</a> <a href="#">Photo #5</a> <a href="#">Photo #6</a> <a href="#">Photo #7</a> <a href="#">Photo #8</a> <a href="#">Photo #9</a> <a href="#">Sketch #1</a>
<b>Current Owner:</b>	FRIENDLY UNITS LLC 2201 ILLINOIS STREET SIDNEY, NE 69162-1440
<b>Situs Address:</b>	2525 11TH AVENUE
<b>Tax District:</b>	5
<b>School District:</b>	SIDNEY 1, 17-0001
<b>Account Type:</b>	Residential
<b>Legal Description:</b>	6 13 49 PT SE/4 EAST OF HWY LANDS INSIDE SIDNEY
<b>Lot Width:</b>	N/A
<b>Lot Depth:</b>	N/A
<b>Lot Size:</b>	3.73 acres

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2018	\$177,728	\$43,255	\$0	\$134,473
2017	\$206,660	\$50,296	\$0	\$156,364

Yearly Tax Information		
Year	Amount	Levy
2017	\$4,622.00	2.324468
2016		2.228791

2017 Tax Levy	
Description	Rate
SIDNEY 1	1.05000000
COUNTY GENERAL	0.41989100
HS SCHOOL BOND 2007-2032	0.10450400
SIDNEY 1 QCPUF 2011-2017	0.02620700
ED SERVICE UNIT 13	0.01417900
AIRPORT AUTHORITY	0.03091500
NRD	0.04919600
HISTORICAL SOCIETY	0.00126500
WNCC	0.09681500
SIDNEY CITY	0.53149600

Sales Information			
Sale Date	Sale Price	Book & Page	Grantor
07/09/2018	\$160,000.00	2018 / 1356	PLATZ/JOHN W & ADELAIDE M(JT)

**1250.03 R-1a RURAL RESIDENTIAL ESTATE ZONES.**

An R-1a Rural Residential Estate Zone is a zone consisting of low density single-family dwellings, in which livestock in limited numbers for nonbusiness recreational purposes may be raised or boarded, and which may have recreational, religious and educational facilities.

(Ord. 1049. Passed 2-26-85.)

R-1a	Rural Res. Est.	1 acre	150	30	43,560 sq. ft.	1	35	25	5	15	1,200 sq. ft.	35
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(n) Horses and other livestock used solely for non-business recreation of the occupier are permissible in the quantity of one animal per lot or, if a lot comprises one acre or more, one animal per each whole acre. Shelters for such animals shall be situated not less than fifty feet from the property line and not less than fifty feet from a residence on another lot or tract.

**1266.03 DETACHED ACCESSORY BUILDINGS.**

(a) Residential Zones. In any residential zone, with the exception of R-1a and AR Zones, no residential property shall have more than one attached and one detached accessory building. In all residential zones, a detached accessory building shall be located:

- (1) No further forward than the front wall of the main building;
- (2) At a minimum of ten feet from the main building;
- (3) At a minimum of three feet from the rear lot line; and
- (4) At a minimum of two feet from the interior side lot line.

(5) If the lot abuts a side street, an accessory building shall comply with the setback requirements applicable to the lot or tract of land upon which the main building is located. Such setbacks shall be measured from the nearest eave of the building or buildings.

(6) In an R-3 Zone, the setback from a side street shall be at least five feet. Further, a garage with access from a side street shall be set back from the right-of-way line of such street a distance of at least 20 feet.

(b) Other Zones. In any zone other than a residential zone, a detached accessory building can be located within ten feet from the main structure, provided there are no sleeping rooms located within the main structure.

(c) Reversed Corner Lot. On an existing reversed corner lot, a detached accessory building may project into a rear yard setback if such building does not extend beyond the front yard setback for the key lot abutting the rear lot line of the reversed corner lot and is not less than five feet distant from such rear lot line.

(d) Building Height. Accessory buildings shall not be more than one story of 14 feet in sidewall height, and shall not exceed an overall height of 18 feet measured from grade to the highest point of the roof. Buildings of taller sidewalls or higher overall height shall require a special permit as indicated in Chapter 1246. Accessory buildings built prior to the date of this section which are not in compliance shall not be deemed to be in violation of this division.

(e) Accessory buildings of Quonset type construction or which are partially or wholly constructed using a truck trailer, freight container or containers of other units previously used for mobile transportation shall not be allowed in a residential zone except for temporary use of such container by a construction company at a construction site for a period of time not to exceed a time limitation stated on the building permit issued for such construction project.

(f) Accessory buildings with a floor area of 180 square feet or less shall not require a building permit prior to installation, and shall not be counted as a building when calculating the number of accessory buildings allowed in division (a) of this section.

(g) The primary residence must be on-site before an accessory building may be constructed, or they may be constructed at the same time.

(h) Accessory buildings are only to be used by the owner or tenant for those accessory uses allowed in the respective zone.

(i) In residential zones, accessory buildings greater than 180 square feet in area as measured at the maximum exterior wall dimension shall be similar in design, exterior residential materials and roof pitch to the principal building and/or surrounding residential neighborhood. With the exception of accessory buildings located within the R-1a and AR Zones, vertical metal siding is expressly prohibited on buildings greater than 180 square feet in area as measured at the maximum exterior wall dimension.

(j) A maximum of one half-bathroom (i.e., toilet and sink) may be developed within an accessory building.

(k) No accessory building may contain or be designed to contain any kitchen or laundry facilities.

(Ord. 1049. Passed 2-26-85; Ord. 1608. Passed 7-8-08; Ord. 1618. Passed 12-23-08; Ord. 1685. Passed 3-12-1

PROPERTY OWNERS WITHIN 300 FEET

CHEYENNE COUNTY HOSPITAL  
2550 CRAIG  
SIDNEY NE 69162

SEAN BLACKBURN  
2575 11<sup>TH</sup> AVE  
P O BOX 17  
SIDNEY NE 69162

SEAN DOYLE  
2605 11<sup>TH</sup> AVE  
SIDNEY NE 69162

FRANCES MASER  
9663 HEMLOCK CT  
HIGHLANDS RANCH CO 80130

HEATH HOLLY  
2520 CRAIG  
SIDNEY NE 69162

ROBERT POPPEN  
1260 CLARK DRIVE  
SIDNEY NE 69162

JERRY HALL  
2482 11<sup>TH</sup> AVENUE  
SIDNEY NE 69162

JUDITH ROSENBAUM  
2483 PARKVIEW RD  
SIDNEY NE 69162

SONIA HAVORKA  
2524 11<sup>TH</sup> AVENUE  
SIDNEY NE 69162

SEAN O'NEILL  
1132 COUNTRY CLUB  
SIDNEY NE 69162

RHONDA SHAW  
1115 COUNTRY CLUB  
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RYAN WIESER  
1120 PASADENA  
SIDNEY NE 69162

MJ RENTAL  
10520 RD 12  
SIDNEY NE 69162

RONALD GUSMAN  
2457 CANTERBURY LANE  
SIDNEY NE 69162

JOHN WHITE  
2469 CANTERBURY LANE  
SIDNEY NE 69162

TRENT KEARNEY  
2468 CRAIG  
SIDNEY NE 69162

ANTONIO FRERICHS  
2476 CRAIG  
SIDNEY NE 69162

WELLS FARGO  
3476 STATEVIEW BLVD  
FORT MILL SC 29715

SHARON THOMAS  
2470 11<sup>TH</sup> AVENUE  
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SB HOUSING AUTHORITY  
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