

- Finding of Facts -

JASON & LINDSEY MOSEL

OFF-SITE SIGN/BILLBOARD

SW¹/₄ SW¹/₄ SECTION 5, TOWNSHIP 22N, RANGE 53W

Consistent with the approval and to satisfy the requirement of Neb. Rev. Stat. § 23-114.01-(6), the Planning Commission “issue the following statement of factual findings arising from the record of proceedings that support the granting of the Conditional Use Permit”:

On May 20, 2025, Jason & Lindsey Mosel (owner) made application for a conditional use permit (CUP) to allow for the placement of an off-site sign/billboard, which requires a CUP approved by Scotts Bluff County. The sign will be for the benefit of the “Off the Water” retail store located at 300600 County Road H, approximately ³/₄ mile east of the sign location. The sign is to be placed on the northeast corner of the Stonegate Road/County Road H intersection (see page 3).

The property is described as: Part of the Northwest Quarter of Sec. 5, Township 22 N, Range 53 W, of the 6th P.M., Scotts Bluff County, Nebraska; Scotts Bluff County Parcel 010230688.

The Scotts Bluff County Planning Commission held a public hearing during its regularly scheduled meeting on June 10, 2025, where at its conclusion made a motion to recommend approval – with conditions (pgs 2-3) - to the County Board for the CUP request, and passed the motion by a 6-0 vote.

The Conditional Use Permit (CUP) request is allowed per Section 5.102(5) of the Zoning Regulations for “Billboard (off-site sign)”, which is defined as “a sign other than an on-site sign and includes an outdoor advertising sign, or device and billboard not relating in its subject matter to the use or activity of the premises on which the sign is located.”

Lynsey Lewis and Dennis Applegate, 300606 County Road H, Minatare - owners of “Off the Water” retail store. They spoke in favor for the approval of the CUP on behalf of the property owners, Jason & Lindsey Mosel.

Scott Bosse, 30601 County Road 17, Mitchell – He is in favor of the CUP request.

Bill Mabin stated that the setbacks from each powerline at the proposed sign location were 20 feet, and that there is no issue with obstruction of view in the sight triangle.

For a more detailed account of those proceedings, see the June 10, 2025 Planning Commission meeting minutes.

-PROPOSED-

**Permitted Conditions for
Jason & Lindsey Mosel
SW¹/₄ SW¹/₄ Section 5, Twn 22N, Rng 53W
Scotts Bluff County, Nebraska**

1. Owner/Operator shall conform to all applicable federal, state, county, or any other local regulations, including any or all required permits.
2. When in compliance with condition 1, such conditional use permit shall be transferred to all owners of above mentioned property, and their successors.
3. This conditional use permit is granted solely for a single off-site sign/billboard in relation to the retail store located at 300600 County Road H. The sign must be located entirely inside the envelope as shown on page 2 of these conditions.
4. If the sign is Illuminated, the light source shall be turned off at the time of closing each business each day, or while the store is not in operation.
5. This permit shall be revoked within 6 months of the termination of operations of the retail store mentioned in condition 3.

Permitted location for sign



Other Evidence provided to the Planning Commission before and at the meeting





A copy of these materials can be obtained by contacting:

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Building & Zoning
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