

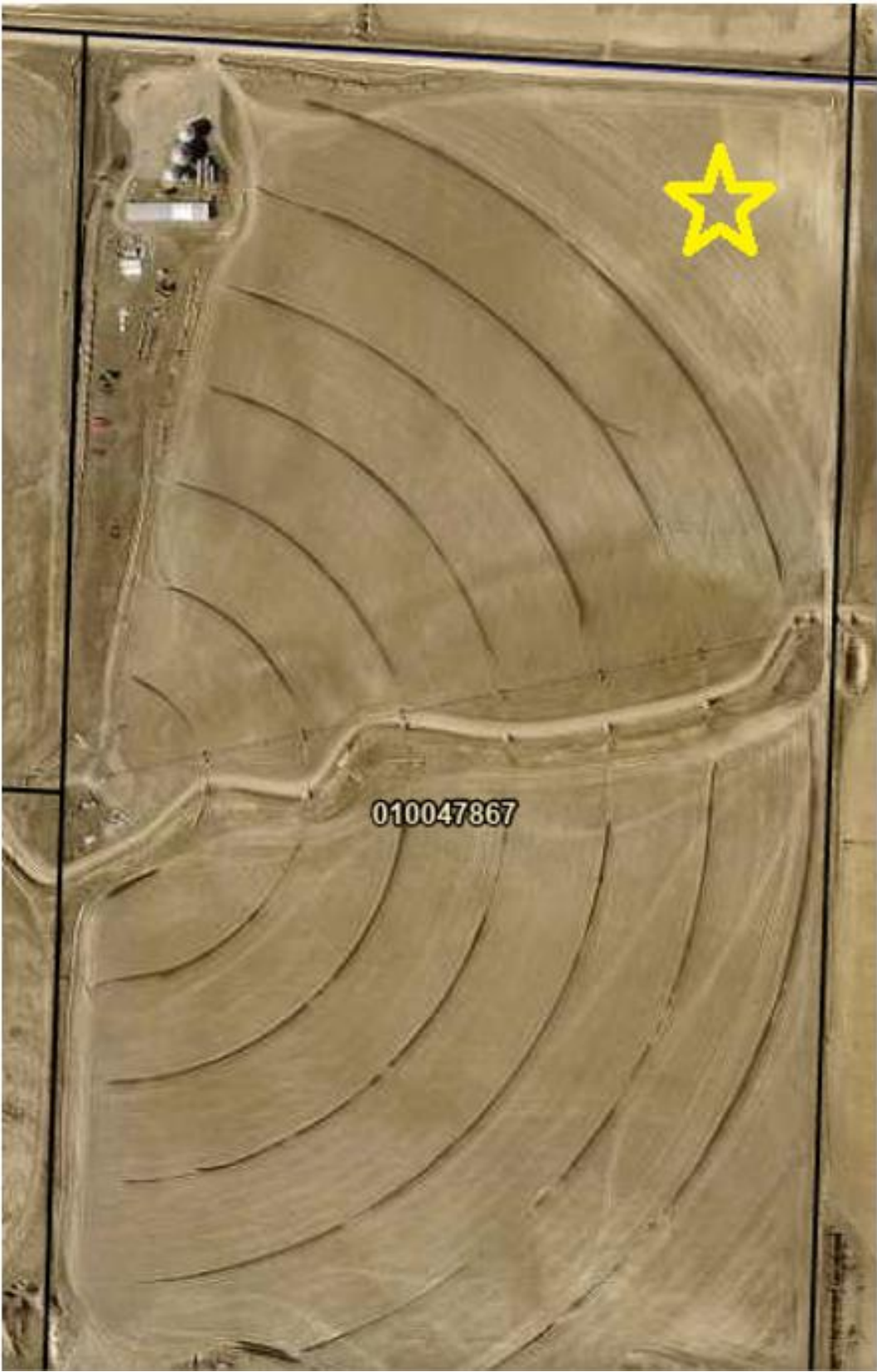
MH Farming Inc
Ag Estate Dwelling Site
Section 28, Township 21 N, Range 54W

Applicants wish to separate off 4.03 acres of a pivot corner for the purpose of a future home site. The area to the south of the proposed AEDS (76 acres) is to be used for the required reserve area. The owner and prospective buyer both spoke in favor of approval of the request.

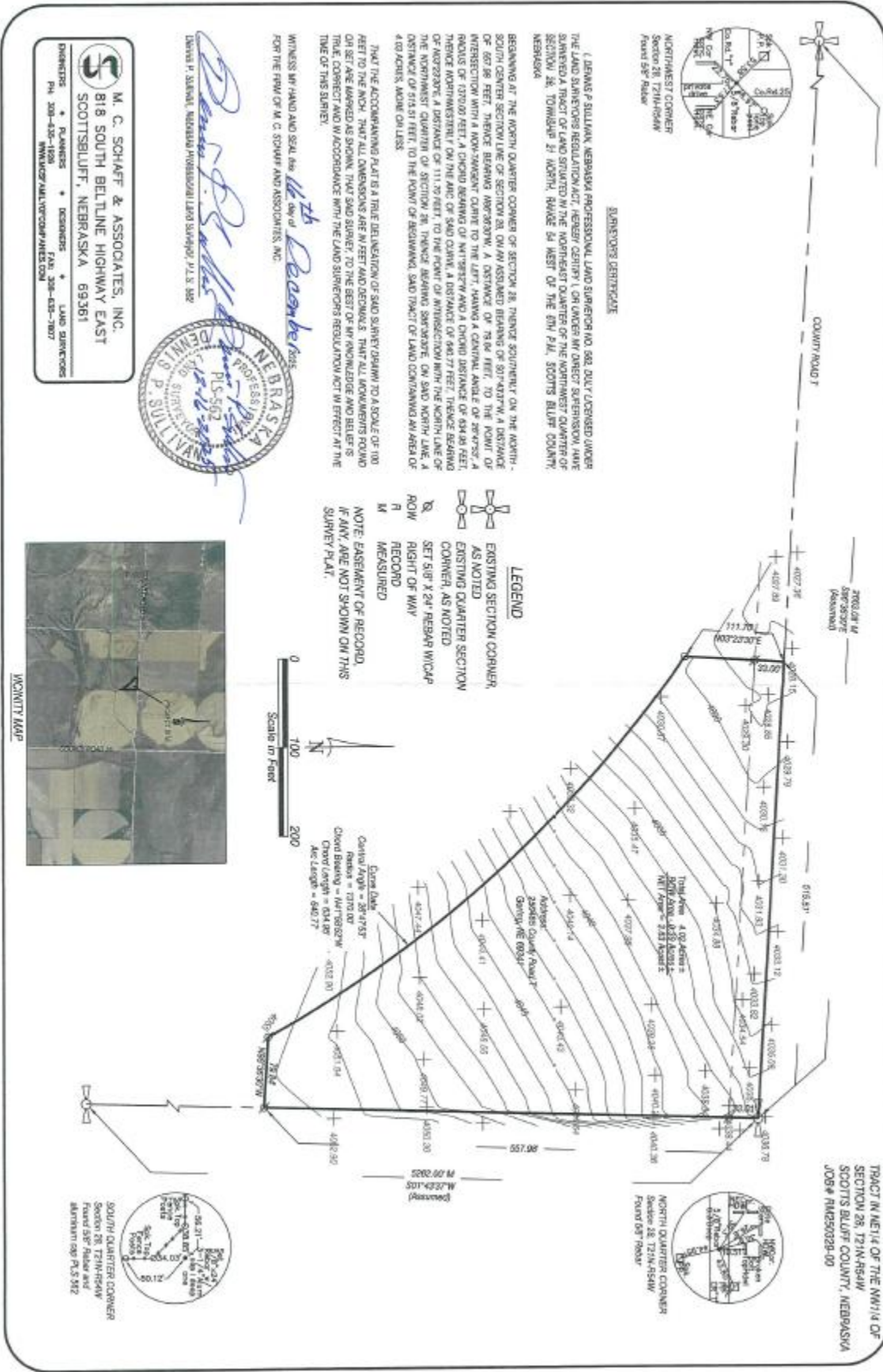
The proposed request is located in Section 28, Township 21 North, Range 54 West, about ¼ mile west of County Road 26, on the south side of County Road T; A part of Scotts Bluff County Parcel 010047867.

The proposed request meets the requirements of section 5.101-13 of the Zoning Regulations, which specifically pertains to the establishment of an AEDS. The tract already has access off of County Road T. The requested AEDS is outside of the area irrigated by pivot, making it not ideal for farm production.

The Scotts Bluff County Planning Commission weighed the aforementioned evidence at its regularly scheduled meeting on January 13th, 2026, and finding that the request meets the minimum requirements of the zoning regulations passed a motion to recommend approval to the County Board by a 6-0 vote.



Plat (also attached)



PUBLIC HEARING	Mason Asselin Preliminary Plat (Asselin Canyon Subdivision) Section 16, Township 21 N, Range 55W
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REQUEST

Applicant wishes to subdivide the existing Rural Residential zoned 9.99 acres into 3 tracts, which will separate the former schoolhouse from the modular home located to the east, and create a vacant tract to the north. Scott Bosse spoke in favor of the request for Mr. Asselin.

LOCATION

The proposed request is located in Section 16, Township 21 North, Range 55 West, on the corner of County Road 19 and Carter Canyon Road; A part of Scotts Bluff County Parcel 010300414.

COMPLIANCE

The proposed request meets the requirements of section 5.2 of the zoning regulations, specifically pertaining to tracts established in the Rural Residential zoning district. Tracts 2A and 3A already have access into the lots, and Steve Baird stated there would be no issue with approving an access permit for Tract 1A.

ACTION

The Scotts Bluff County Planning Commission weighed the aforementioned evidence at its regularly scheduled meeting on January 13th, 2026, and finding that the request meets the minimum requirements of the zoning regulations passed a motion to recommend approval to the County Board by a 6-0 vote.

LOCATION



**PUBLIC
HEARING**

Travis & Laynette Van Anne
Conditional Use Permit (Veterinary Clinic)
Section 31, Township 23 N, Range 54W

REQUEST

Applicant wishes to use 1.4 acres of his farm property to operate a small vet clinic for small and large animals.

LOCATION

The proposed request is located in Section 31, Township 23 North, Range 54 West, ¼ mile north of County Road G on the west side of Sugar Factory Road. A part of Scotts Bluff County Parcel 010041753; 60705 Sugar Factory Road.

COMPLIANCE

The proposed request is allowed by approval in Section 5.102.10(D) for “veterinary clinics and related facilities.” The proposed business envelope (pg 7) includes a corral area and two accessory buildings to the south.

ACTION

The Scotts Bluff County Planning Commission weighed the aforementioned evidence at its regularly scheduled meeting on January 13th, 2026, and finding that the request meets the minimum requirements of the zoning regulations passed a motion to recommend approval to the County Board by a 6-0 vote.

LOCATION



-PROPOSED-
**Permitted Conditions for
Travis & Laynette Van Anne
Section 31, Twn 23N, Rng 54W
60705 Sugar Factory Road
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 for a Veterinary Clinic and related facilities. The business activities shall be performed entirely inside the envelope as shown on page 2 of these conditions.
4. The business activities shall be restricted to medical treatment and related uses on an outpatient basis only, except that temporary boarding for post procedure recovery be allowed. This permit shall not allow animal boarding or kenneling as an appurtenant use of the facility.



Van Anne Veterinary Service

60559 Sugar Factory Rd

Scottsbluff, NE

(location 60705 Sugar Factory Rd) 31-23-54

I am a one-owner, one-veterinarian clinic. I am primarily a mobile practice, serving the Nebraska Panhandle, eastern Wyoming, and southern South Dakota. I am a mixed animal practitioner, helping to diagnose and care for bovine, equine, swine, ovine, canine, feline, and even different types of birds occasionally.

I would like to open a clinic building to have as an option for people to bring their animals to me for surgeries, either scheduled or emergencies, on all these species. The building is a barn with the lower area set up for 2 equine stalls and an alley and chute for bovine work. The upper area would be used for examining the smaller animal species. Preventative medicine, surgery, and eventually, possibly a lab and radiology services will be provided. The other advantage of this building would be a place to centralize my supplies and medications.

5.102 Conditional Uses: The following conditional uses may be permitted in the "A" District upon approval of a permit in accordance with the requirements and procedures set forth in Section 10.

10. Agricultural Service establishments primarily engaged in performing agricultural husbandry, or horticulture services on a fee or contract basis including:

D. Veterinary clinics and hospitals and related facilities.