

SUMMARY FROM AUGUST 11TH PLANNING COMMISSION MEETING

PUBLIC HEARING	Mike & Lisa Pickinpough Zoning Change (Recreation Residential to Recreation Commercial) AND Preliminary Plat (Pickinpough Subdivision) Section 20, Township 23 N, Range 53W
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REQUEST

Applicant owns a property with a residence (already zoned Recreation Residential) and a commercial RV & boat storage shed (already zoned Recreation Commercial) on the north side of the lake. He is now wanting to sell the home and storage units separately, which requires the lots to be subdivided and platted. Also, the party contracted to purchase the storage facility would like to make the area bigger than was approved in 2002, so they are requesting an additional 28 feet west of the existing boundary of the RV & boat storage area, which will require the zoning to be changed in that additional area.

LOCATION

The proposed request is located in Section 20, Township 23 North, Range 53 West, on the corner of Stonegate Road and Ore Road; A part of Scotts Bluff County Parcel 010262059.

COMPLIANCE

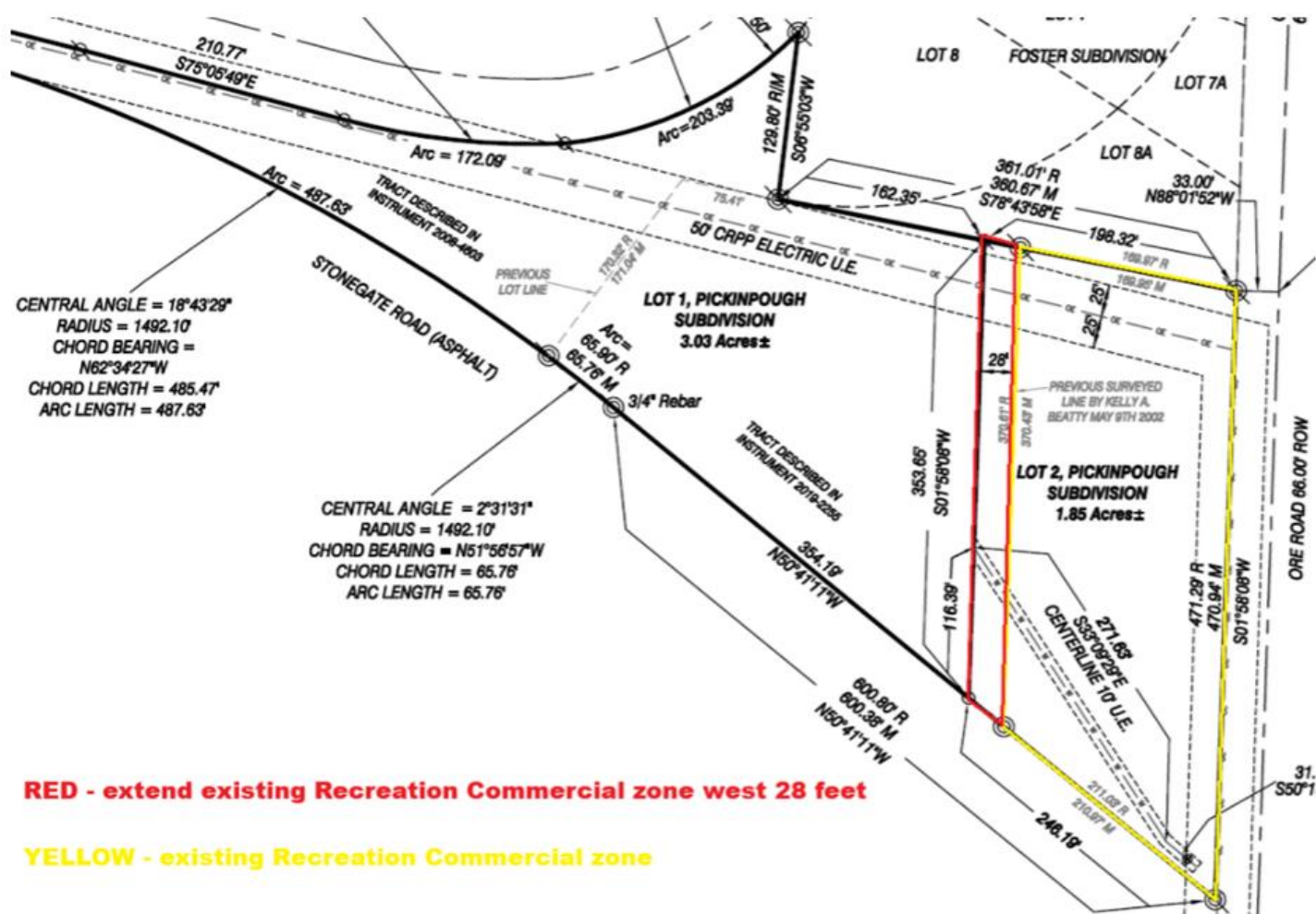
The proposed request meets the requirements of section 5.3 of the zoning regulations, specifically pertaining to tracts established in the Recreation Residential zoning District. The residence will be on a 3.03 acre tract (Lot 1), which easily complies with the 2 acre minimum, and the RV & boat storage facility will be 1.85 acres, complying with the 1 acre minimum as required in Section 6.1 for Recreation Commercial zones.

ACTION

The Scotts Bluff County Planning Commission weighed the aforementioned evidence at its regularly scheduled meeting on August 11th, 2026, and finding that the request meets the minimum requirements of the zoning and subdivision regulations passed a motion to recommend approval to the County Board by a 6-0 vote.

LOCATION





Inst 2026-1956
access easement to home



6.1 Recreation Commercial (RC) District. This district is intended to provide retail goods and services to the surrounding residential districts and recreation resource users/patrons.

6.101 Principle Permitted Uses

- 1. Retail stores and services.
- 2. Boat and recreational vehicle sales, repair and storage.
- 3. Dining and drinking establishments (joint facility).
- 4. Campgrounds.

6.104 Minimum Lot and Maximum Height Regulations

Use	Lot Area (1)	Lot Width	Front Yard (2)	Side Yard (3)	Rear Yard (4)	Height (5)
Principle Structure	1 acres	100'	25'	5' & 15'	5' & 15'	2 ½ stories or 35'