

AGENDA
VALLEY CITY COUNCIL
May 17, 2022 4:30 PM

Anyone desiring to speak on any item on the Agenda is invited to do so during the visitor/correspondence section but will be limited to three minutes. After being recognized by the Mayor, please state your name and address for the record. Anyone desiring to speak for a longer period of time should make arrangements with the City Clerk prior to the meeting. A person wishing to speak during the business portion of the meeting must complete a City Council Agenda Request form. This form is available on the City's website and must be completed and submitted no later than 5:00 p.m. on the Thursday preceding any City Council meeting.

--A copy of the Open Meetings Act is located on the north wall of the Council Chamber—

The Mayor and Council reserve the right to adjourn into executive session on any agenda item per Nebraska Revised Statutes 84-1410.

One copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

1. CALL TO ORDER
2. PROOF OF PUBLICATION
3. PUBLIC HEARINGS
 - 3.A. Amendment to Future Land Use Map-SW of Hwy 275 and east of 276th St
 - Open Public Hearing
 - Public comments: proponents and opponents
 - Close public hearing
 - Discussion and questions by Planning Commission Members
 - Vote on recommendation to City Council
 - 3.B. Rezoning - 157 acres SW of Hwy 275 & east of 276th St from TA to R-3 and C-3
 - Open Public Hearing
 - Public comments: proponents and opponents
 - Close public hearing
 - Discussion and questions by Planning Commission Members
 - Vote on recommendation to City Council

3.C. Preliminary Plat - Still Water Lake - SW of Hwy 275 and east of 276th St -
Lots 1-346

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

3.D. Conditional Use Permit - Brad Brown - 28407 W Maple Rd. - RV Park

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

4. Adjourn

APPLICATION FOR CONDITIONAL USE PERMIT

Valley, Nebraska

Date 4/20/22
Property Owner's Name Brao Brown - fo BRT 579 Valley Ne. 68064

Address 28407 West maple Rd, Waterloo, NE 68069

Phone No. 402-510-4262 (Home) N/A (Work) 402-965-9058

Pursuant to the Valley Zoning Ordinance, application is hereby made for the following proposed use of property or structure:

Legal Description of Property Lands Sect 12 Town 15 Range 09

Lot Size 100 Acres (Sq. Ft./ Acres) Zoning District VALLEY

Will use in all other respects conform to the applicable regulations of the district in which it is located? YES

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? YES

Will use have adequate water, sewer and drainage facilities? YES

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads? YES

Estimated Cost of Structure \$ _____
Applicant's Signature [Signature] Mailing Address 5520 N 279 ST VALLEY, NE 68064

Enclosed: Site Plan X Easements _____
Application fee is Non-Refundable.

OFFICE USE ONLY

Permit No. _____ Permit is: _____ transferable, _____ transferable upon review/renewal
Date _____ Approved _____ Approved with Added Conditions _____ Disapproved _____

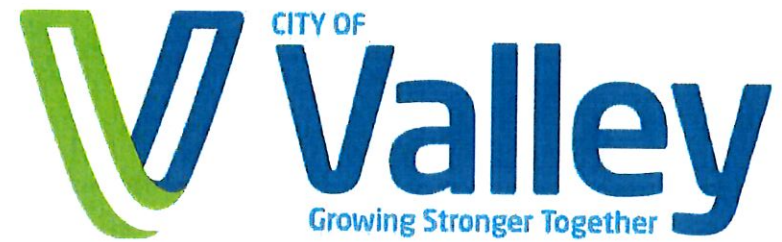
Chair, Valley Planning Commission

Date _____ Approved _____ Approved with Added Conditions _____ Disapproved _____

Mayor

ATTEST:
City Clerk
Page 1 of 1

Dated this _____ day of _____, 20__.



May 3, 2022

TO: Owner of Adjacent Land(s)

Re: Proposed Conditional Use Permit for RV (Recreational Vehicle) Park

The City of Valley has received a written request from Brad Brown, 5520 N. 279th Street, Valley, Nebraska for a Conditional Use Permit for a RV (Recreational Vehicle) Park to be located at:

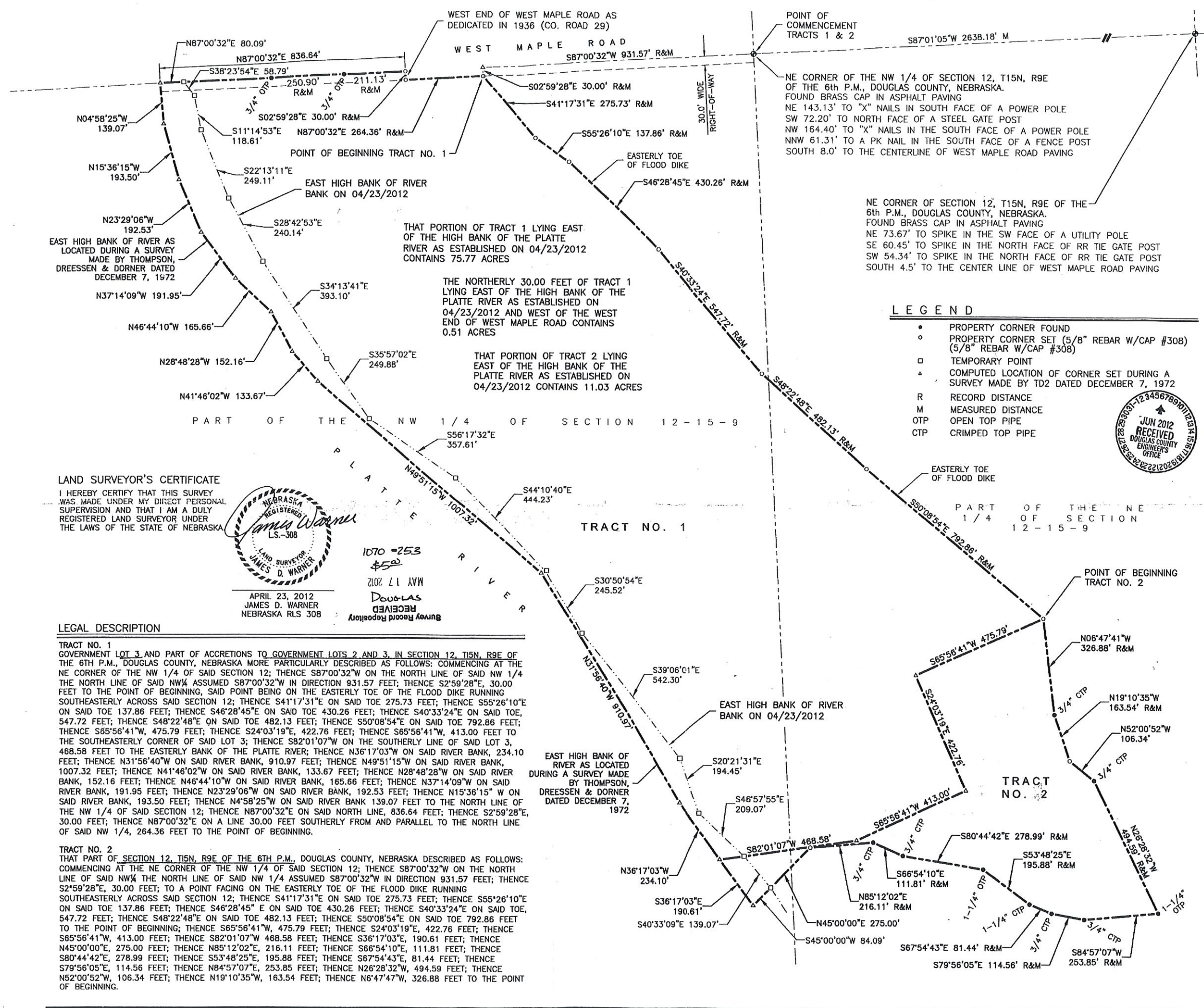
28407 West Maple Road – Approximately 100 acres – Sec-Twn-Rge 12-15-09 – Known as Trts 1 & 2 Containing Sub Lt 1 Gov Lt 3 .

The Valley Planning Commission will hold a public hearing for this request on May 17 at 4:30 p.m. at Valley City Hall (203 N. Spruce Street).

The Valley City Council will hold a public hearing on the same request on June 14, 2022 at 7:00 p.m. at Valley City Hall (203 N. Spruce Street).

Please call with any questions.

Rune van den Boogaart
Zoning Administrator/Building Inspector
City of Valley
Office: 402-359-2251 Ext. 309
Cell: 402-690-0501
Email: buildinginspector@valleyne.org



LAND SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



APRIL 23, 2012
 JAMES D. WARNER
 NEBRASKA RLS 308

1070 = 253
 \$50
 2012
 MAM
 RECEIVED
 DOUGLAS COUNTY
 Survey Record Repository

LEGAL DESCRIPTION

TRACT NO. 1
 GOVERNMENT LOT 3 AND PART OF ACCRETIONS TO GOVERNMENT LOTS 2 AND 3, IN SECTION 12, T15N, R9E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 12; THENCE S87°00'32"W ON THE NORTH LINE OF SAID NW 1/4 THE NORTH LINE OF SAID NW 1/4 ASSUMED S87°00'32"W IN DIRECTION 931.57 FEET; THENCE S2°59'28"E, 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY TOE OF THE FLOOD DIKE RUNNING SOUTHEASTERLY ACROSS SAID SECTION 12; THENCE S41°17'31"E ON SAID TOE 275.73 FEET; THENCE S55°26'10"E ON SAID TOE 137.86 FEET; THENCE S46°28'45"E ON SAID TOE 430.26 FEET; THENCE S40°33'24"E ON SAID TOE, 547.72 FEET; THENCE S48°22'48"E ON SAID TOE 482.13 FEET; THENCE S50°08'54"E ON SAID TOE 792.86 FEET; THENCE S65°56'41"W, 475.79 FEET; THENCE S24°03'19"E, 422.76 FEET; THENCE S65°56'41"W, 413.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE S82°01'07"W ON THE SOUTHERLY LINE OF SAID LOT 3, 468.58 FEET TO THE EASTERLY BANK OF THE PLATTE RIVER; THENCE N36°17'03"W ON SAID RIVER BANK, 234.10 FEET; THENCE N31°56'40"W ON SAID RIVER BANK, 910.97 FEET; THENCE N49°51'15"W ON SAID RIVER BANK, 1007.32 FEET; THENCE N41°46'02"W ON SAID RIVER BANK, 133.67 FEET; THENCE N28°48'28"W ON SAID RIVER BANK, 152.16 FEET; THENCE N46°44'10"W ON SAID RIVER BANK, 165.66 FEET; THENCE N37°14'09"W ON SAID RIVER BANK, 191.95 FEET; THENCE N23°29'06"W ON SAID RIVER BANK, 192.53 FEET; THENCE N15°36'15"W ON SAID RIVER BANK, 193.50 FEET; THENCE N4°58'25"W ON SAID RIVER BANK 139.07 FEET TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 12; THENCE N87°00'32"E ON SAID NORTH LINE, 836.64 FEET; THENCE S2°59'28"E, 30.00 FEET; THENCE N87°00'32"E ON A LINE 30.00 FEET SOUTHERLY FROM AND PARALLEL TO THE NORTH LINE OF SAID NW 1/4, 264.36 FEET TO THE POINT OF BEGINNING.

TRACT NO. 2
 THAT PART OF SECTION 12, T15N, R9E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 12; THENCE S87°00'32"W ON THE NORTH LINE OF SAID NW 1/4 THE NORTH LINE OF SAID NW 1/4 ASSUMED S87°00'32"W IN DIRECTION 931.57 FEET; THENCE S2°59'28"E, 30.00 FEET; TO A POINT FACING ON THE EASTERLY TOE OF THE FLOOD DIKE RUNNING SOUTHEASTERLY ACROSS SAID SECTION 12; THENCE S41°17'31"E ON SAID TOE 275.73 FEET; THENCE S55°26'10"E ON SAID TOE 137.86 FEET; THENCE S46°28'45"E ON SAID TOE 430.26 FEET; THENCE S40°33'24"E ON SAID TOE, 547.72 FEET; THENCE S48°22'48"E ON SAID TOE 482.13 FEET; THENCE S50°08'54"E ON SAID TOE 792.86 FEET TO THE POINT OF BEGINNING; THENCE S65°56'41"W, 475.79 FEET; THENCE S24°03'19"E, 422.76 FEET; THENCE S65°56'41"W, 413.00 FEET; THENCE S82°01'07"W 468.58 FEET; THENCE S36°17'03"E, 190.61 FEET; THENCE N45°00'00"E, 275.00 FEET; THENCE N85°12'02"E, 216.11 FEET; THENCE S66°54'10"E, 111.81 FEET; THENCE S80°44'42"E, 278.99 FEET; THENCE S53°48'25"E, 195.88 FEET; THENCE S67°54'43"E, 81.44 FEET; THENCE S79°56'05"E, 114.56 FEET; THENCE N84°57'07"E, 253.85 FEET; THENCE N26°28'32"W, 494.59 FEET; THENCE N52°00'52"W, 106.34 FEET; THENCE N19°10'35"W, 163.54 FEET; THENCE N6°47'41"W, 326.88 FEET TO THE POINT OF BEGINNING.

LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET (5/8" REBAR W/CAP #308) (5/8" REBAR W/CAP #308)
- TEMPORARY POINT
- ▲ COMPUTED LOCATION OF CORNER SET DURING A SURVEY MADE BY TD2 DATED DECEMBER 7, 1972
- R RECORD DISTANCE
- M MEASURED DISTANCE
- OTP OPEN TOP PIPE
- CTP CRIMPED TOP PIPE

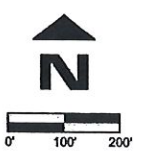


thompson, dresssen & dorner, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

SURVEYOR'S CERTIFICATE

Client Name

Description
 PART OF SECTION 12, T15N, R9E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



Revision Dates

No.	Description	MM-DD-YY

Job No.: 1356-108-1C
 Drawn By: RJR
 Reviewed By: JDW
 Date: APRIL 23, 2012
 Book: 12-03
 Pages: 57-61

5/1/2012 10:48 AM 800 1024790 R:\1300\1356-108-1C\Stationary, Book\Horizontal-Solid Comp Set 12-15-09\Drawings\1356-108-1C.dwg

