

**AGENDA**  
**VALLEY CITY COUNCIL**  
Tuesday, June 20, 2023  
City Hall  
203 North Spruce  
Valley, NE 68064  
4:30 PM

1. **CALL TO ORDER**

2. **PROOF OF PUBLICATION**

3. **PUBLIC HEARINGS**

3.A. Final Plat - Still Water Lake, Lots 24-49 and Outlot C (North 276th & North West Streets)

- 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. Preliminary Plat - Valley Landing, Lots 1-18 and Outlots A and B (Southwest of North 264th Street and Meigs Street)

- 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**

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

**APPLICATION FOR FINAL PLAT**

Valley, Nebraska

**LEGAL DESCRIPTION AND GENERAL LOCATION**

Part of the southwest quarter of Section 30, Township 16 north, range 10 east, of the 6th p.m., Douglas county, Nebraska (see Plat for full Legal Description) - N 276th and N West Street

**SUBDIVIDER**

Name: HAMPTON DEVELOPMENT SERVICES  
Address: 4089 SOUTH 84TH STREET, SUITE 307  
OMAHA, NE 68127

Telephone: (402) 540-2255

**OWNER**

Name: As listed above.  
Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

RECEIPT NO: \_\_\_\_\_

DATE: \_\_\_\_\_

FINAL PLAT #: \_\_\_\_\_

FEE PAID \$ \_\_\_\_\_

**AGENT (Authorized to act on Subdivider's behalf):**

Name: Lamp Rynearson, c/o John Coolidge  
Address: 14710 W Dodge Road, Ste. 100  
Omaha, NE 68154

Telephone: (402) 496-2498

**ANY OTHER ASSOCIATES:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

NAME OF FINAL PLAT: Still Water Lake, Lots 24-49 and Outlot C NUMBER OF LOTS: 26 lots and 1 outlots

1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the final plat? Yes\_\_ No X.  
If yes, please describe the nature of such interest: \_\_\_\_\_
3. Will the final plat require any zoning or other action (rezoning, conditional use or vacations) to complete the development? Yes\_\_ No X. If yes please describe the nature of the action: \_\_\_\_\_
4. The final plat is based upon the preliminary plat for Still Water Lake, Lots 24-49 and Outlot C, approved by the City Council on \_\_\_\_\_, 20\_\_\_\_, Resolution No. \_\_\_\_\_
5. Is the final plat consistent with the approved preliminary plat? Yes X No\_\_. If not, please explain the proposed changes and the reasons therefore: \_\_\_\_\_
6. Have all the improvements required by the preliminary plat been completed or guaranteed by bond, letter of credit, etc.? Yes No\_\_ (Please check the Planning Commission's letter indicating the approval of the preliminary plat.) If not, which improvements have not been completed: \_\_\_\_\_

Applicant's Signature:  Date: 05/08/2023



**APPLICATION FOR PRELIMINARY PLAT**

Valley, Nebraska

**LEGAL DESCRIPTION AND GENERAL LOCATION**

LANDS SEC-TWN-RGE 06-15-10 -EX STS & IRREG E 35.41 W  
68.41 S 1310.07 N 1342.46 FT & IRREG S 1283.23 W 1066.08  
FT- IRREG PT NE 1/4 BEING SW OF 264 ST APPROX 112.808

AC (see Plat for full Legal Description)

**SUBDIVIDER**

Name: OSC Valley Meigs 1, LLC c/o Access Property Management

Address: 1303 S 72nd Street, Ste. 209  
Omaha, NE 68124

Telephone: (402) 502-1983

**OWNER**

Name: As listed above

Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

**CITY USE ONLY**

RECEIPT NO: \_\_\_\_\_

DATE: \_\_\_\_\_

PRELIMINARY PLAT #: \_\_\_\_\_

FEE PAID \$ \_\_\_\_\_

AGENT (Authorized to act on Subdivider's behalf):

Name: Lamp Rynearson, c/o Zack Fergus

Address: 14710 W Dodge Road, Ste. 100  
Omaha, NE 68154

Telephone: (402) 496-2498

**ANY OTHER ASSOCIATES:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

NAME OF PRELIMINARY PLAT: Valley Landing

NUMBER OF LOTS: 20 (incl. 2 Outlots)

1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes\_\_ No X. If yes, please describe the nature of such interest: \_\_\_\_\_

3. Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development? Yes X No\_\_\_. If yes, please describe the nature of the action:  
Current zoning I-3 General Industrial; proposed zoning R-2 and C-1.

4. Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the City of Valley or the City's Design Standards? Yes\_\_ No X. If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (additional sheets may be added): \_\_\_\_\_

5. Is any part of the land within the preliminary plat within a flood plain? Yes X No\_\_\_. If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (additional sheets may be added).  
Area is currently classified as Zone AO (Depth 2'.) Applicant will coordinate with City of Valley to submit LOMR-F.

Applicant's Signature: \_\_\_\_\_



PC79819D02BF42A...

Date: \_\_\_\_\_

5/19/2023

