

AGENDA
VALLEY CITY COUNCIL
Tuesday, January 16, 2024
City Hall
203 North Spruce
Valley, NE 68064
4:30 PM

1. **ROLL CALL**
2. **CALL TO ORDER**
3. **PROOF OF PUBLICATION**
4. **PUBLIC HEARINGS**
 - 4.A. Various Ordinance Amendments
 - Storage of utility trailers
 - Accessory structures exclusion of site design standardsOpen Public Hearing
Public comments: proponents and opponents
Close public hearing
Discussion and questions by Planning Commission Members
Vote on recommendation to City Council
 - 4.B. Conditional Use Permit - Sam & Emily Wageman - for school
 - Open Public Hearing
 - Public comments: proponents and opponents
 - Close public hearing
 - Discussion and questions by Planning Commission Members
 - Vote on recommendation to City Council
5. **WAIVER REQUEST - site design standards - highway overlay district**
 - **To be held over until Accessory Structure Exclusion is resolved**
6. **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.

**NOTICE OF MEETING
PLANNING COMMISSION
CITY OF VALLEY, NEBRASKA**

Notice is hereby given that a meeting of the City of Valley Planning Commission will be held on **Tuesday, January 16, 2024, at 4:30 p.m.** at Valley City Hall. PUBLIC HEARINGS will be held on the following:

1. Various Ordinance Amendments
 - Storage of utility trailers
 - Accessory structures exclusion of site design standards
2. Conditional use permit for school at 28909 Garvin Road
3. Waiver from site design standards - Highway overlay district
 - To be held over until Accessory Structure Exclusion is resolved

An agenda kept continually current shall be available for public inspection at Valley City Hall.

Larry Bottger, Chair
City of Valley, Planning Commission

1/9

ZNEZ

**THE DAILY RECORD
OF OMAHA
JASON W. HUFF, Publisher
PROOF OF PUBLICATION**

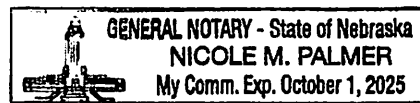
UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha

} ss.

JASON W. HUFF and/or JOSIE CHARRON, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 1 consecutive weeks on:

1/9/24

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



Publisher's Fee

\$30.00

Jason W Huff

Additional Copies

\$ _____

Subscribed in my presence and sworn to before me this JANUARY 09 2024

Filing Fee

\$ _____

Total \$30.00

Nicole M Palmer

Notary Public in and for Douglas County, State of Nebraska

THE DAILY NEWS
OF OMAHA
JASON W. HILL, Publisher
PUBLISHED WEEKLY

PRINTED IN THE UNITED STATES OF AMERICA
The State of Nebraska
County of Douglas
City of Omaha

THE DAILY NEWS is published weekly, except on Sundays and public holidays, at the office of the publisher, 1000 North 16th Street, Omaha, Nebraska. The office of the publisher is also the office of the printer. The paper is published for the publisher by the Nebraska News Company, Inc., a corporation organized under the laws of the State of Nebraska, and having its principal office at 1000 North 16th Street, Omaha, Nebraska. The paper is published for the publisher by the Nebraska News Company, Inc., a corporation organized under the laws of the State of Nebraska, and having its principal office at 1000 North 16th Street, Omaha, Nebraska.

1964

THE DAILY NEWS is published weekly, except on Sundays and public holidays, at the office of the publisher, 1000 North 16th Street, Omaha, Nebraska. The office of the publisher is also the office of the printer. The paper is published for the publisher by the Nebraska News Company, Inc., a corporation organized under the laws of the State of Nebraska, and having its principal office at 1000 North 16th Street, Omaha, Nebraska.

NEBRASKA NEWS COMPANY, INC.
1000 NORTH 16TH STREET
OMAHA, NEBRASKA 68102

[Handwritten signature]

JAN 15 1964

[Large handwritten signature]

Nebraska News Company, Inc.
1000 North 16th Street
Omaha, Nebraska 68102

3. Curb cuts for straight curbs and the flare for rolled curbs shall be three feet wider than the driveway pavement on each side.
 4. Driveways shall be constructed with widths of 32 feet or less. Widths greater than 32 feet must have approval from City Council to assure compliance with acceptable engineering and traffic design principals and standards.
 5. Driveways constructed henceforth and connecting to a paved street or avenue shall be paved with asphaltic concrete or Portland concrete from the edge of the pavement to the property line, with allowances for public sidewalks.
 6. Driveway approaches shall be at a depth of not less than six inches from street or avenue to the sidewalk edge. Driveways shall have half by six-inch expansion at the sidewalk edge.
- 7.02.21 Storage of any boat, boat trailer, camp trailer, recreational vehicle, or other vehicle shall not be permitted in any required yard; except that a boat, boat trailer, camp trailer may be placed on concrete or asphaltic concrete surfacing in a side yard or rear yard.

- 7.02.21 Storage of any boat, boat trailer, camp trailer, recreational vehicle, **utility trailer**, or other vehicle shall not be permitted in any required yard; except that a boat, boat trailer, camp trailer, **utility trailer** may be placed on concrete, asphaltic concrete surfacing, or **maintained crushed rock surfacing pad** in a side or rear yard. **This section only applies to personal storage.**

When used for storage of any of the items above, crushed rock will be counted in the impervious coverage for the lot.

Pad has to cover entire footprint of stored item.

Article 2: Definitions

CURRENT

YARD, FRONT shall mean a space between the front yard setback line and the front lot line or highway setback line, and extending the full width of the lot.

PROPOSED

YARD, FRONT shall mean all that area between the front property line and a line drawn along the front face or faces of the principal structure on the property and extended to the side property lines.

Utility trailer means a trailer having a gross weight, including load thereon, of nine thousand pounds or less.



Maintained means the pad has to be covered in at least 100% exposed crushed rock.

Accessory Structures Commercial Design Standards Exceptions

Accessory structures are allowed to not conform to the commercial design standards if all of the following are followed.

1. The primary structure has been finalized.
2. The total of all accessory structures is only (10%, 20%, 30%) of the primary structure's footprint.
3. No occupancy shall be allowed in the accessory structure
4. No plumbing or electrical shall be allowed.
5. The structure can only be used for dead storage.
6. The storage shall only be used for the primary function of the lot, and not rented out.
7. Shall not be visible from the street.
8. The structure is engineered.
9. A conditional use permit must be pulled.

Definition

Dead Storage: The safekeeping or holding of warehouse goods or other kinds of items. Those items or goods will then wait for the occurrence of some future event or contingency that will call for their removal. No work can be done in the structure except to store and remove the contents.

P.O. Box 682
Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax-402-359-2610
www.valleyne.org
Business Hours 9 am - 5 pm M-F



Official Use Only
Planning Meeting Date 12-19-23
 Check Cash Credit Card
Check # 1160 - \$150.⁰⁰

APPLICATION FOR CONDITIONAL USE PERMIT

Date: 12/12/23

Form must be filled out completely before acceptance of this application for processing. Please print.

Property Owner's Name: Sam & Emily Wageman Telephone No. 402-680-8845 Emily
402-681-0589 Sam
Applicants Address: 20909 Garvin Rd. Valley NE 68064
Applicants Email: emilywageman@gmail.com ; Sam@fusionmedstaff.com
Legal Description of Property: Black Horse Farms Lot #1

Lot Size: 6.31 (Sq. Ft. / Acres) Zoning District Transitional Ag

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 \$ 850,000

Applicant Signature Emily Wageman [Signature]

Enclosed(Y/N) : Site Plan _____ Easements _____ Permit Plans (If Applicable) _____ \$150.00 (Non-Refundable) Fee X

OFFICE USE ONLY

Permit # _____ Permit is: _____ transferable, _____ transferable upon review/renewal
X _____
Chair, Valley Planning Commission
Date: _____ Approved _____ Approved with added condition's _____ Disapproved _____
X _____ X _____
Mayor City Clerk

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

P.O. Box 682
Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax-402-359-2610
www.valleyne.org
Business Hours 9 am – 5 pm M-F



Waiver from Site Design Standards

Date: _____

Form must be filled out completely before acceptance of this application for processing. Please print.

Property Owner's Name: Jerry Smith Telephone No. X

Applicants Address: 25050 US HWY 275 Douglas County NE 68069

Applicants Email: X

Legal Description of Property: L&J SUBDIVISION LOT 1 BLOCK 0 LOT 1 90.6 AC

Hereby request a waiver for the following:

Site Design Standards involving Article: 12 Section .05

Specifically: _____

- 6. Materials and color. The building shall have exterior building materials and colors that are aesthetically pleasing and compatible with materials and colors that are used in adjoining neighborhoods. This includes the use of high-quality materials and colors that are low reflective, subtle, neutral, or earth tone. Certain types of colors shall be avoided such as fluorescent or metallic although brighter colors in limited quantities may be used on building trim and as accents at the discretion of the City Council. Construction materials such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar materials shall be avoided unless the exterior surface incorporates an acceptable architectural treatment. Not less than 75 percent of the front of the building and 50 percent of the sides of the building shall be brick, stone, textured CMU, or other acceptable durable modern materials as approved by the City.

The applicant is requesting the waiver for the following purpose: _____

X

I hereby certify the information in this application is true and correct to the best of my knowledge.

Applicant Signature X Date X

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.