

AGENDA
VALLEY CITY COUNCIL
August 20, 2024 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. **Roll Call**

3. **Pledge of Allegiance**

4. **Proof of Publication**

5. **Visitors/Correspondence**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so, but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Planning Commission to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes.

The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

6. **Approval of Agenda**

7. **Consent Agenda**

All agenda items on the consent agenda will be acted on in a single motion. Consent agenda items are being forwarded to the Commission Members. Any individual item may be removed by a commission member for special discussion and consideration.

7.A. Approve Minutes of June 18, 2024 and July 16, 2024 Planning Commission meetings

8. **Public Hearings**

8.A. Armstrong Estates - consider change of zoning from commercial to transitional ag

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

8.B.

8.C. Prominence Global, LLC - consider change of zoning from transitional ag to R-2 & C-3 & TA

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

8.D.

8.E. Prominence Global, LLC - consider approval of preliminary plat

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

8.F.

8.G. Electrical Code Adoption - consider adopting National Electrical Code 2023

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

8.H.

9. Adjourn

**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, August 20, 2024, at 4:30 p.m.** at **Valley City Hall**. PUBLIC HEARINGS will be held on the following:

1. Armstrong Estates Lot 2, Block 0
 - Consider change of zoning from commercial to TA
2. Prominence Global, LLC (Catalina)
 - Consider change of zoning from TA to R-2 & C-3 & TA
 - Consider approval of preliminary plat
3. Electrical Code Adoption
 - Consider adopting National Electrical Code 2023

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

Larry Bottger, Chair
City of Valley, Planning Commission

8/9 ZNEZ



Proof of Publication

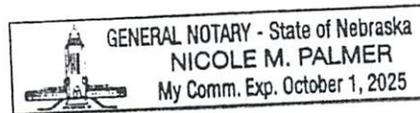
JASON W. HUFF, Publisher

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

JASON W. HUFF, 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:

8/9/24

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	\$28.67	<u>Jason W Huff</u>
Additional Copies	\$ _____	Subscribed in my presence and sworn to before me this <u>AUGUST 09 2024</u>
Filing Fee	\$ _____	
Total	\$28.67	<u>Nicole M Palmer</u>

Notary Public in and for
Douglas County, State of Nebraska

Daily Record

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CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES

Attention was directed to the Open Meetings Act posted in the back of the chambers.

June 18, 2024
Valley City Hall
4:30 p.m.

1 and 2. Roll Call and Call to Order: Larry Bottger, Chairman, Scott Burke, Jim Tomanek, Mark Conrey, Brian Foutch, Greg Sunde, Danielle Lowry. Absent: Kyle Anderson and Jeremy Mayer. Also present: Cindy Grove, Mayor, Dave Ptak, interim City Administrator, Christie Donnermeyer, City Clerk, Rune van den Boogaart, Building Inspector, Greg Perry, City Engineer, and Andrea Griffin, City Attorney.

3. Pledge of Allegiance. The Pledge of Allegiance was recited.

4. Proof of Publication. The notice of the meeting was published in *The Daily Record* on May 29, 2024, and on June 5, 2024.

5. Visitors/Correspondence:

Wendy Deane 207 N. Spruce St. request city get electronic signs to display information instead of a newsletter. Suggested 3M property as a location and possible donation toward cost. Wendy was instructed that the Planning Commission does not make these decisions and to please take her suggestion to the City Council.

6. Public Hearings:

OSC Valley Meigs 1, LLC c/o Access Property Management (Valley Landing) recommend approval of Redevelopment Plan.
Open Public Hearing.

Rick Kiolbasa thanked the Commission for all the time and hard work on this project.

Building Inspector addressed the Commission in support of the plan.

City Attorney Andrea Griffin explained the approval process for compliance with the City's Comprehensive Development Plan of recommending the Plan approval to the Community Development Agency.

Public Hearing closed.

After discussion, member Foutch moved to recommend approval of the Redevelopment Plan. Bottger seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek. ABSENT: Anderson and Mayer. NO: no one. Motion carried.

Chairperson Bottger introduced Resolution No. 2024-01 and moved for its passage and approval: A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF VALLEY, NEBRASKA, AND APPROVAL OF RELATED ACTIONS. Conrey seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek. ABSENT: Anderson and Mayer. NO: no one. Motion carried.

OSC Valley Meigs 1, LLC c/o Access Property Management (Valley Landing) recommend approval of final plat.

Open Public Hearing.

Building Inspector addressed the Commission regarding finalizing necessary paperwork before recording the final plat.

City Engineer addressed the Commission regarding finalizing paperwork with NRD as well as drainage easements which will be completed before the final plat is recorded.

Public Hearing closed.

After discussion, member Conrey moved to recommend approval of the final plat to City Council. Foutch seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek. ABSENT: Anderson and Mayer. NO: no one. Motion carried.

Bailey Property Investments LLC (Valley Lakes Business Park) recommend approval of final plat.

Open Public Hearing.

David Harvey E & A Consulting Group representing Bailey Property Investments attended to address any questions. He also stated that they are comfortable with all four comments from the City Engineer.

The Building Inspector addressed the Commission in support of approval of the final plat.

City Engineer addressed the Commission regarding access to the site from 264th street.

Public hearing closed.

After discussion member Conrey moved to recommend approval of the final plat to City Council. Foutch seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek. ABSENT: Anderson and Mayer. NO: no one. Motion carried.

7. **Adjourn.** A motion was made to adjourn by Sunde seconded by Tomanek. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek. ABSENT: Anderson and Mayer. NO: no one. Motion carried. Meeting adjourned at 4:49 p.m.



Christie Donnermeyer, City Clerk

CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES

Attention was directed to the Open Meetings Act posted in the back of the chambers.

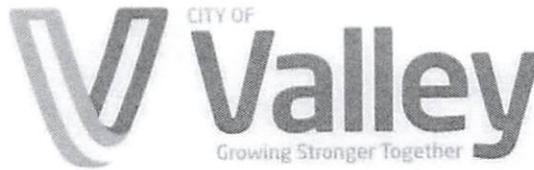
July 16, 2024
Valley City Hall
4:30 p.m.

1 and 2. **Roll Call and Call to Order:** Larry Bottger, Chairman, Mark Conrey, Brian Foutch, Kyle Anderson. Absent: Scott Burke, Jim Tomanek, Jeremy Mayer, Greg Sunde, and Daniell Lowry. Also present: Cindy Grove, Mayor, Dave Ptak, interim City Administrator, Christie Donnermeyer, City Clerk, Rune van den Boogaart, Building Inspector. There was not a quorum – meeting ended.



Christie Donnermeyer, City Clerk

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 _____

Check Cash Credit Card

Check # 2010

APPLICATION FOR A CHANGE OF ZONING

Date: 6/19/24

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

Applicant Name: Jason + Rachael Biesterfeld Telephone No. 402-670-2292

Applicants Address: 9514 N. 294th St.

Applicants Email: rachaelbiesterfeld@yahoo.com

Present Use of Subject Property: grassland Desired Use of Subject Property: building home

Present Zoning: Commercial Requested Zoning RE TA

Legal Description of Property Requested to be Rezoned: Armstrong Estates Lot 2 Block 0
Lot 2 6 AC

Area of Subject Property (Square Foot/Acres): 6.0959

How are adjoining properties used (Actual Land Zoning)

North: C-3 South: C-3 East: C-3 West: C-3

If exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc)

The Zoning Administrator, who may be accompanied by others in hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

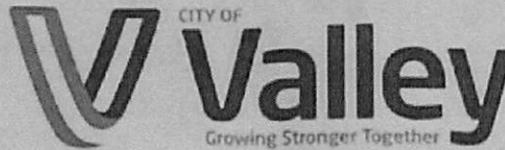
1. What is the general character of the area? Describe. grassland
2. What utilities provider will be used?
A. Sewer septic B. Water well C. Electric O.P.P.D. D. Gas propane
3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner Rachael Biesterfeld or Signature of Agent _____

Does this zoning change conform to the Current Future Land Use Plan? Y N If not, please fill out the following page.

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.valleynet.org
Business Hours 9 am - 5 pm M-F



Official Use Only

Planning Meeting Date _____

Check Cash Credit Card

Check # _____

APPLICATION FOR A CHANGE OF ZONING

Date: 7/15/24

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

Applicant Name: Jeff & Kimberly Armstrong Telephone No. 816-695-5370

Applicants Address: 9508 North 294th Street

Applicants Email: KJshortbus@Netzero.com

Present Use of Subject Property: GRASSLAND Desired Use of Subject Property: TA1 Home

Present Zoning: COMMERCIAL Requested Zoning TA

Legal Description of Property Requested to be Rezoned: ARMSTRONG ESTATES LOT 3

Block O Lot 3 5.26 Acres

Area of Subject Property (Square Foot/Acres): 5.3757

How are adjoining properties used (Actual Land Zoning)

North: C-3 South: C-3 East: C-3 West: C-3

If exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc)

The Zoning Administrator, who may be accompanied by others in hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe. GRASSLAND

2. What utilities provider will be used? O.P.P.D.

A. Sewer Septic B. Water well C. Electric O.P.P.D. D. Gas X

3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner [Signature] or Signature of Agent _____

Does this zoning change conform to the Current Future Land Use Plan? Y N X If not, please fill out the following page.

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.

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Official Use Only
Planning Meeting Date _____
<input type="checkbox"/> Check <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card
Check # _____

APPLICATION FOR A CHANGE OF ZONING

Date: July 19, 2024

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

Applicant Name: Prominence Global, LLC Telephone No. _____

Applicants Address: 5802 S 239th ST., Elkhorn, NE 68022

Applicants Email: _____

Present Use of Subject Property: Ag Desired Use of Subject Property: Residential, Business

Present Zoning: TA Requested Zoning R-2 & C-3 & TA

Legal Description of Property Requested to be Rezoned: See attached sheet

Area of Subject Property (Square Foot/Acres): _____

How are adjoining properties used (Actual Land Zoning)

North: TA South: TA, C-3 East: TA West: C-3

If exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc)

The Zoning Administrator, who may be accompanied by others in hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe.

2. What utilities provider will be used?

A. Sewer _____ B. Water _____ C. Electric _____ D. Gas _____

3. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Signature of Owner [Signature] or Signature of Agent _____

Does this zoning change conform to the Current Future Land Use Plan? Y ___ N ___ If not, please fill out the following page.

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.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW 1/4 OF THE NW1/4, ALONG WITH PART OF THE NE1/4 OF THE NW1/4, ALONG WITH PART OF THE SW1/4 OF THE NW1/4, ALONG WITH PART OF THE SE1/4 OF THE NW1/4, ALONG WITH PART OF THE NW1/4 OF THE NE1/4, ALONG WITH PART OF THE NE1/4 OF THE NE1/4, ALONG WITH PART OF THE SW1/4 OF THE NE1/4, ALONG WITH PART OF THE SE1/4 OF THE NE1/4, ALONG WITH PART OF THE NW1/4 OF THE SE1/4, AND PART OF THE LOCATED IN SECTION 32, TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 12,048,943 SQUARE FEET OR 276.606 ACRES, MORE OR LESS.

APPLICATION FOR PRELIMINARY PLAT

Valley, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

See attached legal

CITY USE ONLY

RECEIPT NO: _____

DATE: _____

PRELIMINARY PLAT #: _____

FEE PAID \$ _____

SUBDIVIDER

Name: Prominence Global, LLC (Jeff Moore)

Address: 5802 S 239th ST.
Elkhorn, NE. 68022

Telephone: () _____

OWNER

See attached sheet

Name: _____

Address: _____

Telephone: () _____

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

Name: E & A Consulting Group, Inc (Jeff Stoll)

Address: 10909 Mill Valley Road, Suite 100
Omaha, NE 68154

Telephone: () 402.895.4700

ANY OTHER ASSOCIATES:

Name: _____

Address: _____

Telephone: () _____

NAME OF PRELIMINARY PLAT: Catalina NUMBER OF LOTS: 234

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

1. Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development? Yes No . If yes, please describe the nature of the action:

We are requesting to rezone the property to R-2 and C-3

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 . 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 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).

Applicant's Signature: [Signature]

Date: July 18, 2024

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST
Valley, Nebraska

NAME OF PRELIMINARY PLAT: Catalina

LOCATION OF SUCH PLAT: Southwest of 252nd & Ida street

REQUIREMENTS OF PRELIMINARY PLAT

- Letter or transmittal with action requested.
- Name of Subdivision on each sheet
- Names and addresses of owners/applicants
- Names of adjacent property owners
- Name of engineer or surveyor
- Names of utility companies to be involved
- North arrow and graphic scale (according to sub-division regulations' specs)
- Date prepared
- A vicinity sketch at a scale no greater than one (1) inch = four hundred (400) feet and no smaller than one (1) inch = two thousand (2000) feet
- Sheet number and total number of sheets
- Contour lines (within and adjacent to subdivision, not greater than 2 feet intervals)
- Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers
- Is proposed use of preliminary plat in accordance with permitted City's zoning? Is a zoning action required?
- Existing and proposed streets or access easements to include:
 - R.O.W. width (according to future land use and transportation plans)
 - Paving width (according to future land use and transportation plans)
 - Approximate grades
 - Tangent length
 - Curve data and interior angle
 - Angle of Intersection
 - Name or number
- Sketch of future street system outside of plat where subdivision owns abutting land
- Utilities on and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
- Lot lines and dimensions; curvilinears should be noted as arc or chord
- Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot
- Public areas for schools, parks, playgrounds or any other public uses
- All existing and proposed easements with locations, widths and distances
- All existing and proposed sidewalks, pedestrian ways and bikeways
- Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred (100) feet of the boundaries of, within/adjacent to on or within one hundred (100) feet of the proposed subdivision. Any other interest in land surrounding the preliminary plat?
- Minimum building set back lines
- Erosion and sediment control plan
- Certified accurate survey by engineer or professional land surveyor
- All plans and other information conform to the City's General Requirements and Minimum Standards of Design
- Sketch of proposed subdivision sized 8 ½ inches by 14 inches

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)
Valley, Nebraska

ADDITIONAL INFORMATION (to be shown on Preliminary Plat or on accompanying sheets)

- Four (4) copies of Preliminary Plat and required supplementary material filed with City Clerk
- Submit plat thirty (30) days prior to the meeting of the Planning commission
- Copy of application, site plan, preliminary plat, etc to proper agencies and authorities for review
 - City Engineer
 - City Council
 - City Attorney
 - Fire Department
 - County Engineer
 - County Health Department
 - Adjacent jurisdictions
 - Papio-Missouri River NRD
 - NDOR
 - FEMA
 - Planning Commission
 - Traffic engineering
 - OPPD
 - Building and safety
 - School District
 - other
- Any required landscape screens
- Copies of proposed Deed Restrictions, if any
- Sketch plan of larger tract and future concepts of development, if part of a larger tract that will be subdivided in the future

IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN

- 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
- 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

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:
(Please use additional sheet if necessary)

Section 3.03 Preliminary Plat Specifications.

The Preliminary Plat shall be drawn to a scale of at least one inch to 100 feet with a sheet size not to exceed 42"x30" and shall be plainly marked "Preliminary Plat" and shall include, show, or be accompanied by the following information:

- 3.03.01 A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend.
- 3.03.02 Both existing and proposed grades shall be shown.
- 3.03.03 Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases.
- 3.03.04 The proposed name of the subdivision which must not be as similar to that of an existing subdivision as to cause confusion. The developer shall verify the name with Douglas County.
- 3.03.05 The proposed names and addresses of the owner and subdivider, the engineer, surveyor, or landscape architect responsible (all of which are licensed to practice in Nebraska) for the subdivision layout.
- 3.03.06 The legal description of the area being platted, and boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, existing and the approximate acreage of the proposed development. All work shall be certified by a Registered Land Surveyor in the State of Nebraska.

- 3.03.07 Width and location of platted streets and alleys within 200 feet of the property; physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision; contours with intervals of five feet or less; the location of all existing utilities with their sizes indicated, as well as flow lines; elevations of existing sanitary and storm sewer, the outline of wooded areas (the location of important individual trees may be required).
- 3.03.08 Location and name(s) of adjoining subdivision(s) or undeveloped land and owners and persons having ownership interest within 300 feet of the subject property (not including streets and right-of-ways). This should be submitted in list form and as mailing labels.
- 3.03.09 The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.
- 3.03.10 The location and width of proposed streets, all easements including buffer easements, building setback lines, Rights of Way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.
- 3.03.11 Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
- 3.03.12 Both existing and proposed grades shall be shown.
- 3.03.13 All established floodway, floodway-fringe, and flood plain overlay lines.
- 3.03.14 The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.
- 3.03.15 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approvals have been submitted to the City.
- 3.03.16 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approval has been submitted to the City.
- 3.03.17 Signature block indicating approval of the Planning Commission per Section 10.03
- 3.03.18 Signature block indicating approval of the City Engineer per Section 10.07
- 3.03.19 Requests for waivers of design standards.
- 3.03.20 Traffic impact analysis study may be required by the City Engineer.
- 3.03.21 Four copies of the following to the City for review at the time of pre-plat submittal :
 1. A preliminary sanitary sewer plan.
 2. A preliminary drainage study, within the subdivision.
 3. A preliminary street profile plan with a statement of proposed street improvements.

Applicant's Signature(s):



Date: July 18, 2024

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW 1/4 OF THE NW1/4, ALONG WITH PART OF THE NE1/4 OF THE NW1/4, ALONG WITH PART OF THE SW1/4 OF THE NW1/4, ALONG WITH PART OF THE SE1/4 OF THE NW1/4, ALONG WITH PART OF THE NW1/4 OF THE NE1/4, ALONG WITH PART OF THE NE1/4 OF THE NE1/4, ALONG WITH PART OF THE SW1/4 OF THE NE1/4, ALONG WITH PART OF THE SE1/4 OF THE NE1/4, ALONG WITH PART OF THE NW1/4 OF THE SE1/4, AND PART OF THE LOCATED IN SECTION 32, TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

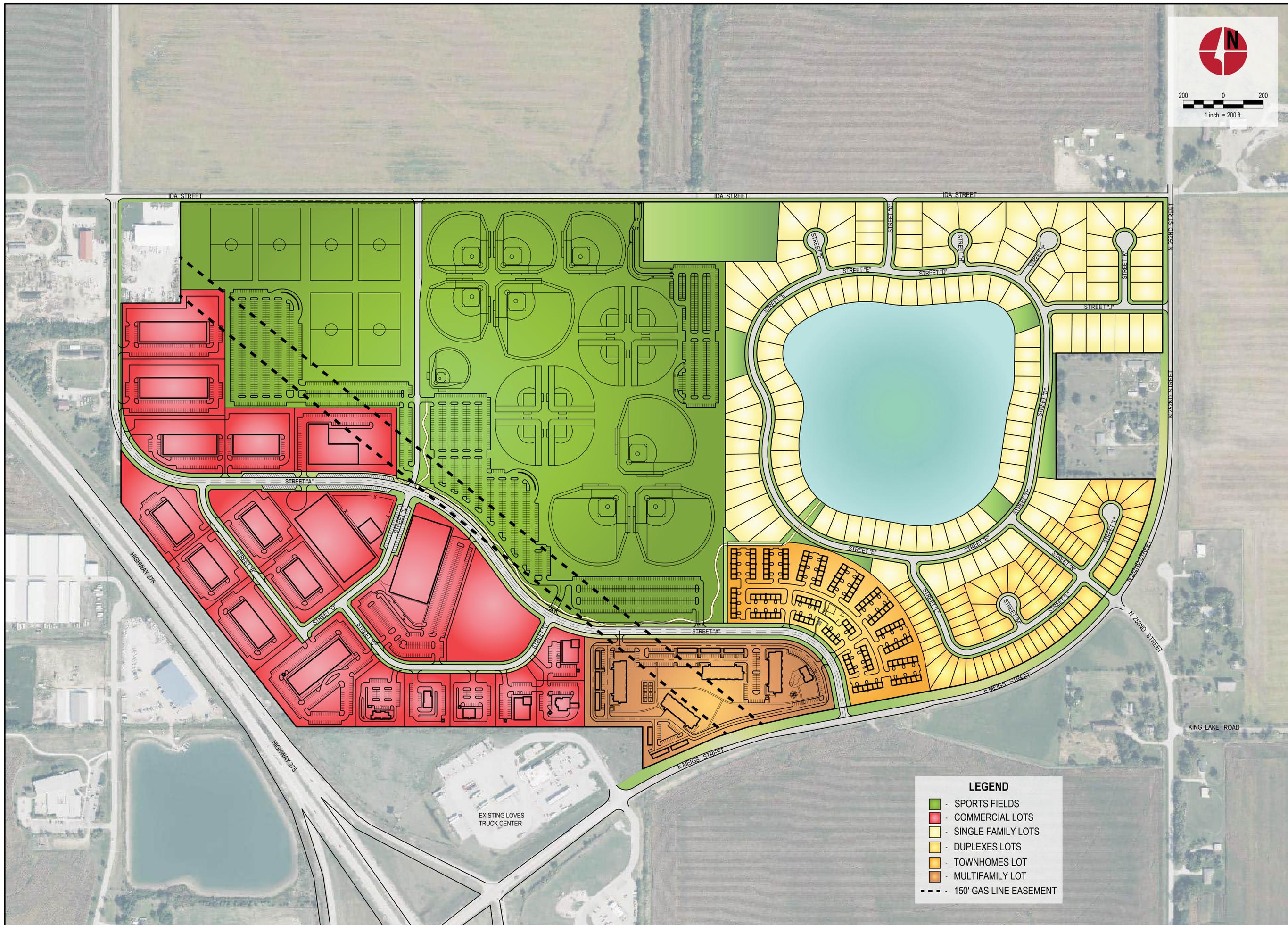
SAID TRACT OF LAND CONTAINS 12,048,943 SQUARE FEET OR 276.606 ACRES, MORE OR LESS.



200 0 200
1 inch = 200 ft.



E & A CONSULTING GROUP, INC.
Engineering Answers



LEGEND

- - SPORTS FIELDS
- - COMMERCIAL LOTS
- - SINGLE FAMILY LOTS
- - DUPLEXES LOTS
- - TOWNHOMES LOT
- - MULTIFAMILY LOT
- 150' GAS LINE EASEMENT

CATALINA
SITE PLAN EXHIBIT
VALLEY, NEBRASKA

BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, NEBRASKA

Resolved

WHEREAS, a request was received from the Environmental Services Department for the approval of the adoption of the National Electrical Code 2023 edition with amendments set forth by the Nebraska State Electrical Division, with a copy of said amendments attached hereto; and

WHEREAS, adopting the National Electrical Code 2023 edition with the Nebraska State Electrical Division amendments will provide for consistency in the application of said code by contractors in the Omaha and Douglas County jurisdictions.

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF COUNTY COMMISSIONERS, DOUGLAS COUNTY, NEBRASKA that approval be and is hereby given to adopt the National Electrical Code 2023 edition with amendments set forth by the Nebraska State Electrical Division, with a copy of said amendments attached hereto.

DATED this 30th day of July, 2024.

Motion by Rodgers, second by Friend to approve. I move the adoption of the resolution.

Adopted: July 30, 2024
Yeas: Boyle, Cavanaugh, Friend, Garcia, Rodgers, Borgeson
Absent: Morgan

(CERTIFIED COPY)



Daniel A. Esch
Douglas County Clerk

Resolution No: 0437
ADOPTED: July 30, 2024



Jim Pillen
Governor

STATE OF NEBRASKA

STATE ELECTRICAL BOARD
Craig Thelen
Executive Director

STATE ELECTRICAL DIVISION
P.O. Box 95066
Lincoln, Nebraska 68509-5066
FAX (402) 471-4297
Phone (402) 471-3550
www.electrical.nebraska.gov

5/6/2024

NFPA 70 NEC 2023 edition of the electrical code will be adopted based on Statute 81-2104(5) and will go into effect August 1, 2024. Please note that there are amendments to the code adoption that will remain on the NFPA 70 NEC 2017 edition as referenced below in the language of the Statute.

(5) Adopt promulgate, and revise rules and regulations necessary to enable it to carry into effect the State Electrical Act. In adopting and promulgating such rules and regulations, the board shall be governed by the minimum standards set forth in the National Electrical Code issued and adopted by the National Fire Protection Association beginning in 2023 edition of the National Electrical Code, Publication Number 70-2023, except that the minimum standards set forth in the 2017 edition of the National Electrical Code shall apply for sections 210.8(A), 210.8(A)(3), 210.8(A)(5), 230.67(A), and 230.85.

Each edition of the National Electrical Code mentioned in this subdivision shall be filed in the offices of the Secretary of State and the board during the time the edition is in use under this subdivision and shall be a public record. The board shall adopt and promulgate rules and regulations establishing wiring standards that protect public safety and health and property and that apply to all electrical wiring which is installed subject to the State Electrical Act;

Sincerely

Craig Thelen

Executive Director

State Electrical Division

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF VALLEY, NEBRASKA, TO ADOPTED THE 2023 NATIONAL ELECTRICAL CODE (NFPA 70 NEC 2023 EDITION) WITH AMENDMENTS TO THE CODE THAT WILL REMAIN ON THE 2017 NATIONAL ELECTRICAL CODE (NFPA 70 NEC 2017 EDITION); THAT ANY ORDINANCE OR RESOLUTION IN CONFLICT HEREWITH IS REPEALED; THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA AS FOLLOWS:

Section 1. That the 2023 National Electrical Code (NFPA 70 NEC 2023 Edition) with amendments that will remain on the 2017 National Electrical Code (NFPA 70 NEC 2017 Edition) be the same is hereby approved and adopted as the Electrical Code for the City of Valley.

Section 2. That the amendments to the 2023 National Electrical Code remaining on the 2017 National Electrical Code are attached to this Ordinance as Exhibit "1" and made a part hereof by this reference.

Section 3. That not less than one copy of 2023 National Electrical Code as amended as apart of this Ordinance shall be kept for use and examination by the public in the office of the City Clerk.

Section 4. That all ordinances and resolutions inconsistent with this Ordinance be and the same are hereby repealed.

Section 5. That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

PASSED AND APPROVED this _____ day of _____, 2024.

ATTEST:

Mayor

City Clerk

(S E A L)

EXHIBIT "1"

Amendments remaining from the 2017 National Electrical Code (NFPA 70 NEC 2017 EDITION):

(5) Adopt promulgate, and revise rules and regulations necessary to enable it to carry into effect the State Electrical Act. In adopting and promulgating such rules and regulations, the board shall be governed by the minimum standards set forth in the National Electrical Code issued and adopted by the National Fire Protection Association beginning in 2023 edition of the National Electrical Code, Publication Number 70-2023, except that the minimum standards set forth in the 2017 edition of the National Electrical Code shall apply for sections 210.8(A), 210.8(A)(3), 210.8(A)(5), 230.67(A), and 230.85.

Each edition of the National Electrical Code mentioned in this subdivision shall be filed in the offices of the Secretary of State and the board during the time the edition is in use under this subdivision and shall be a public record. The board shall adopt and promulgate rules and regulations establishing wiring standards that protect public safety and health and property and that apply to all electrical wiring which is installed subject to the State Electrical Act.