

AGENDA
VALLEY CITY COUNCIL
Tuesday, April 15, 2025
City Hall
203 North Spruce
Valley, NE 68064
4:30 PM

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 March 18, 2025 Planning Commission meeting

8. **Public Hearings**

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.

8.A. KMG Partners LLC (Glass Lake) consideration and recommendation of change of zoning from Transitional Ag (TA) to Residential (R3) and Clustered/Mixed Use Development (CMD):

- 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. KMG Partners, LLC (Glass Lake) consideration and recommendation of 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

9. **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, April 15, 2025, at 4:30 p.m.** at **Valley City Hall**. PUBLIC HEARINGS will be held on the following:

1. **KMG Partners LLC (Glass Lake):**
 - Consider approval of application for change of zoning from Transitional Ag (TA) to Residential (R-3) and Clustered/mixed Use Development (CMD)
 - Consider approval of application for preliminary plat.

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

Larry Bottger, Chair
City of Valley, Planning Commission

4/4 ZNEZ



Proof of Publication

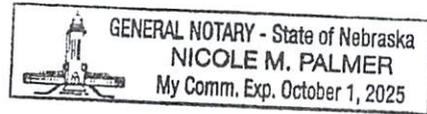
JASON W. HUFF, Publisher

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:

4/4/25

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 \$27.33

Additional Copies \$ _____

Filing Fee \$ _____

Total \$27.33

Jason W. Huff

Subscribed in my presence and sworn to before

me this APRIL 04 2025

Nicole M. Palmer

Notary Public in and for
Douglas County, State of Nebraska

Daily Record

RECEIVED
U.S. DEPARTMENT OF JUSTICE
APR 10 1964

1. Name of the person or organization being investigated
2. Address of the person or organization being investigated
3. Date of the investigation
4. Name of the investigator
5. Title of the investigator
6. Name of the supervisor
7. Title of the supervisor
8. Name of the agency
9. Title of the agency
10. Name of the field office
11. Title of the field office
12. Name of the district office
13. Title of the district office
14. Name of the division
15. Title of the division
16. Name of the section
17. Title of the section
18. Name of the unit
19. Title of the unit
20. Name of the person or organization being investigated
21. Address of the person or organization being investigated
22. Date of the investigation
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35. Name of the section
36. Title of the section
37. Name of the unit
38. Title of the unit

UNITED STATES DEPARTMENT OF JUSTICE

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16. Name of the section
17. Title of the section
18. Name of the unit
19. Title of the unit

UNITED STATES DEPARTMENT OF JUSTICE
GENERAL INVESTIGATIVE DIVISION
APR 10 1964

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APR 10 1964

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CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
March 18, 2025

1 and 2. Roll Call and Call to Order: Larry Bottger, Chairman, Scott Burke, Kyle Anderson, Mark Conrey, Greg Sunde, Daniell Lowry. Absent: Jim Tomanek, Brian Foutch, and Jeremy Mayer. Also present: Mayor Cindy Grove, Building Inspector Rune van den Boogaart, City Engineer Greg Perry, City Administrator Cameron Gales, and City Attorneys Jeff Farnham and Andrea Griffin.

Chairman Bottger noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

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

4. Proof of Publication: The Proof of Publication was on the desk.

5. Visitors/Correspondence: No one spoke.

6. Approval of Agenda: Member Anderson moved to approve the agenda. Burke seconded. YES: Bottger, Burke, Anderson, Conrey, Sunde and Lowry. NO: no one. ABSENT: Tomanek, Foutch and Mayer. Motion carried.

7. Consent Agenda: Member Sunde moved to approve the consent agenda. Conrey seconded. YES: Bottger, Burke, Anderson, Conrey, Sunde and Lowry. NO: no one. ABSENT: Tomanek, Foutch and Mayer. Motion carried. Items on the consent agenda: February 18, 2025 meeting minutes.

8. Discussion Items:

Rune van den Boogaart, Building and Zoning Administrator, discussed updates to the current building codes and the difficulty in making mass updates to the code.

Jeff Farnham, City Attorney, discussed the current development climate and potential amendments to the current Comprehensive Development Plan. Jeff provided an overview of what a Sanitary Improvement District (SID) is and how the Comprehensive Development Plan could be amended regarding the use of SIDs. Greg Perry, City Engineer, also provided an update on current blighted properties and the percentage of blighted property in the City.

Andrea Griffin, City Attorney, presented an update on the current TIF projects and their current property valuations for 2025. Current TIF projects are rolling TIFs. Two new TIF projects are Catalina and Valley Landing.

Member Sunde moved to adjourn. Anderson seconded. YES: Bottger, Burke, Anderson, Conrey, Sunde and Lowry. NO: no one. ABSENT: Tomanek, Foutch and Mayer. Motion carried.

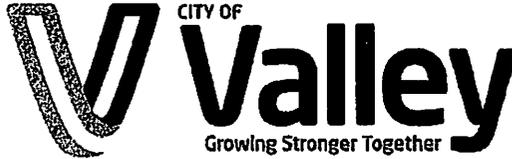


Larry Bottger, Chairman



Cindy Grove
Mayor

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 # _____

APPLICATION FOR A CHANGE OF ZONING

Date: 3-14-25

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

Applicant Name: KMG Partners LLC Telephone No. 402-880-8835

Applicants Address: 1440 Read St Omaha, NE, 68112

Applicants Email: bachigbu@bmaakk.com

Present Use of Subject Property: Dredging/Farmland Desired Use of Subject Property: Residential

Present Zoning: TA Requested Zoning R-3/CMD

Legal Description of Property Requested to be Rezoned: Part SEC 15 16 09 Southwest of HWY 275 & TRIA TRACT N & E of RR RWY in NE 1/4 SE 1/4 SEC 16 16 09
-EX RWY- PT NE West Reichmuth Road NE 1/4 & Being VAC Glass Lake & PT NE of Reichmuth RD NE 1/4 NW 1/4 SEC 22 16 09 & PT VAC Rainwood RD

Area of Subject Property (Square Foot/Acres): 14,721,538 SF / 337.96 AC

How are adjoining properties used (Actual Land Zoning)

North: AG (Agricultural) South: AG (Agricultural) East: TA (Transitional Agricultural) West: AG (Agricultural)

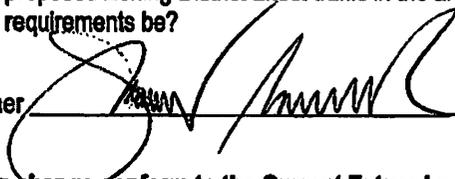
If exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc)

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 City of Valley B. Water City of Valley C. Electric OPPD D. Gas Black Hills Energy
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  or Signature of Agent _____

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

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.

APPLICATION FOR A CHANGE OF FUTURE LAND USE MAP

Set up a request for a pre-application conference with City Staff prior to submittal. Email (buildinginspector@valleyne.org)

Pre-application conference with City staff complete.

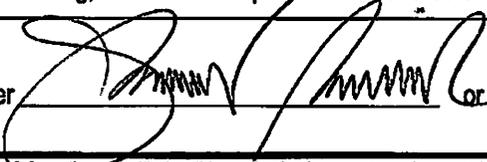
Date: February 26, 2025 Time: 10:00am

Additional Material Required

1. Site Plan with all pertinent details to amend the Future Land Use Map
 - A. Schematic lay out, proposed lots, roadway layout, etc.
2. Does the proposed map change result in an excessive or burdensome use of public facilities such as streets, schools, transportation facilities or utilities? No.
3. Additional information deemed necessary by City Staff to conduct a thorough analysis of the application, which may include, but not limited to stormwater analysis, sanitary sewer analysis, traffic impact study, or environmental study.
4. Ownership record.

Project Narrative: The northwestern limits of this project extend beyond the City of Valley's ETJ and approximately 117 acres is within Douglas County's ETJ. A previously approved prelim plat on this property successfully received Douglas County's approval to cede the zoning jurisdiction of that area to City of Valley; however, this ceding was vacated when the plat was vacated several years ago. The applicant is current coordinating with Douglas County and the City of Valley for the same ceding of jurisdiction. The applicant understands that this is necessary for acceptance of any prelim plats, rezoning, and future final plats within that area of the proposed project.

Signature of Owner



or Signature of Agent

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.

APPLICATION FOR PRELIMINARY PLAT

Valley, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

Part SEC 15 16 09 Southwest of HWY 275 & TRIA TRACT N & E of RR RWY in NE 1/4 SE 1/4 SEC 16 16 09, -EX RWY- PT NE West Reichmuth Road NE 1/4 & Being VAC Glass Lake & PT NE of Reichmuth RD NE 1/4 NW 1/4 SEC 22 16 09 & PT VAC Rainwood RD

SUBDIVIDER

Name: KMG Partners LLC
Address: 1440 Read St Omaha, NE, 68112

Telephone: () 402-880-8835

OWNER

Name: Dr Bennett Achigbu
Address: 1440 Read St Omaha, NE 68112

Telephone: () 402-880-8835

CITY USE ONLY

RECEIPT NO: _____

DATE: _____

PRELIMINARY PLAT #: _____

FEE PAID \$: _____

AGENT (Authorized to act on Subdivider's behalf):
Name: Bradley Huyck, P.E. (TD2 Engineering)
Address: 10836 Old Mill Road Omaha, NE 68154

Telephone: () 402-330-8660

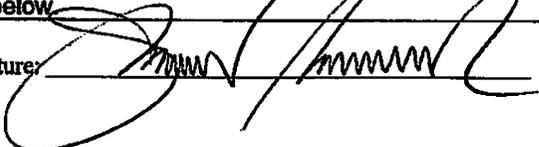
ANY OTHER ASSOCIATES:

Name: _____
Address: _____

Telephone: () _____

NAME OF PRELIMINARY PLAT: Glass Lake NUMBER OF LOTS: _____

- Letter or transmittal and action(s) requested.
- Does the subdivider have any interest in the land surrounding the preliminary plat? Yes No . If yes, please describe the nature of such interest: The subdivider owns the preliminary plat land at the triangular parcel just northwest of 312th Circle and Reichmuth Rd.
- 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: Yes, the preliminary plat will require a rezoning from Ag to R-3 and CMD. The R-3 rezoning is proposed for the single family uses in the development. The CMD is proposed for the marina/commercial uses within the development.
- 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): _____
- 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).
See note below

Applicant's Signature: 

Date: 3/13/25

Note for Item 5: Attached grading plan exhibit shows that all proposed FFEs for all uses within the preliminary plat will be set a minimum 3 ft above existing grades (2 ft above existing to set floodplain elevation then plus 1 ft).

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST
Valley, Nebraska

NAME OF PRELIMINARY PLAT: Glass Lake

LOCATION OF SUCH PLAT: Southwest of the intersection of N 300th St and Rainwood Rd

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 1/2 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)

- Two (2, per correspondence with City staff)
- ~~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
- 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)

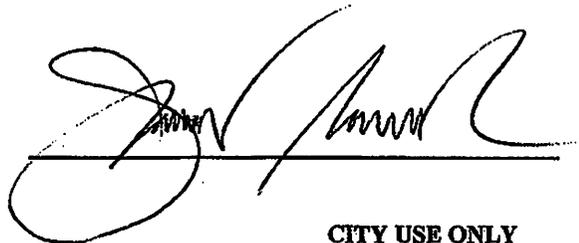
Section 3.03 Preliminary Plat Specifications.

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: 3/13/25

CITY USE ONLY



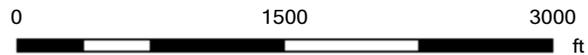
Legend

Parcels_public

Property Lines (Parcels)



Douglas County NE



Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

Printed from dogsis.org:
04/11/2025 20:59:47

This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.



DOUGLAS COUNTY ENGINEER

15505 West Maple Road
Omaha, Nebraska 68116-5173
402-444-6372
Fax: 402-444-6244
engineer@douglascounty-ne.gov

April 14, 2025

TO: Ms. Christie Donnermeyer City Planner
City of Valley Planning Department

FROM: Thomas (Lee) Harris, P.E. *TH* Civil Engineer
Douglas County Engineer's Office

RE: **REVIEW COMMENTS FOR APRIL 15, 2025
PLANNING BOARD MEETING**

The Douglas County Engineer's Office submits the following review comments regarding the agenda items scheduled for discussion before the Valley Planning Board on April 15, 2025.

Glass Lake

1. CAD files for the preliminary plat and final plat shall be submitted to the Douglas County Engineer's Office for review.
2. Right of way dedication meets County Standards along Reichmuth Road, Rainwood Road, and N 312th Circle.
3. The proposed roadway connections from the development to Reichmuth Road and 300th Street will require permits from this office and must meet proper sight distance criteria and incorporate intersection improvements as required by current City/County Access Policy. The cost of the roadway improvements for the driveway connections, if required, will be the responsibility of the developer. The sight distance criteria to be used in the evaluation, of the driveway connections, will be AASHTO Stopping Sight Distance for 50 MPH design (425').
4. Storm sewer design computations and final plans must be submitted to this office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to Reichmuth Road, 312th Circle, and Rainwood Road.
5. It should be noted on the plat that direct access to Reichmuth Road, Rainwood Road, or 300th Street, from the adjacent lots or outlots, will not be permitted.
6. 300th Street, Rainwood Road, and 312th Circle are to be paved according to Douglas County Standards.
7. It may be necessary to incorporate traffic calming measures in the design of some of the interior streets.
8. Temporary turn-arounds should be provided at the terminus of all temporarily dead-ended streets.
9. Any vacation of public right of way would need to follow state statutes and a study by the County Engineer would be required.
10. Any grading, sewer or utility work, sidewalk, landscaping, ADA curb ramps or any other improvements carried out in conjunction with this development, in 312th Circle, Reichmuth Road, Rainwood Road, or 300th St right-of-ways, will require a permit(s) from this office.
11. An Interlocal Agreement will be needed for the construction of 312th Circle, and the paving of 300th St, Rainwood Road, and 312th Circle before the signing of the final plat.



DOUGLAS COUNTY ENGINEER

15505 West Maple Road
Omaha, Nebraska 68116-5173
402-444-6372
Fax: 402-444-6244
engineer@douglascounty-ne.gov

12. Portions of this development fall within the ETJ of Douglas County. An agreement will be needed between Valley and Douglas County for planning and zoning of the development.
13. If Glass Lake will not be located in a Sanitary Improvement District, a maintenance agreement will be required before Douglas County will provide routine maintenance of public streets or request street lights on behalf of the Developer. If not located in a Sanitary Improvement District, major maintenance activities are the responsibility of the adjacent property owner.
14. Traffic Study will be required for potential improvements along Reichmuth Road.

Other Rezoning, Conditional Use, and Special Use Permits

No comments offered.

If you have any questions concerning the above review comments, feel free to call me at (402) 444-6474.