

AGENDA
VALLEY CITY COUNCIL
Tuesday, September 15, 2026
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 August 18, 2026 Planning Commission meeting

8. **Public Hearings**

8.A. Still Water Lake LLC consideration and approval of an application for a change of zoning for Lots 50 to 53 from Highway Commercial (C-3) to Highway Commercial

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.

(C-3) with Clustered/Mixed Use Development (CMD) zoning, and Lots 54 to 62 from Highway Commercial (C-3) to Lakefront Single Family Residential (R-3) zoning:

- 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. Still Water Lake LLC consideration and approval of an application for a final plat for Lots 50-62:

- 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, September 15, 2026, at 4:30 p.m.** at **Valley City Hall**. PUBLIC HEARINGS will be held on the following:

1. Still Water Lake LLC:
 - Consideration and approval of application for a change of zoning for Lots 50 to 53 from Highway Commercial (C-3) to Highway Commercial (C-3) with Clustered/Mixed Use Development (CMD) zoning, and Lots 54 to 62 from Highway Commercial (C-3) to Lakefront Single Family Residential (R-3) zoning.
2. Still Water Lake LLC:
 - Consideration and approval of application for final plat for Lots 50-62.

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

Larry Bottger, Chair
City of Valley, Planning Commission

9/4 ZNEZ

The Daily Record

Proof of Publication

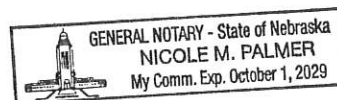
JASON W. HUFF, Publisher

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:

9/4/26

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

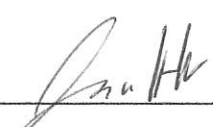


Publisher's Fee \$32.67

Additional Copies \$

Filing Fee \$

Total \$32.67


Subscribed in my presence and sworn to before
me this SEPTEMBER 04 2026


Notary Public in and for
Douglas County, State of Nebraska

CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
August 18, 2026

1 and 2. **Roll Call and Call to Order:** Larry Bottger, Chairman, Kyle Anderson, Scott Burke, Mark Conrey, Brian Foutch, Greg Sunde, and Jim Tomanek. Absent: Danielle Lowry and Jeremy Mayer. Also present: City Administrator Mike Gorman, Deputy Clerk Jon Barnhart, City Attorney Matthew Munderloh, and City Engineer Greg Perry. Larry Bottger called the meeting to order at 4:30 pm.

Member Kyle Anderson left the Planning Commission meeting at 5:28 pm and did not return.

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

7. **Consent Agenda:** Member Anderson motioned to approve the consent agenda. Foutch seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Lowry and Mayer. Motion carried. Items on the consent agenda: July 21, 2026 meeting minutes.

8. **Public Hearings**

Public Hearing for consideration and approval of Howard Kucera, Carol A. Wiggins, Billy Hirschman (Hirschman Holdings, LLC), and Beau Gratton (Giving Ghost, LLC) applications for a change of zoning from C-1 to C2.

Chairman Bottger opened the public hearing.

City Engineer Greg Perry addressed the Planning Commission and provided an overview of the projects for the first two agenda items. He referenced the city's 2018 Comprehensive Plan and how these items coincide with the plan. He explained the differences and what is prohibited and not prohibited between C-1 and C-2 zoning districts. He explained changes in the off-street parking requirements between the two zoning districts.

Chairman Bottger asked the City Engineer if there was parallel parking in the past to which the City Engineer could not confirm.

Tim Lowndes, 841 Freedom Ridge Rd., Yutan, NE 68073, addressed the Planning Commission and requested that five properties be rezoned downtown commercial. He explained that the rezoning would help bring the properties into better compliance with zoning requirements and support the development of Seven's Bar & Grill. He referenced the current Comprehensive Plan, including the extension of downtown commercial zoning across the railroad tracks. He also reviewed materials distributed to Planning Commission members before the meeting outlining the vision for Seven's Bar & Grill and its potential benefit to the community. Mr. Lowndes stated that the rezoning would help satisfy parking requirements while preserving existing landscaping. He noted potential benefits including increased sales tax revenue, keno revenue, and future development opportunities. The materials also included a preliminary parking diagram to illustrate what parking could look like.

Chairman Bottger asked about timeframe for the project to which Mr. Lowndes stated they are still working with Casey's regarding deed restriction negotiations and if it's successful, the timeline could be 6-months.

Member Sunde asked whether parking would be located outside Seven's Bar & Grill and whether outdoor seating was planned. Mr. Lowndes stated that parking would be provided onsite and further explained the intended outdoor dining area.

Sheila Eich, 410 Spruce St., Valley, NE 68064, from Elkhorn Fence, addressed the Planning Commission and requested confirmation of the parking plan, noting there were multiple plans which did not appear to match. City Engineer Perry clarified that the application could be approved without final clarification of the parking plan because this was the first step in the process. Ms. Eich referenced materials she had received and comments she had heard indicating that the rezoning would not continue down Spruce Street past the alley. She asked whether parking would extend down Spruce Street past the alleyway. Chairman Bottger stated that he had not seen the parking diagram handout before the meeting, and Ms. Eich noted that it was not included in the letter she received. Chairman Bottger stated that the parking diagram was not official. Additional discussion followed regarding parking and traffic. Ms. Eich also raised a concern that some adjacent property owners within 300 feet may not have received notification. Deputy City Clerk Jon Barnhart clarified the city's process for mailing notices to adjacent owners within 300 feet of the property and stated that the city had not received the parking diagram distributed to Planning Commission members before the meeting. City Administrator Mike Gorman provided additional clarification on the steps required for a final parking plan. Member Conrey expressed his concern regarding the issue of properly notifying adjacent owners and the optics of this project being rushed resulting in mistakes being made. City Administrator Gorman addressed the parking-plan process. Mr. Lowndes addressed the notification issue and stated that the addresses came from the title company and had been verified as correct. City Attorney Matthew Munderloh asked Mr. Lowndes whether he was confident that proper notification had been provided, and Mr. Lowndes confirmed that he was. Member Conrey explained that his concern was to ensure the process was completed correctly. City Administrator Gorman assured him that it had been completed correctly and reiterated that the applicant is responsible for verifying the addresses. Member Conrey asked whether the city would provide final verification of the parking plan and inform the public, and City Administrator Gorman confirmed.

Member Anderson clarified that the public hearing for tonight is for change of zoning only to which City Administrator Gorman confirmed. Member Anderson further clarified that the parking layout will be determined later and is not contingent on the vote for the change in zoning to which City Administrator Gorman confirmed. Member Anderson asked about a traffic study to which the City Engineer clarified. Member Anderson commented about the sidewalk along the east side of Spruce Street, south of Reichmuth, he would like to see that extended to the west to accommodate pedestrian access downtown. The City Administrator agreed.

Chairman Bottger closed public hearing.

Member Foutch moved to recommend approval of Howard Kucera, Carol A. Wiggins, Billy Hirschman (Hirschman Holdings, LLC), and Beau Gratton (Giving Ghost, LLC) applications for a change of zoning from C-1 to C2 to Council. Bottger seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Lowry and Mayer. Motion carried.

Public Hearing for consideration and approval of Tim Lowndes (TJL Holdings, LLC) application for a change of zoning from C-1 to C-2 for the purpose of rezoning the property for a Bar & Grill.

Chairman Bottger opened public hearing. No one spoke. Chairman Bottger closed public hearing.

Member Foutch asked about a liquor license to which Mr. Lowndes stated that once the process with Casey's is complete, he would go through the process of obtaining a liquor license. Member Foutch also asked about hours of operation to which Mr. Lowndes stated that has not been determined yet, but assured Planning Commission members that noise will be shut down at the appropriate time. There was more discussion on the vision of Sevens Bar & Grill.

Member Sunde moved to recommend approval of the Tim Lowndes (TJL Holdings, LLC) application for a change of zoning from C-1 to C-2 to Council. Anderson seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Lowry and Mayer. Motion carried.

Chairman Bottger sought clarification from the City Engineer whether the parking plan will go before City Council for approval and not return back to the Planning Commission for approval to which it was confirmed it will not return to Planning Commission.

Public Hearing for consideration and approval of Breakwater LLC application for a conditional use permit for the purpose of allowing construction of office buildings, warehousing, fleet maintenance, outdoor material storage, concrete, asphalt, soil recycling and tree, mulch processing.

Chairman Bottger opened public hearing.

Matt Bevington, CEO and Owner of Valley Corporation, TJ Cable, Underground Services, and Breakwater LLC, 28001 Ida Circle, Valley, NE 68064, addressed the Planning Commission and

provided an overview of the proposed project. He outlined anticipated financial benefits, including projected annual retail sales of \$2 million to \$3 million, which he estimated would generate more than \$150,000 in sales tax revenue. He also stated that project construction costs would exceed \$10 million, with taxable materials expected to generate approximately \$130,000 in additional sales tax revenue. Mr. Bevington noted that the project would create more than 30 new full-time construction jobs during the build, supporting local spending, and would retain 50 existing full-time jobs while creating an additional 50 full-time jobs upon completion. He also discussed projected property tax impacts, stating that the land is currently assessed at approximately \$400,000 and that the completed project is estimated to have an assessed value of more than \$10 million, generating more than \$140,000 in property tax revenue, including approximately \$58,000 for DC West. In addition, he stated that annual taxes on business personal property total approximately \$230,000, with about \$75,000 going to DC West. Mr. Bevington concluded by expressing his desire to keep the business in the city and to address public concerns regarding the proposed project.

Chairman Bottger asked what the timeframe was from start to finish for the project to which Mr. Bevington stated anticipated timeframe was to start grading late Fall. He is prioritizing office facilities with an anticipating start of late Fall 2027. He discussed the next priority build following the completion of the office facilities. Chairman Bottger asked if the tree mulching would be new to which Mr. Bevington confirmed. He also asked if there was anyone who had tree limbs if they could bring them to the new facility to which Mr. Bevington stated yes, but more details would need to be worked out.

Jim Swoboda, 25850 State Street, board member of the Valley Fire Department, addressed Planning Commission and commented on the location being a bad choice because of the growth taking place in the area. He noted traffic concerns. He commented that there are better locations for the project.

Laura Troy, 25302 State Street, addressed Planning Commission asking for opposition from the Planning Commission to the development and to keep the property from being converted to industrial use. She echoed Mr. Swoboda concerns. She noted her concern for air quality issues from the development because of the respiratory issues of her child. She discussed negative impacts this would have on families, animals and livestock. She noted her concern about a change in land use and the reasons she chose their current residence. She asked that before approval the Planning Commission require answers to questions such as what are the projected emissions; what dust control equipment will be required; how will compliance be monitored; what air quality modeling has been done specifically for the surrounding residents and the new areas; what are the proposed operating hours and expected number of trucks trips per day; what protections will exist for stormwater runoff; and why is an industrial concrete operation an appropriate use less than half a mile from existing family homes and the addition of several more.

Lisa Leonard, 10650 North 246 Plaza, addressed Planning Commission and asked what would happen to the property they already have to which Chairman Bottger stated that is not for consideration of the Planning Commission. She discussed other industrial areas for sale to which Chairman Bottger clarified the development is commercial not industrial. There was more discussion on regulations for industrial use. Chairman Bottger further clarified this is an

application for a conditional use permit before the Planning Commission to decide. Ms. Leonard reiterated concerns about dust and traffic. There was more discussion on the negative impact on other developments in the area. Mr. Bevington addressed the concerns about the dust and noise, noting the history at the existing site there have been no complaints. He noted there are three other concrete recycling operations in the community. He discussed his commitment to providing compliance with all the applicable legal requirements and permitting conditions referencing past performance. He addressed the dust control issue by stating that water is sprayed on the pile before it is crushed and water is sprayed to help with dust control from truck traffic. He clarified that the new development is not going to be a concrete manufacturing operation, just moving the existing recycling operation to the new location. He discussed unsuccessful attempts to acquire another location. Chairman Bottger asked who regulates his business to which Mr. Bevington stated the Nebraska Department of Environment and Energy and noted his low emission status.

Chad Camenzind, 28505 State St., addressed Planning Commission and stated he is also representing his father, Larry Camenzind. He discussed his concern about silica and the negative effects it has. He discussed concern pertaining to the long-term economic growth in the area and the potential impacts. He noted safety concerns regarding traffic.

Kyle Kasperbauer, 26002 State St., addressed Planning Commission and discussed his experience with his own business in Gretna, Nebraska that is next to a concrete recycling company and the issues with the dust and silica. He discussed the reasons he moved his family to the city and he opposes the development.

Joe Flaxbeard, Civil Engineer with Lamp Rynearson, 14710 West Dodge Rd., Suite 100, Omaha, NE 68154, addressed Planning Commission regarding concerns about traffic and road improvements. He stated if the conditional use permit and preliminary plat move forward, a traffic impact study is required with the final plat. He noted discussions with Douglas County Engineers regarding required roadway improvements to 252nd Street and Potter Street.

Chuck Phillips, 8445 N 252nd St., addressed Planning Commission and gave reasons for moving to the area. He commented on the traffic concerns and expressed he just wants their quiet neighborhood.

Ryan Plambeck, 13515 N 240th St., addressed Planning Commission and asked about the studies done such as an environmental impact to the floodplain; contamination of shallow wells because of the heavy runoff that happens with these type of plants; who oversees some of the regulations; what kind of traffic study has been or is being done; is it being done at normal times, not the middle of winter where nothing is happening at the sports complex or heavy agricultural equipment on the roads; what kind of noise regulations are there; and what is happening after hours regarding generators, and heavy equipment continuing to operate after normal business hours. He stated that he is against the development of the plant.

Debbie Plambeck, 13515 N 240th St., addressed Planning Commission stating their farm borders the proposed development to the west. She noted her other farm is on the other side of Potter Road. She commented on the current site being an eyesore and strongly opposed the proposed development. She noted some reasons for her opposition such as hearing about noise complaints,

the developer being turned down by another farmer because he does not want the development, and her experience with the developer, she does not think they would be a good neighbor.

Mr. Bevington discussed the history of the city having industrial type developments coexisting with residential and commercial developments. He provided an example of the four lake developments bordering Valmont and the current Valley Corp. plant. The main point being they chose to build after Valmont and the current plant were completed. Mr. Bevington then allowed Mr. Flaxbeard to address the issues of the floodplain and runoff. He noted the FEMA designation of shallow flooding area, provided more information on how the developer would address the concern by following local and federal requirements. He addressed runoff concerns by outlining the requirements and process at the local and state level the developer needs to follow.

Patrick Sechser, E&A Consulting Group, addressed Planning Commission and discussed industrial storm water concerns. He noted the existing plant has an NPDES permit with the State of Nebraska and the intention to implement same at the new plant.

Lynn Plambeck, 13515 N 240th St., addressed Planning Commission and commented how the location is too small for the development and should relocate to a different location. He discussed other locations that are more ideal for the development.

Member Anderson left the Planning Commission meeting at 5:28 pm and did not return; a quorum of six members remained present.

Tim Nervig, 12414 N 264th St., addressed Planning Commission and asked if the development is going to be zoned commercial to which the answer was yes. Mr. Nervig discussed the differences between commercial and industrial and how the proposed development is more industrial. Chairman Bottger noted the city's land use matrix in the city's zoning ordinance and current comprehensive development plan that outlines the difference between commercial and industrial. Mr. Nervig discussed flooding issues.

Mark LaPuzza, 10250 Regency Circle, attorney for the project, addressed Planning Commission regarding the current zoning of the property as transitional agriculture. He noted the request is for a conditional use permit not a request for rezoning. He discussed the concerns brought up during the meeting have been identified by the City Engineer and will be addressed in the conditional use permit that will be addressed by the city when it takes the next step to present it to the city council.

Kip Elrich, 10520 N 246th Plaza, addressed Planning Commission and discussed her history in the community. She acknowledged the potential revenue from the proposed development, but she questioned if this is the aesthetics wanted for the community. She requested the Commission consider the longtime residents of the community who also pay taxes and the amount of wealth coming into the City and handle it the right way.

Member Foutch asked Mr. Bevington if he gave any thought of keeping the grinding plant in place and just moving their offices. Mr. Bevington stated he would address that after the next resident speaks.

Everett Cole, 106 E 3rd St., addressed Planning Commission with concerns about 252nd Street and Ida Street and the Love's traffic. Chairman Bottger stated those are the County's responsibility and provided further clarification. There was more discussion on fixing the roads and how to address them.

Katie Carlson, 8445 N 252nd St., addressed Planning Commission with concerns for her farm animals, dust, pollution of water sources, and traffic. She asked about hours of operation and lights at night to which Mr. Bevington clarified.

City Engineer Perry addressed Planning Commission and clarified the issue of light pollution from the development.

Shelby Reynolds, 12303 N 264th St., addressed Planning Commission and commented on other potential locations for the development. She also addressed the earlier comment about neighboring lakeside communities choosing to live next to industrial type developments, the residents next to the potential development are not choosing to live next to it.

Patrick Sechser, E&A Consulting Group, addressed Planning Commission and further clarified the pollution control requirements and that the developer is compliant at the current site. He wanted to reiterate there would be controls in place.

Jim Swoboda, 25850 State Street, addressed Planning Commission and discussed the issue of devaluing the area around the development. He commented that the projected income for the city would be offset by the devaluing of property around it.

Chairman Bottger closed public hearing.

~~Member Foutch brought up his previous question about keeping the grinding plant at its current location and just moving their offices to the new location to Mr. Bevington. Mr. Bevington clarified that their current site is too small for all operations.~~

Member Foutch commented on the future progress that will bring change to the City of Valley and the need for road expansion. He cited examples such as Lanoha in Omaha.

Member Foutch moved to recommend approval of the Breakwater LLC application for a conditional use permit to Council. Bottger seconded. YES: Bottger, Burke, Conrey, Foutch. NO: Sunde and Tomanek. ABSENT: Anderson, Lowry and Mayer. Motion carried.

Public Hearing for consideration and approval of Valley Corporation (MLCT Bevington) application for a preliminary plat.

Chairman Bottger opened public hearing.

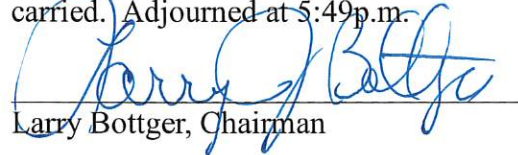
Joe Flaxbeard, Civil Engineer with Lamp Rynearson, 14710 West Dodge Rd., Suite 100, Omaha, NE 68154, addressed Planning Commission stating he received comments from the City Engineer and will work with the city and staff as progress is made through the final plat.

Chairman Bottger closed public hearing.

Member Conrey moved to recommend approval of the Valley Corporation (MLCT Bevington) application for a preliminary plat to Council. Bottger seconded. YES: Bottger, Burke, Conrey, Foutch. NO: Sunde and Tomanek. ABSENT: Anderson, Lowry and Mayer. Motion carried.

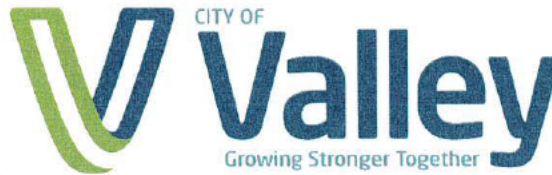
Chairman Bottger asked Building Inspector Gabe Evans if there was anything else to which he stated no.

10. Adjourn: Member Sunde moved to adjourn. Foutch seconded. YES: Bottger, Burke, Conrey, Foutch, Sunde and Tomanek. NO: No one. ABSENT: Anderson, Lowry and Mayer. Motion carried. Adjourned at 5:49p.m.


Larry Bottger, Chairman


Jonathan Barnhart, Deputy 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 # _____

APPLICATION FOR A CHANGE OF ZONING

Date: Sept 1 2026

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

Applicant Name: Stillwater Lake LLC Telephone No. [REDACTED]

Applicants Address: 1089 S. 84th Street #302 OMAHA 68127

Applicants Email: SA: LHAMPTON@yahoo.com

Present Use of Subject Property: Land Desired Use of Subject Property: Residential

Present Zoning: C3 Requested Zoning: R3 Lots 54 to 62
C3 with CMO lots 50 to 53

Legal Description of Property Requested to be Rezoned: PART OF LANDS SEC-TWN-RGE 30-16-10-EX STILL

WATER LAKE + PT FOR RD + IRREG S. 615.15 N 994.4 W 366.19 FT

Area of Subject Property (Square Foot/Acres): 4.431 acres

How are adjoining properties used (Actual Land Zoning)

North: C3 South: R2 East: TA West: C3

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 VALLEY B. Water VALLEY C. Electric OPPD. D. Gas BLACK HILLS

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 [REDACTED] 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 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.

Final Plat Application

Subdivision Information	
Name	Still Water Lake
Number of Lots	13
Legal Description	Lots 50 through 65, inclusive, being a replatting of part of the southwest quarter of Section 30, Township 16 North, Range 10 East of the P.M., Douglas County, Nebraska
General Location	

Subdivider Information		Property Owner Information	
Name	Still Water Lake LLC	Name	Same
Address	4089 South 84 th St, Suite 307	Address	
City, State, Zip	Omaha, NE 68127	City, State Zip	
Phone		Phone	
Email		Email	

Please answer the following questions:

1. Does the subdivider have any interest in the land surrounding the final plat?
If yes, please describe such interest? ☐ YES ☒ NO
2. Will the final plat require any zoning or other action (rezoning, conditional use or vacations) to complete the development?
If yes, please describe such action? ☐ YES ☒ NO
3. 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 _____, 2024
4. Is the final plat consistent with the approved preliminary plat? ☒ YES ☐ NO
If not, please explain the proposed changes and the reasons therefore?
5. Have all the improvements required by the preliminary plat been completed or guaranteed by bond, letter of credit, etc.? (Please check the Planning Commission's letter indicating the approval of the preliminary plat)? ☒ YES ☐ NO
If not, which improvements have not been completed:

I, the undersigned, hereby state that the information submitted on this application is accurate and correct.

Applicant's
Signature

Date

8-14-26



EAGLE ENGINEERING GROUP

12100 West Center Road, Suite 803 Omaha, Nebraska 68144
(402) 399-0227 | www.eagleengineeringgroup.com

September 10, 2026

Larry Bottger, Chairman
Planning Commission
CITY OF VALLEY
203 North Spruce Street
Valley, Nebraska 68064

Re: Still Water Lake – Lots 50-62 (Phase 3) Final Plat Submittal
West Street and 276th Circle
Valley, Nebraska
EEG #24-03-10

Dear Mr. Bottger:

We offer the following review comments related to the Developers' Final Plat submittal dated August 6th for Still Water Lake development located on northeast corner near the intersection of West Street and 276th Circle:

Final Plat

1. Plat the lake outlot abutting Lots 54-62 and connect to Outlot A, Still Water Lake.
2. Remove N. 275th Circle right of way as it may be developed with a future phase with the entire cul-de-sac and provide a temporary turn around easement.

Zoning

1. The property is currently zoned C-3 Highway Commercial. The development requested a rezoning of the entire property in July 2022 where a public hearing was held and motion to approve. The City prepares an ordinance at the time of final platting for each phase and since it was four years ago it was proper to have a public hearing for the rezoning of Lots 50-53 to Highway Commercial (C-3) with Clustered/Mixed Use development (CMD) and Lots 54 to 62 to Lakefront Single Family Residential (R-3) to correspond with this final plat.

Public Infrastructure

1. The City will design the gravity sanitary sewer, storm sewer, water main and street paving for this portion of the development.

Grading and Drainage

1. Runoff from this phase of the development will be conveyed to the lake.

General Items

1. The development will submit for a building permit to comply with the commercial design standards.
2. The property is located within the Zone 'AO' special flood hazard area (SFHA) as delineated by FEMA and a floodplain development permit will be required.

Still Water Lake – Lots 50-62 (Phase 3)
Final Plat
September 10, 2026



I will be available to answer any questions that you may have prior to the Planning Commission meeting on September 15, 2026.

Sincerely,

Gregory Perry, PE
City Engineer

ec: Mike Gorman, City Administrator
Gabe Evans, Building Inspector
Caleb Snyder, PE Lamp Rynearson