

AGENDA
VALLEY CITY COUNCIL
Tuesday, March 17, 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 January 20, 2026 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. Public Hearing to recommend an amendment to Section 5.06 of City of Valley Zoning Regulations to permit, as a conditional use, Residential/Commercial Institutions, Group Care Home in zoning districts R-1, R-2, and R-3:

- 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. John Crouse consideration and approval of a conditional use permit application for the purpose of rezone matrix adjustment for the inclusion of conditional use permit for Residential Assisted Living Facility of the 3606 N 264th St., Waterloo, NE 68069 property:

- 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**

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**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, March 17, 2026, at 4:30 p.m. at Valley City Hall. PUBLIC HEARINGS will be held on the following:

1. Ordinance Change:
 - Public Hearing to recommend an amendment to Section 5.06 of City of Valley Zoning Regulations to permit, as a conditional use, Residential/Commercial Institutions, Group Care Home in zoning districts R-1, R-2, and R-3.
2. John Crouse:
 - Consideration and approval of application for conditional use permit for the operation of a group home care facility at 3606 N 264th St., Waterloo, NE 68069.

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

Larry Bottger, Chair
City of Valley, Planning Commission

3/6 ZNEZ



The Daily Record

Proof of Publication

JASON W. HUFF, Publisher

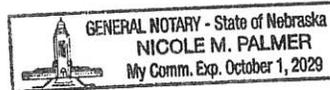
UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha

} ss.

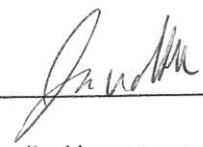
JASON W. HUFF, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation 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:

3/6/26

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 \$32.00



Additional Copies \$ _____

Subscribed in my presence and sworn to before
me this MARCH 06 2026

Filing Fee \$ _____

Total \$32.00



Notary Public in and for
Douglas County, State of Nebraska

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CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
January 20, 2026

1 and 2. **Roll Call and Call to Order:** Larry Bottger, Chairman, Kyle Anderson, Scott Burke, Mark Conrey, Brian Foutch, Jeremy Mayer and Greg Sunde. Absent: Danielle Lowry and Jim Tomanek. Also present: Mayor Linda Lewis, City Administrator Mike Gorman, Building Inspector Drew Nelson, 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 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 Foutch moved to approve the agenda. Mayer seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Mayer and Sunde. NO: No one. ABSENT: Lowry, Tomanek. Motion carried.

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

8. Public Hearings

Public Hearing for consideration and approval of Bob Hampton (Flatwater Lake LLC) applications for a change of zoning and change of future land use map for the purpose of rezoning Lot 1 at Flatwater Lake.

Chairman Bottger opened public hearing. City Engineer Perry addressed the Commission and gave an overview of the change of zoning for Lot 1 at Flatwater Lake. The lot will be for single family use justifying the rezoning to R-3. Member Foutch asked if there was only 1 lot to which City Engineer Perry confirmed.

Chairman Bottger closed public hearing.

Member Foutch moved to recommend approval of the Bob Hampton (Flatwater Lake LLC) applications for a change of zoning and change of future land use map to Council. Bottger seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Mayer and Sunde. NO: No one. ABSENT: Lowry, Tomanek. Motion carried.

Public Hearing for consideration and approval of 275 LLC Subdivision application for a change of zoning.

Chairman Bottger opened public hearing. City Engineer Perry addressed the Commission and provided an overview for the rezoning of the lots on the property to C-3. Member Foutch asked if the house would be zoned as C-3. The City Engineer addressed this by stating the next item to be discussed is the preliminary plat that would subdivide the 25 acres into 3 commercial lots.

Member Sunde asked about the location of the lots and the City Engineer provided more clarification.

Chairman Bottger closed public hearing.

Member Anderson asked why it was not C-3 to begin with. The City Engineer addressed this by providing more background information on the property and the reason for the zoning.

Member Foutch moved to recommend approval of the 275 LLC Subdivision application for a change of zoning to Council. Anderson seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Mayer and Sunde. NO: No one. ABSENT: Lowry, Tomanek. Motion carried.

Public Hearing for consideration and approval of 275 LLC Subdivision application for preliminary plat.

Chairman Bottger opened public hearing. The City Engineer addressed the Commission and provided an overview on separating the property into three commercial lots. He discussed the preliminary plat. He stated that the west two lots consisting of seven and eight acres respectively would be phase 1 and phase 2 would be the 10-acre lot to the east. He discussed the impact on utility service with the site being in the City's ETJ but outside the corporate limits. He provided information about the utility service providers for the development.

Member Foutch brought up an issue with the paperwork completed by the developers about MUD services. Jeff Stoll, E&A Consulting Group, 10909 Mill Valley Road, Omaha, NE 68154 addressed the Planning Commission and acknowledged their error on the application regarding MUD services. Member Foutch asked if anyone was planning to develop the area or if this is being done for resale. Mr. Stoll addressed this by stating the two west lots would be for sale and the third lot would be more contractor based. Mr. Stoll stated the final plat would contain any changes.

Chairman Bottger closed public hearing.

Member Foutch asked about a creek bed and stated it will have to meet all flood elevation requirements. The City Engineer confirmed.

Member Foutch moved to recommend approval of the 275 LLC Subdivision application for a preliminary plat to Council. Conrey seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Mayer and Sunde. NO: No one. ABSENT: Lowry, Tomanek. Motion carried.

Public Hearing for consideration and approval of Casey's Marketing Company application for a conditional use permit.

Chairman Bottger opened public hearing.

Aaron Wolfe, 1 Southeast Convenience Blvd., Ankeny, IA 50021 addressed the Planning Commission and provided an overview of the project. He spoke on the design standards requirement regarding the percentage of glass on the sides of the building and how they deviated from their prototype to meet that requirement. He discussed the number of fueling stations, landscaping, and exterior materials used for the building.

Chairman Bottger asked if Casey's entrance would be across from 3M's entrance. Mr. Wolfe addressed this by stating the entrance can be seen from Meigs Street. Chairman Bottger asked about the timeframe. Mr. Wolfe stated late spring or early summer. He stated it takes four months to construct a store. Chairman Bottger asked about the crew responsible for the project. Mr. Wolfe spoke about their bidding process.

Member Sunde asked if this would affect the existing Casey's. Mr. Wolfe stated their research supported a second store.

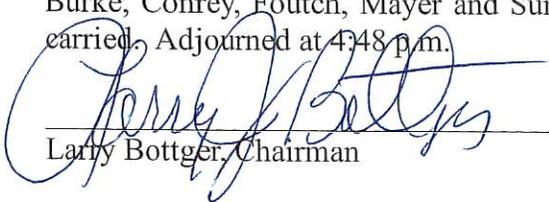
Member Foutch asked about streets underway right now in the development. Member Anderson asked if the driveway lines up with 3M's entrance. The City Engineer addressed these issues.

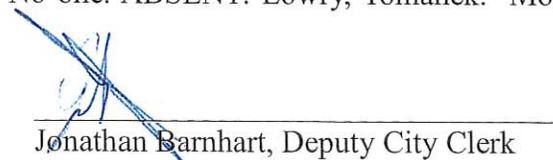
Chairman Bottger closed the public hearing.

Member Conrey moved to recommend approval of the Casey's Marketing Company application for a conditional use permit to Council. Sunde seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Mayer and Sunde. NO: No one. ABSENT: Lowry, Tomanek. Motion carried.

Chairman Bottger read a note honoring the passing and service of Duane Prorok on the Valley Planning Commission.

10. Adjourn: Member Anderson moved to adjourn. Sunde seconded. YES: Anderson, Bottger, Burke, Conrey, Foutch, Mayer and Sunde. NO: No one. ABSENT: Lowry, Tomanek. Motion carried. Adjourned at 4:48 p.m.


Larry Bottger, Chairman


Jonathan Barnhart, Deputy City Clerk

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTION 5.06 OF THE CITY OF VALLEY ZONING REGULATIONS TO PERMIT RESIDENTIAL/COMMERCIAL INSTITUTIONS, GROUP CARE HOME AS A CONDITIONAL USE IN ZONING DISTRICTS R-1 (LOW DENSITY RESIDENTIAL), R-2 (MEDIUM/HIGH DENSITY RESIDENTIAL), AND R-3 (LAKEFRONT RESIDENTIAL); PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE, PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH.

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

Section 1. That portion of the existing Section 5.06 (Land Use Categories/Matrix) of the City of Valley Zoning Regulations relating to Residential/Commercial Institutions, Group Care Home is hereby repealed.

Section 2. That portion of Section 5.06 (Land Use Categories/Matrix) of the City of Valley Zoning Regulations relating to Residential/Commercial Institutions, Group Care Home shall be and hereby is amended as shown on Exhibit "A" attached hereto and incorporated herein by this reference. No other portion of Section 5.06 (Land Use Categories/Matrix) except that portion as shown as Exhibit "A" is repealed or amended in any way by this Ordinance.

Section 3. This Ordinance shall take effect and be in force after its passage and approval, as provided by law.

Section 4. If any section, clause, provision or part or portion of any section, clause or provision of this ordinance or the application thereof to any person or circumstance is held unconstitutional, such invalidity or unconstitutionality shall not affect the validity or application of any other section, clause, provision or part or portion of this ordinance.

Section 5. All ordinances, sections, or parts thereof in conflict herewith are hereby repealed.

PASSED AND APPROVED THIS ____ DAY OF _____, 2026.

CITY OF VALLEY, DOUGLAS COUNTY, NEBRASKA

Linda Lewis, Mayor

ATTEST:

Christie Donnermeyer, City Clerk

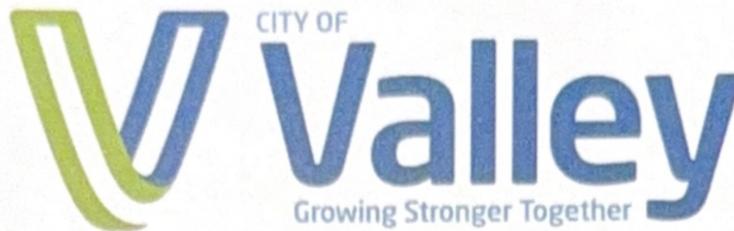
EXHIBIT A

DRAFT

Land Use Categories/Matrix

P = Permitted C = Conditional Use Permit T = Temporary "-" = not permitted *1 = Floodplain regulations shall be met														
Use Category	Use Type	TA	RS	R-1	R-2	R-3	RM	C-1	C-2	C-3	I-1	I-2	I-3	Additional Requirements
Residential/ Commercial Institutions	Adult care homes	-	P	P	P	-	-	P	P	P	-	-	-	
	Assisted Living Facilities	-	P	P	P	-	-	P	P	P	-	-	-	
	Bed and Breakfast	P	P	C	-	-	-	-	-	-	-	-	-	See Section 9.15
	Convents	P	P	C	-	-	-	-	-	-	-	-	-	
	Emergency Residential Services/Shelters	P	P	P	-	-	-	-	P	P	-	-	-	
	Group Care Home	P	P	C	C	C	-	-	-	P	-	-	-	
	Group Home	P	P	P	-	-	-	-	-	P	-	-	-	
	Hospice	-	P	P	P	-	-	-	-	P	-	-	-	
	Life Care Facility	-	P	P	-	-	-	-	-	P	-	-	-	
	Monasteries	P	P	C	-	-	-	-	-	-	-	-	-	
	Nursing Homes	-	P	P	P	-	-	-	P	P	P	-	-	
	Retirement Homes	-	P	P	P	-	-	-	P	P	P	-	-	
	Transitional housing	P	P	P	-	-	-	-	-	-	P	-	-	
	Concrete block manufacturing	-	-	-	-	-	-	-	-	-	-	-	P	
	Concrete products	-	-	-	-	-	-	-	-	-	-	-	P	
	Heavy construction companies	-	-	-	-	-	-	-	-	-	-	-	P	
	Manufactured housing fabrication	-	-	-	-	-	-	-	-	-	C	P	P	-
	Prefabricated buildings & components manufacturing	-	-	-	-	-	-	-	-	-	C	P	P	-

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 CONDITIONAL USE PERMIT

Date: 2/16/26

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

Property Owner's Name: John Crouse (Proxy) Telephone No. 402 660 0889

Applicants Address: 18402 CORBY ST. ELKHORN NE 68022

Applicants Email: jj.crouse1022@gmail.com

Legal Description of Property: TARA VIEW LOT, IRREG 9.6 AC

Property Address: 3606 NORTH 264th ST. WATERLOO, NE 68069

Request: Rezone Matrix adjustment - inclusion of conditional use permit for RAL. Residential Assisted Living facility,

Lot Size: 9.6 (Sq. Ft. / Acres) Zoning District _____

Will use in all other respects conform to the applicable regulations of the district in which it is located? yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

Will use have adequate water, sewer, and drainage facilities? yes

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/ roads? yes/N/A

Estimated Cost of Structure \$ 925,000

Applicant Signature [Signature]

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

OFFICE USE ONLY

Permit # _____ Permit is: _____ transferable, _____ transferable upon review/renewal

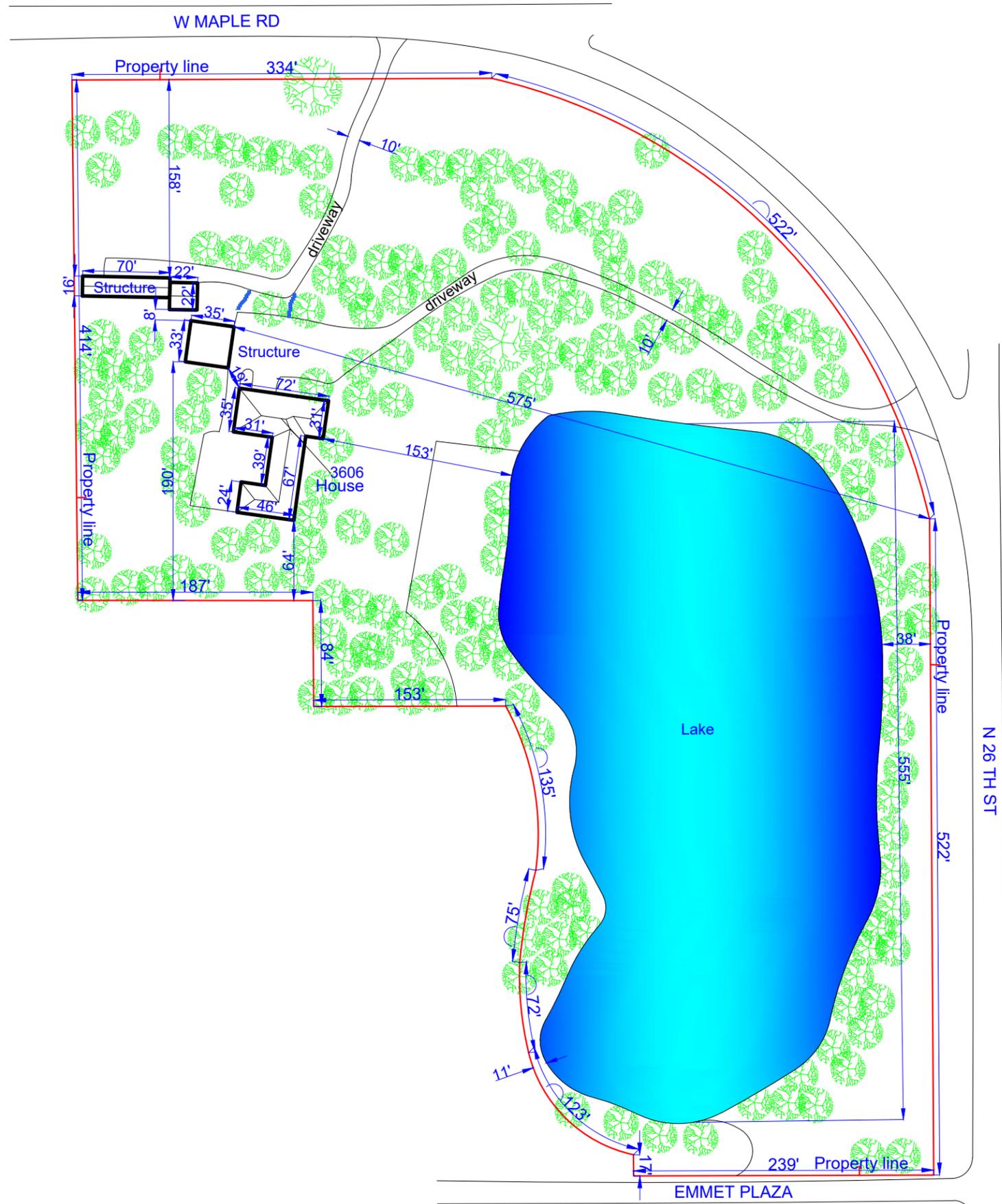
X _____
Chair, Valley Planning Commission

Date: _____ Approved _____ Approved with added condition's _____ Disapproved _____

X _____
Mayor

X _____
City Clerk

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.

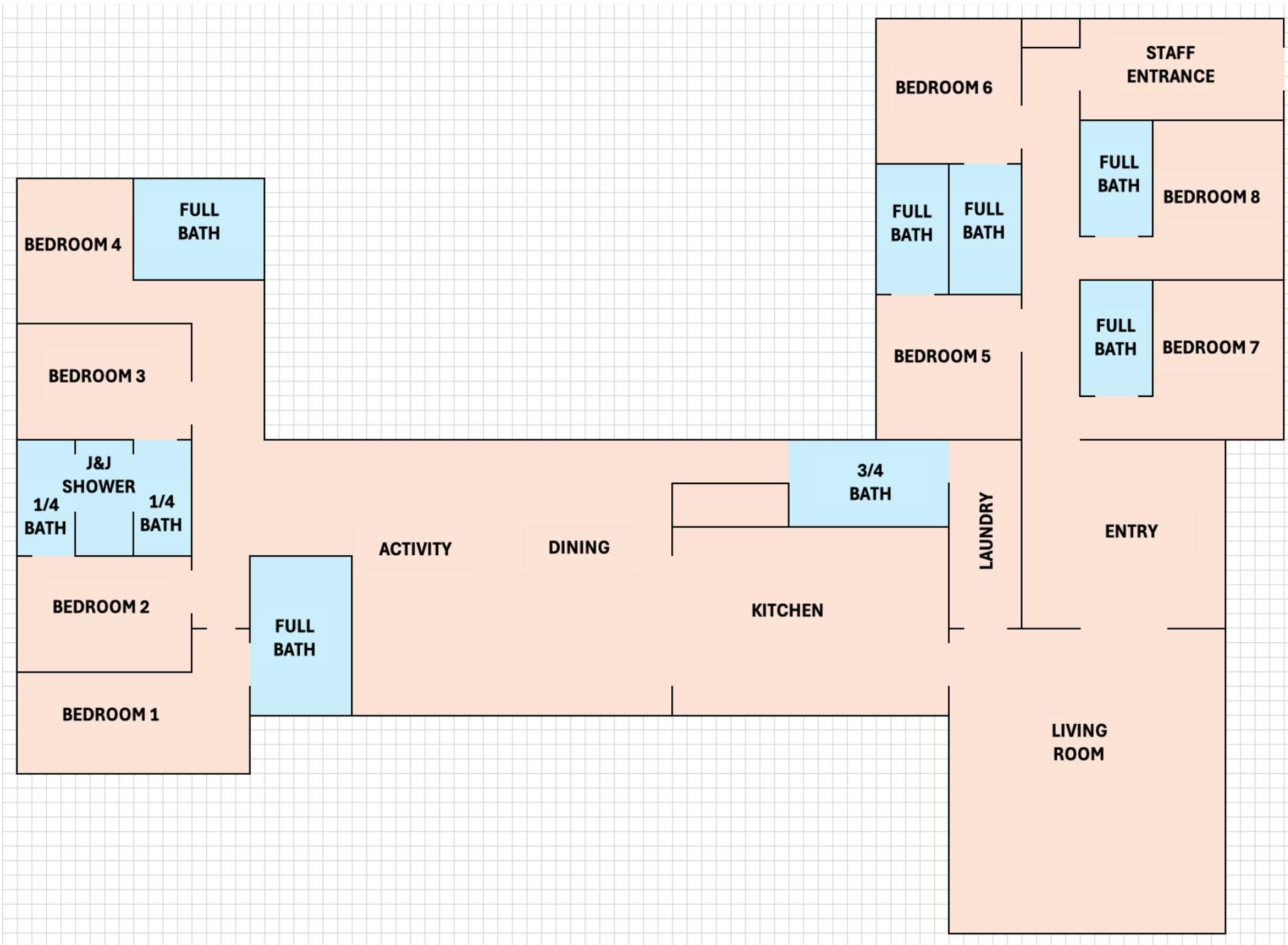


Parcel No. (APN) 2319230120
 Land Use RESIDENTIAL
 SINGLE FAMILY RESIDENCE
 Lot Area 418,176 SF (9.6 ACRES)

ADDRESS: 3606 N 264TH ST
 WATERLOO, NE 68069
 Scale: 1"=100'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
 This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.





The Vibe Living, LLC
3606 N 264th Street Waterloo, NE 68069

Statement of Proposed Use

The planned use of the location is to renovate a residential assisted living and memory care home that caters to seniors experiencing cognitive impairments, such as, Dementia and Alzheimer's Disease. The home will meet state requirements and will be able to house 8 residents. The Vibe focuses on personalized holistic care with the understanding that "We are nature". The home will combine traditional assisted living services with natural therapies, abundant music, and an environment that promotes physical, mental, spiritual and emotional well-being.

Hours of Operation

The Vibe operates 24 hours a day and 365 days a year.

Team Members and Residents

The staffing model consists of providing 24-hour care for activities of daily living with adequate team members during the day (2 team members), evening (2 team members), and overnight (1 team member). Bedroom square footage for each resident will be 80sq feet or more. Residents of the home will not drive or own cars.

Programming and Parking

On a day to day basis, caregivers, vendors, and visitors will all park in the driveway. Occasional home health services, hospice care, and families will also visit. The average stay is 1 hour or less and usually between the hours of 9am - 5pm. We operate a mix of 8-hour and 12-hour shifts so there will not be cars coming or going during overnight hours unless of a rare emergency.

Additional Notes

The home and land will be secured and residents will not be able to wander unsupervised.

Names and Addresses of Individuals and/or Organizations to Operate Home

Heather Holmes & Colin Roberts
455 N Allen Street Bennington, NE 68007

The Vibe Living, LLC
455 N Allen Street, Bennington NE 68007

24 hour Contact

Heather Holmes 402-208-4091

heather@thevibeliving.com

Education and CertificationsHeather Holmes

Masters Public Administration

Bachelors of Education with an emphasis in Recreational Therapy

Gerontology Certification

Licensed Assisted Living Administrator

Certified Therapeutic Recreation Specialist

Certified Dementia Practitioner

Certified Nurse Assistant

Certified Yoga Instructor

Certified Death Doula

Certified Herbalist

Colin Roberts

Masters of Business Administration

Bachelor of General Studies

Musician



To Whom It May Concern,

We, the undersigned owners of the property located at 3606 North 264th Street, Waterloo, NE 68069, hereby authorize JJ Crouse & Lesley Brandt and/or their designated representatives to act as our proxy for the limited purpose of initiating and communicating with the City regarding a rezoning inquiry for the above-referenced Property.

This authorization includes the ability to speak on our behalf at City Council meetings, planning sessions, or related public hearings, and to submit or receive information pertinent to the rezoning inquiry process.

This authorization does not transfer any ownership interest in the Property and may be revoked by us at any time in writing.

We acknowledge that we have verbally agreed to allow the above-named parties to pursue this rezoning inquiry and are providing this written confirmation to formalize that consent.

Owner Name: Ronald Steiner

Signature:  dotloop verified
02/19/26 7:14 PM CST
DNHV-EWMO-KIW2-WV4G

Date: _____

Owner Name: Kristine Steiner

Signature:  dotloop verified
02/19/26 7:48 PM CST
T3XR-LLXH-STAK-0VCM

Date: _____

Property Address: 3606 North 264th Street, Waterloo, NE 68069