

**DOUGLAS COUNTY
PLANNING COMMISSION MEETING
3015 MENKE CIRCLE
OMAHA, NEBRASKA 68134
November 14, 2007
SPECIAL MEETING**

The meeting was called to order by Chair Hayes at 6:00 p.m. with roll call vote.

Members Present: Bob Bruhn, Barbara Hayes, Anne Houlihan, Luke Janke, Joe Roberts and Milo Vacanti (Michael Gerdes arrived at 6:03 p.m.).

Member Absent: Bob Boozer and Dave Lanoha.

Other County Officials and Staff Present: Barbara Frohlich, and Kent Holm (Douglas County Environmental Services), and Bernie Monbouquette (County Attorney's Office).

Before the meeting started, Chair Hayes made the following statement:

"This meeting is conducted in accordance with the Open Meetings Law of the State of Nebraska and the provisions of the law are posted in the back of the room."

Motion by Commissioner Roberts, seconded by Commissioner Bruhn to approve October 10, 2007 meeting minutes.

Voting Yes: Bruhn, Roberts and Vacanti.

Voting No. None

Abstain: Hayes, Houlihan and Janke.

Motion failed, (see page 2 regarding reconsideration).

APPLICATION

G-13-07

REQUEST: Cede jurisdiction to City of Valley for proposed Preliminary Plat for Subdivision, Glass Lake, approximately 342 acres. Approximately 116 acres is located in Douglas County's jurisdiction.

LEGAL: Part of the SE ¼, the SW ¼ and the NW ¼ of Section 15 and part of the NE ¼ of Section 16, and part of the NE ¼ and NW ¼ of Section 22, and included right-of-way of Rainwood Road all located in Township 16 N, Range 19 E of the 6th P.M.

LOCATION: 300th Street to 312th Street between Reichmuth Road and Highway 275

APPLICANT: Douglas County Environmental Services

Chair Hayes stated this is a special meeting. This application was before the Planning Commission last month and was laid over. By request of the Planning Commissioners, this meeting is being held tonight to address the application as opposed to having it laid over to the January 2008 meeting.

Ms. Frohlich read into the record the letter requesting the Special Meeting (copy of the letter is attached to these minutes).

Mr. Holm introduced the application with the following comments:

1. The Staff Report was revised slightly.
2. The primary issue is that the application is only for the ceding of jurisdiction.
3. A revised interlocal agreement draft was also provided.

Chair Hayes addressed the interlocal agreement draft by stating that it has verbally been revised to cede jurisdiction to the City of Valley with language addressing water quality issues during construction. The language has not been developed yet but it is merely addressing water quality. We feel the interlocal agreement between Valley and Douglas County covers the ceding of jurisdiction and addresses water quality issues. The SID would not be part of the formal interlocal agreement. The SID would be handled through City of Valley with their subdivision agreement.

Chair Hayes opened the public hearing.

Mary Caffey, Mayor of the City of Valley, 203 Spruce Street, Valley, NE addressed the Planning Commission with the following comments:

1. Stated that the City of Valley was joining with Douglas County Environmental Services in the request to cede jurisdiction to the City of Valley for the proposed preliminary plat for the subdivision which is approximately 342 acres and approximately 116 acres is in the County jurisdiction.
2. Reported that the project will be completed in phases and that phase I is quickly moving forward.
3. We would work with an interlocal agreement with the County and the City understanding that the primary concern is water quality.
4. Stated Valley has a very strong Comprehensive Plan that we will actively be enforcing in working with the developer.

Chair Hayes closed the public hearing.

Motion by Commissioner Roberts to recommend ceding the approximately 116 acres of Douglas County's jurisdiction included in the proposed Glass Lake development to the City of Valley with the interlocal agreement to address water quality issues and that jurisdiction would revert back to the County if the project doesn't proceed. Motion seconded by Commissioner Vacanti.

Voting Yes: Bruhn, Gerdes, Hayes, Houlihan, Janke, Roberts, and Vacanti.

Voting No: None.

Abstain: None.

Reconsideration of Minutes

Motion by Commissioner Vacanti to reconsider the minutes, seconded by Commissioner Houlihan.

Voting Yes: Bruhn, Gerdes, Hayes, Houlihan, Janke, Roberts, and Vacanti.

Voting No: None.

Abstain: None.

Motion by Commissioner Vacanti to approve the minutes of the October 10, 2007 meeting, seconded by Commissioner Houlihan.

Voting Yes: Bruhn, Gerdes, Roberts, and Vacanti.

Voting No:

Abstain: Hayes, Houlihan, and Janke.

Meeting adjourned at 6:11 p.m.

Minutes approved February 13, 2008.