

BUILDING & INFRASTRUCTURE LEADERSHIP

Columbus in Focus - May 18, 2026

- Tara Vasicek, City Administrator
- Chuck Sliva, Director of Public Works
- Andy Woehrer, Chief Building & Code Official
- Rick Bogus, City Engineer





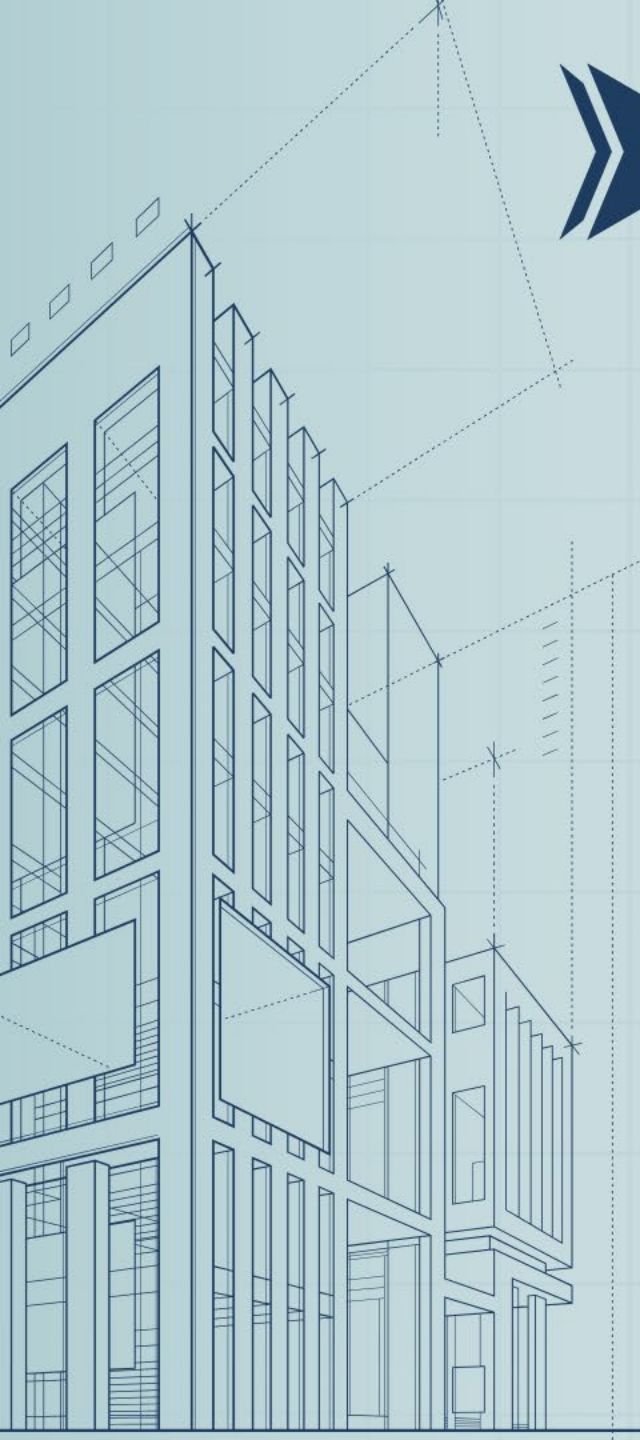
90 DAY FOCUS AREAS

COLUMBUS LAND DEVELOPMENT ORDINANCE (CLDO) TEXT AMENDMENTS

- Home Based Business
- Floodplain
- Platting & Rezoning (Admin)

ROLLOFF & PUBLIC PARKING PERMIT

- Draft completed, final review in process.





90 DAY FOCUS AREAS

- FEMA LOT



Post Flood Condition



Current - Structures & debris have been removed.



90 DAY FOCUS AREAS

PLAN REVIEW CHECKLIST

- Updated the applicant checklists for PZE processes provided upon application submission.

Rezoning



City of Columbus
Community Development
Phone: 402-562-4236
Email: CommDevPermits@columbusne.us
www.columbusne.us

REZONING CHECKLIST FOR APPLICANTS

APPLICANT: _____

PLANNING COMMISSION HEARING

CITY COUNCIL HEARING

Date of Hearing: _____

Hold the 2nd Monday of each month at 6:00 p.m.
If the meeting date falls on a Monday holiday, the meeting will be held on the following Tuesday. A designated representative must be present at the hearing to speak regarding the rezoning.

Date of Hearing: _____

Hold the 3rd Monday of each month at 6:00 p.m.
If the meeting date falls on a Monday holiday, the meeting will be held on the following Tuesday. A designated representative must be present at the hearing to speak regarding the rezoning.

APPLICATION SUBMITTAL REQUIREMENTS:

- Rezoning Fee (\$500) - Due at the time of application submittal.

DRAFT ORDINANCE:

- Once the application and legal description have been reviewed and approved, you will receive a draft ordinance reflecting the accepted legal description. The draft ordinance must be approved by the City Attorney, and your attorney will coordinate with them to finalize it.

10 DAYS BEFORE PLANNING COMMISSION HEARING

- Yellow Yard Signs** - The applicant must post the yellow yard signs provided by the Building Department in a visible location on the property beginning _____ at 8:00 a.m. and ensure they remain posted through the day of the hearing.

10 DAYS BEFORE CITY COUNCIL HEARING

- Yellow Yard Signs** - The applicant must post the yellow yard signs provided by the Building Department in a visible location on the property beginning _____ at 8:00 a.m. and ensure they remain posted through the day of the hearing.



Board of Adjustment



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BOARD OF ADJUSTMENT CHECKLIST FOR APPLICANTS

APPLICANT: _____

BOARD OF ADJUSTMENT HEARING DATE:

Hold the 3rd Monday of each month at 9:00 a.m. in the Community Room, 2500 14th Street (3rd floor). If the meeting date falls on a Monday holiday, the meeting will be held on the following Tuesday. The applicant or an authorized representative must be present at the hearing to speak regarding the variance request.

APPLICATION SUBMITTAL REQUIREMENTS:

- Board of Adjustment Fee (\$200) - Due at the time of application submittal.

10 DAYS BEFORE BOARD OF ADJUSTMENT HEARING:

- Yellow Yard Signs** - The applicant must post the yellow yard signs provided by the Building Department in a visible location on the property beginning _____ at 8:00 a.m. and ensure they remain posted through the day of the hearing.
- Notice of Personal Service or Mail** - The applicant must personally serve or mail notice to all residents, businesses, and school districts within 300 feet of the subject property. The official Notice of Hearing will be provided by the Building Department via email for distribution. The applicant is responsible for determining who falls within the 300 feet and for sending the hearing notice. All required recipients must receive the Notice of Hearing by _____. Please ensure notices are sent in time to meet this deadline.

DAY OF BOARD OF ADJUSTMENT HEARING:

- Notice of Compliance Board of Adjustment Appeal** - The applicant must file the Notice of Compliance Board of Adjustment Appeal with the Building Department no later than 8:30 a.m. on the day of the hearing. The form must be signed and notarized on the day of the hearing (not before).
 - Include exhibits demonstrating that all affected property owners and school districts within 300 feet have been notified of the hearing.
- Board of Adjustment Affidavit** - The applicant must file the Board of Adjustment Affidavit with the Building Department no later than 8:30 a.m. on the day of the hearing. The form must be signed and notarized on the day of the hearing (not before).
- The applicant or an authorized representative must be present at the hearing to present and speak on behalf of the variance request.

FOLLOWING THE BOARD OF ADJUSTMENT HEARING:

- The Board Secretary will email the hearing minutes within one week. If approved, the variance will be recorded and remain on file for the property indefinitely.



Building Moving



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BUILDING MOVING CHECKLIST FOR APPLICANTS

Applicant: _____

PLANNING COMMISSION HEARING

CITY COUNCIL HEARING

Date of Hearing: _____

Hold the 2nd Monday of each month at 6:00 p.m.
If the meeting date falls on a Monday holiday, the meeting will be held on the following Tuesday. A designated representative must be present at the hearing to speak regarding the rezoning.

Date of Hearing: _____

Hold the 3rd Monday of each month at 6:00 p.m.
If the meeting date falls on a Monday holiday, the meeting will be held on the following Tuesday. A designated representative must be present at the hearing to speak regarding the rezoning.

APPLICATION SUBMITTAL REQUIREMENTS:

- House Moving Fee (\$100) - Due at the time of application submittal.

10 DAYS BEFORE PLANNING COMMISSION HEARING

- Yellow Yard Signs** - The applicant must post the yellow yard signs provided by the Building Department in a visible location on the property beginning _____ at 8:00 a.m. and ensure they remain posted through the day of the hearing.

10 DAYS BEFORE CITY COUNCIL HEARING

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Platting



Accountability - Dedication
Honesty - Integrity - Respect

February 18, 2026

Leanne Ritter
Advanced Consulting Engineering Services
133 W. Washington Street
West Point, NE 68776

RE: Sock Pond Addition - Preliminary Plat Review

A review has been completed for preliminary plat of Sock Pond Addition in accordance with the Columbus Land Development Ordinance (CLDO). The following items are to be updated for the preliminary plat in order to proceed on the agenda.

- If you are unable to make the following required revisions and additions by the deadlines noted below, you will need to notify us no later than Monday, February 23, 2026 at 9:00 a.m. due to advertising deadlines. If we do not hear from you, we will proceed with advertising. Any re-advertising costs will be at the developer's expense.
- Due to packet preparation deadlines, an electronic copy of the updated preliminary plat with required signatures and with all of the review comments addressed shall be emailed to: engdept@columbusne.us on or before end of day Monday, March 2, 2026.
- A paper copy with all required signatures shall be delivered to the Engineering Department office, City Hall third floor, on or before Friday, March 6, 2026 at Noon.
- The Planning Commission meeting is scheduled for March 9, 2026 and City Council meeting is scheduled for March 16, 2026 on third floor Community Building at 6:00 p.m. A representative will be required to attend both meetings.

Review Comments:

- Include the public road between K&S Subdivision Lots 1 and 2 and 13 and 14 to 48th Avenue in this plat. Dedication of this segment of roadway to the City will be part of the Deed of Dedication.
- Show the stormwater treatment facility location and storm water treatment facility (STF) concept discharge into Sock Pond. The overflow discharge will need to be piped into Sock Pond. You may need to adjust the easement width along the south line of the subdivision for this STF. Re-label the easement on the south line of the subdivision as "Storm Water Drainage and Detention Easement"
- It was mentioned that the development may include trees either near the south line or may request from south of the line into Sock Pond property. Provide a location for these trees, which of course cannot be located in the STF.
- K&S Subdivision Restrictive Covenants are in effect for this Subdivision as is. Some are in conflict with the subdivision layout. Developer will need to either follow them or revise them. Draft revisions will be required for the preliminary plat submittal with final revisions part of the final draft submittal and filed in the courthouse concurrently.

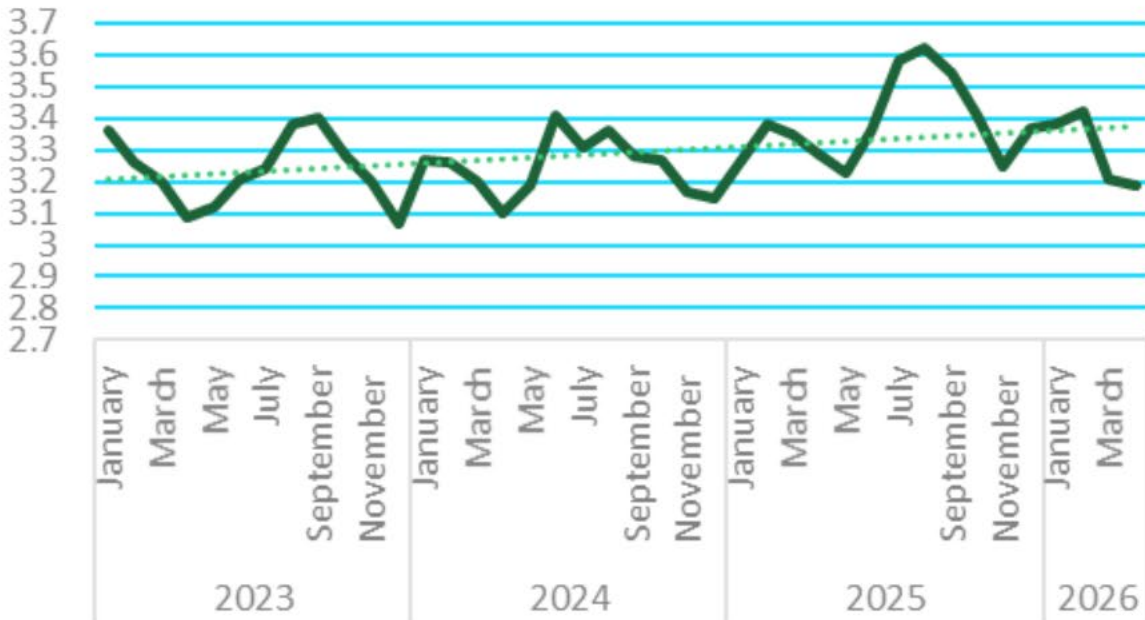
City Hall | Engineering Department
2500 14th St., Suite 3
Columbus, NE 68601
402-562-4309
EngDept@columbusne.us
www.columbusne.us



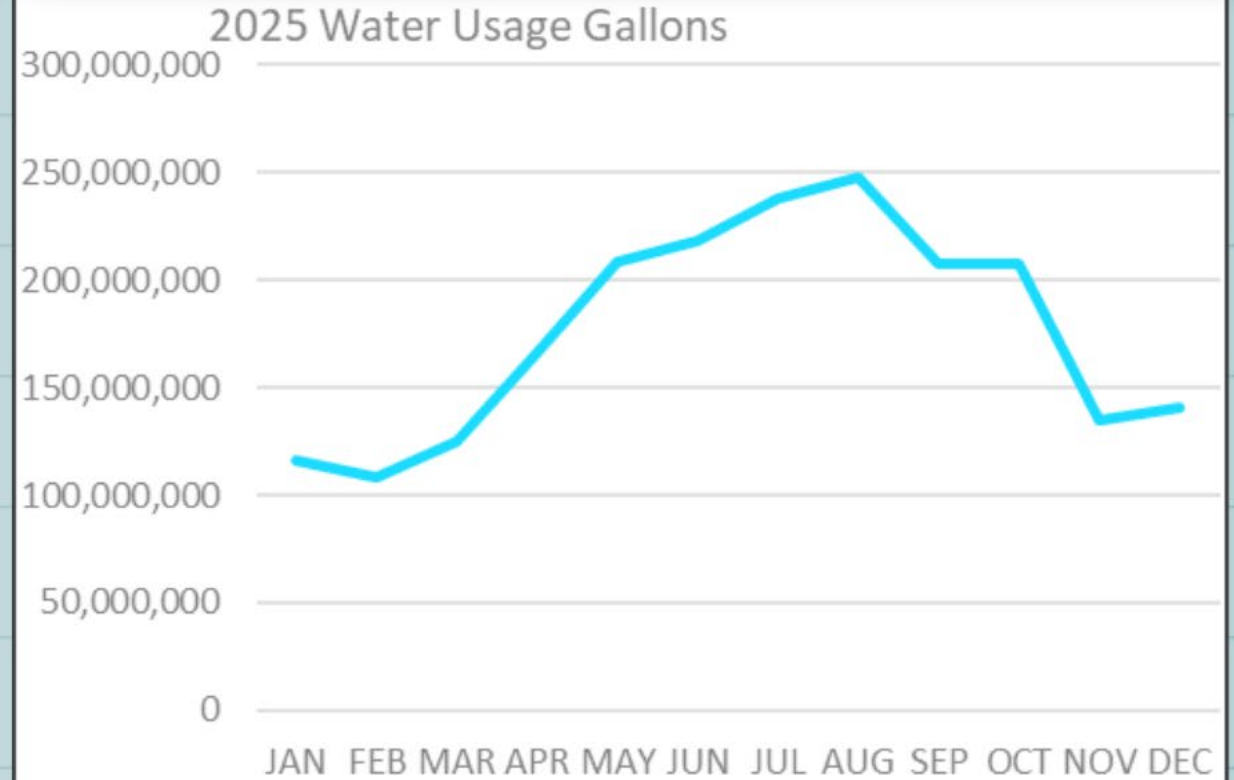
DATA & TRENDS REPORTING

Average Influent Flow, Millions Gallons Per Day (MGD)

Average Influent Flow, Million Gallons Per Day (MGD)



2025 Water Usage Gallons



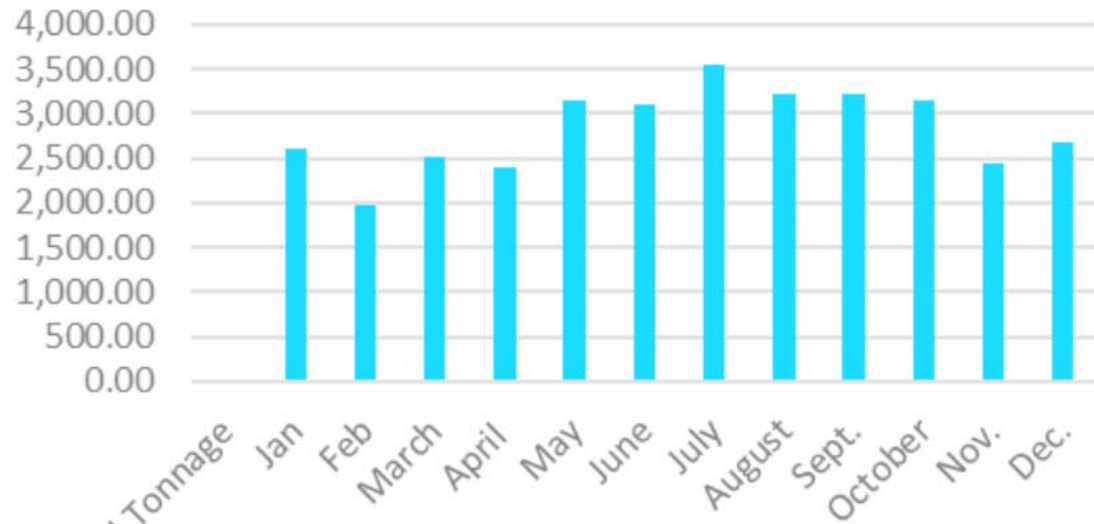
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DATA & TRENDS REPORTING

Landfill Tonnage 2025

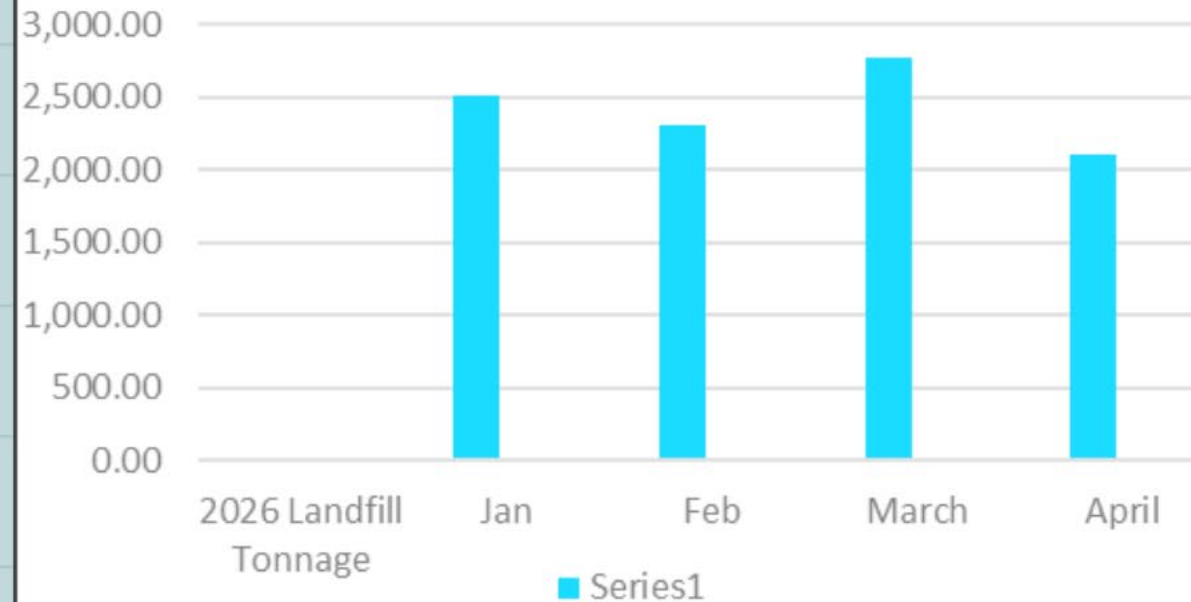
Landfill Tonnage 2025



2025 Landfill Tonnage

Landfill Tonnage 2026

Landfill Tonnage 2026 (January-April)



2026 Landfill Tonnage

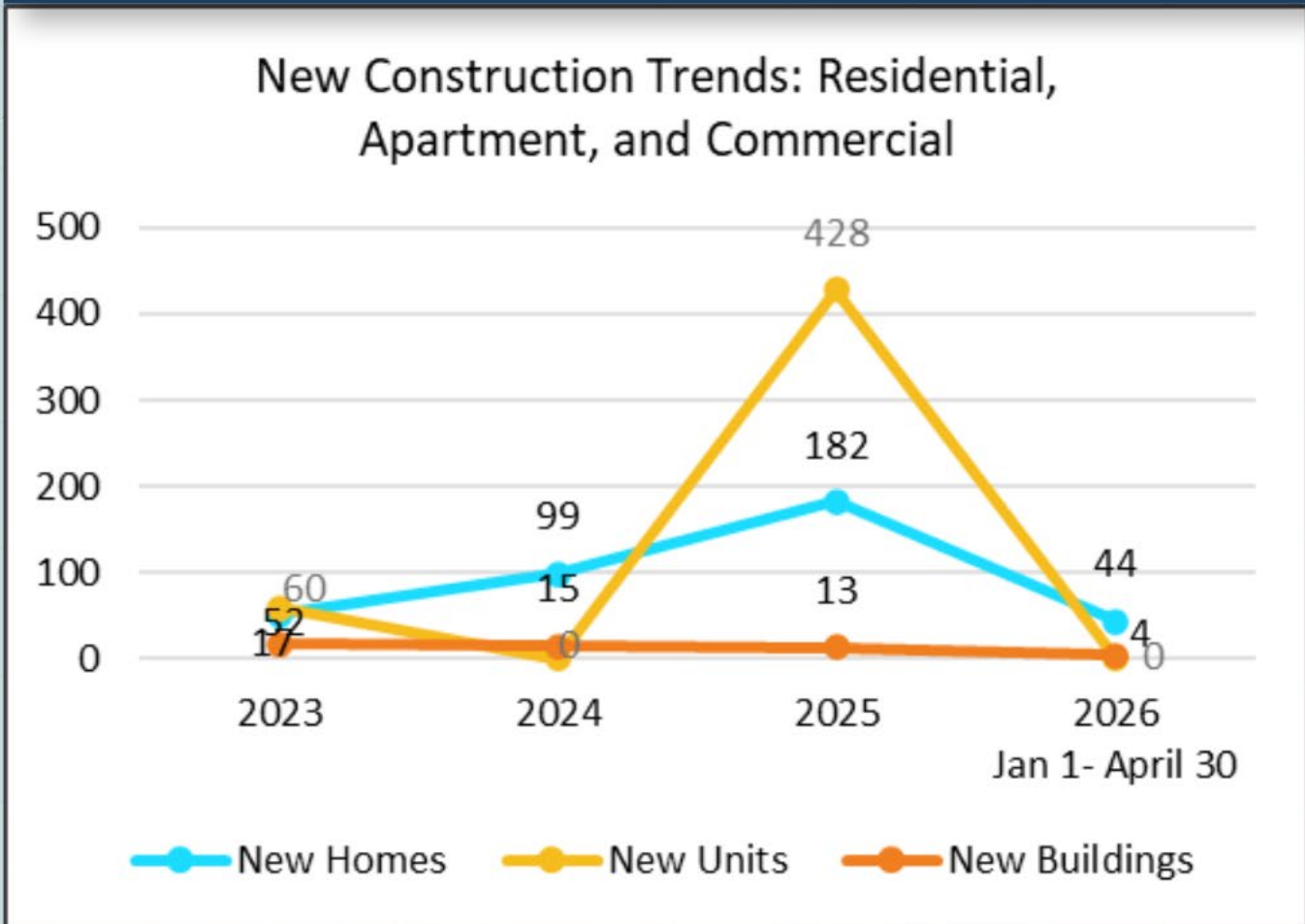
Series1

**Previously Shared*



DATA & TRENDS REPORTING

New Construction Trends: Residential, Apartment, and Commercial



**Previously Shared*



CIP PROJECTS

PAVING IMPROVEMENTS 33RD AVE FROM 30TH TO 38TH STREETS

- Reconstruction of roadway and storm sewer improvements
- Road closed to through traffic starting May 21st
- Signed detour for through traffic
- Two-lanes open to traffic early August
- Final completion late-August or early-September

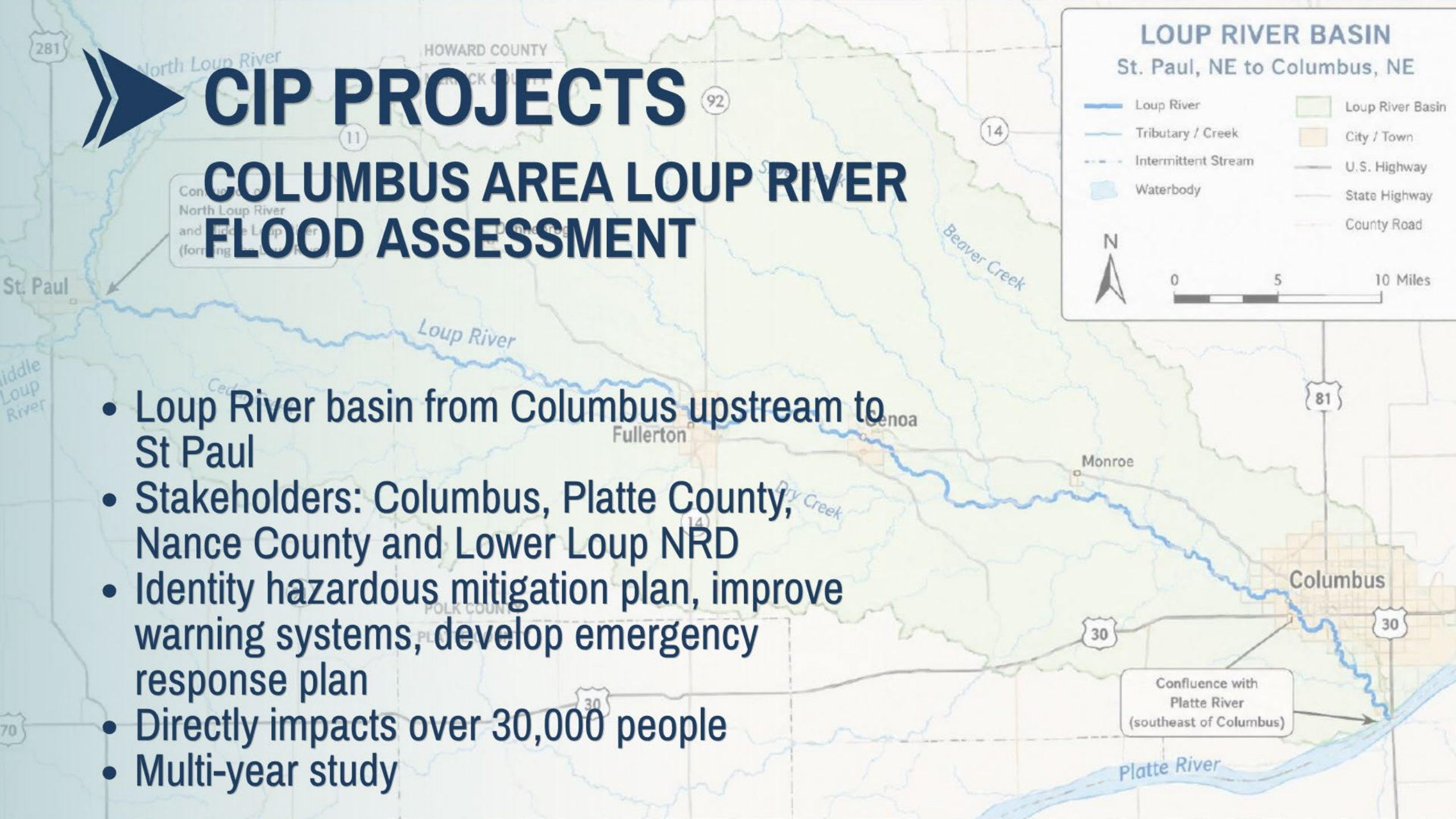
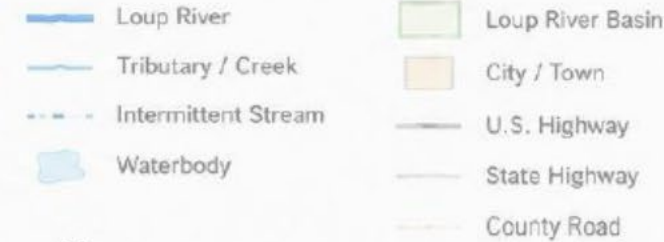
CIP PROJECTS

COLUMBUS AREA LOUP RIVER FLOOD ASSESSMENT

- Loup River basin from Columbus upstream to St Paul
- Stakeholders: Columbus, Platte County, Nance County and Lower Loup NRD
- Identity hazardous mitigation plan, improve warning systems, develop emergency response plan
- Directly impacts over 30,000 people
- Multi-year study

LOUP RIVER BASIN

St. Paul, NE to Columbus, NE





CIP PROJECTS

WELL 20



- Well 20 has been successfully drilled
- Current test rates are approximately 1,800 GPM
- Final production rate is expected to reduce to approximately 1,500 GPM once piped into the North Water Plant

► CIP PROJECTS

PILOT WATER TREATMENT PLANT



System Example

- Customizable pilot water treatment systems that allow municipalities to evaluate and verify full-scale water treatment performance before installation.
- Requirement of the Nebraska Department of Water, Energy, & Environment



CURRENT PROJECTS

EDUCATIONAL HANDOUTS FOR PERMITS

- Created handouts for decks, fences, accessory structures with concrete floors, accessory structures with wood floors, pre-engineered buildings, egress windows, and site plans. These resources are available on the website, and Spanish translations are currently in progress.



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RESIDENTIAL DECK GUIDE

HOW TO USE THIS GUIDE

- COMPLETE THIS BUILDING GUIDE** by filling in the blanks on page three *Deck Layout*, and indicating which construction details will be used.
- PROVIDE SITE PLAN** showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale. See page 2.
- SUBMIT A BUILDING PERMIT APPLICATION**
Attach page 3 *Deck Layout*, Site Plan, and any other necessary documents to the online Building Permit submission form.
The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws. Building permit applications submitted without all required documents will be denied. Processing will resume once the correct documentation is received. If further assistance is needed, contact the City of Columbus Building Department.



YOU MUST GIVE COMMUNITY DEVELOPMENT 24-HOURS NOTICE



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PRE-ENGINEERED BUILDINGS & CARPORTS

1. Pre-engineered buildings over 120 s.f. and carports shall have plans of the structure submitted with the building permit application. The plans shall be developed by a professional engineer licensed with the State of Nebraska and have their professional seal affixed to each sheet of the plans. The seal shall be signed by the engineer across the face of the seal and dated the date it was signed. The date of the signature on the professional seal shall not be older than three years of the current date. Below is an example of a professional engineers seal.



- The building shall be designed to the design loads per the 2018 IRC and 2018 IBC and identified on the submitted plans.
- The submitted plans shall include the minimum information:
 - Footing/anchoring design to be used.
 - Site plan showing location of structure dimensioned from property lines and any other buildings located on the property.



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COMMERCIAL AND RESIDENTIAL FENCE GUIDE

When submitting a Fence Building Permit through the online portal, please be sure to include a complete site plan showing all setbacks and required information. Most permit applications are processed with little delay; however, the submitted documents must clearly demonstrate that the project complies with building safety codes, zoning ordinances, and all other applicable regulations. Building permit applications submitted without all required documents will be denied. Processing will resume once the correct documentation is received. If further assistance is needed, please contact the City of Columbus Building Department.

General Fence Regulations:

- Build Within Property Lines-** Fences must be located inside your surveyed lot boundaries.
- Sight Obstruction Limits-** No solid fence over 30 inches tall is allowed within a 25-foot triangle at intersections. This includes areas near streets, driveways, trails, and sidewalks to maintain safe visibility for drivers and pedestrians.

Residential Fence Guidelines:

- Front & Street-Side Yards-** Max height 4 feet
- Back & Interior Side Yards-** Max height 6 feet
- Double Frontage Lots-** In the backyard of a double frontage lot (with no rear access), fences may be up to 6 feet tall

Commercial & Industrial Fence Guidelines:

- LC, UC, B-1 Districts**
 - Front/street side yards: Max height 4 feet
 - Other areas: Max height 6 feet
- B-2, MLC-1, MH Districts**
 - Front/street side yards: Max height 6 feet
 - Other areas: Max height 10 feet

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FOOTING/SLAB DETAILS FOR ACCESSORY STRUCTURE WITH CONCRETE FOUNDATIONS

- Any accessory structure 120 Sq Ft or less does not need a permit. Accessory structures need to stay out of any electrical, drainage, or other type easements.
- Accessory structures 120 Sq Ft to 180 Sq Ft, where the bearing wall width is 12'-0" or less, will be constructed on a 4" thick slab. The slab will need a thickened edge to meet the 6" ground separation requirement [10" total]. See diagram for recommended re-bar and clearance requirements.
- Accessory structures 180 Sq Ft to 440 Sq Ft, a monolithic slab/foundation is required consisting of a footing 9" wide and 12" deep below grade with an additional 6" minimum above grade for ground clearance requirement [18" total]. See diagram for recommended re-bar and clearance requirements.
- Accessory structures larger than 440 Sq Ft will need a required frost-free footing of 8" wide and 36" deep below grade with 6" above grade for ground clearance [42" total]. See diagram for recommended re-bar and ground clearance requirements.

ACCESSORY STRUCTURE PERMIT REQUIREMENTS

↑ Detailed Site Plan- With lot lines, setbacks, parking, drainage, and landscaping.

📄 Detailed Construction Plan

📄 Documentation of Energy Code Compliance (REScheck)

📄 Additional documentation may be required based on the scope of work and review by the Building Official.

WHEN TO CALL FOR INSPECTIONS

- Footing/Slab Foundation-** formed up and prior to concrete placement.
- Framing-** call before interior drywall or exterior sheathing is covered (See Firewall Detail)
- Final-** after all work is completed, before building is occupied (48 hour notice for final inspections)
- Other Inspections-** separate electrical (Nebraska State Electrical Division) and plumbing are required if those systems are included in your project. See weather card for inspections needed.

All inspections listed on the Weather Card are required. The applicant must contact the Building Inspector at least 24 hours in advance to schedule inspections.



The background of the slide is a dark blue grid with white architectural wireframe drawings of buildings. The drawings show various perspectives of multi-story structures with windows, balconies, and structural elements, creating a complex geometric pattern.

Q&A?
Thank you!