



**CITY OF SEWARD  
City Council  
Committee Meeting  
Agenda**

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**Monday, June 8, 2026**

**7:30 PM**

**Council Chambers at the Municipal Building**

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**NOTICE IS HEREBY GIVEN** that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:30 PM on Monday, June 8, 2026, in the Council Chambers, 142 N 7th Street, Seward, Nebraska in which the meeting will be open to the public. The Mayor and City Council reserve the right to adjourn into Closed Session as per Section 84-1410 of the Nebraska Revised Statutes. An Agenda for such meeting, kept continually current, is available at the Office of the City Clerk, 537 Main Street, Seward, Nebraska, during normal business hours. Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's Office at 402.643.2928 no later than 3:30 PM on the Friday preceding the Council Meeting. City financial claims and related invoices will be available for Council member review, audit, and voluntary signatures at the meeting location beginning 30 minutes prior to the scheduled meeting time.

**CALL TO ORDER**

**DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS**

This is an Open Meeting of the Seward Planning Commission. The Seward Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is displayed on the north wall of this meeting room facility as required. Disclosure of meeting recording processes is posted in the Meeting Room. A participant sign-in sheet is available for use by any Citizen addressing the Commission. Presenters shall approach the podium, state their name & address for the record and are asked to limit remarks to five minutes. All remarks shall be directed to the Chair who shall determine by whom any appropriate response shall be made. The Seward Planning commission reserves the right to adjust the order of items on this Agenda if necessary and may elect to take action on any of the items listed.

**ROLL CALL**

**CONSENT AGENDA**

**MINUTES**

1. Consideration of Approval of Draft Minutes of May 11, 2026.

# City of Seward Planning Commission

## Minute Record      May 11, 2026

The City of Seward Planning Commission met in regular session at 7:30p.m. May 11, 2026, in the Council Chambers at the Municipal Building at 142 North 7<sup>th</sup> Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Dan Ellis, Ron Wallman, Ron Niemoth, Ron Jackson, Lacey Koch, and Traci Menke. Other Officials present: City Administrator, Greg Butcher, Building and Zoning Director, Tim Dworak, City Engineer, Michael Oneby, and Administrative Assistant, Sara Van Cura.

Absent members were: Clarence Kotera, Jake Miller, and Scott Seevers.

All proceedings hereafter shown were taken while the convened meeting was open to the public. The meeting with the Planning Commission was called to order by Chairperson Wallman at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes.

### Minutes

Consideration of Approval of Draft Minutes of April 13, 2026.

Moved by Commission Member Menke; Seconded by Commission Member Niemoth to approve the minutes.

Aye: Ellis, Wallman, Niemoth, Jackson, Koch, Menke.

Nay: None.

Absent: Kotera, Miller, Seevers. Motion carried.

### 1. Public Hearing 7:30pm: review a minor plat of Deer Hills.

Chairperson Wallman opened the public hearing.

Dworak stated we have a request by Tim Hughes to parcel off a piece of property just west of 252<sup>nd</sup> on Waverly Road. He owns 80 acres there and is looking at tucking this in behind Dryburgh's, and across for Jeff Volzke. There is a power pole in the way of the driveway. Tim Hughes has talked with Norris about moving the power pole. It does meet the requirements of a 20-foot wide driveway. The property is set up as such that if Tim ever develops that property, there would be a road on the quarter section line, and the existing driveway would become part of the road, that property would be addressed off that road. There is a rezone to go with it.

Chairperson Wallman suspended the public hearing.

Vice Chairperson Ellis moved to approve the minor plat of Deer Hills; seconded by Commission Member Jackson.

Vice Chairperson Ellis stated that it seems to fit with rest of the surrounding area.

Aye: Ellis, Wallman, Niemoth, Jackson, Koch, Menke.

Nay: None.

Absent: Kotera, Miller, Seevers. Motion carried.

2. Public Hearing 7:30pm: review a rezone application for Lot 1, Deer Hills, located in the Northeast Quarter of Section 15, Township 11 North, Range 3 East of the 6<sup>th</sup> P.M. from AG Agricultural District to RR Rural Residential District.

Chairperson Wallman opened the public hearing.

Aaron Beckler, 1803 238<sup>th</sup> Rd, stated he was curious for guidelines for how many houses in a quarter section.

Chairperson Wallman stated no.

Chairperson Wallman suspended the public hearing.

Commission Member Koch moved to approve the rezone application for Lot 1, Deer Hills, located in the Northeast Quarter of Section 15, Township 11 North, Range 3 East of the 6<sup>th</sup> P.M. AG Agricultural District to RR Rural Residential District; seconded by Commission Member Menke.

Aye: Ellis, Wallman, Niemoth, Jackson, Koch, Menke.

Nay: None.

Absent: Kotera, Miller, Seevers. Motion carried.

Chairperson Wallman stated the Planning Commission feels it conforms with the development plan.

3. Public Hearing 7:30pm: review a text amendment to the City of Seward Unified Land Development Ordinance; 410 Attachment 1 Use Matrix in reference to Alternative Energy Production Devices.

Chairperson Wallman opened the public hearing.

Dworak stated we had a request for wind energy and some solar. We had a definition, but we had nothing in the Use Matrix. We added under miscellaneous uses the Alternative Energy Production Devices. We did it as a special use permit with the highest impact on the environment.

Chairperson Wallman closed the suspend hearing.

Commission Member Jackson moved to approve the text amendment to the City of Seward Unified Land Development Ordinance; 410 Attachment 1 Use Matrix; seconded by Commission Member Koch.

Aye: Ellis, Wallman, Niemoth, Jackson, Koch, Menke.

Nay: None.

Absent: Kotera, Miller, Seevers. Motion carried.

4. Public Hearing 7:30pm: review a text amendment to the City of Seward Unified Land Development Ordinance; Article 44 Administrative Procedures and Penalties, 410-44.8 Board of Adjustment Establishment; Appeals Procedure; 410-44.9 Board of Adjustment Powers and Duties; and 410-44.16 Granting of Variances (exceptions) and conditions.

Chairperson Wallman opened the public hearing.

Dworak stated state statute has revised a little bit allowing cities of the first class and cities as the second class to designate City Council as Board of Adjustment. In the past we had a separate Board of Adjustment. We modified the Board of Adjustment procedures, we eliminated the number of 5 members, the president of the City Council will be the chairperson. We noted the 2/3<sup>rd</sup>s of the board will be a quorum. We did not modify the six questions. We noted that all the findings need to be met in order to pass. 410-44.16 did make any sense. It allowed Planning Commission and City Council to allow variances, so we eliminated that out of the code.

Vice Chairperson Ellis stated the number of variances has gone up. The demand is more frequent. The City Council, as the deciding body will be a benefit for the people applying for variances as there are two standing meetings. The Board of Adjustment does not meet regularly. That can add delays and rescheduling.

Chairperson Wallman closed the public hearing.

Commission Member Niemoth moved to approve the text amendment to the City of Seward Unified Land Development Ordinance; Article 44 Administrative Procedures and Penalties, 410-44.8 Board of Adjustment Establishment; Appeals Procedure; 410-44.9 Board of Adjustment Powers and Duties; and 410-44.16 Granting of Variances (exceptions) and conditions; seconded by Vice Chairperson Ellis.

Aye: Ellis, Wallman, Niemoth, Jackson, Koch, Menke.

Nay: None.

Absent: Kotera, Miller, Seevers. Motion carried.

5. Administrative Item: Rod Lyons, Lyons Creek Development, South Half of the Southeast Quarter in Section 14, Township 11 North, Range 3 East of the 6<sup>th</sup> P.M. Discussion Only.

Rod Lyons, 2440 Bluff Road, gave information on why they are subdividing the land. Lyons explained that based on what's happening in the neighborhood, they want to make it an asset to the community. They will have covenants. They will have a private access off Bluff Road with turn arounds for firetrucks as required.

Eric Scheele gave information regarding the access. They wanted to limit the number of access points along bluff road, with the exception of lots 12 and 13. They reached out to multiple well drilling companies regarding well depths and water availability. Earnest Well estimates all wells will be between 360 and 380.

Lyons explained the most the access as far west as they could. One is to get it away from the Riley residence so it's the least offensive. The other reason is the hill.

Scheele stated that they dealt with the power company early on to make sure power requirements are there. They need some transformers. They would share a pedestal on the lot lines. None of them would be near the road.

Jamie McDonald stated that we are trying to make this look as natural as possible. There's a lot of natural grass, the creek bed, and the trees.

Lyons stated the natural water way, the erosion control, wildlife, are all important.

Ann Lyons stated that lighting is important. They intend to have down lighting on each side of their driveway and any farm lights would be asked to not shine in other peoples property.

Vice Chairperson Ellis asked about the location of the floodplain.

McDonald explained where the floodplain ran.

6. Reports

7. Agenda Items

8. Upcoming Events

Meeting adjourned 8:20 p.m.

Sara Van Cura  
Administrative Assistant

**PUBLIC HEARINGS**

1. Public Hearing 7:30pm: review a Preliminary Plat of Bluff County Estates located in the South Half of the South-East quarter of Section 14, Township 11 North, Range 3 East of the 6th P.M. Seward County, Nebraska.



## **COMPATIBILITY WITH THE COMPREHENSIVE PLAN**

The proposed site is not defined by the comp plan.

## **ANALYSIS**

This is an application to subdivide 79.99 acres into 13 Rural Residential lots at the northwest corner of 238<sup>th</sup> Road and Bluff Road in the ETJ (Extra Territorial Jurisdiction). The original homesite currently is served by a well and septic system.

The property is not served by City utilities and does not require the extension of utilities or streets John Regnier, Seward County Highway Superintendent has been notified and has no concern with the main drive off Bluff Rd. and potential drives off either Bluff Rd or 238<sup>th</sup> Rd for the east two lots. Each property would be required to file an application with the County for review and approval of that access. Individual sewage and water systems would require permits from State of Nebraska for such work. Storm drainage for rural properties is done overland.

The platted lots meet the minimum requirements for lots in a RR (Rural Residential) zoning district.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

## **APPROXIMATE LAND AREA:**

80.00 acres or 3,485,127.14 square feet +/-

## **LEGAL DESCRIPTION:**

A REPLAT OF THE S 1/2 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 14, THENCE ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 14, N89°41'37"W A DISTANCE OF 2633.13 FEET TO THE S 1/4 CORNER OF SAID SECTION 14; THENCE ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 14, N00°05'48"W A DISTANCE OF 1322.44 FEET TO THE NW CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14, S89°42'25"E A DISTANCE OF 2635.17 FEET TO THE NE CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE EAST LINE OF THE SE 1/4 OF SAID SECTION 14, S00°00'29"E A DISTANCE OF 1323.03 FEET TO THE SE CORNER OF SAID SECTION 14, ALSO BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND, (BLUFF COUNTRY ESTATES) CONTAINS 3,484,219.41 SQUARE FEET OR 79.99 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. WHICH 129,464.98 SQUARE FEET OR 2.97 ACRES MORE OR LESS, IS COUNTY ROAD RIGHT OF WAY.

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director



City of Seward Planning Commission  
Major Subdivision Application

Application shall be submitted a minimum of 30 days prior to the City Planning Commission Meeting. City Planning Commission meets the 2nd Monday of each Month.

Date: 4/10/2026 Preliminary Plat Fee: \$400 + \$40 per Lot: <sup>920</sup>\$480 + Notification Fee: \$100 = Amount Due: <sup>1020</sup>\$980

Owner/Developer: Rod and Ann Lyon Address: 2440 Bluff Road, Seward NE 68434  
 Email: [REDACTED] Phone: [REDACTED]  
 Legal Description: 14-11-3 S 1/2 SE 1/4 80 AC Subdivision: n/a  
 Project Engineer: Prelim-SKCH/Final-Catlett Number of Lots: 12  
 Present Zoning: AG Requested Zoning: RR

Within City Limits	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Adjacent to City Limits	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Within 2 Mile Area	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Annexation Requested	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Subdivision Agreement Submitted	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Performance Bond Required	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>

Signed by Developer: [Signature: Rod Lyon] [Signature: Ann Lyon]  
 Final Plat Review

<u>Staff Review</u>	<u>Agency Review</u>
Electric Dept <input type="checkbox"/>	Cable TV <input type="checkbox"/>
Street Dept <input type="checkbox"/>	Gas Co <input type="checkbox"/>
Police Dept <input type="checkbox"/>	Phone Co <input type="checkbox"/>
Park/Rec Dept <input type="checkbox"/>	School Board <input type="checkbox"/>
	County P.C. <input type="checkbox"/>

Final Plat Fee: \$100 + \$10 per Lot:            + Filing Fee:            = Amount Due: \$100

Aid to Construction for Electric Department per Resolution No. 2025-30  
 Developer Fee set by Electrical Superintendent and payable before development begins.

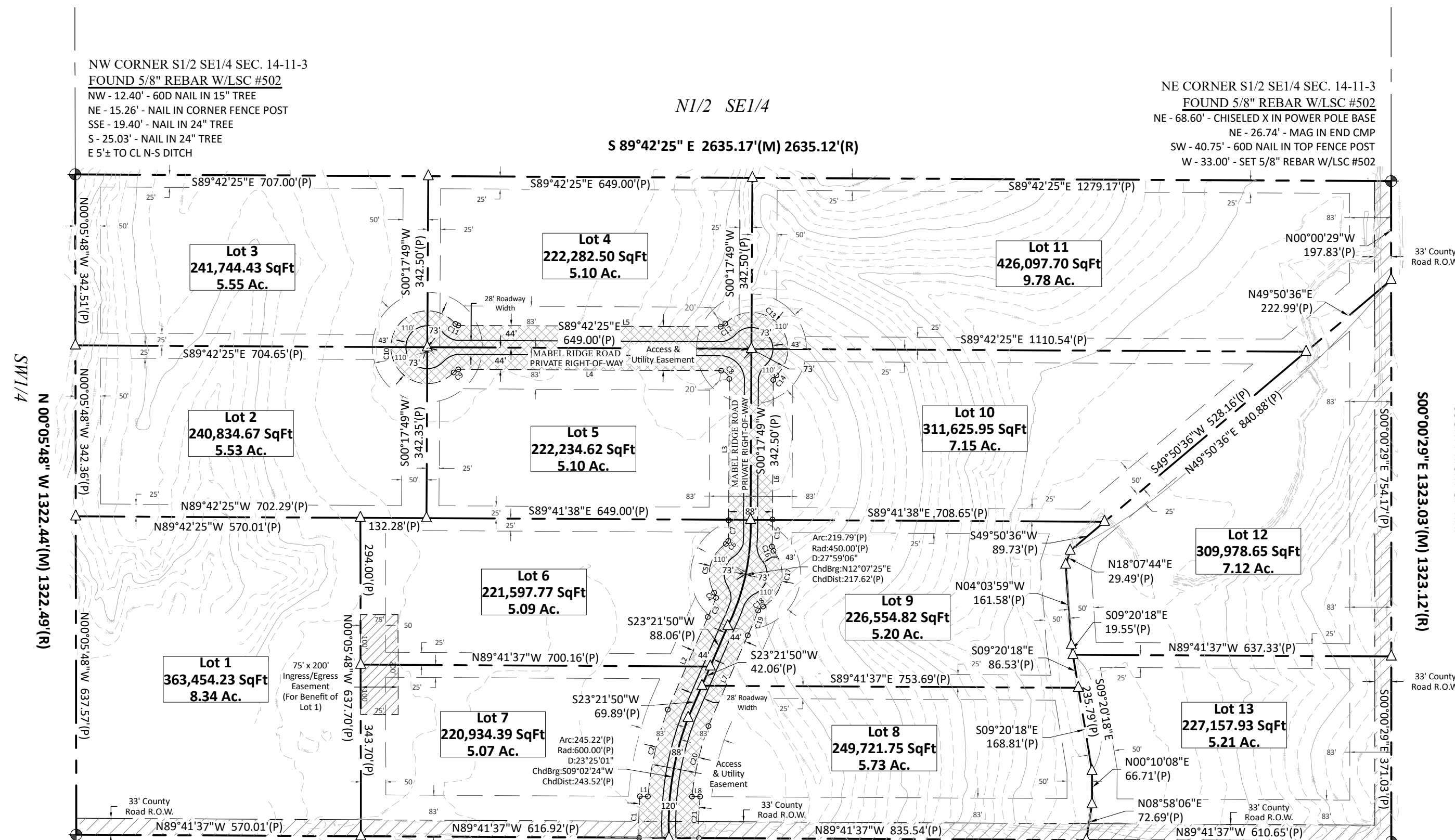
Neighborhood Park Dedication/Fees In Lieu Of (City of Seward Unified Land Development Ord. 410-41.5) See ULDO Article 41, Public Improvements & Infrastructure, 410-41.5 Section B, Parks and Reservations, to determine land or cash donation:            Total Amount Due: \$600.00

Date Action Taken: Planning Commission            City Council

PRELIMINARY

BLUFF COUNTRY ESTATES  
PRELIMINARY PLAT

A PLAT OF THE S 1/2 OF THE SE 1/4 SEC. 14,  
T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE / LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING PLAT TO BE KNOWN AS "BLUFF COUNTRY ESTATES" BEING COMPRISED OF LOTS 1 THROUGH 13. A REPLAT OF THE S 1/2 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SECTION 14, THENCE ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 14, N89°41'37"W A DISTANCE OF 2633.13 FEET TO THE S 1/4 CORNER OF SAID SECTION 14; THENCE ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 14, N00°05'48"W A DISTANCE OF 1322.44 FEET TO THE NW CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14, S89°42'25"E A DISTANCE OF 2635.17 FEET TO THE NE CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE EAST LINE OF THE SE 1/4 OF SAID SECTION 14, S00°00'29"E A DISTANCE OF 1323.03 FEET TO THE SE CORNER OF SAID SECTION 14, ALSO BEING THE POINT OF BEGINNING. SAID TRACT OF LAND, (BLUFF COUNTRY ESTATES) CONTAINS 3,484,219.41 SQUARE FEET OR 79.99 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. WHICH 129,464.98 SQUARE FEET OR 2.97 ACRES MORE OR LESS, IS COUNTY ROAD RIGHT OF WAY. I, PAULA A. CATLETT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS AND LOT CORNERS AS SHOWN ON THE FINAL PLAT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

PAUL A. CATLETT P.L.S. #761  
CATLETT SURVEYING  
13650 S. 150TH COURT  
BENNET, NE 68317

OWNERSHIP CERTIFICATE:

I/WE, THE UNDERSIGNED, RODNEY D. LYON AND ANN B. LYON, HUSBAND AND WIFE, OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED, SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT. THIS PLAT SHALL BE KNOWN AS "BLUFF COUNTRY ESTATES", A REPLAT OF THE S 1/2 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED BY SAID OWNER(S) :  
THE ACCESS AND UTILITY EASEMENT (ALSO USED FOR PRIVATE ROADWAY) IS FOR THE BENEFIT OF LOTS 2 THROUGH 11.  
THE INGRESS AND EGRESS EASEMENT LOCATED ON LOTS 6 AND 7 IS FOR THE BENEFIT OF THE OWNER(S) OF LOT 1 AND WILL RUN WITH THE LAND.  
LOTS 12 AND 13 WILL ACCESS ONTO 238TH ROAD.  
NO ACCESS FROM 7, 8 AND 13 WILL BE ALLOWED ONTO BLUFF ROAD.  
LOT 1 WILL MAINTAIN ACCESS ONTO BLUFF ROAD.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR COUNTY TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

RODNEY D. LYON (A MARRIED PERSON - HUSBAND)

ANN B. LYON (A MARRIED PERSON - WIFE)

ACKNOWLEDGMENT OF NOTARY

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, RODNEY D. LYON (A MARRIED PERSON - HUSBAND) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED. MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, ANN B. LYON (A MARRIED PERSON - WIFE) KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME ARE FIXED TO THE DEDICATION OF THE FOREGOING PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED. MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

NOTARY PUBLIC

S1/4 CORNER SEC. 14-11-3  
FND. 1 1/4" BAR  
N - 33.14' - NAIL IN TOP FENCE POST  
NW - 41.90' - NAIL IN TELE. WARNING POST  
SSW - 33.92' - NAIL IN TOP GATE POST  
S - 33.38' - "X" NAIL IN TOP CORNER FENCE POST  
SE - 54.00' - "X" NAILS IN TOP TELE. RISER  
W .5± TO FENCE LINE NORTH  
ON CENTERLINE WITH FENCE LINE SOUTH

N 89°41'37" W 2633.13'(M) 2633.15'(R)

BLUFF ROAD  
COUNTY RIGHT-OF-WAY

SE CORNER SEC. 14-11-3  
FND. 1" IRON PIPE  
NE - 90.95' - CHISELED X IN BASE POWER POLE  
SE - 51.17' - NAIL IN TELE. PEDESTAL POST  
SW - 47.47' - NAIL IN POWER POLE  
NW - 48.65' - NAIL IN POWER POLE

Tables for Easement Curve and Easement Line with columns for Curve, Radius, Arc Length, Chord Length, Chord Bearing, Delta Angle, Line, Bearing, and Distance.

APPROVAL OF THE CITY OF SEWARD PLANNING COMMISSION:

THE FOREGOING PLAT "BLUFF COUNTRY ESTATES" HAS BEEN SUBMITTED TO AND WAS APPROVED BY THE SEWARD PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

CHAIRPERSON \_\_\_\_\_  
SECRETARY OF PLANNING COMMISSION \_\_\_\_\_

APPROVAL OF THE SEWARD CITY COUNCIL:

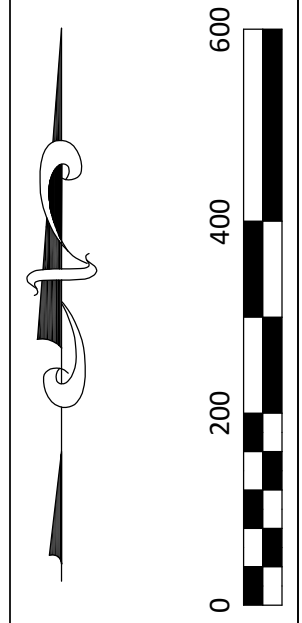
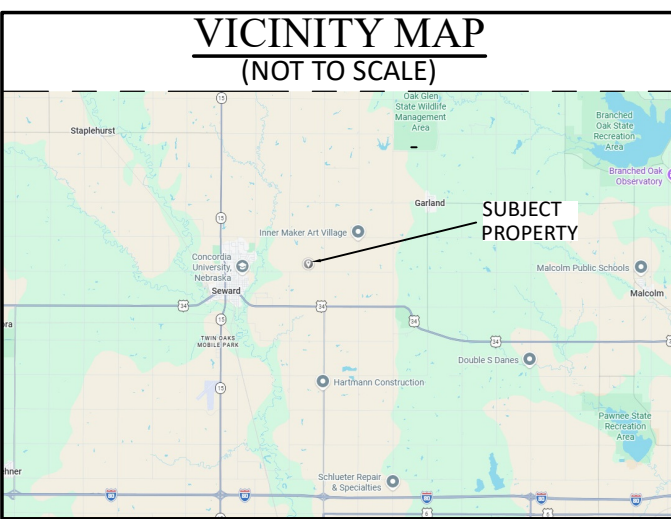
THE FOREGOING PLAT "BLUFF COUNTRY ESTATES" HAS BEEN SUBMITTED TO AND WAS APPROVED BY THE SEWARD CITY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

MAYOR \_\_\_\_\_  
ATTEST : CITY CLERK \_\_\_\_\_

ZONING INFORMATION:

PRESENT ZONING OF SUBJECT TRACTS IS "AG-AGRICULTURAL".

PROPOSED ZONING OF SUBJECT TRACT IS "RR-RURAL RESIDENTIAL" SETBACKS FOR "RR-RURAL RESIDENTIAL" ARE :  
FRONT/STREET SIDE YARD/REAR YARD : 50 FT.  
SIDE YARD : 25 FEET



LEGEND:  
- SET 5/8"x24" CAPPED REBAR (LS502) CTP - CRIMPED TOP PIPE  
- SECTION CORNER (AS NOTED) OTP - OPEN TOP PIPE  
- FOUND SURVEY POINT (AS NOTED) M - MEASURED DISTANCE  
- CALCULATED SURVEY POINT R - RECORDED DISTANCE  
- BOUNDARY LINE C - CALCULATED DISTANCE

Drawn By: PC  
Checked By: TC/JS  
Crew: JS  
Field: 4-27-26  
Drawing: 6-05-26  
Job #: 2026-047  
Scale: 1" = 200'  
Sheet 1 of 1

BLUFF COUNTRY ESTATES  
PRELIMINARY PLAT  
A PLAT OF THE S 1/2 OF THE SE 1/4 SEC. 14,  
T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA  
Sheet 1 of 1



RR

RR

2. Public Hearing 7:30pm: review the 2027 One (1) and Six (6) Year Public Roads Plan for the City of Seward, NE.

City of Seward Planning Commission

142 N 7<sup>th</sup> St., Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &  
Code Enforcement Director

Tim Dworak 402-643-4000

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**APPLICATION TYPE**

**FINAL ACTION?**

**DEVELOPER/OWNER**

2027 1 and 6 Year Public Roads  
Plan review

City of Seward

**PC HEARING DATE**

**RELATED APPLICATIONS**

**PROPERTY ADDRESS, ZONING DISTRICT/USE**

June 8, 2026

**BRIEF SUMMARY OF REQUEST**

Review of the Annual One (1) and Six (6) Year Public Roads Plan for highway, road and street improvements for the City of Seward, NE, in fulfillment of the requirements of Title 428 of the Nebraska Administrative Code.

The notice of this Public Hearing was published in the Seward County Independent.

**APPLICATION CONTACT**

Michael Oneby – City Engineer

Bob Miers – Streets Director

Prepared by

Tim Dworak

City of Seward Building - Zoning – Code Enforcement Director

Priority	Project #	Project Type	Status	Completed Project Description (FY 2026)	Surfacing	Projected Engineering Cost	Actual Construction Cost	Estimated Const Year (FY)	Funding	Comment
N/A	M-539 (222)	New Paving	Construction	Worthman Blvd from Pine St to west limit of Rail Campus Development	Concrete with Curb	\$252,000	\$1,770,000	2025	CDBG grant and EOP grant	
N/A	M-539 (235)	Storm Sewer Reconstruction	Construction	Pine Street and Worthman Blvd Intersection	Storm Sewer Concrete pavement	Combined with above	Combined with above	2025		Combined with Project M-539 (222) Widen intersection radii to match truck traffic
N/A	M-539 (236)	Storm Sewer Detention	Construction	Rail Campus Detention Basin	Detention Basin	Combined with above	Combined with above	2025		Combined with Project M-539 (222) Widen intersection radii to match truck traffic
N/A	M-539 (170b)	Bike Trail/ Shared Use Path	Construction	Bike Trail from Columbia to Karol Kay	Concrete		\$95,000	2026		Constructed by city staff
Priority	Project #	Project Type	Status	One Year Plan Description (FY 2027)	Surfacing	Projected Engineering Cost	Projected Construction Cost	Estimated Const Year (FY)	Funding	Comment
1	M-539 (151)	Reconstruction Storm Sewer	Construction	East Hillcrest Drive from Eastridge Drive to Plum Creek bridge (includes Bike Trail spur)	Concrete with Curb	\$200,000	\$1,302,000	2026/2027		Engineering in 2022-2023-2024-2025 Bid Summer 2026
2	M-539 (217)	Bridge Reconstruction	Construction	Plum Creek Bridge at East Hillcrest Drive/Bluff Road	Concrete	\$0	\$4,000,000	2026/2027	100% Federal Funding (BRO)	Design complete, FEMA approval pending NDOT Bid letting scheduled Aug, 2026
3	M-539 (228)	Storm Sewer Reconstruction	Construction	Bradford St, 5th to 6th Roberts Street, 5th to 6th	Storm Sewer Concrete patch	\$69,000	\$645,000	2026/2027		Design 95% complete. Requires final City review before bid
4	M-539 (184a)	Street Reconstruction	Engineering & Construction	East Hillcrest Drive from Columbia to Eastridge Drive	Concrete with Curb	\$180,000	\$2,120,000	2027		Engineering in 2026 Bid Fall 2026, Construct 2027
5	M-539 (242)	New Paving	Engineering & Construction	Walker Rd. from Pine St to City Limits	Concrete	\$180,000	\$1,100,000	2027		Currently unpaved road within newly annexed City limits, Rail Campus truck traffic
Priority	Project #	Project Type	Status	Six Year Plan Description (FY 2028-2033)	Surfacing	Projected Engineering Cost	Projected Construction Cost	Estimated Const Year (FY)	Funding	Comment
1	M-539 (212)	Storm Sewer/ Reconstruction	Engineering	Lindell Avenue from Jackson Avenue to East Seward Street & Jackson Avenue from Lindell Avenue to 127' east of Lindell	Concrete with Curb	\$148,000	\$850,000	2027/2028		Engineering in 2026/2027 Bid Summer 2027, requires ROW acquisition
2	M-539 (196a)	Storm Sewer/ Reconstruction	Engineering	Pinewood Avenue - Meadow Lane to Hwy 15	Concrete/Asphalt	\$148,000	\$1,821,000	2028		Engineering in FY2027 Different treatments in different sections
3	M-539 (193)	Stormwater Detention	Engineering	Pinewood and Hwy 15 Drainage	Detention Basin	\$120,000	\$400,000	2028		Combined with Priority 2, Project M-539 (195a) Probable site west of Hwy 15 in Golf Course
4	M-539 (223a)	Overlay	Planning	Third Street - Ash Street to Main Street	Asphalt with Concrete Curb	\$148,000	\$700,000	2028		
5	M-539 (227)	Reconstruction Storm Sewer	Engineering	Seward Street - 4th to 5th St	Storm Sewer Brick reconstruction	\$300,000	\$650,000	2028	Downtown Revitalization	Redesign 5th & Seward Intersection crosswalks
6	M-539 (239)	Storm Sewer/ Reconstruction	Engineering	River Street 14th Street to 13th Street	Storm Sewer Concrete pavement	\$160,000	\$500,000	2028		In conjunction with 48-unit apartment building at 1313 W Highway 34
7	M-539 (170a)	Bike Trail/ Shared Use Path	Engineering	Bike Trail from South Columbia to Independence Landing, 4th Street to Karol Kaye (ENH-30(83))	Concrete	\$400,000	\$4,000,000	2028	80/10/10 cost share with State & Federal	City contribution estimated \$400,000 Engineering 2026 (Revised path)
8	M-539 (226)	Bike Trail/ Shared Use Path	Planning	Plum Creek Trail re-route	Concrete	\$0	\$30,000	2028		Constructed by city staff
9	M-539 (201)	Signal	Planning	Traffic Signal on Hwy 15 at Worthman Blvd (Rail Campus)	N/A		\$400,000	2029		Required when traffic warrants
10	M-539 (184b)	Street Reconstruction	Planning	Hillcrest Drive from Columbia Avenue to 3rd Street	Storm sewer Concrete with Curb		\$2,500,000	2029		
11	M-539 (198)	Overlay	Planning	Ash Street - Columbia Avenue to Highway 15	Asphalt with Concrete Curb		\$400,000	2029		
12	M-539 (234)	New Paving	Planning	Columbia Avenue from City Limit to Depot Street	Concrete with Curb		\$800,000	2029		Unpaved road, awaiting completion of WWTF
13	M-539 (241)	Bike Trail/ Shared Use Path	Planning	Bike Trail from Dog Park to Evergreen	Concrete		\$95,000	2029		Spur Constructed by city staff
14	M-539 (184c)	Street Reconstruction	Planning	Hillcrest Drive from 3rd Street to Highway 15 (6th Street)	Concrete with Curb		\$1,500,000	2030		
15	M-539 (205)	Storm Sewer Reconstruction	Planning	8th St. from Park Av to Hillcrest W. Hillcrest, 7th St to Ironwood	Brick/concrete Pipe, curb inlets		\$509,000	2030		
16	M-539 (223b)	Overlay	Planning	Third Street - Main Street to Bradford	Asphalt with Concrete Curb		\$700,000	2030		
17	M-539 (194)	Storm Sewer	Planning	42" storm sewer between 12th & 13th north of Main Street	Pipe		\$100,000	2030		Research existing pipe diameters; identify bottleneck
18	M-539 (204)	Stormwater	Planning	Open channel from Elementary School to Rainbow Avenue near Star Street	Concrete Channel		\$60,000	2030		Engineering in-house
19	M-539 (229)	New Paving	Planning	Bluff Road, Plum Creek Bridge to 252nd St	Concrete with Curb		\$2,925,000	2031		
20	M-539 (218a)	Overlay	Planning	Roberts Street, 3rd Street to 6th Street Bradford Street, 5th to 6th	Asphalt with Concrete Curb		\$600,000	2031		
21	M-539 (221)	Storm Sewer	Planning	Plum Creek Park	Detention		\$300,000	2031		Probable site south of tennis courts Coordinate with NRD

Priority	Project #	Project Type	Status	Six Year Plan (continued) Description (FY 2028-2033)	Surfacing	Projected Engineering Cost	Projected Construction Cost	Estimated Const Year (FY)	Funding	Comment
22	M-539 (237)	Storm Sewer Reconstruction	Planning	Seventh Street from Ash Street to Main Street	Concrete with Curb		\$500,000	2031		Replace corrugated metal storm pipe under east curb, partial pavement replacement
23	M-539 (196b)	Reconstruction Storm Sewer	Planning	Pinewood Avenue - Columbia to Meadow Lane	Concrete/Asphalt			2031		Different treatments in different sections
24	M-539 (240)	Storm Sewer Reconstruction	Planning	Aspen Street and Walker Road Intersection	Storm Sewer Concrete pavement			2031		Augment deficient storm sewer capacity
25	M-539 (199)	Reconstruction	Planning	East Seward Street - Lindell Avenue to Columbia Avenue	Brick/concrete		\$500,000	2031		In sequence after Jackson/Lindell (Project 212)
26	M-539 (230)	New Paving	Planning	252nd Street, Hwy 34 to Bluff Rd	Concrete with Curb		\$2,274,000	2032		Currently a county road Cost share with county
27	M-539 (238)	Reconstruction	Planning	Fairgrounds Road	Concrete no curb		\$300,000	2032		Currently a county road Annexation
28	M-539 (218b)	Overlay	Planning	Roberts Street, Columbia Avenue to 3rd Street	Asphalt with Concrete Curb		\$600,000	2032		
29	M-539 (131)	New Paving	Planning	Park Avenue from N. 11th St. to N. 12th Street	Concrete with Curb Box culvert		\$385,000	2032		Pavement constructed by city staff Acquire ROW, Requires USACE approval
30	M-539 (231)	New Paving	Planning	Cemetery Reynolds Addition Detention	Detention		\$300,000	2032		
31	M-539 (215)	New Paving	Planning	Second Street - Oak St to Big Blue Bridge	Concrete with Curb		\$30,000	2032		Constructed by city staff
32	M-539 (202)	Reconstruction	Planning	Highway 15 Bridge across Worthman Creek widening and turn lanes	Asphalt		\$1,500,000	2033		Required when traffic warrants
33	M-539 (165)	New Paving	Planning	Spruce Street from 1/2 block west of Progressive Road to Pine Street	Concrete with Curb		\$30,000	2033		Constructed by city staff
34	M-539 (224)	Storm Sewer	Planning	Elm Street - 2nd to 3rd Streets	Pipe		\$200,000	2033		
35	M-539 (220)	Storm Sewer Detention	Planning	Cedar Street Detention Basin	Improvements		\$85,000	2033		Includes three basins including former RR ROW and 919 N. Columbia
36	M-539 (200)	Storm Sewer	Planning	Drainage Basin (Northeast) Improvements			\$400,000	2033		
37	M-539 (232)	New Paving and Subgrade	Planning	Prairie Flower Rd, E. Seward to Bluff Rd	Concrete		\$5,062,000	2033		Improve detention upstream of Cedar St. Detention Basin, property acquisition
38	M-539 (216)	Reconstruction	Planning	Highway 15 Bridge across Big Blue River widening	Concrete		\$6,000,000	2033		4,000 ft.
39	M-539 (161)	New Paving	Planning	Pine Street from Birch Street thru Spruce Street	Concrete with Curb		\$85,000	2033		
40	M-539 (162)	New Paving	Planning	Pine Street from Spruce Street thru Walnut Street	Concrete with Curb		\$85,000	2033		
41	M-539 (163)	New Paving	Planning	Pine Street from Walnut Street to Cottonwood Street	Concrete with Curb		\$85,000	2033		
42	M-539 (186)	Reconstruction	Planning	Walnut Street from Progressive Road to Pine Street	Concrete		\$70,000	2033		
43	M-539 (195)	Storm Sewer	Planning	Drainage Basin (Southwest) Improvements			\$200,000	2033		
Long Range Plan										
Project #	Project Type	Status	Description (FY 2034+)	Surfacing	Projected Engineering Cost	Projected Construction Cost	Estimated Const Year (FY)	Funding	Comment	
M-539 (x)	New Paving and Subgrade	Planning	252nd St, Bluff Rd to Waverly Rd	Concrete		\$3,054,000	TBD		5,300 ft.	
M-539 (x)	Reconstruction	Planning	Walker Rd. from City Limit to CTH 294	Concrete		TBD	TBD		4,600 ft.	
M-539 (x)	Reconstruction	Planning	Lincoln Avenue from Columbia Av to Highway 15 (6th Street)	Concrete with Curb		TBD	TBD		Include Bike Trail spur	
M-539 (x)	Reconstruction	Planning	Lincoln Avenue from Highway 15 (6th Street) to 10th St	Concrete with Curb		TBD	TBD		Include Bike Trail spur	
M-539 (x)	Storm Sewer	Planning	Langworthy from Columbia to Meadow Lane	Pipe		TBD	TBD			
M-539 (x)	New Paving	Planning	Birch Street from 285th St to CTH 294	Concrete		TBD	TBD		3,500 ft.	
M-539 (x)	Reconstruction	Planning	Moffitt St from Columbia Av to Highway 15 (6th Street)	Brick/concrete		TBD	TBD			
M-539 (x)	Reconstruction	Planning	Moffitt St from Highway 15 (6th Street) to 10th St	Brick/concrete		TBD	TBD			

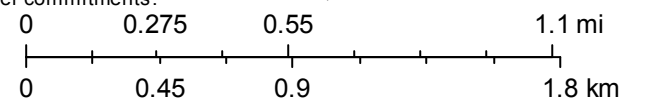


July 15, 2022

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

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Municipal Boundaries

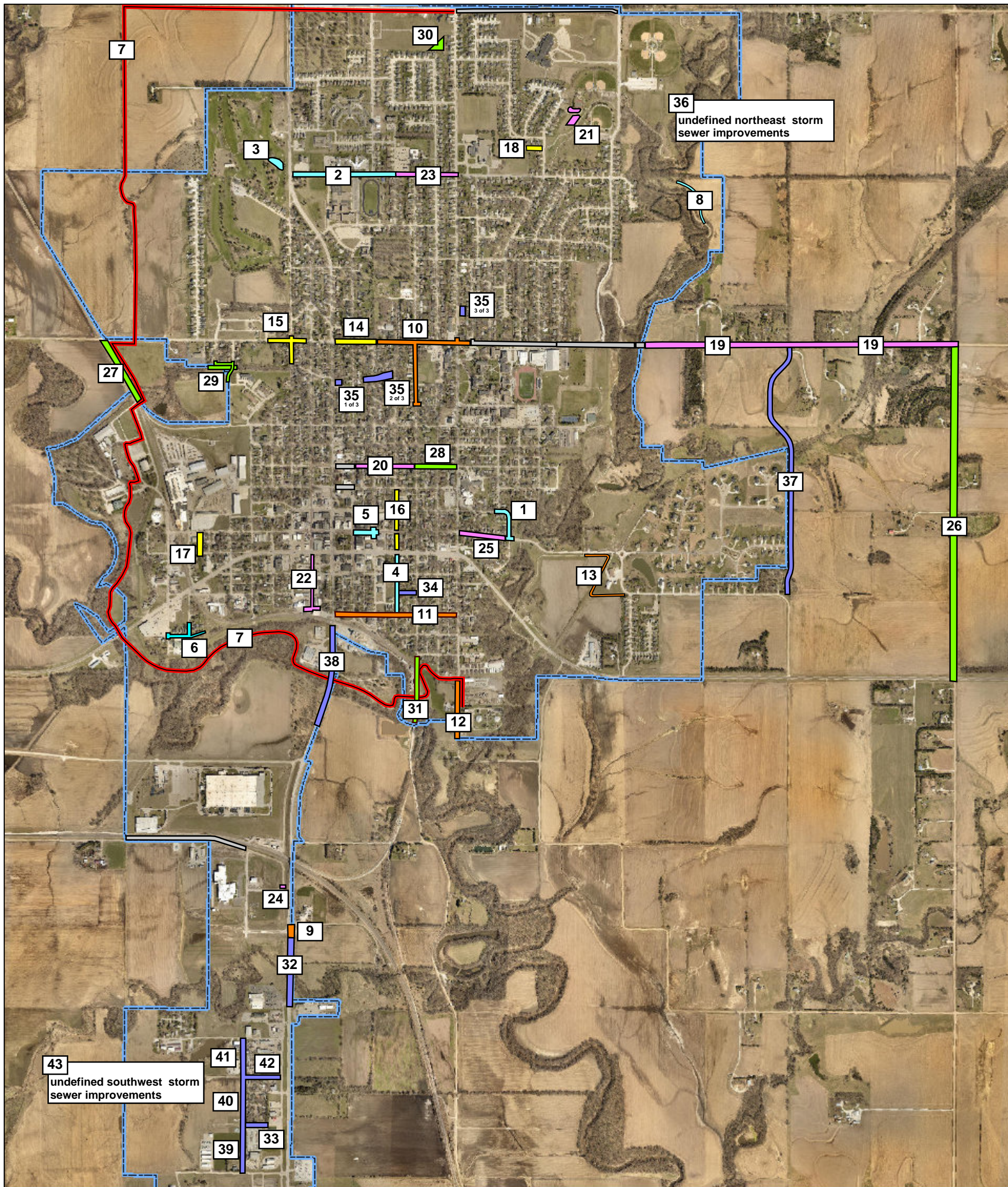


### LEGEND

	<b>CITY LIMITS</b>
	<b>Completed</b>
	<b>FY 2027</b>



**NOTE:** NUMBERED BOXES CORRESPOND TO PRIORITY NUMBER IN THE FY 2027 ONE YEAR PLAN

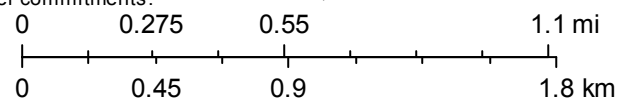


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Municipal Boundaries



### LEGEND

	CITY LIMITS
	FY 2027
	FY 2028
	FY 2029
	BIKE TRAIL
	FY 2030
	FY 2031
	FY 2032
	FY 2033



**NOTE:** NUMBERED BOXES CORRESPOND TO PRIORITY NUMBER IN THE FY 2027 - FY 2031 SIX YEAR PLAN

**ADMINISTRATIVE ITEMS  
REPORTS**

1. Report on Meetings Attended

**FUTURE REQUESTS FOR COMMISSION AGENDA ITEMS OR  
ADMINISTRATIVE ACTION  
ANNOUNCEMENT OF UPCOMING EVENTS  
MOTION TO ADJOURN**

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I, Derek Bargmann, the duly appointed qualified and acting City Clerk of the City of Seward, Nebraska, hereby certify that the foregoing Notice of Meeting and Agenda for such meeting has been posted in the following places: Seward City Hall, Seward Memorial Library, and CityofSewardNE.gov

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City.

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Derek Bargmann, City Clerk

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Date