

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Thomas J. Kouba, Lot 5 Hanson's Lake, 2415 Sandy Lane, Bellevue, NE

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 1997), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 1997), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (2004 Cum. Supp); and,

WHEREAS, said Zoning Regulation requires the County Board to approve applications for development permits within any Flood Plain District; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Thomas J. Kouba's application for a Flood Plain Development Permit for compliance with the Zoning Regulation on the property legally described in the attached Exhibit A; and,

WHEREAS, said application includes an elevation certificate which is in compliance with Section 30, Flood Plain District of Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

WHEREAS, the Planning Director has made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Director report, the elevation certificate on the subject property, and the Natural Resources District comments.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF

COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved.

Dated this 24th day of March, 2009.

Moved by Pat Thomas seconded by Rusty Hike, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rusty Hike
Pat Thomas
John Jones
Tom Richard
Patrick J. Thomas

none

none

ABSTAIN:

none

Debra J. Houghtaling
County Clerk



Approved as to form:

Kenny A. Schmid
County Attorney

Sarpy County Board of Commissioners Report
March 24, 2009

Subject	Type	By
Floodplain Development Permit for an outdoor kitchen on Lot 5, Hanson's Lake at 2415 Sandy Lane in Bellevue Ne.	Resolution	Rebecca Horner, Planning Director

This is a request for approval of a floodplain development permit at 2415 Sandy Lane to construct an outdoor kitchen.

- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Urban Residential.
- Zoning
 - The area is zoned RD-50, Residential. The lot is approximately 10,000 square feet. Single Family Dwellings are a permitted use.
 - Lot coverage may not exceed 40%. The proposed lot coverage is less than 40%.
 - Water damage resistant materials will be used below the base flood elevation.
 - Areas below the base flood elevation will be used for storage of removable items only.
 - All equipment will be at least one foot above the base flood elevation.
- Natural Resources
 - When a new structure has two or more rigid walls and is located within a floodplain, a floodplain development permit is required.
 - The applicant addressed the NRD comments by adding notations to the construction drawing.
 - The Natural Resources District has no outstanding requests or objection to the request.
- Recommendation
 - I recommend the permit be approved due to compliance with the Sarpy County Flood Plain District Regulations and no objection by the NRD.

Respectfully submitted by:

Michelle Alfano, for

Rebecca Horner
Planning Director

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones AI-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Cooperatively officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

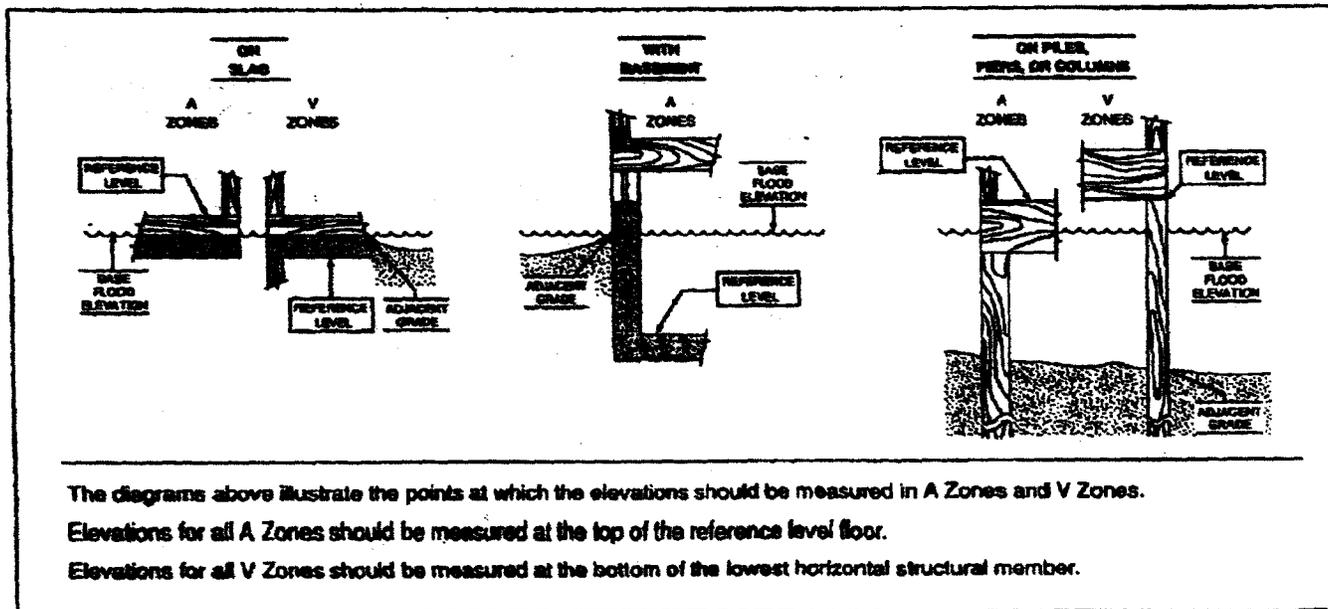
Reference level diagrams 6, 7 and 8 - Distinguishing Features--If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME: William A. Farrell; LICENSE NUMBER (or Alt. Seal): 330; TITLE: Surveyor; COMPANY NAME: Hill-Farrell Associates, Inc.; ADDRESS: 1004 Lincoln Road; CITY: Bellevue; STATE: Nebr.; ZIP: 68005; SIGNATURE: [Handwritten Signature]; DATE: April 11, 1995; PHONE: 402-291-6100

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS:



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones. Elevations for all A Zones should be measured at the top of the reference level floor. Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

March 10, 2009

MAR 12 2009

Rebecca Horner, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046

SARPY COUNTY
PLANNING DEPARTMENT



8901 S. 154th Street
Omaha, NE 68138-3621
402-444-6222
www.papionrd.org

RE: Tom Kouba-2415 Sandy Lane Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed construction of an outdoor kitchen on Lot 5 in Hanson's Lake located at 2415 Sandy Lane in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0205 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) determined at this location is 976.0 ft (NAVD 1988).

The District has the following comments based on a review of an elevation certificate prepared by William A. Farrell, R.L.S. on April 11, 1995 along with drawings of the proposed kitchen:

- Ensure that the structure is designed and constructed to prevent floatation, collapse, or lateral movement due to flooding.
- All utility equipment servicing the facility should be elevated to an elevation of at least one foot above the BFE.
- Storage of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious, such as a propane tank, is prohibited. Storage of other material or equipment may be allowed if not subject to damage by flood and firmly anchored to prevent flotation, or if readily removable after flood warning.

If you have any questions or concerns, please contact me at 444-6222 or at llaster@papionrd.org.

Sincerely,



Lori Ann Laster
Stormwater Management Engineer

Cc: Tom Kouba, Applicant, 2415 Sandy Lane, Bellevue, NE 68123
Amanda Grint, PMRNRD

Z:\laster\My Documents\Floodplain Development Permits\Plat 865\2415 Sandy Ln Flood Plain Development Permit.docx
Plat: 865

Additional Information

SARPY COUNTY BOARD OF COMMISSIONERS

MARCH 24, 2009

FLOOD PLAIN DEVELOPMENT PERMIT

TOM KOUBA



SARPY COUNTY PLANNING

FEB 27 2009

1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558 E-MAIL: PLANNING@SARPY.COM

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION SARPY COUNTY PLANNING DEPARTMENT

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 1. Submit complete Flood Plain Development Permit Application 2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer 3. 1 full size site/construction plan drawing 4. 6 reduced size site/construction plan drawings (8.5 x 11) 5. Elevation Certificate (From registered professional engineer or architect.) 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>FPD 09-0004</u> DATE RECEIVED: <u>2/27/09</u> CP DESIGNATION: <u>urban residential</u> ZONING DESIGNATION: <u>RD-50/FP</u> FEE: <u>\$ 100.00</u> RECEIPT NO. <u>6237</u> RECEIVED BY: <u>UJA</u> NOTES: _____</p>
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PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Thomas J Kouba

E-MAIL: TKOUBA@COX.NET

ADDRESS: 2415 Sandy Ln

CITY/STATE/ZIP: Bellevue, NE 68123

MAILING (IF DIFFERENT)
ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

ENGINEER INFORMATION:

NAME: _____

E-MAIL: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

MAILING (IF DIFFERENT)
ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

CONSTRUCTION INFORMATION: This individual/company is responsible for meeting construction standards.

NAME: Same

E-MAIL: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____

FAX: _____

PROPOSED DEVELOPMENT INFORMATION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. - Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

Outdoor kitchen Private use only Covered grill area not attached to house.

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PROPERTY ADDRESS: 2415 Sandy Lane
ASSESSORS PARCEL NUMBER(S) 010753753
SUB DIVISION: Hanson's Lake 3 LOT: 5
NAME OF WATERWAY: _____
PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE: _____
LOWEST FLOOR ELEVATION IS TO BE 976.0 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

- 1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

Thomas J. Kauls
Owner Signature (or authorized agent)

02/25/09
Date

Owner Signature (or authorized agent)

Date

FOR OFFICIAL USE ONLY:

RECOMMENDATION OF THE SARPY COUNTY PLANNING DIRECTOR:

APPROVAL _____ DENIAL _____ REASON: _____

Sarpy County Planning Director

Date

ACTION BY SARPY COUNTY BOARD OF COMMISSIONERS:

APPROVED _____ DENIED _____

Chairman, Sarpy County Board of Commissioners

Date



Area of Request

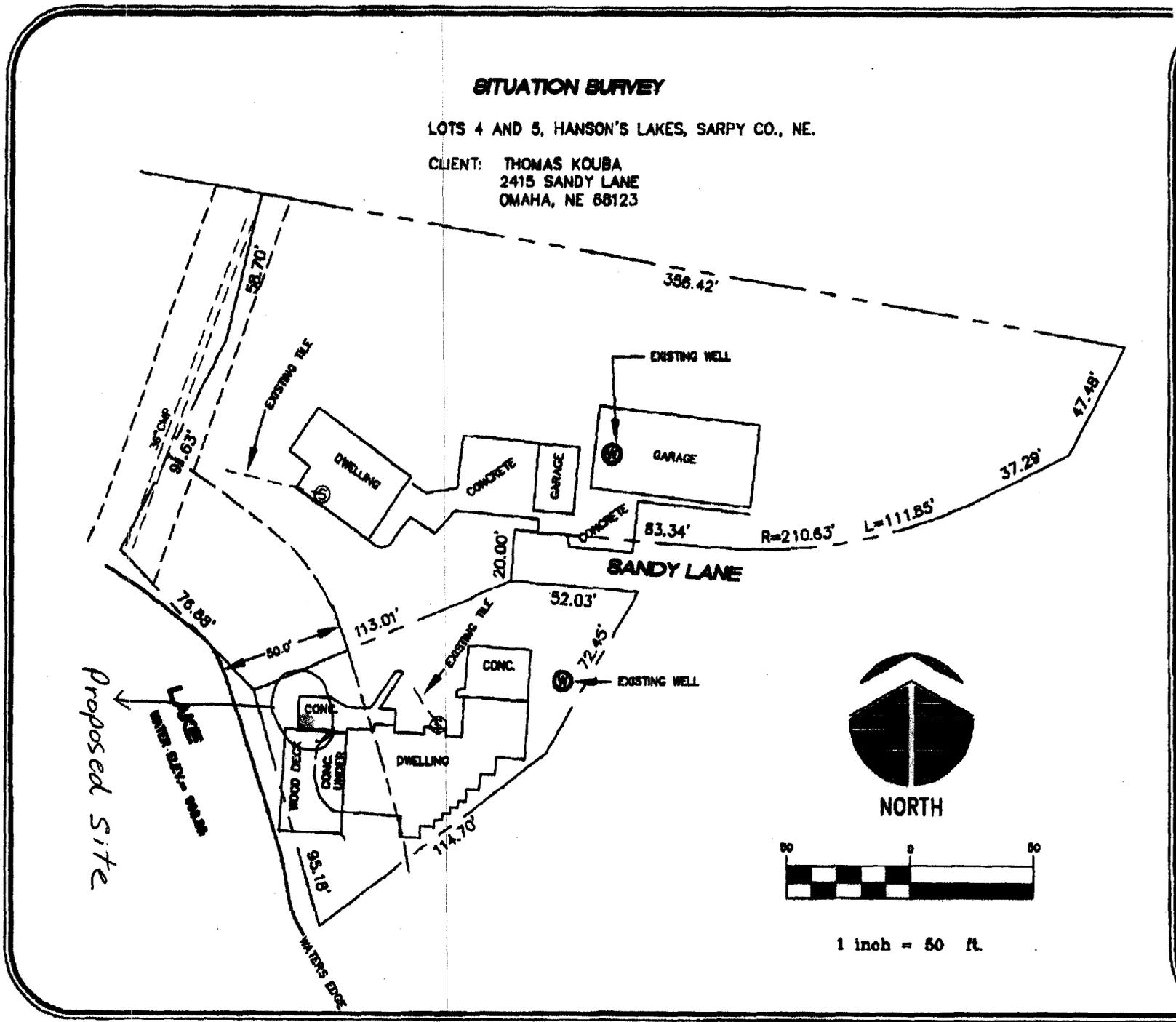


2415 Sandy Lane

SITUATION SURVEY

LOTS 4 AND 5, HANSON'S LAKES, SARPY CO., NE.

CLIENT: THOMAS KOUBA
2415 SANDY LANE
OMAHA, NE 68123

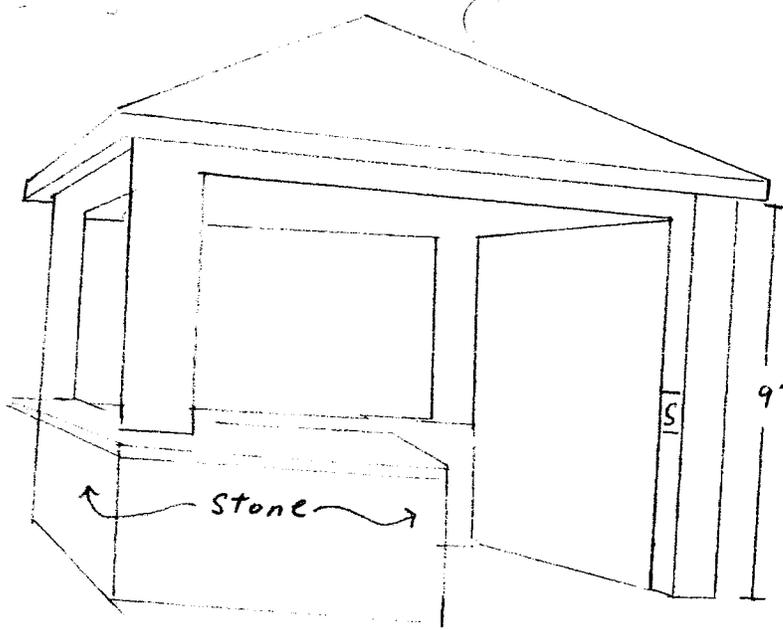


SHRIMP
NO.
1 of 1

DESIGNED: DRAWN BY: CHECKED: DATE: OCT. 28, 1998 PROJECT NO. 98-238

Hill-Farrell Associates, Inc.
Engineers, Land Surveyors, Land Planners
1006 Lincoln Rd., Bellevue, NE 68005 402-291-6100





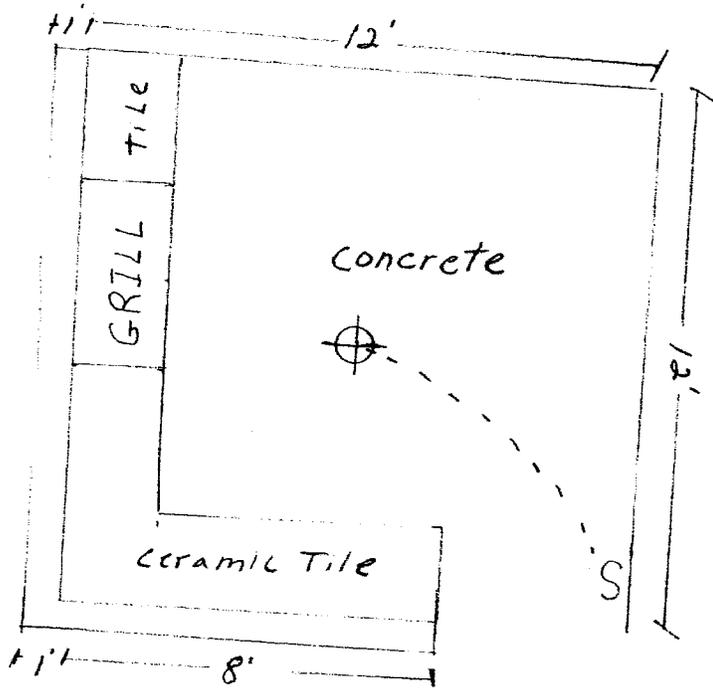
#1 Treaded framing Lumber
asphalt shingles

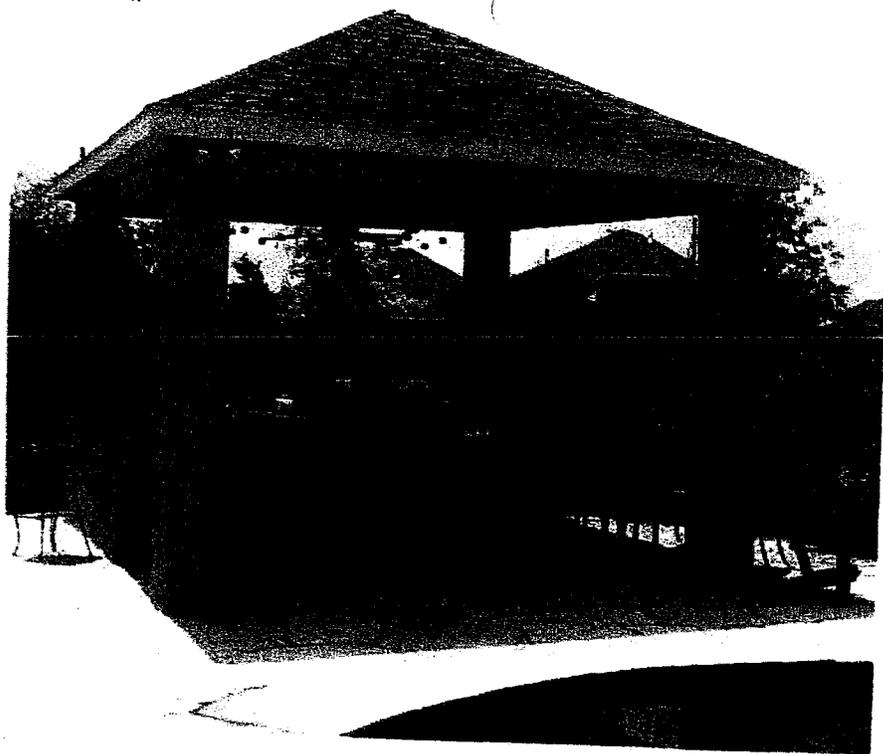
Support posts will be set in concr

→ All utility equipment will be
one foot above BFE.

→ Storage of materials will be
anchored or removable in
time of flood warning

Tom Kouba





Michelle Alfaro

From: Tom Lynam
Sent: Tuesday, March 03, 2009 11:09 AM
To: Michelle Alfaro
Subject: RE: Zoning Review - Flood Plain Development Permit FPD 09-0004 Kouba

Michelle:

I don't have any comments.

MAR - 3 2009

Tom Lynam
Sarpy County Surveyor

SARPY COUNTY
PLANNING DEPARTMENT

From: Michelle Alfaro
Sent: Tuesday, March 03, 2009 10:42 AM
To: Laster, Lori; Tom Lynam
Cc: Michelle Alfaro; Grint, Amanda
Subject: Zoning Review - Flood Plain Development Permit

Hello!

Please review the attached request and provide comments no later than **Friday March 13, 2009.**

Sincerely,

Michelle Alfaro
Planning Assistant
Sarpy County Planning Department
1210 Golden Gate Drive,
Papillion, NE 68046
Office: 402-593-1555
Fax: 402-593-1558

 Please don't print this e-mail unless it is necessary