

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY

RESOLUTION FLOOD PLAIN DEVELOPMENT
Chad Wegener, 6902 S 240th St. Gretna, 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 Chad Wegener'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 31st day of March, 2009.

Moved by Rich Jansen seconded by Rusty Huke, that the above Resolution be adopted. Carried.

YEAS:
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

NAYS:
none

ABSENT:
none

ABSTAIN:
none



[Signature]
County Clerk

Approved as to form:
[Signature]
County Attorney

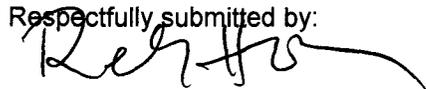
Sarpy County Board of Commissioners Report
March 24, 2009

Subject	Type	By
Floodplain Development Permit for an accessory building on the East ½ of the NW ¼ of the NE ¼ in section 16 township 14 range 10 in Sarpy County Ne.	Resolution	Rebecca Horner, Planning Director

This is a request for approval of a floodplain development permit at 6902 S. 240th Street to construct a barn.

- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Greenway.
- Zoning
 - The area is zoned AG, Agricultural Farming district. The lot is approximately 20 acres. Single Family Dwellings are a permitted use.
 - Lot coverage may not exceed 40%. The proposed lot coverage is much less than 40%.
 - The lowest floor elevation is at least one foot above the base flood elevation.
- Natural Resources
 - The applicant addressed the NRD comments by providing a revised site 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:



Rebecca Horner
Planning Director

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name John Carroll		For Insurance Company Use:
		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 6902 S. 240 th Street		Company NAIC Number
City Gretna State NE ZIP Code 68028		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) E1/2 of the NW1/4 of the NE1/4		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Accessory</u>		
A5. Latitude/Longitude: Lat. <u>41°11'24"N</u> Long. <u>96°17'54"W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>1</u>		
A8. For a building with a crawl space or enclosure(s), provide		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) <u>N/A</u> sq ft		a) Square footage of attached garage <u>N/A</u> sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>N/A</u>		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <u>N/A</u>
c) Total net area of flood openings in A8.b <u>N/A</u> sq in		c) Total net area of flood openings in A9.b <u>N/A</u> sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Bellevue		B2. County Name Sarpy		B3. State NE	
B4. Map/Panel Number 31153C0025	B5. Suffix G	B6. FIRM Index Date 12-02-2005	B7. FIRM Panel Effective/Revised Date 12-02-2005	B8. Flood Zone(s) AE & X	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 1102.4'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.
Benchmark Utilized USGS Vertical Datum NAVD88
Conversion/Comments _____

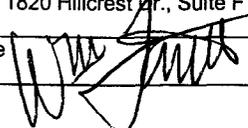
Check the measurement used.

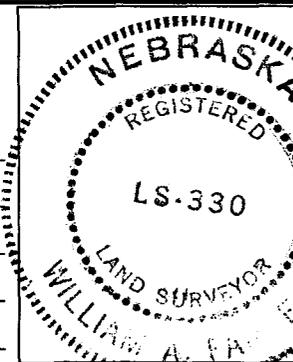
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>1103.4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	_____	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	_____	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>NA</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>1100.3</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>1100.4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information 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.

Check here if comments are provided on back of form.

Certifier's Name William A Farrell		License Number 330	
Title Registered Land Surveyor		Company Name Hill-Farrell Associates, Inc.	
Address 1820 Hillcrest Dr., Suite F		City Bellevue State NE ZIP Code 68005	
Signature 	Date February 20, 2009	Telephone 402-291-6100	



IMPORTANT: In these spaces, copy the responding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 6902 S. 240 th Street	Policy Number
City Gretna State NE ZIP Code 68028	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments: (HFA Project #09-105) Benchmark used was USGS AA7416. Brass disc located on top of southeast bridge wingwall. Bridge is located on W. Q Rd. and is east of 252nd St., in Douglas County, Nebraska. Elevation 1108.10' (NAVD88)
Set Benchmark on-site, one foot above base flood elevation. Elevation= 1103.40'

Signature  Date February 20, 2009 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8. and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
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- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date _____

Comments _____

Check here if attachment

March 10, 2009

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



RE: Chad Wegener-6902 S. 240th St. Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed construction of a goat shed located at 6902 S. 240th Street in Gretna, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0025 G, effective December 2, 2005, this property is located in the Zone AE floodway and floodway fringe of the Elkhorn River. The base flood elevation (BFE) determined at this location is 1102.4 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 February 20, 2009 along with drawings of the proposed goat shed:

- The lowest floor elevation of the proposed shed is 1103.4 (NGVD 1988). The proposed shed elevation is at least one foot above the BFE.
- A portion of this property is located in the floodway of the Elkhorn River. Please provide the limits of the floodway and the location of the proposed shed on a site map.

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: Chad Wegener, Applicant, 6902 S. 240th St., Gretna, NE 68028
Amanda Grint, PMRNRD

Z:\laster\My Documents\Floodplain Development Permits\Reach 9-1\6902 S 240th St Flood Plain Development Permit.docx
Reach:9-1

March 24, 2009

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



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

RE: Chad Wegener-6902 S. 240th St. Application for Flood Plain Development Permit

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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: Chad Wegener, Applicant, 6902 S. 240th St., Gretna, NE 68028
Amanda Grint, PMRNRD

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Reach:9-1

Additional Information

SARPY COUNTY BOARD OF COMMISSIONERS

MARCH 31, 2009

FLOOD PLAIN DEVELOPMENT PERMIT

CHAD WEGENER



6902 South 240th Street, Gretna



SARPY COUNTY PLANNING

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

FEB 27 2009

SARPY COUNTY
PLANNING DEPARTMENT

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

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.)

PLANNING STAFF USE ONLY:

APPLICATION NO.: FPD 09 - 0003
 DATE RECEIVED: 2/27/09
 CP DESIGNATION: Greenway
 ZONING DESIGNATION: AG-FP
 FEE: \$ 100.00 RECEIPT NO. 6239
 RECEIVED BY: MS
 NOTES: _____

PROPERTY OWNER INFORMATION: (if multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Chad Wegener
 ADDRESS: 6902 S. 240th St

E-MAIL: Cwegener7@yahoo.com
 CITY/STATE/ZIP: Gretna, NE 68028

MAILING (IF DIFFERENT)
 ADDRESS: _____
 PHONE: _____

CITY/STATE/ZIP: _____
 FAX: _____

ENGINEER INFORMATION:

NAME: Todd Mickelson
 ADDRESS: 750 N. 205th St

E-MAIL: _____
 CITY/STATE/ZIP: Elkhorn, NE 68022

MAILING (IF DIFFERENT)
 ADDRESS: _____
 PHONE: 402.289.1176

CITY/STATE/ZIP: _____
 FAX: _____

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

NAME: John Hanes
 ADDRESS: 27015 Church Rd
 PHONE: 402.616.5140

E-MAIL: hanesconstruction@yahoo.com
 CITY/STATE/ZIP: Ashland, NE 68003
 FAX: 402.944.2924

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.

goat shed going on flat pasture area. could be used to house goats and sheep on a dirt floor.

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: 6902 S. 240th St Granger, NE 68028

ASSESSORS PARCEL NUMBER(S) 011582795

SUB DIVISION: _____ LOT: _____

NAME OF WATERWAY: Elkhorn River

PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE: _____

LOWEST FLOOR ELEVATION IS TO BE _____ FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

E 1/2 of the NW 1/4 of the NE 1/4

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.

[Signature]
Owner Signature (or authorized agent)

2/26/8
Date

Owner Signature (or authorized agent)

Date

March 11, 2009

Michelle Alfaro
Planning Assistant
Sarpy County Planning Department
1210 Golden Gate Drive,
Papillion, NE 68046

PROPOSED GOAT BARN AT 6902 S. 240TH ST., GRETNA, NE

Ms. Alfaro-

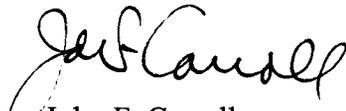
I am enclosing a new plan and the requested proposed plan site for the goat barn.

The price of steel has dropped and the 24' x 36' x 10' goat barn we wanted is now within a price range we can afford. We went with the 24' x 30' x 10' goat barn originally because it was within our budget. Now that the price of steel has dropped, we respectfully ask that you replace the other plan with the 24' x 36' x 10' plan. The extra six feet will help with hay and feed storage. The use has not changed. We need the extra six feet for the goats.

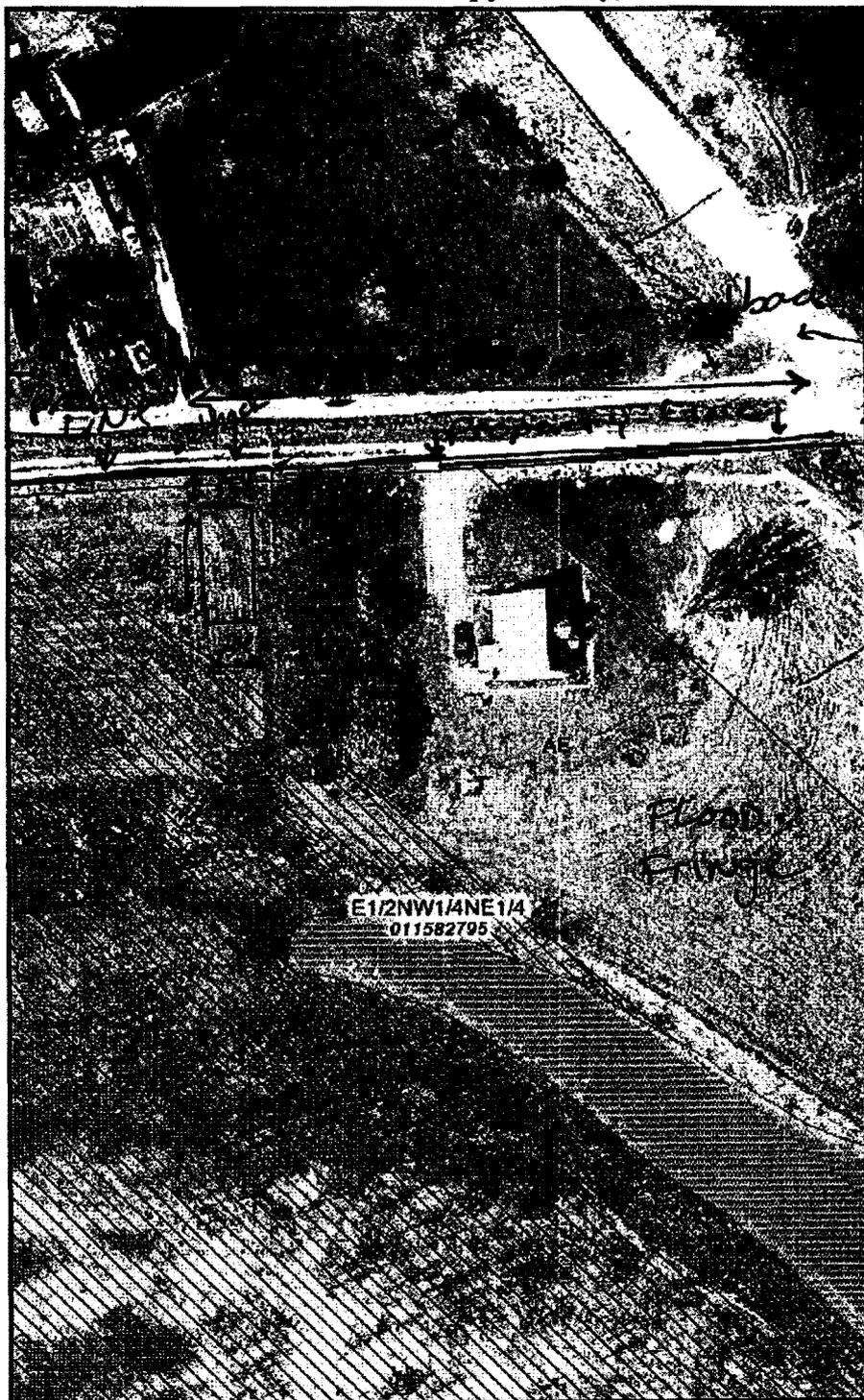
As you can see from the drawing, the building sits in the AE fringe and in an area that is that could fit 4 or 5 goat barns. We just need one. ☺

If you have any questions, please do not hesitate to contact Chad or me at anytime.

All the best,


John F. Carroll

Sarpy County, Nebraska



Overview

240th St

FLOOD ZONE

Born is
3 1/2' Feet from
240th St.
It is set
back 15' from
North property
line which
is the side
Yard of the
Property.

Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 83 feet

Michelle Alfaro

From: Tom Lynam
Sent: Tuesday, March 03, 2009 1:54 PM
To: Michelle Alfaro
Subject: RE: Zoning Review- Flood Plain Dev Permit - 6902 S 240th ST - Wegener

Michelle:

The Hwy. Dept. would need to approve a new access location if one is constructed off of 240th St. .

Tom Lynam
Sarpy County Surveyor

From: Michelle Alfaro
Sent: Tuesday, March 03, 2009 11:31 AM
To: Laster, Lori; Tom Lynam
Cc: Grint, Amanda; Michelle Alfaro
Subject: Zoning Review- Flood Plain Dev Permit - 6902 S 240th ST - Wegener

Hello!

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

Thank you!

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