

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION FLOOD PLAIN DEVELOPMENT**  
**Don Andrews, 14626 Elbow Bend Road Bellevue, Sarpy County, NE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), 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 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Don Andrews' application for a Flood Plain Development Permit for compliance with the Zoning Regulations 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, the Natural Resources District comments and the site plan of the subject property.

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 14th day of September, 2010.

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

YEAS:

NAYS:

ABSENT:

Rusty Hike  
Rich Jansen  
Tom Albrecht  
Tom Kitchener  
Estevan J. Thomas

none

none

ABSTAIN:

none



Debra Noughtaling  
County Clerk

Approved as to form:

[Signature]  
County Attorney

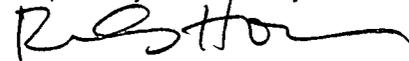
Sarpy County Board of Commissioners Report  
Staff Report Prepared: September 8, 2010  
County Board Meeting Date: September 14, 2010

Subject	Type	By
Floodplain Development Permit for a renovation due to flooding on Lot 6, Schneider's Missouri River Park Replat I, located in the SW ¼ of Section 17, T13N, R14E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

This is a request for approval of a floodplain development permit at 14626 Elbow Bend for a renovation due to flooding.

- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as Industrial.
- Zoning
  - The existing zoning is AG, Agricultural.
  - The property is located in the floodway of the Missouri River.
  - The Sarpy County Floodplain regulations prohibit residential uses in the floodway. The existing use is non-conforming.
  - The existing structure is non-conforming because the lowest floor is below the base flood elevation. The applicant requests to renovate the structure due recent flooding. No new additions are proposed with the permit. The cost of the addition is approximately \$13,000. The market value of the structure is \$51,549. The renovation is not a substantial improvement because it is less than fifty percent of the market value of the structure. The addition meets the requirements of the non-conforming statute. Renovations will be calculated cumulatively in order to ensure that the total cost of renovations over time does not exceed 50% of the market value of the structure.
  - The owner was advised of the Papio-Missouri River NRD's floodway purchase program.
  - The request is for a kitchen and deck addition.
  - The additions are in conformance with the Sarpy County Flood Plain regulations.
  - The addition meets the required minimum setbacks of the Sarpy County Zoning Regulations.
- Natural Resources
  - The Natural Resources District has no objection to the request provided the improvement is found to not be a substantial improvement. Their comments are attached.
- Recommendation
  - For the reasons stated above I recommend approval to the floodplain development permit for a renovation due to flooding addition on Lot 6, Schneider's Missouri River Park Replat I, located in the SW ¼ of Section 17, T13N, R14E, generally known as 14626 Elbow Bend.

Respectfully submitted by:



Rebecca Horner, AICP  
Planning Director

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

<b>A1. Building Owner's Name</b> DON ANDREWS		<b>For Insurance Company Use</b>
		<b>Policy Number</b>
<b>A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.</b> 14626 ELBOW BEND ROAD		<b>Company NAIC Number</b>
City BELLEVUE State NE ZIP Code 68005		
<b>A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)</b> LOT 6 SCHNEIDER'S MISSOURI RIVER PARK REPLAT I, SARPY COUNTY, NEBRASKA		<b>AUG 11 2010</b>
<b>A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)</b> RESIDENTIAL		<b>SARPY COUNTY PLANNING DEPARTMENT</b>
<b>A5. Latitude/Longitude:</b> Lat. 41D 5.736' Long. 95D 51.93' Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
<b>A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.</b>		
<b>A7. Building Diagram Number</b> 1A		
<b>A8. For a building with a crawlspace or enclosure(s):</b>		<b>A9. For a building with an attached garage:</b>
a) Square footage of crawlspace or enclosure(s) _____ sq ft		a) Square footage of attached garage _____ sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A8.b _____ sq in		c) Total net area of flood openings in A9.b _____ sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

<b>B1. NFIP Community Name &amp; Community Number</b> CITY OF BELLEVUE NO. 310191		<b>B2. County Name</b> SARPY		<b>B3. State</b> NE	
<b>B4. Map/Panel Number</b> 31153C0230	<b>B5. Suffix</b> G	<b>B6. FIRM Index Date</b> 12-2-2005	<b>B7. FIRM Panel Effective/Revised Date</b> 12-2-2005	<b>B8. Flood Zone(s)</b> AE	<b>B9. Base Flood Elevation(s) (Zone AO, use base flood depth)</b> 969.0
<b>B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.</b> <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
<b>B11. Indicate elevation datum used for BFE in Item B9:</b> <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
<b>B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?</b> <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-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.  
Benchmark Utilized \_\_\_\_\_ Vertical Datum NAVD88  
Conversion/Comments SEE NEXT PAGE

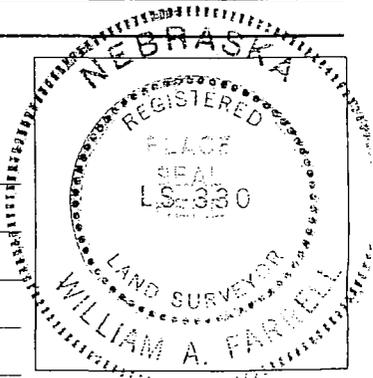
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>963.9</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>NA</u>	<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) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>963.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>963.4</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>NA</u>	<input 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. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

<b>Certifier's Name</b> WILLIAM A. FARRELL		<b>License Number</b> 330	
<b>Title</b> REGISTERED LAND SURVEYOR	<b>Company Name</b> HILL-FARRELL ASSOCIATES		
<b>Address</b> 1502 JF KENNEDY DR., SUITE A City BELLEVUE	<b>State</b> NE	<b>ZIP Code</b> 68005	
<b>Signature</b> 	<b>Date</b> 8-10-2010	<b>Telephone</b> 402-291-6100	



<b>IMPORTANT: In these spaces, copy the responding information from Section A.</b>	<b>For Insurance Company Use</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 14626 ELBOW BEND ROAD	Policy Number
City BELLEVUE State NE ZIP Code 68005	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 #10-156. PLACED MARK ON TAPE ON RESIDENCE AT THE BASE FLOOD ELEVATION OF 969.0. BENCHMARK USED IS CORPUS OF ENGINEERS BRASS CAP LOCATED IN THE NORTHEAST WINGWALL OF THE BRIDGE OVER THE BIG PAPIO CREEK ON HARLAN LEWIS ROAD, STAMPED 978.22' (NAVD29). USED ELEV. 978.55' (NAVD88)

Signature

Date 8-10-2010

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, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 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 \_\_\_\_\_
- G10. Community's design flood elevation \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

Check here if attachments

August 31, 2010

SEP 2 2010

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

SARPY COUNTY  
PLANNING DEPARTMENT



RE: Don Andrews-14626 Elbow Bend Road Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed improvements to an existing residence damaged by flood located at 14626 Elbow Bend Road in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0230 G, effective December 2, 2005, this property is located in the Zone AE floodway of the Missouri River. The base flood elevation (BFE) determined at this location is 969.0 feet (NAVD 1988).

The District has the following comments based on review of an elevation certificate prepared by William A. Farrell, R.L.S. on August 10, 2010:

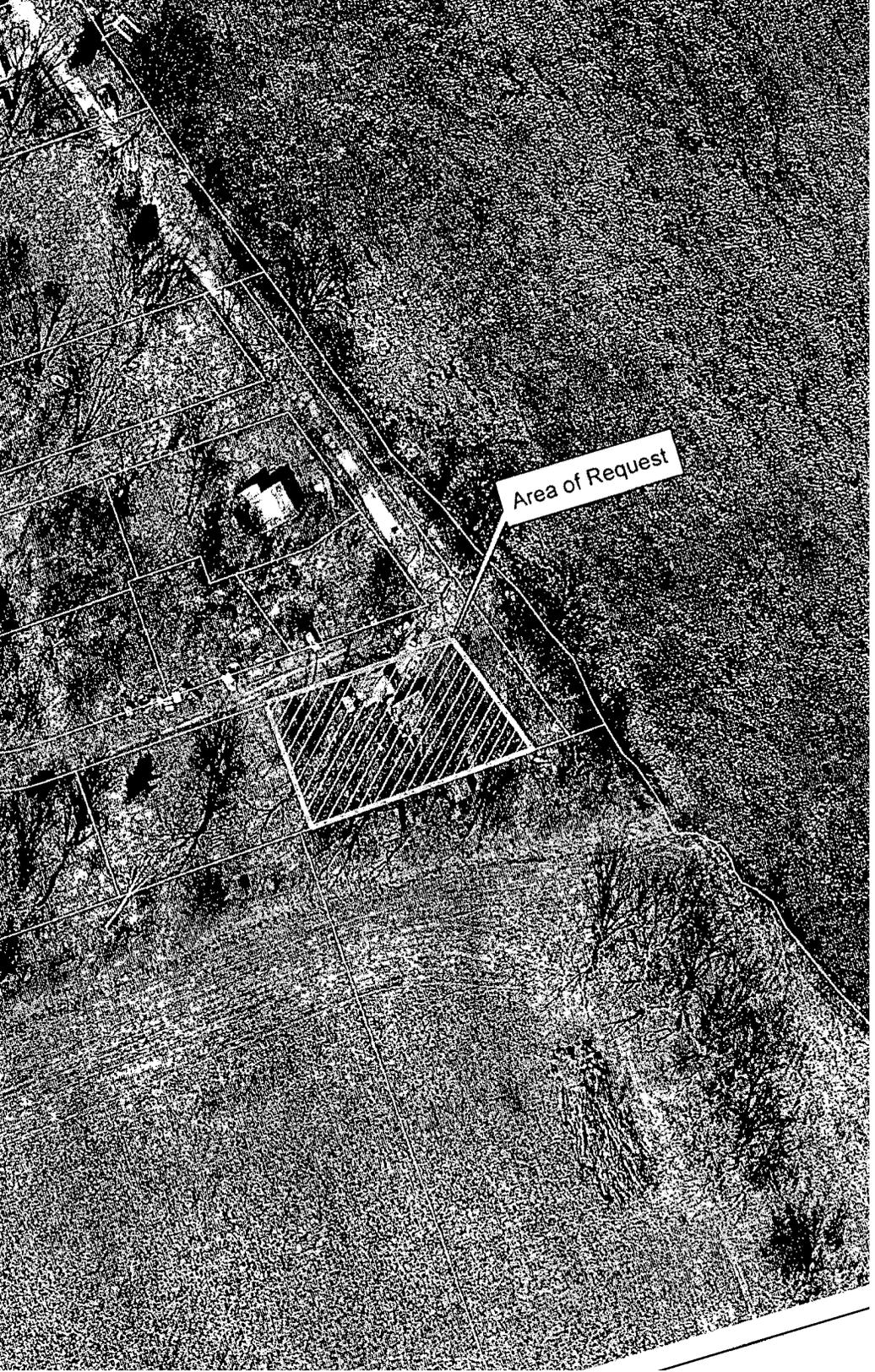
- From the elevation certificate provided, the lowest floor elevation of the residence is 963.9 feet.
- As stated on application form, the improvements to the existing residence include the installation of new drywall and a new door, new heating and air conditioning equipment, and electrical upgrades. A determination should be made as to whether the proposed improvements qualify as a substantial improvement (i.e. cost of repairs exceeds fifty percent of the market value of the structure). If it is determined to be a substantial improvement, the entire structure must comply with all current Sarpy County floodplain development standards.
- The calculation of substantial improvement is cumulative meaning that the total for repairs at this time must be added to the total for future improvements. It is likely that further improvements to this structure will require that the structure be brought into compliance with all current Sarpy County floodplain regulations.
- This property is located within a designated floodway. The property owner may wish to consider the District's Floodway Purchase Program. More information about the program can be obtained from the District.

If you have any questions or concerns, please contact me at 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster, CFM  
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD



Area of Request