

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Boyer Young Development – Belle Lago, Tax Lot 1A Section 17, T13N, R10E
of the 6th PM Sarpy County, NE

10/5/2010 TABLED Indefinitely

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 Boyer Young s 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 a no rise 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 no rise 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 _____ day of _____, 2010.

Moved by _____ seconded by _____, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

ABSTAIN:

Approved as to form:

County Clerk

County Attorney

10/5/2010 TABLED Indefinitely

Sarpy County Board of Commissioners Report
 County Board Date October 5 2010
 Report prepared September 28 2010

10/5/2010 TABLED Indefinitely

Subject	Type	By
Floodplain Development and Special Use Permits for a recreational vehicle park for 480 pad sites known as Bel Lago on Tax Lot 1A in Section 17 T13N R10E in Sarpy County Nebraska	Public Hearing and Resolution	Rebecca Horner AICP Planning Director

• Request

- This is a request for a commercial recreational vehicle park for 480 pad sites. A site plan shows the proposed development of the property. The recreational vehicle park season is from April 15 to October 11 each year.
- The commercial recreation area includes a 100 acre lake and associated beach areas.
- The property is approximately 200 acres.
- The applicant proposes to phase the development of the property. The Planning Department recommended to the Planning Commission that only the first phase be approved with the Special Use Permit. The Planning Commission recommended approving the entire project at one time.
- The applicant intends to have one full time park manager with up to three part time employees to assist with maintenance and upkeep of the use.

• Comprehensive Plan and Zoning

- The property is zoned AG. Commercial Recreation is a permitted special use in the AG district.
- The Comprehensive Plan indicates the area as Greenway. Some limited master planned developments are permitted in the Greenway designation as long as natural resources are preserved. Development potential is limited with the property and a temporary use appears to be compatible with the Comprehensive Plan.
- The AG Agricultural District allows commercial recreation as a permitted special use.
- The requested use is compatible with the Comprehensive Development Plan and Zoning Regulations.

• Water Distribution and Sanitary Sewer

- Water is proposed to be provided by the property owner as part of an on site well system. A distribution system is proposed to provide each pad site with access to potable water.
- Sanitary sewer is proposed through a holding tank system that is approved by the Department of Environmental Quality. Tanks will be periodically emptied as necessary.

• Traffic and Access

- The applicant provided a traffic analysis of the proposed use.
- The site plan provides two access points as shown on the attached site plan exhibit. Two points of access are required for emergency purposes and to sufficiently egress the site.

Operation Plan and Emergency Evacuation

- One primary concern was the evacuation in the event of a flood. An onsite evacuation plan was provided by the applicant. The plan is attached.
- Tornado shelters are to be provided for all occupants on site. Comfort stations on site will provide the necessary occupancy for property users.
- The details of the park operation, evacuation, and services provided to the property are included in an associated Operation Plan. The Operation Plan is attached to the resolution and enforced by the County.

Floodplain Development Permit

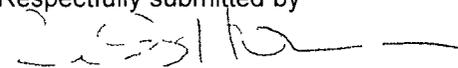
- The property is designated as a floodway.
- The applicant provided a no rise certification to show that the proposed use and associated structures does not impact the floodway.

- The Papio Missouri River Natural Resources District does not object to the floodplain development permit or special use permit requests Full comments are provided and attached
- The request is in conformance with the Floodplain Development Permit Regulations
- Planning Commission Recommendation on May 19, 2010
 - On May 19 2010
 - *Bliss moved seconded by Fenster to approve the Special Use Permit for Belle Lago both phases provided that staff comments are resolved prior to scheduling to the County Board as it conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County* Ballot **Ayes** Bliss Dunbar Fenster Lichter Vanek Labart Torczon Wear Thompson and Whitfield **Nays** None **Abstain** None **Absent** Stuart and Wear **Motion carried** (9 0)

Recommendation

- Staff recommends approval to the request for a special use permit for a recreational vehicle park for 480 pad sites known as Bel Lago on Tax Lot 1A in Section 17 T13N R10E in Sarpy County Nebraska due to a finding of conformance with the Comprehensive Plan and Zoning Regulations
- Staff recommends approval to the floodplain development permit on Tax Lot 1A in Section 17 T13N R10E in Sarpy County Nebraska due to a finding of conformance with the Zoning and Floodplain Regulations

Respectfully submitted by



Rebecca Horner AICP
Planning Director

10/5/2010 TABLED Indefinitely

September 23 2010

SEP 27 2010



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

**SARPY COUNTY
PLANNING DEPARTMENT**

RE Special Use permit – Belle Lago Development 252nd Street & Fairview Road

Dear Ms Horner

The District received additional information on a special use permit for a proposed 480 unit Recreational Vehicle Park located near 252^d Street and Fairview Road. The referenced development Belle Lago is located in the Zone AE floodway of the Platte River according to the effective Flood Insurance Rate Map (DFIRM) for Sarpy County 31553C 0150G effective December 2 2005.

The following information was provided for review:

- Operation Statement for Belle Lago received via email on 9/8/10 along with the Evacuation Plan map sent via email 9/20/10
- Drainage study dated 9/16/10
- Post Construction Stormwater Management Plan (PCSMP) received via email on 9/17/10
- PCSMP application and maintenance agreement received via email 9/23/10
- Revised grading plan dated 9/13/10
- No rise certification provided by Tetra Tech on 9/20/10

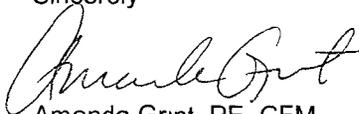
The District provides the following comments:

- A final PCSMP as built drawings BMP certification and recorded easements and maintenance agreements should be provided prior to an Occupancy permit being issued. Please provide a stamped copy of the drainage study and PCSMP plan for our file.

After completing a review of the above mentioned documents the District finds the project to be in compliance with the County regulations for floodplain management and stormwater management.

If you have any questions or concerns please contact me at 402 315 1722

Sincerely,

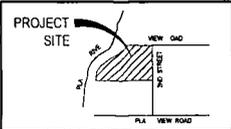

Amanda Grint PE CFM
Water Resources Engineer

Cc Mark Westergard E&A Consulting Group
Lori Laster and Marlin Petermann P MRNRD

Z:\agrint\534\100513 Horner Belle Lago.doc

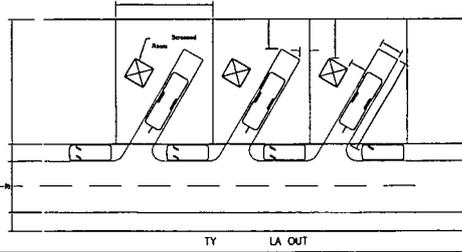
File Reach 10 1

10/5/2010 TABLED Indefinitely



VICINITY MAP

LEGAL DESCRIPTION:
 THE O&A SECTION
 OF THE SARPY COUNTY HERMAPKA
 CONTAINING AREA ACRES, MORE OR LESS
OWNER:
 RICHARD AND SARAH JENSEN
 3900 161ST OAK
 GRETNH, NEB 68028
OFFER:
 15% DENSITY DEVELOPMENT
 OAKS O&A
OWNER:
 EXISTING OPENED AG-PP



LOT COUNT	
Phase I	166
Phase II	73
Phase III	250
Total	489

JAN 1 2010



SARPY COUNTY
 PLANNING DEPARTMENT

**NOTICE OF PUBLIC HEARING
SARPY COUNTY BOARD OF COMMISSIONERS**

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday September 14 2010 at 3 00 P M in the Sarpy County Board Room Sarpy County Administration Papillion Nebraska

Boyer Young Development requests a Special Use Permit and Flood Plain Development Permit for a recreational vehicle park on property legally known as Tax Lot 1A a tax lot located in part of Section 17 Township 13N Range 10E, of the 6th P.M. Sarpy County, Nebraska. (252nd and Fairview Road)

An agenda for the meeting kept continually current is available for inspection at the Sarpy County Planning Department office.

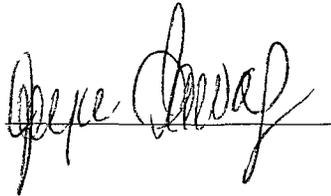
Proof of publication

AFFIDAVIT

State of Nebraska, County of Douglas, ss

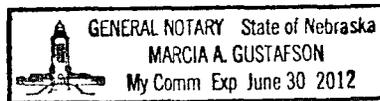
Joyce Sawatzki being duly sworn deposes and says that he/she is an employee of The Omaha World Herald a legal daily newspaper printed and published in the county of Douglas and State of Nebraska and of general circulation in the Counties of Douglas and Sarpy and State of Nebraska and that the attached printed notice was published in the said newspaper on the 4 day of September 2010 and that said newspaper is a legal newspaper under the statutes of the State of Nebraska The above facts are within my personal knowledge The Omaha World Herald has an average circulation of 161 633 Daily and 203 662 Sunday in 2010

(Signed)



Title Account Executive

Subscribed in my presence and sworn to before me this 7th day of September 2010



Notary Public

Printer's Fee \$ _____
Affidavit _____
Paid By _____

10/5/2010 TABLED Indefinitely