

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION: SPECIAL USE PERMIT
FOR RENEE JOHNSON

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 Special Use Permits; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Renee Johnson's Special Use Permit application to operate a 15x60' outdoor run area connected to a dog kennel with a maximum of 15 dogs at a time in the outdoor run for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations generally located at 7001 South 181st Street and legally described as follows:

Lots 1 and 2 Sunridge Replat 3 located in the NE ¼ of Section 17, T14N,
R11E, in Sarpy County, Nebraska.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS that this Board makes the following findings of fact:

- I. A public hearing regarding the Special Use Permit Application was held before the Sarpy County Planning Commission on February 16, 2011, and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the Special Use Permit Application was held by this Board.
- III. Notice of each of the Public Hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing as required by Neb. Rev. Stat. §23-164 (Reissue 2007), and the proof of publication has been filed in the Office of the Sarpy County Clerk.
- IV. The Planning Director has made a recommendation as noted in the attached Exhibit "A", which Exhibit "A" includes the Planning Director report, the Site Plan and an aerial view of the subject property.
- V. The zoning at the property described above is BG, General Business.
- VI. The Special Use Permit Application is in compliance with the Comprehensive Development Plan and the Sarpy County Zoning Regulations.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the 15x60' outdoor run on the above described property.

FURTHER BE IT RESOLVED THAT the there will only be 15 dogs allowed in the 15x60' outdoor run area at one time.

Dated this 1st day of March, 2011.

Moved by Jim Thompson seconded by Jim Nekuda, that

the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

[Signature]

none

none

[Signature]

[Signature]

[Signature]
[Signature]

ABSTAIN:

none

Approved as to form:

County Attorney



[Signature]
County Clerk

EXHIBIT A

Sarpy County Board of Commissioners Report
Staff Report Prepared: February 16, 2011
County Board Meeting Date: March 1, 2011

| Subject | Type | By |
|--|-------------------------------|---|
| Special Use Permit for an outdoor run associated with a permitted kennel on Lots 1 and 2 Sunridge Replat 3 located in the NE ¼ of Section 17, T14N, R11E, in Sarpy County, NE. | Resolution and public hearing | Rebecca Horner, AICP Planning Director |

- Request
 - The applicant requests a SUP to operate a 3,600 square foot dog kennel and a 15x60' outdoor run area for 15 dogs at a time.

- Comprehensive Development Plan and Zoning
 - The Sarpy County Development Structure Plan indicates this area as future Mixed Use development.
 - The zoning district is BG, General Business.
 - The indoor kennel use is a permitted use within the BG district. The outdoor run requires a special use permit.

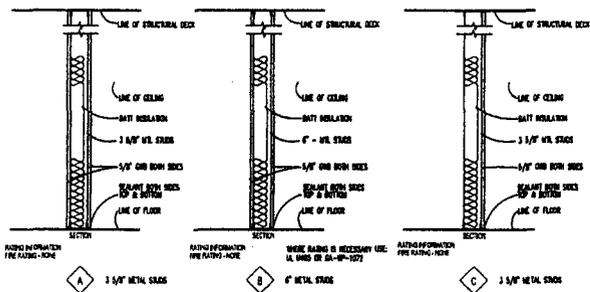
- Special Use Permit
 - To approve the SUP for a pet grooming and boarding facility with an outdoor run area.
 - The applicant indicated they would allow no more than 15 dogs to occupy the outdoor area at one time and a maximum of 75 dogs in the indoor kennel.
 - The applicant also stated that there will be 2 full time and 2 part time kennel technicians along with 1 full time groomer on staff.
 - The kennel is regulated by the Nebraska Department of Agriculture and a permit is required from the State of Nebraska. The Nebraska Department of Agriculture provided comments which are attached. The number of dogs that will be permitted inside the indoor kennel is limited by minimum kennel size restrictions.
 - The outdoor run is proposed to be surrounded by a 6' high white tongue and groove solid style fence. The fence appears to visually screen the use from adjacent properties. The fence will provide some noise barrier from any animal noise. The fence appears to properly contain the animals. The applicant needs to verify that people can egress out of the fenced area in the event of a fire evacuation of the building.
 - The applicant indicates the hours of operation of the outdoor area are limited to 7am-7pm Monday through Friday and 8am-5pm on Saturdays. The hours of operation appear to be compatible with the adjacent commercial uses.
 - Comments were received by several departments and jurisdictions. There were no objections to the uses stated. Comments provided by the City of Papillion indicated they believed the outdoor run was incompatible with the childcare operation. Sarpy County staff believes the fence appears to provide adequate separation between the uses

- Planning Commission
 - On February 16, 2011 the Planning Commission recommended unanimous approval (7-0) on February 16, 2011.

- Recommendation
 - For the reasons stated above I recommend approval to the request for a Special Use Permit for an outdoor run associated with a permitted kennel on Lots 1 and 2 Sunridge Replat 3 located in the NE ¼ of Section 17, T14N, R11E, in Sarpy County, NE.

Respectfully submitted by:


Rebecca Horner, AICP
Planning Director

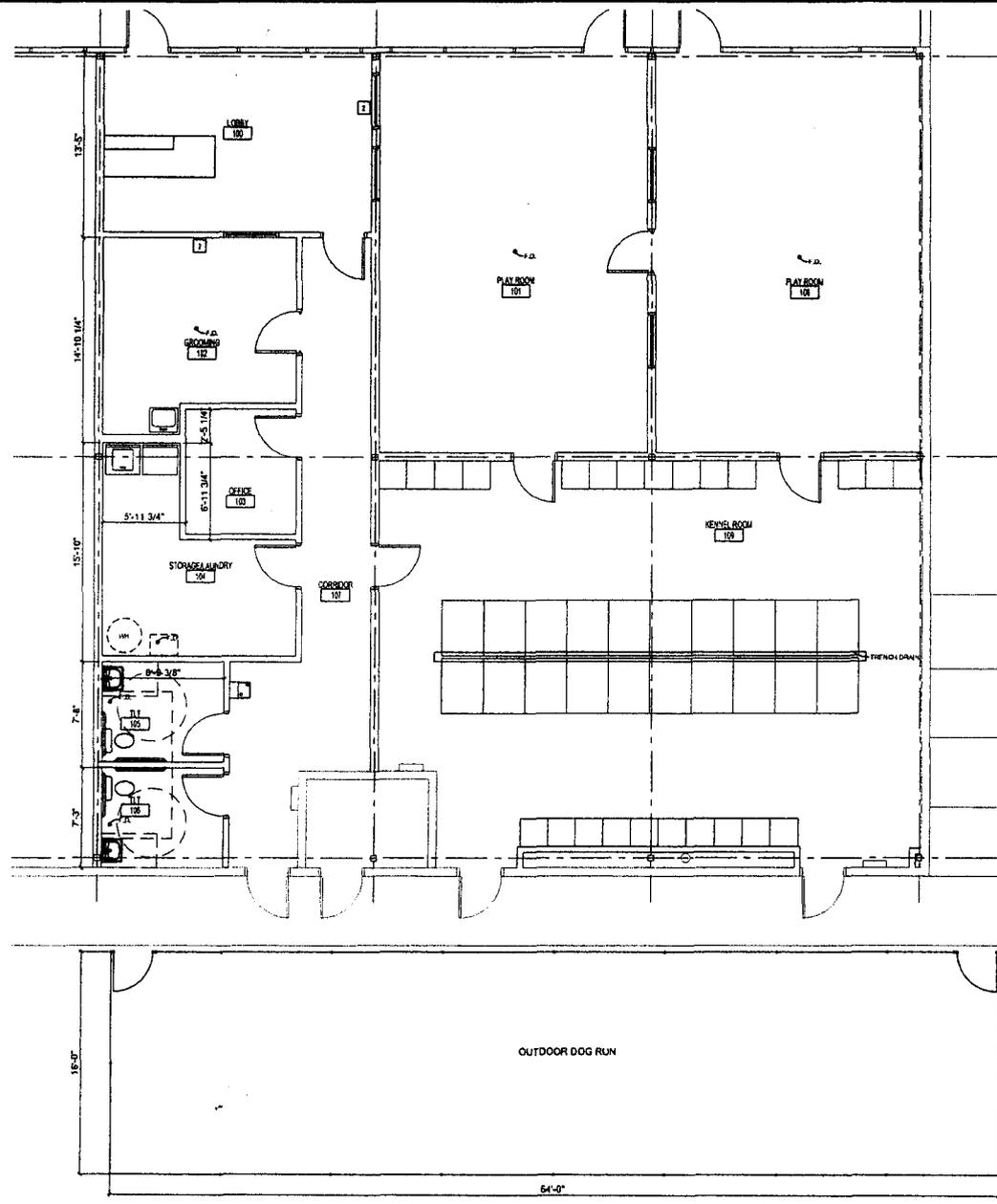
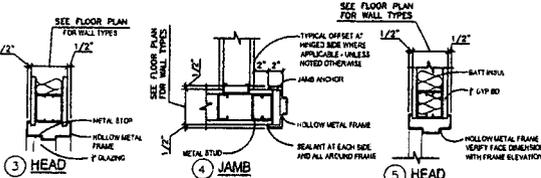
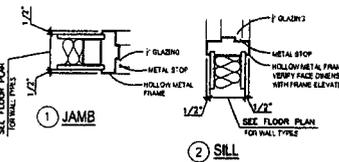
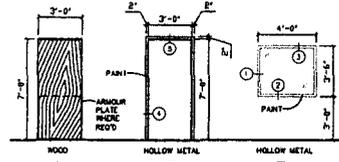


NOTE: ALL WALLS ARE TYPE 'A' UNLESS NOTED OTHERWISE
WALL TYPES

DOOR SCHEDULE

| Door No. | Door Width | Door Height | Door Type | Material | Frame Type | Frame Material | Frame Finish | Detail | Detail | Door Remarks | |
|----------|------------|-------------|-----------|----------|------------|----------------|--------------|--------|--------|--------------|--------|
| 100 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | |
| 101 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | NOTE 1 |
| 102 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | |
| 102A | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | |
| 103 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | |
| 104 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | |
| 105 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | |
| 108 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | |
| 108 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | NOTE 1 |
| 108A | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | NOTE 1 |
| 109 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | NOTE 1 |
| 109A | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | NOTE 1 |

DOOR NOTES:
 1) PUT ARMOUR PLATE ON PET SIDE OF DOOR



FLOOR PLAN
 SCALE: 1/4" = 1'-0"

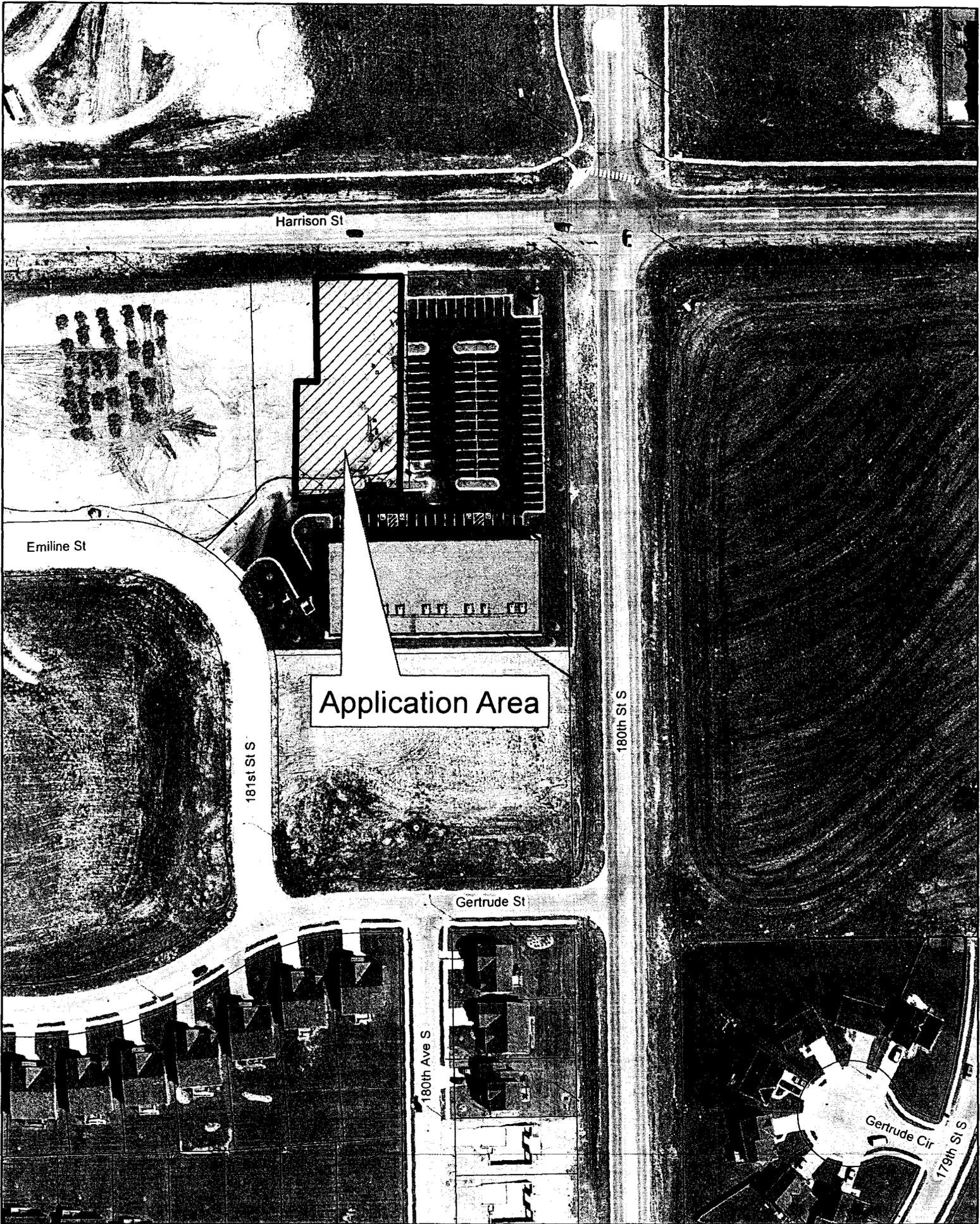
SAFETY COUNTY
 PLANNING DEPARTMENT
Doggy Daycare
 Interior Fit out

Project Title
Doggy Daycare
 Interior Fit out

| Rev | Date | Description |
|-----|------|-------------|
| | | |
| | | |

Drawn by
CSP
 Project Manager
CSP
 Project Number
1918-01
 Date
8.18.10
 Revit Title

Sheet Number
A2.01



Harrison St

Emiline St

Application Area

181st St S

180th St S

Gertrude St

180th Ave S

Gertrude Cir

179th St S



Renee Johnson
7001 S 181 St

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

March 1, 2011

SPECIAL USE PERMIT

RENEE JOHNSON

7001 S 181 ST

LOTS 1 & 2, SUNRIDGE REPLAT 3

**SARPY COUNTY
PLANNING COMMISSION
STAFF REPORT
Planning Commission: February 16, 2011
Staff Report Prepared: January 27, 2011
SPECIAL USE PERMIT – 10-0013**

I. GENERAL INFORMATION

A. APPLICANT:

Renee Johnson
7001 south 181st St.
Omaha, NE 68136

Mailing address: 5201 south 190th St., Omaha NE 68135

B. PROPERTY OWNER:

KIV Associates
15504 Spaulding Plaza, Ste C08
Omaha, NE 68116

C. LOCATION:

180th and Harrison Street, southwest corner

D. LEGAL DESCRIPTION:

Lot 1 and 2 Sunridge Replat 3

E. REQUESTED ACTION:

The applicant requests a SUP to operate a 3,600 square foot dog kennel and a 15x60' outdoor run area for 15 dogs at a time.

F. EXISTING ZONING AND LAND USE:

BG – General Business District – Commercial Strip Building

G. SIZE OF SITE:

Premises: 4,515 square feet (including outdoor run) Site: Approximately one acre.

II. BACKGROUND INFORMATION

A. COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive plan designates this area as future Mixed Use development (Fig. 5.1)

B. EXISTING CONDITION OF SITE:

The site is currently a built commercial strip center and utilizes most of the bays within an existing building.

C. GENERAL VICINITY AND LAND USE:

East, South, and West, BG, General Business, commercial land uses including a daycare.

North: Douglas County

D. RELEVANT CASE HISTORY:

The applicant revised the initial request of keeping 35 dogs at a time in the outdoor run to 15 dogs at a time.

E. APPLICABLE REGULATIONS: Zoning Regulations and Comprehensive Plan.

III. ANALYSIS AND DEVELOPMENT ALTERNATIVES

STAFF COMMENTS:

A. REQUEST:

1. To approve the SUP for a pet grooming and boarding facility with an outdoor run area.
2. The applicant indicated they would allow no more than 15 dogs to occupy the outdoor area at one time and a maximum of 75 dogs in the indoor kennel.
3. The applicant also stated that there will be 2 full time and 2 part time kennel technicians along with 1 full time groomer on staff.

B. LAND USE/COMPREHENSIVE PLAN:

1. The Comprehensive Plan shows the area as future Mixed Use development (Figure 5.1)

C. STAFF COMMENTS:

1. The kennel is regulated by the Nebraska Department of Agriculture and a permit is required from the State of Nebraska. The Nebraska Department of Agriculture provided comments which are attached. The number of dogs that will be permitted inside the indoor kennel is limited by minimum kennel size restrictions.
2. The indoor kennel use is a permitted use within the BG district. The outdoor run requires a special use permit
3. It appears that the use and outdoor run are surrounded by future commercial uses.
4. The BG district allows a variety of uses and since the commercial center is only partially developed it is difficult to know exactly which commercial uses will occupy the center. One of the existing uses is a daycare with an outdoor play area.
5. The outdoor run is proposed to be surrounded by a 6' high white tongue and groove solid style fence. The fence appears to visually screen the use from adjacent properties. The fence will provide some noise barrier from any animal noise. The fence appears to properly contain the animals. The applicant needs to verify that people can egress out of the fenced area in the event of a fire evacuation of the building.
6. The applicant indicates the hours of operation of the outdoor area are limited to 7am-7pm Monday through Friday and 8am-5pm on Saturdays. The hours of operation appear to be compatible with the adjacent commercial uses.
7. Once the applicant receives a permit from the State of Nebraska they may occupy the site. A certificate of occupancy should not be issued until a copy of the kennel permit is provided to the Sarpy County Planning Department.
8. Comments were received by several departments and jurisdictions. There were no objections to the uses stated. Comments provided by the City of Papillion indicated they believed the outdoor run was incompatible with the childcare operation. Sarpy County staff believes the fence appears to provide adequate separation between the uses.

IV. RECOMMENDATION:

Recommend approval to the **Special Use Permit** for 7001 south 181st Street for the operation of a dog kennel and outdoor run as it conforms to the amended Comprehensive Plan Subdivision and Zoning Regulations of Sarpy County.

V. COPIES OF REPORT TO:

Applicant
Public upon request

VI. ATTACHMENTS:

Application, including floor plan and outdoor run area
Comments
Aerial map showing adjacent property

Report prepared by:



Todd Swirczek
Planner



Rebecca Horner, AICP
Planning Director



Harrison St

Emiline St

Application Area

181st St S

180th St S

Gertrude St

180th Ave S

Gertrude Cir

179th St S



Renee Johnson
7001 S 181 St



SARPY COUNTY PLANNING

OCT 20 2010

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

SPECIAL USE 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 Special Use Permit Application 2. Submit Non-Refundable Fee of \$250.00 made payable to Sarpy County Treasurer 3. 1 full sized site plan drawings (Folded) 4. 25 reduced size site plan drawing (8.5 x 11) 5. Detailed operational plans | <p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>SUP# 10-0013</u> DATE RECEIVED: <u>10-20-2010</u> CP DESIGNATION: _____ ZONING DESIGNATION: _____ FEE: <u>\$250</u> RECEIPT NO. _____ RECEIVED BY: _____ NOTES: _____</p> <p>RECEIPT # 1929</p> |
|--|---|

APPLICANT INFORMATION:

NAME: Renee Johnson
ADDRESS: 7001 S 181 ST
MAILING (IF DIFFERENT)
ADDRESS: 5201 S. 1905th
PHONE: 402-720-5254

E-MAIL: Rmcjohnson78@yahoo
CITY/STATE/ZIP: Omaha NE 68136
CITY/STATE/ZIP: OMAHA, NE 68135
FAX: 402-933-2131

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

Please check box if attaching separate sheet with owner information.

NAME: KVI Associates
ADDRESS: 15504 Spaulding Ave
P12 - Ste C08
MAILING (IF DIFFERENT)
ADDRESS: _____
PHONE: 402 496 2600

E-MAIL: _____
CITY/STATE/ZIP: Omaha NE 68116
CITY/STATE/ZIP: _____
FAX: 402-496-4599

ENGINEER INFORMATION:

NAME: Chris Peterson
ADDRESS: 12925 W Dodge Rd
MAILING (IF DIFFERENT)
ADDRESS: _____
PHONE: 402 334 2422

E-MAIL: cpeterson@altusstudios.com
CITY/STATE/ZIP: Omaha NE 68154
CITY/STATE/ZIP: _____
FAX: 402-334-9023

PROJECT DESCRIPTION: (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.

See Attached Sheet

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.

ASSESSOR'S PARCEL NUMBER: Lot 1+2 Sunridge Replat 3

ADDITIONAL PARCEL NUMBERS _____

LEGAL DESCRIPTION: (Describe property to wit:)

Lot 1+2 Sunridge Replat 3

GENERAL PROPERTY LOCATION: 7001 South 18th Street Omaha, NE 68135
Suites 105, 106, 107

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. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Special Use Permit.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Special Use Permit applicant or the property owner.

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.

Karen Johnson
Owner Signature (or authorized agent)

12/21/10
Date

Owner Signature (or authorized agent)

Date

Todd Swirczek

From: rmcjohnson_78@yahoo.com
Sent: Tuesday, December 21, 2010 12:53 AM
To: Todd Swirczek
Subject: Special use permit

I am opening a business called ComeSitStay located on Lots 1 and 2 at 7001 South 181st Street, Suites 105, 106 & 107 in Omaha. ComeSitStay will offer overnight pet boarding, daycare and grooming. My hours of operation will be from 7 a.m. to 7 p.m. Mon - Fri, Saturdays from 8 a.m. to 11 a.m. & 3 p.m. to 5 p.m. I will be closed on Sundays but will still have staff there to clean, feed and exercise the animals. My staff will include 2 full time and 2 part time kennel technicians and 1 full time groomer. My leased space will be approx. 3,500 sq ft and at capacity, I will be able to hold 75 dogs. I wish to have an outdoor fenced-in area that will be attached to the building, set in concrete, and will be 60 feet wide and will go out 15 feet from the building. I have permission from KVI Associates (land owners of both lots), to extend the fence into the lot to the west of my building. The fence itself will be a privacy fence, 6 feet tall and made of solid vinyl. No more than 15 dogs will be permitted to use this space at one time. Dogs will never be left unsupervised in the area at any time. Dogs will never be left in this area overnight. ComeSitStay staff will be responsible for maintenance to the area multiple times a day and throughout the duration of my lease, as well as any maintenance to the fence itself.

Sent from my BlackBerry Smartphone provided by Alltel



Quality Fence Company

Omaha's Most Trusted Fence Company

QUALITY FENCE CO. 17716 Storage Road
OMAHA, NEBRASKA 68136 (402) 896-9325, Fax: (402) 894-0076

PROPOSAL/CONTRACT

Page 1
10/18/2010

Customer Information:

COME-SIT-STAY
7001 S 181st ST
OMAHA, NEBRASKA 68136

Job Information:

7001 S 181st ST
Omaha, NE

Notes:

Install 77' of 6'tall WHITE Tongue & Groove Solid style fence.

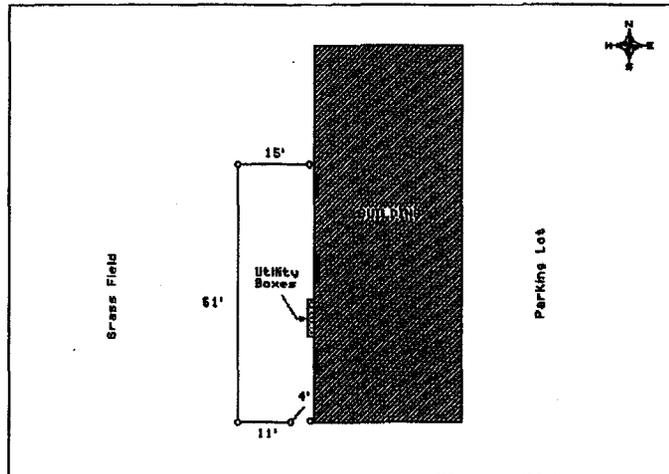
Install 1-6'tall x 4'wide WHITE Tongue & Groove Solid style single swing gate.

This estimate includes coring for 3 holes thru paved sidewalk & \$83.25 for Sarpy Co. building permit.

EXCLUSIONS: Additional coring charges, if necessary.

*****OPTIONAL*****

Same fence installation w/TAN color vinyl (add \$425.25)



QUALITY FENCE CO. agrees to guarantee above fence to be free from defects in materials and workmanship for one year.

QUALITY FENCE CO. shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. QUALITY FENCE CO. will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does QUALITY FENCE CO. assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed.

QUALITY FENCE CO. will assume the responsibility for having underground public utilities located and marked. However, QUALITY FENCE CO. assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by directing QUALITY FENCE CO. to dig in the immediate vicinity of known utilities.

The final billing will be based on the actual footage of fencing built and the work performed. Partial billing for materials delivered to the job site and work completed may be sent at weekly

intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates. Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced.

A service charge of 1 1/2% per month (or a minimum of \$1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 10 days after completion of any work invoiced. All materials will remain the property of QUALITY FENCE CO. until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt.

Customer agrees to provide or reimburse QUALITY FENCE CO. for all required permits.

OCT 20 2010

Approved & Accepted for Customer: **SARPY COUNTY PLANNING DEPARTMENT**

Contract Amount: \$ 2511.67

Down Payment: \$

Balance Due: \$

Customer _____ Date _____
Accepted for QUALITY FENCE CO.: _____
Salesperson _____ Date 10/18/10

Sandra Logue

From: rmcjohnson_78@yahoo.com
Sent: Friday, October 29, 2010 12:23 PM
To: Sandra Logue
Subject: Application revision

Sent from my BlackBerry Smartphone provided by Alltel

-----Original Message-----

From: rmcjohnson_78@yahoo.com
Date: Fri, 29 Oct 2010 17:21:43
To: <slogue@sarpycounty.com>
Reply-To: rmcjohnson_78@yahoo.com
Subject: Application revision

Please note the following revision to my application that I submitted for an outdoor fenced-in area at 7001 south 181st street.

Because of the size of the fenced-in area, there will be no more than 15 dogs allowed in this area at one time.

Thank you,

Renee Johnson
Sent from my BlackBerry Smartphone provided by Alltel

I am starting a pet boarding/grooming/daycare facility called **ComeSitStay** located at 7001 South 181st Street in Omaha in the Sunridge development. My hours of operation will be 7 a.m. - 7 p.m. Monday through Friday, Saturdays from 8 a.m. - 11 a.m. and 3 p.m. - 5 p.m. and will be closed on Sundays (staff will visit the facility twice on Sundays to clean kennels, feed and exercise the animals.) Besides myself, I am planning on having 2 full time and 2 part time staff members as well as a pet groomer.

My leased space is approximately 3,600 sq. ft. and at capacity, I will be able to hold 75 dogs. I would like to attach a 6 foot, vinyl, privacy fence onto the back of my building that will run the length of the building, which is 60 feet across and will go 15 foot out from the building. KVI Associates owns the empty lot to the west of the my building and has already given me permission to cut into this lot line so I can provide adequate space needed for the dogs to exercise.

Dogs will use this area periodically throughout the day to relieve themselves and play outside, weather permitting. Dogs will be supervised AT ALL TIMES while exercising in this area and they will NEVER be left outside overnight or unattended which will eliminate "escapees" and noise. I will keep this area clean and maintained at all times for the duration of my lease.

Renee Johnson

RJ 10-20-10

OUTSIDE RUNS WILL BE LIMITED TO 30 DOGS MAXIMUM AT ONE TIME

OCT 20 2010

SARPY COUNTY
PLANNING DEPARTMENT

Sarpy County, Nebraska

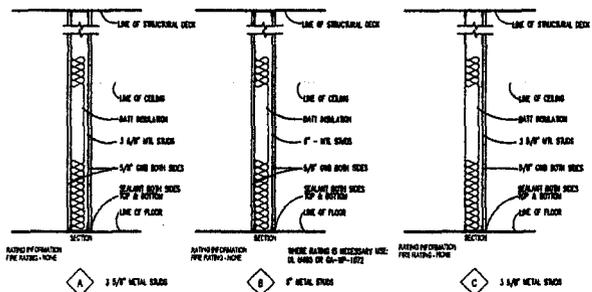


Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 288 feet

OCT 20 2010

10/20/2010

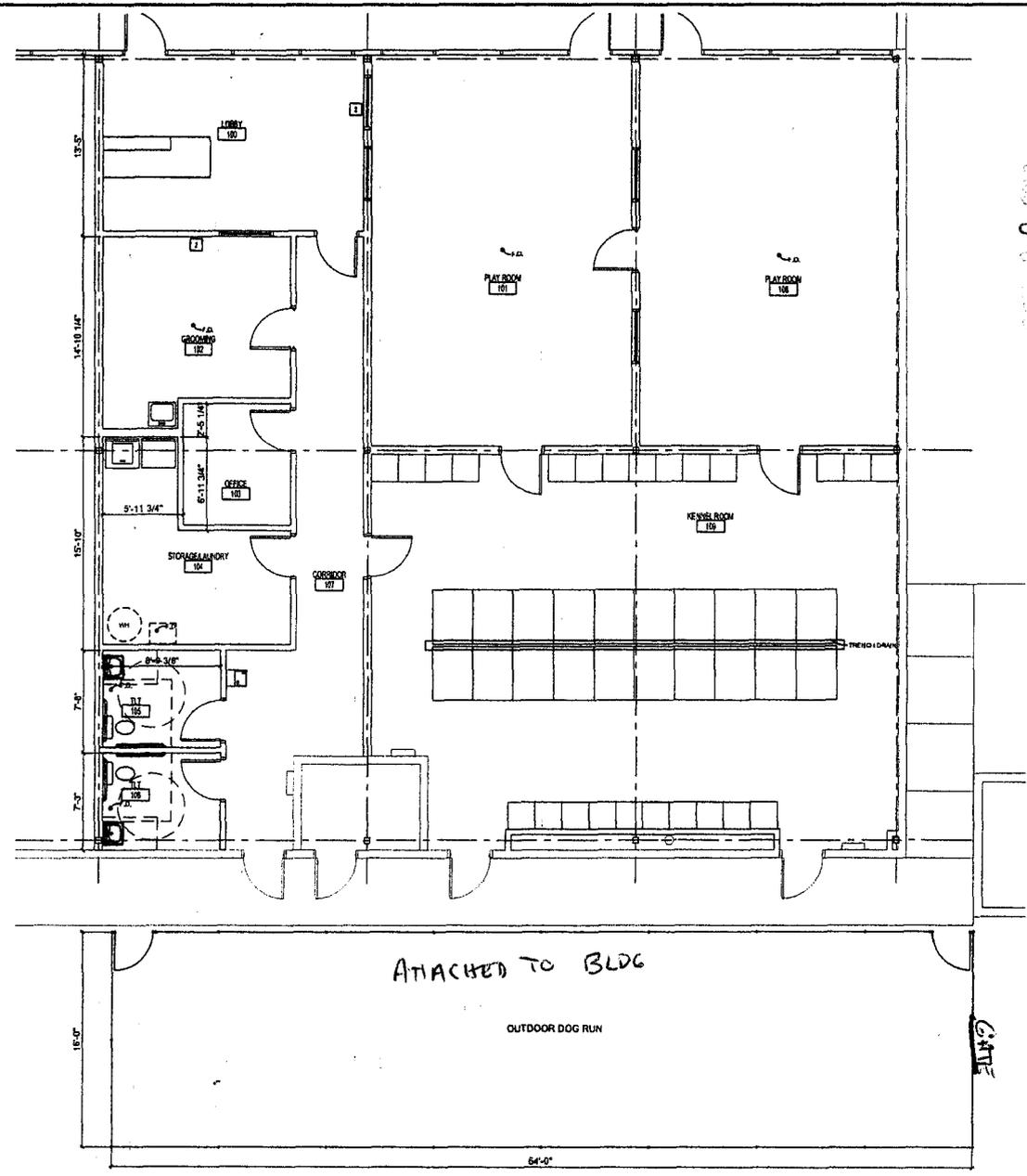
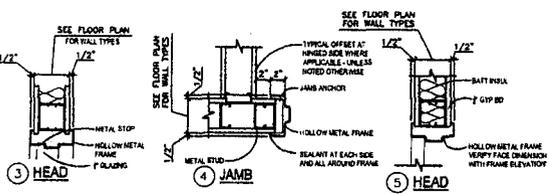
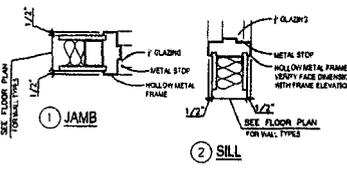
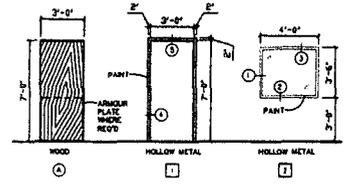


NOTE: ALL WALLS ARE TYPE 'A' UNLESS NOTED OTHERWISE

WALL TYPES

| DOOR SCHEDULE | | | | | | | | | | | |
|---------------|------------|-------------|------|----------|-------------|------------|----------------|--------------|------|------|--------------|
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| 104 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | |
| 105 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | |
| 106 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | |
| 108 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | NOTE 1 |
| 108A | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | NOTE 1 |
| 109 | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | NOTE 1 |
| 109A | 3'-0" | 7'-0" | A | Wood | Stain | 1 | H.M. | Paint | 5 | 4 | NOTE 1 |

DOOR NOTES:
1) PUT ARMOUR PLATE ON PET SIDE OF DOOR



ATTACHED TO BLDG

OUTDOOR DOG RUN

GATE

A1 FLOOR PLAN
A2.01 SCALE: 1/4" = 1'-0"

REV 20 200

SARASOTA COUNTY
TRAINING DEPARTMENT

Doggy Daycare

LA. 1000, 10E

Interior Fit out

Project Title
Doggy Daycare Interior Fit out

| Rev. | Date | Description |
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Drawn by
CSF

Checked by
CSF

Project No.
1818-01

Date
6/16/18

Sheet No.
A2.01

A2.01

COMMENTS RECEIVED

RENEE JOHNSON

John Boucher – State Bureau of Animal Industry
Comments attached

Lori Laster – Papio-Missouri River NRD
No Comment

Sheriff Davis
Does not oppose the SUP

John Miriovsky (Jerry Obrist) – Lincoln Water System
No issues with permit

Donna Lynam – City of Gretna
No Comment

Tom Lynam – Sarpy County Surveyor's Office
No Comment

Brian Craig – City of Papillion
Found a discrepancy in address (address and legal description was corrected)
(No further comment received)

Mark Wayne – County Administrator
Initially concerned that 35 dogs outside was too many – seemed more practical when reduced to 15 at a time

Chris Solberg – City Of LaVista
Has Various Issued, most notable being the legal description not covering the proper area – no further comment after legal description corrected

Nicole O'Keefe – Deputy County Attorney
No comment at this time

Todd Swirczek

From: Boucher, John [john.boucher@nebraska.gov]
Sent: Friday, December 03, 2010 9:22 AM
To: Todd Swirczek
Subject: RE: kennel review

Mr. Swirczek,

In regard to your question concerning the proposed construction and establishment of a boarding kennel in Omaha, (i.e. the "Come-Sit-Stay" boarding kennel to be located at 7001 S. 181 St., in Omaha and operated by Ms Renee Johnson) the Nebraska Dept. of Agriculture, through the Commercial Dog and Cat Operator Inspection Act, regulates only those factors concerning welfare standards. These can be found in Nebraska Revised Statutes §§54-625 to 54-643, Title 23 of the Nebraska Administrative Code, Chapter 18, and in the Code of Federal Regulations, referenced by these statutes, 9 CFR §§ 3.1 – 3.19. These would address issues including, but not limited to, space, temperature, air quality, lighting, food and water availability, etc. There is no limitation on the number of animals contained within the facility if our inspection determines that the facility and employees are adequate to maintain required welfare standards for that number.

Ms. Johnson will require a state license to operate this facility. To obtain this license she will need to submit an application and fee to the Nebraska Dept of Agriculture after which our inspector will conduct a pre-inspection. After satisfactorily passing the pre-inspection the license is issued but we generally conduct a second inspection after animals have been moved into the facility. Re-licensure is required annually and inspections are conducted a minimum of biennially, or once every two years. If our inspector feels that more frequent inspections are prudent, they occur at intervals that are necessary to maintain the facility in compliance.

If there is any other way that I may assist you , please let me know.

Regards,
John

John Boucher, DVM

Dog & Cat Inspection Program
Bureau of Animal Industry
Nebraska Dept. of Agriculture
(402) 471-6830
john.boucher@nebraska.gov

From: Todd Swirczek [mailto:tswirczek@sarpy.com]
Sent: Thursday, December 02, 2010 3:38 PM
To: Boucher, John
Subject: kennel review

Dr. Boucher,

We have tried to contact several people in your department about the attached boarding/kennel facility in Sarpy County. They are trying to get a Special Use Permit from Sarpy County and we wanted to make sure we had any comments from you regarding this application.

Kendra Koehler

From: Nicole O'Keefe
Sent: Monday, February 28, 2011 4:32 PM
To: Todd Swirczek; Rebecca Horner; Agenda; Cindy Gilbert
Subject: Special use permit for Dog Run
Attachments: Rsln SUP R Johnson Kennel March 2011 (2).doc

Hi,

I have amended the resolution for agenda item 16 for the 3-1-11 county board agenda. I changed the resolution to make it clear that the county board was only approving the outdoor dog run. The kennel by itself does not need a special use permit (it is an allowed use) so if the board were to deny the special use permit request, only the outdoor dog run is denied; the owner may still operate the kennel.

The resolution was changed to make it more clear what, specifically, the county board is acting upon.

Call or email with any questions. Resolution is attached. Thanks to those who caught this potential problem.

Regards,

Nicole L. O'Keefe
Deputy Sarpy County Attorney
1210 Golden Gate Drive
Papillion, NE 68046
Phone: 402-593-2230
Fax: 402-593-4359

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