

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Esther A Eby-Nowlin 16401 Iske Place Bellevue, 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 Esther A. Eby-Nowlin'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 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 Natural Resources District comments with a No-Rise Certification, 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 24th day of May, 2011.

Moved by Rusty Hiko seconded by Jim Warren, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rusty Hiko

none

none

Jim Warren

Dee Laughtaling

John Richard

ABSTAIN:

none

Dee Laughtaling
County Clerk

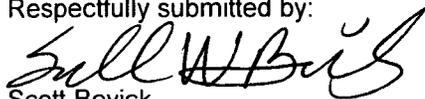


Sarpy County Board of Commissioners Report
Staff Report Prepared: May 18, 2011
County Board Meeting Date: May 24, 2011

Subject	Type	By
Floodplain Development Permit for a carport on Tax Lot 2 located in the NE ¼ of Section 30 T13N R14E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

- Request
 - This is a request for a floodplain development permit for a carport at 16401 Iske Place.
- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Industrial.
- Zoning
 - The zoning district is AG/FP, Agricultural Farming District in a Flood Plain.
 - The property is located in the floodway of the Missouri River.
 - Structures are prohibited in the floodway unless they demonstrate that the structure will not impact the adjacent floodway. This is typically demonstrated through a no-rise certification.
 - The applicant provided a no-rise certification for the carport which indicates that the carport will not impact the floodway.
 - The request is in conformance with the Sarpy County Floodplain regulations.
- Natural Resources District
 - The Papio Missouri River Natural Resources District is not opposed. The NRD provided comments which are attached.
- Recommendation
 - For the reasons stated above I recommend approval for a carport on Tax Lot 2 located in the NE ¼ of Section 30 T13N R14E, in Sarpy County, NE.

Respectfully submitted by:



Scott Bovick
Deputy County Administrator

PAPPIO-MISSOURI RIVER
NATURAL
RESOURCES
DISTRICT



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

May 13, 2011

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

RE: 16403 Iske Place – Carport Structure

Dear Ms. Horner:

The District was notified on March 1, 2011 by Sarpy County that there had been several floodplain violations in Iske Park. On April 27, 2011, I visited 16401 Iske Park to inspect two carports that have been constructed on the site without a floodplain development permit. The two carports are located in the Zone AE floodway of the Missouri River. Please see location on attached map.

The carports are not attached to the residential structure, do not have walls and are built according to federal regulations. Please accept this letter as a no rise certification for the two structures.

This letter certifies that I am a duly qualified registered professional engineer licensed to practice in the State of Nebraska. This letter also certifies that the two carports shown on the attached map do not have walls and therefore will not impact the 100-year flood elevations, floodway elevations, or floodway widths on the Missouri River.

If at any time walls are added to the structure, either permanent or temporary, this no rise certification will be invalid.

Sincerely,

Amanda Grint, PE, CFM
Water Resources Engineer



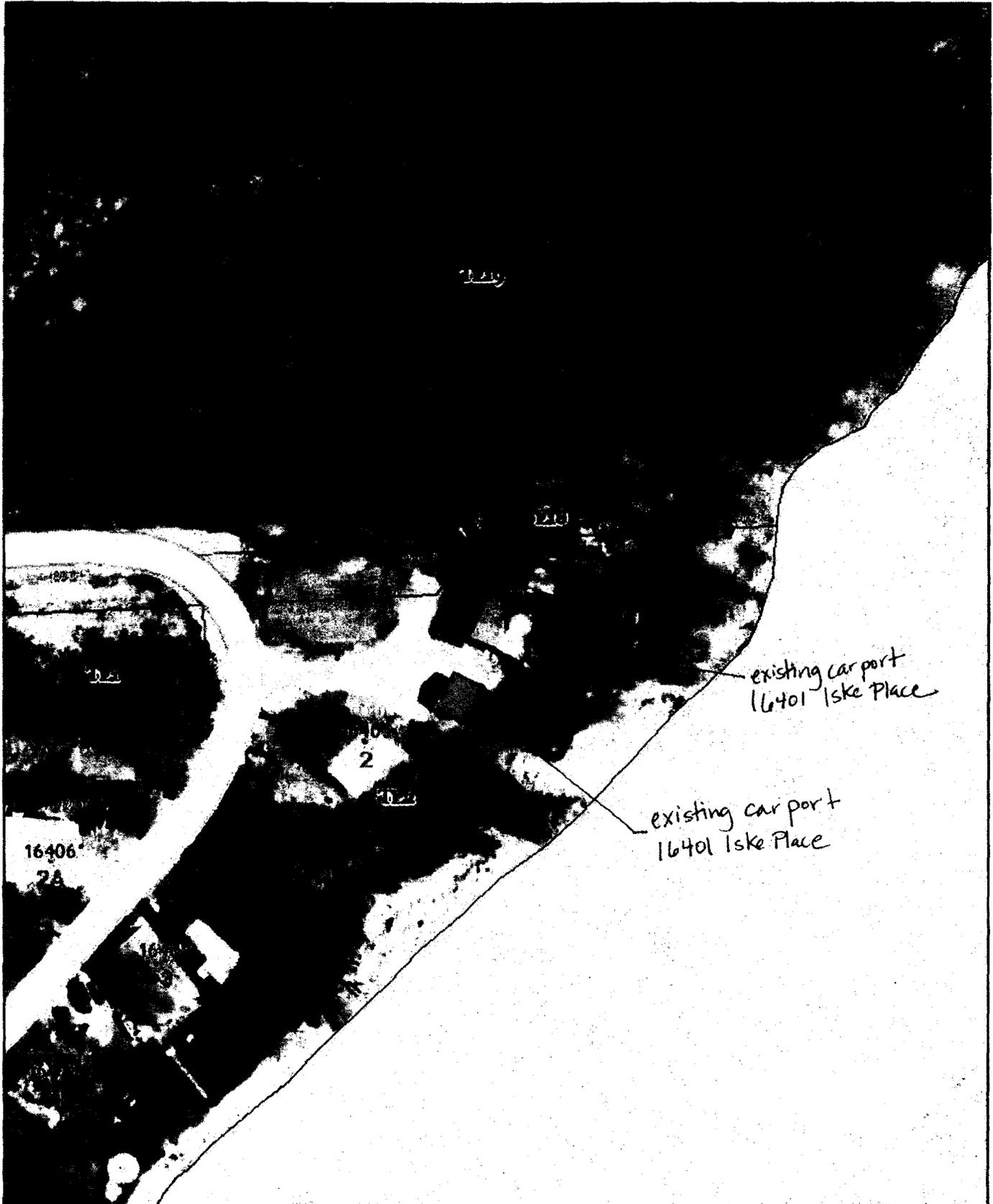
Cc: Lori Laster and Marlin Petermann, PMRNRD
Ester Eby-Nowlin, 16401 Iske Place, Bellevue, NE 68123

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MAY 17 2011

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.

MAY 17 2011

Map Scale
1 inch = 86 feet

5/13/2011

SARPY COUNTY
PLANNING DEPARTMENT

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

May 24, 2011

FLOOD PLAIN DEVELOPMENT PERMIT

Esther-Eby-Nowlin

16401 Iske Place

Existing Carport



SARPY COUNTY PLANNING

• 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

<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. 2 full size site/construction plan drawing 4. 6 reduced size site/construction plan drawings (8.5 x 11) 5. A Construction Drawing Elevation Certificate (From registered professional engineer or architect.) 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>FPD 11-0010</u> DATE RECEIVED: <u>5-17-11</u> CP DESIGNATION: _____ ZONING DESIGNATION: _____ FEE: \$ _____ RECEIPT NO. <u>734172</u> RECEIVED BY: <u>C. Gilbert</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: Esther A. Eby-Nowlin E-MAIL: _____
ADDRESS: 16401 Iske PL CITY/STATE/ZIP: BelleVue Neb
68123
MAILING (IF DIFFERENT) CITY/STATE/ZIP: Bell. Neb - 68123
ADDRESS: Dennis J. Nowlin
PHONE: 402-292-3886 FAX: 402-292-3886

ENGINEER INFORMATION:

NAME: _____ E-MAIL: _____
ADDRESS: _____ CITY/STATE/ZIP: _____
MAILING (IF DIFFERENT) CITY/STATE/ZIP: _____
ADDRESS: _____
PHONE: _____ FAX: _____

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

NAME: _____ E-MAIL: _____
ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: _____ FAX: _____

MAY 17 2011

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

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.

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: _____
ASSESSORS PARCEL NUMBER(S) _____
SUB DIVISION: _____ LOT: _____
NAME OF WATERWAY: _____
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:)

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.

At the time - T.N. T. company put our Carpets up we were told by Kentex and Amanda that we didn't need any permits. We are now about 8 yrs later complying. PLEASE NOTE THE FOLLOWING PROCEDURES: with Rebecca Horner's request

1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.
2. After the Flood Plain Permit Approval please provide a signed resolution to the Building Department to begin the Building Permit Process. **PLEASE NOTE** prior to the final inspection a Finished Construction Elevation Certificate will be required by the Building Department.

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.

Ether A. Eby Nowlin
Owner Signature (or authorized agent)

May 16th 2011
Date

Dennis J. Zuelin
Owner Signature (or authorized agent)

May 16th 2011
Date

MAY 17 2011

CLATSOP COUNTY
PLANNING DEPARTMENT