

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT

Orion Land Management, 9900 S 252nd St. (Vencils Island) 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, Bruce Fountain, Planning Director has reviewed Orion Land Management'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, 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 on the condition that the applicant provide verification to the Sarpy County Planning & Building Department which shows that all of the electrical meter outlets were installed at least one foot above the Base Flood Elevation.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 5th day of February 2013.

Attest

SEAL




Sarpy County Board Chairman

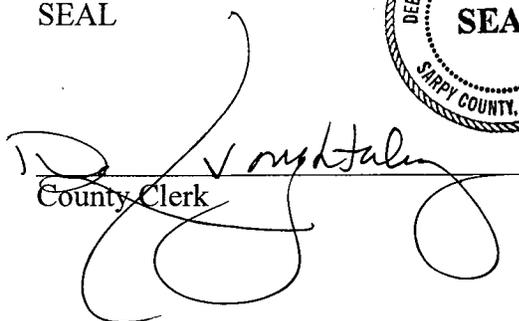

County Clerk

EXHIBIT A

Planning Department Report
Orion Land Management Floodplain Development Permit Application
County Board Date: February 5, 2013

Subject	Type	Prepared By
Floodplain Development Permit for installation of electrical meter outlets to 12 existing recreational lots located at 9900 S. 252 nd St. (Vencils Island - Tax Lots 4A, 5B, 8A, 8B, 1B, B Section 20, Township 14N, Range 10 E)	Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building Dept. 

➤ **Application Overview**

- Michael Sorenson of Orion Land Management has requested approval of a floodplain development permit to install electrical meter outlets to serve existing recreational lots located at 9900 S. 252nd Street (Vencils Island).

➤ **Comprehensive Development Plan**

- The Sarpy County Development Structure Plan (Future Land Use Map) indicates this area as Greenway (see attached map).

➤ **Zoning / Floodplain Regulations**

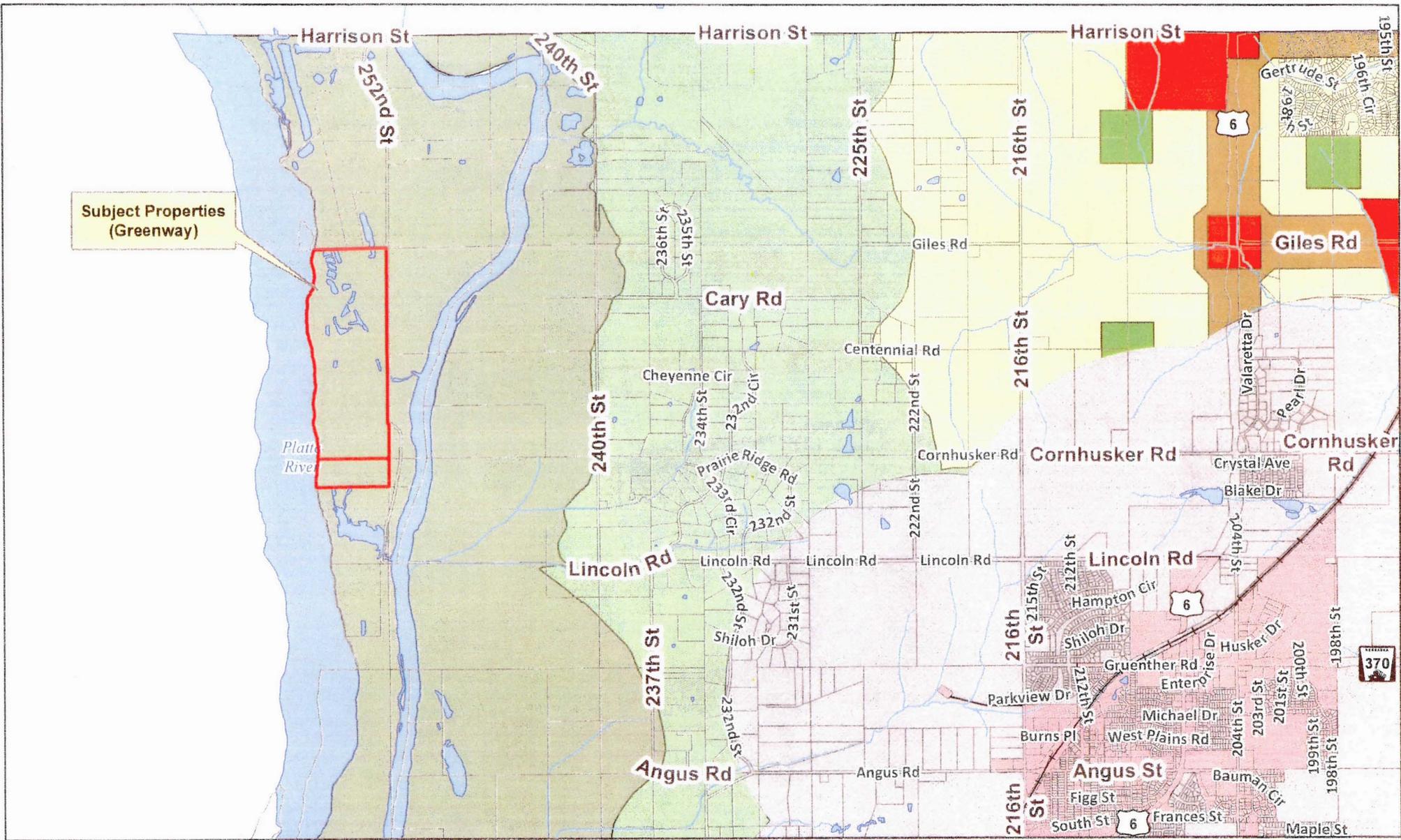
- The area is zoned AG-FP (Agricultural Farming District - Floodplain)
- The property is located in an AE Floodway Zone in the Vencils Island area along the Platte River (see attached map).
- All of the electrical meter outlets being proposed to serve the recreational lots will be installed at least one foot (1') above the Base Flood Elevation (BFE).
- Recreational vehicles may be placed on sites within the special flood hazard areas such as this, but shall only be on the site for fewer than 180 consecutive days between April 1 and October 31 and be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions. In all cases, the recreational vehicle must comply with the requirements of Section 30.9 of the Sarpy County Zoning Regulations. Recreational Vehicles shall not be allowed on any site in a Floodway designated area such as this between November 1 through March 31.
- Upon completion of the installation of the electrical meter outlets, the applicant must submit verification to the Sarpy County Planning & Building Department that the outlets were installed at least one foot (1') above the BFE as required.
- This request as proposed is in conformance with the Sarpy County Floodplain regulations.

➤ **Natural Resources District**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the proposed request to install electrical meter outlets provided they are at least one foot (1') above the base flood elevation as required by floodplain regulations. The NRD recommendation letter is attached.

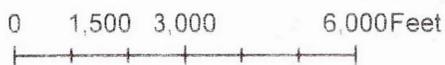
➤ **Recommendation**

- For the reasons stated above, staff recommends the Floodplain Development Permit be approved for the installation of electrical meter outlets at this location.



Comprehensive Development Plan
Figure 5.1: Development Structure Plan
 Sarpy County, Nebraska

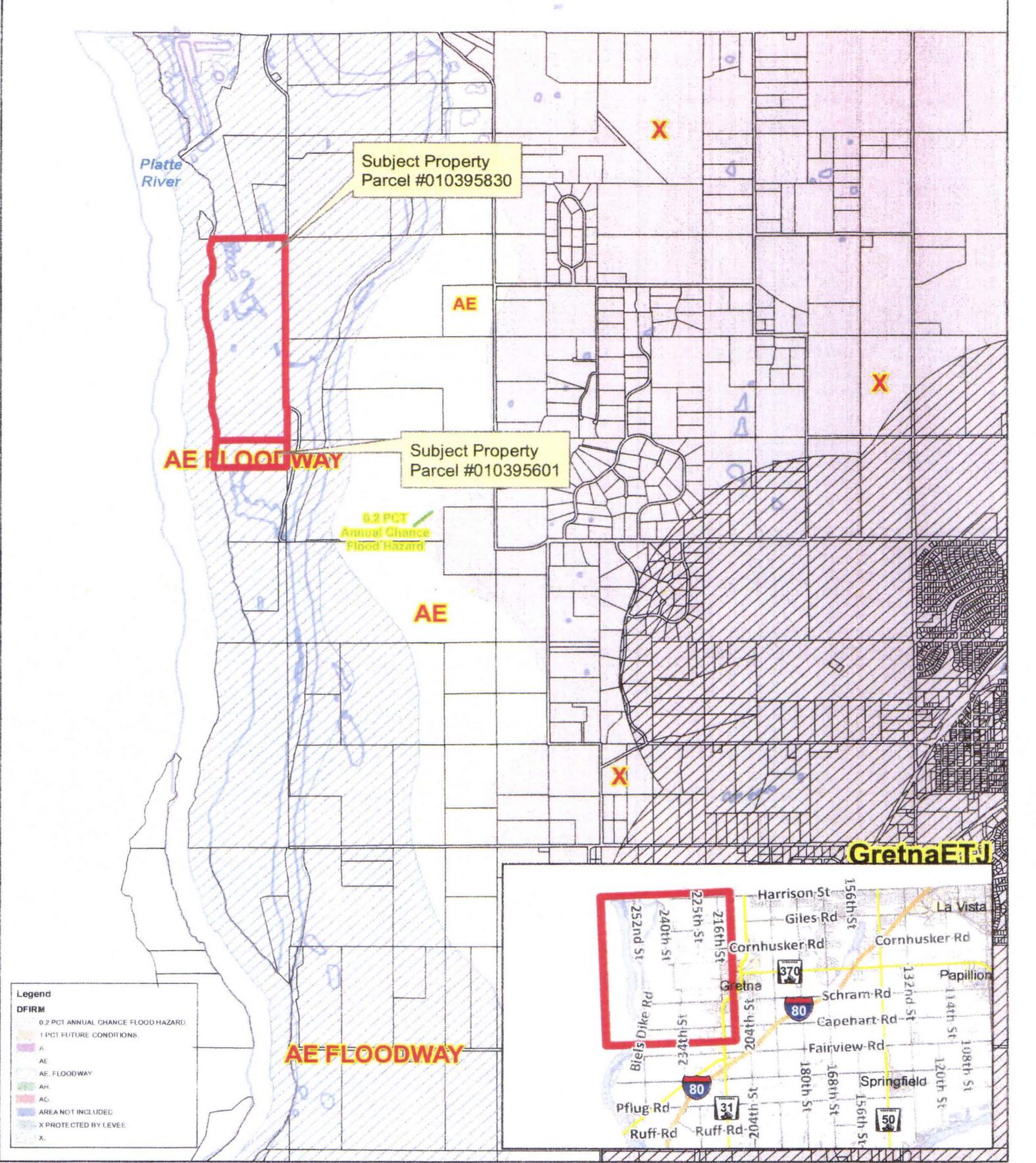
Current FLU - Sarpy Co



Orion Land Management

Legend

- | | | |
|------------------------------|---------------------------------|-----------------------|
| Bellevue Future Growth | Mixed Use | Cross County Arterial |
| Business Park | Mixed Use Center | City Limit |
| Civic | New Richfield Village | City ETJ |
| Conservation Residential | Park/School Site | |
| Estate Residential | Pflug Interchange Development | |
| Greenway | Residential - Community Systems | |
| Industrial | Urban Residential | |
| Light Industrial/Storage | Urban Residential II | |
| Long Term Residential Growth | | |



Vicinity Map - Flood Zones
 9900 S 252nd St - Orion Land Management
 Flood Plain Development Permit



January 24, 2013

Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046



RE: Orion Land Management Application for Floodplain Development

Dear Mr. Fountain:

The District received information regarding the proposed installation of electrical meter outlets for recreational camping sites located at 9900 S. 252nd Street at Vencil's Island in Sarpy County, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0025 G, effective December 2, 2005, this project is located in the Zone AE floodway of the Platte River.

The applicant for this project intends to install electrical meters for existing power lines on this property. All meters will be installed one foot above the base flood elevation. No additional obstructions will be placed in the floodway. The District has no objections to this project.

If you have any questions or concerns, please contact me at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD



SARPY COUNTY PLANNING

1210 GOLDEN GATE DRIVE PAPILLION, 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>FDP 12-0016</u> DATE RECEIVED: <u>12-28-2012</u> CP DESIGNATION: _____ ZONING DESIGNATION: _____ FEE: <u>\$100.00</u> RECEIPT NO. <u>1951</u> RECEIVED BY: _____ 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: Orion Land Management E-MAIL: MSORENSEN@COMPLETE NUTRITION.COM
ADDRESS: 26250 W Center Rd CITY/STATE/ZIP: WATERLOO, NE 68069
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: 402-359-2038 FAX: _____

ENGINEER INFORMATION:

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

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

NAME: Orion Land Management E-MAIL: MSORENSEN@COMPLETE NUTRITION.COM
ADDRESS: 26250 W Center Rd CITY/STATE/ZIP: WATERLOO, NE 68069
PHONE: 402-359-2038 FAX: _____

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.

Install electrical meter outlets to ~~seven~~ recreational lots located at 9900 S 252nd St Waterloo NE 68069
See attachments

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: 9900 S 252nd St WATERLOO NE 68069
ASSESSORS PARCEL NUMBER(S) 010395830 010395601
SUB DIVISION: Vencils Island LOT: TL 4A, 5B, 8A, 8B, 1B, 13
NAME OF WATERWAY: Platte River - Elkhorn River
PROPERTY LIES WITHIN: FLOODWAY: X FLOOD FRINGE: _____
LOWEST FLOOR ELEVATION IS TO BE _____ FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

Tax Lots 4A, 5B, 8A, 8B, 1B, 13 in Section 20, Twp 14N, Rng 10E

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.

All electrical meter outlets will be installed at least one foot above BFE

PLEASE NOTE THE FOLLOWING PROCEDURES:

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.

Tom Schuff - Schreiner
Owner Signature (or authorized agent)

12/28/2012
Date

Owner Signature (or authorized agent)

Date



NE1/4NW1/4

W1/2NW1/4

TL4B

57P

44P

TL4A

010395830

TL6A

20CP

TL13

TL1

TL11

TL6B

010395334

TL14

TL5

26CP

TL6B

TL15

29AP

29BP

31P

33BP

35AP

TL8A

011591650

TL16

TL12

34AP

35BP

35CP

010395601

011591651

TL13A

010395717

TL1B

TL1B

TLB

TL14A

TL1A

TL1A

TL13B

December 10, 2012

Below is the address and list of recreational lots that Orion Land Management is requesting permission to install electrical meter outlets for. All lots presently have access to underground electrical lines serviced by OPPD.

9900 South 252nd St.
Waterloo, NE 68069

Lot 20 CP

Lot 26 CP

Lot 29 AP

Lot 29 BP

Lot 31P

Lot 33BP

Lot 35AP

Lot 34AP

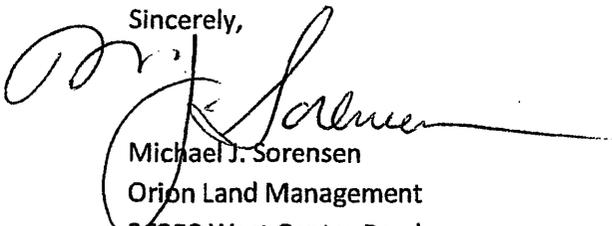
Lot 35BP

Lot 44 P

Lot 57P

Lot 35CP

Sincerely,



Michael J. Sorensen
Orion Land Management
26250 West Center Road
Waterloo, NE 68069

402-359-2038