

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION: AMENDMENT TO SPECIAL USE PERMIT FOR VALA'S PUMPKIN
PATCH; 12102 S 180th Street

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), 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 2012), 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 2012); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Special Use Permits and all amendments thereto; and

WHEREAS, Vala's Pumpkin Patch has operated under a Special Use Permit since 1991 as a commercial recreation operation; and,

WHEREAS, the Planning Department has reviewed the application to amend the Special Use Permit for the addition of land and new attractions to the operation for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property generally located at 180th Street south of Highway 370 and legally described as follows:

Tax Lots 3A2, 5, 7, 8, 10 and that part of Tax Lot 11 lying north and west of I-80 and the Northeast ¼ of the Northwest ¼ all located in Section 5, Township 13N, Range 11E and Tax Lots 1, 3 and the south 5.14 acres of Tax Lot 2 in Section 32, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE.

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 amendment to the Special Use Permit Amendment was held before the Sarpy County Planning Commission on May 20, 2014 and June 17, 2014 and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the amendment to the Special Use Permit Application was held by this Board.
- III. Notice of each of the Public Hearings described above was published at least ten (10) days prior to each respective public hearing as required by Neb. Rev. Stat. §23-164 (Reissue 2012), and the proof of publication has been filed in the Office of the Sarpy County Clerk.

- IV. The Planning Department has made a recommendation as noted in the attached Exhibit "A", which Exhibit "A" includes the Planning Department report, the site plan and the dust control map.
- V. The Special Use Permit Application is in compliance with the Comprehensive Development Plan and the 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 amendment to the Special Use Permit as described above and within the Exhibit A, on the property described above, subject to the following conditions:

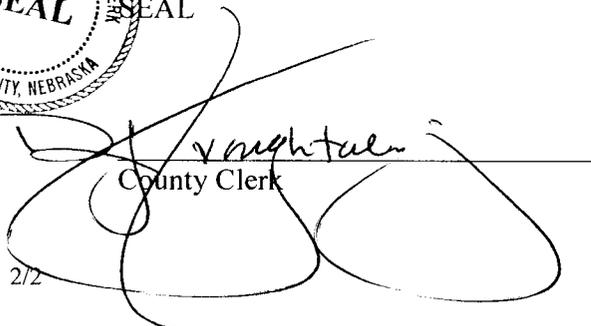
1. Applicant will reimburse Sarpy County 100% of the cost for dust control applied to those areas identified on map provided by Sarpy County Public Works Department included within Exhibit A.
2. Parking is limited to maximum 4,964 stalls which includes a minimum of 50 ADA compliant stalls for visitors and 350 stalls for employee parking.
3. The following may be administratively approved by the Planning Department without amending the Special Use Permit:
 - i. Any **structure** compatible with the existing structures, which falls within the Phase 1 and Phase 2 future plan area, as shown on the existing site plans, which causes no increase in parking.
 - ii. Any **use** compatible with the existing uses, which falls within the Phase 1 and Phase 2 future plan area, as shown on the existing site plans, which causes no increase in parking.
4. The Amended Special Use Permit is approved for as long as either Tim Vala, Jan Vala or one of their daughter's own and operate the business as Vala's Pumpkin Farm and Fall Festival, Inc.
5. With any future construction that occurs on the site, the applicant shall provide proof of exemption to or approval by the Nebraska Department of Environmental Quality Control with regard to waste water regulations.
6. Applicant shall provide proof of exemption to or approval by the Nebraska Health and Human Services with regard to the water supply.
7. Applicant shall provide proof of approval by the Gretna Fire Department and State Fire Marshall that the site meets all code requirements.

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 8th day of July, 2014.



Attest


 Sarpy County Board Chairman


 County Clerk

Sarpy County Board of Commissioners
Exhibit "A"
Planning Department Report
County Board Meeting Date: July 8, 2014

Subject	Type	By
Application for an amendment to a Special Use Permit to operate a Seasonal Commercial Recreational Area in an AG Zoning District at 12102 S 180 th Street, Gretna NE 68028 (legally description below)	Public Hearing & Resolution	Donna Lynam, CFM Assistant Director Planning & Building Dept.

➤ **Summary and Purpose of Requests:**

- Vala's Pumpkin Patch and Fall Festival Inc. is requesting approval of an amendment to an existing Special Use Permit to operate a Seasonal Commercial Recreational Area in the general area of 180th and Schram Road.
- The applicant has recently acquired additional property for additional areas to grow pumpkins and has added a few new attractions to the operation.
- Applicant wishes to have the Special Use Permit approved for as long as the Vala Family owns or operates the business with no limitations on additional attractions in the existing or future phase areas as shown on the site plan submitted.

➤ **Background and Analysis:**

- Legal Description - Tax Lots 3A2, 5, 7, 8, 10 and that part of Tax Lot 11 lying north and west of I-80 and the Northeast ¼ of the Northwest ¼ all located in Section 5, Township 13N, Range 11E and Tax Lots 1, 3 and the south 5.14 acres of Tax Lot 2 in Section 32, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally from 180th Street to 192nd Street, south of Schram Road.
- A detailed staff report on this application was presented to the Planning Commission at their May 20, 2014 meeting. The Planning Commission voted to table the application submitted to the June 17, 2014 meeting to allow the applicant time to provide the information discussed for adequate review of this proposal.
- An amended staff report on the application was presented to the Planning Commission at their June 17, 2014 meeting and is attached for your information and review.
- Planning Staff and Legal Counsel worked with the applicant to prepare a submittal and operational plan that will offer flexibility for the business but also comply with the Sarpy County Zoning Regulations.
- Applicant has worked with an engineering firm to prepare a detailed site plan identifying each existing structure on the site including the location, size and use of each. The site plan also identifies all parking areas available for the public, ADA and employees, including the estimated number of stalls.
- All properties owned by Vala's Pumpkin Patch and Fall Festival Inc. are shown on the site plan, but activities which will be open to the public are all concentrated within the existing developed area on the far east side of the property or within the "Future Phase" areas.
- Vala's will continue to work with the State Fire Marshall to maintain all buildings, existing and future, with current fire code regulations and Gretna Fire District to ensure that all emergency access areas are clear of tree limbs, etc., so access is not an issue if needed.
- Vala's will continue to financially participate 100% in the application of dust control on those areas depicted on the attached Map.
- Vala's operations are currently approved from September 1st through November 30th of each year with hours as follows:
 - Sunday – Thursday 9AM to 9PM
 - Friday and Saturday 9AM to 10PM
 - All guests are off the property by 11PM
- No change in the hours of operation is proposed at this time.
- Parking is limited to 4,964 with a minimum of 50 stalls being ADA complaint for visitors and 350 stall for employee parking.

- The following may be administratively approved by the Planning Department without amending the Special Use Permit:
 - Any **structure** compatible with the existing structures, which falls within the Phase 1 and Phase 2 future plan area, as shown on the existing site plans, which causes no increase in parking.
 - Any **use** compatible with the existing uses, which falls within the Phase 1 and Phase 2 future plan area, as shown on the existing site plans, which causes no increase in parking
- The Amended Special Use Permit is recommended to be approved so long as either Tim Vala, Jan Vala, or one of their daughters own and operate the business as Vala's Pumpkin Farm and Fall Festival, Inc.

➤ **Staff Recommendation:**

Staff recommends **APPROVAL** of an Amended Special Use Permit to operate a seasonal Commercial Recreational Area in an AG Zoning District based on the Operational Plan submitted by the applicant with the stipulations listed below as it is in conformance with the Sarpy County Zoning Regulations and current Comprehensive Plan.

Stipulations:

- Applicant will reimburse Sarpy County 100% of the cost for dust control applied to those areas identified on map provided (at this meeting) by Sarpy County Public Works Department.
- Parking is limited to maximum 4,964 stalls which includes a minimum of 50 ADA compliant stalls for visitors and an additional 350 stalls for employee parking.
- The following may be administratively approved by the Planning Department without amending the Special Use Permit:
 - Any **structure** compatible with the existing structures, which falls within the Phase 1 and Phase 2 future plan area, as shown on the existing site plans, which causes no increase in parking.
 - Any **use** compatible with the existing uses, which falls within the Phase 1 and Phase 2 future plan area, as shown on the existing site plans, which causes no increase in parking.
- The Amended Special Use Permit is approved for as long as either Tim Vala, Jan Vala or one of their daughter's own and operate the business as Vala's Pumpkin Farm and Fall Festival, Inc.
- With any future construction that occurs on the site, the applicant shall provide proof of exemption to or approval by the Nebraska Department of Environmental Quality Control with regard to waste water regulations;
- Applicant shall provide proof of exemption to or approval by the Nebraska Health and Human Services with regard to the water supply;
- Applicant shall provide proof of approval by the Gretna Fire Department and State Fire Marshall that they have meet all code requirements.

➤ **Planning Commission Recommendation:**

On June 17, 2014 the Planning Commission voted to recommend **APPROVAL** of the Amended Special Use Permit for Vala's Pumpkin Farm and Fall Festival Inc. to operate a Seasonal Commercial Recreational Area in an AG Zoning District.

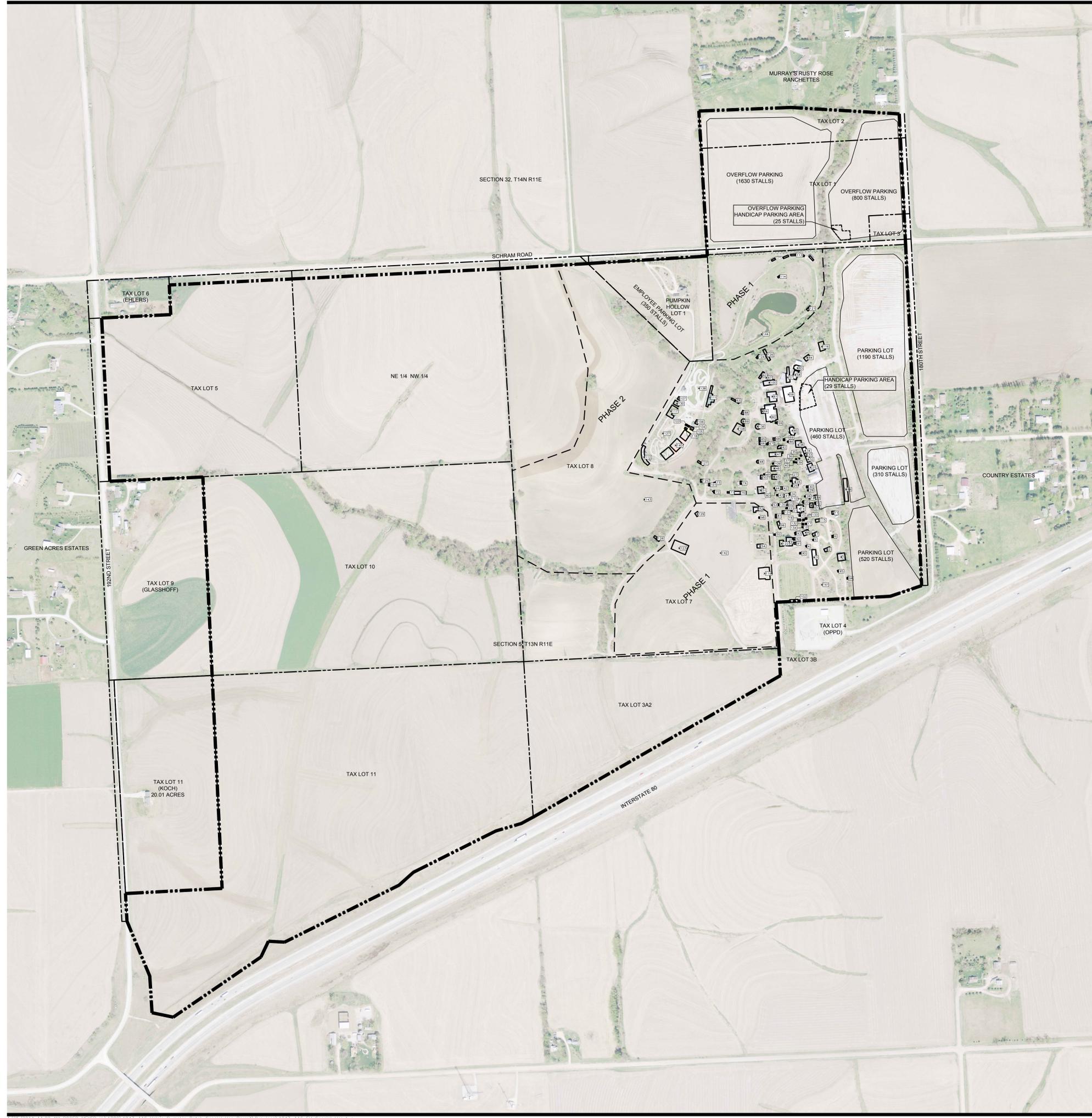
MOTION: Huddleston moved, seconded by Ackley, to recommend approval of the amendment to the Special Use Permit for the operation of a Seasonal Commercial Recreational Area known as Vala's Pumpkin Patch pursuant to the Operational Plan submitted by the applicant with the following stipulations:

- Applicant will reimburse Sarpy County 100% of the cost for dust control applied to those areas identified on map provided (at this meeting) by Sarpy County Public Works Department.
- Parking is limited to maximum 4,964 stalls which includes a minimum of 50 ADA compliant stalls for visitors and an additional 350 stalls for employee parking.
- The following may be administratively approved by the Planning Department without amending the Special Use Permit:
 - Any **structure** compatible with the existing structures, which falls within the Phase 1 and Phase 2 future plan area, as shown on the existing site plans, which causes no increase in parking.

- Any **use** compatible with the existing uses, which falls within the Phase 1 and Phase 2 future plan area, as shown on the existing site plans, which causes no increase in parking.
- The Amended Special Use Permit is approved for as long as either Tim Vala, Jan Vala or one of their daughter's own and operate the business as Vala's Pumpkin Farm and Fall Festival, Inc.
- With any future construction that occurs on the site, the applicant shall provide proof of exemption to or approval by the Nebraska Department of Environmental Quality Control with regard to waste water regulations;
- Applicant shall provide proof of exemption to or approval by the Nebraska Health and Human Services with regard to the water supply;
- Applicant shall provide proof of approval by the Gretna Fire Department and State Fire Marshall that they have meet all code requirements.

This recommendation is made as the Special Use Permit conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County. **Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, and Torczon. Nays: None. Abstain: None. Absent: Bliss, Fenster and Farrell. Motion carried.*

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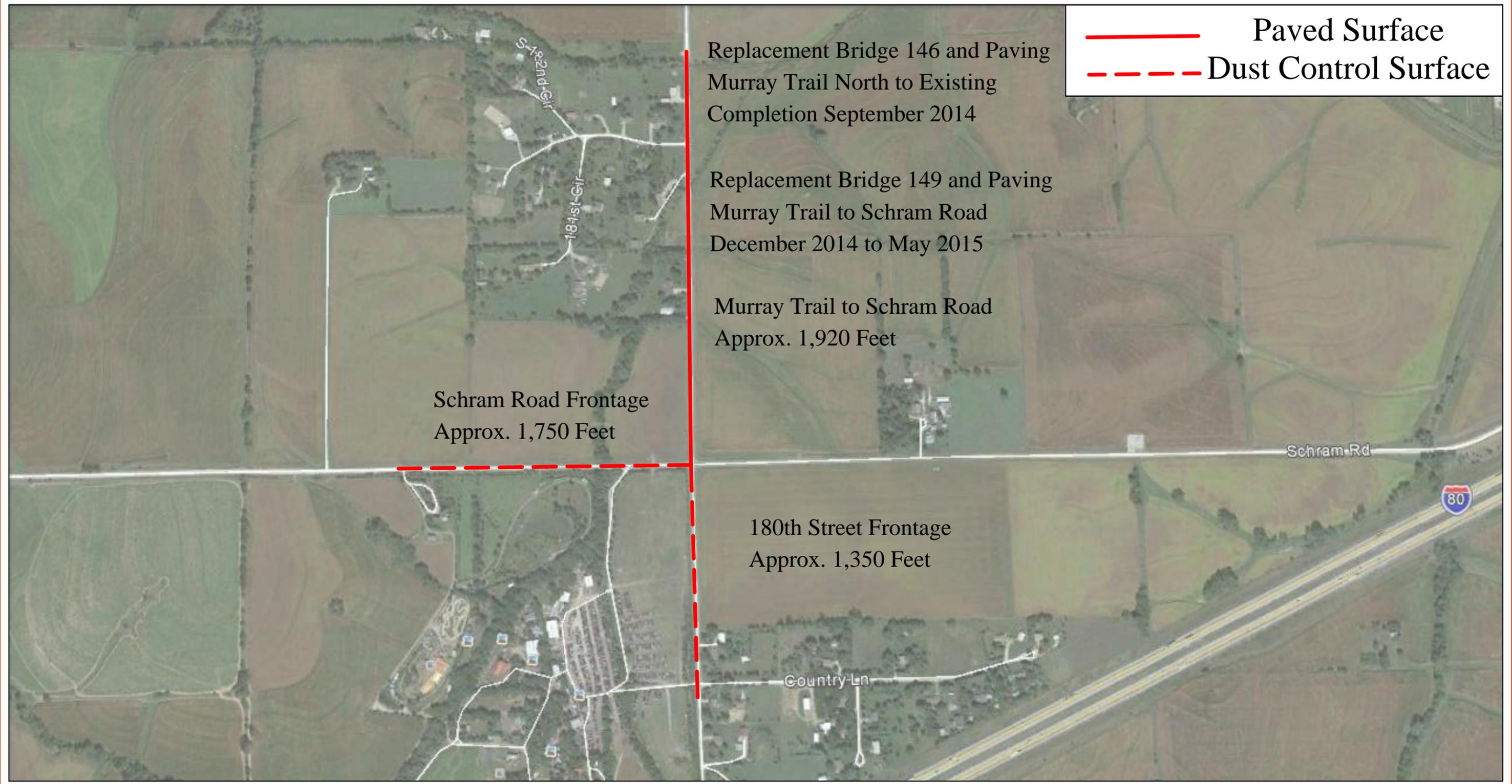


Item	Size	Description	Vala Name	Use	Occupancy
1	48x49	Grain Bin Barn	Corn Crib BYA	attraction	20
2	20.5x40.7	Wooden Shed	Hog Shed BYA	used wood storage	0
3	25.5x20.3	Pole Shed	Shed	education center	40
4	8x10	Shed	Windmill/Johnny Appleseed	display only	0
5	10	Hexagon Wood Shed	Brooder House BYA	storage	0
6	10x24	Wooden Shed	Washer Lady BYA	display only	0
7	20x27.5	Wooden Shed	Corn Crib BYA	display only	0
8	30x40	Wood Barn	Corn Crib - Spookley Play area	playground	10
9	40.4x54.4	Barn	Paintball Barn	attraction	12
10	5x10	Fender	feeder	display only	0
11	20x20.4	Wooden Shed	Tractor Shed BYA	storage	0
12	10x14	Wooden Shed	Storybook display	display only	0
13	22.5x29	Pole Shed	Storybook display	display only	0
14	44x45	Barn	Story Book Barn	walk through attraction	40
15	8x12	Wooden Shed	Storybook display	display only	0
16	12x20	Wooden Structure	Storybook display	display only	0
17	4x12	Gingerbread House	Gingerbread House-SB	display only	0
18	8x8	Wooden Shed	Zander	control room	1
19	14x26	Display Area	Zander	attraction	100
20	15'	diameter Corn Crib	Bird Cage - SB	display only	0
21	12x17	Wooden Deck w/ washshed	Pirates Play area	display only	0
22	8x22	Wooden Boat	Pirates Play area	playground	10
23	24.3x43.3	Wooden shed - concessions	Pirates Cove	food concession	25
24	10x24	Wooden Shed	Spike It Lid	food concession	3
25	8x8	Wooden Shed	mausoleum	display only	0
26	38.4x52	House	Haunted Farm House	walk through attraction	40
27	8x10	Wooden Shed	Age Shed	display only	0
28	5x6	Wooden Shed	animal shed	animal barn	0
29	5x6	Outhouse	Outhouse	display only	0
30	10.7x13.6	School House	School House	display only	10
31	33.5x15.5	Produce Barn	Big Barn Exit	mercantile	150
32	20x40	Pole Barn	Entrance	admissions	40
33	20x20.5	Admissions Barn 2-storey	Admissions	office	25
34	20x40	Pole Barn	Entrance	admissions	40
35	8x8	Wooden Barn	animal shed	animal barn	0
36	4x4	Wooden Barn	Pump house	mechanical	0
37		removed			
38	30x43.5	Metal Shed	Graveyard Golf	walk through attraction	20
39	3.5x8	Wooden Shed	ATM	mechanical	0
40	6x14	Wooden Shed	Coffee Shop	food concession	3
41	18.3	Octagon Building	Brooder House Petting Zoo	storage	0
42	16x80	Barn	Petting Zoo	animal barn	0
43	8x12.5	Wooden Shed	Petting Zoo	animal barn	0
44	5x5	Outhouse	Outhouse - Petting Zoo	display only	0
45	10x20	Slack & play area	Hackberry Hideout	playground	20
46	32x46	Wooden Building	Spook Shed	walk through attraction	25
47	26.5x31	Wooden Barn	Harvest Barn	mercantile	35
48	18'	diameter corntalk teepee	Cornstalk teepee	playground	8
49	18x12	Wooden Shed	Clear Shop	storage	0
50	14x24	Wooden Shed	Cookie Coop	food concession	20
51	40x45	Wooden Barn	Diary Barn	food concession	40
52	34x38	Metal Pole Barn	Play area & slide	playground	15
53	5x10	Wooden Shed	(smoke house)	display only	0
54	25x40	Wooden Barn	Dark Maze	walk through attraction	20
55	9x19	Concrete Tunnel	Concrete Tunnel	walkway	30
56	60x100	Metal Building	Cheer Shop	shop	25
57	24x120	Wooden Pole Barn	Woodshed/Summer party bar shelter	bar	10
58	24x56	Wooden Pole Barn	Woodshed	storage	0
59	13x21	Wooden Building	Scare Crow Band	display only	0
60	69x113.5	Country Bakery Barn	Country Bakery	food concession	250
61	61x66	Wooden/Metal Building	Mine	walk through attraction	30
62	11x50.5	Stable - pole barn	Pony stable	barn	0
63	10x36	Wooden Walk Bridge	Covered bridge	walkway	40
64	20x29	Concession Stand	Pork Chop	food concession	10
65	12x18	Covered Wooden Deck	Kettle Corn	food concession	20
66	12x20	Wooden Concession Building	Legs & Cakes	food concession	12
67	10x14	Covered Wooden Deck - 3 sides enclosed	Lolo's Stage	performance	15
68	10x24	Wooden Shed	Sweet Shop	food concession	3
69	10x12	Wooden Shed	Cool House	storage	0
70	20x76	Wooden Pole Shed	Hay Shed	storage	0
71	10x24	Wooden Shed	Chemical Shed	storage	0
72	12x16.5	Wooden Shed	Party Barn	shelter	12
73	10x16.5	Wooden Shed	Pony Barn	shelter	12
74	12x20	Wooden Shed - swine shed	Pig Races	animal barn	2
75	4x5	Wooden Shed	unknown	unknown	0
76		removed			
77		removed			
78		removed			
79		removed			
80	4x4	Shed	Petting Zoo	display only	0
81	7x4	Abandoned concrete pad	trash collection	refuse	0
82	32x20	Wooden Structure - food barn	Lolo's	food concession	25
83	40x60	Metal Building	Astro (1st)	storage	5
84	10x30	Work Shed	possum ledge	work shed	4
85	42x57	Restrooms	Restrooms (1st)	restrooms	40
86	6x8	wash station	wash station	shelter	2
87	56x128	Livestock Pen & Pony rides	Pony Rides	animal area	12
88	16x24	Wooden Shed Potato Cooking	Potato Patch	food concession	20
89	30'	diameter ring	Sundown Marshmallow Roast	food concession	25
90	8x12	Wooden Shed	Tractor Driver shed	work shed	6
91	12x12	Wooden Shed	Sno Cone Flavor Station	food concession	15
92	12x12	Wooden Shed	Sno Cone concession	food concession	15
93	8x10	Wooden Shed	Face Painting	retail	3
94	8x14	Wooden Shed	Pie Conveyor BYA	display only	0
95	8x4	Wooden Shed	Hen House BYA	display only	0
96	54x14	Wooden Shed	Animal Band	performance	0
97		removed			
98	12x8	Wooden Shed	chicken coop	animal barn	0
99	16x80	Pole Barn	wagon storage	storage	0
100	40x70	Wooden Building	Calamity Jan's	mercantile	25
101	12x16.5	Wooden Shed	Pony Barn	shelter	12
102	7x4	Concrete Pad & fuel tanks	Concrete Pad & fuel tanks	mechanical	0
103	10x12	Wooden Shelter	Duck Races	attraction	12
104	10x12	Wooden Shelter	Duck Races	attraction	12
105	20x20	Wooden Shelter	Corn Jump	attraction	25
106	14x24	Wooden Shelter	Cobs & Dogs	food concession	10
107	24x24	Wooden Shed	Gas Station	work shed	4
108	50x60	Wooden Pavilion	Pavilion	shelter	60
109	4x6	Wooden Shed	Glo Shack - original	mercantile	1
110	12x12	Covered Wooden Deck	Stage - Howling to the Moon	performance	10
111	20x77	Wooden Train Depot	RR Depot	attraction	50
112	14x130	Wooden Train Tunnel	Train Tunnel & storage	attraction	50
113	12x192	Wooden Ghost Town	Forest City/Western Town	display only	0
114	5x30	Wooden Shed	Fish Wall	display only	0
115	44x26	Wooden Pole Barn Fire Tank	Fire Tank Building	mechanical	4
116	42x63	Metal Pole Barn	Food Warehouse	storage	10
117	79x44	Wooden building and Stage	Dog Stage	performance	12
118	18x10	Portable wooden building	Slushie	food concession	8
119	60x72	Wooden Barn	Fire Barn	food concession	200
120	8x6	portable wooden stand	S'mores/Sundown	food concession	2
121	8x30	Open Locomotive shelter	Locomotive shelter	display only	0
122	30x40	Public Restrooms (proposed)	Paintball restrooms	restrooms	30
123	60x100	wooden Barn (proposed)	Pumpkin Strall	walk through attraction	50
124	20x20	Wooden Picnic shelter (proposed)	fire pit shelter	shelter	25
125	20x20	Wooden Picnic shelter (proposed)	fire pit shelter	shelter	25
126	10x50	Wooden Pedestrian Bridge (proposed)	bridge 2	walkway	25
127	10x50	Wooden Pedestrian Bridge (proposed)	bridge 3	walkway	25
128	10x50	Wooden Pedestrian Bridge (proposed)	bridge 4	walkway	25
129	50x50	Wooden Mill building	Mill	food concession	70
130	30x40	Public Restrooms (proposed)	Restrooms - Dog Stage	restrooms	30
131		Graveyard	Pirates cove area	playground	20
132		Clock	Storybook display	display only	0
133		Humpty Dumpty	Storybook display	display only	0
134		Water Wheel	Storybook display	display only	0
135		Stockades	Pirates cove area	playground	3
136		30' diameter bunny ring	Bunnysville	animal area	20
137		push peddle carts	extreme track	attraction	25
138		push peddle carts	Route 6/family carts	attraction	25
139		Tricycle Track	trikes	attraction	20
140		Jumping Pillows (3)	Jumping Pillows (3)	attraction	75
141	40x60	Mining Sluice	Sluice	attraction	25
142		Playground	Applewood play area	playground	40
143		Future Development	maze area		
144		Future Development	west of train track		

SARPY COUNTY PUBLIC WORKS DEPARTMENT

180th Street

	COUNTY	PROJECT NUMBER	SHEET NO.
	SARPY		1
DWG. FILE NO.: 180th Street			



————— Paved Surface
- - - - - Dust Control Surface

Replacement Bridge 146 and Paving Murray Trail North to Existing
Completion September 2014

Replacement Bridge 149 and Paving Murray Trail to Schram Road
December 2014 to May 2015

Murray Trail to Schram Road
Approx. 1,920 Feet

Schram Road Frontage
Approx. 1,750 Feet

180th Street Frontage
Approx. 1,350 Feet



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT (AMENDED)

SPECIAL USE PERMIT AMENDMENT (SUP 14-0002)

VALA'S PUMPKIN PATCH, SEASONAL COMMERCIAL RECREATION AREA

PLANNING COMMISSION HEARING OF: May 20, 2014

I. GENERAL INFORMATION

A. APPLICANT:

Charlie Walcutt for Vala's Pumpkin Patch
12102 S 180th Street
Gretna, NE 68028

B. PROPERTY OWNER:

Tim and Janiver Vala
12102 S 180th Street
Gretna, NE 68028

C. SUBJECT PROPERTY LOCATION: Subject property located south of Schram Road between 180th Street and 192nd Street.

D. LEGAL DESCRIPTION: Tax Lots 3A2, 5, 7, 8, 10 and that part of Tax Lot 11 lying north and west of I-80 and the Northeast ¼ of the Northwest ¼ all located in Section 5, Township 13N, Range 11E and Tax Lots 1, 3 and the south 5.14 acres of Tax Lot 2 in Section 32, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE.

E. SUBJECT PROPERTY SIZE: approximately 400 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Mixed Use Center, Business Park, and Urban Residential.
- Zoning: AG (Agricultural Farming District)

G. REQUESTED ACTION(S):

- To approve an amended special use permit to incorporate an updated Site Plan and Operational Plan adding additional parcels, and new attractions to an existing seasonal commercial recreational operation.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The site is currently developed with various buildings and attractions, parking areas, and growing fields. Operated as a Seasonal Commercial Recreational Operation known as Vala's Pumpkin Patch.

B. GENERAL VICINITY AND LAND USE

- North and East: Open agricultural land with acreage developments known as County Estates and Murrays Rusty Rose Ranchettes
- South: Interstate 80 and OPPD Substation
- West: Open agricultural land

C. RELEVANT CASE INFORMATION:

- First Special Use Permit was approved by Sarpy County in 1991 for the following:
 - ✓ Days of operation: Last week of September through November 30th
 - ✓ Hours: Open daily 9am-9pm
 - ✓ Incorporating site plan and operational plan
 - ✓ Compliance with recommendations from Sarpy County Highway Department and Fire Department
 - ✓ Activities: Hayrack and pony rides, produce and merchandise sales, operate attractions
 - ✓ New access to site prior to 1992 season
 - ✓ One year term

- Special Use Permit was approved by Sarpy County in 1992 for the following:
 - ✓ Days of operation: Last week of September through November 30th
 - ✓ Hours: Open daily 9am-9pm
 - ✓ Dust Control: Applicant to pay 100% the cost of dust control on Schram Rd. 180th St.
 - ✓ Two year term

- Special Use Permit was approved by Sarpy County in 1994 for the following:
 - ✓ Days of operation: Last week of September through November 30th
 - ✓ Hours: Open daily 9am-9pm
 - ✓ Complies with Operational Plan
 - ✓ Dust Control: Applicant to pay 100% the cost of dust control on Schram Rd. 180th St.
 - ✓ Speed limit signs: Applicant to reimburse county to change speed limit signs.
 - ✓ Indefinite term so long as property is owned and operated by Tim and Janiver Vala

- Amended Special Use Permit was approved by Sarpy County in 1995 for the following:
 - ✓ Days of operation: Last week of September through November 30th
 - ✓ Hours: Open daily 9am-9pm
 - ✓ Expanded attractions and buildings
 - ✓ Dust Control: Applicant to pay 100% the cost of dust control on Schram Rd. 180th St.

- Amended Special Use Permit was approved by Sarpy County in 1997 for the following:
 - ✓ Days of operation: First week of September through November 30th
 - ✓ Hours of operation: Open daily 9am-10pm.
 - ✓ Expanded to add additional attractions and buildings.

- Amended Special Use Permit was approved by Sarpy County in 2000 for the following:
 - ✓ Expanded to add additional attractions and buildings.

- Amended Special Use Permit was approved by Sarpy County in 2003 for the following:
 - ✓ Added 150 passenger diesel powered train and track.

- Amended Special Use Permit was approved by Sarpy County in 2011 for the following:
 - ✓ Added several attractions, concession areas, and storage buildings.
- Applicant has purchased additional lands for farming and growing of pumpkins and desires to add additional activities to his current operational plan.
 - ✓ Applicant has recently purchased additional properties to the west of the site and plans to use these areas for growing of crops.
 - ✓ Added attractions, restrooms facilities, and buildings to site plan
 - ✓ 50/50 agreement with Sarpy County on expense to apply calcium chloride

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
 - Section 9, Agricultural Farming District
 - Section 41, Special Use Permits

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan shows the area as future Mixed Use Center development, Business Park and Urban Residential (Figure 5.1)

B. TRAFFIC AND ACCESS:

- Access to the subject property is from Schram Road, 500 feet west of 180th Street intersection. See attached Operational Plan for more information on parking and traffic control.

C. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to area jurisdictional agencies or departments that may have an interest. Responses received by the PMNRD indicated they had no comments or objections to the application. No other responses were received.

D. GENERAL:

- The applicants have purchased additional property to the west of the original site for the purpose of growing crops (pumpkins, etc.). Staff requested that these areas be included in the overall site plan as they are a part of the overall operation of the business.
- Activities open to the public will be concentrated within the existing developed area or the future phases labeled as Phase I (2 areas) or Phase 2 on the proposed site plan.
- The applicant will need to work with Sarpy County Engineering Department and Nebraska Department of Roads regarding future I-80 Interchange and adjacent road improvements. **Applicant has been advised that should any road improvements be made to the county roads abutting his property, he would have to comply with department policies of the Sarpy County Public Works Department regarding such.**
- The Operational Plan states the following information:
 - ✓ The days of operation are September, October, and November with a typical opening day the second weekend in September and closing at the end of the weekend including or following October 31st, and as late as the weekend

before Thanksgiving. Following a review of past approvals, this is consistent with past approvals.

- ✓ The hours of operation are 9am to 9pm every day for the season and until 10pm on Fridays and Saturdays with all guests departing the property by 11pm. This appears to be consistent with previous approvals.
- ✓ Dust Control expenses will be split 50/50 between Vala's and Sarpy County. Previous approvals show this expense to be 100% covered by the applicant. **After further review by Sarpy County Public Works, the applicant has been reimbursing the county for 100% of the cost for dust control. Staff has requested that Sarpy County Public Works provide a map at the meeting identifying those areas where the applicant will be responsible for covering cost of dust control.**
- ✓ Sanitary provisions are provided with a combination of permanent and portable toilet facilities and hand washing facilities which are serviced and maintained throughout the season. Plans are being proposed to install an additional holding tank to assist in the maintenance of toilet and hand washing facilities.
- ✓ Trash control will be monitored by Vala's for the area. Consistent
- ✓ Fire Safety is reviewed by the State Fire Marshall and Gretna Volunteer Fire Department annually. Staff has forwarded a request to both the State Fire Marshall and Gretna Fire for comments or confirmation on the information contained in the Operational Plan submitted. **Please see attached comments received from both agencies.**
- ✓ Areas depicted on site plan for "planned development" will allow for permitting and building of structures without the requirements for a change in the Special Use Permit. Staff reiterates that construction or improvements of any type **MUST** be permitted through the appropriate enforcement offices before commencement of construction. This is for the safety of the public and property owner. Staff is concerned that, if approved, this statement would allow for substantial improvements without review by Planning Commission or County Board. With no limitations on future development, the possibilities could be endless. Without the requirement of an updated SUP for future development, there is no opportunity for the public to speak regarding issues such as traffic, compatible development, and new regulations. Staff would encourage that this SUP include a stipulation on a maximum time limit or maximum square foot of development area without submittal for an amended SUP. **Applicant has agreed to the following limitations on improvements within Phase 1 and 2 areas:**
 - **Parking is limited to maximum 4964 stalls which includes a minimum of 50 ADA compliant stalls for visitors and 350 stalls for employee parking.**
 - **The following may be administratively approved by the Planning Department without amending the Special Use Permit:**
 - **Any structure compatible with the existing structures, which falls within the Phase 1 and Phase 2 future plan area, as shown on the existing site plans, which causes no increase in parking.**
 - **Any use compatible with the existing uses, which falls within the Phase 1 and Phase 2 future plan area, as shown on the existing site plans, which causes no increase in parking.**
 - **The Amendment to the Special Use Permit is approved so long as either Tim Vala, Jan Vala or one of their daughter's own and operate the business as Vala's Pumpkin Farm and Fall Festival, Inc.**

IV. STAFF RECOMMENDATIONS:

Staff recommends **APPROVAL** of the amendment to the Special Use Permit for the operation of a Seasonal Commercial Recreational Area known as Vala's Pumpkin Patch pursuant to the Operational Plan submitted as it conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County, **with the following stipulations:**

- Applicant will reimburse Sarpy County 100% of the cost for dust control applied to those areas identified on map provided by Sarpy County Public Works Department.
- Parking is limited to maximum 4964 stalls which includes a minimum of 50 ADA compliant stalls for visitors and an additional 350 stalls for employee parking.
- The following may be administratively approved by the Planning Department without amending the Special Use Permit:
 - Any **structure** compatible with the existing structures, which falls within the Phase 1 and Phase 2 future plan area, as shown on the existing site plans, which causes no increase in parking.
 - Any **use** compatible with the existing uses, which falls within the Phase 1 and Phase 2 future plan area, as shown on the existing site plans, which causes no increase in parking.
- The Amendment to the Special Use Permit is approved so long as either Tim Vala, Jan Vala or one of their daughter's own and operate the business as Vala's Pumpkin Farm and Fall Festival, Inc.

V. PLANNING COMMISSION RECOMMENDATION:

MOTION: Special Use Permit

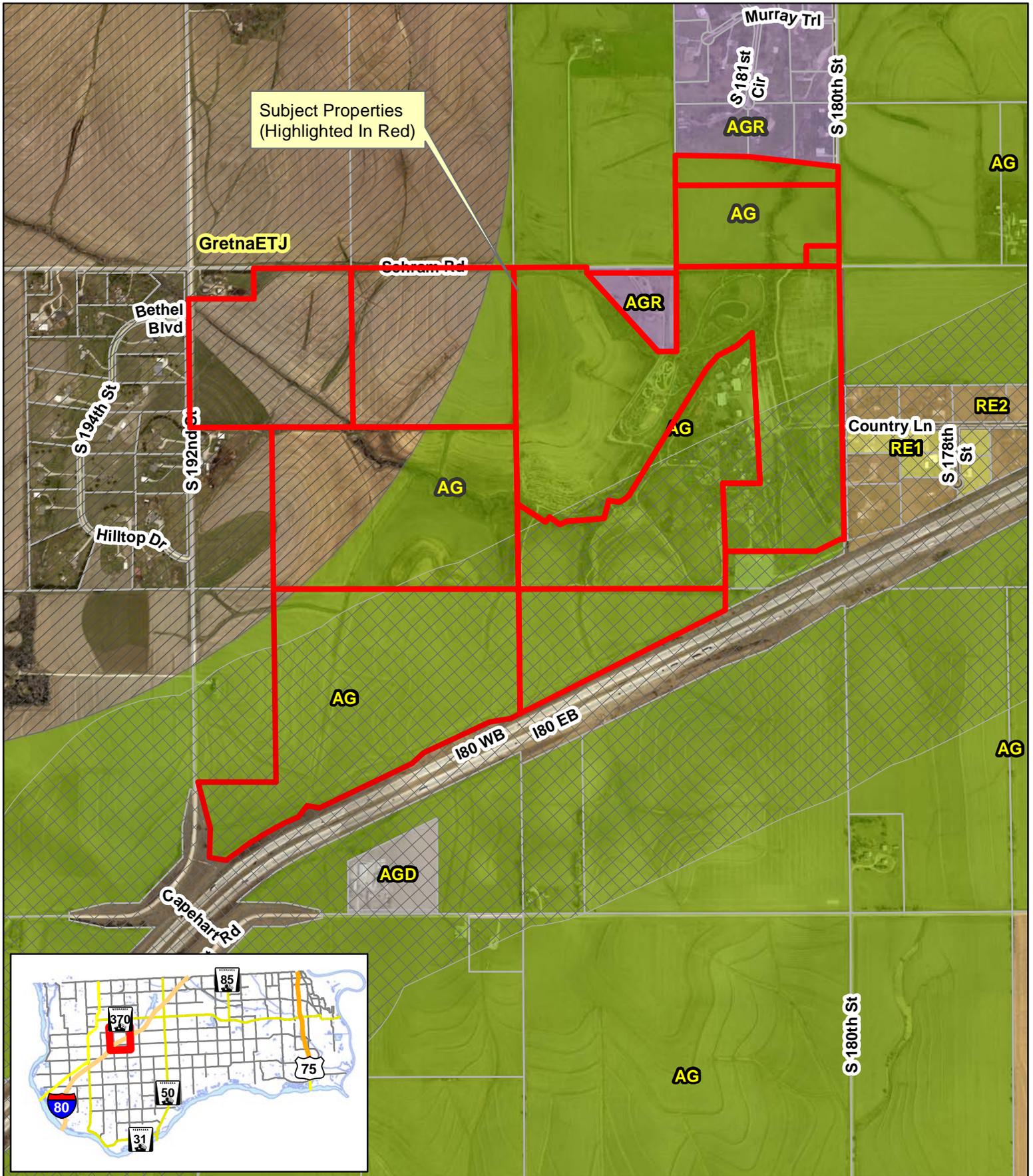
VI. ATTACHMENTS TO REPORT:

1. Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Application
4. Site Plan
5. Operational Plan
6. Comments received

VII. COPIES OF REPORT SENT TO:

1. Charlie Walcutt for Vala's Pumpkin Patch (applicant)
2. Tim and Janiver Vala (property owner)
3. Public Upon Request

Report prepared by: Donna Lynam, Zoning Administrator – Planning & Building Dept.
Reviewed, edited & approved by: Bruce Fountain, Director – Planning & Building Dept.



Vicinity Map - Current Zoning

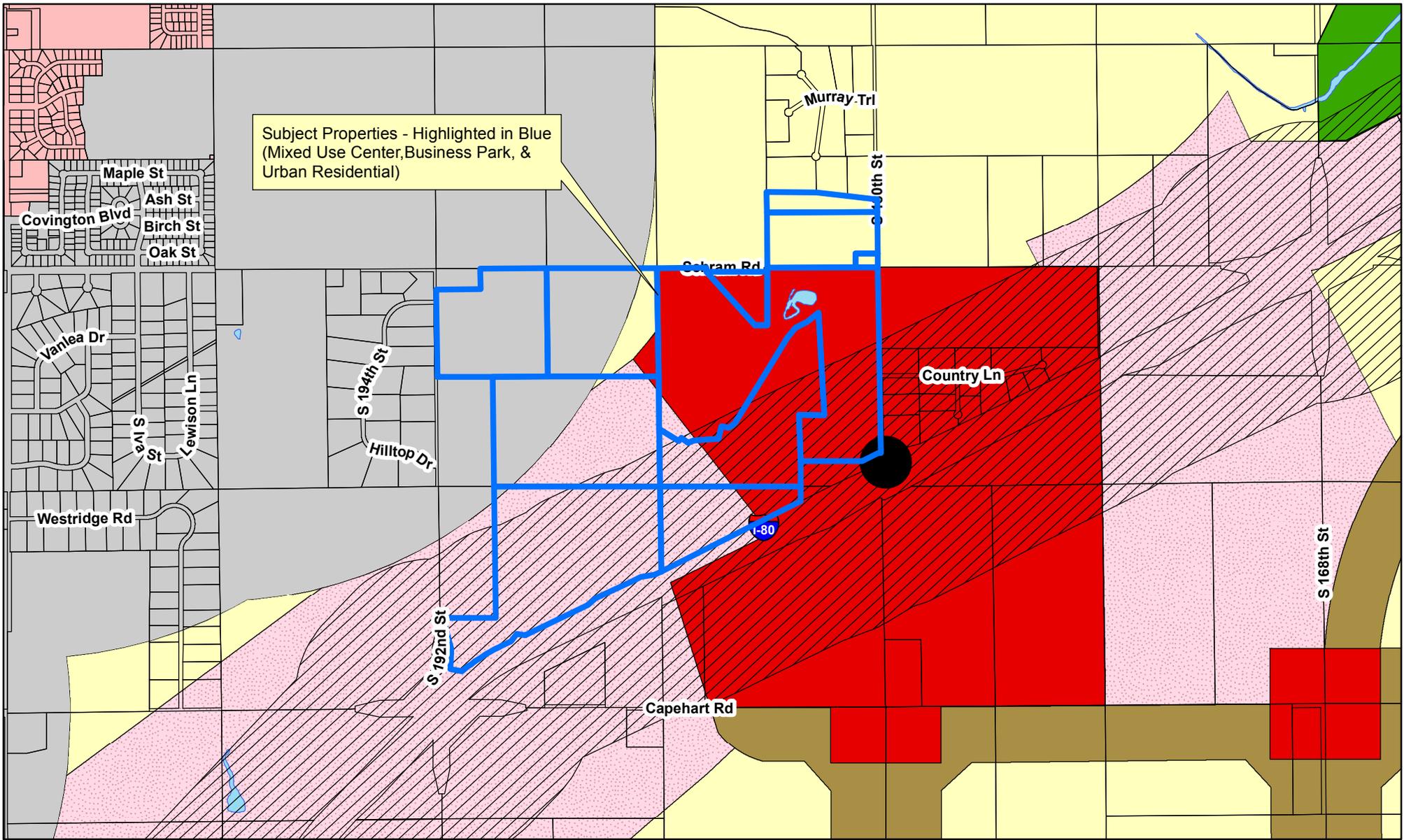
12102 S 180th St

Vala's Pumpkin Patch Special Use Permit



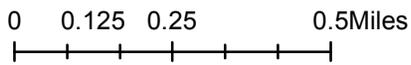
Sarpy Highway Corridor Overlay





Subject Properties - Highlighted in Blue
(Mixed Use Center, Business Park, & Urban Residential)

Current FLU - Sarpy Co



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

Legend

- TaxLot11
- Highway Corridor Overlay
- Bellevue Future Growth
- Business Park
- Civic
- Conservation Residential
- Estate Residential
- Greenway
- Industrial
- Light Industrial/Storage
- Long Term Residential Growth
- Mixed Use
- Mixed Use Center
- New Richfield Village
- Park/School Site
- Plug Interchange Development
- Residential - Community Systems
- Urban Residential
- Urban Residential II
- Cross County Arterial
- City Limit
- City ETJ



Vala's Pumpkin Patch - Special Use Permit

Amended 3-07-2012



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

SPECIAL USE PERMIT APPLICATION

In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:

- 1. Completed Special Use Permit Application
2. Non-Refundable Fee of \$ made payable to Sarpy County (an additional fee of \$25.00 is also be required to cover cost of mailing of public notifications)
3. Two (2) site plan drawings and/or other such plans and data showing the dimensions, arrangements, description, data, and other material which shall constitute a record essential to the understanding of the proposed use.
4. One (1) reduced size site plan drawing or other material provided above (8.5 x 11)
5. One (1) electronic copy of site plan drawing or other material provided above (in PDF form)
6. A detailed operational plan for propose use
7. Other information as deemed necessary by Sarpy County Planning Department
8. Please review Section 41 of the Sarpy County Zoning Regulations for complete information, processes and submittal requirements for Special Use Permits.

PLANNING STAFF USE ONLY:

APPLICATION #: SUP 14-0002
DATE RECEIVED: 03-07-14 RCVD
CP DESIGNATION: Mixed Use Center & Business Park
CURRENT ZONING DESIGNATION: AG
PROPOSED ZONING DESIGNATION:
APPLICATION FEE: \$250 RECEIPT NO. 2051
PUBLIC NOTIFICATION PROCESSING FEE: \$25.00 RECEIPT NO.
RECEIVED BY:
NOTES:

APPLICATION FILING FEES - see Sarpy County Master Fee Schedule for the Planning and Building Department

APPLICANT INFORMATION:

NAME: Charles Walcutt (employee agent) E-MAIL: valas.pumpkin@gmail.com
ADDRESS: c/o Vala's Pumpkin Patch CITY/STATE/ZIP: Gretna, NE 68028
MAILING ADDRESS: 18201 Schram Road CITY/STATE/ZIP: Gretna, NE 68028
PHONE: 402-980-0854 (cell - Charlie) FAX: 402-332-4590

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

NAME: Timothy & Janiver Vala E-MAIL: jan@valaspumpkinpatch.com
ADDRESS: 18201 Schram Road CITY/STATE/ZIP: Gretna, NE 68028
MAILING ADDRESS: CITY/STATE/ZIP:
PHONE: 402-332-4200 FAX: 402-332-4590

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: N/A E-MAIL:
ADDRESS: CITY/STATE/ZIP:
MAILING ADDRESS: CITY/STATE/ZIP:
PHONE: FAX:

OPERATION PLAN / PROJECT DESCRIPTION: Describe the project in detail, including proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, other operational details, etc. – Attach as separate document entitled "Operation Plan." **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.

SUBDIVISION NAME (if applicable): N/A
ASSESSOR'S PARCEL NUMBER: 01043345 → 010403345 ^{1/2} ADDITIONAL PARCEL NUMBERS tax lots 7&8, 5-13-11

GENERAL LOCATION: S. 180th & Schram Road
(example 189th & Giles Rd)
LEGAL DESCRIPTION: (Describe property to wit:) tax lots 7&8 5-13-11

SIZE OF PROPERTY: 141.56 acres CURRENT ZONING: FRMG REQUESTED ZONING (if applicable): N/A

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

* Renewal & update of site plan of existing Special Use Permit

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Special Use Permit application.
4. Any necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

[Signature] (employee-agent) Applicant Signature January 15, 2014 Date

I, the undersigned, understand the Special Use Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

[Signature] Owner Signature (or authorized agent) 3-7-14 Date

Owner Signature (or authorized agent) _____
Date

Vala's Pumpkin Patch

Vala's Pumpkin Pat

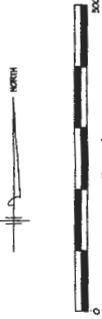
<u>Building #</u>	<u>size</u>	<u>description</u>			
			52	34x58	Metal Pole Barn
1	48x49	Grain Bin Barn	53	5x10	Wooden Shed
2	20.5x40.7	Wooden Shed	54	25x40	Wooden Barn
3	25.5x103	Pole Shed	55	9x19	Concrete Tunnel
4	8x10	Shed	56	60x100	Metal Building
5	10'	Hexagon Wood Shed	57	24x120	Wooden Pole Barn
6	10x14	Wooden Shed	58	28x56	Wooden Pole Barn
7	20x37.5	Wooden Shed	59	13x21	Wooden Building
8	30x40	Wood Barn	60	69x113.5	Country Bakery Barn
9	40.4x54.4	Barn	61	61x66	Wooden/Metal Building
10	5x10	Feeder	62	11x50.5	Stable - pole barn
11	20x20.4	Wooden Shed	63	10x56	Wooden Walk Bridge
12	10x14	Wooden Shed	64	20x29	Concession Stand
13	22.5x29	Pole Shed	65	12x18	Covered Wooden Deck
14	44x45	Barn	66	12x20	Wooden Concession Building
15	8x12	Wooden Shed	67	10x14	Covered Wooden Deck - 3 sides enclosed
16	12x20	Wooden Structure	68	10x24	Wooden Shed
17	6x12	Gingerbread House	69	10x12	Wooden Shed
18	8x8	Wooden Shed	70	20x76	Wooden Pole Shed
19	14x26	Display Area	71	10x24	Wooden Shed
20	15'	diameter Corn Crib	72	12x16.5	Wooden Shed
21	12x17	Wooden Deck w 6x8 shed	73	10x16.5	Wooden Shed
22	8x22	Wooden Boat	74	12x20	Wooden Shed -swine shed
23	24.3x43.3	Wooden shed - concessions	75	4x5	Wooden Shed
24	10x14	Wooden Shed	76		<i>removed</i>
25	8x8	Wooden Shed	77		<i>removed</i>
26	38.4x52	House	78		<i>removed</i>
27	8x10	Wooden Shed	79		<i>removed</i>
28	6x6	Wooden Shed	80	4x4	Shed
29	5x6	Outhouse	81	7x4	Abandoned concrete pad
30	10.7x13.6	School House	82	32x20	Wooden Structure -food barn
31	33.5x55.5	Produce Barn	83	40x60	Metal Building
32	20x40	Pole Barn	84	12x30	Work Shed
33	20x20.5	Admissions Barn 2-storey	85	42x57	Restrooms
34	20x40	Pole Barn	86	6x8	wash station
35	8x8	Wooden Barn	87	56x128	Livestock Pen & Pony rides
36	4x4	Wooden Barn	88	16x24	Wooden Shed Potato Cooking
37		<i>removed</i>	89	30'	diameter ring
38	36x43.5	Metal Shed	90	8x12	Wooden Shed
39	3.5x8	Wooden Shed	91	12x12	Wooden Shed
40	6x14	Wooden Shed	92	12x12	Wooden Shed
41	18.3'	Octagon Building	93	8x10	Wooden Shed
42	16x30	Barn	94	8x14	Wooden Shed
43	8x12.5	Wooden Shed	95	8x4	Wooden Shed
44	5x5	Outhouse	96	54x14	Wooden Shed
45	30x30	Slide & play area	97		<i>removed</i>
46	32x46	Wooden Building	98	12x8	Wooden Shed
47	26.5x91	Wooden Barn	99	16x80	Pole Barn
48	18'	diameter cornstalk tepee	100	40x70	Wooden Building
49	8x12	Wooden Shed	101	12x16.5	Wooden Shed
50	14x24	Wooden Shed	102	7x4	Concrete Pad & fuel tanks
51	40x45	Wooden Barn	103	10x12	Wooden Shelter

Vala's Pumpkin Patch

104	10x12	Wooden Shelter
105	20x20	Wooden Shelter
106	14x24	Wooden Shelter
107	24x24	Wooden Shed
108	50x60	Wooden Pavilion
109	4x6	Wooden Shed
110	12x12	Covered Wooden Deck
111	20x77	Wooden Train Depot
112	14x130	Wooden Train Tunnel
113	12x192	Wooden Ghost Town
114	5x30	Wooden Shed
115	44x16	Wooden Pole Barn Fire Tank
116	42x63	Metal Pole Barn
117	79x44	Wooden building and Stage
118	18x10	Portable wooden building
119	80x72	Wooden Barn
120	8x6	portable wooden stand
121	8x30	Open Locomotive shelter
122P	30x40	<i>Public Restrooms 2(proposed)</i>
123P	60x100	<i>wooden Barn (proposed)</i>
124P	20x20	<i>Wooden Picnic shelter (proposed)</i>
125P	20x20	<i>Wooden Picnic shelter (proposed)</i>
126P	10x50	<i>Wooden Pedestrian Bridge (proposed)</i>
127P	10x50	<i>Wooden Pedestrian Bridge (proposed)</i>
128P	10x50	<i>Wooden Pedestrian Bridge (proposed)</i>
129P	50x50	<i>Wooden Mill building</i>
130P	30x40	<i>Public Restrooms 3 (proposed)</i>
A		Graveyard
B		Clock
C		Humpty Dumpty
D		Water Wheel
E		Stockades
F		36' diameter bunny ring
G		push peddle carts
H		push peddle carts
I		Tricycle Track
J	40x60	Jumping Pillows (3)
K		Mining Sluice
L		Playground
FD-2		Future Development
FD-3		Future Development
FD-4		Future Development

JANUARY 10, 2014

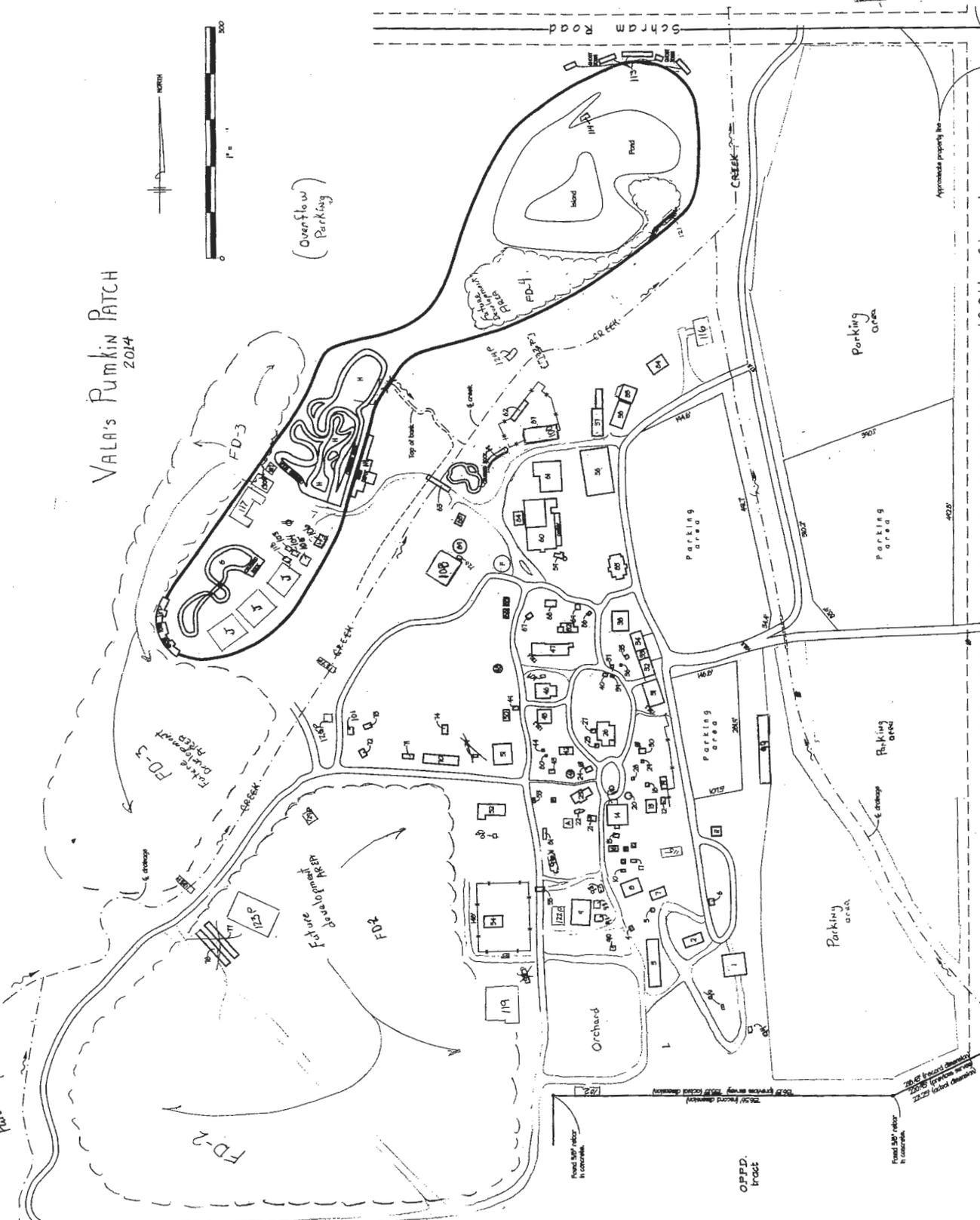
VALA's Rumkin Patch 2014



(Overflow Parking)

(Overflow Parking)

Rumkin Patch



Approximate property line

Found 30' meter in concrete

OFFICE TRACT



**Update of the Site Plan and Operational Plan for the existing Special Use Permit for
Vala's Pumpkin Patch
4/25/14**

Vala's Pumpkin Patch and Fall established AgriEntertainment farm located in Sarpy County for 30 years of continuous ownership and operation, Owners Timothy and Janniver Vala.

Access: Main entrance access is on Schram Road approximately 500' west of intersection of Schram Road and S. 180th Street as shown on the site plan drawing. Alternate entrance for high volume days is on Schram approximately 300' west of the intersection of Schram Rd and 180th St. Overflow parking access is off 180th St approximately 400' north of the intersection of Schram Rd and 180th St.

Exit from the main parking area is the driveway on S. 180th St. and exit from overflow parking is on Schram Rd. approximately 300' west of the intersection of Schram Rd and 180th St.

Traffic Control: Vala's employs off-duty Sarpy County Sheriffs for parking cars on busy days. This personnel will direct guests to parking places and will direct Handicap vehicles to the designated parking at the north end of the the main lot, and at the south edge of the overflow parking. Shuttle service will be provided to the Admissions area. A few designated Handicap parking spaces are located near Admissions for low volume days. Approximate parking layout and number of spaces are depicted in the site map.

Days & Hours of operation: Vala's Pumpkin Patch will be open in September, October, and November: *Typically opening day is the second weekend in September and closing at the end of the weekend including or following October 31st, and as late as the weekend before Thanksgiving.*

Hours of operation are 9am to 9pm everyday for the season and until 10 pm on Fridays & Saturdays. All guests are expected to depart Vala's by 11:00pm.

Dust Control Vala's will continue to pay one half of the cost of applying the calcium chloride along the gravel portion of 180th street to the Exit and that portion of Schram road from 180th street to the main entrance. The other one half of the cost will be paid by the county.

Trash Control: Vala's will continue to assign workers to pick up trash throughout the premises and parking areas and adjoining roadways.

Sanitary Provisions: Vala's shall provide a combination of permanent public toilets and portable toilets, and handwashing stations throughout the main attractions areas, and have them frequently serviced and maintained.

Fire Safety: Vala's is in compliance with the State Fire Marshal's requirements as inspected, including egress signs, smoke and fire detection as required, and sprinklers in designated buildings. Vala's has an annual evaluation with the Gretna Fire Department to determine access routes and right-of-ways. Vala's employs several local firefighters as seasonal workers and encourages their input to fire safety.

Emergency Services: During the fall season Vala's employs EMTs to provide first responder and first aid to guests and employees. EMTs are available all open hours, with additional EMTs on the busiest days. Vala's provides First Aid Kits at strategic locations and currently has two medical rooms to accommodate patients until emergency services arrive (if needed). The First Aid kits are maintained to meet regulations. Vala's also maintains an AED for emergencies. Vala's works with Gretna Fire and Rescue to determine access routes and right-of-ways. Because Vala's employs several local firefighter as seasonal workers, this increases the ability of rescue to go directly to where help is needed since they are familiar with the layout of the premises.

Structures & Future Development: The structures on the farm are depicted on the site map with dimensions, use, and occupancy, if any. The current site map has been prepared by TD2 engineering in 2014 which also depicts the areas for planned development, which will allow the permitting and building of structures without the requirement for a change in the special use permit.

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
} SS.
County of Sarpy }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Anne Lee deposes and says that he is the Business Manager of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, May 7, 2014

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

[Signature of Anne Lee]

Shon Barenklau OR Anne Lee
Publisher Business Manager

NOTICE OF PUBLIC HEARING
SARPY COUNTY PLANNING
COMMISSION

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Tuesday, May 20, 2014, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, Nebraska.

Renee Johnson, dba ComeSitStay has submitted an application for consideration of a Special Use Permit allowing for the expansion of an existing pet boarding, daycare, and grooming facility for dogs at 7001 South 181st Street, legally described as Lot 2, Sunridge Replat Three, as surveyed, platted and recorded in Sarpy County, NE.

Ronald and Alane Johns have submitted applications for consideration of a Change of Zone from AG to AGD and RE2 and a Preliminary Plat and Final Plat of a subdivision to be known as Hog Haven Replat 1 (Lots 1 and 2) being a replat of Lot 1 Hog Haven and a platting of all of Tax Lots 1 and 2A2, a part of Tax Lot 2A1, all located in the Northeast 1/4 of Sec 10, Twp 13N, Rng 10E as surveyed, platted and recorded in Sarpy County, NE. The property is located on the southeast corner of 234th Street and Capehart Road.

JMF-LLC, Paul McCune has submitted applications for consideration of a

Change of Zone from AG to RS-100, RS-72, RG-15 and BG for Tax Lot 15A and Tax Lot 16B located in the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County, NE to be known as Lots 51-164 and Outlots D through F, Tiburon Ridge and a Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge, Lots 1-164 and Outlots A through F being a platting of Tax Lot 15A and Tax Lot 16E in the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County NE. Generally located northwest of 174th Street and Hwy 370.

JMF-LLC, Paul McCune has submitted an application for consideration of a Final Plat of a subdivision to be known as Tiburon Ridge, Lots 51 through 114 and Outlot D being a platting of Tax Lot 16B in the east 1/2 of the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County, NE. Generally located northwest of 174th Street and Hwy 370.

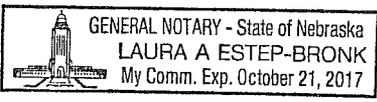
Charlie Walcutt, agent for Vala's Pumpkin Patch and Timothy and Janiver Vala, has submitted an application for consideration of an extension and amendment of an existing Special Use Permit allowing for the operation of a Seasonal Commercial Recreation Area (pumpkin patch) located at 12102 S 180th Street, legally described as Tax Lots 3A2, 5, 7, 8, 10 and that part of Tax Lot 11 lying north and west of I-80 and the Northeast 1/4 of the Northwest 1/4 all located in Sec 5, Twp 13N, Rng 11E and Tax Lots 1, 3 and the south 5.14 acres of Tax Lot 2 in Sec 32, Twp. 14N, Rng 11E of the 6th P.M. Sarpy County, NE. Generally from 180th Street to 192nd Street, south of Schram Road.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
1753370; 5/7

Today's Date 05-06-2014
Signed in my presence and sworn to before me:

[Signature of Notary Public]

Notary Public



Printer's Fee \$ 34.40
Customer Number: 40638
Order Number: 0001753370

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
 } SS.
County of Sarpy }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Anne Lee deposes and says that he is the Business Manager of the **Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor**, legal newspapers of general circulation in Sarpy County, Nebraska, and published herein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, June 25, 2014

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Shon Barenklau OR Anne Lee
Publisher Business Manager

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

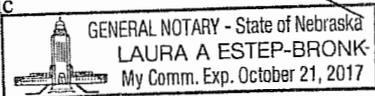
Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, July 8, 2014, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.

Heather Ronspies, dba Children First Daycare has submitted an application for consideration of a Special Use Permit allowing for a daycare facility for 12 children at 15607 Cottonwood Street, legally described as Lot 70, Springhill, as surveyed, platted and recorded in Sarpy County, NE.

Today's Date 06-24-2014

Signed in my presence and sworn to before me:

Notary Public



Charlie Walcutt, agent for Vala's Pumpkin Patch and Timothy and Janiver Vala, has submitted an application for consideration of an extension and amendment of an existing Special Use Permit allowing for the operation of a Seasonal Commercial Recreation Area (pumpkin patch) located at 12102 S 180th Street, legally described as Tax Lots 3A2, 5, 7, 8, 10 and that part of Tax Lot 11 lying north and west of I-80 and the Northeast 1/4 of the Northwest 1/4 all located in Sec 5, Twp 13N, Rng 11E and Tax Lots 1, 3 and the south 5.14 acres of Tax Lot 2 in Sec 32, Twp. 14N, Rng 11E of the 6th P.M. Sarpy County, NE. Generally from 180th Street to 192nd Street, south of Schram Road.
An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, NE. 1768300; 6/25

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