

**BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**

**RESOLUTION FLOOD PLAIN DEVELOPMENT**  
**Travis Kulm, Lot 107 Villa Springs, Sarpy County, NE**

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 applications for development permits within any Flood Plain District; and

WHEREAS, Travis Kulm applied for a Flood Plain Development Permit in order to excavate dirt and sand from low lying areas and replace with gravel on the unimproved lot located at Lot 107, Villa Springs as described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Travis Kulm'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,

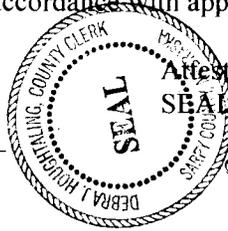
WHEREAS, said application is in compliance with Section 30, Flood Plain District of the Zoning Regulations; and,

WHEREAS, the Planning Department staff made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, the 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.

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 21<sup>st</sup> day of October ~~2013~~ 2014.

  
Sarpy County Board Chairman



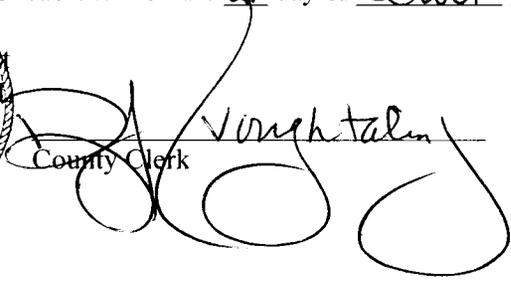
  
County Clerk

EXHIBIT A  
 Planning Department Report  
 Rogers Floodplain Development Permit Application (FDP 14-0017)  
 County Board Date: October 21, 2014

Subject	Type	By
Floodplain Development Permit to replace areas of dirt/sand with a gravel surface on an unimproved lot lying in the Flood Way. (Lot 107 Villa Springs)	Resolution	Donna Lynam, CFM Assistant Director Planning & Building Dept.

➤ **Application Overview**

- Travis Kulm would like to excavate dirt and sand from low lying areas and replace with gravel on his unimproved lot that lies within the floodway along the Platte River. (Lot 107, Villa Springs).

➤ **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 RD-50 FP (Two-Family Residential District – Flood Plain)
- The property is located in an AE Floodplain Zone adjacent to Villa Springs and the Platte River (see attached map).
- This property falls with the floodway, therefore the submittal of a “No-Rise” Certification was required. The No Rise Certification, completed by TD2, has been submitted and approved.
- The BFE (Base Flood Elevation) determined at this location is 1008.9 feet (NAVD 1988).
- The request is in conformance with the Sarpy County Floodplain regulations.

➤ **Natural Resources District**

- The application information was sent to the Papio-Missouri River Natural Resources District (NRD) for review and they have no comments.

➤ **Recommendation**

- Staff has reviewed the submittal documents and recommends approval of a Flood Plain Development Permit to excavate dirt and sand and replace with gravel in low lying areas on the Lot 107, Vila Springs based on the No Rise Certification received as the request is in compliance with Sarpy County Zoning and Flood Plain Regulations.



# 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](mailto:PLANNING@SARPY.COM)

14-10-02A11:27 RCVD

## FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

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

1. Completed Floodplain Development Permit Application
2. Non-refundable fee of \$ 100 made payable to Sarpy County
3. Two (2) full size site/construction plan drawings
4. Two (2) reduced size site/construction plan drawings (8.5 x 11)
5. One (1) electronic copy of the site/construction plan drawings in PDF form
6. A completed FEMA National Flood Insurance Program (NFIP) Elevation Certificate certified, signed and sealed by land surveyor, engineer, or architect authorized by law to certify elevation information.

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

### PLANNING STAFF USE ONLY:

APPLICATION #: FPO 14-0017

DATE RECEIVED: 10-2-14

APPLICATION FEE: \$ 100 RECEIPT NO. 2167

RECEIVED BY: [Signature]

NOTES: \_\_\_\_\_

### RECOMMENDATIONS:

PLANNING & BUILDING DEPT:  APPROVAL  DENIAL

SARPY COUNTY BOARD:  APPROVAL  DENIAL

RESOLUTION #: \_\_\_\_\_ DATE: \_\_\_\_\_

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

NAME: Travis Kuhn E-MAIL: \_\_\_\_\_

ADDRESS: 13535 Buffalo Rd CITY/STATE/ZIP: Springfield NE 68059

MAILING ADDRESS: NA CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: 402-510-4833 FAX: \_\_\_\_\_

### ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: TTO2 E-MAIL: \_\_\_\_\_

ADDRESS: 10836 Old Mill Rd CITY/STATE/ZIP: Omaha NE 68154

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: 402-330-8860 FAX: \_\_\_\_\_

### CONSTRUCTION INFORMATION: (This individual/company is responsible for meeting building code regulations.)

NAME: Owner E-MAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**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.

Remove approx 200 sq ft of dirt & sand on lot 107 and replace with rock (gravel) approx 1.5 inches deep

**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:** Lot # 107 Villa Springs HOA

**ASSESSOR'S PARCEL NUMBER:** 010481907 **ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_

**GENERAL LOCATION:** Villa Springs Subdivision  
(example 189<sup>th</sup> & Giles Rd – include subdivision name)

**LEGAL DESCRIPTION:** (Describe property to wit:) \_\_\_\_\_

**SIZE OF PROPERTY:** 25,000 acres/st. ft. **CURRENT ZONING:** RD-50, FW

**NAME OF ADJACENT WATERWAY:** Platte River

**PROPERTY LIES WITHIN:** FLOODWAY:  FLOOD FRINGE:  FLOOD ZONE DESIGNATION: Flood Way

**LOWEST FLOOR ELEVATION IS TO BE** NA **FEET ABOVE MEAN SEA LEVEL.** (Including Basement)

**SOURCE OF UTILITY SERVICES:** Water - NA Sewer - NA  
Gas - NA Electric - NA

**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.

**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 County Board.
2. County Board will hold a public hearing and make a final decision on the Floodplain Development Permit.
3. **Prior to the final building inspection a Finished Construction Elevation Certificate or other verification will be required to be submitted to the Planning & Building Department to assure compliance with the Floodplain Development Permit.**

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

5 [Signature]  
Applicant Signature

10-2-14  
Date

I, the undersigned, understand the Floodplain Development 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.

Owner Signature (or authorized agent)

Date

Owner Signature (or authorized agent)

Date

September 29, 2014

Ms. Donna Lynam  
Sarpy County Planning Department  
1210 Golden Gate Dr. #1240  
Papillion, NE 68046

RE: Lot 107, Villa Springs  
Sarpy County, NE  
No Rise Certification  
TD2 1847-147.1

Ms. Lynam:

This letter is to certify that I am a duly qualified Registered Professional Engineer licensed to practice in the State of Nebraska.

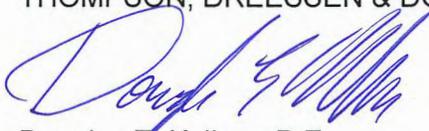
It is to further certify that the referenced property and proposed improvements will create "no-rise" to the 100-year flood elevations, floodway elevations, or floodway widths on the Platte River at the published sections in the Flood Insurance Study for Sarpy County and Incorporated Areas dated December 2, 2005, and create "no-rise" to the 100-year flood elevations, floodway elevations, or floodway widths at unpublished cross-sections in the vicinity of the proposed development.

The property owner is proposing to remove soil from the site and replace the void with crushed rock without changing the existing topography of the lot.

Please contact the undersigned if you require additional information.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.



Douglas E. Kellner, P.E.

DEK/bam



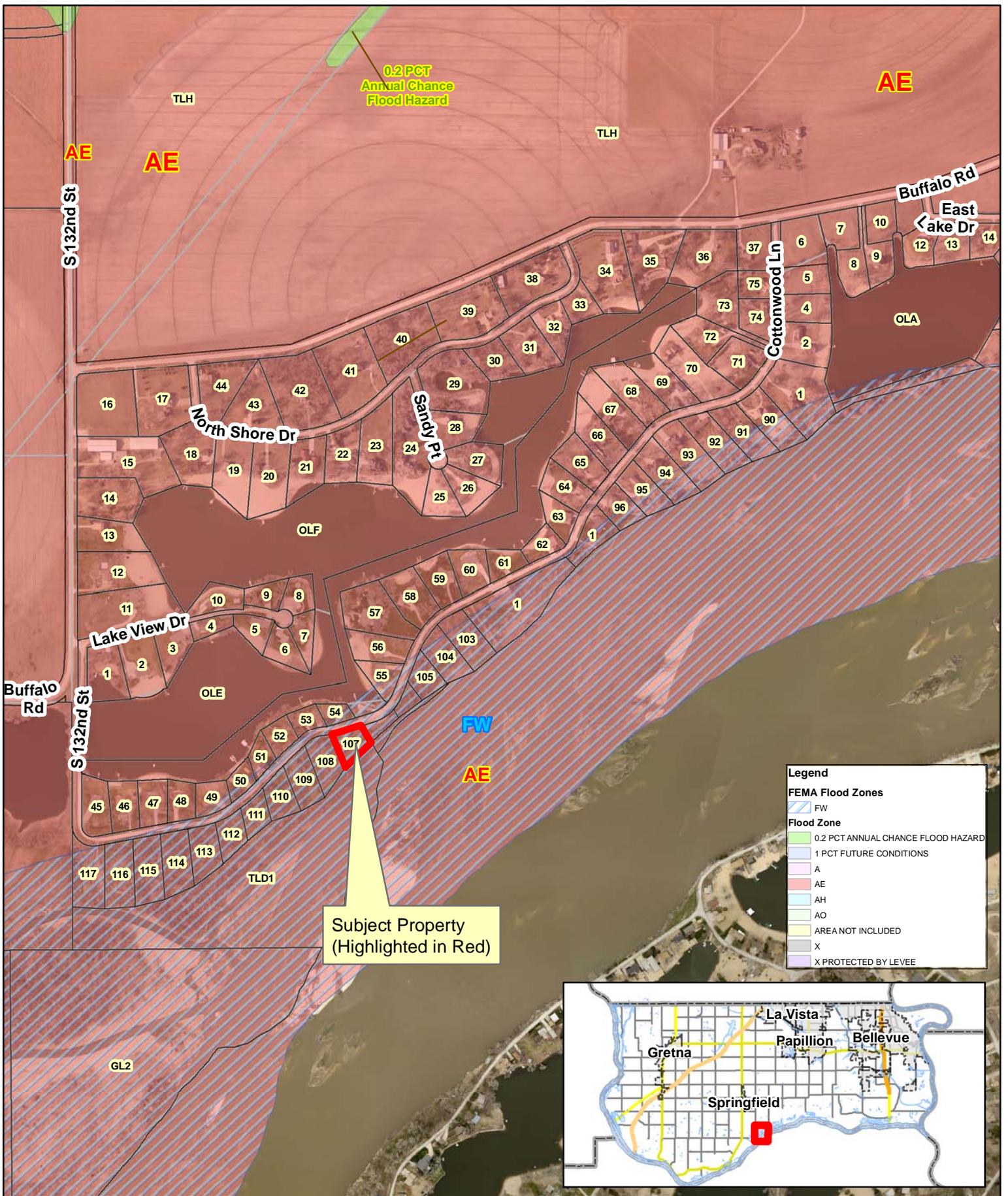


# Vicinity Map - Current Zoning

Lot 107 Villa Springs

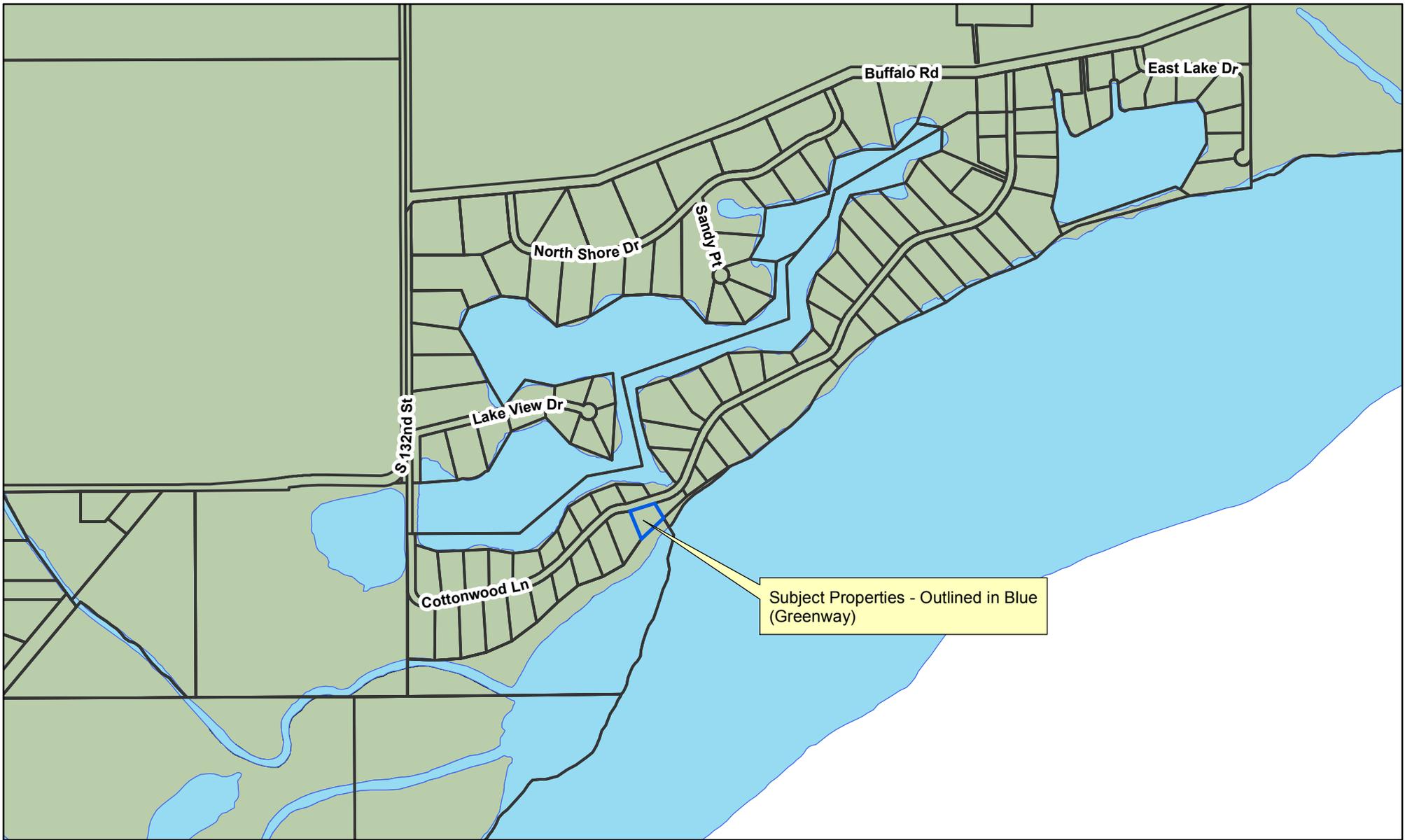
Kulm Flood Plain Development Permit



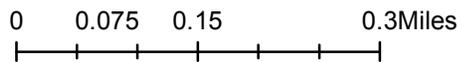


**Vicinity Map - Flood Zones**  
 Lot 107 Villa Springs  
 Kulm Flood Plain Development Permit





**Current FLU - Sarpy Co**



**Kulm Flood Plain Development Permit**



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

**Legend**

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

Amended 3-07-2012