

**SARPY COUNTY**  
**Department of Planning & Building**

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Ken Tex, Planning & Zoning Coordinator

**March 25, 2004**

**Sarpy County Board of Commissioners**  
**Sarpy County Courthouse**  
**1210 Golden Gate Drive**  
**Papillion, Nebraska 68046**

To The Sarpy County Board of Commissioners:

The Sarpy County Planning Commission, with the Sarpy County Board of Commissioners held a special joint meeting on Thursday, March 25, 2004 in the Administrative Conference Room at the Sarpy County Courthouse, Papillion, Nebraska. Vice-Chairman Wees called the meeting to order at 7:03 p.m. with the following members present: David Fanslau, Don Fenster, Tom Hurley, Marcia Matthies, Don Meyer, Tom Wees, and Doug Whitfield. Absent was: Brenda Kunz, Wayne LaBart and Alan Wear. Also in attendance were Commissioners Inez Boyd, Aldona Doyle, Tim Gay, Jack Postlewait and Tim Schram. County Clerk, Deb Houghtaling, was present, as was Brett Charles, Deputy County Attorney. Also present were Ken Tex, Planning & Building Coordinator and Cindy Gilbert, Recording Secretary.

Mark Wayne introduced Patrick McNamara, Professor at the University of Nebraska, as a moderator for this meeting.

Brett Charles, Deputy County Attorney, gave a synopsis of the Public Meeting Law indicating that this is a special meeting of the Planning Commission and County Board. There are specific agenda items to be discussed and does not allow a particular parcel of land to be talked about and, the public will not be invited to speak.

**AGENDA ITEMS**

Mark Wayne, County Administrator, stated he had prepared a "Request For Proposal" to accept bids for a consultant to revise our Comprehensive Plan and Zoning Regulations. He said he had given the Planning Commission and County Board all a copy and was looking to go out for bids as soon as possible.

**1. COMPREHENSIVE PLAN CHANGES**

The following concerns and comments were given:

**CONCERNS:**

- a. Tom Wees is concerned that they are only turning down subdivisions because they don't fit the comp plan. He feels they are missing out on some well-planned subdivisions because of that.
- b. Inez Boyd feels large acreages are too expensive to be served by the cities. She also believes corridor protection is very necessary, especially along Platteview Road. She

added that the I-80 Corridor should be looked at carefully. Another concern is sewage systems (particularly the designs). Funding for roads are also of great concern.

- c. Ken Tex stated that 5-acre lots will be more detrimental to future growth than smaller lot sizes.
- d. Tim Gay would like to wait until the sewer study has been completed before we try to change the comp plan. He doesn't feel a year is too much time to wait.
- e. Tim Schram sees rapid growth in the northwestern portion of the county, but is concerned that Platteview Road will be very similar to Highway 370 in the future and feels careful consideration should be given with what we allow to go along that corridor. He also suggested we change the future land use map in Section 33-13-10 to Conservation and Resources as it is where the City of Lincoln has their well fields.
- f. Tom Wees suggested we allow the growth (with smaller lot sizes) and encourage developments with mixed-use.

#### COMMENTS:

- a. David Fanslau indicated the article from the World-Herald about Douglas County's acreage development was inaccurate.
- b. Tim Gay asked about the sewer study.
- c. Mark Wayne stated the sewer study would take 1 to 2 years before complete. He is still working on funding from various sources.
- d. Inez Boyd suggested the Planning Commission be kept updated on current road projects indicating we don't always have the resources to make road improvements with every subdivision that comes in.
- e. Don Fenster believes we need a Professional Planner to assist in redoing the comp plan.

#### SUMMARY:

Things that need to be looked at with most developments are sewer, water, road improvements, compatibility with surroundings and corridor protection.

## **2. ZONING & SUBDIVISION REGULATION CHANGES**

The following concerns and comments were given:

- a. Mark Wayne stated that a complete overhaul of the zoning and subdivision regulations were not necessary, but they do need to be tweaked. There is a need to look at the zoning districts themselves and possibly a district for mixed-use.
- b. Ken Tex suggested we take a look at our pyramid zoning. That is not generally used anymore and maybe changes should be made.
- c. Tim Schram wants regulations to protect developers and neighboring property owners.
- d. Regulations are necessary to govern wells and septic systems.
- e. Zoning has to become a part of the comprehensive plan changes.

#### SUMMARY:

The consensus is there are changes needed, an outside consultant would be beneficial to assist in changes and some zoning regulations need to be revised.

## **3. ACREAGE DEVELOPMENTS**

The following is a summation of concerns and needs for acreage developments:

- a. Building through concept (not self-contained; roads lead through to adjacent properties)
- b. Water
- c. Sewer
- d. Fire protection
- e. Higher density with infrastructure in place
- f. Consistent with cities land use
- g. Compatibility with current zoning

**4. GENERAL DISCUSSION FOR OTHER TOPICS**

As there were no other topics discussed,

Planning Commission Vice-Chair Tom Wees declared the meeting adjourned at 8:54 p.m.

Respectfully Submitted,

Sarpy County Planning Commission  
Alan Wear, Chairman  
Tom Wees, Vice-Chairman  
Cindy Gilbert, Recording Secretary