AMENDED RESOLUTION: SPECIAL USE PERMIT FOR COMMERCIAL RECREATIONAL AREA –
Scary Acres, (SAHA LLC) 17272 Giles Road

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, 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, 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; and,

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

WHEREAS, SAHA LLC has applied for a renewal of the Special Use Permit to allow for a commercial recreational area known as Scary Acres to operate on the property located 17272 Giles Road and legally described as follows, (hereinafter the “Property”):

Part of Tax Lot 6, west of Tiburon Creek except road in Section 16, Twp.14N, Rng 11E of the 6th P.M. Sarpy County, NE.

WHEREAS, Scary Acres has operated under a Special Use Permit since 2002 as a commercial recreation operation providing outdoor seasonal recreation during the Halloween season as well as hosting a Renaissance Faire since 2007. The original Special Use Permit was issued to DCL Enterprises and has had the following amendments:

1. Resolution 2006-0188 in May 2006 allowing for the installation of two additional buildings and a 5 year extension.
2. Resolution 2008-052 January 2008 allowing four additional weekends to the SUP for a Renaissance Festival and a Pirate Festival.
3. Resolution 2008-260 in September 2008 increasing the hours of operation to allow tickets sales to go to midnight and closing of premise at 1 AM on Friday and Saturday.
4. Resolution 2009-247 in September 2009 adopting new operational plans to allow flexibility; relocate the corn maze to the east to allow for additional parking; and extend the duration of the SUP through November 2019.
5. Administrative Amendment in April 2010 to allow for an event known as Midwest Trade Days.

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 Special Use Permit application was held before the Sarpy County Planning Commission on June 19, 2018 and the Planning Commission gave their recommendation.

II. A public hearing regarding 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.

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.

VI. The performance standards set out at Section 41.5 of the Sarpy County Zoning Regulations have been met.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the Special Use Permit as described within the Planning Department report and the Operational Plan, on the Property for a period beginning on November 2, 2019 and ending on November 5, 2026 and subject to the following conditions:

1. The use remains compliant and consistent with the requirements of this Resolution, the Operational Plan attached hereto in Exhibit A, and as specifically described in the Planning Department Report. Any discrepancies between the documents shall be resolved to be consistent with this Resolution and if this Resolution is silent on the matter, then the discrepancy shall be resolved in favor of the Planning Department Report attached hereto.

2. The Property may be used for a haunted attraction as outlined below:
   i. **Haunted Attraction**: The property may used as a haunted attraction from the third Friday in September through October 31 of each year, except when October 31st falls on a Thursday or Friday in which the closing date would then be November 2nd. No alcohol will be served on the property during the operation as a haunted attraction.
      1. Hours of operation for the haunted attraction shall be as follows:
         a. Sunday through Thursday, gates open at 6:30pm, ticket sales start at 7pm, ticket sales end at 10pm, closing of all attractions at 10:30 pm and all patrons off the property by 11:00 pm.
b. Friday and Saturday, gates open at 6:30pm, ticket sales start at 7pm, ticket sales end at 12 am, closing of all attractions at 12:30 am and all patrons off the property by 1:00 am. (Haunted Forest Attraction will close at 12 am)

3. The following conditions apply to any and all events held on the Property:
   i. All sound and any sound effects on the Property shall not exceed 50 decibels after 10 pm, measured from the property line.
   
   ii. Any man made improvements occurring within the designated flood plain shall be compliant with the Flood Plain Regulations in the Sarpy County Zoning Regulations which include obtaining an approved Flood Plain Development Permit prior to the commencement of any work in the flood plain.
   
   iii. Any event involving overnight camping or alcohol use must have a separate Special Use Permit.
   
   iv. An annual Fire Safety Review with Gretna Volunteer Fire Department (GVFD) is recommended annually, prior to the opening of the haunted attraction on the second Friday of September,
   
   v. Applicant shall continue to cost participate in the maintenance of Giles Road in the vicinity of the parcel during the duration of events, including but not limited to the application of dust suppressant as required by Sarpy County Public Works.

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 10th day of July, 2018.
I. GENERAL INFORMATION

A. APPLICANT: SAHA LLC
   3809 N 16st Street
   Omaha, NE 68116

B. SUBJECT PROPERTY OWNER: Gene C and Ila J Mackey
   8202 S 168th Street
   Omaha, NE 68136

C. SUBJECT PROPERTY LOCATION: Subject property located at 17272 Giles Road.

D. LEGAL DESCRIPTION: Part of Tax Lot 6, west of Tiburon Creek except road in Section 16, Twp. 14N, Rng 11E of the 6th P.M. Sarpy County, NE.

E. SUBJECT PROPERTY SIZE: approximately 22 +/- acres.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
   ▪ Future Land Use Designation: Low to Medium Density Residential
   ▪ Zoning: AG (Agricultural Farming District)

G. REQUESTED ACTION(S): To approve a Special Use Permit (SUP) to allow for a Commercial Recreational Area for a seasonal Haunted Attraction and up to 30 days a year for additional events in an AG Zoning District for a period of 10 years to November 1, 2029.

H. PURPOSE OF REQUEST: The applicant desires to operate a seasonal Haunted Attraction annually to be known as Scary Acres. Applicant is requesting additional approval to host other events throughout the year not to exceed a total of 30 days in which Sarpy County would be notified prior to the event.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The site has been operated as Scary Acres offering several different types of attractions since 2002. Sarpy County approved the first SUP for Scary Acres in March 2002 and amendments in June 2006, February 2008, and September 2008. The site has several structures that house various attractions. All but two of the structures lie 100% in the Floodway of the South Papillion Creek.
B. GENERAL VICINITY AND LAND USE (FLU) AND CURRENT ZONING (CZ)

<table>
<thead>
<tr>
<th>DIRECTION FROM SUBJECT PROPERTY</th>
<th>FUTURE LAND USE DESIGNATION (reference attached map)</th>
<th>CURRENT ZONING DESIGNATION (reference attached map)</th>
<th>SURROUNDING DEVELOPMENT</th>
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<tr>
<td>NORTH</td>
<td>Low-Medium Density Residential</td>
<td>RS-72</td>
<td>Cedar Hollow, Cedar Ridge, and Hillview Residential Subdivisions</td>
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<td>AG</td>
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<td>AG</td>
<td>Agricultural Farm Land</td>
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AG = Agricultural  
RE2 = Residential Estates – 2 acres  
RS-72 = Single-Family Residential

C. RELEVANT CASE HISTORY:

- The property/venue has operated under a Special Use Permit (SUP) as a seasonal commercial recreational business since 2002 with a number of amendments due to permit expirations, changes in the operational plan, and expansion of attractions/buildings.
- The original SUP was approved in 2002 and issued to DCL Enterprise. The original SUP was amended as follows:
  - Resolution 2006-0188 in May 2006 allowing for the installation of two additional buildings and a 5 year extension;
  - Resolution 2008-052 January 2008 allowing four additional weekends to the SUP for a Renaissance Festival and a Pirate Festival.
  - Resolution 2008-260 in September 2008 increasing the hours of operation to allow tickets sales to go to midnight and closing of premise at 1 AM on Friday and Saturday.
  - Resolution 2009-247 in September 2009 adopting new operational plans to allow flexibility; relocate the corn maze to the east to allow for additional parking; and extend the duration of the SUP through November 2019.
  - Administrative Amendment in April 2010 to allow for an event known as Midwest Trade Days
- The applicant is now SAHA LLC and they have submitted a new Operational Plan requesting the following:
  - Duration of permit for 10 years, extending it to November of 2029
  - Property is operated as a haunted attraction from the third Friday in September through October 31 of each year, except when October 31st falls on a Thursday or Friday in which the closing date would then be November 2nd.
  - Hours of operation as follows:
- Sunday through Thursday, gates open at 6:30pm, ticket sales start at 7pm, ticket sales end at 10pm, closing of all attractions at 10:30 pm and all patrons off the property by 11:00 pm.
- Friday and Saturday, gates open at 6:30pm, ticket sales start at 7pm, ticket sales end at 12 am, closing of all attractions at 12:30 am and all patrons off the property by 1:00 am. (Haunted Forest Attraction will close at 12 am)

  - Structures and Haunted attractions include:
    - House on the Hill
    - Master’s Castle Attraction
    - Haunted Woods Attraction
    - Funnel Cake Booth
    - Concession Booth
    - T-Shirt Booth
    - Ticket Booth/Office
    - Prop Room (staff dressing room)
    - Storage Containers (tools and supplies)
    - Quonset (tool room)

  - Sound effects used shall not exceed 50 decibels after 10 pm, measured from the property line. (Planning staff has provided a list of items and their decibel levels for information purposes)

  - No alcohol will be served on the property during the operation as a haunted attraction.

  - Security provided at all times by off duty police officers as well as other security.

  - Closed circuit cameras are located throughout the premises, no one will enter or exit the premise without being seen and recorded by cameras.

  - 100% reimbursement to Sarpy County for dust control suppressant on Giles Road

**In addition to the haunted attraction, applicant is requesting:**

- Maximum of additional 30 days per year to operate for various events including the Renaissance Faire, with all events under the control and operation of the applicant.

- Such additional events shall only operate between the hours of 9 am to 9 pm and security shall commensurate with the type of event and the number in attendance.

- Additional events will allow for overnight camping on the premises the night before and or the morning following an event.

- Prior Notice Procedure - SAHA LLC will provide a written operational plan for such event to the Planning Director containing a short narrative of the event that is to occur including the estimated number of people, dates and hours of operation. Planning Director to forward copy to the Public Works Department for review. Planning Director shall review the information and comments to determine if event is consistent with and within the parameters of the SUP. Planning Director shall notify the SUP holder of approval, disapproval, or approval with conditions within two weeks of receipt of event notification.

- In the event that it is approved with conditions unacceptable to the SUP holder or disapproved, the Planning Director and the SUP holder shall attempt to resolve whatever issues may exist. If the issue is not resolved, the SUP holder shall not hold such event unless an application to amend the SUP is made and approved by the County Board of Commissioners.
D. **APPLICABLE REGULATIONS:**
- Sarpy County Comprehensive Plan
- Sarpy County Zoning Regulations:
  - Section 9 – AG (Agricultural) District
  - Section 41 – Special Use Permits

III. **ANALYSIS**

A. **COMPREHENSIVE PLAN:**
- The proposed project is not consistent with the Comprehensive Plan as the Future Land Use Designation for this area is Low to Medium Density Residential and future development is being proposed for areas adjacent to the property.

B. **TRAFFIC AND ACCESS:**
- Access to the subject property is from Giles Road where two access points to the property are evident.

C. **OTHER AGENCY REVIEW/COMMENTS:**
- The application was sent to area jurisdictional agencies or departments that may have an interest to allow them to comment. Comments received are noted in this report and attached for your review. Any additional comments received will be provided at the Public Hearing.

D. **PUBLIC NOTIFICATION AND COMMENTS:**
- Notice of the public hearing for this application was published in area newspapers, notification letters also were sent out to property owners within 300 feet of the subject property and the subject property was posted with a sign indicating a zoning action was pending on it.

E. **GENERAL COMMENTS:**
- All but two of the structures on this site are located in the Flood Plain with the majority being located in the Floodway, as identified on the Flood Insurance Rate Maps (FIRM) issued by the Federal Emergency Management Association (FEMA). This will require any man made improvements occurring within the designated flood plain to follow the Flood Plain Regulations in the Sarpy County Zoning Regulations and have an approved Flood Plain Development Permit prior to the commencement of any work being done. No new construction will be allowed in the Flood Way in accordance with FEMA regulations.
- Since the last amendment to the DCL Enterprise SUP for Scary Acres, residential developments such as Southern Pines, Garden Oaks, Palisades West and Hills of Aspen Creek have all developed and are located within a half mile of this site. Existing residential subdivisions within one half mile such as Cedar Hollow, Cedar Ridge, Harrison Woods, Hickory Ridge, Millard Park South, Hillview and Palisades have all filled in over the last 5 years. Additional residential development is in the planning stage for the site directly west and southwest of the subject property.
- Sarpy County Planning Department has record of complaints filed over the years with regards to this property.
The Gretna Volunteer Fire Department (GVFD) submitted comments and has numerous concerns with the property that they feel can all be addressed and corrected. A list of concerns is provided below and the GVFD letter is attached.

- False Alarms that tie up resources from both the Fire Department and Sheriff’s Office
- Alarms are not correctly identified
- Points of access for emergency vehicles are not well maintained
- Good access to all structures on site for both fire and medical calls
- Water sources
- Complaints due to smoke from the fire pits on the property.

Staff recommends that the applicant complete a fire safety review with the Gretna Volunteer Fire Department prior to any event on the site to ensure access and clearance for emergency equipment.

With comments received from GVFD, staff suggests that the fire pits be relocated to an area that is furthest from the residential properties and to an area that would prevent smoke from hanging in the treed area that is used for the haunted forest for safety and health purposes.

Sanitary Facilities are provided and maintained by contract services for each event.

ADA Parking is available and located near the ticket office.

Staff recommendations on applicant’s request for additional 30 days for various events:

- Notification must be provided to County at least 60 days in advance of event
- Should any event include overnight camping or alcohol, it will need a separate SUP.
- SUP holder shall not hold any event until such time as they have received written authorization to do so.

Sarpy County Public Works comments are attached for your review. Those comments include the following:

- Applicant should continue to cost participate in the maintenance of Giles Road in the vicinity of the parcel during events, including but not limited to dust control
- Limited access and disruptions with Giles Road improvements to the east and west of the parcel.

IV. PLANNING COMMISSION RECOMMENDATION

The Planning Commission held a public hearing on these applications at their June 19, 2018 meeting. The Commission voted 8-2 to recommend **APPROVAL** of the Special Use Permit application to the County Board:

**MOTION:** Whitfield moved, seconded by Sotak, to recommend **APPROVAL** of a Special Use Permit to allow for a Commercial Recreational Area located in an AG Zoning District for use as a haunted attraction from the second Friday in September through October 31 of each year, except when October 31st falls on a Thursday or Friday in which the closing date would then be November 2nd and for other events, as approved by the Planning Director, that do not involve overnight camping and alcohol on site for a maximum of 30 days per year with the following stipulations:

1. This Special Use Permit granted through November 5, 2025,
2. Any event involving overnight camping or alcohol use must have a separate Special Use Permit.
3. Notification of any event, other than the haunted attraction, must be submitted to Sarpy County Planning Director 60 days prior to event for review and written approval must be granted before event can be held.

4. A Fire Safety Review with Gretna Volunteer Fire Department (GVFD) must be completed prior to any event. A letter from the GVFD indicating compliance will need to be submitted to the Sarpy County Planning Director prior to the events.

5. Applicant shall participate in the maintenance of Giles Road and dust suppressant as required by Sarpy County Public Works.

6. All activity occurring in the designated Flood Plain on the property must meet Sarpy County Flood Plain Regulations.

This recommendation is being made as this application is in compliance with the Sarpy County Zoning Regulations.

AMENDMENT TO MOTION: Korth moved, seconded by Malmquist, to amend Number 4 in the motion as follows: A Fire Safety Review with GVFD must be completed annually, prior to opening of the haunted attraction on the second Friday in September, AND prior to each additional event. A letter from the GVFD indicating compliance will need to be submitted to the Sarpy County Planning Director prior to any event. Ballot: Ayes – Torczon, Sotak, George, Ackley, Huddleston, Giff, Korth, Malmquist, and Lichter. Nays: Whitfield. Abstain: None. Absent: Davis. Motion carried.

AMENDED MOTION: Whitfield moved, seconded by Sotak, to recommend APPROVAL of a Special Use Permit to allow for a Commercial Recreational Area located in an AG Zoning District for use as a haunted attraction from the second Friday in September through October 31 of each year, except when October 31st falls on a Thursday or Friday in which the closing date would then be November 2nd and for other events, as approved by the Planning Director, that do not involve overnight camping and alcohol on site for a maximum of 30 days per year with the following stipulations:

1. This Special Use Permit granted through November 5, 2025,
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3. Notification of any event, other than the haunted attraction, must be submitted to Sarpy County Planning Director 60 days prior to event for review and written approval must be granted before event can be held.
4. A Fire Safety Review with Gretna Volunteer Fire Department (GVFD) must be completed annually, prior to the opening of the haunted attraction on the second Friday of September, AND prior to each additional event. A letter from the GVFD indicating compliance will need to be submitted to the Sarpy County Planning Director prior to the events.
5. Applicant shall participate in the maintenance of Giles Road and dust suppressant as required by Sarpy County Public Works.
6. All activity occurring in the designated Flood Plain on the property must meet Sarpy County Flood Plain Regulations.

This recommendation is being made as this application is in compliance with the Sarpy County Zoning Regulations. Ballot on Amended Motion: Ayes – Torczon, Sotak, George, Whitfield, Ackley, Huddleston, Malmquist, and Lichter. Nays: Giff and Korth. Abstain: None. Absent: Davis. Motion carried.
V.  **STAFF COMMENTS AND RECOMMENDATIONS:**
Staff recommends **APPROVAL** of this Special Use Permit application to allow for a Commercial Recreational Area located in an AG Zoning District for use as a haunted attraction from the third Friday in September through October 31 of each year, except when October 31st falls on a Thursday or Friday in which the closing date would then be November 2nd and for other events, as approved by the Planning Director, that do not involve overnight camping and alcohol on site for a maximum of 30 days per year with the following stipulations:

1. While the property has been utilized for such events for a number of years, it does not comply with the provisions or currently adopted Future Land Use Map. Staff recommends that the SUP only be granted for a period of three years due to current development patterns and growth in the area.
2. Any event involving overnight camping or alcohol use must have a separate SUP
3. Notification of any event, other than the haunted attraction must be submitted to Sarpy County Planning Director 60 days prior to event for review and written approval must be granted before event can be held.
4. Fire Safety Review with GVFD must be completed prior to any event. A letter from the GVFD indicating compliance will need to be submitted to the Sarpy County Planning Director prior to any event.
5. Relocation of fire pits to an area further from abutting residential properties, as well as the Haunted Forest, that would allow more airflow to move the smoke out of the area.
6. Applicant participation in the maintenance of Giles Road and dust suppressant as required by Sarpy County Public Works.
7. All activity occurring in the designated Flood Plain on the property must meet Sarpy County Flood Plain Regulations.

VI.  **ATTACHMENTS TO REPORT:**
1. Operational Plan
2. Site Map
3. Comments Received
4. Current Zoning Map
5. Flood Zone Map
6. Future Land Use Map of Sarpy County Comprehensive Plan

VII.  **COPIES OF REPORT SENT TO:**
1. SAHA, LLC (Applicant)
2. Patrick Sullivan (Applicant’s Legal Counsel)
3. Public Upon Request
Operational Plan
SAHA LLC

On the S 1/2 of SE 3/4 of sec 16, TWP-14N
Range 11E of NE 6th P.M. Sarpy County Nebraska
(approx. 172nd & Giles)

This is an operational plan for the Special Use Permit of SAHA LLC on the S 1/2 of the SE 3/4 of section 16, Township 14 North, Range 11 East of the 6th P.M. Sarpy County Nebraska originally approved March 12, 2002, and amended on June 20, 2006; February 12, 2008; and September 23, 2008. This operational plan is being submitted to extend the existing special use permit for 10 years to November 1, 2029.

This operational plan is also intended to simplify the operational times and generalize the use of the property in order to create a continuum of permitted use without the necessity of having to amend the permit each year or for each event.

The main operational use of the property is as a Haunted Attraction. The period of operation for the Haunted Attraction shall be from the third Friday in September of each year through October 31 of each year, except when October 31 falls on a Thursday or Friday then the period of operation for the Haunted Attraction will be through November 2nd. The gates will open at 6:30 p.m. with ticket sales to begin at 7:00 p.m. On weekdays (Sunday – Thursday) ticket sales shall end at 10:00 p.m. with the Attraction closing at 10:30 p.m. and all patrons shall be off the property by 11:00 p.m. On weekends (Friday & Saturday) ticket sales shall end at 12:00 a.m. (midnight) with the Attraction closing at 12:30 a.m., with the exception of the Haunted Woods Attraction which shall close at 12:00 a.m. (Midnight), and all patrons shall be off the property by 1:00 a.m. Sound effects used shall not exceed 50 decibels after 10:00 p.m. as measured from the property line. No alcohol will be served on the property during the period of operation as a Haunted Attraction.

Security is provided at all times by off-duty police officers as well as other security personnel. There are also closed-circuit cameras over the premises and no one can enter or exit the premises without being seen and recorded on the cameras. The applicant shall also participate with the county on dust control on Giles Road.

The applicant has also been contacted by various groups to hold events on the property. The property shall be operated at various times during the year in any combination of days for a maximum of thirty (30) days per year for events including Renaissance Faire previously approved as an amendment to the Special Use Permit. All events will be under the control and operation of the applicant.

The Renaissance Faire shall typically be the Saturday, Sunday and Monday of Memorial Day Weekend but may change to other dates and may be increased or decreased in days of duration.

Such events shall only be operational between the hours of 9:00 a.m. and 9:00 p.m. Security shall be commensurate with the type of event and the number in attendance. Security cameras will also be utilized. Patrons attending the events may camp on the property but no earlier than the night before the event and no later than the morning following the event. Prior to holding each of such events (except the Renaissance Faire), SAHA LLC shall provide a written description of the event to the county planning director. The written description shall contain a short narrative of the event(s) that is/are to occur, along with an estimate of the number of people who will attend, the hours of operation and the date(s). The
planning director shall forthwith submit a copy of the same to the county highway department for review. The planning director shall review the information and determine whether the event is consistent with and within the parameters of the Special Use Permit. In addition, the planning director may require dust suppressant on Giles Road on the recommendation of the county highway department. Within two (2) weeks of receipt of the written description, the planning director shall notify the Special Use Permit Holder of approval, disapproval or approval with conditions. In the event that it is approved with conditions unacceptable to the Special Use Permit Holder or disapproved, the planning director and the Special Use Permit Holder shall attempt to resolve whatever issues may exist that are not satisfactory to either or both the planning department and the Special Use Permit Holder. If the issue(s) is/are not resolved the Special Use Permit Holder shall not hold such event unless an application to amend the Special Use Permit is made and approved. If, within said two (2) week period, no approval or disapproval is received by the Special Use Permit Holder, said event shall be deemed approved as provided in the written description.

Any notice given hereunder shall be in writing and personally delivered or sent by first class mail postage prepaid to:

Sarpy County Planning Directory
1210 Golden Gate Drive
Papillion, NE 68046

And also to the

Special Use Permit Holder
C/o Patrick J. Sullivan
1246 Golden Gate Drive, Suite 1
Papillion, Nebraska 68046

Or at such other address as either party may from time to time designate in writing. Each such notice shall be deemed to have been given at the time it shall be personally delivered to such address or deposited in the United States mail in the manner prescribed herein. Except as provided in this amendment, the operational plan and all previous amendments thereto are hereby confirmed and continue to be in effect. To the extent that any term, conditions or representations in this amendment contradict any terms, conditions or representations in the operational plan or any previous amendments thereto this amendment shall control.

Respectfully submitted,
SAHA LLC

By:
Diane Losole, President
The Gretna Fire Department has numerous concerns. I believe they can all be corrected and would like to have them addressed.

We have had numerous false fire alarms at this location tying up resources from both the fire department and the sheriffs office. When we have alarms at this location, it does not seem like the alarms are correctly identified. May 29th we had our most recent alarm. The alarm company told dispatch that the alarm was a pull station in the castle. The alarm was actually sounding in the House on the Hill.

The points of access for emergency response are not well maintained. The map provided by the planning dept with this packet shows numerous internal roads. The road running along the west side of the property is single lane road. As you get to the north side of the property, the road begins to curve and head back to the front of the property. I am not sure that our fire trucks can make this curve.

If you come in the front entrance the light colored “road” is a sidewalk and is not wide enough for our trucks to use as a road.

Building 2 shows a road coming in from the west and from the east. The road from the west is no more than a path in the grass and could not be used for fire protection. The road on the east side is again a sidewalk with the black line shown on the map being a fence.

If the ground is dry and hard, we can access building 2 via the overflow parking lot. If the area is wet and muddy we would not be able to access building 2 in a timely manner.

This property would also have to have the water brought in to fight any fire on the property. The long single lane drive would make that a very difficult and slow process.

I would like to see good access to all buildings in case of a fire or medical call.

We have also received complaints from the smoke from the burn pits on the property. We issue a burn permit at the beginning of their season that is valid until October 31 or their last day of business. We have asked them the past few years to be thoughtful and courteous to their neighbors.

Thank you

Rod Buethe – Fire Chief
Gretna Fire and Rescue Dept
SARPY COUNTY

MEMO

TO: Bruce Fountain, AICP, EDFP, Director

FROM: Patrick M. Dowse, PE, Deputy County Engineer

DATE: June 5, 2018

RE: Special Use Permit – 17272 Giles Road

Sarpy County Public Works has reviewed the above mentioned submittal documents, and has the following comments.

Giles Road Maintenance

Applicant should continue to cost participate in the maintenance of Giles in the vicinity of the parcel during the duration of events, including but not limited to dust control for the adjacent County roadway network.

Future Giles Road Improvements

Public Works is in the process of planning improvements for the Giles Road corridor both east and west of the parcel. Public Works will work to limit disruptions to the parcel as much as possible, however, due to the increasing demand of development and traffic volumes, Public Works cannot guarantee that access will not be limited at certain times during construction.

Please let me know if you have any questions.
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<td>Moderate rainfall</td>
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<td>Electronic toothbrush</td>
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<td>Coffee percolator</td>
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<td>Normal conversation</td>
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<td>Television</td>
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<td>Passenger air</td>
<td>Specific</td>
<td>70</td>
<td>Difficulty hearing speech</td>
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<td>Shower</td>
<td>Specific</td>
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<td>Vacuum cleaner</td>
<td>Specific</td>
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<td>Alarm clock</td>
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<td>Coffee grinder</td>
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<td>Hair dryer</td>
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<td>Power tool, mower</td>
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<td>Infral</td>
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<td>Toilet flush</td>
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<td>Pop-up toaster</td>
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<td>Bell</td>
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<td>Telephone ringing</td>
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<td>Whistling kettle</td>
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<td>Food mixer or food processor</td>
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<td>Teacher</td>
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<td>Very Infral</td>
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<td>Jackhammer</td>
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<td>Snow blower</td>
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<td>Sirens, crying</td>
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<td>Power saw</td>
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<td>Leaf blower</td>
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<td>Busy video arcade</td>
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<td>Car horn</td>
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<td>Shouting in war</td>
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<td>Football game (medium)</td>
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<td>117</td>
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<td>Thunder</td>
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<td>Painfully loud</td>
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<td>Chainsaw</td>
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<td>Hammer hitting nail</td>
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<td>Jet taking off (60 metres)</td>
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<td>Ambulance siren</td>
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<td>Air raid siren</td>
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<td>Siren car siren</td>
<td>Ambiences</td>
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<td>Loudest possible noise</td>
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<td>Airplane taking off</td>
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<td>Bicycle horn</td>
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<td>Jet taking off</td>
<td>Specific</td>
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<td>Artillery fire (500 feet)</td>
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<td>Fireworks</td>
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<td>Jet engine</td>
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<td>Cannon</td>
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<td>Ballon pop</td>
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<td>Fireworks</td>
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<td>Tolls</td>
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<tr>
<td>Emergency siren</td>
<td>Specific</td>
<td>163</td>
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<tr>
<td>Handgun</td>
<td>Specific</td>
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<tr>
<td>Shotgun</td>
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<td>30-50 m/s wind being heard</td>
<td>Specific</td>
<td>171</td>
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<tr>
<td>Howitzer cannon</td>
<td>Specific</td>
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<tr>
<td>Rocket launching (at sea)</td>
<td>Specific</td>
<td>180</td>
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<tr>
<td>Sound waves become shock waves</td>
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<td>191</td>
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</table>
Hello,

I want to acknowledge the receipt of the letter received from the Planning Department regarding Scary Acres because we reside within 300 feet of the property. We have read through the planning committees recommendations.

We are in agreement with the recommendations of the planning committee even though we would prefer residential development in that location. In the last couple of years we have had concerns with the location of the fire pits. They placed a couple fire pits within the trees and grassy areas which were located just on the south side of the creek bank and near the adjoining corn field. If it were windy and conditions were dry it would not take much for a grass fire to ignite. We also heard the same issue from other homeowners that back directly north of Scary Acres.

Other than the haunted attraction we do not feel it necessary for Scary Acres to be approved for any other planned events. Last fall either the land owners or those involved with Scary Acres were racing ATVs or motor cross vehicles on the property in the evenings and many times after 10:00 pm. If this happens again we will be sure to contact the Sarpy County police or submit an annoyance to the planning department.

We do not agree with the approval of overnight camping or alcohol use. Our concerns would be if someone under the influence were to leave the property and enter onto Giles road a tragic accident could occur. Giles Road is not well lit and the bridge is very narrow, leaving for a very bad situation.

Thank You,

Tom and Shannon Greenway
Cedar Hollow Subdivision Resident

This e-mail may contain confidential or privileged information. If you think you have received this e-mail in error, please advise the sender by reply e-mail and then delete this e-mail immediately. Thank you. Aetna
Vicinity Map - Current Zoning

17272 Giles Road – Part of Tax Lot 6 west of Tiburon Creek exc road in 16-14N-11E Amendment to Special Use Permit
17272 Giles Road – Part of Tax Lot 6 west of Tiburon Creek exc road in 16-14N-11E
Amendment to Special Use Permit
AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA

County of Sarpy

SS.

Being duly sworn, upon oath, Laura Estep-Bronk deposes and says that she is a Sales Representative or Ron Petak deposes and says that he is the Executive Editor 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, June 6, 2018

Gretna Breeze
Bellevue Leader
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.

Ron Petak
Executive Editor

Laura Estep-Bronk
Sales Representative

Today's Date
Signed in my presence and sworn to before me:

[Signature]

Notary Public

GENERAL NOTARY - State of Nebraska

ELIZABETH M WHITE
My Comm. Exp. December 22, 2018

Printer's Fee: $37.93
Customer Number: 40838
Order Number: 0002100781
STATE OF NEBRASKA  
County of Sarpy  

Being duly sworn, upon oath, Laura Estep-Bronk deposes and says that she is a Sales Representative or Ron Petak deposes and says that he is the Executive Editor 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 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 27, 2018  
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.

Ron Petak  
Executive Editor  
Laura Estep-Bronk  
Sales Representative

Today’s Date:  
Signed in my presence and sworn to before me:

Notary Public

GENRAL NOTARY STATE OF NEBRASKA  
ELIZABETH M WHITE  

Printer’s Fee: $32.20  
Customer Number: 40638  
Order Number: 0002105191

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 10, 2018, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE. A Public Hearing will be held on the following:

Darrick Reinhardt, representing Dogtopia, has submitted an application for a Special Use Permit in a BG Zoning District, to allow a dog daycare with outdoor runs and boarding at 11890 Edna Street, legally described as Lot 1, Sugar Creek Neighborhood Center as surveyed, platted and recorded in Sarpy County, NE. General location: Southwest of 189th and Harrison Streets.

Angus Ryneg & Shakes of Gretna, LLC has submitted an application for a Special Use Permit to allow a sidewalk café with outdoor alcohol sales in a BG Zoning District, at 10177 S 168th Avenue, legally described as Lot 2, Tiburon Point, as surveyed, platted and recorded in Sarpy County, NE. General location: Southwest of 168th Street and Cheyenne Road.

Geoff McGregor, representing Lockbox Storage, has submitted an application for a Special Use Permit in the BG Zoning District, to allow mini-storage on a property legally described as Lot 95 exc Hwy ROW, Lake Ridge Estates, as surveyed, platted and recorded, Sarpy County, NE. General location: Northeast corner of 186th Street and Highway 370.

SAHA LLC has submitted an application for an Amendment to a Special Use Permit in the AG Zoning District, to allow a Commercial Recreational Area (Haunted Attraction known as Scary Acres) at 17272 Giles Road, legally described as Part of Tax Lot 6 west of Tiburon Creek except road, in Sec. 16, Twp 14N, Rng 1E of the 6th P.M., Sarpy County, NE. General location: Northwest of 168th Street and Giles Road.

Sarpy County Planning Department requests approval of text amendments to the following sections of the Sarpy County Subdivision Regulations: Section 12 - Standards for Construction, Plans and Specifications.

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. 2105191; 627