RESOLUTION: SPECIAL USE PERMIT – HAROLD AND SUSAN KEEFER
10302 Platteview Road, Sarpy County, Nebraska

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

WHEREAS, pursuant to Resolutions 2007-0278 and 2013-436, Harold and Susan Keefer have operated under a special use permit which allows open and enclosed storage of recreational vehicles and trailers on property generally located at 103rd and Platteview Road. The permit granted under 2013-436 expires on January 31, 2019.

WHEREAS, the Planning Department has reviewed Harold and Susan Keefer’s updated Special Use Permit application to allow open and enclosed storage of recreational vehicles and trailers on the same property generally located at 103rd and Platteview Road and legally described as follows:

E ½ SW ¼ Section 16, Township 13N, Range 12E of the 6th P.M., Sarpy County, Nebraska.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS that this Board makes the following findings of fact:

1. A public hearing regarding the Special Use Permit application was held before the Sarpy County Planning Commission on August 21, 2018, and further, the Planning Commission gave their recommendation.

2. A public hearing regarding the Special Use Permit application was held by this Board.

3. Notice of each of the Public Hearings described above was published at least ten (10) days period prior to each respective public hearing.
4. The Planning Department has made a recommendation as noted in the attached Exhibit “A”, which Exhibit “A” includes the Planning Department report, the Operation Plan, the Site Plan and an aerial view of the subject property.

5. The zoning at the property described above is AG, Agricultural Farming District and Highway Corridor Overlay District.

6. The Special Use Permit application is in compliance with the Comprehensive Development Plan and the Sarpy County Zoning Regulations.

7. The performance standards set out at Section 41.5 (A – L) 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, hereby approves the Special Use Permit application for a recreational vehicle storage operation (enclosed and outdoor storage) as described in the Operation Plan for the property legally described in the attached Exhibit “A”, subject to the following conditions:

1. The Special Use Permit is granted for a period of 10 years expiring on January 31, 2029.
2. The Operation Plan shall be followed.
3. A 20 ft. wide buffer area shall be provided along the Platteview Road property line. No storage is allowed within said buffer area.

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 16th day of October, 2018.

Attest

SEAL

Sarpy County Board Chairman

County Clerk
I. GENERAL INFORMATION

A. APPLICANT:
Harold & Susan Keefer
10302 Platteview Road
Papillion, NE 68046

B. PROPERTY OWNER:
Harold & Susan Keefer
10302 Platteview Road
Papillion, NE 68046

C. SUBJECT PROPERTY LOCATION:
Subject property is located at approximately 103rd and Platteview Road (just east of 108th Street).

D. LEGAL DESCRIPTION:
E1/2 SW1/4 Section16, Township 13N, Range 12E of the 6th P.M., Sarpy County, NE

E. SUBJECT PROPERTY SIZE:
approximately 79 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
- Future Land Use Designation: Residential Estates and Low to Medium Residential
- Zoning: AG (Agricultural Farming District) – Highway Corridor Overlay District

G. REQUESTED ACTION(S):
- To approve a Special Use Permit to allow open and enclosed storage of recreational vehicles and trailers in an AG zoning district.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:
The site currently consists of a residential structure and numerous farm type buildings – several of which are used for enclosed storage of recreational vehicles.

B. GENERAL VICINITY ZONING AND LAND USE

<table>
<thead>
<tr>
<th>DIRECTION FROM SUBJECT PROPERTY</th>
<th>FUTURE LAND USE DESIGNATION</th>
<th>CURRENT ZONING DESIGNATION</th>
<th>SURROUNDING DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>Low-Medium Density Residential</td>
<td>AG</td>
<td>Row Crops</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Residential Estates</td>
<td>AG</td>
<td>Row Crops</td>
</tr>
<tr>
<td>EAST</td>
<td>Low-Medium Density Residential</td>
<td>AG</td>
<td>Row Crops</td>
</tr>
<tr>
<td>WEST</td>
<td>Low-Medium Density Residential</td>
<td>AG</td>
<td>Platteview Jr/Sr High School</td>
</tr>
</tbody>
</table>

BG = General Business
RS-72 = Single Family Residential (7,200 sq. ft. minimum lot size)
C. APPLICABLE REGULATIONS:
- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations: Section 9 – AG (Agricultural Farming) District
- Sarpy County Zoning Regulations: Section 32 – Highway Corridor Overlay District
- Sarpy County Zoning Regulations: Section 37 – Landscaping Regulations
- Sarpy County Zoning Regulations: Section 41 – Special Use Permits

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:
- The Comprehensive Plan shows the area as Residential Estates and Low to Medium Density Residential. While this type of use is not consistent with the Future Land Use, it has been an existing use for a long time. Therefore, staff is encouraging a time limit for future review.

B. TRAFFIC AND ACCESS:
- Access to the storage area is by one existing driveway through the property from Platteview Road.

C. OTHER AGENCY REVIEW/COMMENTS:
The application was sent to area jurisdictional agencies or departments within Sarpy County that may have an interest in the proposed project. Any comments received are attached to this report for review.

D. GENERAL COMMENTS:
- The applicant’s Operation Plan states:
  - The facility will be a combination of open and enclosed storage of recreational vehicles with approximately 80 stalls located outside and approximately 20 stalls enclosed.
  - All outside stalls are crushed limestone and marked by number. The open storage area is maintained regularly with mowing and spraying of weeds.
  - Hours of operation are from sunrise to sunset, seven (7) days a week.
  - No camping or overnight stays are allowed on the premises.
  - All recreational vehicles must be in operable condition and have current licensing.
  - No work on the vehicles is allowed other than minor repair such as a tire replacement or repair.
  - No waste facilities are available and no dumping of waste is allowed anywhere on the site.
  - Traffic in and out of the site averages 2 per day on weekdays and 5 per day on weekends.
- The Planning and Building Department has no record of any complaints being received regarding the facility over the past 5 years.
- The site is located in the Platteview Corridor area. This will become a major thoroughfare in the county, as it will ultimately connect I-80 on the west with I-29 on the east in Iowa, by way of the Highway 34 Bridge across the Missouri River. This corridor is slated with both short and long-term improvements concerning alignment of the corridor, future land uses, and utility needs.
IV. PLANNING COMMISSION RECOMMENDATION

MOTION: Sotak moved, seconded by George, to recommend Approval of this Special Use Permit application to continue to operate an outdoor and enclosed storage facility for recreational vehicles in an AG zoning district as specifically described in the Application and Operational Plan for an additional period of ten (10) years from the current expiration date of January 31, 2019 with the following conditions:

- A 20’ wide buffer zone be provided along Platteview Road in front of the outdoor storage area.
- No recreational vehicles shall be stored in this buffer area.

This recommendation is being made as the application will be in conformance with the Sarpy County Zoning Regulations and current Comprehensive Plan provided the above conditions are met. 


V. STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends APPROVAL of this Special Use Permit application to continue to operate an outdoor and enclosed storage facility for recreational vehicles in an AG zoning district as specifically described in the Application and Operational Plan for an additional period of five (5) years from the current expiration date of January 31, 2019 with the following conditions:

- A 20’ wide buffer zone be provided along Platteview Road in front of the outdoor storage area.
- No recreational vehicles shall be stored in this buffer area.

Staff makes this recommendation as the application will be in conformance with the Sarpy County Zoning Regulations and current Comprehensive Plan provided the above conditions are met.

VI. ATTACHMENTS TO REPORT

1. SUP Operational Plan
2. Site Plan Exhibit
3. Comments (if any received)
4. Sarpy County Current Zoning Map
5. Future Land Use Map of Sarpy County Comprehensive Plan

VII. COPIES OF REPORT PROVIDED TO

1. Harold & Susan Keefer (applicants)
2. Public Upon Request
KEEFER RECREATIONAL STORAGE
OPERATION PLAN

Harold and Susan Keefer are the owners of the E ¼ of SW ¼ of 16-13-12,
commonly known as 10302 Platteview Road, Papillion, NE 68046. The property was
originally used for growing row crops and a cow milking operation but the cow milking
operation has been discontinued. The Keefer's now desire to operate a storage facility
where the cow milking operation existed.

The facility will be a combination of open and enclosed storage. The open
storage contains approximately 80 stalls and the enclosed storage contains approximately
20 stalls. All outside storage is marked by number and crushed limestone is provided for
each stall. The open storage area is regularly mowed and sprayed for weeds.

The hours of operation are from sunrise to sunset, seven (7) days a week. * No
camping or overnight stay is allowed. * All recreational vehicles and trailers must be in
operable condition and have current license plates. No repair work is allowed other than
minor repair such as a tire replacement or repair. No waste facilities are available and
they cannot dump waste anywhere on site.

Weekday traffic on average is 2 per day and weekend traffic on average is 5 per
day coming in and out of the site.

There is a setback of 1/8 of a mile from the west boundary line, to approximately
¼ of mile from the east boundary line and well over a ½ mile from the north boundary
line. There are no improvements within 3/8 of a mile to the west, north or south. The
improved property to the east is approximately ¼ of a mile from the storage but is
screened by trees.

The surrounding properties are all being used for the production of row crops with
the exception of the property to the west, which is being utilized as a school and school
bus terminal for the district. The school buses are kept in open storage when not in use.
Subject Property (Outlined in red)

Vicinity Map - Current Zoning

10302 Platteview Road – E ½ SW ¼, 16-13-12
Special Use Permit
AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA

) SS.

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 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, August 8, 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.

[Signature]
Ron Petak
Executive Editor

[Signature]
Laura Estep-Bronk
Sales Representative

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

[Signature]
Notary Public

[Stamp]
GENERAL NOTARY - State of Nebraska
ELIZABETH M WHITE
My Comm. Exp. December 22, 2018

Printer’s Fee $30.43
Customer Number: 40638
Order Number: 0002112814
AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA
County of Sarpy

Being duly sworn, upon oath, Laura Estep-Bronk deposes and says that she is a Sales Representative or Eric Taylor deposes and says that he is the Managing Editor 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 hereof attached, was printed in

Wednesday, October 3, 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

Eric Taylor
Managing Editor

Today's Date
10/3/18

Signed in my presence and sworn to before me:

Notary Public

$14.11
Printer's Fee

40636
Customer Number:

0002123660
Order Number:

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, October 16, 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:

Harold and Susan Keefer have submitted an application for consideration of an extension of a previously approved Special Use Permit allowing open and enclosed storage of recreational vehicles and trailers at 10302 Platteview Road, legally described as E ½ of SW ¼ all in Sec 16, Twp 13 North, Rng 12 East of the 6th P.M., Sarpy County, NE. Generally located northeast of 108th Street and Platteview 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.

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