RESOLUTION FLOOD PLAIN DEVELOPMENT
Kerri Plummer 12407 Cottonwood Lane (Lot 91, Villa Springs) Sarpy County, NE

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 applications for development permits within any Flood Plain District; and

WHEREAS, Kerri Plummer has applied for a Flood Plain Development Permit to replace the heat pump of an existing residential structure at 12407 Cottonwood Lane (Lot 91, Villa Springs) as described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed the 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 further, the Natural Resources District has no objection to the development permit; 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, and the site plan of the subject property. The Planning Department Report notes that the estimated cost of construction is approximately $5,856.51 which is less than 50% of the structure’s value of $119,114; thus the project is not considered a substantial improvement under Section 30 of the Sarpy County Zoning Regulations. However, improvements are calculated cumulatively and limited amounts of future renovations may be permitted upon approval of this flood plain development permit.

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 subject to the following conditions:
1. The improvements must be built in compliance with the Sarpy County Zoning Regulations and the building codes.
2. The construction must meet the minimum setback and zoning requirements at the time of building permit application.
3. Improvements are calculated cumulatively and as 50% of the value of the structure is reached for improvement costs, limited amounts of future renovations may be permitted.

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 19th day of July, 2016.

Sarpy County Board Chairman  
Attest  
County Clerk

[Seal]
EXHIBIT A
Planning Department Report
Floodplain Development Permit Application (FPD 16-006)
County Board Date: July 19, 2016

<table>
<thead>
<tr>
<th>Subject</th>
<th>Type</th>
<th>Prepared By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floodplain Development Permit to replace an existing deck and patio at 12407 Cottonwood Lane, (Lot 91, Villa Springs)</td>
<td>Resolution</td>
<td>Donna Lynam, CFM Assistant Director Planning &amp; Building Dept.</td>
</tr>
</tbody>
</table>

- **Application Overview**
  Kerri Plummer has requested approval of a floodplain development permit to replace a heat pump for an existing structure at 12407 Cottonwood Lane, Lot 91, Villa Springs.

- **Comprehensive Development Plan**
  The Sarpy County Development Structure Plan (Future Land Use Map) designates this area as Greenway.

- **Zoning / Floodplain Regulations**
  - The area is zoned RD-50 FP (Two Family Residential District - Floodplain)
  - The property is located in an AE Flood Zone in the Villa Springs area which is adjacent to the Platte River. (see attached map).
  - The BFE (Base Flood Elevation) determined at this location is 1007.0 (NAVD 1988).
  - According to the Sarpy County Assessor’s Records, the original structure was built on this site in 1978 and is considered to be a legal non-conforming structure.
  - Pursuant to Sarpy County Flood Plain Regulations, 50% of the value of a non-conforming structure can be put into the structure without bringing it into compliance with the one foot above the BFE regulation.
  - Sarpy County Assessor records indicate that the value of the structure is $119,114. Applicant has submitted a proposal showing an estimated cost, including materials and labor, totaling $5,856.51.
  - The proposal submitted is less than 50% of the assessed value of the structure and does not appear to be a substantial improvement. The request is within the allowance of the regulations for a non-conforming structure.
  - Any new construction must meet the minimum setback and zoning requirements at the time of building permit application.
  - This request, as proposed, is in conformance with the Sarpy County Floodplain and Zoning Regulations.

- **Natural Resources District**
  This Papio Missouri River Natural Resources District (NRD) has no objections to the proposed application. The NRD recommendation letter is attached.

- **Recommendation**
  Staff has reviewed the submittal documents and for the reasons stated above, we recommend the Floodplain Development Permit be approved to replace a heat pump for an existing residential structure at 12407 Cottonwood Lane, Lot 91, Villa Springs.
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

<table>
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<th>APPLICATION STAFF USE ONLY:</th>
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<tr>
<td>DATE RECEIVED: 6-6-16</td>
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<td>APPLICATION FEE: $100</td>
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<tr>
<td>RECEIPT NO.: 2301</td>
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<td>RECEIVED BY: [Signature]</td>
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<td>NOTES: _</td>
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RECOMMENDATIONS:

PLANNING & BUILDING DEPT: [ ] APPROVAL [ ] DENIAL
SARPY COUNTY BOARD: [ ] APPROVAL [ ] DENIAL
RESOLUTION #: [ ] DATE: [ ]

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

NAME: Kerri A. Plummer E-MAIL: Kerriaplummer@yahoo.com
ADDRESS: 12407 Cottonwood Dr. CITY/STATE/ZIP: Springfield, NE 68059
MAILING ADDRESS: SAME CITY/STATE/ZIP: SAME
PHONE: 402-250-3965 FAX: 

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL’S INFORMATION:

NAME: [ ] E-MAIL: 
ADDRESS: 
MAILING ADDRESS: (IF DIFFERENT) 
PHONE: 
FAX: 

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

NAME: ServiceOne E-MAIL: 
ADDRESS: 
MAILING ADDRESS: (IF DIFFERENT) 
PHONE: 
FAX: 

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

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION
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.

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: 12407 Cottonwood Lane, Springfield NE 68066

ASSESSOR’S PARCEL NUMBER: 010481729 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: 130th & Buffalo
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 96 Villa Springs

SIZE OF PROPERTY: 2 acres/sq. ft. CURRENT ZONING: Residential RD-50

NAME OF ADJACENT WATERWAY: Platte River

PROPERTY LIES WITHIN: FLOODWAY: [ ] FLOOD FRINGE: [ ] FLOOD ZONE DESIGNATION: Flood Plain AE

LOWEST FLOOR ELEVATION IS TO BE: 1012.4 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - Septic
Gas - Oppd

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.

Property Owner/Applicant Signature 

5/31/16 Date

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

Property Owner Signature

5/31/16 Date
One Simple Solution

Date: 5/11/2016
Name: Mark, Kerri Glecki
Address: 12407 Cottonwood Ln.
City, St, Zip: Springfield, Ne. 68059
Email: kerriaplummer@yahoo.com

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Outdoor
Description: Silver 14 HP 3T

Indoor
Coil: Multi-position R410A w/ TXV 3T B

Comfort Control

Humidity Control

Filtration

Additional Item 1

Additional Item 2

Water Heating

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Model

Description

Model: 4A6H4036D1000A

Model: 4TXCB036BC3HCA

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ServiceOne Exclusive Warranty (Applies to HVAC components only)

Parts* 10 Years
Compressor* 10 Years

Labor 10 Years
Evap. Coil* 10 Years

Heat Exchanger* 10 Years
Condenser Coil* 10 Years

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Notes
Customer has a Ruud, Rheem air handler and heat pump. Need to install coil #TG32936175B1605AP, ADP coil. Unease. May have to reconfigure tray to support coil. 13t x 17wx 19.8d. Move outdoor heat pump from under the deck to location 5 approx feet away. Extend electrical and line set to new location.

*Parts, Compressor and coil warranty is 10 years if registered within 60 days of installation. If not registered, it defaults to 5 years. The 10 year warranty is only to the original homeowner and is not valid on income or commercial property.

John Salmans
Comfort Advisor
402-306-6317

ServiceOne
9335 J Street
Omaha, NE 68127
American Standard Silver 14 Heat Pump—Reliable American Standard Heating & Air Conditioning cooling at its most affordable. Surpasses government efficiency standards, helping you save up to 35% on your energy bills while reducing greenhouse gas emissions.

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<th>Payment Terms</th>
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<tr>
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<td>John Salmans</td>
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<tr>
<td>Proposal Expires</td>
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<tr>
<td>Referred By</td>
<td>Mike M.</td>
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"You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right."

Call John at (402) 306-6317

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<td>Total Value:</td>
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This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov
Owner/Applicant Name: Kerri Plummer
Address: 12407 Cottonwood Lane, Springfield NE
Project Type: Remodel/Repair
Parcel #: 010481729
Jurisdiction: Sarpy County

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<td>Cottonwood</td>
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Flood Plain Name: Platte River
Flood Zone: Zone AE
Base Flood Elevation: NAVD 1988

The District has the following comments based on review of the submitted documentation:
This project is for the installation of a heat pump only. No other construction will be completed with this project.
The District has no objections to this application.
If you have any questions or concerns, please contact me at (402) 315-1773 or at llaster@papionrd.org

Sincerely,
Lori Laster, CFM
Stormwater Management Engineer
Vicinity Map - Flood Zones
12407 Cottonwood Lane - Lot 91 Villa Springs
Plummer Flood Plain Development Permit