RESOLUTION FLOOD PLAIN DEVELOPMENT
Matt Hahn, 17322 Iris Circle, (Lot 133, Hanson’s Lakes), 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, Matt Hahn has applied for a Flood Plain Development Permit allowing for the replacement a furnace and air conditioner for an existing residence at 17322 Iris Circle, Lot 133 Hanson’s Lakes 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 objections to the proposed improvements; 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 Natural Resources District letter and the site plan of the subject property. The Planning Department Report notes that the estimated cost of construction is approximately $12,000 which is less than 50% of the structure’s value of $123,782; 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 with the following condition:
1. The improvements shall be built in compliance with the Sarpy County Zoning Regulations and the Sarpy County Building Codes.
2. 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 11th day of July 2017.

Attest

Sarpy County Board Chairman

County Clerk
Application Overview
Matt Hahn has submitted an application requesting approval of a Flood Plain Development Permit allowing for the replacement a furnace and air conditioner for an existing residence at 17322 Iris Circle, Lot 133 Hanson’s Lakes.

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 Hanson’s Lake area which is adjacent to the Platte River. (see attached map).
- The elevation of the existing lowest floor of the structure is below the Base Flood Elevation (BFE).
- According to the Sarpy County Assessor’s Records, the original structure was built on this site in 2003 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 structures total $123,782. Applicant has submitted a proposal showing an estimated cost of $12,000.
- 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.
- 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
For the reasons stated above, staff recommends the Floodplain Development Permit be approved allowing for the replacement a furnace and air conditioner for an existing residence at 17322 Iris Circle, Lot 133 Hanson’s Lakes.
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 #: FPD-17-014
DATE RECEIVED: 6-9-17
APPLICATION FEE: $100 RECEIPT NO. 2174
RECEIVED BY: ____________________________
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: Matt Hahn E-MAIL: ________________
ADDRESS: 17322 Iris Circle CITY/STATE/ZIP: Bellevue, NE 68123
MAILING ADDRESS: ___________________ CITY/STATE/ZIP: ___________________
(IF DIFFERENT)
PHONE: 402-681-2034 FAX: ________________

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL’S INFORMATION:
NAME: ___________________________ E-MAIL: ___________________________
ADDRESS: _________________________ CITY/STATE/ZIP: _________________________
MAILING ADDRESS: __________________ CITY/STATE/ZIP: __________________
(IF DIFFERENT)
PHONE: __________________________ FAX: __________________________

CONSTRUCTION INFORMATION: (This individual/company is responsible for meeting building code regulations.)
NAME: Thermal Services, Inc. E-MAIL: accounting@thermalservices.com
ADDRESS: 13330 I Street CITY/STATE/ZIP: Omaha, NE 68137
MAILING ADDRESS: __________________ CITY/STATE/ZIP: __________________
(IF DIFFERENT)
PHONE: 402-397-8100 FAX: 402-398-5004
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.

Installation of Air Handler and Heat Pump to replace old equipment

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: 17322 Iris Circle; Bellevue, NE 68123

ASSESSOR’S PARCEL NUMBER: C0109252324 ADDITIONAL PARCEL NUMBERS __________________________________________

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

LEGAL DESCRIPTION: (Describe property to wit:) Lot 133 Hansons Lake

SIZE OF PROPERTY: ___________ acres/sq. ft. CURRENT ZONING: RD-SC/FP

NAME OF ADJACENT WATERWAY: Platte River

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

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

SOURCE OF UTILITY SERVICES: Water - ________________________________ Sewer - ________________________________

Gas - ________________________________ Electric - ________________________________

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 ________________________________ 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.

Property Owner Signature ________________________________ Date: ________________________________

Property Owner Signature ________________________________ Date: ________________________________
June 12, 2017

Sarpy County Planning and Building Department
1210 Golden Gate Drive #210
Papillion, NE 68049

RE: Flood Plain Development Permit Information for 17322 Iris Circle, Matt Hahn Residence

The cost estimate for the install we are doing at the above mentioned residence is $12,000.00.

Thank you,

Michelle Fehring
Accounting Specialist
**ELEVATION CERTIFICATE**

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

<table>
<thead>
<tr>
<th>SECTION A – PROPERTY INFORMATION</th>
<th>FOR INSURANCE COMPANY USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1. Building Owner's Name</td>
<td></td>
</tr>
<tr>
<td>CHARLES D and JULIE A KOPOCIS</td>
<td>Policy Number:</td>
</tr>
<tr>
<td>A2. Building Street Address</td>
<td></td>
</tr>
<tr>
<td>17322 IRIS CIRCLE</td>
<td>Company NAIC Number:</td>
</tr>
<tr>
<td>City</td>
<td></td>
</tr>
<tr>
<td>BELLEVUE</td>
<td>ZIP Code: 68123</td>
</tr>
<tr>
<td>Property Description</td>
<td></td>
</tr>
<tr>
<td>LOT 113 HANSON'S LAKE, SARPY</td>
<td></td>
</tr>
<tr>
<td>COUNTY, NEBRASKA</td>
<td></td>
</tr>
<tr>
<td>A4. Building Use</td>
<td></td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td></td>
</tr>
<tr>
<td>A5. Latitude/Longitude:</td>
<td></td>
</tr>
<tr>
<td>Lat. 41.063921 Long. -95.947361</td>
<td>Horizontal Datum: 1927</td>
</tr>
<tr>
<td>A6. Attach at least 2 photographs</td>
<td></td>
</tr>
<tr>
<td>of the building if the Certificate is being used to obtain flood insurance.</td>
<td></td>
</tr>
<tr>
<td>A7. Building Diagram Number</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
</tr>
<tr>
<td>A8. For a building with a crawlspace or enclosure(s):</td>
<td></td>
</tr>
<tr>
<td>a) Square footage of crawlspace or enclosure(s): 471 sq ft</td>
<td></td>
</tr>
<tr>
<td>b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: 3</td>
<td></td>
</tr>
<tr>
<td>c) Total net area of flood openings in A8.b: 489 sq in</td>
<td></td>
</tr>
<tr>
<td>d) Engineered flood openings? ❑ Yes ❑ No</td>
<td></td>
</tr>
<tr>
<td>A9. For a building with an attached garage:</td>
<td></td>
</tr>
<tr>
<td>a) Square footage of attached garage: 659 sq ft</td>
<td></td>
</tr>
<tr>
<td>b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: N/A</td>
<td></td>
</tr>
<tr>
<td>c) Total net area of flood openings in A9.b: sq in</td>
<td></td>
</tr>
<tr>
<td>d) Engineered flood openings? ❑ Yes ❑ No</td>
<td></td>
</tr>
</tbody>
</table>

| SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION | |
|---------------------------------------------------------|
| B1. NFIP Community Name & Community Number:             |
| SARPY COUNTY UNINCORPORATED; 310190                      |
| B2. County Name                                         |
| SARPY                                                    |
| B3. State                                               |
| Nebraska                                                |
| B4. Map/Panel Number                                    |
| 3155C0205                                               |
| B5. Suffix                                              |
| G                                                       |
| B6. FIRM Index Date                                     |
| 12/02/2005                                              |
| B7. FIRM Panel Effective/Revised Date                   |
| 12/02/2005                                              |
| B8. Flood Zone(s)                                       |
| AE                                                      |
| B9. Base Flood Elevation(s)                             |
| (Zone AO, use Base Flood Depth)                         |
| 976.7                                                   |
| B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: | |
| ❑ FIS Profile ❑ FIRM ❑ Community Determined ❑ Other/Source: | |
| B11. Indicate elevation datum used for BFE in Item B9:  |
| ❑ NGVD 1929 ❑ NAVD 1988 ❑ Other/Source:                 |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?: ❑ Yes ❑ No | |
| Designation Date:                                       |
| ❑ CBRS ❑ OPA                                           |

FEMA Form 066-0-33 (7/15) Replaces all previous editions.
## ELEVATION CERTIFICATE

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

### FOR INSURANCE COMPANY USE

| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. | OMB No. 1680-0038
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>17322 E. 15TH CIRCLE</td>
<td>Expiration Date: November 30, 2018</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>BELLEVUE</td>
<td>NE</td>
<td>68123</td>
</tr>
</tbody>
</table>

### SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  
- Construction Drawings*
- Building Under Construction*
- Finished Construction  
*A new Elevation Certificate will be required when construction of the building is complete.

Complete Items C2a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

<table>
<thead>
<tr>
<th>Benchmark Utilized: PAPIO NR</th>
<th>Vertical Datum: NAVD 1988</th>
</tr>
</thead>
</table>

Indicate elevation datum used for the elevations in Items a) through h) below.  
- [x] NAVD '29  
- [x] NAVD 1988  
- [ ] Other/Source:  

Datum used for building elevations must be the same as that used for the BFE.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 973.7 feet
- b) Top of the next higher floor 977.7 feet
- c) Bottom of the lowest horizontal structural member (V Zones only) 975.7 feet
- d) Attached garage (top of slab) 977.7 feet
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 977.7 feet
- f) Lowest adjacent (finished) grade next to building (LAG) 972.3 feet
- g) Highest adjacent (finished) grade next to building (HAG) 976.0 feet
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 968.0 feet

### SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  
- [x] Yes  
- [ ] No  

Certifier's Name  
RONALD D. HILL  
License Number  
373  
Title  
PRESIDENT  
Company Name  
HILL-FARRELL ASSOCIATES, INC.  
Address  
2815 CRYSTAL DRIVE  
Bellevue  
NE 68123  
Signature  
Date  
7/29/2016  
Telephone  
402 291-6100  

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable):

FEMA Form 086-0-33 (7/15)  
Replaces all previous editions.

Form Page 2 of 6
Site & Vicinity Map
Aerial of Site
17322 Iris Circle – Lot 133, Hanson’s Lakes
Flood Plain Development Permit
Vicinity Map - Flood Zones

17322 Iris Circle – Lot 133, Hanson’s Lakes
Flood Plain Development Permit
Owner/Applicant Name: Matt Hahn
Address: 17322 Iris Circle, Bellevue NE
Project Type: Remodel/Repair
Parcel #: 010752374
Jurisdiction: Sarpy County

Addresses: Street # Number Direction Street Name Type Suffix Apartment
Iris Circle 17322

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 replacement of heating/cooling equipment for an existing structure. No new structures will be built as part of 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