BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

APPROVE CHANGE OF ZONE

APPLICANT: JOE OLIVO
CHANGE OF ZONE FROM AGR, AGRICULTURAL RESIDENTIAL AND RD-50, TWO-FAMILY RESIDENTIAL TO AG, AGRICULTURAL (Lake Olivo)

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 Change of Zone Applications; and

WHEREAS, the Sarpy County Planning Department staff has reviewed Joe Olivo’s application for a Change of Zone from AGR, Agricultural Residential and RD-50, Two-Family Residential to AG, Agricultural for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property generally located three quarters of a mile south of 99th Street and Mitchell Road along the Platte River and legally described as follows, hereinafter “the Property”:

Part of the SE1/4 of the NE1/4 and part of the NE1/4 of the SE1/4 all in section 28, Twp 13N, Rng 12E of the 6th P.M., together with Lot 3 Olivo Estates II as surveyed, platted and recorded in Sarpy County Nebraska.

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 Change of Zone Application was held before the Sarpy County Planning Commission on May 16, 2017 and further, the Planning Commission gave their recommendation.

II. A public hearing regarding the Change of Zone Application was held by this Board.

III. Notice of the public hearing described above was published at least ten (10) days prior to each respective public hearing and the proof of publication has been filed in the Office of the Sarpy County Clerk.
IV. The Planning Department staff made a recommendation as noted in the attached Exhibit “A”, which includes the Planning Department Report.

V. The Change of Zone Application is in compliance with the Comprehensive Development Plan.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the change of zone from AGR, Agricultural Residential and RD-50, Two-Family Residential to AG, Agricultural on the Property legally described above.

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 13th day of June, 2017.

Attest

County Clerk
Subject: To approve a Change of Zone from AGR (Agricultural Residential) and RD-50 (Two-Family Residential) to AG (Agricultural) and a Special Use Permit (SUP) to allow for a Commercial Recreation and Camping Area on the Lake Olivo property located southeast of 99th Street and Mitchell Road along the Platte River.

<table>
<thead>
<tr>
<th>Subject</th>
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<td>To approve a Change of Zone from AGR (Agricultural Residential) and RD-50 (Two-Family Residential) to AG (Agricultural) and a Special Use Permit (SUP) to allow for a Commercial Recreation and Camping Area on the Lake Olivo property located southeast of 99th Street and Mitchell Road along the Platte River.</td>
<td>Public Hearings and Resolutions</td>
<td>Donna Lynam, CFM Assistant Director, Planning &amp; Building</td>
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I. GENERAL INFORMATION

A. APPLICANT:
   Joe Olivo
   9901 Mitchell Road
   Papillion, NE 68046

B. SUBJECT PROPERTY OWNER:
   Joe Olivo
   9901 Mitchell Road
   Papillion, NE 68046

C. SUBJECT PROPERTY LOCATION: Three quarters of a mile south of 99th and Mitchell Road along the Platte River.

D. LEGAL DESCRIPTION: Part of the SE1/4 of the NE1/4 and part of the NE1/4 of the SE1/4 all in section 28, Twp 13N, Rng 12E of the 6th P.M., together with Lot 3 Olivo Estates II as surveyed, platted and recorded in Sarpy County Nebraska.

E. SUBJECT PROPERTY SIZE: 61.18 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
   ▪ Future Land Use Designations: Estate Residential and Greenway Residential
   ▪ Zoning: AGR (Agricultural Residential) and RD-50 (Two-Family Residential)

G. REQUESTED ACTION(S): To change the zoning from AGR (Agricultural Residential) and RD-50 (Two-Family Residential) to AG (Agricultural) and approve a Special Use Permit for a Commercial Recreation and Camping Area in the AG Zoning District.

H. Purpose of Request: Sites on the property are leased annually for recreational and camping purposes which is allowed by Special Use Permit in the AG Zoning District.

II. BACKGROUND INFORMATION

A.EXISTING CONDITION OF SITE: The property is a recreational retreat area around a former quarry lake that has operated for over forty years. Currently improved with 17 permanent seasonal dwellings/cabins and 78 RV pads sites. Applicant is working with Sarpy County Planning Department to bring the property into compliance with current zoning regulations.
B. SURROUNDING AREA CURRENT ZONING AND LAND USE DESIGNATIONS

The surrounding areas are all zoned AG (Agricultural) and AG/FP (Agricultural-Flood Plain) and are designated as Greenway in the Future Land Use Map. A number of properties located along the Platte River have seasonal dwellings/cabins and RV sites.

C. RELEVANT CASE INFORMATION:

- Sarpy County Zoning Regulations requiring a Special Use Permit for seasonal dwellings and commercial camping areas date back to 1976 if not longer
- The property currently has 17 sites with permanent seasonal dwelling/cabins and 78 leased recreational vehicle sites.
- The property has operated as a seasonal recreational area for over forty years.
- The applicant is working with Sarpy County to bring the property into compliance with current zoning regulations and building codes. Code requires that all RV and appurtenant structures be removed from the Flood Plain from October 31 to April 1 of each year. A number of the appurtenant structures were constructed as permanent structures and are being rectified so that they can be removed from the area as required by code.
- Applicant wishes to create an additional 20 to 25 RV sites in the future.
- Existing cabins are served with individual water and wastewater systems (septic). The RV sites are served with common water hydrants and each RV contains their own wastewater storage tank which are emptied weekly by a contracted pumping service.
- According to the Flood Insurance Rate Maps (FIRM) issued by the Federal Emergency Management Agency (FEMA), the majority of the property is located in the Flood Plain of the Platte River and will have to comply with all applicable regulations in Section 30 of the Sarpy County Zoning Regulations, Flood Plain Regulations.
- Any man-made improvements to the land or any new/existing structures/camping sites located within the designated Flood Plain will require the approval of a Flood Plain Development Permit prior to making any such improvements pursuant to Section 30 of the Sarpy County Zoning Regulations.
- Campers and other appurtenant structures stored on-site during off season times will be limited to those areas outside of the flood plain and limited to the campers of lessees only.
- The area is currently accessed by a single roadway, 99th Street. For public safety purposes an additional route will be provided via 96th Street. The area is gated for use by Lake Olivo lessees only, but the gate usually remains open. The applicant will work with the Papillion Fire Department to ensure access.
- Lake Olivo’s east border shares a west boundary with the City of Papillion well fields. There have been complaints about ATVs entering the area illegally and causing damage. The applicant recognizes that they have lessees that have trespassed and has communicated to them. They have been advised that if they are caught on that ground again, they will lose their lease. Lake Olivo does allow ATV use on their property. The applicant has implemented a course of action to eliminate ATV use carrying over to neighboring properties.
- The applicant has submitted an Emergency Action Plan for the property.

D. APPLICABLE REGULATIONS:

- Sarpy County Zoning Regulations:
  - Section 9, AG Agricultural District
  - Section 41 – Special Use Permits
  - Section 43, Amendments and Re-Zoning
  - Section 30 – Flood Plain Regulations
III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN: The Comprehensive Plan shows the area as Estate Residential and Greenway.

B. TRAFFIC AND ACCESS: Access to the subject property is currently only from 99th Street but applicant is in the process of grading a second access point via 96th Street.

C. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to area jurisdictional agencies or departments that may have an interest. At the time of this staff report, comments were received from the Sarpy County Sheriff Department and the Papillion Fire Department and are attached for your review. If any additional comments are received, they will be presented at the Public Hearing.

D. PUBLIC NOTIFICATION AND PUBLIC 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.
   ▪ Those comments received with regards to the application are attached to this report. If any additional comments should be received, they will be presented at the Public Hearing.

E. GENERAL COMMENTS:
   ▪ For public health and safety reasons, staff suggests that the applicant may want to look into public restroom and shower facilities in the future.
   ▪ Staff further suggests that when such facility is built, that it be constructed to serve as a storm shelter in severe weather situations.
   ▪ Staff recommends that a maximum of 100 pad sites, including the existing 78 sites, be allowed. This would allow him a maximum of 22 additional sites in the future if he wishes.
   ▪ Any new pads should be located so as to keep tree removal to a minimum.
   ▪ Any man made improvements to the site and all activities occurring on the site must meet the rules and regulations of local, state and federal requirements which include Flood Plain Regulations and Flood Plain Development Permits must be obtained prior to the commencement of any grading or construction.
   ▪ A new access must be constructed via 96th Street.
   ▪ Applicant shall accompany the Sarpy County Planning Department staff on an annual inspection of the property during the month of November.
   ▪ Sarpy County Sheriff has requested that applicant provide them with 24/7 access for abilities to respond to all calls.
   ▪ To allow access for emergency vehicles, interior roads must be a minimum of 10 foot wide per traffic lane with an additional 8 feet for parallel parking lane, must maintain a 30 foot internal radius, trees and brush must be kept clear to the side and above the roads (minimum clearance of 16 feet above the roadway surface) and maintenance of roads serving winter storage areas.

IV. PLANNING COMMISSION RECOMMENDATION:
The Planning Commission held public hearings on these applications at their May 16, 2017 meeting and recommended APPROVAL to the County Board.

MOTION: Whitfield moved, seconded by Torczon to recommend Approval of the Change of Zone from RD-50 and AGR to AG (Agricultural Development), as the request is in conformance with the Sarpy County Comprehensive Plan and Zoning Regulations. Ballot:

MOTION: Whitfield moved, seconded by Torczon to recommend Approval of the Special Use Permit allowing for a Commercial Recreation and Camping Area in the AG (Agricultural) zoning district to allow the existing seasonal dwellings currently located on the site and to allow a maximum of 100 RV pad sites, subject to: 1) all improvements and activities meeting the regulations of the Sarpy County Zoning Regulations and the Flood Plain Regulations; 2) a new access being constructed via 96th Street; and 3) the Sarpy County Planning Department staff being allowed an annual inspection of the property during the first two weeks of November. This recommendation is being made as the request is in conformance with the Sarpy County Zoning Regulations and Future Land Use Map. Ballot: Ayes – Torczon, George, Whitfield, Ackley, Huddleston, Giff, Malmquist and Lichter. Nays: None. Absent: Sotak, Davis and Korth. Motion carries.

V. STAFF RECOMMENDATIONS:
Staff recommends Approval of the Change of Zone application from AGR (Agricultural Residential) and RD-50 (Two-Family Residential) to AG (Agricultural) as the request is consistent with the Sarpy County Comprehensive Plan and Zoning Regulations.

Staff recommends Approval of a Special Use Permit allowing for a Commercial Recreation and Camping Area in the AG (Agricultural) zoning district to allow the existing seasonal dwellings currently located on the site and to allow a maximum of 100 RV pad sites so long as all improvement and activities meet the regulations of the Sarpy County Zoning Regulations which include Flood Plain Regulations, a new access is constructed via 96th Street, and the Sarpy County Planning Department staff are allowed an annual inspection of the property.

Staff makes this recommendation as the request is in conformance with the Sarpy County Zoning Regulations and Future Land Use Map.

VI. ATTACHMENTS TO REPORT:
1. Operational/Emergency Plan
2. Site Map
3. Comments Received
4. Current Zoning Map
5. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan
6. Flood Zone Map

VII. COPIES OF REPORT SENT TO:
1. Joe Olivo (owner and applicant)
2. Mike Sotak (Engineer)
3. Public Upon Request
Lake Olivo is a recreational retreat area that has operated for over forty years. The area is centered around an old quarry pond and other quarry ponds exist on site where members can fish, hike and enjoy nature. There is a large beach area that the members can use and other minor recreational amenities throughout the site.

The area operates on utilities served by private wells, private propane tanks and private septic systems. OPPD provides power to the site. There are currently 78 RV pad sites, 13 trailer houses and four wood cabins. RVs do not have septic tanks. All RVs contain their own “black and grey” water storage, which are pumped out weekly by a contractor.

These sites are shown in an attachment to this supplemental information document along with a map. The numbering came from a previously plotted subdivision which was vacated by Sarpy County a few months ago so that the ground can be re-zoned for its current/intended use.

The lots are accessible to lessees year round, but the majority of the lessees use the area only during the summer months. It is the intention of Olivo Enterprises to bring the site into compliance with current zoning regulations and requirements. Olivo Enterprises would like to eventually add in an additional 20-25 RV spots in surrounding parcels already owned by Olivo Enterprises once the existing site is brought into compliance.

The items out of compliance with the development are largely attributable to floodplain regulations and building code requirements. The work to bring the area into compliance began last fall with the removal of all recreational vehicles from the flood fringe area. The removal of non-permanent structures from the flood fringe area will be required moving forward between Nov. 1st and March 31st to comply with floodplain regulations. Additionally, no appurtenant structures (such as decks, etc.) shall be attached to recreational vehicles moving forward, and no appurtenant structures shall be secured with poured footings, etc. This will facilitate a simpler removal of all recreational vehicles and structures during an emergency event, or at the end of the season as floodplain regulations require. Trailer house and cabin owners will begin to clean up debris around their properties so that only more essential items remain during the off-season.

Campers and some other appurtenant structures may be stored on site. The storage of said campers on site during the off-season will be limited to ground outside of the flood fringe and limited to campers of lessees only.

With regards to the area ingress/egress, there is a single road (S. 99th Street) that currently serves the site. In discussions with the Papillion Fire Department, they have asked that an additional route be provided. The existing S. 96th Street right of way has been cleared for a road and work will be completed early in the 2017 recreation season. The area is gated for use by Lake Olivo lessees, but the gate largely remains open. Access for the Papillion Fire Department will be coordinated.
Lake Olivo’s east border shares a west boundary with ground owned by the City of Papillion for their wellfield. There have been complaints about ATVs from Lake Olivo entering that ground illegally and causing damage. Olivo Enterprises recognizes that they have had lessees trespass with their ATVs in the past, but have communicated to them that if they are caught on that ground again, they will lose their privileges. Lake Olivo does allow ATV use on their property, but recognizes the need to keep that use to their property. This is most difficult along the southern river accretion property of Lake Olivo. Fences are not allowed within the flood fringe in accordance with floodplain regulations, so ATV users can go back and forth, unobstructed, from one property to another. Again, Lake Olivo has acknowledged that their lessees have done this in the past, but even in February of 2017, the Sarpy County Sheriff’s office caught trespassers from the City’s ground (saying they were given permission to use the City ground for ATV use) To help with this, Olivo Enterprises has suggested the following course of action to eliminate ATV use carrying over to neighboring properties:

1. Send a flyer out with all new rules and regulations (including allowable ATV use) to all lessees at the start of the recreation season.
2. Fix and maintain a strong fence along the east property line of Lake Olivo (completed in March of 2017.)
3. Place signs at all gates, along boundary fence, and along trails in accretion ground to let Lake Olivo ATV users know that trespassing will not be tolerated. A picture of the signs, that have already been purchased, is shown below.
4. All Lake Olivo ATV And Side-by-Side ATV users will be required to purchase a flag that has a “LO” on it to be kept on their ATVs at all times. This will allow any trespassers to be identified.
5. Olivo Enterprises will keep in touch w/ the City of Papillion and the Sarpy County Sheriff to stay on top of any violations.
6. Should the above items not remedy the problem, motion-activated cameras will be installed at any entrances to the neighboring properties so that trespassers can be identified.
Main Emergency Contact
Joe Olivo, Olivo Enterprises – 402.510.7656

Additional Contacts
Jolene Olivo – 402.639.1221

Sarpy County Sheriff: 911 (Emergency)
402.593.2288 (Non-Emergency, Normal Hours)
402.593.4111 (Non-Emergency, 24-Hours)

Papillion Fire Dept.: 911 (Emergency)
402.339.8617 (Non-Emergency)

Emergency Situation Procedures

1. Olivo Enterprises will notify all lessees on the property of the nature and urgency of the situation.
2. If evacuation is required, lessees will be instructed as such.
3. For any required evacuation, both the Sheriff’s office and Papillion Fire Department will be notified.
4. Lessees will be notified via a group text and email distribution. Olivo Enterprises has a list of ten lessees that can assist with RV evacuation in the event of an emergency.
5. Vehicles can be moved to the winter storage area or to Joe Olivo’s private residence to the north.
From: Rich Uhl [mailto:ruhl@papillion.org]
Sent: Monday, April 10, 2017 9:21 AM
To: Bruce Fountain
Cc: Todd Moffett ; Bill Bowes
Subject: Lake Olivo

Bruce,

Referring to NFPA 1194 I offer the following comments as they relate to the Conditional Use Permit application for Lake Olivo:

- All roads in the development must be a minimum of 10’ wide per traffic lane and 8’ wide per parallel parking lane.
- All road curves must maintain a 30’ internal radius.
- We will require that all roads be maintained year-round to areas that will accommodate winter storage and/or be occupied.
- Trees and brush must be kept clear to the sides and above roads to allow fire apparatus access (minimum 16’ clearance above roadway).

Thank you.

Rich Uhl
Fire Marshal
Papillion Fire Department
City of Papillion
10727 Chandler Rd.
La Vista, NE 68046
www.papillion.org

O: 402.829.1398
F: 402.597.1111
Donna Lynam

From: Rolly Yost
Sent: Tuesday, April 04, 2017 8:23 AM
To: Kelly Jeck
Subject: FW: Planning Review: Change of Zone and Special Use Permit - Lake Olivo

Kelly,
Please see my comments below.
Capt. R. Yost/935

From: Greg London
Sent: Monday, April 03, 2017 7:04 PM
To: Rolly Yost
Subject: RE: Planning Review: Change of Zone and Special Use Permit - Lake Olivo

Sorry, but I didn’t review the document. Please contact Kelly Jeck.

From: Rolly Yost
Sent: Monday, April 03, 2017 1:49 PM
To: Greg London <glondon@sarpy.com>
Subject: RE: Planning Review: Change of Zone and Special Use Permit - Lake Olivo

Greg,
The last attachment discusses access by Papillion Fire, but no discussion of our office. Document says it is gated. Will we have immediate access if necessary? (disturbance, DV. ETC.)
Rolly

From: Greg London
Sent: Friday, March 31, 2017 12:24 PM
To: Rolly Yost <Ryost@sarpy.com>
Subject: FW: Planning Review: Change of Zone and Special Use Permit - Lake Olivo

From: Kelly Jeck
Sent: Friday, March 31, 2017 12:04 PM
To: Mark Wayne <markw@sarpy.com>; Scott Bovick <sbovick@sarpy.com>; Nikki Lampe <nicole@sarpy.com>; Denny Wilson <dwilson@sarpy.com>; Pat Dowse <pdowse@sarpy.com>; Nicole Spitzenberger <nspitzenberger@sarpy.com>; Jeff Davis <jdavis@sarpy.com>; Greg London <glondon@sarpy.com>; Lynn Marshall <lmarshall@sarpy.com>; ‘sfanslau@oppd.com’ <sfanslau@oppd.com> <sfanslau@oppd.com>; ilaster@papionrd.org; Grint, Amanda <agrint@papionrd.org>; ‘Williams, Eric’ <ewilliams@papionrd.org>; Mark Stursma <mstursma@papillion.org>; ‘Kathleen Gottsch’ <kathleencityofspringfield@yahoo.com>; Bill Bowes <bbowes@papillion.org>
Cc: Bruce Fountain <bfountain@sarpy.com>; Donna Lynam <dynam@sarpy.com>
Subject: Planning Review: Change of Zone and Special Use Permit - Lake Olivo

Olio Enterprises LLC has submitted applications for consideration of a Change of Zone from RD-50 to AG and a Special Use Permit in the AG Agricultural Farming District to allow a commercial recreation and camping area commonly known as Lake Olivo, legally described as a tract of land located in part of the SE1/4 of the NE1/4 and part of the NE1/4 of the
Hello,
I’m writing to share with you our postivite experiences as tenants at Lake Olivo. My husband and I along, with our children have been tenants at Lake Olivo for a few years. We have truly enjoyed our time spent at Lake Olivo! We have created countless memories in a family oriented environment with our children camping, fishing, and swimming as well as many other activities. We truly appreciate the opportunity to get away from our busy schedules to spend quality family time with our kids! Mr. Olivo and his family are very conscientious regarding the grounds as well as the needs of tenants. They have always been very approachable and accommodating and they are a pleasure to work with!
Thank you for your time,
Nikole Benedict

Sent from Mail for Windows 10
Lake Olivo – Change of Zone and Special Use Permit
Three quarters of a mile south of Mitchell Road and 99th Street.
Subject Properties Outlined in blue (Conservation Residential & Greenway)

Lake Olivo – Change of Zone and Special Use Permit
Three quarters of a mile south of Mitchell Road and 99th Street.

Comprehensive Development Plan
Figure 5.1: Development Structure Plan
Sarpy County, Nebraska

Amended 6-11-2015
Vicinity Map - Flood Zones

Lake Olivo – Change of Zone and Special Use Permit
Three quarters of a mile south of Mitchell Road and 99th Street.
STATE OF NEBRASKA  
COUNTY OF Sarpy  

Being duly sworn, upon oath, Michael Harrington deposes and says that he is the Accounting Manager 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, May 3, 2017  
Bellevue Leader  
Papillion Times  
Gretna Breeze  
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.

Michael Harrington  
Accounting Manager  

Today’s Date 5-3-2017  
Signed in my presence and sworn to before me:

Notary Public

ELIZABETH M WHITE  
My Comm. Exp December 22, 2018

Printer’s Fee $24.70  
Customer Number: 40638  
Order Number: 0002023590
AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA

County of Sarpy

Being duly sworn, upon oath, Michael Harrington deposes and says that he is the Accounting Manager 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; 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, May 31, 2017
Bellevue Leader
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.

Michael Harrington
Accounting Manager

Ron Petak
Executive Editor

Today's Date: 5/31/2017
Signed in my presence and sworn to before me:

Notary Public

$23.81
Customer Number: 40638
Order Number: 0002029302

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, June 13, 2017, 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:

Robert Kyle Hibbits has submitted an application for consideration of a Special Use Permit to allow a Home Occupation (Major) in RE1 for a home based business at 20407 Meadow Ridge Drive, legally described as Lot 12, Meadow Oaks Replat 1, a subdivision as surveyed, platted and recorded in Sarpy County, NE. Generally located southwest of Comish Road and Hwy 50.

Dusty Hawkins has submitted applications for consideration of a Change of Zone from AGD to AGR and a Preliminary Plat and Final Plat of a subdivision to be known as DH Addition Replat 1, being a replat of Lots 1 and 2, DH Addition, a subdivision as surveyed, platted and recorded in Sarpy County, NE. Generally located southeast of S 237th Street and Lincoln Road.

Olivo Enterprises LLC has submitted revised applications for consideration of a Change of Zone from RD-50 and AGR to AG and a Special Use Permit in the AG Agricultural Farming District to allow a commercial recreation and camping area commonly known as Lake Olivo, legally described as a tract of land located in part of the SE1/4 of the NE1/4 in Section 28, Township 13N, Range 12E of the 6th P.M., together with Lot 3, Olivo Estates II, as surveyed, platted and recorded in Sarpy County, Nebraska, Generally located three quarters of a mile south of 99th Street and Mitchell 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. 2029302; 5/31