

COUNTY BOARD FACTSHEET

TO : County Clerk: Attn: Kelly Lundgren

FROM : David R. Cary, Director of Planning

RE : **County Special Permit No. 17027**
(Tallgrass Hills is a request for a Community Unit Plan to develop 5 dwelling units with a waiver to providing one test well for every 10 acres).

DATE : August 18, 2017

1. On August 16, 2017, the above-referenced special permit appeared on the Planning Commission Consent Agenda.
2. The Planning Commission Staff Report (pp.1-12) and the minutes of the Planning Commission are attached. (p.13).
3. The staff recommendation of Conditional Approval is based upon the Analysis as set forth on (pp.2-3), concluding that the preservation of open space and clustering of lots in the proposed subdivision meets the intent of a rural cluster subdivision under AG Zoning in an agricultural area in the County. The waiver to test wells is supported based on information from adjacent wells.
4. On August 16, 2107, the Planning Commission agreed with the staff recommendation and voted 6-0 (Edgerton and Scheer absent) to recommend Conditional Approval. Although Commissioner Scheer was not present at the hearing, he declared a Conflict of Interest. The Planning staff is scheduled to brief the County Board on this item at their regular staff meeting on Thursday, August 24, 2017, at 10:30 a.m., in Room 113 of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The public hearing before the County Board is pending at this time.
5. Following adjournment of the August 16, 2017, Mr. Randy Overholt approached the podium and indicated he was interested in testifying in opposition to this application. Staff informed him that the hearing had closed but explained this matter would be scheduled for a public hearing before the County Board, at which time he would be able to testify. Staff then met with Mr. and Mrs. Overholt to review their concerns.

If you need any further information, please let me know (402-441-6365).

cc: County Board
David Derbin, County Attorney's Office
Kerry Eagan, County Commissioners
Ann Ames, County Commissioners

Pam Dingman, County Engineer
Tom Cajka
Randy Overholt

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

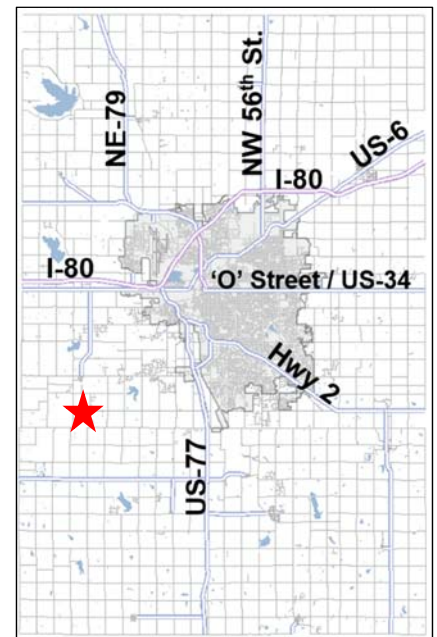
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Special Permit #17027	FINAL ACTION? Yes	DEVELOPER/OWNER Tall Grass Hills, LLC
PLANNING COMMISSION HEARING DATE August 16, 2017	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION SW 98 Street and West Yankee Hill Rd.

RECOMMENDATION: CONDITIONAL APPROVAL

BRIEF SUMMARY OF REQUEST

Tallgrass Hills is a request for a Community Unit Plan to develop 5 dwelling units with a waiver to providing one test well for every 10 acres. All lots shall take access off of an interior public road. Direct access to SW 98th Street is relinquished, except for the new street.



JUSTIFICATION FOR RECOMMENDATION

The proposed subdivision meets the intent of a rural cluster subdivision under the AG zoning. The preservation of open space and clustering of lots meet the goals of development in the agricultural area of the County. The waiver to test wells is supported based on information from adjacent wells.

APPLICATION CONTACT

Tim Gergen, The Clark Enersen Partners,
402-477-9291,
tim.gergen@clarkenersen.com

STAFF CONTACT

Tom Cajka, (402) 441-5662 or
tcajka@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The special permit for a Community Unit Plan is in conformance with the 2040 Comprehensive Plan. The clustering of lots while preserving open space is a goal of the Comprehensive Plan.

WAIVERS

1. Section 14.013(O)(7) Test wells of one per 10 acres on a grid system. (Recommend Approval)

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 2.7- Acknowledge the fundamental “Right to Farm.” Preserve areas throughout the county for agricultural production by designating areas for rural residential development – thus limiting potential conflicts between farms and acreages.

P. 7.12- LPlan 2040 supports the preservation of land in the bulk of the County for agricultural land and natural resource purposes.

P. 7.12- All proposals for acreages should be evaluated based on factors such as paved roads, adequate water quality and quantity, soil conditions for on-site wastewater management, availability of emergency services, agricultural productivity, land parcelization, the pattern of existing acreages, and plans for future urban development.

P. 7.12- Grouping acreages together in specific areas will limit the areas of potential conflict between farms and acreages. It also may enable services to be provided more efficiently, by reducing the amount of paved routes, reducing the number and distance of school bus routes, and taking advantage of more effective rural water district service.

P. 7.12- Clustering lots in one portion of a development site, while preserving both farmland and environmental resources on the remainder, should continue to be encouraged in agriculturally-zoned areas.
A considerable supply of acreage lots has been platted in recent years in this manner.

P. 7.13- Many families are not well-informed of all the implications of rural living before they make that lifestyle choice. This includes an understanding of the state’s “right to Farm” law, which protects farmers from nuisance claims when conducting normal agricultural practices, and an understanding of the difference between urban and rural public services.

P. 12.3 - this site is shown as future agriculture on the 2040 Lincoln Area Future Land Use Plan.

ANALYSIS

1. This request is for a Special Permit for a Community Unit Plan (CUP) for 5 acreage lots. Each lot will have individual waste water systems and wells. A 25% bonus is allowed for preservation of open space and farm ground.
2. AG Agricultural zoning allows one dwelling unit per 20 acres. Through the CUP bonus lots can be granted when a minimum of 70% of the development area is preserved as open space. These bonuses can be granted for a 25% increase in density. With the 25% bonus, 5 dwelling units are allowed.
3. Density Calculations:
 - 80 acres divided by 20 = 4 dwelling units
 - With the 25% density bonus the density is $4 \times 1.25 = 5$ dwelling units
 - Open space required: $80 \text{ acres} \times 70\% = 56 \text{ acres}$ required for bonus. 54.66 acres shown. An additional 1.34 acres of open space is required for the bonus.
4. All lots shall take access off of the new public roads; Noah Lane and SW 100th Street. Access to SW 98th Street shall be relinquished.
5. One condition for a Community Unit Plan is to provide that 70% of the total area shall remain as open space. Based on 80 acres, 56 acres of open space is required. The site plan shows 54.66 acres of open space. An additional 1.34 acres of open space is required.

6. The applicant is requesting a waiver to test wells at one well per every 10 acres. One test well was drilled on site showing adequate water quantity and quality. In addition the applicant submitted information from 4 existing wells in the area and a letter from Moser Well Drilling attesting to the adequate quantity of water in the area. Lincoln-Lancaster County Health Department states that based on the information submitted it is highly probable that sufficient water quality and quantity exists to service the proposed subdivision. Based on all of the information submitted Planning supports the waiver.
7. As identified in the history portion of this report the previous Change of Zone and Preliminary Plat were withdrawn by the applicant. Prior to the Change of Zone and Preliminary Plan applications, Planning staff had recommended that the applicant apply for a Community Unit Plan instead of the change of zone and preliminary plat.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: AG Agricultural Farm ground

SURROUNDING LAND USE & ZONING

North: AG Agricultural	Three single family houses each on parcels of 20 acres or larger.
South: AG Agricultural	Single family house on 76 acre farm ground
East: AG Agricultural	Farm ground. One single family house on 80 acre parcel.
West: AG Agricultural	Farm ground on a 30 acre parcel, a 41 acre outlot for open space and west of the outlot an 8 lot cluster subdivision.

APPLICATION HISTORY

May 5, 2017 Change of Zone #17005 and Preliminary Plat #17003 for Tallgrass Hills were withdrawn by the applicant.

APPROXIMATE LAND AREA: 80 acres, more or less.

LEGAL DESCRIPTION: Lot 35 Irregular tract located in the SE1/4 of Section 28, Township 9 North, Range 5 East, Lancaster County, NE

Prepared by

Tom Cajka, Planner

Date: August 3, 2017

Applicant: The Clark Enersen Partners
1010 Lincoln Mall, Suite 200
Lincoln, NE 68508

Contact: Tim Gergen, The Clark Enersen Partners
1010 Lincoln Mall, Suite 200
Lincoln, NE 68508

Owner: Tall Grass Hills, LLC
6021 Rosebud Circle
Lincoln, NE 68516

F:\DevReview\SP\17000\SP17027 Tallgrass Hills.tjc.docx

CONDITIONS OF APPROVAL - SPECIAL PERMIT #17027

Per Section 13.031 this approval permits a Community Unit Plan for 5 dwelling units and a waiver to test wells of one per 10 acres.

Site Specific Conditions:

1. Before final plat is approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 3 copies with all required revisions and documents as listed below:
 - 1.1 Delete Note #5 and correct the typo in Note 10 in the General Notes.
 - 1.2 Provide the density calculations on Sheet 1.
 - 1.3 Show the total acreage of open space.
 - 1.4 Change SW.110th Street to Southwest 101st Street.
 - 1.5 Remove the well location map from Sheet 1.
 - 1.6 Add 1.34 acre of open space.
 - 1.7 Make corrections to the satisfaction of the County Engineer.

2. Before a final plat is approved provide the following documents to the Planning Department:
 - 2.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

ADD THESE PARAGRAPHS IF PERMIT IS IN LIEU OF A PRELIMINARY PLAT and if appropriate:

3. Final plat(s) is/are approved by the City.

If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, land preparation and grading, sediment and erosions control measures, temporary turnaround and barricades, and street name signs, must be completed. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

No final plat shall be approved until the Permittee, as subdivider, enters into an agreement with the City whereby Permittee agrees:

To maintain County roads in good order and condition, including repair and replacement of paving or gravel as reasonably necessary, until the County Board specifically accepts the maintenance

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

Standard Conditions:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
 - 4.2 All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the Permittee or an appropriately established homeowners association approved by the City.
 - 4.3 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
 - 4.4 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the County Clerk. This step should be completed within 60 days following the approval of the special permit. The Permittee shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds. Building permits will not be issued unless the letter of acceptance has been filed.

COUNTY ENGINEER COMMENTS

1. Need a metes and bounds boundary legal description submitted.
2. Boundary description closure and street centerline will be checked upon development revision resubmittal.
3. Need to show survey boundary corners found and/or set with monument material description listed for same.
4. Need to show and label any section corners, quarter corners or quarter-quarter corners found or set and list monument material type along with corner reference ties for same. (i.e., Center of Section and E ¼ Corner)
5. Need to show adjacent road right-of-way width from section line control and label or identify controlling section line.
6. Need to plot 3.5' line of sight on submitted centerline profile along SW 98th Street to verify compliance that minimum sight distance requirements have been met at location of proposed Noah Lane intersection. Also, locate profile stationing to development boundary.
7. Need Surveyor's Certificate to certify boundary survey for this preliminary plat.
8. Need to show temporary turnaround at the northerly end of Noah Lane off of SW 110th Street.
9. Revise Street centerline for Curve Data "C" and "G" to be within our horizontal design standard minimum of 200' radius.
10. General Note #15 does not apply since this development proposes a rock and gravel road surfacing and does not offer a pavement option.
11. Add a General Note that reads, "Access to adjacent lots outside subdivision boundary shall not be permitted from the end of temporary dead end streets".
12. Please submit additional data confirming culvert sizing. Our preliminary calculations indicates each culvert to be one size larger than listed diameter.

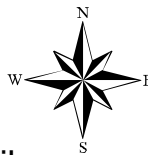


2016 aerial

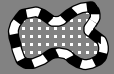


Special Permit #: SP17027
Tallgrass Hills CUP
SW 98th St & W Yankee Hill Rd

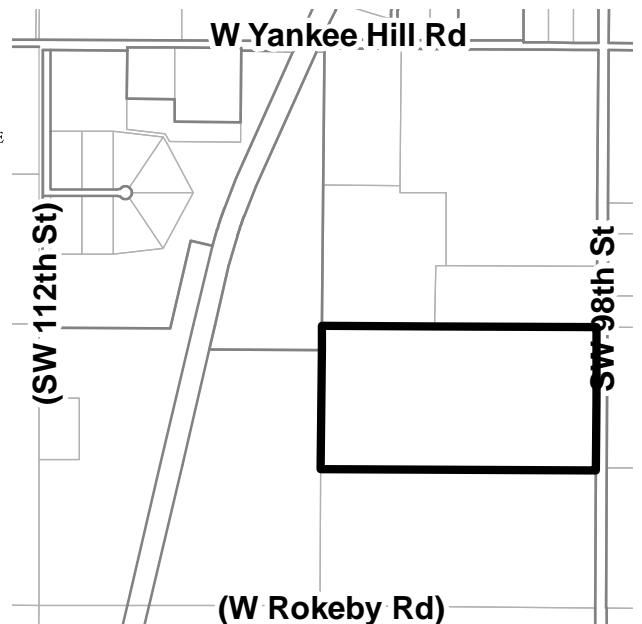
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



One Square Mile:
 Sec.28 T09N R05E

	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction



TALLGRASS HILLS

COMMUNITY UNIT PLAN

ROADWAY CENTERLINE CURVE DATA

① L=165.00' R=450.00' Δ=147°39'30" CL=114.13' TL=114.30'	② L=116.40' R=200.00' Δ=147°39'30" CL=114.13' TL=114.30'	③ L=150.00' R=300.00' Δ=147°39'30" CL=114.13' TL=114.30'
④ L=165.00' R=300.00' Δ=107°44'59" CL=114.13' TL=109.00'	⑤ L=416.40' R=200.00' Δ=107°44'59" CL=114.13' TL=109.00'	⑥ L=97.15' R=150.00' Δ=107°44'59" CL=114.13' TL=109.00'
		⑦ L=124.15' R=150.00' Δ=47°25'43" CL=109.00' TL=95.89'

OWNERS & DEVELOPERS

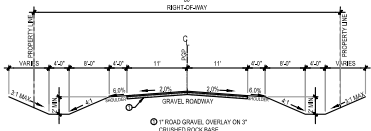
TALL GRASS HILLS LLC
1921 ROSEBUD DR
LINCOLN, NE 68509
CONTACT: JAMES BULLERS
PHONE: 684-6450

ENGINEER & PREPARER

THE CLARK-ENGERSON PARTNERS
1910 LINCOLN HALL, SUITE 200
LINCOLN, NE 68509
CONTACT: TIM GERSON
PHONE: 684-6450

LEGAL DESCRIPTION

LOT 26 LOCATED IN THE SE 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE 6TH PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, CONTAINING A CALCULATED AREA OF 3.484 876 SF OR 0.040 ACRES.



TYPICAL RURAL STREET CROSS-SECTION
NOT TO SCALE

LEGEND



GENERAL NOTES

1. ALL LOTS TO HAVE THEIR INDIVIDUAL WELL AND SEPTIC SYSTEM TO BE LOCATED ON THE PERIPHERAL LOTS.
2. ALL OVERSIGHTS ALONG CURVES ARE CHORD DISTANCES.
3. INTERSECTIONS OF SURFACING RIGHT TO BE 90°. SURFACING RIGHT SW WITH STREET SHALL BE 90°.
4. ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
5. THE CURRENT ZONING IS A CHANGE OF ZONE FROM AG TO ADR AS REQUESTED.
6. ALL ELEVATIONS ARE BASED ON NAVD 1985.
7. LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY AT THE TIME OF FINAL PLAT.
8. DIRECT VEHICULAR ACCESS ALONG SW WITH STREET IS HEREBY REINFORCED EXCEPT FOR SIGN LANE.
9. THE INTERIOR LOTS ARE LIMITED TO NO MORE THAN TWO ACCESSES EACH TO PUBLIC OR PRIVATE ROADWAY.
10. ALL CURB CUTS SHALL HAVE A PARABOLIC SECTION ON THE PLEET END. GRADING SHALL BE CONSTRUCTED TO ALLOW PROPER DRAINAGE THROUGH CURB CUTS.
11. REMAINING EASEMENTS SHALL BE SHOWN ON FINAL PLATS FOR CURB CUTS THAT EXTEND PAST THE REAR OF-WAY.
12. DEVELOPER SHALL INSTALL STREET SIGNS AS REQUIRED BY LANCASTER COUNTY STANDARDS.
13. THE DEVELOPER SHALL CONSTRUCT AND SURFACE ALL STREETS TO MEET LANCASTER COUNTY ENGINEERS DESIGN STANDARDS FOR GRAVEL ROAD SURFACE.
14. THE DEVELOPER IS REQUIRED TO PROVIDE ALL TESTING RELATED TO IMPROVEMENT INSTALLATION CONDUCTED WITH LANCASTER COUNTY COUNTY ENGINEER AND LANCASTER COUNTY ENGINEERING DEPARTMENT SHALL BE NOTIFIED PRIOR TO IMPROVEMENT INSTALLATION FOR INSPECTION AND SHALL RECEIVE REPORTS OF ALL TESTING RESULTS.
15. THE DEVELOPER SHALL INSTALL SURVEY CONTROL MONUMENT BONES PER CITY OF LINCOLN STANDARDS AND HAVE SURVEY MONUMENT SET AT ALL STREET CENTERLINE CONTROL POINTS AFTER ACCEPTANCE AND APPROVAL OF THE PAYMENT.
16. GRADING SHALL EXTEND AROUND ALL CUL-DE-SACS. THE DEVELOPER SHALL NOTIFY PROPERTY OWNERS THAT CHECKS MAY NOT BE FILLED IN.

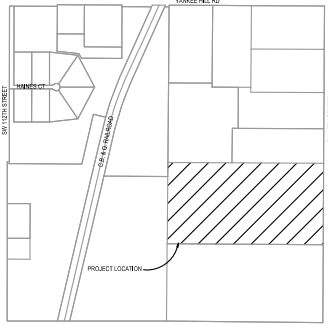
WAIVERS

1. WAIVE CHAPTER 7, SECTION 7-01 (1) (2) OF COUNTY SUBORDIN REGULATIONS FOR INFORMATION NEEDED PERTAINING TO WELLS

ENGINEER'S CERTIFICATE

HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEERS OFFICE DESIGN REQUIREMENTS.

DATE: 7/5/2017
DATE: TIM GERSON 684602



VICINITY MAP
NOT TO SCALE

WELL LOCATIONS

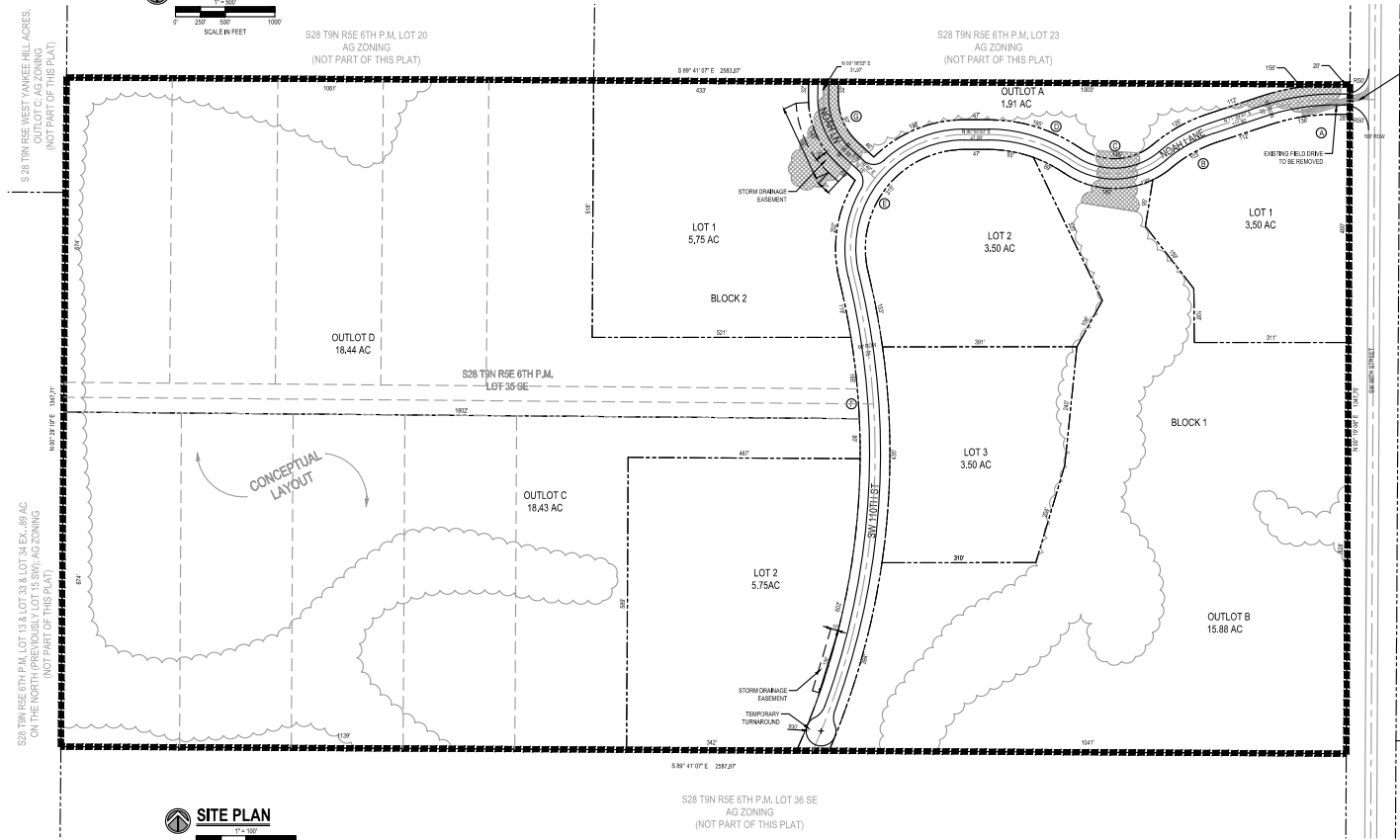


WELL LOCATIONS
SCALE IN FEET
0 50 100 200

SITE PLAN



SITE PLAN
SCALE IN FEET
0 50 100 200



Tom J. Cajka

From: John J. Chess
Sent: Thursday, July 27, 2017 3:11 PM
To: Tom J. Cajka; 'Tim Gergen'
Cc: Scott E. Holmes; Chris M. Schroeder; Doug R. Smith
Subject: Tall Grass Hills

The information submitted does not meet the requirements of County Subdivision Chapter 7, Section 7.01 9 (J) (2).

The information submitted includes a total of 5 well logs, one of which is located in the proposed subdivision area and 4 wells from the surrounding area. Attached to the well log #37-16 is a lab report from AgSource Harris Laboratories reporting on water quality.

Also, The Moser Well Drilling & Services Inc. has provided a letter stating: "I have no reservation in saying that there is a great abundance of water in this entire huge area, and the water is of good mineral quality and very low in Nitrates".

Mr. Tim Gergen, P E also has stated that in his letter to the Planning Department on July 5, 2017, "A test well has been drilled on the property showing there is adequate water that is of drinking water standards.

To reiterate, the information as submitted does not meet the requirements of County Subdivision Chapter 7, Section 7.01 (J) (2) but does provide sufficient information to conclude that it is highly probable that sufficient water quality and quantity exists to service the proposed subdivision.

MOSER WELL DRILLING & SERVICE, INC.

P.O. BOX 308

HICKMAN, NE 68372-0308

477-7291 or 792-2515

Fax 792-2922

water@moserwell.com

www.moserwell.com

July 27, 2017

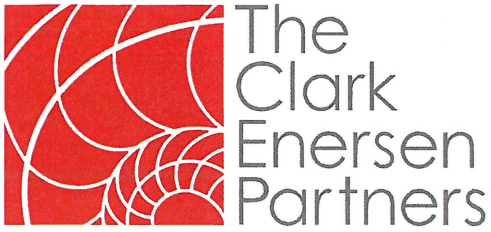
This letter is in regards to the availability of water at the Tall Grass Hills property about 1.5 miles south of Denton, NE. First of all, we made a house well on this property on 8/25/2016 and it is 288' deep, has a static water level of 136' and we were pumping this well at 100gpm using our air compressor on the drill rig. There is a 35' thick sandstone aquifer from 255' to 290' and this is a fantastic aquifer - the thicker the aquifer layer the BETTER!! As you can also see on the back side of our well log paper from the Harris AG-Source Water Lab report, the water quality is really good! Hardly any nitrates, hardly any iron, the hardness is low, and the salt content is in the Natural Resource Districts acceptable level.

It is public knowledge about all wells made since September 1993 - all wells have to be registered with the State of Nebraska and this includes a log of each well's geology and each well's pumping characteristics. You can see on-line about all the wells made within a two mile radius of this Tall Grass property and they are ALL excellent water producing wells. Within the first 3/4 mile north of Tall Grass and along the east and west side of S.W. 98th - there are at least 25 house wells that are constructed in a thick sandstone aquifer and all produce water in great abundance. From S.W. 98th and W. Yankee Hill Road this great sandstone aquifer goes west to Highway #103, southwest to Crete, south to Hallam-Cortland, northeast to Yankee Hill (Regional Center area), east to Highway #77, and southeast to Highway #33.

There certainly will be no effect on this aquifer with 5 houses (even if there were 25 houses) in Tall Grass. Of course there will be naysayer's about water - like how can you be sure - but how can you be sure that the national power grid will not fail??!! I have no reservation in saying that there is a great abundance of water in this entire huge area, and the water is of good mineral quality and very low in nitrates.

Allen Moser, Moser Well Drilling & Service, Inc.

P.S. We have been in the water well business in this county for over 117 years.



July 5, 2017

Mr. David Cary
Planning Department, City of Lincoln
County-City Building
555 So. 10th Street
Lincoln, NE 68508

RE: Tallgrass Hills
Community Unit Plan

Dear Mr. Cary:

Enclosed please find the following for the above-mentioned project:

1. Application for County Community Unit Plan
2. Application fee \$1,813.00 (\$988 + \$825)
3. Site Plan
4. Grading/Drainage Plan
5. Street Profile

On behalf of the Owner, Tall Grass Hills, LLC, 6021 Rosebud Circle, Lincoln NE 68516, we are requesting a Community Unit Plan in the County to the property approximately located a half mile south of W. Yankee Hill Road on the west side S.W. 98th Street. The property is just south of the Village of Denton zoning jurisdiction (approximately 500') and is abutting a paved roadway of S.W. 98th Street.

This application is to add 5 single family lots to the county. The proposed lots will be larger than 3 acres and will be served by individual well and individual septic system for each lot. A test well has been drilled on the property showing there is adequate water that is of quality drinking standards. A new public roadway will be created to serve the proposed lots. All driveways will be built onto this new public roadway.

The existing property has a tree-lined vegetated drainage swale thru the middle of the property with the remaining property mostly in Conservation Reserve Program(CRP) for the last decade due to the poor farming suitability.

We are asking for a waiver to the subdivision regulations, Chapter 7, Section 7.01(J)(2) of the County Subdivision Regulations for information needed pertaining to wells. The waiver is on frequency of the test wells on the site of a ratio of one test well to ten acres

Architecture + Landscape Architecture + Engineering + Interiors

1010 Lincoln Mall, Suite 200
Lincoln, NE 68508-2883 402 477.9291 Fax 402 477.6542

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on a grid system unless each lot exceeds ten acres, then one test well per lot. We have conducted one test well on the site with a positive conclusion of ground water quantity and quality. We also have positive information of ground water quantity and quality of the properties surrounding this application. An exhibit of these wells are shown on the Site Plan. Per the wording of the subdivision regulation *"The results of these preliminary tests shall in no way be construed to guarantee the quantity or quality of water to individual lots in the proposed subdivision, and the data obtained from these tests shall not be used to imply that an adequate quantity or acceptable quality of water is available in the proposed subdivision."* The frequency of the test well is a redundancy of an expense that is not necessary for determination of ground water quantity and quality.

Please let me know if you have any questions or need additional information.

Sincerely,



Tim Gergen

Architecture + Landscape Architecture + Engineering + Interiors

1010 Lincoln Mall, Suite 200
Lincoln, NE 68508-2883 402 477.9291 Fax 402 477.6542

www.clarkenersen.com
Lincoln, NE | Kansas City, MO | Fairway, KS

COUNTY SPECIAL PERMIT NO. 17027

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

August 16, 2017

Members present: Beckius, Corr, Finnegan, Harris, Hove, and Washington; Edgerton and Scheer absent.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 17012, COUNTY SPECIAL PERMIT NO. 17027, SPECIAL PERMIT NO. 10004B, USE PERMIT NO. 05004A, and STREET AND ALLEY VACATION NO. 17008.**

There were no ex parte communications disclosed.

Though absent, Scheer declared a Conflict of Interest on County Special Permit No. 17027.

Hove moved approval of the Consent Agenda, seconded by Beckius and carried 6-0: Beckius, Finnegan, Harris, Hove, Washington, and Corr voting 'yes'; Edgerton and Scheer absent.

Note: This is FINAL ACTION on Special Permit No. 10004B unless appealed to the City Clerk within 14 days. This is a recommendation to the City Council or County Board on all items.