

RESOLUTION NO. 14-2016

A RESOLUTION AMENDING PROVISIONS OF THE ZONING REGULATIONS OF SAUNDERS COUNTY, NEBRASKA REGULATING LAKESIDE RESIDENTIAL (R-L) CONDITIONAL USES.

WHEREAS, Article 11 of the Saunders County Zoning Regulations states: These regulations and boundaries set forth in these regulations may from time to time be amended, supplemented, or changed by the County Board of Supervisors after a public hearing and a recommendation of the Planning Commission in accordance with the Statutes of the State of Nebraska.

WHEREAS, the proposed amendments are consistent with the Saunders County Comprehensive Development Plan, and

WHEREAS, the Public Notice setting forth the Notice of Public Hearing by the Saunders County Planning Commission on the amendments incorporated herein, was published in the Wahoo Newspaper on Thursday January 21st, 2016, and

WHEREAS, the Planning Commission held a public hearing on the amendments incorporated herein on February 1st, 2016, and upon motion at such meeting after the public hearing, voted 5 in favor, 0 against, and 2 absent to recommend that the County Board adopt the proposed amendments, and

WHEREAS, the Public Notice setting forth a Notice of Public Hearing to be held before the Saunders County Board of Supervisors on March 8th, 2016, regarding the amendments incorporated herein, was published in the Wahoo Newspaper on February 25, 2016, and

WHEREAS, the Saunders County Board of Supervisors held a public hearing on the amendments incorporated herein on March 8, 2016

WHEREAS, at the public hearing held before the County Board on March 8th, 2016:

- No one appeared to oppose said amendments
- Individuals appeared to oppose said amendments
- No one appeared to support said amendments
- Individuals appeared to support said amendments
- Individuals appeared without commitment of said amendments

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the Saunders County Board of Supervisors that the Saunders County Nebraska Zoning Resolution No. 13-2015, be amended as follows:

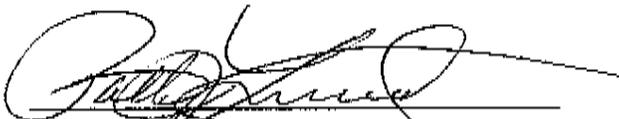
Amendment to the Zoning Regulations Section 6.03.03 R-L Lakeside Residential District Conditional Uses, add:

- 8. Commercial uses that are compatible with the district, such as:
 - a. Storage units, not including portable storage containers, subject to the following conditions:
 - 1. There shall be a minimum lot area of three (3) acres.
 - 2. Any open storage shall be limited to licensed watercrafts, motor homes, camper trailers, and vehicles. Said storage must be completely screened with eight (8) foot high permanent privacy fencing.
 - 3. All other storage shall be within enclosed building.
 - 4. Any side of the building providing doorways to storage areas shall be set back from the property line not less than thirty-five (35) feet.
 - 5. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt or asphaltic concrete. All one-way driveways that provide direct access to cubicles shall provide for one 10 foot parking lane and one travel lane 15 feet in width. All two-way driveways that provide direct access to cubicles shall provide for one 10-foot parking lane and two 12-foot travel lanes. Adequate bumper guards or fences shall be provided to prevent extension of vehicles beyond property lines.

6. All lights shall be shielded to direct light away from adjacent properties.
7. No activities such as miscellaneous or garage sales or the servicing or repair of motor vehicles, boats, trailers, lawn mowers, and other similar equipment shall be conducted on the premises. Also, no manufacturing assembly or processing of any product shall be permitted.
8. The owner or operator shall properly police the area for removal of trash and debris.
9. Two copies of a plot plan showing ingress and egress, widths of driveways, off-street parking, loading areas, and on-site traffic circulation shall be submitted to the Planning Commission for their consideration with the conditional use permit application.
10. The Planning Commission and Board of Supervisors may attach such other conditions as deemed necessary to provide for compatible development.
 - b. Eating and drinking establishments
 - c. Convenience stores
 - d. Boat repair facilities
 - e. Boat storage facilities
 - f. Other uses that are deemed compatible to the district and to existing uses in the development by the Planning Commission and Board of Supervisors.

Dated this 8th day of March 2016.

ATTEST:


Saunders County Clerk


Chairperson, Board of Supervisors



Motion by Sukstorf, seconded by Mach to close the Public Hearing at 10:05 a.m. and adopt **Resolution #13-2016** approving application #SD95 to be known as Sandy Pointe Lake Development 2nd Addition located in Section 24&13-13-9 and Section 18&19-13-10. Zoning District is Lakeside Residential (R-L); and **Resolution #14-2016** approving the following Amendment to the Zoning Regulations Section 6.03.03 R-L Lakeside Residential District Conditional Uses, adding 8. Commercial uses that are compatible with the district. Voting yes were Breunig, Rastovski, Mach, Sukstorf, Hanson, Lutton and Karloff. Voting no were none. Motion carried.