



COPY

NOTICE OF PUBLIC HEARING Amendment to Zoning Regulations

2019 APR -1 PM 12: 11

Notice is hereby given that the Saunders County Board of Supervisors will hold a Public Hearing on **9:30 a.m., Tuesday, April 9, 2019** in the (Old District Courtroom), 3rd Floor of Courthouse, 433 N. Chestnut Street, Wahoo, NE to hear testimony of support, opposition, criticism, suggestions or observations with regards to the following:

RECEIVED
Dodge Co. Hwyway Dept

Perkins Team #
Date APR 10 2019
23.4.

To update to the Zoning Regulations:

~~~ To remove 6.02.03, #15 a-z; 6.03.03 #8a 1-10; 6.08.03 #14 a-j; 6.09.03 #28 a-j; and 6.10.03 #38 a-j

~~~ To add the following verbiage to Sections 6.01.03 26&27; 6.02.03 15&16; 6.03.03 8a; 6.08.03 14&15; 6.09.03 28&29; and 6.10.03 38&39:

1. Storage units, subject to the following conditions:
 - a. There shall be a minimum lot area of three (3) acres
 - b. All storage shall be within enclosed building.
 - c. 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.
 - d. 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.
 - e. All lights shall be shielded to direct light away from adjacent properties.
 - f. 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.
 - g. The owner or operator shall properly police the area for removal of trash and debris.
 - h. 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.
 - i. The Planning Commission and Board of Supervisors may attach such other conditions as deemed necessary to provide for compatible development.

~~~ Open Storage, subject to the following conditions:

- a. Any open storage shall be limited to licensed watercrafts, motor homes, camper trailers, and vehicles.
- b. The Planning Commission and Board of Supervisors may attach such other conditions as deemed necessary to provide for compatible development.

~~~ Add the following to Section 1.03 Definitions:

- a. OPEN STORAGE shall mean the use of premises for keeping or storing licensed watercrafts, motor homes, camper trailers, and vehicles other than in a wholly enclosed building.

Any questions can be directed to the Planning and Zoning Office (402) 443-8123.

Patti J. Lindgren
Saunders County Clerk