

BOARD OF COMMISSIONERS

AGENDA: August 12, 2020

LOCATION: KEITH COUNTY COURTHOUSE

*Time of specific agenda items will run continuously thru the meeting and may occur later than estimated.

1. CALL TO ORDER AND NOTIFICATION OF LOCATION OF POSTED “Open Meetings Act” Statute---84-1412 (8)
2. ROLL CALL
3. MOTION TO APPROVE THE AGENDA
4. APPROVAL OF MINUTES OF PREVIOUS MEETING
5. APPROVAL OF PAYMENT OF CLAIMS
6. PUBLIC FORUM 8:00 A.M. - 9:00 A.M.
7. REPORTS FROM BOARD MEMBERS
8. REPORTS FROM ELECTED AND APPOINTED OFFICIALS
9. COUNTY BOARD PERSONNEL—ADMINISTRATIVE
10. UNFINISHED BUSINESS
 - COVID-19 reopening strategy.
 - Budget questions.
 - Executive session – County Roads property at 1501 West 5th Street.
 - County Roads property at 1501 West 5th Street.
 - Executive session – County Roads building.
 - County Roads building.
11. NEW BUSINESS
 - Auditor Don Wilson – Management Representation letter.
 - Executive session – Detention Center/Jail.
 - Detention Center/Jail.
 - Letter of appointment for Dave Kling as Emergency Manager.
 - Audit information.
 - 8:10 a.m. – Highway Superintendent Tim Ryan – Semi tractor truck bids.
 - 8:30 a.m. - Zoning Administration for Keith County – Zoning items. 1. Request by Lance Bohall for a Replat of Lot 2 of Eagle Canyon Park Addition, commonly known as 1069 West Lakeview Road, located in 21-15-40, Keith County, Nebraska. 2. Request by Mark Mason and Denise Salter for a Conditional Use Permit (#20-46) for a Dwelling Unit: Vacation Rental located in Lot 7 Replat of Eagle Bay Townhouses, commonly known as 7 Eagle Bay, located in 26-15-40, Keith County, Nebraska. 3. Request by Liberty Rental Properties, LLC for a Conditional Use Permit (#20-47) for a Dwelling Unit: Vacation Rental located in TR in NW ¼ of 7-14-38, commonly known as 174 Ogallala Beach Lake, Keith County, Nebraska. 4. Request by Crystal Frank for a Conditional Use Permit (#20-48) for an accessory use on a lot without primary use located in Lot 1 Bay Meadows Subdivision, commonly known as 1 Bay Meadows, located in 23-15-39, Keith County, Nebraska. 5. Request by Robert Stalker

for a Change of Zone from HD to TS for Lot 3 Kramer's 1st Subdivision, commonly known as 155 Highway 92, located in 20-15-38, Keith County, Nebraska. 6. Request by Robert Stalker for a Conditional Use Permit (#20-49) for an RV Campground located in Lot 3 Kramer's 1st Subdivision, commonly known as 155 Highway 92, located in 20-15-38, Keith County, Nebraska. 7. Request by MAKO CHMNI CLUB for a Text Amendment of the Keith County Zoning Regulations for the relaxation of setbacks due to the development and topography of the Mako-Ch-Mni Subdivision, more specifically, "Exclusive to the Mako-Ch-Mni Subdivision, Front and Corner setbacks for all buildings shall be 25 feet from the center of the existing road." 8. Request by Ken and Tammy Reit for a Conditional Use Permit (#20-50) for an accessory use on a lot without primary use located in Lot 7-8 Blk 1 Mako-Ch-Mni Subdivision, located in 2-14-39, Keith County, Nebraska. 9. Request by Brian Conley and Michele Green for a Conditional Use Permit (#20-51) for Caretaker Living Quarters in Highway District located in Lot 1 Dorris 2nd Subdivision, commonly known as 295 Highway 92 West, located in 19-15-38, Keith County, Nebraska. 10. Request by the Planning Commission for a Text Amendment for inclusion in the Keith County Zoning Regulations to be imposed on Dwelling Unit Vacation Rentals. The Regulations to include, but are not limited to: * Quiet time after 11:00 p.m. * Trash to be disposed of properly. * No on street parking. * Occupancy Limit imposed. * Number of on-site parking spaces. * Two or more written complaints in a six-month time period shall initiate a written warning to the property owner. A response to the complaint is to be received from the property owner. The planning commission and the county board will review said complaints and at their discretion may terminate the Conditional Use Permit for Dwelling Unit: Vacation Rental. * Density may be a condition for non-approval of a Dwelling Unit: Vacation Rental Conditional Use Permit. * In the event a Dwelling Unit: Vacation Rental is operating without a Keith County Conditional Use Permit, there shall be a per day fine imposed. * When the property is sold or transferred, the Conditional Use Permit for Dwelling Unit: Vacation Rental will expire. 11. Scott Jensen request to increase occupancy in his vacation rental from six to eight.

9:45 a.m. – County Road West B North.

10:00 a.m. - Budget workshop.

ADJOURNMENT

SCHEDULED BREAK AT 10 O'clock A.M.

Agenda kept current in the office of the County Clerk