

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Western Integrated Seed for a conditional use permit, the Dodge County Planning Commission finds as follows (check as many as apply):

Agenda Item # 230  
Date 1-29-2020

DISAPPROVAL - FACTUAL FINDINGS:

- 1. Does not protect the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will be injurious to the health, safety, morals and general welfare of the area.
- 3. Conditional use does not conform to the intent and purpose of the regulations and the comprehensive plan.
  - a. Use does not conform to regulations of the district in which it is located.
  - b. Ingress and egress are not designed to minimize congestion in the public street, road or highway.
  - c. Use is not in harmony with the character of the area and most appropriate use of the land.
  - d. Use does not conserve and stabilize the value of the property.
  - e. Use does not provide adequate open space for light and air.
  - f. Use adversely affects concentration of population.
  - g. Use congests public streets.
  - h. Use does not promote public safety, health, convenience and comfort.
  - i. Other: \_\_\_\_\_

APPROVAL - FACTUAL FINDINGS:

- 1. Conditional use protects the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will not be injurious to the health, safety, morals and general welfare of the area.

- \_\_\_\_\_ 3. Conditional use conforms to the intent and purpose of the regulations and the comprehensive plan.
- \_\_\_\_\_ a. Use conforms to regulations of the district in which it is located.
  - \_\_\_\_\_ b. Ingress and egress are designed to minimize congestion in the public street, road or highway.
  - \_\_\_\_\_ c. Use is in harmony with the character of the area and most appropriate use of the land.
  - \_\_\_\_\_ d. Use conserves and stabilizes the value of the property.
  - \_\_\_\_\_ e. Use provides adequate open space for light and air.
  - \_\_\_\_\_ f. Use does not adversely affect concentration of population.
  - \_\_\_\_\_ g. Use does not congest public streets.
  - \_\_\_\_\_ h. Use promotes public safety, health, convenience and comfort.
  - \_\_\_\_\_ i. Other: \_\_\_\_\_  
\_\_\_\_\_

DATED this 21 day of January, 2020.

BY: \_\_\_\_\_

APPLICATION FOR CONDITIONAL USE  
Dodge County, Nebraska

Date Jan 3, 2020

Property Owner's Name WESTERN INTEGRATED SEED

Address: 1755 HOEGEMEYER RD., HOOPER, NE 68031-2125

Phone No. \_\_\_\_\_ (Home) \_\_\_\_\_ (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: \_\_\_\_\_

Section 17 Township 19 Range 6 Lot No. 270096033

Location within Section SOUTHEAST CORNER Lot Size 7 ACRES (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ \_\_\_\_\_ Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located?

YES

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? YES

How are Adjoining Properties Used (Actual Use)

North ROWCROP AG.

South ROWCROP AG.

East ROWCROP AG.

West ROWCROP AG.

**Justification**

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe.

ROW CROP AG. FLAT TERRAIN

2. Can soil conditions support the proposed development? What is the soil classification of the area?

3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? \_\_\_\_\_

2020 JAN - 3 AM 10:18  
RECEIVED  
Dodge Co Highway Dept



4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?  
YES How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? YES; APPLICANT IS REQUESTING A NEW DRIVE LOCATED OFF COUNTY RD. 9.

**Enclosed:**

Site Plan X Soil Suitability Map X Easements X

Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency SWPPP PERMIT WILL BE RECEIVED FROM THE NDBR & PROVIDED TO DODGE COUNTY PRIOR TO CONSTRUCTION  
If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.) START

Application Fee of \$ 150 <sup>00</sup> Is Non-Refundable.

The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature [Signature] Mailing Address 1757 Hoegeneyer Rd. Hooper, NE 68031

**OFFICE USE ONLY**

PERMIT NO. 2020-002

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 1/21/2020 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Planning Comm

Date 1-29-2020 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_ Chair, Dodge County Board of Comm

See attachment for added conditions

ATTEST \_\_\_\_\_  
Dodge County Clerk

Dated this 29 day of Jan 2020

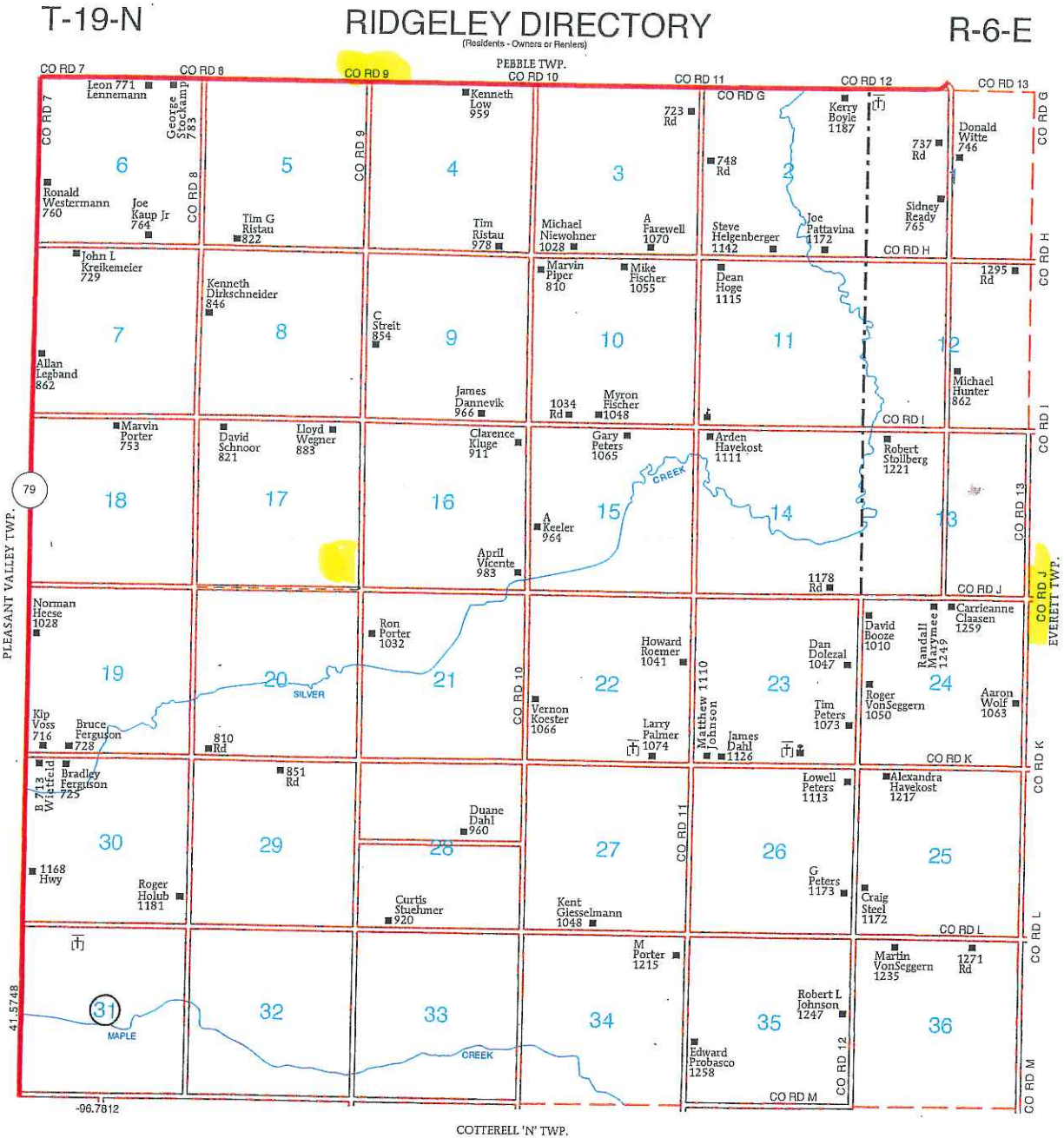




# SPORTSMEN Hunters

# What Our Book Can Do For You Fishermen

- Find hunting and fishing areas owned by U.S. Wildlife or Game & Fish Depts.
- Identifies names of rural residents and landowners to obtain permission to hunt and fish.
- Find the best and shortest routes and identifies the type of roads, like paved, gravel, etc.
- Two page county map.
- Yearly updated Township maps





January 2, 2020

To: Jean Andrews, Dodge County Planning and Zoning Administrator

Western Integrated Seed, Inc. hereby gives Bluestem Energy Solutions the right to develop, own and operate a solar generation and storage facility on parcel # 270096033 in Dodge county, Nebraska. Western Integrated Seed also gives Bluestem Energy Solutions the right to represent them through the zoning process at the public hearings in front of the Dodge county Planning Commission and the Supervisors.

Respectfully,

Chris Hoegemeyer

President

Western Integrated Seed

**DODGE COUNTY**  
**BUILDING INSPECTION & ZONING DEPARTMENT**

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204  
Fremont, Nebraska 68025  
Phone: (402) 727-2724

January 10, 2020


Western Integrated Seed Inc.  
1755 Hoegemeyer Rd.  
Hooper, NE 68031

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held January 21, 2020 at 4:30 P.M. on third floor of the Courthouse, Fremont, NE. You or your representative should make an effort to attend this meeting to answer any questions the board may have. Please come to the east door of the Courthouse for admittance and go directly up to third floor. In addition, please plan to attend the Dodge County Board of Supervisors meeting on January 29, 2020 where your application will be heard at 9:40 A.M.

If you have any questions, please feel free to contact my office.

Thank you,

  
Jean Andrews,  
Dodge County Zoning Administrator

Enclosure

Cc: Matt Robinette, Bluestem Energy Solutions

**DODGE COUNTY**  
**BUILDING INSPECTION & ZONING DEPARTMENT**

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204  
Fremont, Nebraska 68025  
Phone: (402) 727-2724

January 10, 2020

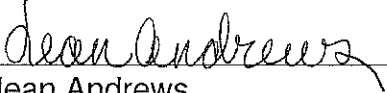
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, January 21, 2020 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3<sup>rd</sup> Floor, Dodge County Courthouse, Fremont, NE 68025 to consider request of Western Integrated Seed Inc. of 1755 Hoegemeyer Rd., Hooper, NE 68031-2125 to obtain a Conditional Use Permit to construct an Electricity Regulation substation or Solar Farm as per Article 12, Section 2. Conditional Uses (Land Use Matrix) located in the SE Corner SE ¼ Section 17, Township 19 North, Range 6 East in Ridgeley Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, January 21, 2020 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Conditional Use Permit, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,

  
\_\_\_\_\_  
Jean Andrews,  
Dodge County Zoning Administrator





# Title & Escrow

13057 W Center Rd, Suite 1  
Omaha, NE 68144  
(866) 932-4670 · FAX (866) 750-7285  
www.drititle.com

Order No. 1621927

## Title Certification

DRI Title & Escrow does hereby declare and certify that we have conducted a search of the property records of Dodge County, Nebraska. We find the following adjacent property owners names and addresses within a 300' radius of Parcel 270096033, Dodge County, Nebraska, on the attached list.

**EFFECTIVE DATE OF SEARCH:** November 9, 2019  
@ 8:00 A.M.

Date November 12, 2019

DRI Title & Escrow

Troy Podraza, Licensed Abstractor

SCHNOOR, DALE W & ALICE M, Tr  
415 E RIDGE RD  
HOOPER NE 68031

SCHNOOR, DALE W & ALICE M, Tr  
415 E RIDGE RD  
HOOPER NE 68031

SCHNOOR, DALE W & ALICE M, Tr  
415 E RIDGE RD  
HOOPER NE 68031

TOBIN KNAPP FARMS LLC  
81 W 5TH ST  
FREMONT NE 68025

WESTERN INTEGRATED SEED INC  
1755 HOEGEMEYER RD  
HOOPER NE 68031-2125

PORTER FARMS INC  
2718 SUMMERWOOD  
FREMONT NE 68025

STUEHMER, CURTIS  
920 CO RD L  
SCRIBNER NE 68057

PORTER, RON & CHERYL  
1032 COUNTY RD 9  
SCRIBNER NE 68057-2086

PID	OwnerName	OwnerAddress	PropertyAddress	LegalDesc
270097531	SCHNOOR, DALE W & ALICE M, Tr	415 E RIDGE RD	HOOPER NE 68031-0000	N1/2SW1/4SW1/4, NW1/4SE1/4SW1/4, S1/2N1/2SW1/4 70A 16 19 €
270097538	SCHNOOR, DALE W & ALICE M, Tr	415 E RIDGE RD	HOOPER NE 68031-0000	S1/2SW1/4SW1/4, SW1/4SE1/4SW1/4 30A 16 19 €
270137925	SCHNOOR, DALE W & ALICE M, Tr	415 E RIDGE RD	HOOPER NE 68031-0000	SE1/4NW1/4 & E1/2SW1/4 120A 17 19 €
270096026	TOBIN KNAPP FARMS LLC	81 W 5TH ST	FREMONT NE 68025-0000	N1/2SE1/4 80A 17 19 €
270096033	WESTERN INTEGRATED SEED INC	1755 HOEGEMEYER RD	HOOPER NE 68031-2125	S1/2SE1/4 80A 17 19 €
270096047	PORTER FARMS INC	2718 SUMMERWOOD	FREMONT NE 68025-0000	NE1/4 & N1/2SE1/4 240A 20 19 €
270096040	STUEHMER, CURTIS	970 CO RD L	SCRIBNER NE 68057-0000	N1/2NW1/4 80A 20 19 €
270096103	PORTER, RON & CHERYL	1032 COUNTY RD 9	SCRIBNER NE 68057-2086	W1/2NE1/4 & NW1/4 240A 21 19 €



# SITE PLAN



SOUTH 1/2 OF THE SOUTHEAST 1/4  
SECTION 17-19N-R6E

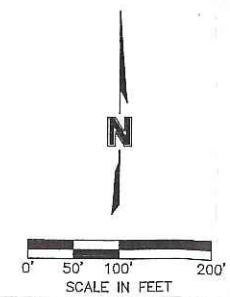
83' SETBACK  
33' COUNTY ROAD  
RIGHT OF WAY

83' SETBACK  
33' COUNTY ROAD  
RIGHT OF WAY

PROPOSED 16'  
ACCESS ROAD

### LEGEND

- 2019 DODGE COUNTY TIGER ROAD DATA
- ROAD RIGHT OF WAY
- 83' COUNTY ROAD SETBACK
- PROPOSED 16' ACCESS ROAD
- PROPOSED ACCESS ROAD CENTERLINE
- PROPOSED SOLAR ARRAY



DWG: G:\Grand Island\Teams\Survey\Misc Project\Lindsey need project no\Bluestem Dodge County\XBASE\_DODGE\_019-XXXX.dwg  
DATE: Dec 02, 2019 1:51pm  
USER: Wheeler

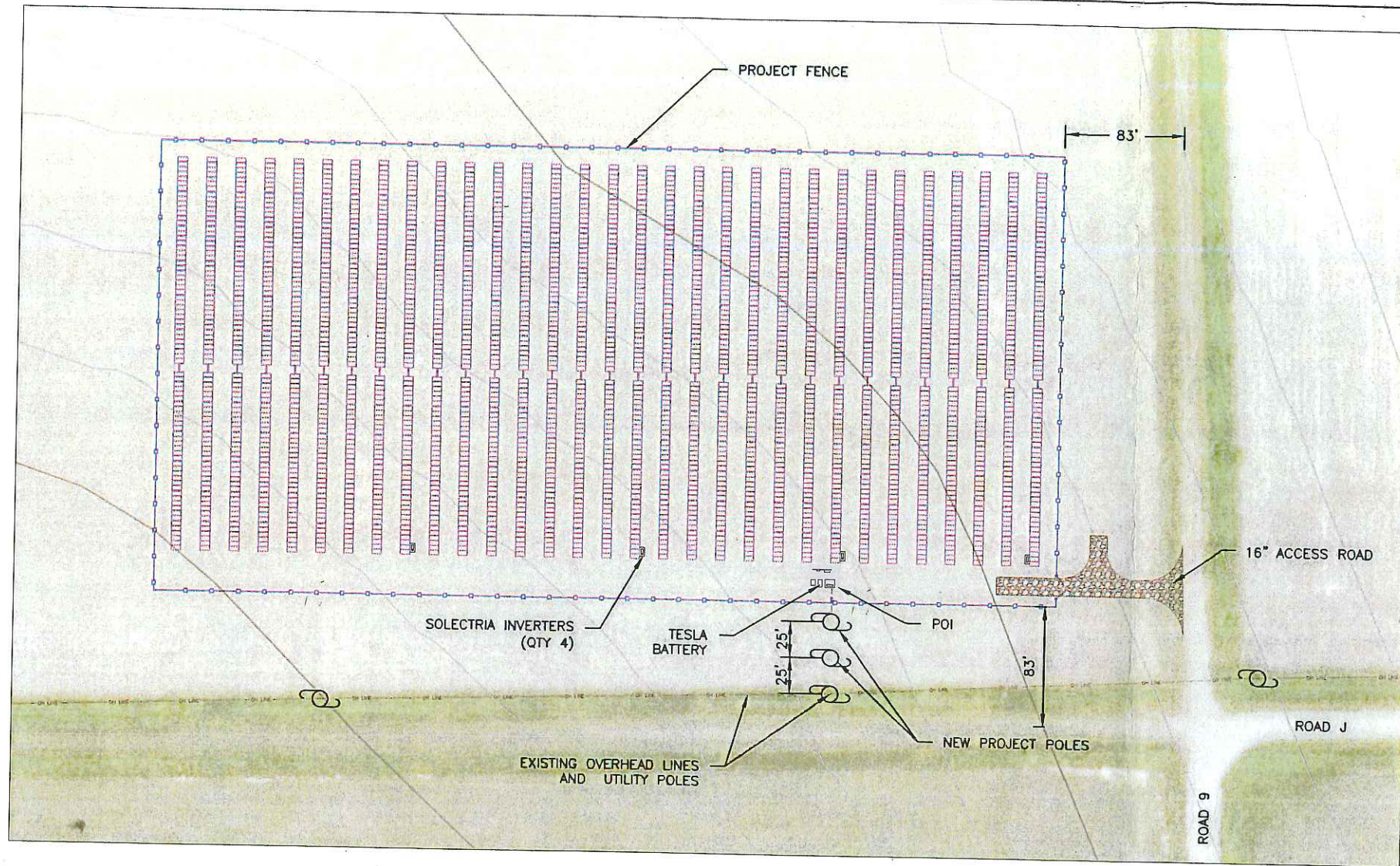
# olsson

201 East 2nd Street  
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

SITE PLAN	2019
BLUESTEM DODGE COUNTY SOLAR	
DODGE COUNTY, NEBRASKA	
Drawn by: LME	
checked by: JJA	
approved by: JJA	
CA/CIP by: JJA	
project no.: 019-XXXX	
drawing no.:	
date: 12.02.2019	





**DODGE COUNTY SOLAR LAYOUT:**  
 SYSTEM SIZE DC: 930,930 WATTS  
 SYSTEM SIZE AC: 664,000 WATTS

MODULE: ET SOLAR ELITE PLUS 385 WATTS  
 TOTAL # OF MODULES: 2418  
 TOTAL # OF STRINGS: 93  
 MODULES PER STRING: 26  
 STRINGS PER INVERTER: 24

TRACKERS: NEXT TRACKER  
 MODULES PER TRACKER: 78  
 TRACKERS PER INVERTER: VARIES (7-8 PER INVERTER)  
 TOTAL # OF TRACKERS: 31  
 ROW-ROW SPACING: 20 FT

INVERTERS: SOLECTRIA XG1 1500 - 166 kW/166 KVA  
 TOTAL # OF INVERTERS: 4

BATTERY: TESLA MEGAPACK 739.5 KW/2,958 KWH

PROJECT LOCATION:

CUSTOMER: BURT COUNTY PUBLIC POWER DISTRICT

PARCEL ID: 270096033

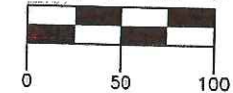
SITE ADDRESS: S.E. CORNER 17-19-6,  
 DODGE COUNTY, NE  
 41°36'43.1"N 95°45'6.9"W

INSTALLER: BLUESTEM ENERGY SOLUTIONS

**NOTES:**

- EQUIPMENT PADS PRECAST PAD OR POURED IN PLACE CONCRETE PAD INSTALLED BY CUSTOMER.

SCALE: 1"=100'-0"



THIS LINE IS ONE INCH WHEN DRAWING IS FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY.

**PRELIMINARY**

**Bluestem**  
 ENERGY SOLUTIONS

**CEG**  
 CONSULTING ENGINEERS GROUP  
*Engineering Powerful Solutions*

SITE ADDRESS:  
 S.E. CORNER 17-19-6  
 DODGE COUNTY, NE  
 PARCEL ID: 270096033

REVISIONS				
REV	DATE	DRW	CHK	DESCRIPTION
A	11/26/19	JRM	NG	PRELIMINARY
B	11/27/19	JRM	NG	CUSTOMER COMMENTS

BURT COUNTY PUBLIC POWER DISTRICT  
 PLOT PLAN

DODGE COUNTY  
 SCRIBNER, NE  
 PROJECT# CEGBLU01 REV NO. B  
 DWG NO. BLU-DCS-E.1









December 4, 2019

Bluestem Energy Solutions  
Attn: Matt Robinette  
950 South 10<sup>th</sup> Street  
Omaha, Nebraska 68108

Re: **Soil Review Letter**  
Dodge County Solar Project  
Dodge County, Nebraska

Dear Mr. Robinette:

At the request Bluestem Energy Solutions, Olsson has performed an initial desktop review of the soils conditions for the Dodge County Solar project in Dodge County, Nebraska. The information provided by the NRCS web soil survey was used to gain an initial understanding of the geotechnical properties of the soils for the solar project area as discussed herein.

The soils over the site are mapped as being deposited primarily as calcareous loess (wind-blown silt), with a lesser area of alluvial soils in the drainage area extending toward the northeast corner of the site (see Figure 1). The general physiographic environment is unglaciated terrain underlain covered with loess deposits underlain by older (Kansan/Nebraskan age) glacial till. It is anticipated that bedrock is fairly deep at the site and should not affect the proposed development. The site appears to be used for agricultural purposes based on aerial photographs.

The engineering properties of the soils is mapped primarily as lean clay (CL), fat clay (CH), and elastic silt (MH) (See Figure 2). Lean clay soils tend to have lower plasticity and less shrink-swell characteristics and fat clay soils are considered higher plasticity soils which may have significant shrink-swell characteristics. The fat clay soils also tend to have an affinity for water which may lead to lower strengths if moisture contents are excessive. The elastic silt also has a high affinity for water and can have very low strength if moisture contents are excessive, however, in Olsson's experience elastic silts are not prevalent for significant depths below grade in this area and likely will not affect the project foundations. These materials may be more easily disturbed during construction, particularly under traffic loads when in the presence of excess moisture. The Atterberg limits, swell potential, and undrained shear strengths of the soils should be evaluated during the design phase geotechnical engineering of the project for foundation design.

The typical foundations for solar panel arrays are driven steel piles. It is assumed that pile foundations will be feasible with the relatively deep soils at the site. The soil survey rating of potential for corrosion of steel foundations in contact with the site soils is considered moderate to high (see Figure 3). Testing should be performed to verify the corrosion potential of the soils to steel foundations during the design phase geotechnical services for the project. If the testing indicates significant corrosion potential for the foundations, a corrosion-inhibiting coating or alternate material piles may need to be used for foundations at this site.

The information contained herein was determined from publicly available soil survey information and experience with similar projects. A full design phase geotechnical engineering study should be performed using site investigations and laboratory testing to determine actual site conditions

for foundation design. However, none of the information from this limited review indicate that the project is no feasible and foundation design and construction likely can be achieved with conventional methods.

If you have any questions about the information contained in this letter report, please contact Bill Kussmann at (952-356-4419). We appreciate the opportunity to assist you at this phase of the project.

**Olsson, Inc.**



By \_\_\_\_\_  
Bill W. Kussmann, PE

Attachments

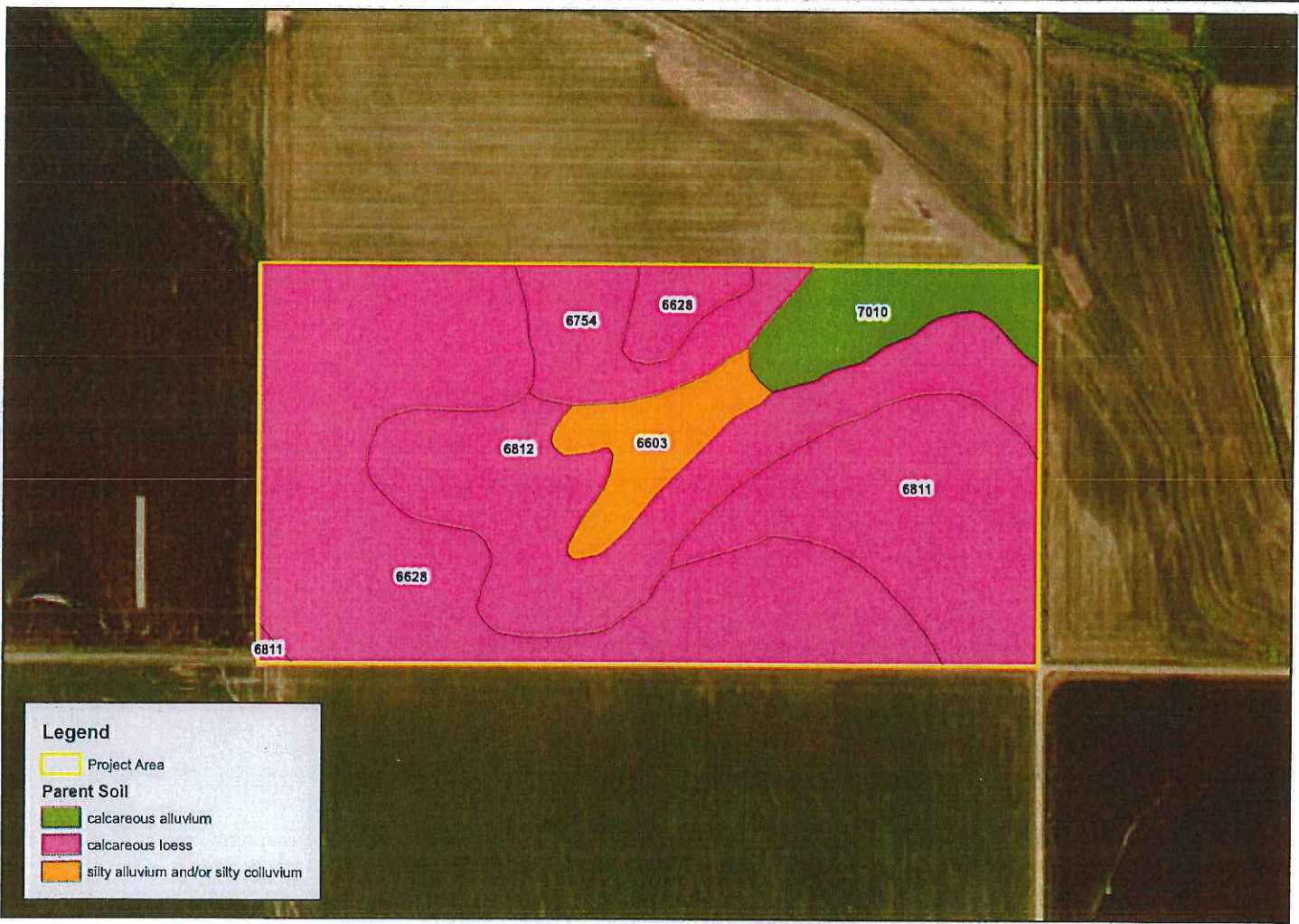
Figure 1 – Soil Parent Material

Figure 2 – USCS Soil Classification

Figure 3 – Corrosion Potential to Steel Foundations



C:\Users\baurehalla\Desktop\Dodge County, NE\Soils.mxd PUBLISHED BY: mwheat DATE: December 04, 2018



**Legend**

- Project Area
- Parent Soil**
- calcareous alluvium
- calcareous loess
- silty alluvium and/or silty colluvium

**olsson**

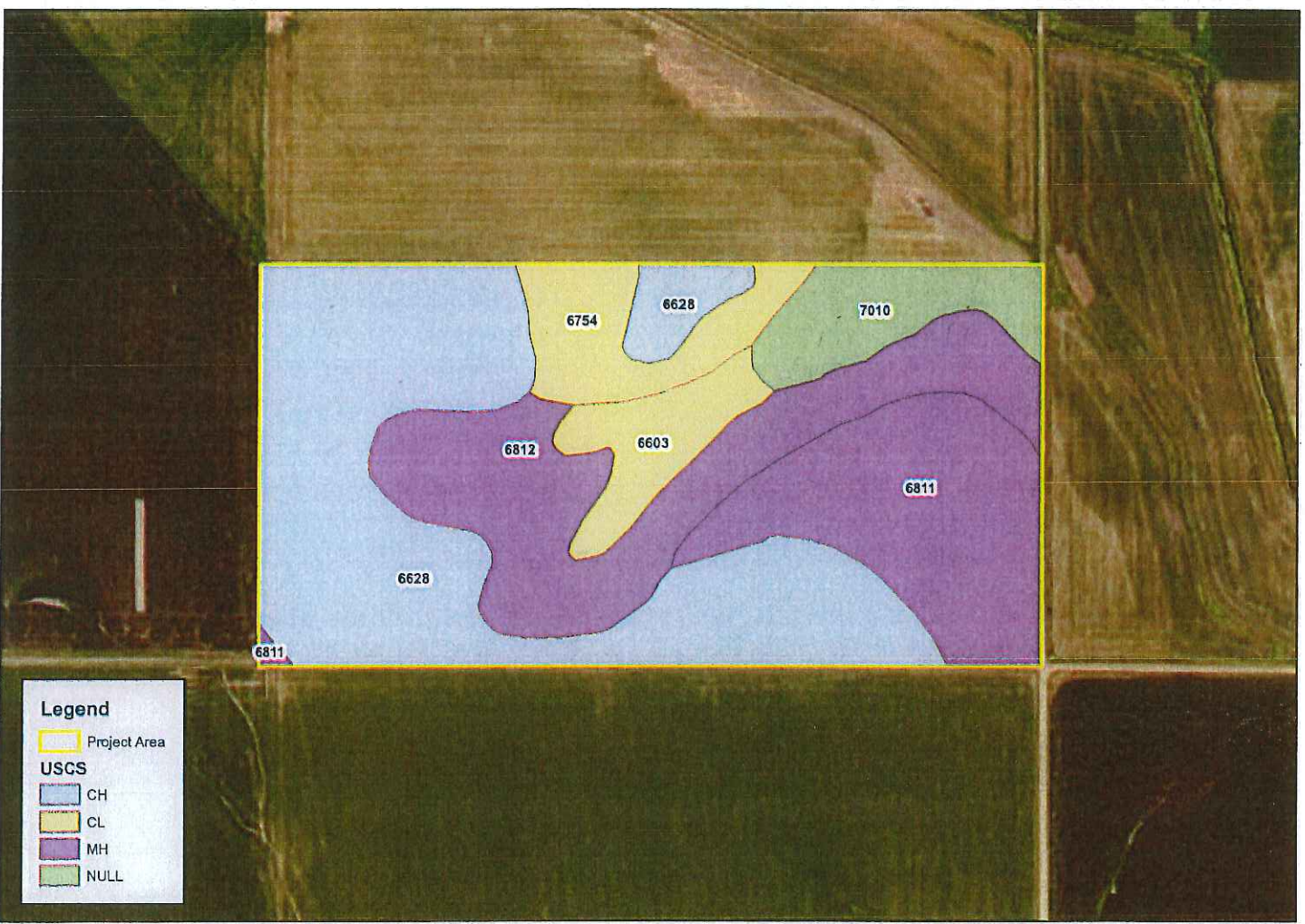
N  
0 155 310 620  
1" = 583'  
Original Published Resolution  
WGS 1984 Web Mercator Auxiliary Sphere  
ESRI World Imagery

Dodge County  
Dodge County, Nebraska  
Parent Soil Map

FIGURE

1

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**Legend**

-  Project Area
- USCS**
-  CH
-  CL
-  MH
-  NULL



N  
0 155 310 620  
1" = 583'  
Original Published Resolution  
WGS 1984 Web Mercator Auxiliary Sphere  
ESRI World Imagery

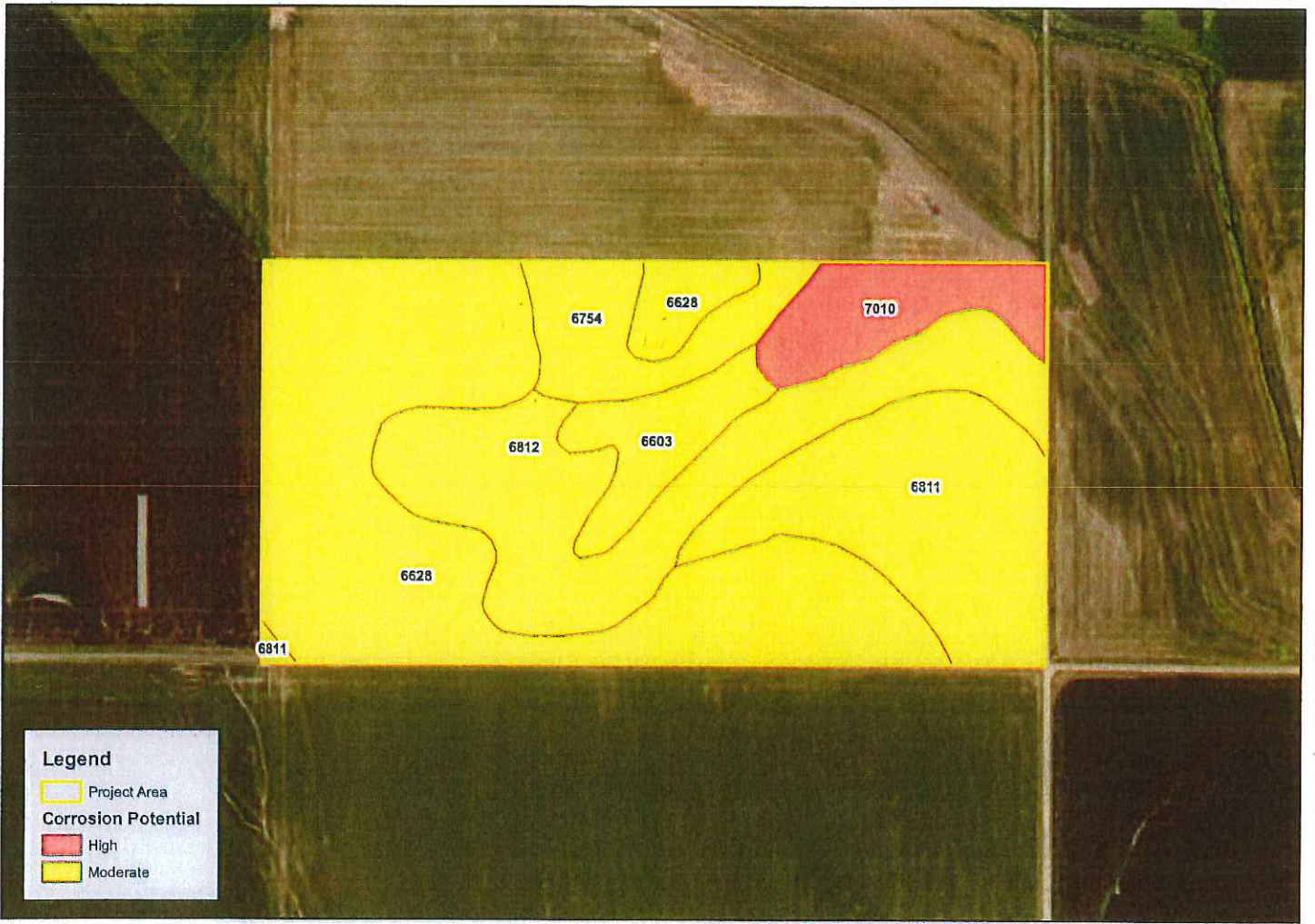
Dodge County  
Dodge County, Nebraska  
Unified Soil Classification Map

FIGURE  
2





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**Legend**

- Project Area
- Corrosion Potential**
  - High
  - Moderate

**olsson**

N

0 155 310 620

1" = 583'

Original Published Resolution  
WGS 1984 Web Mercator Auxiliary Sphere  
ESRI World Imagery

Dodge County  
Dodge County, Nebraska  
Corrosion Potential to Steel

FIGURE  
3