

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

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

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.

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date 5-18-2021
Property Owner's Name Gary Reimers - Christopher Reimers
Address: 1100 N Colfax, West Point, NE 68788 350 21st Rd West Point 68788
Phone No. 402-380-9406 (Home) _____ (Work) _____
Chris - 402-380-4406

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Proposed 5,000 AU LFO
2 barns, 1 solid separator building, 1 manure storage pond

Section 6 Township 20 Range 7 Lot No. _____
Location within Section SE 1/4 of the NW 1/4 Lot Size 40 (Sq. Ft./Acres)
Estimated Cost of Structure/Use \$ 5,000,000 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 Farming South Farming
East Farming West Farming

Justification

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

1. What is the general character of the area? Describe.
Farm ground
2. Can soil conditions support the proposed development? What is the soil classification of the area?
Yes Soil Group C classification
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)? Yes

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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?

Enclosed:

Site Plan Soil Suitably Map Easements N.A.
Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency Yes

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Application Fee of \$ 150 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 1100 N Colfax St, West Point, NE
CRB Res. 350 21st Rd 68788
West Point, NE 68788

OFFICE USE ONLY

PERMIT NO. 2021-001

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 6-15-21 Approved _____
Disapproved _____
Approved with Added Conditions _____
Chair, Dodge County Planning Comm

Date 6-30-21 Approved _____
Disapproved _____
Approved with Added Conditions _____
Chair, Dodge County Board of Comm

See attachment for added conditions.

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Dodge Co Hyway Dept

ATTEST _____
Dodge County Clerk

Dated this _____ day of _____ 20__

Dodge County Planning & Zoning Administrator
435 N. Park, Rm. 204, Fremont, NE 68025
(402)727-2724

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator
Flood Plain Manager**

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

June 4, 2021

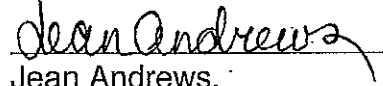
Christopher Reimers
350 - 21st Road
West Point, NE 68788

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held June 15, 2021 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 June 30, 2021 where your application will be heard at 9:30 A.M.

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

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

Enclosure

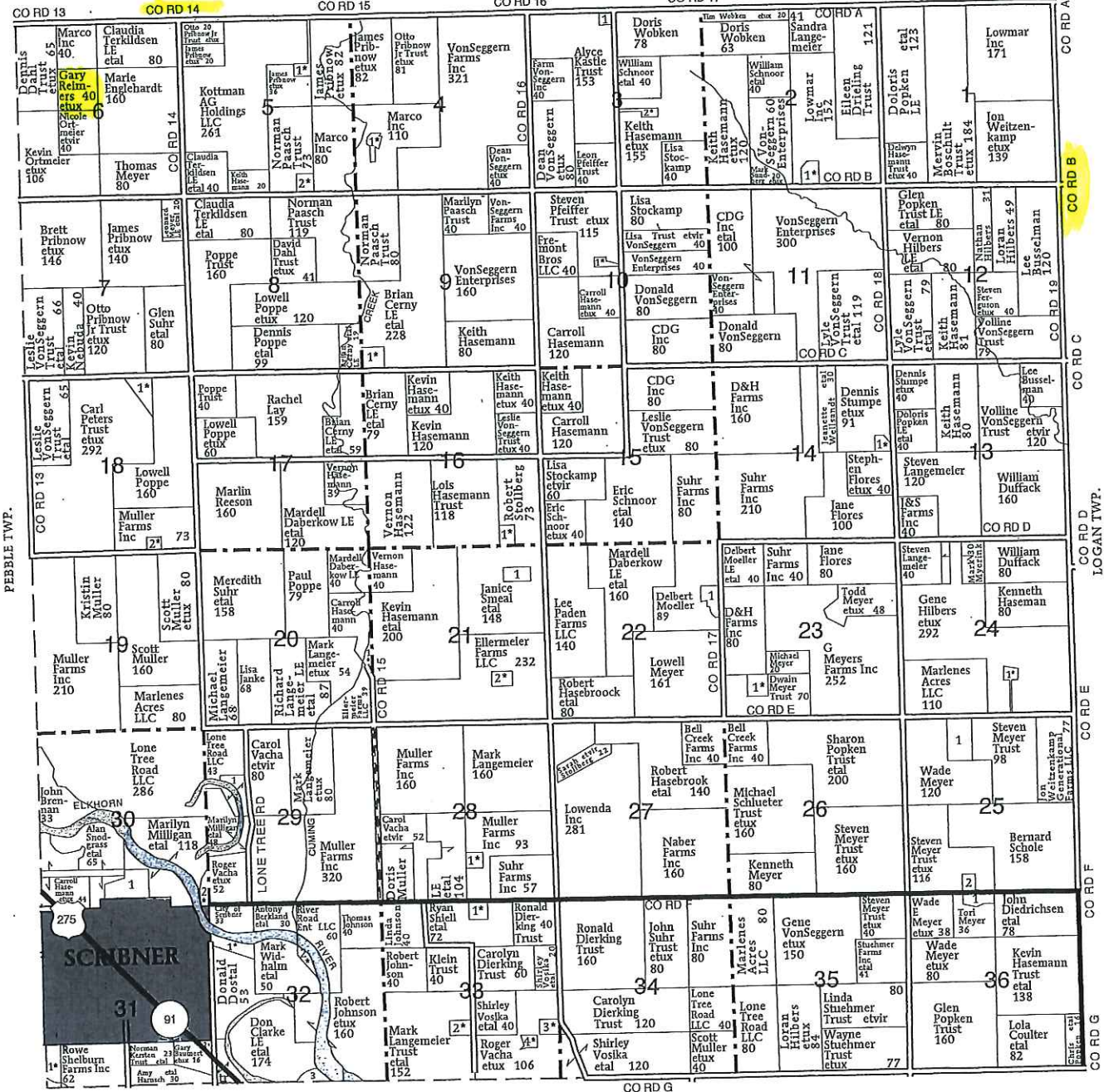
Cc: Gary Reimers
Settje Agri-Services & Engineering

CUMING CO.
CO RD 16

CO RD 17

CO RD 18

CO RD 19



EVERETT TWP.

CUMING TOWNSHIP

- SECTION 2**
- SECTION 3**
- SECTION 4**
- SECTION 5**

SECTION 9

- 1. Petersen, Merlin etux 11
- SECTION 10**
- 1. Mahnke, Eric etal 5
- SECTION 14**
- 1. Stumppe, Dennis etal 9
- SECTION 16**
- 1. Slama, Garwood etux 7
- SECTION 18**
- 1. Suhr, Glen etal 11
- 2. Cordes, Kevin etux 7
- SECTION 20**
- 1. Hasemann, Kevin etal 6

SECTION 21

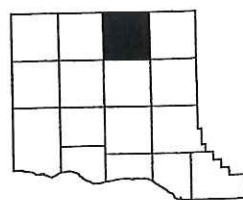
- 1. Joe Smeal Inc 12
- 2. Wagner, Casey etux 8
- SECTION 22**
- 1. Powell, Dennis 9
- SECTION 23**
- 1. Meyer, Scott etal 10
- SECTION 24**
- 1. Hilbers, Chad etux 6
- SECTION 25**
- 1. St Pauls Lutheran Church of Hooper 22
- 2. Smeal, Bryan 5

SECTION 28

- 1. Poppe, Russel etux 7
- SECTION 29**
- 1. Robert, Joann 17
- SECTION 30**
- 1. School District 62 27
- 2. Vacha, Roger etux 9
- SECTION 31**
- 1. Schnoor, Eric etal 10
- 2. Dostal, Donald etux 8
- SECTION 32**
- 1. Johnson, Tereshel etal 14

SECTION 33

- 1. Garretson, Jason etux 8
- 2. Schlueter, Cory etux 9
- 3. Mortensen, Jefferey etux 8
- 4. Vacha, Brady etux 7
- SECTION 36**
- 1. Meyer Family Trust 5



Date: 6-1-21

Bluestem Systems LLC and Gary Reimers have entered into a ninety-nine year lease agreement for 40 acres located at (legal description):

SE 1/4, N1/4, 40A 6-20-7E in Dodge County Nebraska.

The lease start date is 11-01-21.


Gary Reimers

1100 North Colfax
West Point NE 68788

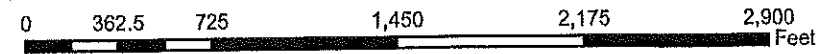
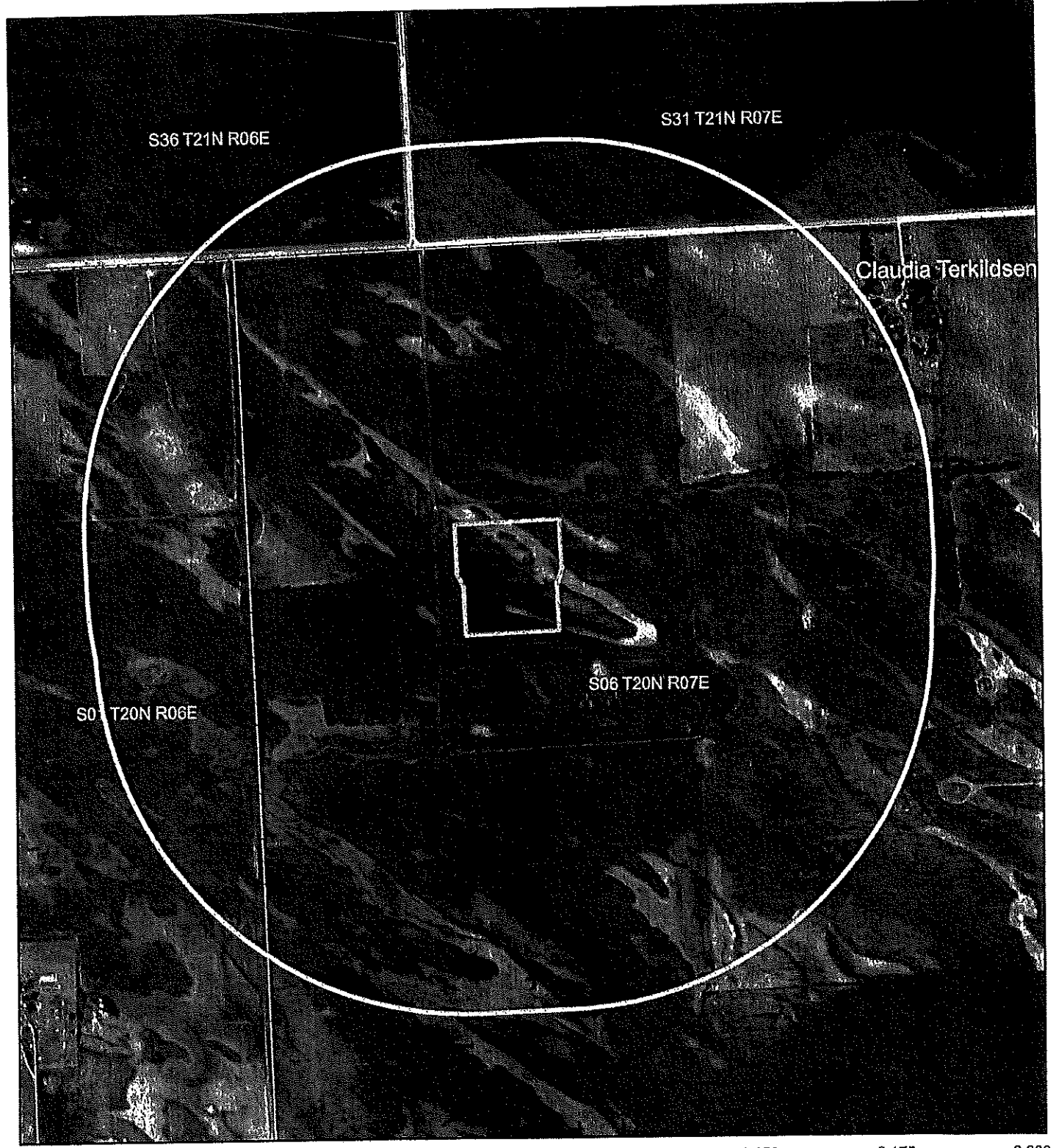

Bluestem Systems, LLC
Chris Reimers as Manager

2321 RD 14 Box 396
Howells NE, 68641

2021 JUN -2 AM 11:45
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Dodge Co Hyway Dept

DC 40 Finishers

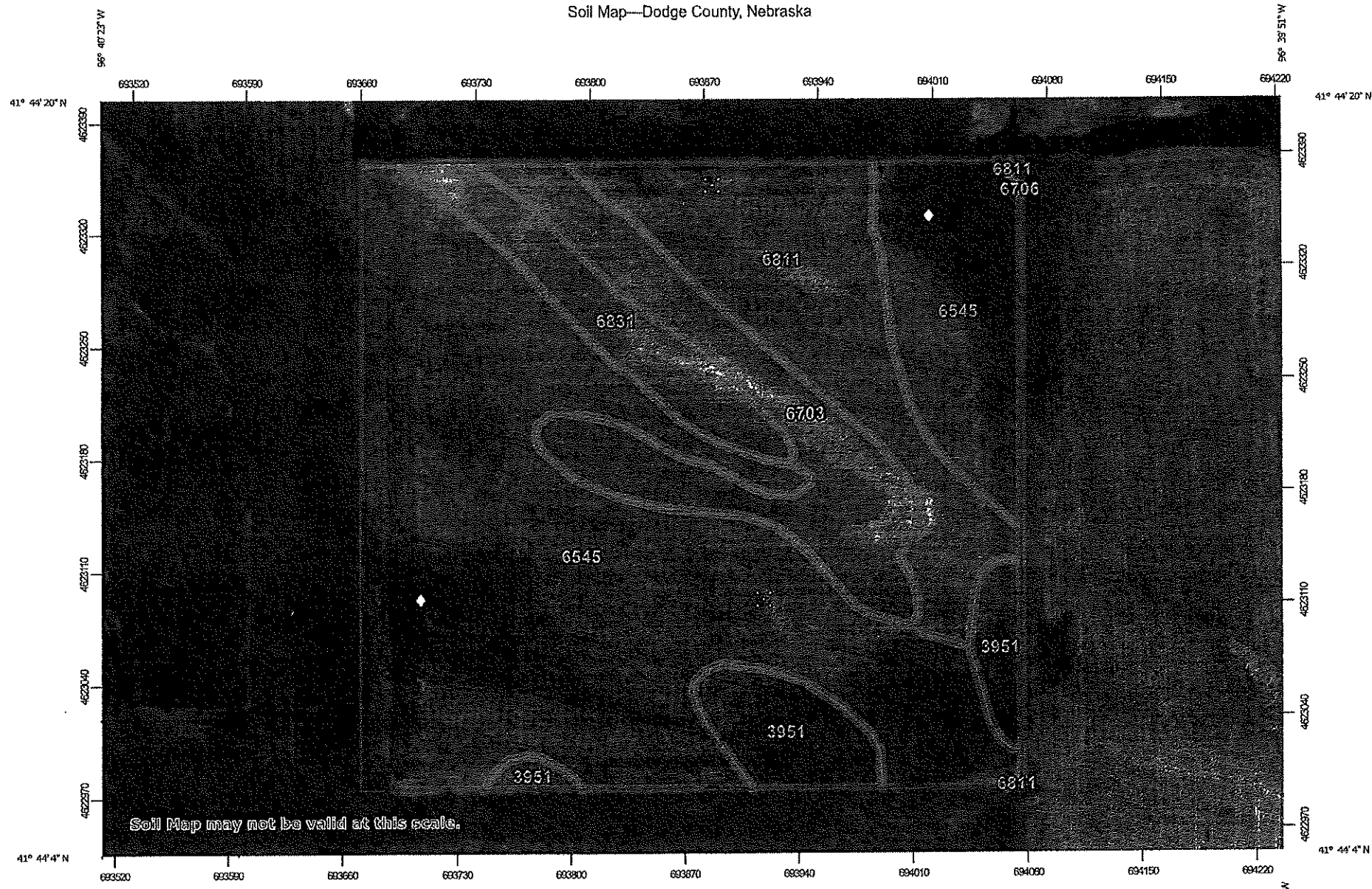
Site Map with 1,980 ft. Setback



- Residences
- Facility
- Setback
- Section Lines



Soil Map—Dodge County, Nebraska






































Map Scale: 1:3,310 if printed on A landscape (11" x 8.5") sheet.

0 45 90 180 270 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

- | | | |
|--|--|---|
| Area of Interest (AOI) |  Area of Interest (AOI) |  Spoil Area |
| Soils |  Soil Map Unit Polygons |  Stony Spot |
| |  Soil Map Unit Lines |  Very Stony Spot |
| |  Soil Map Unit Points |  Wet Spot |
| Special Point Features | |  Other |
|  Blowout | |  Special Line Features |
|  Borrow Pit | Water Features |  Streams and Canals |
|  Clay Spot | Transportation |  Rails |
|  Closed Depression |  Interstate Highways |  US Routes |
|  Gravel Pit |  Major Roads |  Local Roads |
|  Gravelly Spot | Background |  Aerial Photography |
|  Landfill | | |
|  Lava Flow | | |
|  Marsh or swamp | | |
|  Mine or Quarry | | |
|  Miscellaneous Water | | |
|  Perennial Water | | |
|  Rock Outcrop | | |
|  Saline Spot | | |
|  Sandy Spot | | |
|  Severely Eroded Spot | | |
|  Sinkhole | | |
|  Slide or Slip | | |
|  Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dodge County, Nebraska
 Survey Area Data: Version 22, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 4, 2014—Feb 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
3951	Fillmore silt loam, occasionally ponded	2.5	6.4%
6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	23.4	59.7%
6703	Thurman loamy fine sand, 2 to 6 percent slopes	5.0	12.8%
6706	Thurman loamy fine sand, 6 to 11 percent slopes	0.0	0.0%
6811	Moody silty clay loam, 2 to 6 percent slopes	6.0	15.2%
6831	Lelsy fine sandy loam, 2 to 6 percent slopes	2.3	5.9%
Totals for Area of Interest		39.3	100.0%

Dodge County, Nebraska

6545—Moody silty clay loam, terrace, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2ts6n
Elevation: 1,020 to 2,230 feet
Mean annual precipitation: 24 to 31 inches
Mean annual air temperature: 43 to 52 degrees F
Frost-free period: 140 to 180 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Moody, terrace, and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Moody, Terrace

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear, convex, concave
Across-slope shape: Linear
Parent material: Calcareous loess

Typical profile

Ap - 0 to 7 inches: silty clay loam
A - 7 to 12 inches: silty clay loam
Bw - 12 to 37 inches: silty clay loam
Bck - 37 to 46 inches: silty clay loam
C - 46 to 79 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 14 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C
Ecological site: R102CY058NE - Loamy Upland
Forage suitability group: Loam (G102CY100NE)
Other vegetative classification: Loam (G102CY100NE)
Hydric soil rating: No

Minor Components

Fillmore, occasionally ponded

Percent of map unit: 4 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Microfeatures of landform position: Closed depressions
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R102CY049NE - CLAYEY OVERFLOW
Other vegetative classification: Wet (G102CY900NE)
Hydric soil rating: Yes

Hobbs, occasionally flooded

Percent of map unit: 1 percent
Landform: Drainageways on stream terraces
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R102CY050NE - Loamy Lowland
Other vegetative classification: Overflow (G102CY500NE)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Dodge County, Nebraska
Survey Area Data: Version 22, Jun 8, 2020



C-1



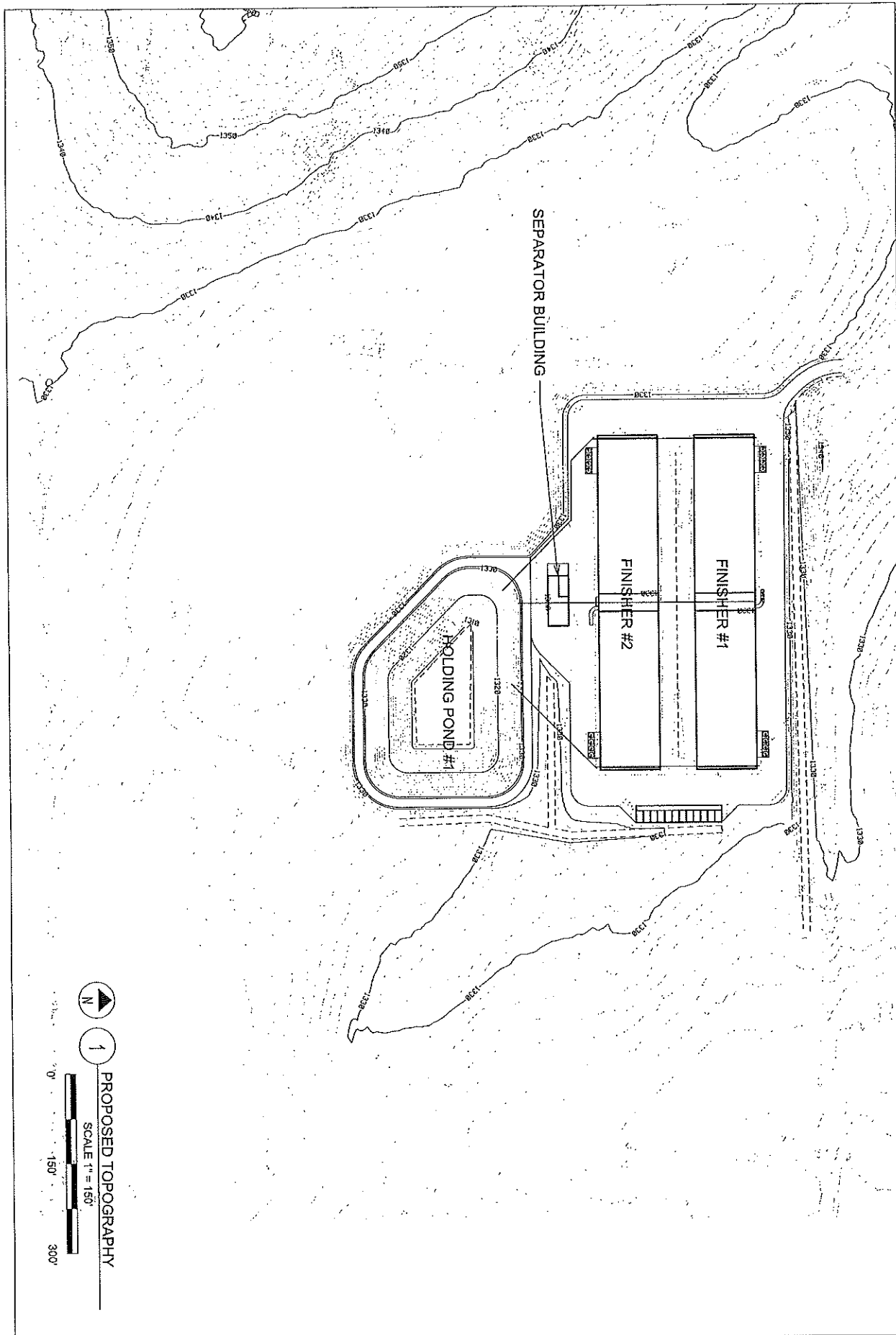
15460 NW 48th St.
 Raymond, NE 68428
 Office: (402) 783-2100
 Fax: (402) 783-2104
 Web Site: www.settje.com

DC 40 Finishers
 SE ¼, NW ¼, Sec. 6, T-20-N, R-7-E
 Dodge County, Nebraska

Swine Finishers
 Site Plan

Date Printed: 05/20/2021

Rev.	Date



C-2

SETTJE
 Agri-Services & Engineering, Inc.
 15460 NW 48th St.
 Raymond, NE 68428
 Office: (402) 783-2100
 Fax: (402) 783-2104
 Web Site: www.settje.com

DC 40 Finishers
 SE ¼, NW ¼, Sec. 6, T-20-N, R-7-E
 Dodge County, Nebraska

Swine Finishers
 Proposed Topography

Date Printed: 05/02/2021	
Rev.	Date



C-3



15460 NW 48th St.
 Raymond, NE 68428
 Office: (402) 783-2100
 Fax: (402) 783-2104
 Web Site: www.settje.com

DC 40 Finishers
 SE ¼, NW ¼, Sec. 6, T-20-N, R-7-E
 Dodge County, Nebraska

Swine Finishers
 Cut / Fill Plan

Date Plotted: 05/20/2021	
Rev.	Date

Nebraska Animal Feeding Operation Siting Matrix

A. Livestock Operation Size		Number	Points	Score	
1	Number of animals (for multiple species or production phases, record separately)	12,500			
2	Animal Units (see Animal Units tab for calculator)	5,000			
		Yes	No	Points	Score
1	Large livestock operation (1,000 animal units or more)	X			
2	Medium livestock operation (300 animal units to 999 animal units)				
3	Small livestock operation (less than 300 animal units)				

NDEQ STATUS

B. Environmental Protection Plans		Yes	No	Points	Score
1	NDEQ has issued letter that no construction and/or operating permit is required		X	30	0
2	All NDEQ construction and operating permit(s) will be in place prior to operation, as required, including the following (if not applicable, write NA):	X		30	0
3	Nutrient Management Plan	X			
4	Animal Mortality Management Plan	X			
5	Request for Inspection of Animal Feeding Operation (Title 130 - Form A)	X			
6	Permit Application (Title 130 - Form B)	X			
7	Applicant Disclosure (Title 130 - Form C)	X			
8	Livestock Feeding Operation Narrative	X			
9	Livestock Feeding Operation Site Plan, Construction Drawings, and Maps	X			
10	Construction Quality Assurance Plan	X			
11	Manure Production and Storage/Treatment Calculations	X			
12	Operation and Maintenance Plan	X			
13	Chemical Management Plan	X			
14	Emergency Response Plan	X			
15	Sludge Management Plan	X			
16	Livestock Operation Closure Plan	X			
17	Best Management Practices for Odor Control	X			
SUBTOTAL (total not to exceed 30 points for this section)				30	0

SETBACKS/SEPARATION DISTANCES

C. Siting relative to dwellings and public places (refer to Separation Distances tab)		Yes	No	Points	Score
1	Separation meets or exceeds county setbacks, or an impact easement / distance waiver is in place	X		30	0
If YES, move to Section D. If NO, answer questions C2-C7.					
Enter number of dwellings (formula may be used to calculate points if number (N))		Number	Points		
2	Within 1.5 times the separation distance for odor and the separation distance for odor	$(6-N) \times 2$	0	0	
3	Within the separation distance for odor and 1/2 the separation distance for odor	$-1 \times N^2$	0	0	
4	Within 1/2 the separation distance of odor	$-10 \times N^2$	0	0	
		Yes	No	Points	Score
5	If dwellings or public places exist within 1.5 times the separation distance for odor, have verified that none are located downwind of the site for prevailing wind direction(s) - via representative wind rose (see tab) or documented local weather data			6	0
6	If dwellings or public places exist within the county setback (or separation distance for odor if no county setback), have verified that none are located downwind of the site for prevailing wind direction(s) - via representative wind rose or documented local weather data			15	0
7	Was the Nebraska Odor Footprint Tool or other third-party, science-based tool used to assess siting relative to impacts on private dwellings and public places?			2	0
SUBTOTAL (total not to exceed 30 points for this section)				30	0

OTHER CONSIDERATIONS

D Environmental and Zoning Compliance Record		Yes	No	Points	Score
1	Owner has operated an animal feeding operation (AFO) for at least 5 years AND has been issued NO judicial enforcement action by a State or Federal Department of Justice within the last 5 years	X		5	0
SUBTOTAL				5	0
E Water Quality Protection - Livestock Facilities		Yes	No	Points	Score
1	The majority of animals housed within a confinement building	X		2	0
For only the facility that contains the majority of manure or effluent, select any that describe the livestock waste control facility:		X	X	X	X
2	Open lot with stockpile		X	0	0
3	Vegetative treatment system for runoff		X	1	0
4	Runoff containment structures		X	2	0
5	Roofed manure containment		X	2	0
6	Concrete-equivalent containment structure		X	2	0
7	Clay-lined or Geomembrane-lined containment structure		X	1	0
8	Additional storage capacity (25% or more than NDEQ requirements)		X	2	0
9	Select the smallest separation distance between any well used for domestic purposes and a Livestock Waste Control Facility:	X	X	X	X
	100 to 150 feet		X	0	0
	151 to 300 feet		X	1	0
	301 feet to 1,000 feet		X	2	0
SUBTOTAL (total not to exceed 15 points for this section)				4	0
F Odor and Dust Control for Facilities		Yes	No	Points	Score
Check all that apply for the majority of animal confinement or manure storage:		X	X	X	X
1	Biofilter treatment of exhaust air from fans (primarily for odor control)		X	3	0
2	Oil/water sprinkling for dust control in animal areas		X	2	0
3	Electrostatic/ionization system for dust control in animal areas		X	2	0
4	Windbreaks placed to intercept air emissions		X	2	0
5	Solids routinely separated from liquids and:			1	0
	Stockpiled for later application to land	X		0	0
	Composted, dried and used for bedding, or equivalently treated.		X	1	0
6	Cover on manure storage or first (settling) cell of multi-cell system		X	1	0
	Impermeable cover with flare or gas treatment		X	2	0
7	Aerobic treatment		X	1	0
8	Anaerobic digester		X	3	0
9	Other supplemental odor reduction measures (supported by verifiable scientific data)		X	2	0
SUBTOTAL				0	0

G. Manure Application Practices		Yes	No	Points	Score
1	Select the primary method of manure application under normal conditions for the majority of manure applied and indicate any control practices followed for application to 50% or more of the land receiving manure:				
1a	Subsurface application (also referred to as "Injection")	X		3	0
1b	Surface-applied solids		X	-2	0
	Incorporated within 2 days of application	X		3	0
	Incorporated within 3 to 7 days of application	X		2	0
	Incorporated prior to planting but more than 7 days after application	X		1	0
1c	Surface-applied slurry or effluent (excl. sprinkler irrigation)		X	-5	0
	Application equipment discourages drift and encourages entry into soil	X		2	0
	Incorporated within 2 days of application	X		3	0
	Incorporated within 3 to 7 days of application	X		1	0
1d	Sprinkler Irrigation		X	-3	0
	Utilize drop nozzles or distribution hoses	X		1	0
	Utilize a monitoring and alarm system	X		1	0
	Irrigation distribution system has a complete disconnect from the water source or appropriate mechanical devices, as specified by NDEQ, during application	X		1	0
	Irrigation distribution system does NOT have a complete disconnect from the water source during application or appropriate mechanical devices, as specified by NDEQ		X	-2	0
2	Cover conditions for manure application (Indicate all that apply for the selected method and majority of land receiving manure)				
	Conservation tillage is implemented	X		1	0
	No-till farming is implemented		X	-2	0
	Application is primarily to fields with a growing crop	X		1	0
	Application is primarily to fields with an established crop canopy	X		2	0
	Cover crops or additional approved erosion-control practices are used	X		2	0
	SUBTOTAL (total not to exceed 6 points for this section)			4	0
H. Manure Application Separation		Yes	No	Points	Score
1	Additional separation provided, above and beyond minimum requirements, from land application areas to closest dwelling or public place. Applies to all application areas.				
	Additional 50 to 100 feet			1	0
	Additional 101 to 500 feet			2	0
	Additional 501 to 1,320 feet			3	0
	Additional 1,321 to 2,640 feet			4	0
	Additional 2,641 feet and greater			5	0
2	Vegetative buffer (minimum 50 feet width) will be maintained between land application areas and any dwellings or public places			2	0
3	Vegetative buffer (minimum 50 feet width) will be maintained between land application areas and any surface waters			3	0
4	Vegetative buffers present on 25 to 50% of natural surface drains on all application areas			1	0
5	Vegetative buffers present on 51 to 100% of natural surface drains			3	0
	SUBTOTAL			0	0

Additional Assurance of Environmental Protection		Yes	No	Points	Score
1	Assurance that the following plans will be kept current, displayed and/or readily accessible on site, and included in training procedures during operation:	X	X	X	X
	Operation and Maintenance Plan	X		1	0
	Animal Mortality Composting Plan	X		1	0
	Chemical Management Plan	X		1	0
	Emergency Response Plan	X		1	0
	BMP for Odor Control Plan	X		1	0
	Nutrient Management Plan	X		5	0
2	Assurance that earthen livestock waste control facilities having compacted-soil liners will be constructed to meet and be verified as having a permeability rate ≤ 0.125 inch/day	X		1	0
3	Assurance that earthen livestock waste control facilities having geomembrane liners will be installed according to the construction quality assurance / quality control plan and documentation will be maintained		X	1	0
	SUBTOTAL			11	0
Traffic		Yes	No	Points	Score
1	Main entrance to livestock operation located on minimum maintenance road		X	3	0
2	Livestock operation has a cost-share agreement with the county for road maintenance		X	5	0
3	Vehicle entrance and turnaround is designed so that traffic will not be required to back into the livestock operation from the county road	X		3	0
4	Heavy vehicle route established that avoids bridges or roads with weight restrictions		X	3	0
5	For the primary application method under normal conditions, the livestock operation can avoid county roads to apply:	X	X	X	X
	Up to 25% of manure nutrients generated		X	1	0
	25 to 50% of manure nutrients generated		X	2	0
	More than 50% manure nutrients generated		X	3	0
	SUBTOTAL			3	0
Authorized Representative and Manager Residency		Yes	No	Points	Score
1	Authorized representative lives or will live within one year of beginning operation:	X	X	X	X
2	On the site or within the separation distance for odor		X	5	0
3	Between separation distance for odor and 10 miles of the livestock operation	X		3	0
4	Between 10 miles and 50 miles of the livestock operation	X		1	0
5	Manager lives or will live within one year of beginning of operation:	X	X	X	X
6	On the site or within the separation distance for odor		X	5	0
7	Between separation distance for odor and 10 miles of the livestock operation	X		3	0
8	Between 10 miles 50 miles of the livestock operation		X	1	0
	SUBTOTAL			6	0
Neighbor Community Communication		Yes	No	Points	Score
1	Communication with 100% of the property owners within a one-mile radius		X	5	0
	SUBTOTAL			0	0
Economic Impact Factors		Yes	No	Points	Score
1	Will add property value as of county permit issue date by:	X	X	X	X
	\$50,000-\$250,000			1	0
	\$250,000-500,000			2	0
	\$500,000-\$1,000,000			3	0
	More than \$1,000,000	X		4	0
2	Will create the following number of new full-time or equivalent jobs:	X	X	X	X
	1 to 3		X	1	0
	4 to 9			2	0
	10 or more			3	0
	SUBTOTAL			5	0

Landscaping/Aesthetic Appearance		Yes	No	Points	Score
Check all that will apply:					
1	Landscaping plan will be implemented	X		2	0
2	Visual barriers (i.e. fences, gating, trees) will be put in place	X		2	0
3	Animal mortality will be managed so as to not be viewable from a public road	X		1	0
	Handling of animal mortalities will be viewable from public road		X	-3	0
4	Site designed to facilitate clean surface water drainage away from livestock operation	X		2	0
5	Separation distance of at least 1.5 times county required distance from centerline of frontage road to livestock facility	X		3	0
SUBTOTAL				10	0
Cumulative Points					0

Amended 1/3/18

Total Score (A project that reaches 75 points or above shall be granted a conditional/special use permit by the county) =

0

New Amendment: "Total Score (A project that reaches 75 points or above shall be considered for a Conditional/Special Use permit by the County)." ¹⁰⁸

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator
Flood Plain Manager**

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

June 4, 2021

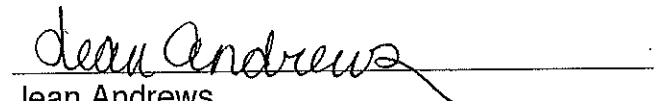
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, June 15, 2021 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider request of Gary & Christopher Reimers of 350 21st Road, West Point, NE 68788 to obtain a Conditional Use Permit for a 5,000 Animal Unit Livestock Feeding Operation as per Article 12. Section 2. Conditional Uses 2.19 located in SE ¼ NW ¼ Section 6, Township 20 North, Range 7 East in Cuming Township, Zoning District A-1, Intensive Ag District.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, June 15, 2021 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

DODGE COUNTY TITLE & ESCROW CO., LLC
549 NORTH MAIN STREET,
FREMONT, NE 68025
402-721-5833

NAME AND ADDRESS SEARCH

Request Made By: **Settje Agri-Services & Engineering**

We, **DODGE COUNTY TITLE & ESCROW CO., L.L.C.**, hereby certify that we have checked the records of the County Assessor of Dodge County, Nebraska, for the purpose of presenting a list to the Zoning Administrator of said County and find the following named persons are shown as property owners of land adjoining the property described as:

The Southeast Quarter of the Northwest Quarter of Section 6, Township 20 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.

The list of names and addresses include all property owners within 300 feet of said property:

Marco Inc
105 E 2nd St
PO Box 216
Snyder, NE 68664-0216

NE1/4NW1/4 6-20-7

Claudia Terkildsen (Life Estate)
Michael C. Terkildsen
David K. Terkildsen
1375 Co Rd A
Scribner, NE 68057-1377

N1/2NE1/4 6-20-7

Marie A. Engelhardt
PO Box 306
West Point, NE 68788-0306

N1/2SE1/4&S1/2NE1/4 6-20-7

Nicole V. Ortmeier (etux)
217 Co Rd H
Dodge, NE 68633-3038

NE1/4SW1/4 6-20-7

Kevin L. & Nicole V. Ortmeier
217 Co Rd H
Dodge, NE 68633-3038

W1/2SW1/4 6-20-7

David L. & Michelle A. Dahl (Trustees)
2152 A Rd
Scribner, NE 68057-4001

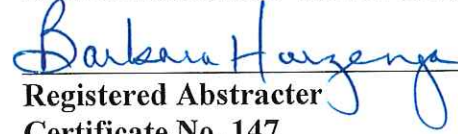
W1/2NW1/4 6-20-7

2021 MAY 31 AM 11:21
RECEIVED
Dodge Co Highway Dept

The liability of Dodge County Title & Escrow Co. is limited to the information available in the office of the County Assessor and in no way extends to the correctness of the fee simple title to subject property. A certified search of the records or a Title Insurance Policy would be required to assure the fee simple ownership and any existing liens.

Dated: May 21, 2021

DODGE COUNTY TITLE & ESCROW CO., L.L.C.

A handwritten signature in blue ink, appearing to read "Barbara Harzenya", is written over a horizontal line.

Registered Abstractor

Certificate No. 147

Order No. 210487