

**Scotts Bluff County**  
**Planning Commission Meeting**  
**June 8, 2021**

The Scotts Bluff County Planning Commission met on June 8, 2021 at 7:30 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building, Gering, Nebraska.

Members Present: Bill Wineman, Jerry Thurman, Eric Wilcox, Dan Dickinson, Dean Schaneman, Mick Lookabill

William Mabin: Building and Zoning Director  
Bobbie Dendy: Building and Zoning Assistant

Notice of the Nebraska Open Meetings Act was made by Eric Wilcox.

Bill Wineman made the motion to approve the February 9<sup>th</sup>, 2021 minutes as presented. Motion was seconded by Dean Schaneman.

Roll Call: Bill Wineman-aye, Jerry Thurman-aye, Eric Wilcox-aye, Dan Dickinson-aye, Dean Schaneman-aye, Mick Lookabill-aye.

Motion carried

**Public Hearing**

**Item 1:**

**Twombly Indoor Arena Inc.**

**Part of : Parcel 010052798**

**Agricultural Estate Dwelling Site  
Section 33, Township 21N, Range 53W**

Accustar Surveying, Scott Bosse-Surveyor, 30601 County Rd 17, Mitchell NE 69357 representing Twombly Indoor Arena Inc. There is 8.41 acres surveyed off for their children to be able to build a house on the acreage. There is road access on the east side. Parcel meets the Planning Commission requirements.

Ag Estate will be presented at the County Commissioners meeting will be June 21st, 2021 for approval.

Jerry Thurman made the motion to recommend approval to the County Board. Motion seconded by Dean Schaneman.

Roll call: Bill Wineman-aye, Jerry Thurman-aye, Eric Wilcox-aye, Dan Dickinson-aye, Dean Schaneman-aye, Mick Lookabill-aye.

Motion carried.

## **Item 2: Preliminary Review**

### **Big Sky Land & Cattle Inc**

**Part of Parcel: 010000798**

**Class III Cattle Feedlot – 5,000 head maximum**

**Section 26, Township 23N, Range 58W**

Mr. Mabin provided a link to the approved Big Sky Land & Cattle Construction & Operating Permit to members of the Board via email on June 2, 2021.

Aaron Olson, Big Sky Land & Cattle Inc. was represented by Nicole Barry & David Kucera of Settje Agri-Services & Engineering Inc, 15460 NW 48<sup>th</sup> St. Raymond NE 68428.

Barry & Kucera detailed the CAFO expansion process with a Power Point presentation explaining the proposed completion of three separate phases over the next two years.

Phase 1: Install Holding Tank to expand from 460 head to 1,700 head.

Phase 2: Build pens at the NE corner of the feedlot apart from the original pens to 2,200 head total.

Phase 3: Build remaining proposed pens along the east boundary along County Rd 3 bringing the feedlot to the proposed 5,000 head capacity.

Proposed phases are outside and above the elevation of the flood plain in consideration of the 100-year flood plan. A flood elevated berm is to be placed around areas of the CAFO located in the flood plain to stop the ingress/egress of flood waters.

Required permit has been submitted to NDEE and has been approved.

Questions asked from the Board:

Q: Has the State (NDEE) approved the CAFO already?

A: The C&O Permit was approved by NDEE in 2019

Q: What happens if one of the lift pumps shuts off?

A: A secondary pump powered by a tractor PTO will be available on-site

Q: Are there any additional water wells to be located at the CAFO?

A: Mr. Olson has been in contact with the NRD about the possibility of future wells.

Q: What if a large rain event would cause the ponds to flood?

A: There is a spill mitigation plan in the Emergency Response Plan in the NPDES

Dean Schaneman made the motion to move this item to a public hearing in July 2021. The date may vary due to property tax protests. Motion seconded by Dan Dickinson.

Roll call: Bill Wineman-aye, Jerry Thurman-aye, Eric Wilcox-aye, Dan Dickinson-aye, Dean Schaneman-aye, Mick Lookabill-aye.

Motion carried.

**Item 3:** Appointment of sub-committee for zoning regulation review. Four sub-committee members are required. Bill Wineman, Jerry Thurman and Eric Wilcox have volunteered for the sub-committee. Dean Schaneman volunteered if needed. Official appointments will be made at the July 2021 meeting.

No other business.

Meeting adjourned at 8:00 p.m.

Respectfully Submitted,  
Bobbie Dendy

**SCOTTS BLUFF COUNTY PLANNING COMMISSION  
MEETING AGENDA  
June 8, 2021 -- 7:30 p.m.**

- \* Call To Order
- \* Roll Call
- \* Open Meetings Act
- \* Minutes of the Previous Meeting

**LOCATION**

**PUBLIC  
HEARING**

**7:30**

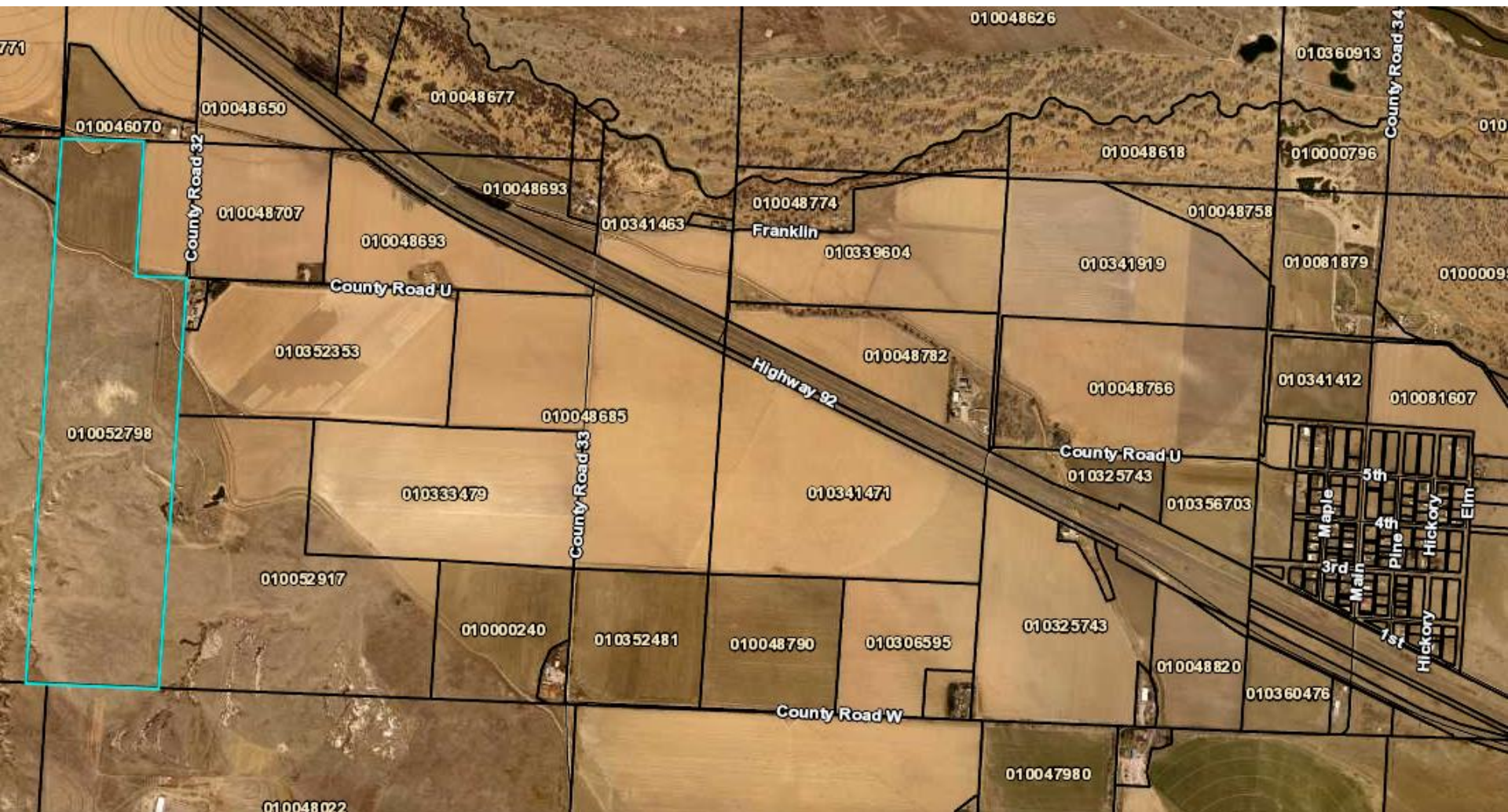
1. Twombly Indoor Area Inc.  
Ag Estate Dwelling Site  
Section 33, Township 21 N, Range 53 W

Part of Parcel 010052798

**Preliminary  
Review**

2. Big Sky Land & Cattle Inc  
Conditional Use Permit  
Class III Cattle Feedlot -- 5000 head max  
Section 26, Township 23 N, Range 58 W
3. discuss appointment of sub committee for  
zoning regulation review
4. Miscellaneous

Part of Parcel 010000798







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BIG SKY LAND & CATTLE





***Agri-Services &  
Engineering, Inc.***

# **Settje Agri-Services and Engineering, Inc.**

- Professional Engineering Services
- Construction Management Services
- Record Keeping and Compliance
- Agronomy Services
- County, State and Federal Permitting
- Geological Services
- Ground Water Monitoring
- Manure Marketing

# Our Firm

- Formed in 1997
- 97% of projects are livestock systems
- 1500+ clients in United States and three foreign countries
- Office located near Raymond, NE





# Engineering

- Professional Engineering
  - Unprecedented experience with livestock system design, engineering and construction
  - Designed 1300+ livestock systems ranging from:
    - 500 hd. to 88,000 hd. feedlots
    - 1200 hd. finishers to 15,000 sow farrow/wean units
    - 2000 hd. to 50,000 hd. dairy heifer development facilities
    - 50 to 13,000 cow dairy systems
    - NRD projects, truck wash, municipal waste treatment, ethanol plants

# Permitting

- County Zoning Permitting
- State/Federal Permitting
  - Regulatory Compliance
    - Ground Water Considerations
    - Surface Water Considerations
  - 3<sup>rd</sup> Party Verification
    - County, State and Federal Certification
  - Ensure compliance with all regulations

# Construction Management

- Construction Management
  - Professional Design-Build Services
    - Design
    - Permitting and Approval
    - Bid Letting
    - General Contractor Services
      - Construction Oversight/Management
    - Third Party As-Built Verification, Invoicing
    - State/Federal Certification

# Compliance and Record Keeping

- Web Based system
- Third Party Monitoring/Verification
- On-site assistance with all inspections
- Ground Water Monitoring
- Manure Marketing



# Beef Cattle Feedlots



# Swine Finishers





# Dairy Facilities



# Cattle Working Facilities





# Holding Ponds and Lagoons



# Big Sky Land & Cattle, LLC

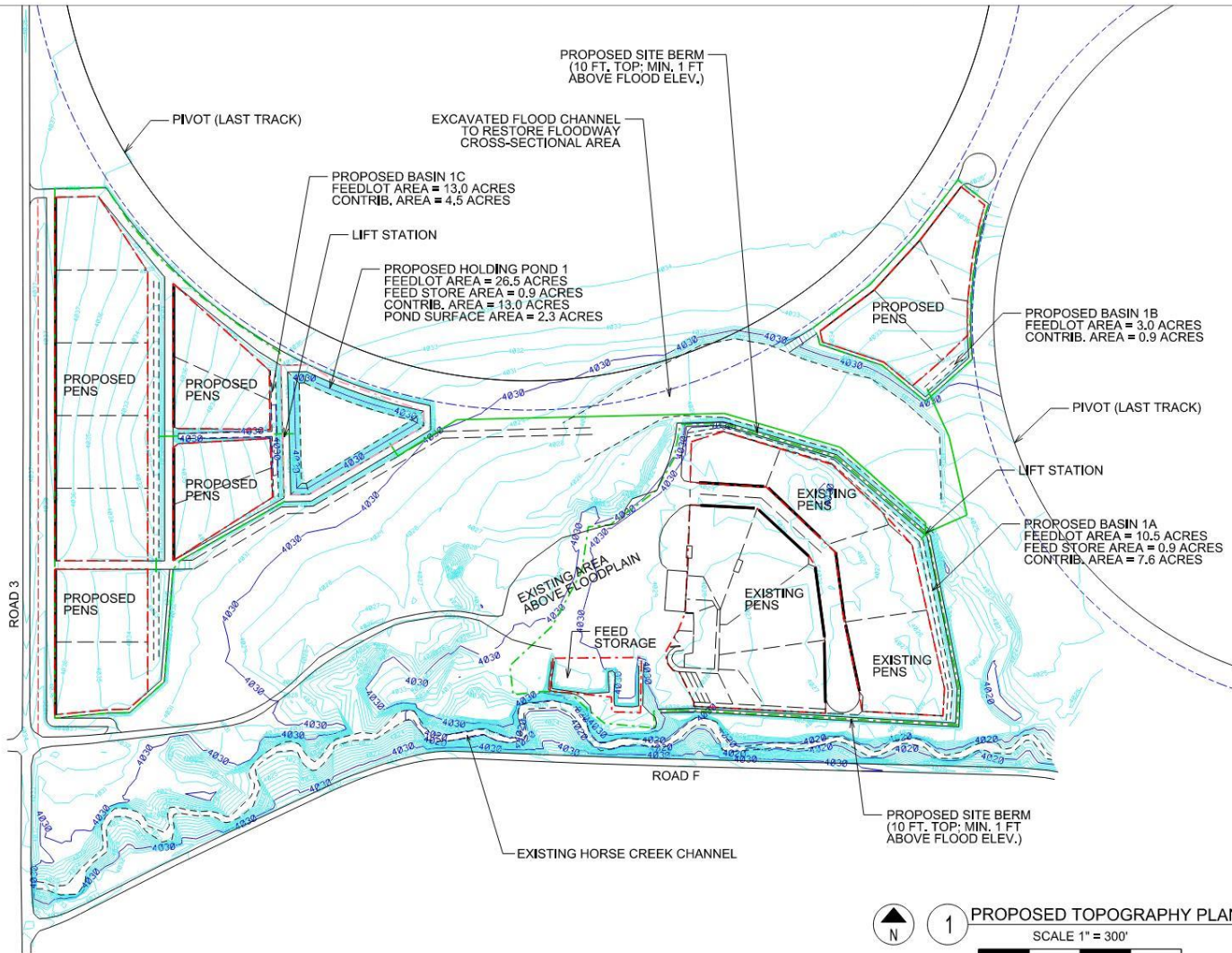
- Proposed 5,000 head total capacity feedlot
  - 400 head existing
  - 4,600 head proposed
- Three Construction Phases
  - Holding Pond
  - Debris Basins
  - Lift Stations
  - Diversion Berms

# Phased Construction

- Phase I – Head Count: 1,700
  - Holding Pond 1
  - Debris Basin 1A
  - Lift Station 1A
  - Diversion Berm
  - Clean Water Diversion
- Phase II – Head Count: 2,200
  - Debris Basin 1B
- Phase III – Head Count: 5,000
  - Debris Basin 1C
  - Lift Station 1C

# Operation and Maintenance Plan

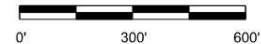
- Holding pond design
  - NDEE/EPA design standard
  - Synthetic Liner to meet or exceed NDEE/EPA design standard
  - Staff Gauge installed to measure pond levels weekly
  - Pumping and Dewatering required per Title 130



1

PROPOSED TOPOGRAPHY PLAN

SCALE 1" = 300'



Date	Rev.	Date
05/26/2021		

Cattle Feedlot  
Proposed Topography Plan

**Big Sky Land & Cattle, LLC**  
Section 26, T-23-N, R-58-W  
Scotts Bluff County, Nebraska  
NDEE ID: 81769

15460 NW 48th St.  
Raymond, NE 68428  
Office: (402) 785-2100  
Fax: (402) 785-2104  
Web Site: www.settle.com



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# Operation and Maintenance Plan

- Holding pond design
  - NDEE/EPA design standard
  - Synthetic Liner to meet or exceed NDEE/EPA design standard
  - Staff Gauge installed to measure pond levels weekly
  - Pumping and Dewatering required per Title 130



# Staff Gauge





# Pen/Basins Design Plan

- Pens/Basins
  - Pens designs with slope, to drain effectively
  - All proposed pens will drain into debris basins, then into holding pond. Basins to release water over 72-hour period, retains solids
  - Basins must hold 100% of 24hr 25 yr. runoff capacity. They are designed to exceed this requirement, and overflow into pond with emergency spillway, if needed.

# Basin Design and Management

- Used for separation of solids and liquids
  - **Designed** to completely drain dry after every runoff event
  - **Managed** to completely drain dry after every runoff event
  - Excellent manure management technique
  - Reduces odor significantly

# Nutrient Management Plan

- All solids to be utilized on cropland
- CNMP to be approved by NDEE
  - CNMP to require annual soil testing, shallow and deep, for Nitrogen, prior to applications.
  - Phosphorus sampled prior to first application and every 5 years minimum.
  - Phosphorus Index on each application field
  - All manure applications must be conducted using agronomic rates for the crop to be grown.
  - Results submitted to NDEE annually.

# Best Management Practice

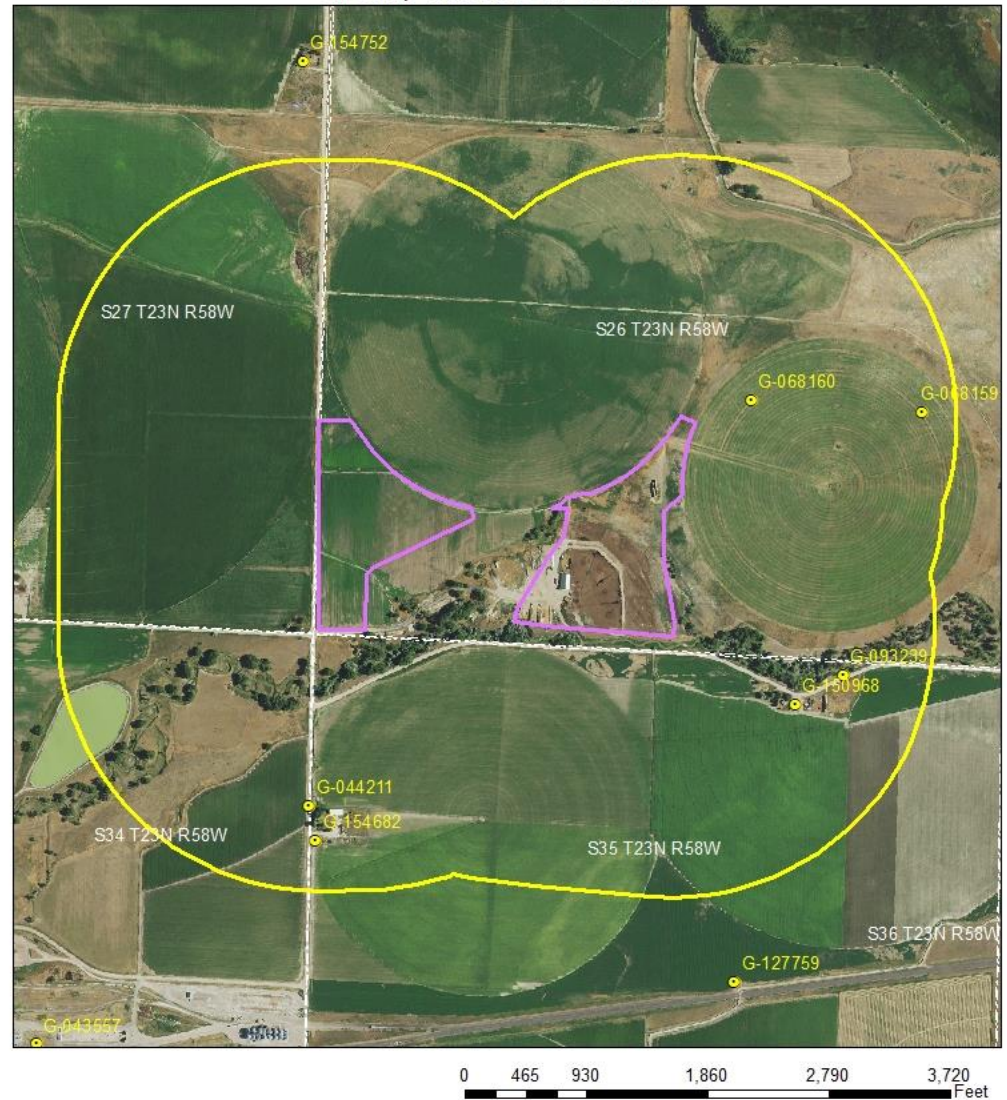
- Fly Control
  - Maintain pens aggressively
  - Spraying for fly control as needed
  - Mow weeds
- Dust Control
  - Scrape pens often in dry months
- Odor Control
  - Scrape pens and stockpile as conditions allow
  - Stockpile offsite to cropland fields
  - Clean basins and maintain proper functioning
  - Pump pond aggressively following a runoff event



# Registered Wells

Big Sky Land & Cattle, LLC

Site Map with 2,000 ft. Setback



- Wells
- Facility
- Setback
- Section\_Lines

# Registered Wells

- Well: G-068160
  - Static Level: 18 ft.
  - Pumping Level: 57 ft.
- Well: G-044211
  - Static Level: 17 ft.
  - Pumping Level: 95 ft.
- Well: G-154682
  - Static Level: 18 ft.
  - Pumping Level: 20 ft.

# What Needs to be Done?

- Survey and Design Completed
- Apply for Conditional Use Permit from Scotts Bluff County
  - Recommendation from Zoning Board
  - Approval from Commissioners
- State/Federal NPDES Permit has been approved
  - Construction & Operating Permit has been received
- Construction Begins
- Certify with State, County
- Certificate of Approval to Operate

# Economic Impact to Scotts Bluff County

- Sustainability
- Economic growth
- Tax revenue
- Impact to local businesses
  - Wholesale trade, vet, chemical and related expense
  - Grain farming
  - Truck transport
  - Monetary authorities and depository credit institutions
  - Commercial machinery repair/maintenance
  - Food service and stores
  - Insurance agencies, brokerages and related
  - Postal service
  - Medical facilities
  - Other State and Local government enterprises



# Tax Revenue

- Local tax revenues are significantly enhanced by the presence of livestock production activity.
- Per acre taxes levied on agricultural property were
  - \$6.39 for the 10 leading NE livestock counties
  - \$3.40 for non-metropolitan rural counties w/ limited livestock
  - 113.7% increase
- The per acre assessed valuation of ag property (excluding land)
  - \$565.1 for the leading 10 NE livestock counties,
  - \$242.6 for non-metropolitan rural counties
  - 132.9% increase

# Ag Land Valuation

- Ag land valuation is significantly enhanced by the presence of livestock production activity.
- Per acre valuation on agricultural property were
  - \$4,044 for the 10 leading NE livestock counties
  - \$1,911 for non-metropolitan rural counties w/ limited livestock

\*NPPD Economic Impact Study pg. 11

# **Settje Agri-Services and Engineering, Inc.**

- Engineering / Permitting Services
- Construction Management
- Compliance Service
- Nutrient Management and Planning
- Industry Research
- Agency Liaison
- Phone (402) 783-2100

**Scotts Bluff County  
Planning Commission Meeting  
July 13, 2021**

The Scotts Bluff County Planning Commission met on July 13, 2021 at 7:30 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building, Gering, Nebraska.

Members Present: Bill Wineman, Jerry Thurman, Roger Beitel, Eric Wilcox, Dan Dickinson, Mick Lookabill

William Mabin: Building and Zoning Director  
Bobbie Dendy: Building and Zoning Assistant

Notice of the Nebraska Open Meetings Act was made by Eric Wilcox.

Dan Dickinson made the motion to approve the June 8, 2021 minutes as presented. Motion was seconded by Bill Wineman.

Roll Call: Bill Wineman-aye, Jerry Thurman-aye, Roger Beitel-aye, Eric Wilcox-aye, Dan Dickinson-aye, Mick Lookabill-aye.

Motion carried

**Public Hearing**

**Item 1:**

**Peggy Manley**                      **Part of : Parcel 010348158**  
**Agricultural Estate Dwelling Site**  
**Section 4, Township 23N, Range 56W**

Accustar Surveying, Scott Bosse-Surveyor, 30601 County Rd 17, Mitchell NE 69357 representing Peggy Manley. There is 5 acres surveyed off to retain a small acreage possibly to build a house later. There is road access to the west, 30'. Parcel meets the Planning Commission requirements. No further questions or comments.

Ag Estate Dwelling will be presented at the County Commissioners meeting will be August 2nd, 2021 for approval.

Jerry Thurman made the motion to recommend approval to the County Board. Motion seconded by Mick Lookabill.

Roll call: Bill Wineman-aye, Jerry Thurman-aye, Roger Beitel-aye, Eric Wilcox-aye, Dan Dickinson-aye, Mick Lookabill-aye.

Motion carried.

**Item 2: Public Hearing**

**Mike Hoehn**

**Part of Parcel: 0100001111**

**Ag Estate Special Use Area**

**Section 35, Township 23N, Range 54W**

Accustar Surveying, Scott Bosse-Surveyor, 30601 County Rd 17, Mitchell NE 69357 representing Mike Hoehn. There are 14.48 acres surveyed off to build boat storage units and such with no residential use. The existing driveway will be used therefore no access permit will be needed from Scotts Bluff Co Road Dept. There are no minimum acres required for Special Use permits. Parcel meets the Planning Commission requirements. No further questions or comments.

Roger Beitel made the motion to move this item to the County Commissioners Meeting, August 2nd, 2021. Motion seconded by Bill Wineman.

Roll call: Bill Wineman-aye, Jerry Thurman-aye, Roger Beitel-aye, Eric Wilcox-aye, Dan Dickinson-aye, Mick Lookabill-aye.

Motion carried.

**Item 3: Public Hearing**

**Big Sky Land & Cattle Inc**

**Part of Parcel: 010000798**

**Conditional Use Permit**

**Class III Cattle Feedlot – 5,000 head maximum**

**Section 26, Township 23N, Range 58W**

See attached Finding of Facts

**Item 4.** Discuss appointment of a sub-committee for zoning regulation review. The sub-committee members that volunteered were Bill Wineman, Jerry Thurman, Eric Wilcox and Dean Schaneman. Billy has a few zoning issues that need brought up-to-date.



**Item 5.** Miscellaneous-none.

No other business.

Meeting adjourned at 7:53 p.m.

Respectfully Submitted,  
Bobbie Dendy

- Finding of Facts -

**BIG SKY LAND & CATTLE INC.**  
**10684 HWY 71**  
**SE Quarter, Sec. 26, Twn 23, Rng 58**  
**Scotts Bluff County, Nebraska**

On May 24, 2021, Big Sky Land & Cattle Inc., made application for a conditional use permit (CUP) to allow for the expansion of its current confined animal feeding operation (CAFO), from 400 to 5,000 head of beef cattle. This permit will move the CAFO from a Class II into a Class III feedlot which requires a CUP approved by Scotts Bluff County.

The property is described as: part of the Southeast Quarter of Section 26, Township 23N, Range 58W, West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska.

The Scotts Bluff County Planning Commission held a public hearing during its regularly scheduled meeting on July 13, 2021, where at its conclusion made a motion to approve the request, and passed the motion by a 6-0 vote.

Consistent with the approval and to satisfy the requirement of Neb. Rev. Stat. § 23-114.01-(6), the Planning Commission “issue the following statement of factual findings arising from the record of proceedings that support the granting of the Conditional Use Permit”:

A. At the meeting on July 13, the Planning Commission received evidence during the public hearing from those speaking in favor, Dean Settje, the project engineer (Settje Agri-Services) and authorized representative of Big Sky Land & Cattle Inc. (applicant). Mr. Settje stated that the organization makes sure to cover all the bases with every government agency making sure to leave no stone unturned so there are no problems with the facility. Settje Agri-Services has worked on over 1,500 facilities and has the goal of meeting the requirements of Federal, State, and County regulations. Mr. Settje and Nicole Novotny, also of Settje Agri-Services, provided a power point presentation (attached) of the construction & operational process of the CAFO. There was no opposition during the public hearing to the proposed CUP.

B. A summary of those who spoke in favor of the CUP would be: Applicant has received approval from the State of Nebraska (NDEE) for the Construction & Operating Permit (NPDES) in 2019 for expansion of the CAFO and would like Scotts Bluff County to approve the same. The waste control facilities have been designed by Settje Agri-Services, a licensed engineering firm, which will prevent any overspill of the waste retention areas. Applicant stated that although the CAFO is designed to ultimately accommodate 5,000 head, the plan is to develop the feedlot in three separate phases.

C. The Planning Commission also heard comment from Scotts Bluff County Zoning Director William Mabin, who provided a proposed a list of conditions which have been used consistently in the past for the approval of CAFO's. Mr. Mabin also provided evidence of fact, including: parts from the approved “Application for C&O Permit”, which has subsequently been approved by the state; the Nebraska Livestock Siting Assessment Matrix, which is a wind model provided by Nebraska Department of Agriculture; page 65 of the Scotts Bluff County Comprehensive Zoning Plan, showing that “feedlot districts should be established to preserve this important sector of the county economy”; and an excerpt from the Nebraska Livestock Friendly County objectives and benefits.

D. The Planning Commission weighed the aforementioned evidence, and heard the following inquiries and comments from the Planning Commissioners: Jerry Thurman commented that the engineering and analysis looked to be very thorough. Roger Beitel said that he'd gone through all of the NPDES and other exhibits provided via email and envelope packet and felt comfortable with all of the information that was provided.

E. Mick Lookabill made a motion to recommend approval of the proposed Conditional Use Permit, along with the aforementioned list of conditions, to the County Board. The motioned was seconded by Roger Beitel, and motion was subsequently passed on a 6-0 vote.

### **Staff Opinion**

I am recommending approval of the proposed Big Sky Land & Cattle Inc., Conditional Use Permit request. The State (NDEE) has already approved the Construction & Operation Permit in 2019 for the CAFO, and routinely monitors the site and audits the records of the operation to confirm compliance. I posted two notices at the site and hand delivered notices to the homes located inside the odor impacted areas, and did not receive any calls or did anyone show up to the Planning Commission meeting for comment.

The proposed activity falls in line with the goals of the Comprehensive Zoning Plan and should be encourage as part of inclusion in the Nebraska Livestock Friendly County program.

I have included a list of proposed "Conditions" for consideration. These are consistent with ones we have approved in the past. Please call or email me if anybody has anything they'd like to add before the meeting.

The Construction & Operating Plan may be viewed at this link:

[https://settje.blob.core.windows.net/facilitydocuments/file\\_870632e0-9200-4cc7-b496-b3f63407757f.pdf](https://settje.blob.core.windows.net/facilitydocuments/file_870632e0-9200-4cc7-b496-b3f63407757f.pdf)

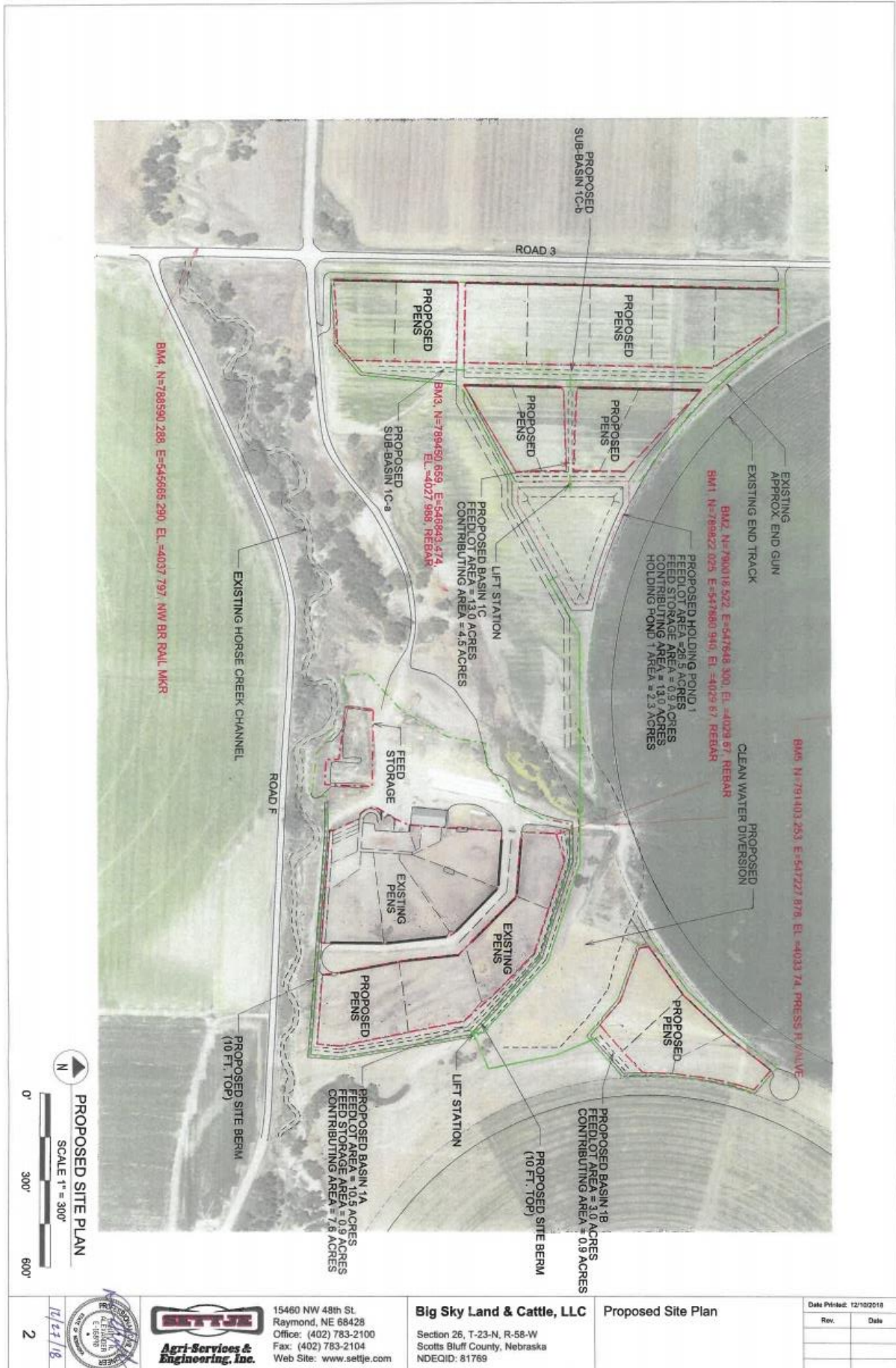
Or the C&O Permit and/or Power Point presentation of the Planning Commission meeting can be obtained by contacting:

**Bill Mabin**  
**Scotts Bluff County**  
**Building & Zoning**  
**[bmabin@scottsbuffcounty.org](mailto:bmabin@scottsbuffcounty.org)**  
(308) 436-6700  
785 Rundell Road  
Gering, NE 69341

-PROPOSED-  
Permitted Conditions for  
Big Sky Land & Cattle Inc  
SE Quarter, Sec. 26, Twn 23, Rng 58

1. This CAFO (Confined Animal Feeding Operation) must comply with all applicable Federal, State, and Local regulations. This permit is granted subject to receiving permits as required by NDEE including, but not limited to, Title 130, and the Environmental Protection Act. If any of the required permits are not granted, or conversely, if they are permanently revoked at a later time, then is Permit is revoked.
2. This permit is for a maximum of **5,000** head of beef cattle. Any future expansion of such facility shall require reapplication to Scotts Bluff County for approval, as defined in section 10 of the Scotts Bluff County Zoning Regulations.
3. In the event of waste spillage, power failure, and/or large storms, etc., a detailed response plan will be required and kept on file at the Scotts Bluff County Zoning office.
4. All/any dead animals will be disposed of according to all current NDEE and EPA regulations.
5. Any test results of any wells that are required to be filed with the North Platte Natural Resource District, shall be available to the public.
6. A closure plan shall be prepared and submitted, detailing the reclamation procedures to be used in the event that this facility ceases to operate.
7. When in compliance with the terms of these conditions, such conditional use permit shall be transferred to all owners of above mentioned property, and their successors.

Other evidence presented to the Planning Commission prior to and at meeting





# LAND USE

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## Planning Issues:

- \* From 1970 to 1990 approximately 400 acres of rural land was converted to non-farm residential land uses.

- \* Agricultural preservation districts and feedlot districts should be established to preserve this important sector of the county economy.

page 65 of the Comprehensive Zoning Plan

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## SCOTTS BLUFF COUNTY IS A DESIGNATED LIVESTOCK FRIENDLY COUNTY

LFC designation tells livestock producers and related businesses that the county wants economic growth and will support their industry for years to come. This type of confidence helps businesses make long-term decisions about investing in and possibly expanding their operation.

The LFC sign at the county entrance tells visitors that the county is committed to the people, the businesses, the environment and the livestock industry. The designation is a strong statement of support for animal agriculture.

**NEBRASKA**  
Good Life. Great Roots.

NEBRASKA DEPARTMENT OF AGRICULTURE

2017 - VOLUME 1

## OPEN FOR BUSINESS

*Livestock Friendly Counties Provide Opportunities*

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The economic impact of the livestock industry in Nebraska cannot be emphasized enough.

According to the U.S. Department of Agriculture, total cash receipts from all livestock products in Nebraska were more than \$14.5 billion in 2014. That total is almost half of the receipts generated by the state's number one industry, agriculture.

The ripple effect of the money generated by livestock has an especially significant impact on the state's rural counties and communities whose residents depend on the industry for their livelihoods. The industry has helped many once-dwindling towns see a boost in population and jobs as a result of livestock.

Counties in Nebraska that have sought and received the "Livestock Friendly County" designation are actively promoting and seeking livestock development in their area.



In 2003, the Nebraska Legislature passed **legislation** that created the Livestock Friendly County (LFC) program with **Morrill County** receiving the initial designation in 2005.

"The Livestock Friendly County designation is the first step for a county to promote itself as a place willing to work with livestock operations and businesses to build new, or expand current, facilities," Nebraska Department of Agriculture (NDA) Director Greg Ibach said. "Our department manages the program to assist counties in implementation, but the decision to participate is made at the local level."

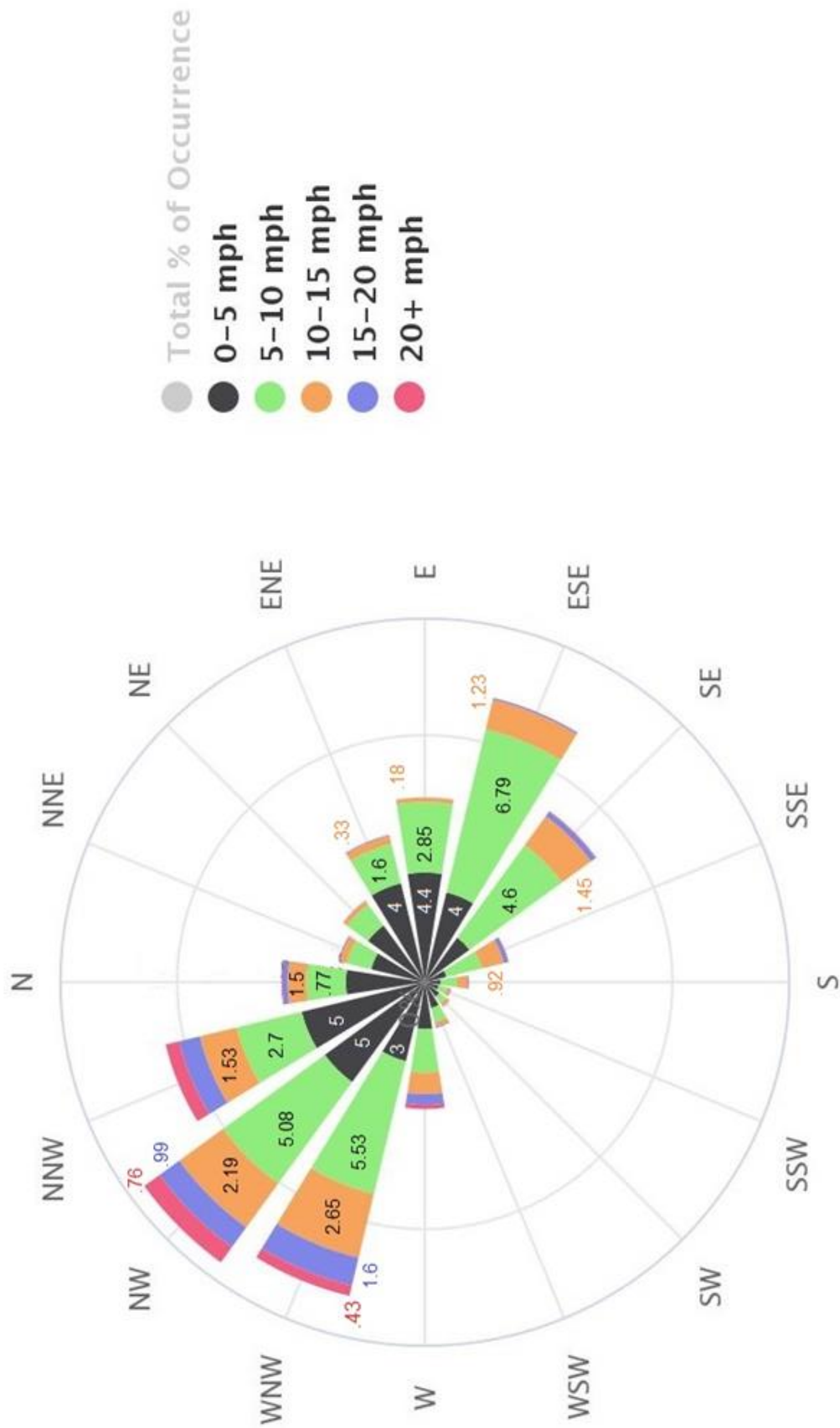
Such decisions take the cooperative efforts of the county board, planning and zoning commissions (where applicable) and urban and rural residents. Once board members decide to seek the LFC



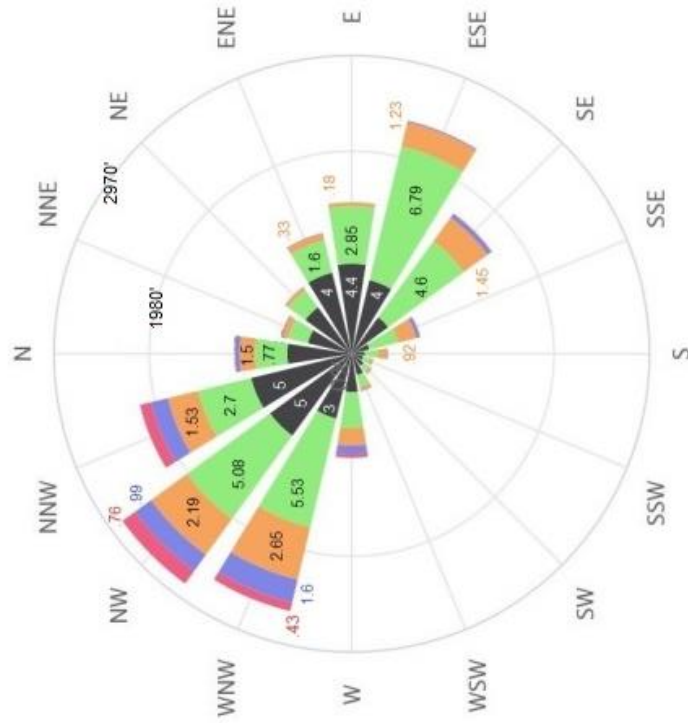
Alternate Means to Establish Separation Distance					
Enter number of dwellings (Formula may be used to calculate points, number = N)					
	Number	Formula			
			Yes	No	Score
2	2	$(5-N) \times 2$			6
3	2	$-1 \times N^2$			-4
4	0	$-10 \times N^2$			0
Within 1/2 the separation distance of odor					
If dwellings 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					
5		0			5
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					
6	1				15
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?					
7	Yes				2
SUBTOTAL (total not to exceed 30 points for this section)					19
Use information from the Separation Distances and Wind Rose tabs to complete this section.					

= 2970 feet  
= 1980 feet  
= 990 feet

Wind rose for Scottsbluff NE Annual







<p><b>Settje Agri-Services and Engineering, Inc.</b></p> <ul style="list-style-type: none"> <li>• Professional Engineering Services</li> <li>• Construction Management Services</li> <li>• Record Keeping and Compliance</li> <li>• Agronomy Services</li> <li>• County, State and Federal Permitting</li> <li>• Geological Services</li> <li>• Ground Water Monitoring</li> <li>• Manure Marketing</li> </ul>	<p><b>Big Sky Land &amp; Cattle, LLC</b></p> <ul style="list-style-type: none"> <li>• Proposed 5,000 head total capacity feedlot             <ul style="list-style-type: none"> <li>– 400 head existing</li> <li>– 4,600 head proposed</li> </ul> </li> <li>• Three Construction Phases             <ul style="list-style-type: none"> <li>– Holding Pond</li> <li>– Debris Basins</li> <li>– Lift Stations</li> <li>– Diversion Berms</li> </ul> </li> </ul>
<p><b>Phased Construction</b></p> <ul style="list-style-type: none"> <li>• Phase I – Head Count: 1,700             <ul style="list-style-type: none"> <li>– Holding Pond 1</li> <li>– Debris Basin 1A</li> <li>– Lift Station 1A</li> <li>– Diversion Berm</li> <li>– Clean Water Diversion</li> </ul> </li> <li>• Phase II – Head Count: 2,200             <ul style="list-style-type: none"> <li>– Debris Basin 1B</li> </ul> </li> <li>• Phase III – Head Count: 5,000             <ul style="list-style-type: none"> <li>– Debris Basin 1C</li> <li>– Lift Station 1C</li> </ul> </li> </ul>	<p><b>Operation and Maintenance Plan</b></p> <ul style="list-style-type: none"> <li>• Holding pond design             <ul style="list-style-type: none"> <li>• NDEE/EPA design standard</li> <li>• Synthetic Liner to meet or exceed NDEE/EPA design standard</li> <li>• Staff Gauge installed to measure pond levels weekly</li> <li>• Pumping and Dewatering required per Title 130</li> </ul> </li> </ul>
<p><b>Pen/Basins Design Plan</b></p> <ul style="list-style-type: none"> <li>• Pens/Basins             <ul style="list-style-type: none"> <li>– Pens designs with slope, to drain effectively</li> <li>– All proposed pens will drain into debris basins, then into holding pond. Basins to release water over 72-hour period, retains solids</li> <li>– Basins must hold 100% of 24hr 25 yr. runoff capacity. They are designed to exceed this requirement, and overflow into pond with emergency spillway, if needed.</li> </ul> </li> </ul>	<p><b>Economic Impact to Scotts Bluff County</b></p> <ul style="list-style-type: none"> <li>• Sustainability</li> <li>• Economic growth</li> <li>• Tax revenue</li> <li>• Impact to local businesses             <ul style="list-style-type: none"> <li>– Wholesale trade, vet, chemical and related expense</li> <li>– Grain farming</li> <li>– Truck transport</li> <li>– Monetary authorities and depository credit institutions</li> <li>– Commercial machinery repair/maintenance</li> <li>– Food service and stores</li> <li>– Insurance agencies, brokerages and related</li> <li>– Postal service</li> <li>– Medical facilities</li> <li>– Other State and Local government enterprises</li> </ul> </li> </ul>



**Scotts Bluff County  
Planning Commission Meeting  
October 12, 2021**

The Scotts Bluff County Planning Commission met on October 12, 2021 at 7:42 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building, Gering, Nebraska.

Members Present: Bill Wineman, Jerry Thurman, Vern Groskopf, Eric Wilcox, Dean Schaneman

William Mabin: Building and Zoning Director  
Bobbie Dendy: Building and Zoning Assistant

Notice of the Nebraska Open Meetings Act was made by Eric Wilcox.

Bill Wineman made the motion to approve the July 13th, 2021 minutes as presented. Motion was seconded by Dean Schanemen.

Roll Call: Bill Wineman-aye, Jerry Thurman-aye, Vern Groskopf-aye, Eric Wilcox-aye, Dean Schaneman-aye

Motion carried

**Public Hearing**

**Item 1:**

**Vicki Crom**                      **Part of : Parcel 010035206**  
**Ag Special Use Area**  
**Section 28, Township 21 N, Range 55 W**

William C. Mabin represented Vicki Crom 170739 County Rd 19, Gering NE 69341, to present the survey by Accustar Surveying, Scott Bosse-Surveyor, 30601 County Rd 17, Mitchell, NE 69357. There is 12.16 in survey with an easement for drive access. Buyer is wanting to transfer water rights to another location.

Ag Special Use Area will be presented at the County Commissioners meeting will be October 18, 2021 for approval.

Jerry Thurman made the motion to recommend approval to the County Board. Motion seconded by Vern Groskopf.

Roll call: Bill Wineman-aye, Jerry Thurman-aye, Vern Groskopf-aye, Eric Wilcox-aye, Dean Schaneman-aye

Motion carried.

**Item 2:** Discuss sub-committee meeting dates:

After discussion, agreed to Tuesday evenings beginning November 9<sup>th</sup>, 2021 at 6:30. Bill Mabin would like to have 5-6 meetings and at least 3 meetings before Christmas.

Item 3: Miscellaneous-none at this time.

Meeting adjourned at 7:50 PM.

Respectfully submitted,

Bobbie Dendy