

SILVER SPUR FEEDERS LLC
120500 COUNTY ROAD 29
Sec. 36, Twn 22, Rng 54
Scotts Bluff County, Nebraska

On August 11, 2025, Silver Spur Feeders LLC made application for a conditional use permit (CUP) to allow for a large animal feeding operation (LAFO), designed for up to 2,500 head of beef cattle. This permit will upgrade the facility from a medium animal feeding operation (999 head and under) to a LAFO (over 1,000 head) which requires a CUP approved by Scotts Bluff County.

The property is described as: part of the Southeast Quarter of Section 36, Township 22N, Range 54W, West of the 6th P.M., Scotts Bluff County, Nebraska, a part of parcel 010039635.

The Scotts Bluff County Planning Commission held a public hearing during its regularly scheduled meeting on September 9, 2025, where at its conclusion made a motion to approve the request, along with conditions of approval, 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 September 9, 2025, the Planning Commission received evidence during the public hearing from those speaking in favor, Dave Kucera, the project engineer (Settje Agri-Services) and authorized representative of Silver Spur Feeders LLC (applicant). Mr. Kucera stated that traditionally the facility is used in the winter months as a staging area, before they get moved to the main yard by Minatare. In the summer months it is completely empty as seen in the satellite images. Silver Spur wants to be sure if there were to be more than 1,000 head of cattle in the facility for more than 45 days that they would be in compliance with the zoning regulations. He states the facility has controls in place to contain stormwater runoff.

B. The Planning Commission also heard comment from Scotts Bluff County Zoning Director William Mabin, who provided a summary of the request: Applicant has received approval from the State of Nebraska (DWEE) for the Construction & Operating Permit and NPDES Permit for up to 2,500 head of beef cattle, 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. Mabin also introduced a list of “conditions of approval” (pgs 2-3) which have been used consistently in the past for the approval of LAFO’s. Mr. Mabin also provided 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.

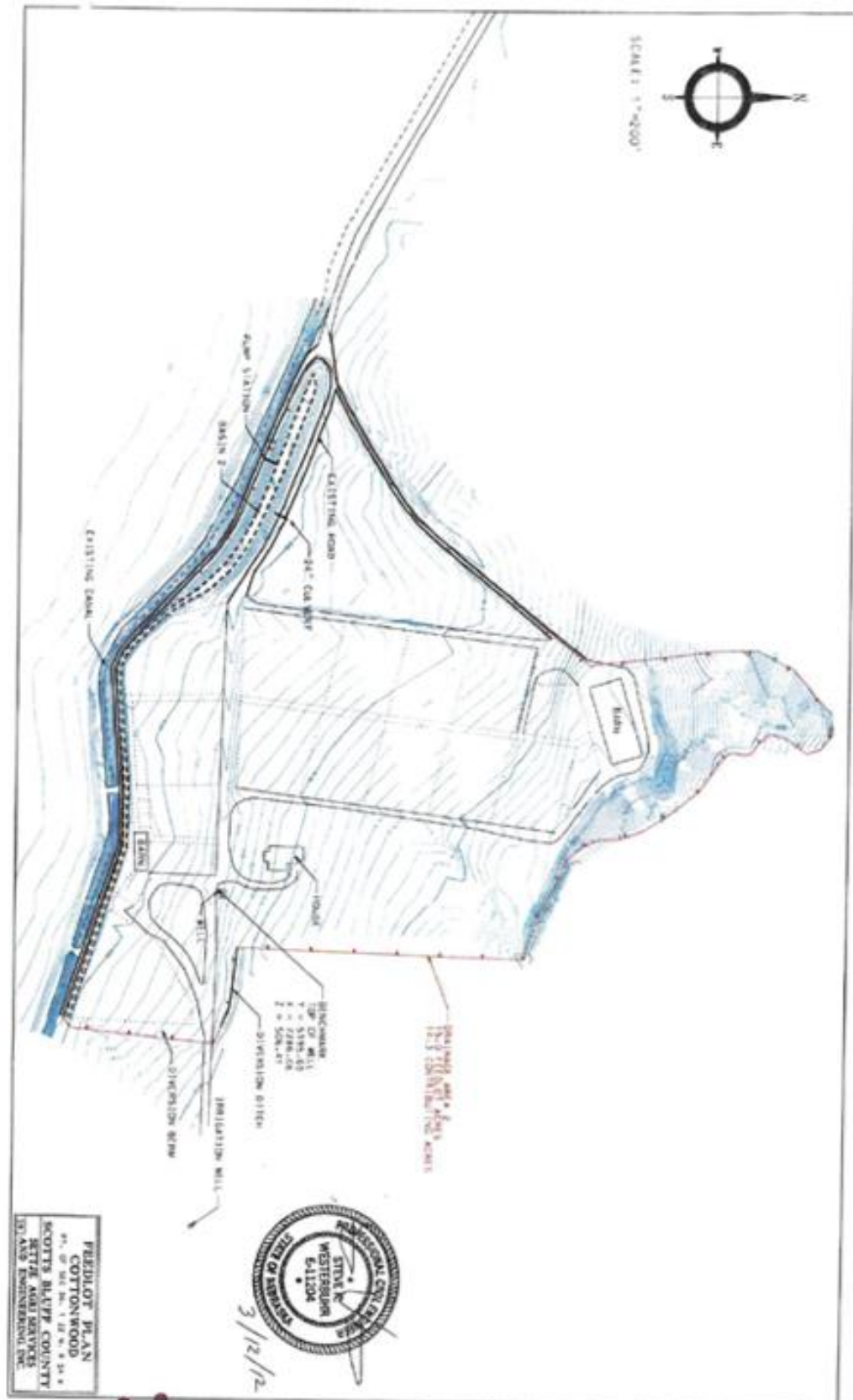
C. The Planning Commission weighed the aforementioned evidence and asked if there were any questions from the public. Hearing none, Mick Lookabill made a motion to recommend approval of the proposed Conditional Use Permit, to include the aforementioned conditions of approval, to the County Board of Commissioners. The motion was seconded by Vern Groskopf, and motion was subsequently passed on a 6-0 vote. A copy of the minutes of these proceedings, C&O Permit, NPDES Permit, and Power Point presentation can be attained at:

Bill Mabin
Scotts Bluff County Building & Zoning
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(308) 436-6700
785 Rundell Road, Gering, NE 69341

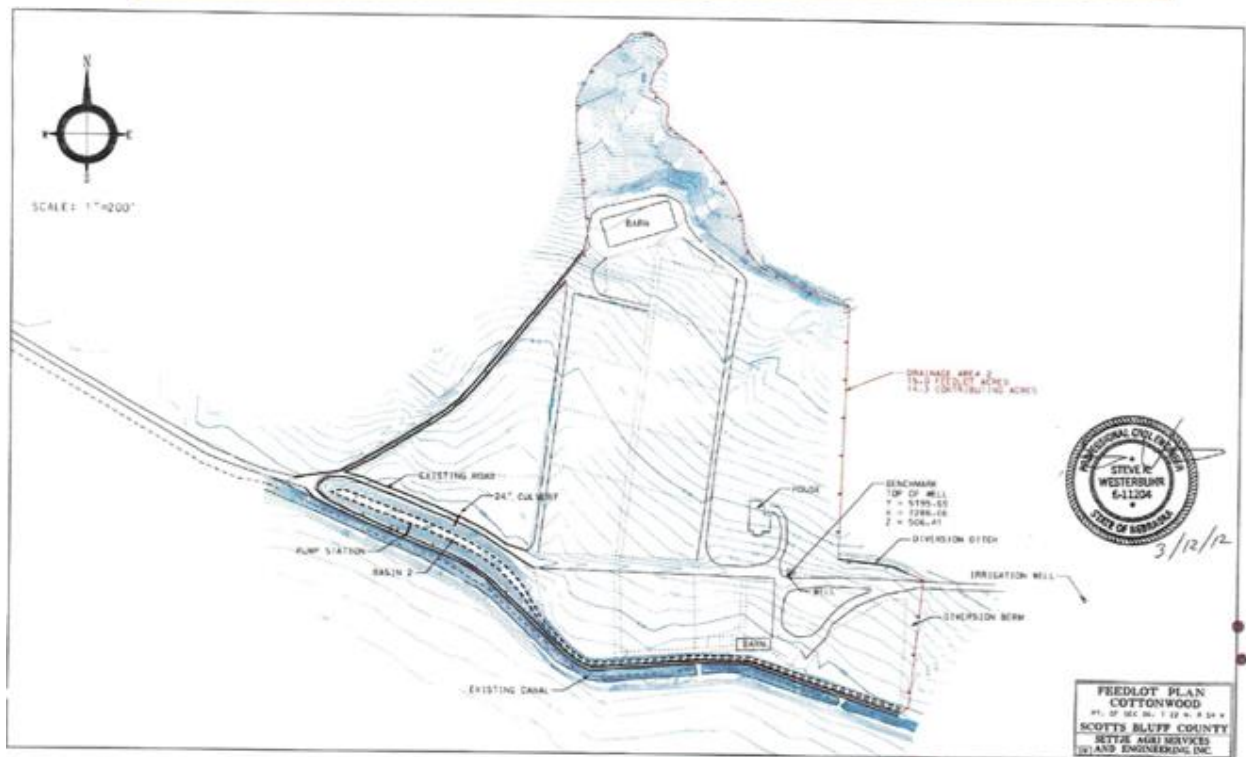
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-PROPOSED-
Conditions of Approval for
Silver Spur Feeders LLC
Sec. 36, Twn 22, Rng 54 - Cottonwood

1. This LAFO (Large Animal Feeding Operation) must comply with all applicable Federal, State, and Local regulations. This permit is granted subject to receiving permits as required by the Nebraska Department of Water, Environment, and Energy (DWEE) 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, so shall this Permit be revoked.
2. This permit is for a maximum of **2,500** head of beef cattle. Any future expansion of such facility (pg 2) 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 DWEE 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.







LAND USE

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

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 DEPARTMENT OF AGRICULTURE

2017 - VOLUME 1

OPEN FOR BUSINESS

Livestock Friendly Counties Provide Opportunities

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