RESOLUTION: SPECIAL USE PERMIT - Lyman Richey Corporation
Southwest corner of 252nd and Platteview Road

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103, the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. ' 23-114; and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Special Use Permits and all amendments; and

WHEREAS, the Planning Department has reviewed the Special Use Permit application to allow for the extraction and processing of rock, gravel, sand, clay, and dirt on the property generally located southwest of 252nd and Platteview Road and legally described as follows, hereinafter the “Property”:

NE1/4 and E1/2 of the NW1/4 of Section 20, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, NE.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS that this Board makes the following findings of fact:

I. A public hearing regarding the amendment to the Special Use Permit Application was held before the Sarpy County Planning Commission on October 17, 2017 and further, the Planning Commission gave their recommendation.

II. A public hearing regarding the amendment to the Special Use Permit Application was held by this Board.

III. Notice of each of the Public Hearings described above was published at least ten (10) days prior to each respective public hearing.

IV. The Planning Department has made a recommendation as noted in the attached Exhibit “A”, which Exhibit “A” includes the Planning Department report, the Operation Plan, and the Site Plan of the property.
V. The zoning at the property described above is zoned AG, Agricultural District.

VI. The Special Use Permit is in compliance with the Comprehensive Development Plan and the Sarpy County Zoning Regulations.

VII. The performance standards set out at Section 41.5 of the Sarpy County Zoning Regulations have been met.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the Special Use Permit for the extraction and processing of rock, gravel, sand, clay, and dirt on the Property subject to the following conditions:

1. Lyman Richey shall comply with all Flood Plain Regulations prior to commencement of mining operations.

2. Lyman-Richey will construct a private Haul Road so that truck traffic will enter and exit the Property directly onto 252nd Street, south of Platteview Road. Lyman Richey may initially access the Property from their current plant operation located immediately to the south known as the Bundy Parcel. The Haul Road shall be constructed once access to the Property via the current operation is no longer available if not sooner.

3. Lyman Richey shall construct the Haul Road for the Property with appropriate geometry to allow for turning movements and two way traffic so that truck traffic does not stack on 252nd Street.

4. Lyman Richey shall submit culvert design and drainage plan to Sarpy County Public Works for review and approval of plans prior to construction of the culvert for the proposed Haul Road.

5. Lynam Richey shall, at their sole cost, pay for dust control on those county roadways along the entire length of the Traffic Flow Route (as defined in the Planning Department Report) at least three times per year if needed.

6. Lyman Richey shall, at their sole cost, apply dust control on the Haul Road located on the Property.

7. Lyman Richey shall pay for the installation of warning signage on 252nd Street in compliance with MUTCD standards. These would be the a typical “TRUCK CROSSING” or other MUTCD Compliant warning sign ahead of entrance, both northbound and southbound, at a minimum.
8. Lyman Richey shall pay for the cost of one lane of road improvements to include grading and paving for one mile along the Traffic Flow Route, as defined in the Operation Plan, at such time when County determined that it is cost prohibitive to maintain the gravel roadway. County will not seek costs from Lyman Richey before 2022.

9. Once the mining operation concludes, Lyman Richey shall restore the elevations of the Property to pre-mined elevations, with the exception of the approximate 130 acre open water surface. Conclusion of the mining operation and restoration of the pre-mined elevations shall be consistent with the Corp of Engineers permit.

10. Any future development, improvement, or construction on the Property shall be required to meet the Sarpy County Zoning and Flood Plain Regulations in effect at the time.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the ___ day of _______________, 2018.

Attest

SEAL

_______________________    __________________________
Sarpy County Board Chairman   County Clerk
Sarpy County Board of Commissioners  
Exhibit “A”  
Planning Department Report  
County Board Meeting Date: March 20, 2018

<table>
<thead>
<tr>
<th>Subject</th>
<th>Type</th>
<th>By</th>
</tr>
</thead>
<tbody>
<tr>
<td>To approve a Special Use Permit to allow the extraction and processing of rock, gravel or sand, clay, and dirt in the agricultural zoning district on property located southwest of 252nd and Platteview Road.</td>
<td>Public Hearings and Resolutions</td>
<td>Donna Lynam, CFM Assistant Director, Planning &amp; Building</td>
</tr>
</tbody>
</table>

I. GENERAL INFORMATION

A. APPLICANT:
Lyman-Richey Corporation  
2625 South 158th Plaza  
Omaha, NE 68130

B. PROPERTY OWNER:
Lyman-Richey Corporation  
2625 South 158th Plaza  
Omaha, NE 68130

C. SUBJECT PROPERTY LOCATION: Subject property located southwest of 252nd Street and Platteview Road.

D. LEGAL DESCRIPTION: NE1/4 and E1/2 of the NW1/4 of Section 20, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, NE.

E. SUBJECT PROPERTY SIZE: approximately 235.96 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
- Future Land Use Designation: Agriculture
- Zoning: AG (Agricultural)

G. REQUESTED ACTION(S): To approve a Special Use Permit to allow for the extraction and processing of rock, gravel or sand, clay, and dirt in the agricultural zoning district.

H. PURPOSE OF REQUEST: Pursuant to Sarpy County Zoning Regulations, Section 9.2.7 extraction and processing of rock, gravel or sand, clay, and dirt in the agricultural zoning district is required to get a Special Use Permit for such activity. The application intends to mine the top soil, sand, gavel, and rock on the site.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The site is located in the Floodway of the Platte River, east of the dike, and is currently being used for row crops.
B. GENERAL VICINITY – FUTURE LAND USE (FLU) AND CURRENT ZONING (CZ)

<table>
<thead>
<tr>
<th>DIRECTION FROM SUBJECT PROPERTY</th>
<th>FUTURE LAND USE DESIGNATION (reference attached map)</th>
<th>CURRENT ZONING DESIGNATION (reference attached map)</th>
<th>SURROUNDING DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>Agriculture</td>
<td>AG/FP</td>
<td>AG/Floodway</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Agriculture</td>
<td>AG/FP</td>
<td>AG/Floodway</td>
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<td>EAST</td>
<td>Agriculture</td>
<td>AG/FP</td>
<td>AG/Floodway</td>
</tr>
<tr>
<td>WEST</td>
<td>Agriculture</td>
<td>AG/FP</td>
<td>AG/Floodway/Seasonal Recreation</td>
</tr>
</tbody>
</table>

AG = Agricultural  
FP = Flood Plain

C. RELEVANT CASE INFORMATION:

- Lyman-Richey Corporation proposes to mine approximately 140 acres of the property. Topsoil will be removed and stockpiled each year for that area to be mined within the following twelve-month period, and then used to cap waste sand which will be placed in the mined area.
- The remaining property will be used for stockpiles and compliance with property line setbacks.
- Hours of operation can run up to twenty-four hours a day and seven days a week which is similar to other mining operations in the area.
- The mining operation will employ up to 15 employees for all shifts.
- The exact timing of the mining of the property has not been determined yet. The applicant is seeking approval of the SUP at this time to allow for the time to obtain the additional permits that may be needed for the site, such as 404 permits from the Army Corps of Engineers.
- Applicant’s intentions are to start mining within the next five years.
- The estimated time that the site will be active is for twenty-five years after operations commence depending on sales.
- Applicant proposes to continue to share in dust control expense on adjacent gravel roads.
- A No-Rise Certification has been completed and submitted with the application. This will be required to be updated just prior to the commencement of operations.
- A topographical survey of the site will be completed to document the existing elevations of the property. Upon completion of the mining operations, the elevations of the property will not exceed the original elevations.
- Once the mining operation concludes, it will leave an open water surface of approximately 70 acres. The resulting sand fills along the water’s edge will be leveled to appropriate grade and all areas not left as open water will be covered with topsoil and seeded to prevent wind and water erosion.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Plan
- Sarpy County Zoning Regulations:  
  Section 9, Agricultural District  
  Section 41, Special Use Permits
III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:
- The Comprehensive Plan Future Land Use Map designates the area as Agriculture and the proposed use is consistent with this designation.

B. TRAFFIC AND ACCESS:
- Access to the subject property has been revised since the original submittal. Originally the applicant proposed to access the site from Platteview Road via 252nd Street. With the expense and timing of the necessary improvements to the bridge located on Platteview Road near the intersection with 252nd Street, the applicant will access the property directly from 252nd Street and the Haul Route will be from Highway 6 north to the applicant’s Haul Road (approximately 1.25 miles).
  - Definitions –
    - Haul Route - Private road, constructed by property owner, providing access from 252nd Street to the mining operations site.
    - Traffic Flow Route - Point of access to plant site (Haul Road) to Highway 6 via 252nd Street. (Exhibit attached)

C. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to area jurisdictional agencies or departments that may have an interest. At the time of this staff report, comments have been submitted by the PMNRD regarding the requirements of a Flood Plain Development Permit. Staff has talked with Sarpy County Public Works and they have met with the applicant to discuss their proposal. Their written comments will be provided at the Planning Commission meeting. Any additional comments will be provided to the Commission at the Public Hearing.

D. GENERAL COMMENTS:
- A Flood Plain Development Permit application must be submitted and approved immediately prior to the commencement of operations. This submittal will require a no-rise certification and supporting technical documentation.
- A Post Construction Stormwater Plan must be completed and submitted for approval once it is determined that the site will become operational.
- Once the mining operation concludes, Lyman Richey shall restore the elevations of the Property to pre-mined elevations, with the exception of the approximate 130 acre open water surface. Conclusion of the mining operation and restoration of the pre-mined elevations shall be consistent with the Corp of Engineers permit.
- Any future development of the property shall be required to meet the Sarpy County Zoning Regulations and Flood Plain Regulations in effect at that time.
- Lyman-Richey will construct a “haul road” so that truck traffic will enter and exit the “site” directly onto 252nd Street, south of Platteview Road. Lyman Richey may initially access the “site” from their current plant operation located immediately south of the “site” owned by Bundy. The “haul road” shall be constructed once access to the “site” via the current operation is no longer available if not sooner.
- Lynam Richey shall, at their sole cost, pay for dust control on those county roadways along the entire length of the “traffic flow route” at least three times per year if needed.
- Lyman Richey shall, at their sole cost, apply dust control on the “haul road” located on the “site”.
- Lyman Richey shall construct the “haul road” for the “site” with appropriate geometry to allow for turning movements and two-way traffic so that truck traffic does not stack on 252nd Street.
- Lyman Richey shall pay for the installation of warning signage on 252nd Street in compliance with MUTCD standards. These would be the a typical “TRUCK
CROSSING" or other MUTCD Compliant warning sign ahead of entrance, both northbound and southbound, at a minimum.

- Lyman Richey shall submit culvert design and drainage plan to Sarpy County Public Works for review and approval of plans prior to construction of the culvert for the proposed “haul road”.
- Lyman Richey shall pay for the cost of one lane of road improvements to include grading and paving for one mile along the Traffic Flow Route, as defined in the Operation Plan, at such time when County determined that it is cost prohibitive to maintain the gravel roadway.

IV. PLANNING COMMISSION RECOMMENDATION:
The Planning Commission recommended approval of the Special Use Permit application at their October 17, 2017 meeting by a vote of 10-0.

MOTION: Sotak moved, seconded by Korth to recommend APPROVAL of the Special Use Permit to allow for the extraction and processing of rock, gravel or sand, clay, and dirt in the agricultural zoning district pursuant to the staff report and operational plan submitted. This recommendation is being made as the request is consistent with the Sarpy County Zoning Regulations and Comprehensive Plan.

In response to a question by Chairman Ackley, Denny Wilson, Sarpy County Engineer, said he would like the opportunity to review bridge load ratings to make sure that any road network used by this operation has stable structures.

AMENDED MOTION: Sotak moved, seconded by Korth to recommend APPROVAL of the Special Use Permit to allow for the extraction and processing of rock, gravel or sand, clay, and dirt in the agricultural zoning district pursuant to the staff report and operational plan submitted, subject to the Sarpy County Engineer’s approval of the bridge rating and the ability for the bridge to handle the traffic for the proposed dates of operation. This recommendation is being made as the request is consistent with the Sarpy County Zoning Regulations and Comprehensive Plan. Ballot: Ayes – Sotak, Davis, George, Whitfield, Ackley, Huddleston, Giff, Korth, Malmquist and Lichter. Nays: None. Absent: Torczon. Motion carries.

V. STAFF RECOMMENDATIONS:
Staff recommends APPROVAL of the Special Use Permit to allow for the extraction and processing of rock, gravel or sand, clay, and dirt in the agricultural zoning district with the stipulations noted in the Resolution as the request is consistent with the Sarpy County Zoning Regulations and Comprehensive Plan.

VI. ATTACHMENTS TO REPORT:
1. Revised Site Plan and Traffic Flow Route
2. Operational Plan
3. Comments received
4. Current Zoning Map
5. Current Future Land Use Map (showing subject property area)

VII. COPIES OF REPORT SENT TO:
1. Lyman-Richey Corporation (applicant/owner)
2. Public Upon Request
Exhibit A
Operation Plan

APPLICATION FOR SPECIAL USE PERMIT IS BEING MADE FOR THE FOLLOWING REASON:

1. Lyman-Richey Corporation is requesting a Special Use Permit allowing them to mine topsoil, sand, gravel and rock.

OPERATING HOURS:

1. The operating hours of the mining operation can run up to twenty four hours a day and seven days a week similar to the other mining operations in the area.

NUMBER OF EMPLOYEES:

1. The mining operation will employ up to 15 employees for all shifts.

ANTICIPATED CUSTOMERS:

1. The mining operations customers are concrete and asphalt plants; highway, residential, and commercial construction; and City, County and State projects.

GENERAL CHARACTERISTICS OF THE DESCRIBED PARCELS:

1. The subject property is situated within the designated floodway, east of the Platte River Dike.

2. The property is currently cultivated row crops.

3. The property is considerably level with very slight deviations in elevation.

MINING OF THE PROPERTY:

1. The exact timing sequence of mining has not yet been determined. Lyman-Richey is seeking the Special Use Permit at this time to allow it the time needed to obtain any additional permits it may need for the site, such as 404 permits from the Army Corps of Engineers.

2. Lyman-Richey is requesting the permit to utilize the entire property for its mining operations.

3. A topographical survey of the site will be completed to document the existing elevations. When mining has been completed the elevations of the property shall not exceed the original.

4. Of the 235.96 acres of property, approximately 140 will be mined. The remainder will be used for property line setbacks and stockpiles.
Exhibit A
Operation Plan

5. Topsoil will be removed and stockpiled each year for the stripped area to be mined within the following twelve months. The temporary stockpiled topsoil will be used to cap waste sand, which will be placed in the mined area.

6. Lamp Rynearson and Associates has reviewed the site and prepared a No-Rise Certificate, which is attached to the application as Exhibit B.

7. The length of time it will take to mine the property is dependent upon many factors, one of which is the amount of sales of sand and gravel per year. Our best estimate at this time is the mining will be complete approximately twenty five years after the mining begins.

8. We intend to start mining within the next five years.

EROSION CONTROLS:

1. All of our mining operations have a Storm Water Pollution Prevention Plan, and a plan will be completed for this site at the time mining commences.

2. All storm water generated on the property will remain on the property.

3. The surface of the open water will be 7-8 feet below the existing land elevation and will act as a reservoir to detain the storm water.

HAZARD MITIGATION AND SAFETY:

1. Lyman-Richey’s safety vision is that every employee returns safely to their families at the end of their shift.

2. All mining operations in the United States must comply with the standards as stated for, and enforced by MSHA (Mining Safety Hazards Act) which is the mining industry’s regulatory and enforcement arm of the federal government.

3. Lyman-Richey strongly enforces safety issues and follows the rules and regulations of MSHA.

4. Periodic inspections (at least one per year) by MSHA personnel at each mining site keep safety foremost within the minds of our supervisors and workers at the mine sites.

5. Severe penalties are imposed by MSHA for infractions to the rules and regulations of MSHA.
SECURITY:
   1. Typically our mining operations are secured with gated entrances, some kind of fencing and monitored with video surveillance.

TRAFFIC FLOW:
   1. Lyman-Richey will construct a haul road on its property so that truck traffic will enter and exit the Site directly onto 252\textsuperscript{nd} Street, south of Platteview Road. Lyman Richey may initially access the Site from their current plant operation located immediately to the south known as the Bundy Parcel. The haul road shall be constructed once access to the Site via the current operation is no longer available, if not sooner.

   2. Lyman-Richey is currently sharing the cost with Sarpy County to treat 252nd Street to control dust.

AFTER COMPLETION OF MINING:
   1. When the mining operations are complete the resulting sand fills on the edge of the water will be leveled and placed at the appropriate grade.

   2. The stockpiled topsoil will be placed over the sand areas and leveled.

   3. The mining will create approximately 70 acres of open water.

   4. In areas that are not left as open water, the topsoil will be placed on top and seeded as soon as practical to prevent wind and water erosion.
Trucks will travel North on 252nd St. from Hwy 6 to enter Plant Site.
Tim,  

Good Afternoon. Please be advised that Sarpy County Planning Department is advertising the Public Hearing Notice for a Special Use Permit for the proposed mining operation located on the southwest corner of 252nd Street and Platteview Road for Lyman Richey for the March 20, 2018 County Board Meeting.

It is our understanding that following further discussions with the Sarpy County Public Works Department, Lyman Richey is going to construct a private “Haul Road” accessing 252nd Street south of Platteview Road, rather than accessing the site from Platteview Road. With this change, the “Traffic Flow Plan” has slightly changed from what was submitted in September of 2017. We will need to have revised documents.

Please note that, as a result of the revised traffic flow route and initial comments made by staff regarding the request, the following conditions will be included in the staff recommendation to the County Board:

**Definitions:**

- **Site** - NE1/4 and E1/2 of the NW1/4 of Section 20, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, NE (236 acres on the southwest corner of 252nd Street and Platteview Road)
- **Traffic Flow Route** – Point of access to plant site (Haul Road) to Highway 6 via 252nd Street. (Pursuant to attached site plan submitted 1/24/18)
- **Haul Road** – Private road, constructed by property owner, providing access from 252nd Street to the mining operations site.

**Conditions:**

1. Lyman-Richey will construct a “haul road” so that truck traffic will enter and exit the Site directly onto 252nd Street, south of Platteview Road. Lyman Richey may initially access the Site from their current plant operation located immediately to the south known as the Bundy Parcel. The “haul road” shall be constructed once access to the “site” via the current operation is no longer available if not sooner.

2. Lyman Richey shall pay for dust control on those county roadways along the entire length of the Traffic Flow Route at least three times per year if needed.
3. Lyman Richey shall, at their sole cost, apply dust control on the Haul Road located on the Site.

4. Lyman Richey shall construct the Haul Road for the Site with appropriate geometry to allow for turning movements and two way traffic so that truck traffic does not stack on 252nd Street.

5. Lyman Richey shall pay for the installation of warning signage on 252nd Street in compliance with MUTCD standards. These would be the a typical "TRUCK CROSSING" or other MUTCD Compliant warning sign ahead of entrance, both northbound and southbound, at a minimum.

6. Lyman Richey shall submit culvert design and drainage plan to Sarpy County Public Works for review and approval of plans prior to construction of the culvert for the proposed Haul Road.

7. Lyman Richey shall pay for 50% of the cost for any roadway and/or drainage improvements along their Traffic Flow Route if deemed necessary by Sarpy County or City of Gretna.

8. Once the mining operation concludes, Lyman Richey shall restore the elevations of the Property to pre-mined elevations, with the exception of the approximate 130 acre open water surface. Conclusion of the mining operation and restoration of the pre-mined elevations shall be consistent with the Corp of Engineers permit.

9. Any future development, improvement, or construction on the site shall be required to meet the Sarpy County Zoning and Flood Plain Regulations in effect at the time.

10. All Flood Plain Regulations must be met prior to commencement of mining operations.

We would request that you submit a revised Operational Plan prior to March 9, 2018 with updated language with regards to the Traffic Flow.

Should you have any questions, please feel free to contact our office at 402-593-1555.

Respectfully,

Donna Lynam, CFM
Assistant Director
Planning and Building Department

Sarpy County, Nebraska
1210 Golden Gate Dr. #1240
Papillion, NE 68046
☎ Phone: 402-593-1555
MEMO

TO: Bruce Fountain, AICP, EDFP, Director
FROM: Patrick M. Dowse, PE, Engineering Manager
DATE: October 16, 2017
RE: SUP for Lyman-Richey Corp, SE of 252nd Street and Platteview Road

Sarpy Public Works and Lyman-Richey (Applicant) representatives met on September 26th, 2017 to discuss the operations plans and proposed haul routes for the “Cockerill Property” site. Below are Public Work’s comments in regards to the meeting, and subsequent application review:

**Bridge on Platteview Road:**

Based upon the proposed haul route, the bridge at the west leg of the intersection of Platteview Road and 252nd Street was discussed. As it is a load rated bridge, it will need to be replaced in order to facilitate trucking. Options of either replacing the bridge or moving the quarry access to points south of Platteview Road were discussed, as moving the access point may be more favorable in terms of crossing the drainage way. Further discussion and evaluation will take place as the Applicant refines hauling plans, and as Public Works evaluates potential options for the bridge.

**Roadway Maintenance:**

Based upon the duration of the site and trucking volumes, more frequent roadway maintenance and dust control will be required. It is assumed Public Works will provide general roadway maintenance, however the Applicant will need to provide dust suppressant applications. It will be assumed a minimum of two (2) applications per year will be needed in order to mitigate dust. Attached is a current (CY 2017) estimate for County pricing of dust control, along 252nd Street from Platteview Road to HWY 6, and from Fairview Road to Platteview Road. The Applicant also has an operation at 252nd Street and Fairview Road, in which dust control contributions will need to be re-evaluated.

It may become apparent as operations and traffic increase, that paving of portions (up to and including all of the haul route) of the County roadway network is warranted, and discussion of project contributions will need to be made at that time.
Dust Control on 252\textsuperscript{nd} from Platteview to Hwy 6

Length 6,317ft – Width 22ft
Approximately 4605 gallons of Mag Chloride (.3 gallon/square yard) @ .93/gallon = $4,282.00 per application.

NOTE: these are Sarpy County Contract prices without sales tax

Minimum of 2 applications per year one around the first 2 weeks in May and another around the first part of July.

Dust Control on 252\textsuperscript{nd} from Fairview to Platteview

Length 5,280ft - Width 22ft
Approximately 3,900 gallons of Mag Chloride @ .93/gallon = $3,627.00
Per application. X 2 applications per year.
This property is located within the Zone AE floodway of the Platte River. The District recommends that the applicant secure a floodplain development permit immediately prior to commencement of the mining operations. The permit should include a no-rise certification and supporting technical documentation.

Lori Ann Laster, P.E., CFM
Stormwater Management Engineer
Papio-Missouri River Natural Resources District

Lyman-Richey Corporation has submitted an application for consideration of a Special Use Permit to allow the extraction and processing of rock, gravel or sand, clay, and dirt in the AG (Agricultural Farming District) on two (2) parcels located southwest of 252nd Street and Platteview Road - Parcel #010400710 and Parcel #011591881, Sarpy County, NE.

This application is slated for an October 17, 2017 Public Hearing before the Sarpy County Planning Commission, therefore, we would like to have any comments back prior to September 22, 2017. If additional information is needed to complete your review, please contact our office to request.

Thank you,

Kelly Jeck
Planning & Zoning Assistant
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046
kkeck@sarpy.com
To: Planning Commission of Sarpy County

I do not oppose Lyman-Richies project, however, 252nd street needs to be hard surfaced if it is going to be approved. The traffic has already greatly increased since they began operating at the 252nd and Fairview road location. The dust created can be very dangerous at times and is also damaging to our crops. The quality of the road simply can’t be maintained with the current amount of truck traffic.

Thank you,

Bob Dickinson

Bob Dickinson
Manager Partner of Dickinson Sarpy LTD
House located at 252nd & Plattview Rd.
Future Land Use
Sarpy County, Nebraska

Legend
- Agriculture
- Residential Estates
- Low to Medium Density Residential
- Medium to High Density Residential
- Mixed Use Area
- General Commercial
- Business Park
- Light Industrial
- Heavy Industrial
- Parks, Recreation, and Open Space

Subject Properties Outlined in blue
(Agriculture)

Amended 9-12-2017
Subject Properties (Outlined in red)

Vicinity Map - Current Zoning

SW of 252nd Street & Platteview Road - #010400710 & #011591881
Special Use Permit

Legend
Zoning Classification

HC - Highway Corridor Overlay District
Vicinity Map - Flood Zones

SW of 252nd Street & Platteview Road - #010400710 & #011591881
Special Use Permit
STATE OF NEBRASKA }  
County of Sarpy } SS.

Being duly sworn, upon oath, Michael Harrington deposes and says that he is the Accounting Manager or Ron Petak deposes and says that he is the Executive Editor of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was

Wednesday, October 4, 2017  

Gretna Breeze  
Bellevue Leader  
Papillion Times  
Springfield Monitor  

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska.

The above facts are within my personal knowledge.

Michael Harrington  
Accounting Manager  

Ron Petak  
Executive Editor  

Laura Estep-Bronk  
Sales Representative

Today's Date  
Signed in my presence and sworn to before me

Notary Public

GENERAL NOTARY - State of Nebraska  
ELIZABETH M WHITE  
My Comm. Exp. December 22, 2018

Printer's Fee  
$46.75  
Customer Number: 40638  
Order Number: 0002055181
STATE OF NEBRASKA }  
} SS.
County of Sarpy  

Being duly sworn, upon oath, Raylyn Ramsgard deposes and says that she is the Accounting Manager or Laura Estep-Bronk deposes and says that she is a Sales Representative or Ron Petak deposes and says that he is the Executive Editor of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was

Wednesday, March 7, 2018

Gretna Breeze
Bellevue Leader
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Raylyn Ramsgard OR Ron Petak OR Laura Estep-Bronk
Accounting Manager Executive Editor Sales Representative

Today's Date: 3/7/2018
Signed in my presence and sworn to before me:

Notary

Printer's Fee: $16.76
Customer Number: 40638
Order Number: 0002083505

NOTICE OF PUBLIC HEARING
SARPY COUNTY
BOARD OF COMMISSIONERS

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, March 20, 2018, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE. A Public Hearing will be held on the following:

Lyman-Richey Corporation has submitted an application for consideration of a Special Use Permit in AG to allow the extraction and processing of rock, gravel or sand, clay, and dirt on two (2) parcels legally described as the NE1/4 and E1/2 of the NW1/4 of Section 22, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, NE. Generally located southwest of 252nd Street and Plateview Rd.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, NE.

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