

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Randy Reznicek 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.

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

DATED this 29 day of June, 2022.

BY: _____

**APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska**

Date 5-23-22
Property Owner's Name 242 River's Edge, LLC - Randy Reznicek

Address: 1571 County Road 2, North Bend, NE 68649

Phone No. 402-720-0392 (Home) _____ (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Approximately 11 acres of the 67-acre site will be utilized for sand and gravel mining. Sand and gravel mining on this site is an extension of sand and gravel mining located on the east adjoining property (Lux Sand & Gravel).

Section 11 Township 15N Range 5E Lot No. 270137923

Location within Section NW1/4 Lot Size _____ (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ N/A Zoning District Ag

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)	Adjoining property south of mining area is agricultural.
Railroad followed by Hwy. 30	Adjoining property south of entire site area is riparian
North <u>followed by ag. property.</u>	South <u>corridor followed by the Platte River.</u>
East <u>Sand and Gravel Mining</u>	West <u>Swale followed by agricultural cropland.</u>

Justification

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

1. What is the general character of the area? Describe.
The proposed sand and gravel mining area is used for agricultural purposes. The whole parcel area is also used for agricultural. The overall general character of the area is agricultural. The Lux Sand & Gravel Company is located on the east adjoining property.
2. Can soil conditions support the proposed development? What is the soil classification of the area?
USDA soil classifications depicted the proposed mining area as being covered by Inavale loamy fine sand, Janude loam, Alda fine sandy loam, and Boel loam. Additionally, there are known sand and gravel deposits approximately 5 to 7 feet below the ground surface that are economically feasible for extraction.
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)? N/A - The proposed sand

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

and gravel mining area will not require water and sewage connections.

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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?

Roads will not need to be updated for access to the site area. Access is already provided by a gravel road along the east side of the proposed mining site area. This gravel road also extends north accessing Highway 30. A gravel road is also located along the north side of the current Lux Sand & Gravel mining facility also with access to Highway 30.

Enclosed: Site Plan X Soil Suitably Map N/A Easements No Known Easements

Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency May require Corps of Engineers approval - Pending wetland Impacts.

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 [Handwritten Signature] Mailing Address 1571 Co Rd #2 North Bend, NE 68649

OFFICE USE ONLY

PERMIT NO. 2022-010

Permit when issued is Transferrable/Transferrable Upon Renewal

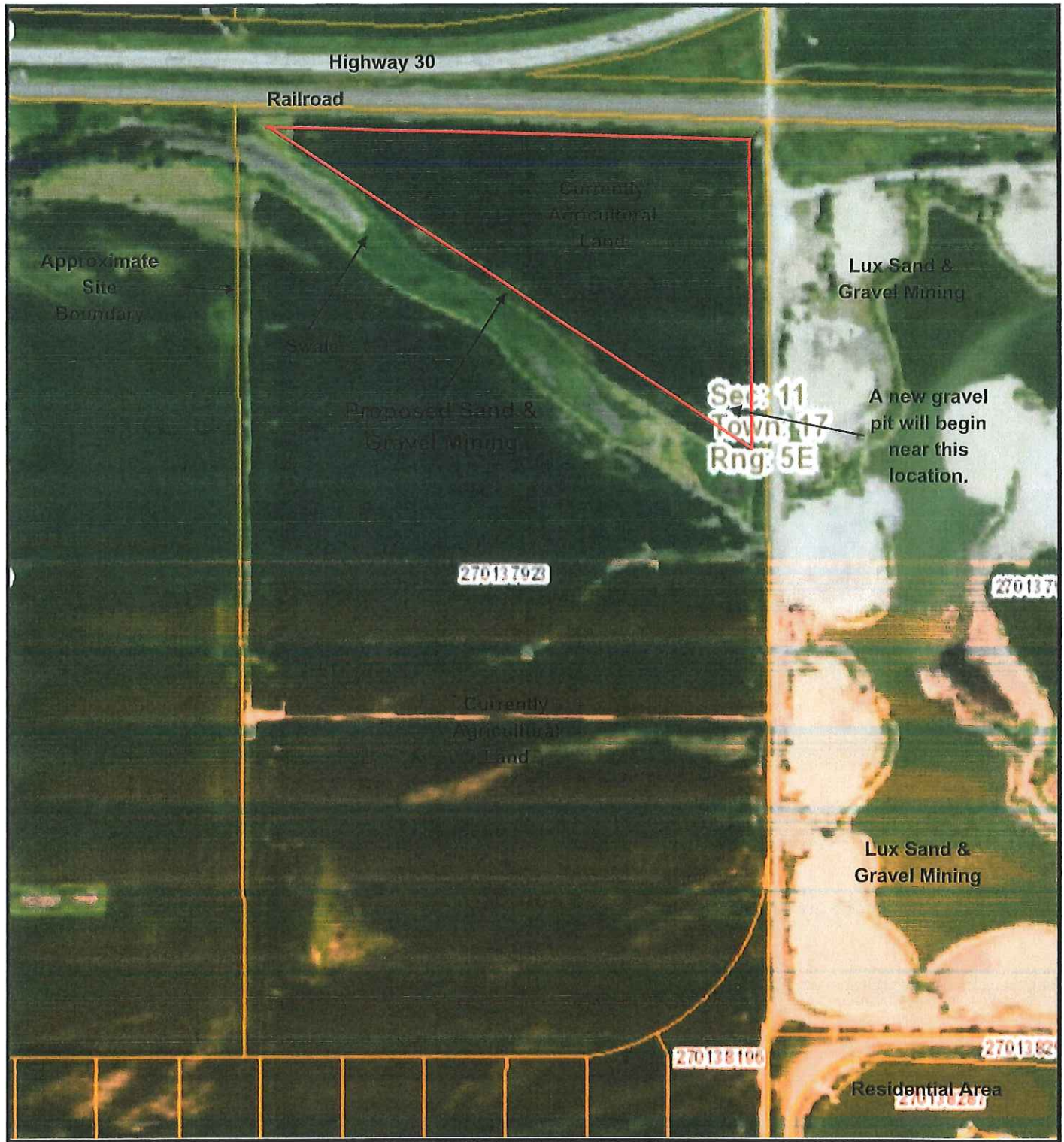
Date 6-21-22 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 6-29-22 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

_____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this 29 day of June 2022



Project No.	N/A
Scale	N/A
File No.	CUA
Date:	5-22-22

Midwest Wetland Services

16647 X Street
Omaha, NE 68135

PH. (402) 350-7591

Site Plan

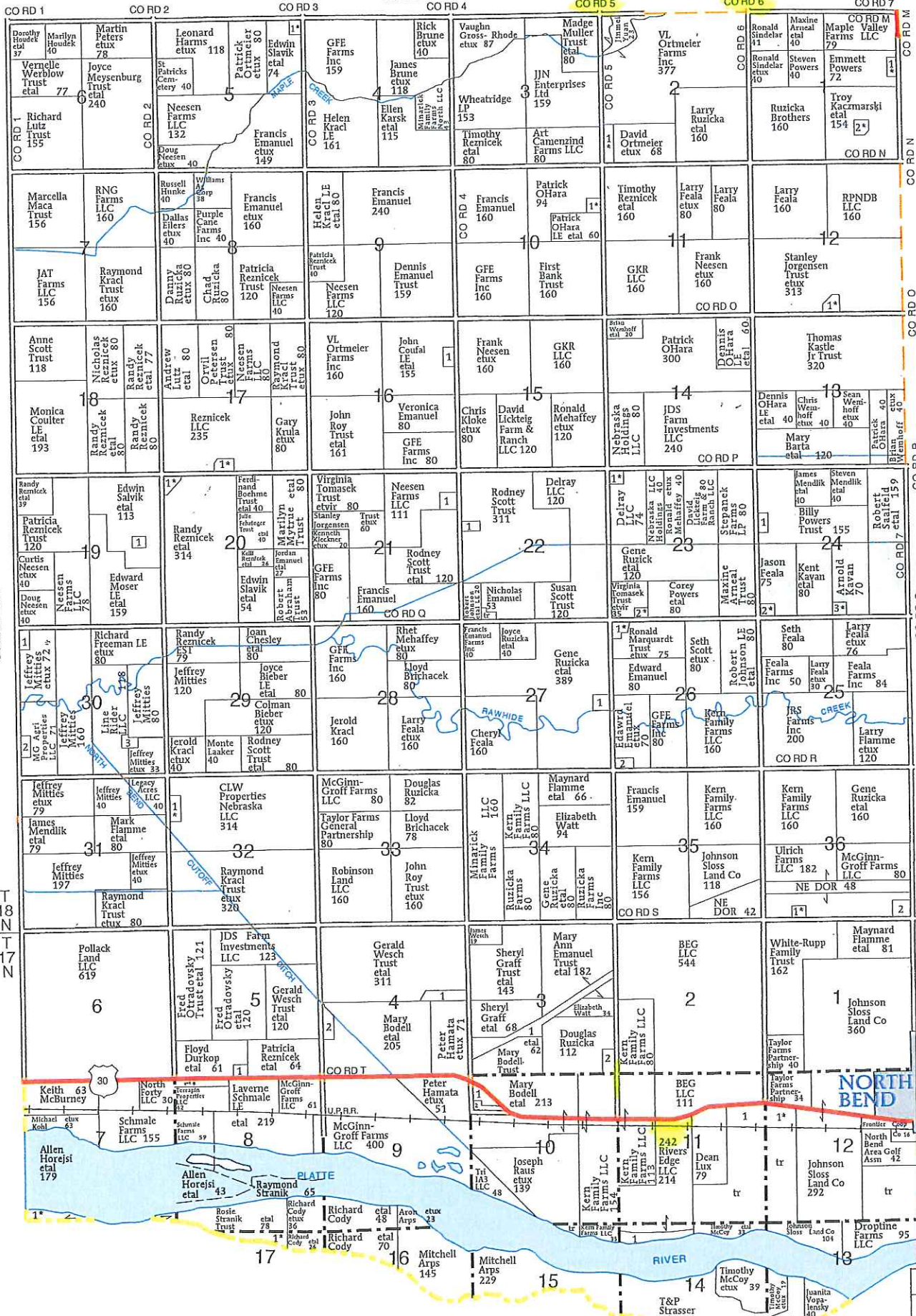
Proposed Sand & Gravel Mining Expansion

Section 11, Township 15 North, Range 5 East
North Bend, Dodge County, Nebraska

Exh.	--
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(Landowners)

PLEASANT VALLEY TWP.



COLFAX CO.

T 18 N
T 17 N

SAUNDERS CO.

COTTERELL 'N' TWP.

COTTERELL 'S' TWP.

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 2, 2022

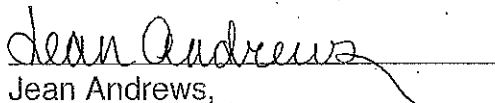
Randy Reznicek
242 Rivers Edge, LLC
1571 County Rd. 2
North Bend, NE 68649

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held June 21, 2022 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 29, 2022 where your applications will be heard at approximately 9:35 A.M.

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

Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Enclosure
Cc: File

**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 3, 2022

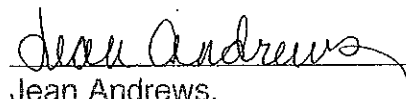
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a Public Hearing on Tuesday, June 21, 2022 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider the request of of 242 Rivers Edge, LLC – Randy Reznicek of 1571 County Road 2, North Bend, NE 68649 to obtain a Conditional Permit to extract raw materials as per Article 20, Section 2. Conditionals Uses, Section 2.9 A thru G. located NW ¼ Section 11, Township 17 North, Range 5 East in South Union Township, Zoning District PRC, Platte River Corridor

The Dodge County Planning Commission will hold a public hearing on the matter at 4:30 P.M., Tuesday, June 21, 2022 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 the 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 NEBRASKA
NOTICE TO PROPERTY OWNERS

PUBLIC HEARING CASE NO. _____

OWNER: 242 River's Edge LLC

Address: 1571 Co Road 2
North Bend, NE 68649-3019

Proposed Subdivided Tract: Parcel ID 20270137923 (67.56 Acres)
Part Northeast Quarter Southwest Quarter and Tax Lots 8 and 9 in Section 11
Township 17 North, Range 5 East of the 6th P.M., Dodge County, Nebraska
Parties in Interest

A notice of hearing shall be sent to non - resident landowners of
land being considered in said hearing. (300.0 Feet)

Name	Address
Union Pacific Railroad Company	105 South Main Fremont, NE 68025
BEG, LLC	2123 Mullen Rode Omaha, NE 68124-0000
Riverview Shores Homeowners Assoc. Inc	P O Box 312 North Bend, NE 68649-0312
Dean P Lux	P O Box 333 North Bend, NE 68649-0333
Kern Family Farms LLC	% Pamela J Stark 4235 Boxue Rd G Yuba City, CA 95993-9754

I Kenneth D Hurt a Registered Abstracter in the State of Nebraska, Certifies that the
above names and address are the parties that own property surrounding the
proposed site of a County variance application.


Kenneth D Hurt
Certificate of Authority # 405
April 26, 2022

2022 APR 28 AM 9:15
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Dodge Co Hwyway Dept