

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION AMENDING THE SARPY COUNTY
COMPREHENSIVE DEVELOPMENT PLAN

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), 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 (Reissue 2007), 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 and amend the County's Comprehensive Development Plan pursuant to Neb. Rev. Stats. §§ 23-174.05 and 23-174.06 (Reissue 2007); and,

WHEREAS, Rebecca Horner, Planning Director has reviewed the Sarpy County application for a Comprehensive Plan amendment from Urban Residential to Industrial on the property legally described as follows:

Tax Lots 4, 5, and 6 in Section 15, T13N, R11E of the 6th prime meridian, Sarpy County, Nebraska.

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 Comprehensive Plan Amendment was held before the Sarpy County Planning Commission on April 20, 2011 and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the Comprehensive Plan Amendment was held by this Board.
- III. Notice of each of the Public Hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing as

required by Neb. Rev. Stat. §23-164 (Reissue 2007), and the proof of publication has been filed in the Office of the Sarpy County Clerk.

IV. The Planning Director has made a recommendation as noted in the attached Exhibit "A", which Exhibit "A" includes the Planning Director report.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the Comprehensive Plan Amendment from Urban Residential to Industrial on the above described property and the Sarpy County Comprehensive Development Plan is hereby amended.

Dated this 10th day of May, 2011.

Moved by Rusty Heke seconded by Jim Nekuda, that the above Resolution be adopted. Carried.

YEAS: Rusty Heke NAYS: none ABSENT: none

Dee Loughran
Tom Kichart

Jim Nekuda
Ann Miller

ABSTAIN:
none



Dee Loughran
County Clerk

Sarpy County Board of Commissioners Report
 Staff Report Prepared: May 2, 2011
 County Board Meeting Date: May 10, 2011

Subject	Type	By
Sarpy County requests approval of a Comprehensive Plan Amendment from Urban Residential to Industrial for property legally described as Tax Lots 4, 5 and 6 in Section 15, T13N, R11E of the 6 th Prime Meridian, Sarpy County Nebraska	Resolution and Public Hearing	Rebecca Horner, AICP Planning Director

- Comprehensive Development Plan

- The Comprehensive Plan indicates this area as Urban Residential (Figure 5.1)
- 156th Street is classified as a local street in the Federal Functional Classification. (Figure 6 1)
- The 2025 MAPA Long Range Transportation Plan indicates no major improvement for 156th Street. (Figure 6.2)
- A trail is shown to cross the property on the attached Trail Development Concept. (Figure 5 2) The trail is identified as a Sarpy Parkway trail. The Comprehensive Plan states that "a web of trails and pedestrian/bicycle pathways, utilizing streets, creeks and drainage ways, and designed greenways to provide continuous non-motorized access throughout the developing county. (Page 80, Comprehensive Plan)
- The Sarpy Parkway concept provides a green street of parkway or boulevard design that connects all of the county's five incorporated municipalities. The parkway includes special street landscaping, a parallel trail, and thematic lighting. (page 80)
- The Transportation Plan indicates 156th Street as a Minor Arterial. (Figure 6.3)
- The area is located in Development District I, which indicates Projected Land Uses as Urban and Large-lot residential. Urban services will be provided by an interceptor sewer leading to an expanded Springfield Creek plan This extension is likely to occur in the long-term future, being 20 years. (Page 58, Comprehensive Plan)
- Area in the Springfield Creek watershed is part of the natural growth pattern of the City of Springfield Tributary that drains in this sub-basin flows into the main Springfield Creek south of the existing wastewater treatment plant. A portion of this area is affected by existing confined animal feeding operations. This is likely to be the last development basin to emerge in the Springfield Creek watershed.
- Table 4.10 Planned Density Ranges - 3 units per acre outside of build-through developments. All interim development requires community systems and must be developed to transitional standards. Estate and acreage lots may be developed with build through (Page 70)

- History

- Planning Commission heard the request on April 20, 2011 and recommended approval to the request 10-0.
 - *Lichter moved, seconded by Bliss to recommend approval of a Comprehensive Plan Amendment to identify the area as "industrial" due to the finding of conformance with the Comprehensive Plan Ballot: Ayes – Bliss, Mohr, Lichter, Vanek, Thompson, Stuart, Torczon, Wear, Labart and Whitfield Nays – none. Abstain – none Absent – Fenster. Motion carried. (10 ayes,0 nays)*
- The site has operated as the Sarpy County Landfill for 30 years (verify with Scott). Recognizing the future property is limited to industrial-type uses, Sarpy County requests to rezone the property as IGM, General Manufacturing District. The IGM district is unique because it is the only district in the Sarpy County Zoning Regulations that requires a Special Use Permit for any use of the property In that way, Sarpy County is able to review every request on a case by case basis for appropriateness.
- Sarpy County determined the landfill will close in approximately three-four years. The Sarpy County Board negotiated a lease with Waste Connections of Nebraska for use of the site as a transfer station. Sarpy County signed the lease agreement on March 1 2011. Loads of trash will be hauled to the transfer station site, transferred into Waste Connection transfer trucks and hauled to the David City Landfill

- Analysis

- The site has been utilized for an industrial use for over thirty years. Since the site will eventually be decommissioned and because there are applicable environmental standards for reuse, the property will likely remain industrial in perpetuity. For these reasons it is appropriate to change the designation of the property to reflect its current and viable long term use
- The future land use of the Sarpy County Landfill is limited by existing environmental constraints Future use of the property is limited to industrial uses in the near and relatively long term future For this reason the most

appropriate land use is Industrial. Industrial reuse of the property should be limited to uses compatible with adjacent future residential. The best method to achieve land use review and control is to zone the property IGM, which requires public hearing and County Board approval for any use of the property.

- Recommendation

- For the reasons stated above I recommend Approval to the **Comprehensive Plan Amendment** to identify the area as "Industrial" due to a finding of conformance with the Comprehensive Plan.

Respectfully submitted by:



Rebecca Horner, AICP
Planning Director

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

MAY 10, 2011

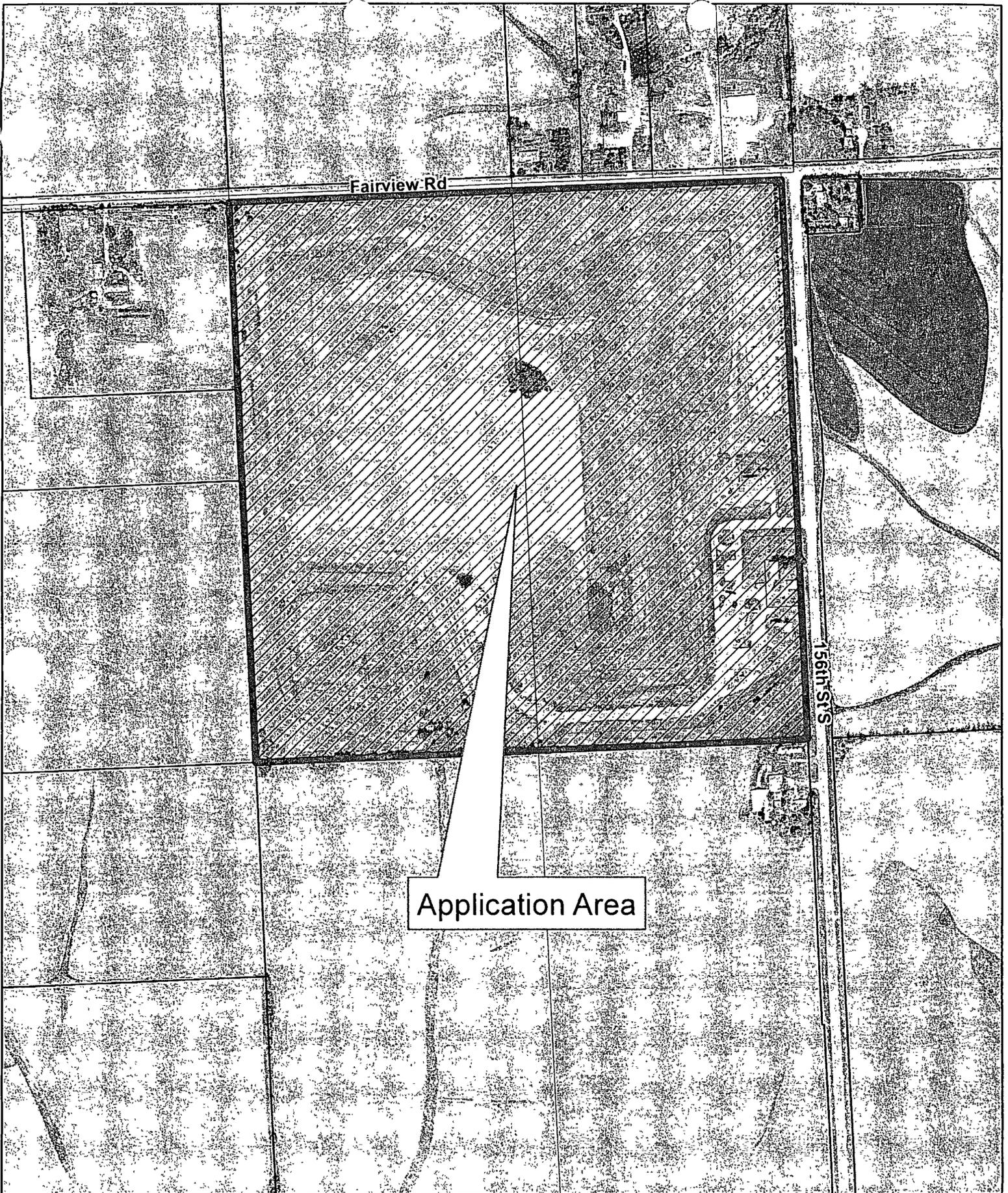
AMENDMENT TO COMPREHENSIVE DEVELOPMENT PLAN

From Urban Residential to Industrial

Sarpy County

for

Waste Connections



Fairview Rd

156th St

Application Area

SARPY COUNTY PLANNING COMMISSION APRIL 20, 2011
Staff Report Prepared: April 13, 2011
COMPREHENSIVE PLAN AMENDMENT
CHANGE OF ZONE
SPECIAL USE PERMIT

I. GENERAL INFORMATION

A. APPLICANTS:

Sarpy County
Waste Connections of Nebraska, Inc.

B. PROPERTY OWNER:

Sarpy County

C. LOCATION: 156th Street south of Fairview Road.

D. LEGAL DESCRIPTION: Tax Lots 4, 5 and 6 in Section 15, T13N, R11E

E. REQUESTED ACTION:

- Sarpy County requests to amend the Comprehensive Plan to change the future land use from Urban Residential to Industrial.
- Sarpy County requests a change of zoning from AG, Agricultural to IGM, General Manufacturing.
- Waste Connections requests a Special Use Permit for a transfer station.

F. EXISTING ZONING AND LAND USE:

- The property is zoned AG, Agricultural and is used for the Sarpy County Landfill.
- 156th Street is improved as a two-lane rural gravel road with roadside ditches.

G. SIZE OF SITE: Approximately 157 acres, more or less.

II. BACKGROUND INFORMATION Sarpy County determined the landfill will close in approximately three-four years. The Sarpy County Board negotiated a lease with Waste Connections of Nebraska for use of the site as a transfer station. Sarpy County signed the lease agreement on March 1 2011. Loads of trash will be hauled to the transfer station site, transferred into Waste Connection transfer trucks and hauled to the David City Landfill.

A. COMPREHENSIVE PLAN SPECIFICATIONS:

- The Comprehensive Plan indicates this area as Urban Residential (Figure 5.1)
- 156th Street is classified as a local street in the Federal Functional Classification. (Figure 6.1)
- The 2025 MAPA Long Range Transportation Plan indicates no major improvement for 156th Street. (Figure 6.2)
- A trail is shown to cross the property on the attached Trail Development Concept. (Figure 5.2) The trail is identified as a Sarpy Parkway trail. The Comprehensive Plan states that "a web of trails and pedestrian/bicycle pathways, utilizing streets, creeks and drainage ways, and designed greenways to provide continuous non-motorized access throughout the developing county. (Page 80, Comprehensive Plan)

- The Sarpy Parkway concept provides a green street of parkway or boulevard design that connects all of the county's five incorporated municipalities. The parkway includes special street landscaping, a parallel trail, and thematic lighting. (page 80)
- The Transportation Plan indicates 156th Street as a Minor Arterial (Figure 6.3)
- The area is located in Development District I, which indicates Projected Land Uses as Urban and Large-lot residential. Urban services will be provided by an interceptor sewer leading to an expanded Springfield Creek plan. This extension is likely to occur in the long-term future, being 20 years. (Page 58, Comprehensive Plan)
- Area in the Springfield Creek watershed is part of the natural growth pattern of the City of Springfield. Tributary that drains in this sub-basin flows into the main Springfield Creek south of the existing wastewater treatment plant. A portion of this area is affected by existing confined animal feeding operations. This is likely to be the last development basin to emerge in the Springfield Creek watershed.
- Table 4 10 Planned Density Ranges - 3 units per acre outside of build-through developments. All interim development requires community systems and must be developed to transitional standards. Estate and acreage lots may be developed with build through. (Page 70)

B. EXISTING CONDITION OF SITE: The site is currently developed with the Sarpy County Landfill. Reuse of the property is limited due to environmental constraints of the existing landfill.

C. GENERAL VICINITY AND LAND USE:

North, AG, Agricultural Farm and acreage development

South, AG, Agricultural Farm and acreage development

East, City of Springfield jurisdiction, Zoned "A" and "R-100" Farm and acreage development

West, AG, Agricultural Farm and acreage development

D. RELEVANT CASE HISTORY: The site has operated as the Sarpy County Landfill for 30 years (verify with Scott). Recognizing the future property is limited to industrial-type uses, Sarpy County requests to rezone the property as IGM, General Manufacturing District. The IGM district is unique because it is the only district in the Sarpy County Zoning Regulations that requires a Special Use Permit for any use of the property. In that way, Sarpy County is able to review every request on a case by case basis for appropriateness.

E. APPLICABLE REGULATIONS: Zoning Regulations and Comprehensive Plan.

III. ANALYSIS AND DEVELOPMENT ALTERNATIVES

A. SPECIAL USE PERMIT REQUEST:

1. Waste Connections provided an operations plan, which is attached. The use is proposed as follows:
 - a. Hours of Operation:
 - i. M-S 5am through 5pm (limited deliveries for select haulers from 5-8am)
 - ii. Sunday Closed and select holidays.
2. The site will be staffed by 5-8 personnel with 6-20 additional transfer truck drivers. Parking stalls for staff are provided on site. The transfer station plans to share parking with Sarpy County Landfill staff that will remain on site to monitor the landfill.
3. The applicant plans to accept single stream and source separated recyclables in addition to waste. The site plan shows a potential growth for the recyclables portion of

the use. If the applicant requests to add a recycling center at a later date, the special use permit must be amended to add the recycling center use, amend the operations plan as necessary as well as the site plan. All site plan amendments will be reviewed by Planning Commission and County Board.

4. The proposed site plan is attached. The facility is shown to be served with access to 156th Street.
5. The applicant indicates landscaping along 156th Street will fulfill the landscaping requirement and provides some screening of the proposed facilities. An existing berm on the south side of the transfer facility is to remain in order to provide screening and wind protection.
6. Waste Connections included contingency measures for emergency management and inclement weather in Table 3 of the Operations Plan.
7. The following regulations are applicable and must be addressed:
 - a. Screening/Landscaping
 - i. Section 37.6 requires one tree and three shrubs per every 40' of lineal frontage along 156th Street.
 - b. Parking
 - i. Section 39.2.12 Parking standards for Manufacturing, Wholesale, Warehouses and Similar Uses apply. This requires one off street parking stall for every two employees on the largest working shift.
 - c. Grading
 - i. Section 38.15 requires a grading plan when the area of grading is greater than one acre. The grading permit will be applied for after the special use permit is approved.
 - d. Hazardous Waste
 - i. Sections 24.2.2 (Fire Hazard) and 24.2.4 (Sewage and Liquid Wastes) apply of the IGM, General Manufacturing district. The county also must find that Sections 41.5.1(a) and (f) are met which finds the establishment, maintenance, or operation of the special use will not be detrimental to nor endanger the public health, safety, morals, comfort, or general welfare of the community and also that the special use shall not include any activity involving the storage of flammable or explosive material unless protected by adequate fire-fighting suppression equipment and by such safety devices as are normally used in the handling of any such material.
 - ii. A Good Housekeeping Stormwater Pollution Prevention Plan will be required by the State of Nebraska and should address the above.
 - e. Noise
 - i. The hours of operation are very early. The typical decibel range at 5am in this area is approximately 45-50 decibels. Staff requested the applicant to provide a noise study, which is attached. Findings and recommendations of the noise consultant are included.
 - f. Traffic and dust control
 - i. Traffic on 156th Street may create dust issues that can be mitigated by application of a dust suppressant.

B. LAND USE/COMPREHENSIVE PLAN:

The site has been utilized for an industrial use for over thirty years. Since the site will eventually be decommissioned and because there are applicable environmental standards for reuse, the property will likely remain industrial in perpetuity. For these reasons it is appropriate to change the designation of the property to reflect its current and viable long term use.

The future land use of the Sarpy County Landfill is limited by existing environmental constraints. Future use of the property is limited to industrial uses in the near and relatively long term future. For this reason the most appropriate land use is Industrial. Industrial reuse of the property should be limited to uses compatible with adjacent future residential. The best method to achieve land use review and control is to zone the property IGM, which requires public hearing and County Board approval for any use of the property.

C. STAFF COMMENTS:

- a. The request to amend the Comprehensive Plan is in conformance with existing and future projected land uses.
- b. The IGM, General Manufacturing district allows the most zoning control over the future use of the property since each request may be reviewed on a case by case basis. The request to rezone the property to IGM is in conformance with the amended Comprehensive Plan.
- c. The request for the Special Use Permit appears to address the necessary components of the Zoning Regulations and Comprehensive Plan. Additional public comment at the public hearing may raise issues that should be addressed by the Planning Commission and staff. The applicant should also be aware that in the event a nuisance as defined by Sarpy County Zoning Regulations Section 34 is created after approval of the Special Use Permit, the applicant will be required to abate any and all nuisances.

IV. RECOMMENDATION:

Recommend Approval to the **Comprehensive Plan Amendment** to identify the area as "Industrial" due to a finding of conformance with the Comprehensive Plan.

Recommend Approval to the request to **Change the Zoning** from AG, Agricultural to IGM, General Manufacturing due to a finding of conformance with the amended Comprehensive Plan.

Recommend approval to the **Special Use Permit** provided the Operational Plan is found to address all necessary criteria and mitigate potential nuisances.

V. COPIES OF REPORT TO:

Applicant
Public upon request

VI. ATTACHMENTS:

Comments
Aerial map showing adjacent property

Report prepared by:



Rebecca Horner, AICP
Planning Director

SCHEMMER

ARCHITECTS | ENGINEERS | PLANNERS

PROJECT: TRANSFER STATION UPGRADES
SARPY COUNTY, NEBRASKA
JOB NO: 05945.001

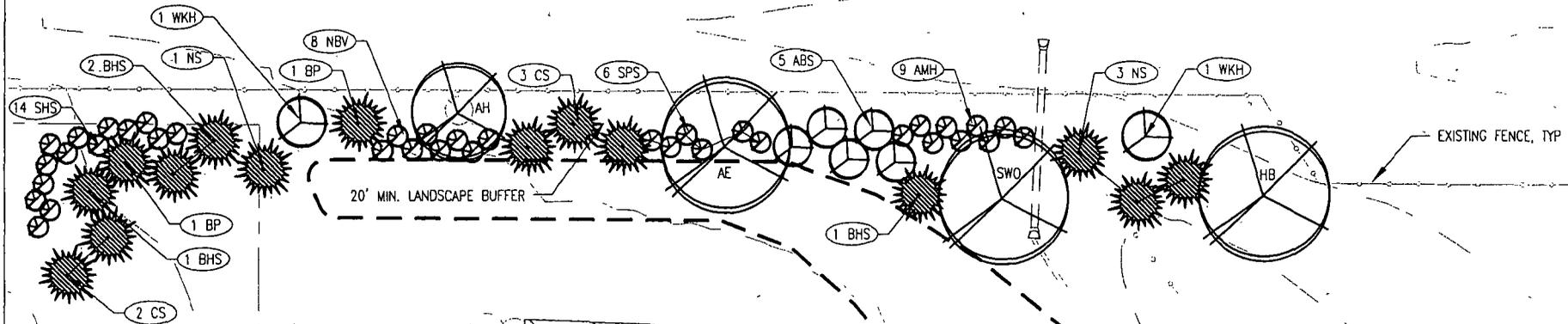
DATE: 03/03/2011

DRAWN: DJK

SCALE: 1"=30'

SHEET NO: L1-01

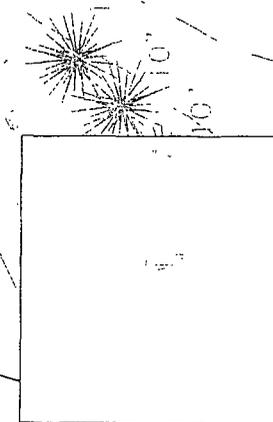
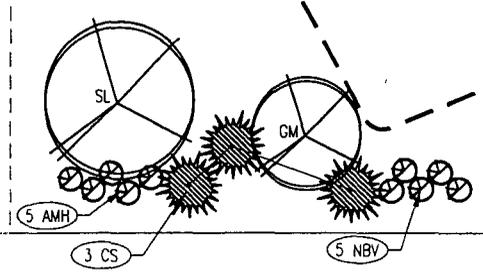
SHEET TITLE: LANDSCAPE & SCREENING PLAN



PLANT SCHEDULE

ABBREVIATION	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
DECIDUOUS SHADE TREES				
AH	AMERICAN HORSEBEAM	CARPINUS CAROLINIANA	2" CALIPER	B&B
HB	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CALIPER	B&B
AE	ACCOLADE ELM	ULMUS 'ACCOLADE'	2" CALIPER	B&B "
SL	SHADEMASTER LOCUST	GLEITSIA TRICANTHOS 'SHADE MASTER'	2" CALIPER	B&B
SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CALIPER	B&B
DECIDUOUS ORNAMENTAL TREES				
ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	6" HT.	B&B CLUMP
WKH	WINTER KING HAWTHORNE	CRATAEGUS VIRENS	1.5" CALIPER	B&B CLUMP
GM	FLAME GINWALA MAPLE	ACER GINWALA 'FLAME'	1.5" CALIPER	B&B CLUMP
CONIFEROUS/EVERGREEN TREES				
CS	COLORADO SPRUCE	PICEA PUNGENS	5'-6" HEIGHT	FULL
BHS	BLACK HILLS SPRUCE	PICEA GLAUCA VAR. DENSATA	5'-6" HEIGHT	FULL
NS	NORWAY SPRUCE	PICEA ABIES	5'-6" HEIGHT	FULL
BP	BOSWAM PINE	PINUS HELDREICHII VAR. LEUCODERMIS	5'-6" HEIGHT	FULL
SHRUBS				
AMH	AMERICAN HAZELNUT	CORYLUS AMERICANA	#5 CONT.	
NBV	NORTHERN BURGUNDY VIBURNUM	VIBURNUM DENTATUM 'NORTHERN BURGUNDY'	#5 CONT.	
SPS	SIBERIAN PEA SHRUB	CARAGANA ARBORESCENS	#3 CONT.	
SHS	STAGHORN SUMAC	Rhus typhina	#5 CONT.	

ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR. SEE SPECIFICATIONS FOR PLANTING AND MAINTENANCE REQUIREMENTS.





SARPY COUNTY
 PLANNING DEPARTMENT
 1210 Golden Gate Drive
 Papillion, NE 68046
 PH: 402-593-1555
 Fax: 402-593-1558

REBECCA HORNER, DIRECTOR
 SANDRA LOGUE, ADMIN. ASST.
 E-MAIL: planning@sarpy.com

March 9, 2011

ORGANIZATION	REVIEW REQUIRED	ORGANIZATION	REVIEW REQUIRED	ORGANIZATION	REVIEW REQUIRED
County Admin – Mark Wayne	X	County Fiscal Admin – Brian Hanson	X	County Attorney – Nicole O’Keefe	X
Sarpy County Surveyor – Denny Wilson	X	Sarpy County GIS – Eric Herbert – Nikki Lampe	X	Papio-Missouri – NRD – Amanda Grint – Lori Laster	X
OPPD – Steve Fanslau	X	Sarpy County Sherriff – Jeff Davis	X	MUD – Jeff Loll	X
City of Papillion – Brian Craig	X	City of La Vista – Chris Solberg	X	City of Gretna – Donna Lynam	X
City of Springfield – Kathleen Gottsch	X	City of Bellevue – Chris Shewchuk	X	Fire District – Millard	
School District – Millard School, Dr. Keith Lutz		NE Humane Society – Kelli Brown	X	State Dept. of Ag – Dr. Dennis Hughes	X
File	X	Lincoln Water System – Jerry Obrist	X	Nebraska Dept. of Roads – Tim Weander	X

PROJECT DESCRIPTION: APPLICATION FOR SPECIAL USE PERMIT - Waste Connections of Nebraska, Inc., 10810 S. 144th Street, requests a Special Use Permit to upgrade the existing transfer station at the Sarpy County landfill. In addition, Sarpy County Planning Department requests a Change of Zone from AG to IGM and a Comprehensive Plan amendment, to change the future land use from urban residential and mixed use to industrial for the upgraded waste transfer station located on the following property, Tax Lots 4, 5, 6, the NE ¼ of Section 15, Township 13, Range 11 of the 6th P.M. Sarpy County, Nebraska. (14414 S. 156th St. - Sarpy County Landfill)

Please provide any comments or recommendations you may have to the Sarpy County Planning Department no later than **March 21, 2011**. You may submit comments using the following:

Mail:

Rebecca Horner, Director
 Sarpy County Planning Dept.
 1210 Golden Gate Drive
 Papillion, NE 68046

Fax:

(402) 593-1558

E-MAIL: (Environmentally Friendly!)

slogue@sarpy.com

If you have any questions or concerns, please contact Sandra Logue at (402) 593-1555.

NO COMMENTS

COMMENTS (SEE ATTACHED)

 Signature

 Signature

Sandra Logue

From: John G. Miriovsky [jmiriovsky@lincoln.ne.gov]
Sent: Monday, March 14, 2011 7:52 AM
To: Sandra Logue
Cc: Jerry G. Obrist
Subject: RE: New Application Review - Waste Connections of Nebraska for a SUP, CZ and Comprehensive Plan Amendment

We have reviewed the application and have no comments.

From: Jerry G. Obrist
Sent: Thursday, March 10, 2011 3:50 PM
To: John G. Miriovsky
Subject: FW: New Application Review - Waste Connections of Nebraska for a SUP, CZ and Comprehensive Plan Amendment

John, please review attached and respond directly. Thank you. Jerry ☺

From: Sandra Logue [mailto:slogue@sarpy.com]
Sent: Wednesday, March 09, 2011 2:14 PM
To: Amanda Grint; Brian Craig; Brian Hanson; Chris Shewchuk; Chris Solberg; Denny Wilson; Donna Lynam ; Eric Herbert; Jeff Davis; Jeff Loll; Jerry G. Obrist; Kathleen Gottsch; Lori Laster; Mark Wayne; Nicole O'Keefe; Nikki Lampe; Rod Buehe; Steven Fanslau
Cc: Todd Swirczek; Rebecca Horner
Subject: New Application Review - Waste Connections of Nebraska for a SUP, CZ and Comprehensive Plan Amendment

Todd is still working on the applications for CZ and Comprehensive plan amendment, but it was all shown on the zoning review

If you have any questions, please let me know.

*Thanks,
Sandy Logue
Planning Assistant
Sarpy County Planning Dept.
1210 Golden Gate Dr.
Papillion, NE 68046
402-593-1555
Fax. 402-593-1559
slogue@sarpy.com*

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Sandra Logue

From: Brian Hanson
Sent: Wednesday, March 09, 2011 4:19 PM
To: Sandra Logue
Cc: Todd Swirczek, Rebecca Horner; Mark Wayne, Scott Bovick
Subject: RE. New Application Review - Waste Connections of Nebraska for a SUP, CZ and Comprehensive Plan Amendment

Rebecca, just a reminder that the County Board expressed some concerns about hours of operation.

Brian

From: Sandra Logue
Sent: Wednesday, March 09, 2011 2:14 PM
To: Amanda Grint; Brian Craig; Brian Hanson; Chris Shewchuk; Chris Solberg; Denny Wilson; Donna Lynam ; Eric Herbert; Jeff Davis; Jeff Loll; Jerry Obrist; Kathleen Gottsch; Lori Laster; Mark Wayne; Nicole O'Keefe; Nikki Lampe; Rod Buehe; Steven Fanslau
Cc: Todd Swirczek; Rebecca Horner
Subject: New Application Review - Waste Connections of Nebraska for a SUP, CZ and Comprehensive Plan Amendment

Todd is still working on the applications for CZ and Comprehensive plan amendment, but it was all shown on the zoning review

If you have any questions, please let me know.

*Thanks,
Sandy Logue
Planning Assistant
Sarpy County Planning Dept.
1210 Golden Gate Dr
Papillion, NE 68046
402-593-1555
Fax: 402-593-1559
slogue@sarpy.com*

Section d

**Operational Plan
Proposal for Outsourcing
Sarpy County Transfer Station**

January 26, 2011



Prepared for:
Sarpy County Board Business Office
1210 Golden Gate Drive
Papillion, Nebraska 68046

Prepared By:



Waste Connections of Nebraska, Inc.
10810 South 144th Street
Omaha, Nebraska 68138
402.367.4662
Contact: Mr. Kelly Danielson
Title: Assistant District Manager
E-mail: KellyD@wasteconnections.com

Section d
Operational Plan
Proposal for Outsourcing
Sarpy County Transfer Station

January 26, 2011

Table of Contents

Introduction.....	1
a. Transfer Facility.....	1
a.1 Facility Description.....	1
a.2 Waste Transfer and Storage Capacity.....	9
a.3 Similar Transfer Station Projects.....	9
a.4 Fencing.....	9
a.5 Roads and Parking Areas.....	10
a.6 Landscaping and Berms.....	10
a.7 Weighing and Scaling.....	11
a.8 Site Plan.....	11
a.9 Facility Features.....	12
b. Equipment.....	12
b.1 Number and Type of Equipment.....	12
b.2 Equipment Maintenance Policy.....	13
b.3 Equipment Replacement Policy.....	13
b.4 Equipment Information.....	14
c. Procedures.....	14
c.1 Waste Acceptance and Processing.....	14
c.2 Recyclable Materials.....	15
c.3 Disposal Site.....	16
c.4 Commercial and Residential Customers.....	16
c.5 Contingency Plan.....	17
c.6 Intake Procedures.....	18
c.7 Verify Tonnage Intake.....	19
c.8 Health and Safety Procedures.....	19
c.9 Waste Inspection and Exclusion Program.....	20
c.10 Employees.....	23
c.11 Recordkeeping.....	24
c.12 Subcontractors.....	24
c.13 Vector Control and Mitigative Measures.....	24
c.14 Hours of Operations.....	26
c.15 Schedule of Construction and Opening.....	27
c.16 Yard Waste.....	27
c.17 Tipping Fees.....	27
d. Closure Plan.....	27

List of Figures

Figure No.	Title	Page
1	Site Plan	2
2	Floor Plan.....	3
3	Building Profiles	5
4	Traffic Plan	8

List of Tables

Table No.	Title	Page
A	Crosswalk.....	iii
1	Facility Size	4
2	Equipment List.....	13
3	Contingency Response Measures	17
4	Health and Safety Plan Table of Contents	20
5	Suspect Waste Identification and Response	21
6	Facility Personnel.....	23
7	Schedule of Construction and Opening	28
8	Closure Cost Estimate.....	30
8	List of Acronyms	30

List of Appendices

Appendix No.	Title
A.1	Project Summaries
B.1	Maintenance Schedule and Inspection Policy
B.2	Equipment Literature
C.1	Load Screening and Inspections Policy
C.2	Butler County Landfill Compliance Record
C.3	Health and Safety Information
C.4	Transfer Station Audit Report
C.5	MBI Company Information

Table A
Sarpy County Transfer Station - Proposal for Outsourcing
Operational Plan Crosswalk

Description	Section
	Introduction
a. Transfer Facility	a. Transfer Facility
1 Describe the proposed transfer station	a.1 Facility Description
A. Provide the total size of the facility in square feet.	a.1.A Size Figure 1 - Site Plan, Figure 2 - Floor Plan, Table 1 - Facility Size
B Provide information on construction type and materials (roof, walls, doors, floor, foundation).	a.1.B Construction Materials Figure 3 - Building Profiles
C. Provide information on how the building will be designed to handle the loading of transfer trailers.	a.1 C Transfer Loadout
D Provide information on how the building will be designed to handle both commercial and residential customers.	a.1.D Traffic Flow Figure 4 - Traffic Plan
2 Provide the capacity, in tons, that the transfer station will be able to handle.	a.2 Waste Transfer and Storage Capacity c. Procedures
3 Provide pictures, illustrations, elevations, floor plans, and literature along with contact information of facilities similar to the one being proposed.	a.3 Similar Transfer Station Projects Appendix A.1 - Project Summaries
4 Describe fencing that will be installed. Proposed fence must match existing fencing, minimum 11 feet high plus three strand barb leaning in. Fencing must meet Sarpy County zoning	a.4 Fencing
5 Describe interior roads and parking areas that will be installed, minimum 10 inch concrete for all interior roads and parking areas. Roads and parking must meet Sarpy County zoning	a.5 Roads and Parking Areas Figure 1 - Site Plan
6 Describe landscaping and berms that will be installed.	a.6 Landscaping and Berms Figure 1 - Site Plan
7 Describe weighing and scaling with the transfer station operation in accordance with Section VI. n.	a.7 Weighing and Scaling a.1.D Traffic Flow Figure 4 - Traffic Plan
8 Provide a layout drawn to scale showing the location of buildings, roads, parking lots, fences, berms, landscaping, and traffic flows.	a.8 Site Plan Figure 1 - Site Plan
9 Describe any other facilities features that are proposed or that would give Sarpy County a better understanding of the proposal.	a.9 Facility Features
b. Equipment	b. Equipment
1 Describe the number and type of equipment (including make, model, and year) that will be utilized for all operations including, but not limited to:	b.1 Number and Type of Equipment Table 2 - Equipment List Appendix B.2 - Equipment Literature
A Loading equipment	
B Transfer trailers and trucks	
C Scale equipment	
D Other	
2 Describe the equipment maintenance policy that will be followed. This should include a back up plan for maintenance and repair.	b.2 Equipment Maintenance Policy Appendix B.1 - Maintenance Schedule and Inspection Policy
3 Describe the equipment replacement policy that will be followed.	b.3 Equipment Replacement Policy
4 Provide any other information relating to the equipment that will give Sarpy County a better understanding of the proposal, including literature.	b.4 Equipment Information Appendix B.2 - Equipment Literature

Table A
Sarpy County Transfer Station - Proposal for Outsourcing
Operational Plan Crosswalk

Description	Section
c. Procedures	c. Procedures
1 Provide a general description of how solid waste will be handled from the time it arrives at the weigh scale building to the time it is delivered to the offsite Subtitle D Landfill.	c.1 Waste Acceptance and Processing c.6 Intake Procedures c.9 waste Inspections and Exclusion Program Appendix C 1 - Load Screening and Inspection Policy
2 Describe how recyclable materials will be handled.	c.2 Recyclable Materials
3 Explain where trash will be hauled (offsite Subtitle D Landfill location). Describe the contractual agreement with the offsite location, including the term of the agreement, the capacity of the facility and a record of any violations of the facility	c.3 Disposal Site Appendix C.2 - Butler County Compliance Record
4 Describe procedure for handling commercial and residential customers	c.4 Commercial and Residential Customers Figure 2 - Floor Plan Figure 4 - Traffic Plan
5 Describe procedures for handling trash during emergencies, such as inclement weather and equipment breakdowns.	c.5 Contingency Plan Table 3 - Contingency Response Measures
6 Describe intake procedures, such as weighing, charging, etc.	c.6 Intake Procedures
7 Describe procedures that will be implemented to allow Sarpy County to verify tonnage intake.	c.7 Verify Tonnage Intake
8 Describe safety procedures that will be implemented.	c.8 Safety Procedures Table 4 - Health and Safety Plan Table of Contents Appendix C.3 - Health and Safety Information
9 Describe procedures that will be implemented to screen waste to ensure that unacceptable/non-permitted waste is properly handled.	c.9 Waste Inspection and Exclusion Program c.1 Waste Acceptance and Processing Table 5 - Suspect Waste Identification and Response Appendix C 1 - Load Screening and Inspection Policy
10 Describe the staffing positions required for the operation and maintenance of the facility and give the number of individuals that will be assigned to each position and the experience that will be required for each position. Also, describe training that will be provided to staff.	c.10 Employees Table 6 - Facility Personnel
11 Describe and provide sample copies of reports that will be provided to Sarpy County	c.11 Recordkeeping Appendix C.4 - Transfer Station Audit Report
12 Describe, in detail, any subcontracts that will be used for this project. Identify all subcontractors.	c.12 Subcontractors Appendix C.5 - MBI Company Information
13 Describe procedures that will be utilized for vermin, insect, odor, and litter control.	c.13 Vector Control and Mitigative Measure Figure 2 - Floor Plan
14 Describe, in detail, the specific hours of operation. Minimum hours are eight (8) hours per day, six (6) days per week and fifty-two (52) weeks per year	c.14 Hours of Operations
15 Describe the proposed time frame for the construction and opening of the transfer station.	c.15 Schedule of Construction and Opening Table 7 - Schedule of Construction and Opening
16 Confirm that yard waste will not be accepted and that all yard waste will be diverted to the Sarpy County Landfill or some other facility designated by Sarpy County, unless acceptance of yard waste is specifically authorized, in writing, by Sarpy County,	c.16 Yard Waste
17 Contractor to state tipping fee, by rate per ton, on Bid Form.	c.17 Tipping Fees
	Table 8 - List of Acronyms

Introduction

Waste Connections of Nebraska, Inc. (WCN) is very familiar with Sarpy County and its solid waste service area. We have used this knowledge to tailor this Proposal specific to the County's current needs and future objectives.

The WCN plan would allow for accelerated upgrades to the transfer station, more than tripling the current capacity. Our design also provides separate and adjustable traffic flow and unloading areas for public (self-haul) customers vs. commercial deliveries. By maintaining most of the current infrastructure, the improvements would be cost-effective while minimizing potential disruptions to operations during the transition.

WCN plans to use the transfer station upgrades as a catalyst for ramping up recycling and waste diversion opportunities in Sarpy County, including RecycleBank[®]. Although the emphasis will be on new transfer facilities, WCN plans to accept single-stream and source-separated recyclables on the tipping floor. With the goal of fostering greater system integration, we have shown the potential footprint for a future Materials Recovery Facility (MRF) that would be dedicated to recyclables management. Flexibility is built into the site plan; as well as the Proposal elements and Alternates.

a. Transfer Facility

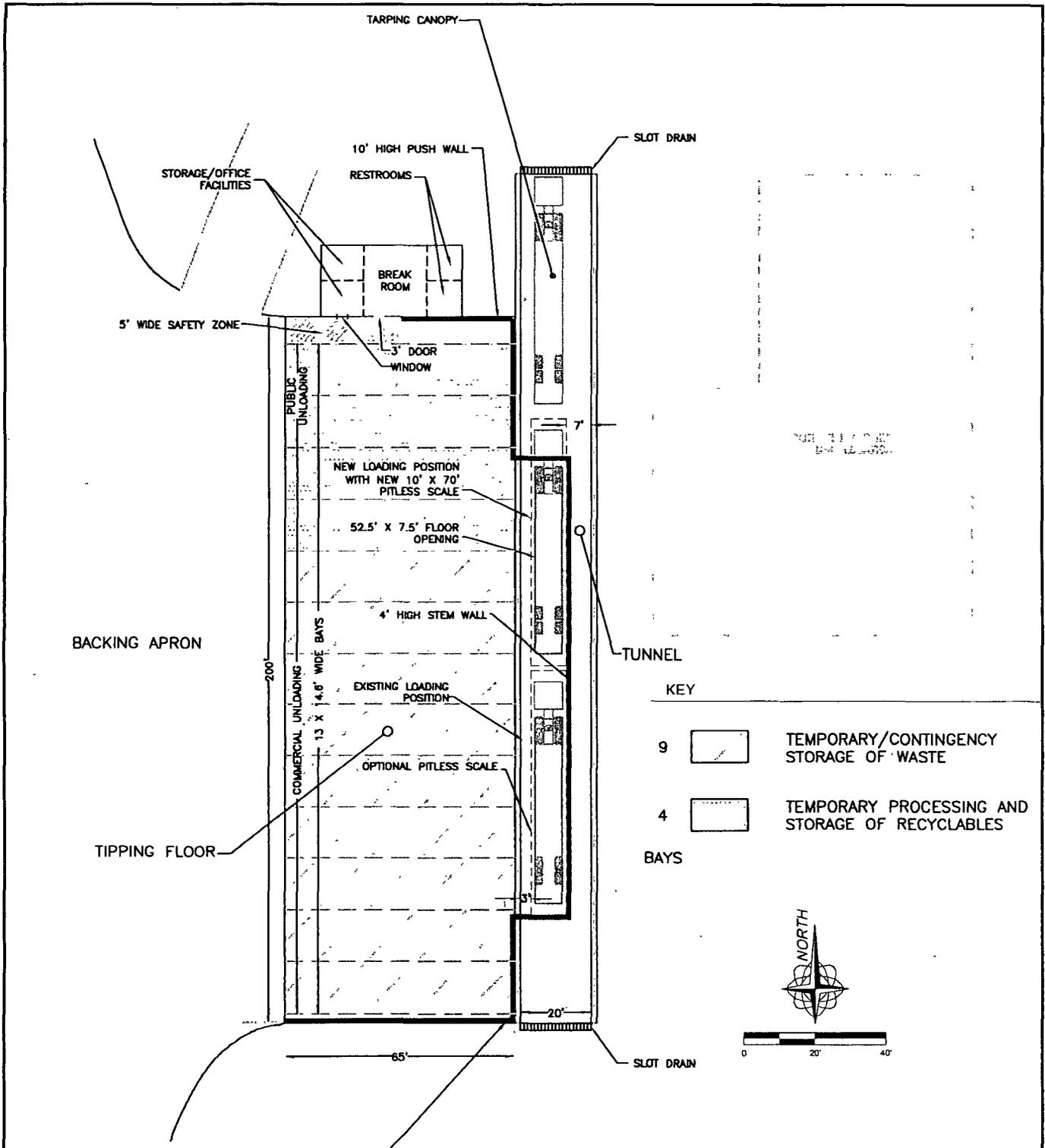
a.1 Facility Description

a.1.A Size

WCN is proposing to upgrade the transfer station by essentially doubling the footprint of the tipping floor; and increasing the loadout tunnel dimensions by a factor of four. At the same time, WCN will use the existing infrastructure to the maximum extent practical, as it provides a very functional layout. This will also minimize disruption of operations during the transition period.

Figure 1 is a preliminary Site Plan which defines the overall dimensions for the project improvements. **Figure 2** provides a Floor Plan for the upgraded Transfer Station, and **Table 1** provides a summary of the areas for current and proposed structures. A "Health and

Insert Figure 1 – Site Plan



FLOOR PLAN

TRANSFER STATION UPGRADES
SARPY COUNTY, NEBRASKA

Gordon Environmental, Inc.
Consulting Engineers

213 S. Camino del Pueblo
Bernalillo, New Mexico, USA
Phone: 505-867-6990
Fax: 505-867-6991

DATE: 01/17/2011	CAD: FLOOR PLAN FINAL.dwg	PROJECT #: 183.01.01
DRAWN BY: MLH	REVIEWED BY: IKG	FIGURE 2
APPROVED BY: IKG	gei@gordonenvironmental.com	

Drawing: P:\acad 2003\183.01.01\10\FIGURES\FLOOR PLAN FINAL.dwg
Date/Time: Jan. 17 2011-15:53:06 LAYOUT A (P)
Copyright © All Rights Reserved, Gordon Environmental, Inc. 2011

Safety Zone” is provided on the north Tipping Floor footprint that will provide protection from equipment activities; as well as a high capacity hose, an eye-wash station, emergency shower, first aid equipment, etc.

Table 1
Sarpy County Transfer Station
Facility Size (ft²)

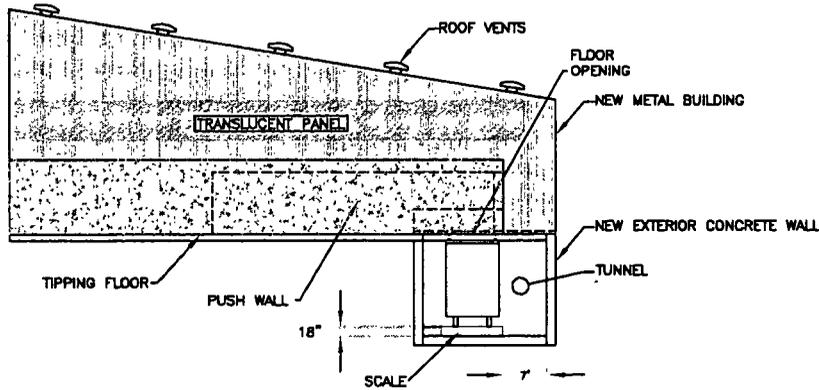
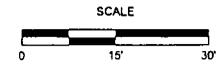
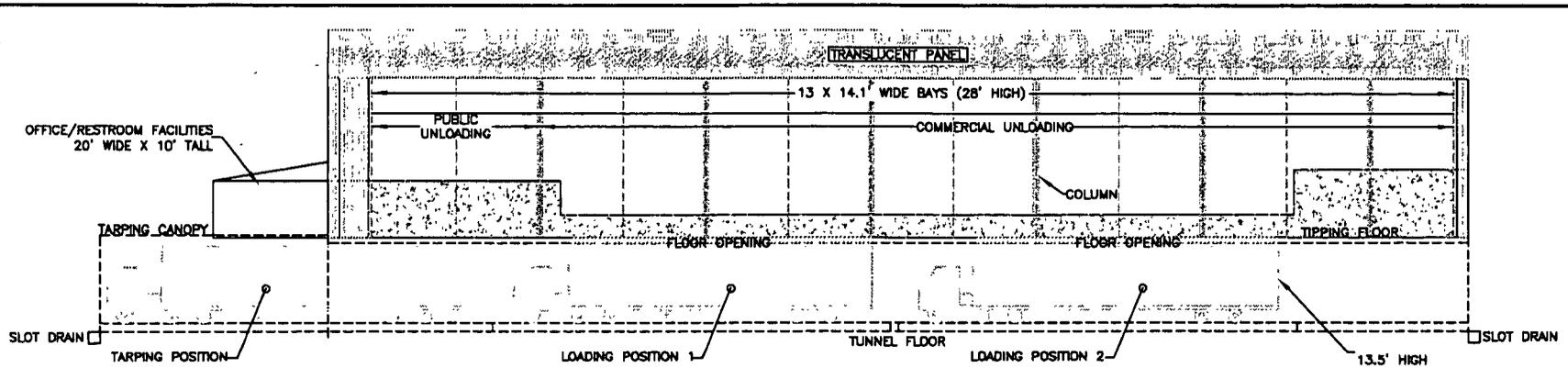
Description	Existing	Proposed
1. Transfer Station		
Tipping Floor	6,500	13,000
Loadout Tunnel	<1,000	4,000
Total:	7,500	17,000
2. Scale House	900	900
3. Materials Recovery Facility (future)	-	(9,900)

a.1.B Construction Materials

The Transfer Station structure will be a standard metal building with translucent panels positioned to take advantage of natural lighting (**Figure 3**). Consistent with the current configuration, the east side of the building will be open to allow commercial and public vehicles to back into the tipping floor. The floor will be constructed of reinforced hardened concrete sloped slightly toward the tunnel.

New reinforced concrete walls will be installed on the outside of the tunnel, with the metal skin of the building extended vertically above (**Figure 3**). This will completely enclose the tunnel except at the entrance and exit. A metal canopy is planned to extend approximately 35’ north of the tunnel to provide a weather shield for tarping of outbound transfer loads.

Building clearance will be a minimum of 28’ to accommodate waste collection vehicles in the unloading position, and columns are minimized (**Figure 3**). Reinforced concrete “push walls” are planned to augment waste storage on both the north and south sides of the loading area. There are 10’ to 12’ push walls provided for storage, and 4’ high concrete stem walls to feed the loading positions (Section a.1.D). The concrete walls will be installed independent of the building frame, as they are subject to routine pressure and maintenance. The tops of the concrete walls, and other potentially horizontal surfaces, will be angled at 45% to prevent the accumulation of debris and dust.



BUILDING PROFILES		
TRANSFER STATION UPGRADES SARPY COUNTY, NEBRASKA		
 Gordon Environmental, Inc. <i>Consulting Engineers</i>		213 S. Camino del Pueblo Bernallillo, New Mexico, USA Phone: 505-867-6990 Fax: 505-867-6991
DATE: 01/17/2011	CAD: PROFILES FINAL.dwg	PROJECT #: 183.01.01
DRAWN BY: MLH	REVIEWED BY: IKG	FIGURE 3
APPROVED BY: IKG	gei@gordonenvironmental.com	

Drawing: P:\acad 2003\183.01.01\110\FIGURES\PROFILES FINAL.dwg
 Date/Time: Jan. 17 2011-15:30:54 , LAYOUT A (LS)
 Copyright © All Rights Reserved, Gordon Environmental, Inc. 2011

The metal roof will be sloped at 1:12 (**Figure 3**); and may also have translucent panels to admit natural lighting. The roof is planned to slope to the east to a gutter and downspout system along the outside wall of the tunnel. Concrete footings will be specified by a licensed structural engineer based on geotechnical testing results of on-site soil conditions. No new doors are planned for the transfer station structure, except those associated with the new administrative facilities on the north side of the new building (**Figure 2**). The new access roads, backing apron, and parking areas will be constructed of minimum 10" thick concrete.

A Materials Recovery Facility (MRF) is being considered as a future installation, and would include ADA men's and women's restrooms. WCN will initially provide and maintain portable sanitation facilities. If installation of the MRF is not implemented within a reasonable timeframe, restrooms will be added to the Transfer Station structure (**Figure 2**); and a septic system will be installed. It would be constructed as a standard metal building on a reinforced concrete floor and present a similar appearance as the transfer station structure. Particular attention would be paid to the aesthetics of the façade that faces S. 156th Street. A concrete loading dock is being considered for loadout of baled and other recyclables. Metal roll-up doors may be installed in the unloading area and at the loading dock. No MRF shall be installed, unless there is a Sarpy/WCN approved amendment to the Operating and Lease Agreement that specifically provides for a MRF.

a.1.C Transfer Loadout

Based on a focused evaluation of on-site conditions and project specifications, WCN plans to maintain the full tunnel depth, gravity-loading configuration currently in-place at SCTS. This has proven to be an efficient and cost-effective option for most solid waste transfer operations. WCN will add a second loading position, and one or two above-grade scales with a "scoreboard" on the tipping floor level to allow the loader operator to maximize payloads. This also eliminates the need to provide an outbound scale for the transfer trailers, streamlining the traffic flow (Section a.1.D).

The inbound commercial and self-haul vehicles will unload on the concrete tipping floor at the direction of site personnel (Section a.1.D); and tipping floor equipment will push the waste to the loading positions. The loading positions will consist of grade-level "holes" in the tipping floor, typically armored with steel. As indicated above, 4' high stem walls will be

used to direct the waste into the trailers, and 10' to 12' high push walls on either side will add storage capacity (**Figure 2**). Tipping floor equipment (Section b.1) will load the trailers from the tipping floor level (**Figure 3**), and then level and compact the load to achieve maximum payload.

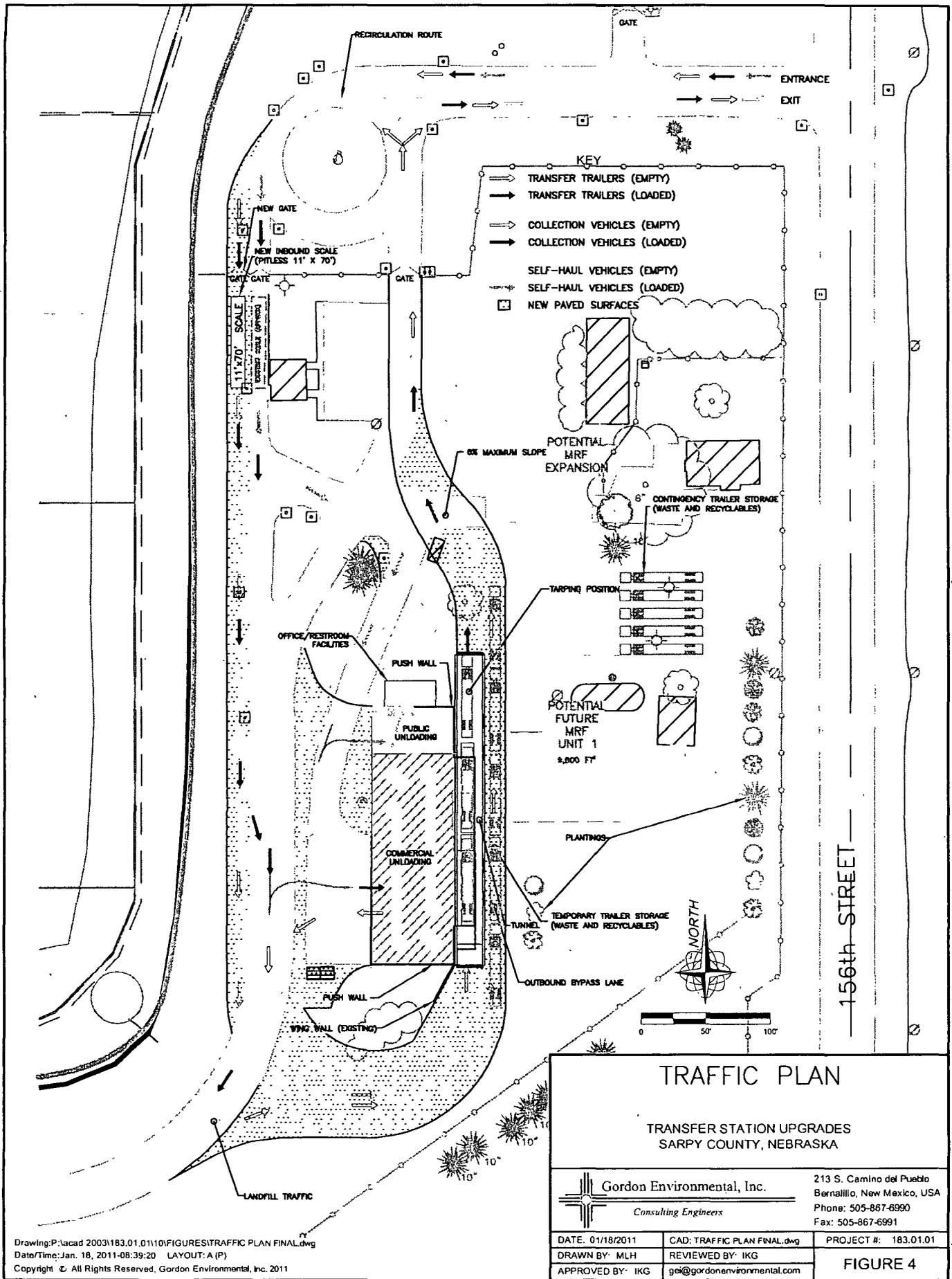
In the design shown on the drawings, the tunnel will be enclosed by reinforced concrete walls on both sides, with a metal building skin extending to the roof level of the tipping floor (**Figure 3**). The tunnel width has been extended to 20' to allow cleanout of the tunnel (and below the above-grade scale(s)) by a "bobcat" or articulated tool carrier.

Empty transfer trailer will be tare-weighted (i.e., empty) in the automated system, thus not requiring inbound scaling. WCN has evaluated and updated both the turning radii and slopes for transfer vehicles in the proposed design (**Figure 1**). As indicated in a.2 (below), the upgraded configuration will manage at least 2,000 tons/day, while maintaining much of the current design and minimizing disruption of operations during the transition.

a.1.D Traffic Flow

The Traffic Plan (**Figure 4**) is focused on maximizing safe and efficient service for both public (self-haul) and commercial customers. The establishment of one-way counter-clockwise traffic flow is the proven technique at minimizing crossings and turning conflicts. The public customers are separated from the truck traffic immediately after the scalehouse, and provided with their own dedicated inbound/outbound lanes. The public is also provided 2 – 4 bays on the enclosed tipping floor for unloading; in an area segregated from commercial operations (**Figure 2**). The area dedicated to public access can be readily adjusted using traffic cones, barriers, markings, and personnel instructions to adapt to daily, weekend, or seasonal peak flows. Operations of the public disposal accommodations is focused on safety and convenience. The public will also have an opportunity to unload either single-stream or source-separated recyclable at the Transfer Station.

Commercial receiving operations begin at the scalehouse, where vehicles weights, waste origin, etc., are recorded. The public and commercial vehicles will use the existing scale; and most WCN delivery trucks will access the new parallel inbound scale for automated processing that will include recording all information required by the County's



TRAFFIC PLAN

TRANSFER STATION UPGRADES
SARPY COUNTY, NEBRASKA

Gordon Environmental, Inc.
Consulting Engineers

213 S. Camino del Pueblo
Bernalillo, New Mexico, USA
Phone: 505-867-6990
Fax: 505-867-6991

DATE: 01/18/2011	CAD: TRAFFIC PLAN FINAL.dwg	PROJECT #: 183.01.01
DRAWN BY: MLH	REVIEWED BY: IKG	
APPROVED BY: IKG	gei@gordonenvironmental.com	

FIGURE 4

Drawing:P:\acad 2003\183.01.01\110\FIGURES\TRAFFIC PLAN FINAL.dwg
Date/Time:Jan. 18, 2011-08:39:20 LAYOUT: A (P)
Copyright © All Rights Reserved, Gordon Environmental, Inc. 2011

“WasteWORKS®” data management system for each load. The backing apron has been expanded, allowing tipping floor access by up to 12 commercial vehicles at the same time, including single-stream recyclables. The commercial vehicles will be provided a separate access to the tipping floor downtime from the public traffic; and a segregated egress around the transfer station to the south.

a.2 Waste Transfer and Storage Capacity

Upgrades proposed by WCN for the SCTS will provide two gravity-loaded transfer positions vs. the current one. At projected payloads of 22 tons and conservative loading times of 15 minutes, the updated design can accommodate an MSW loadout rate of 175 tons/hr. This is equivalent to over 2,000 tons/day (tpd) on an 12 hour shift extended beyond waste receiving hours to maximize waste throughput (i.e., > 600,000 tons per year). Under routine conditions, additional temporary storage of waste and recyclable is provided by five tractor-trailer parking position on the tunnel bypass lane as shown on **Figure 1**.

The maximum waste storage capacity within the building is approximately 5,000 cubic yards (> 1,000 tons ±), taking advantage of the push walls. The fleet of transfer trailers can accommodate an additional capacity of over 700 tons providing potential storage for 24 hours of waste receipts if the Contingency Plan needs to be implemented (Section c.5). WCN will monitor waste receipts at the SCTS to ensure that the facility storage capacity is not exceeded, and will cease accepting waste when this capacity is approached. Waste storage will only take place within the building or in enclosed transfer trailers servicing the facility.

a.3 Similar Transfer Station Projects

Appendix A.1 provides summaries of key projects completed by WCI that are directly applicable to the core services planned for Sarpy County.

a.4 Fencing

WCN will restrict public access, and prevent unauthorized vehicular traffic and illegal dumping of wastes by using the existing network of access and litter control fencing and gates. Existing fencing may be upgraded, and any new fencing will be chain-link construction at least eleven-feet high plus a three-foot overhang inclined at 45% toward the

site interior, also comprised of chain link or comparable materials for litter control (i.e., no barbed-wire). All new fencing will be in compliance with Sarpy County zoning standards and the location is subject to the approval of the County. The location of proposed existing, upgraded, or new fencing and gates is shown on **Figure 1**. Access gates will be extended to meet the upgraded design (i.e., new inbound gate) and will be open during hours of active operation and locked at the end of the operating day.

a.5 Roads and Parking Areas

Access roads within the facility will be paved with all-weather surfaces, designed with proper drainage controls and maintained to be negotiable by all vehicles accessing the facility. **Figure 1** shows new paved surfaces that will be installed on new roadway and parking areas, constructed to Sarpy County zoning standards (i.e., 10" thick concrete). The design for upgrades has deliberately incorporated or adapted nearly all of the existing paved surfaces, as they are deemed to be in competent condition and well positioned. Existing paved surfaces will be reviewed, updated, and tied into the updated grading plan.

WCN believes that the County's existing employee and visitor parking area will be sufficient to serve the Transfer Station operation recognizing that full operation of the Transfer Station commences upon Landfill closure. However, WCN will fully comply with the County's request for additional parking should it be necessary.

a.6 Landscaping and Berms

WCN plans to retain the existing screening berm on the south side of the Transfer Facility for visual screening and as a wind buffer. With the prevailing wind direction from the south/southeast, the existing screening is ideally positioned to reduce litter, dust, etc. Landscaping will be maintained and/or enhanced on the berm, and existing foliage will also be maintained and enhanced to the extent practical. No new berms are considered necessary; and the Site Plan (**Figure 1**) shows the potential location for new plantings and landscaping.

Notwithstanding the above, WCN will work closely with the County's Planning Department to ensure adequate screening for equipment that may be parked outside the Transfer Station and any other Transfer Station related improvements that the County believes need to be screened from public roadways.

a.7 Weighing and Scaling

WCN plans to rely on the existing scaling system to the extent practical. The existing inbound scale will be maintained in its current position; and a second inbound “above-grade” scale will be added parallel to it. The existing scale will be used, as it currently is, for commercial and public deliveries and confirming empty (tare) weights via recirculation (see **Figure 4**, Traffic Plan). The new inbound scale will be used primarily for WCN collection vehicles, which will be equipped for automated transactions (and will have recorded tare weights on file). As discussed in Section a.1.D, WCN commercial vehicles will be tare-weighted and equipped for automated processing that will record the required information for each load in the County’s data processing system. Stop lights or a Sarpy County-approved traffic management system will be installed to ensure the safety of vehicles entering and exiting the scales.

The tunnel in the transfer station will be equipped with one above-grade scale in the front loading position to allow each trailer to be “topped-off”; and a second scale may be added to the rear position when volumes increase. The loads will be recorded on a “scoreboard” at the tipping floor level to guide equipment operators in maximizing transfer payloads. Above-grade (or “pitless”) scales are best for minimizing debris in the scale chamber (i.e., vs. pit scales), and will eliminate the need for outbound scaling of the loaded transfer trailers. Routine re-taring of commercial and public vehicles will be conducted via recirculation (**Figure 4**, Traffic Plan).

a.8 Site Plan

Figure 1 is a preliminary Site Plan that shows the location of structures, existing and proposed roadways, parking areas; as well as existing and proposed fencing, gates, berms and landscaping. For clarity, traffic is detailed separately on **Figure 4**, Traffic Plan. **Figure 2**, Floor Plan, provided more detail on the improvements and activities proposed for the structures.

a.9 Facility Features

The upgrades to the SCTS proposed by WCN provide specific advantages vs. the current system:

- It will more than triple the throughput the capacity of the current system for MSW.
- It will enhance public safety using dedicated public disposal and recycling options.
- It will provide new facilities for public and commercial recycling via acceptance of recyclables in the tipping area and the proposed future MRF.
- It will take maximum advantage of the existing infrastructure; minimizing construction costs and disruption of active operations.
- It will facilitate immediate upgrades to recycling and waste diversion initiatives in Sarpy County.

b. Equipment

b.1 Number and Type of Equipment

The equipment types planned to be available for initial operations at the facility are identified on **Table 2**. Equipment types and specifications may vary over time as opportunities arise to adapt to changes in waste volumes, improve efficiencies, deploy new technologies, etc. Back-up equipment will be made available through local WCN affiliates; or lease/rental from local equipment suppliers (i.e., Nebraska Machinery).

In the event of equipment breakdown or unforeseeable events the following contingency plans will be put into effect:

- If the semi tractors or trailers are disabled or otherwise unavailable to transport waste from the transfer station, the alternative will be to transport all waste directly to the Butler County Landfill or Sarpy/WCN approved alternate site (Landfill) via the collection fleet.
- If the route to the Landfill, or its availability, is temporarily disrupted; transfer loads will be diverted to one of the other regional WCN landfills operated by WCN (Section c.3).

**Table 2
Sarpy County Transfer Station
Equipment List**

Type	Application	Make/Model/Year	Number
Tractor	Manipulating trailers on-site, hauling of transfer trailers with waste and recyclables	2005 Kenworth T800 or equivalent	10-15
Transfer Trailers (100-140 cy)	Hauling of waste to disposal, temporary waste storage	2005 Titan Trailers (110-140 cy) or equivalent	15-20
Wheel Loader	Materials handling on tipping floors, loading	2008 CAT 960; 2003 Volvo L120 or equivalent	2
Rubber-tired Backhoe	Load-leveling and waste compaction	TBD	Future or Optional
Baler	Stationary horizontal baler for compacting recyclable materials	TBD	Future
Integrated Tool Carrier/Bobcat	General maintenance, waste handling on the tipping floor, sweeping, snow removal, etc.	2007 Bobcat 773 or equivalent	1
Pit Scale	Weigh-in and weigh-out	-	1 Existing
Above-grade (pitless) Scale (min. 10' x 70')	Weigh-in and weigh-out, 1 in tunnel to weigh transfer loads	Survivor 7011-ST-100-OTR or equivalent	1 inbound, 1 in tunnel 1 (future) in tunnel

Notes:

Equivalent models may be substituted. The number of each equipment type is matched to the projected waste/recyclable types and volumes, and the list may be modified in response to changes in waste streams, technology, funding, etc. Equipment is subject to routine replacement.

Abbreviations:

cy = cubic yards
TBD = To be determined

b.2 Equipment Maintenance Policy

The Maintenance Schedule and Inspection Policy is provided as **Appendix B.1**. This Maintenance Schedule and Inspection Policy presents procedures for ensuring a high level of continuous performance for facility equipment.

b.3 Equipment Replacement Policy

WCN has a rigorous equipment replacement policy for its collection fleet and equipment used for tipping floor operations (i.e., wheeled loaders). Collections vehicles and transfer station operating equipment are evaluated annually. Factors which will determine replacement include but are not limited to maintenance costs, down time, waste volumes and

safety of equipment. MBI, the preferred contractor for the transfer hauling operation (Section c.12) uses similar parameters for maintaining its trucking fleet.

b.4 Equipment Information

Appendix B.2 provides literature on equipment that is tentatively planned for initial operations at Sarpy County Transfer Station.

c. Procedures

c.1 Waste Acceptance and Processing

The Scalehouse Attendant will record pertinent information (e.g., vehicle type, size, origin, material type), verbally confirm the absence of prohibited materials and provide instructions for proceeding to the appropriate location. Instructions regarding unloading locations, positions and procedures will be augmented by on-site signs, markings, barriers, handouts, and facility personnel at the Transfer Station structure. **Figure 4**, Traffic Plan, depicts the vehicular traffic flow within the facility boundary. The traffic flow arrows identify the segregated routes for transfer trailers, commercial vehicles, and private (self-haul) vehicles. A “scoreboard” is planned above the loading positions to provide readouts from the tunnel scale(s) so that payloads can be maximized without exceeding highway load limits.

As waste is unloaded on the tipping floor, tipping floor personnel will be present to observe the material for evidence of any prohibited materials. All WCN personnel will follow the Load Screening and Inspections Policy (**Appendix C.1** and Waste Inspection and Exclusion Program, Section c.9). The tipping floor personnel will observe the load as it is discharged onto the tipping floor for unacceptable materials. Any unacceptable materials will be separated and segregated for further evaluation. The tipping floor personnel may require any unacceptable materials to be reloaded onto the vehicle that delivered the waste to the site, and record this on a Load Rejection Form.

Acceptable waste will be managed on the tipping floor primarily by wheeled loader(s) which will manipulate and compact the waste. Using a loader, the operator will push the waste and deposit it into one of the two transfer trailers positioned in the adjacent loadout tunnel, watching for unacceptable materials that were not spotted previously. During peak delivery

periods, or to provide additional compaction, the loaders may push the waste to one of the concrete push walls prior to loadout for temporary storage.

Residential customers and small haulers will be directed to access the tipping floor via the dedicated public access road and north bays of the Transfer Station building. Safety markers, barriers, traffic cones, or other safety features inside the Transfer Station will be used to segregate the residential/small hauler unloading area on the tipping floor from the commercial unloading area to maximize safety. The locations of these barriers will be adjustable to accommodate peak hourly flows of commercial wastes and peak daily flows of self-haul loads (i.e., weekends).

During contingency conditions, the floor storage capacity of the facility is over 5,000 cubic yards of municipal solid waste with approximately 3,000 – 3,500 cubic yards of capacity available in the transfer trailers. If at any time the storage capacity of the facility is approached, the facility will be temporarily closed and commercial deliveries will be directed to proceed directly to the Landfill. Waste will be temporarily stored in the transfer trailers and in the transfer structure as necessary. Any necessary modifications or deviations to the NDEQ approved Operations and Management Plan will be entered into the Facility Operating Record.

c.2 Recyclable Materials

Public and commercial vehicles delivering pre-sorted loads of recyclable materials will be directed to the north and south ends of the Tipping Floor, respectively to evaluate, store, and loadout recyclables typically “top-loaded” into transfer trailers in the tunnel. Additional sorting activities will be limited, and outbound recyclables may be baled prior to loadout. A dedicated MRF may be installed on the site east of the Transfer Structure (**Figure 1**) in the future dependent upon demand and subject to the approval of Sarpy County. Installations could include a baler, loadout dock, sorting facilities, etc.

WCN will segregate waste tires, major appliances, air conditioners and other solid waste materials suitable for diversion and will identify suitable outlets for these materials and manage this program.

c.3 Disposal Site

WCN currently plans to transport the municipal solid waste from the Sarpy County Transfer Station to the Butler County Landfill or a Sarpy/WCN alternate site (“the Landfill”). The Butler County Landfill is located about 64 roadway miles west of the Station; and is owned and operated by WCN.

Appendix C.2 provides the results of Butler County Landfill compliance inspections by NDEQ since 2006. There are no outstanding violations, and Butler County Landfill has complied with all of NDEQ’s requests. This site has a permitted remaining capacity of about 5,000,000 cubic yards and an additional design capacity of approximately 22,000,000 cubic yards. All active Nebraska solid waste landfills hold permits that expire every five years. However, based its strong operating performance, the Butler County Landfill expects ongoing permit renewal approvals, and design capacity with a site life of 67-years at current volumes.

WCN also owns and operates several other “Subtitle D” Landfills in Nebraska capable of serving Sarpy County. This includes the permitted facilities in Milford, NE and Geneva NE, which would be current alternatives to using the Butler County Landfill.

c.4 Commercial and Residential Customers

The Traffic Plan (**Figure 4**) is focused on maximizing safe and efficient service for both public (self-haul) and commercial customers. The establishment of one-way counter-clockwise traffic flow is the proven technique at minimizing crossings and turning conflicts. Commercial receiving operations begin at the scalehouse, where vehicles weights, waste origin, etc., are recorded. The commercial vehicles will use the existing scale; and most WCN delivery trucks will access the new parallel inbound scale for automated processing. The backing apron has been expanded, allowing tipping floor access by up to 12 commercial vehicles at the same time. The commercial vehicles will be provided a separate access from the public traffic; and a segregated egress around the transfer station to the south.

The public customers are separated from the truck traffic immediately after the scalehouse, and provided with their own dedicated inbound/outbound lanes. The public is also provided 2 – 4 bays on the enclosed tipping floor for unloading; in an area segregated from

commercial operations (**Figure 2**). The area dedicated to public access can be readily adjusted using traffic cones, barriers, markings, and personnel instructions to adapt to daily, weekend, or seasonal peak flows. Operations of the public disposal accommodations are focused on safety and convenience. The public will also have an opportunity to unload either single-stream or source-separated recyclable at the Transfer Station.

c.5 Contingency Plan

WCN will ensure continued availability of waste and recyclables management capabilities for Sarpy County through both proactive design and operating measures; and well as well-defined emergency response protocols (**Table 3**).

Table 3
Sarpy County Transfer Station
Contingency Response Measures

1. **Wet Weather:** Access arterials to the SCTS, as well as on-site roads, will be constructed of asphalt or concrete surfaces with drainage controls. In the unlikely event that wet weather interferes with access or on-site operations, the measures identified in number 5 (below) will be implemented.
2. **High Winds:** The SCTS facility is designed for all waste and recyclable management activities; including unloading, loading, and outbound load tarping to be conducted within the enclosed structures. The structure is protected from prevailing wind direction by the berm to the south; and the landfill contours to the west. **Figure 1** shows the exterior (east) concrete tunnel wall that will be extended 40 feet north to include the tarping area. The tunnel walls, metal building, and canopy will completely enclose the loadout area except for the tunnel entrance and exit. All outbound transfer trailers will be tarped before leaving the tunnel. In extreme conditions, the operation of the facility may be temporarily suspended consistent with number 5 below.
3. **Snow/Frozen Conditions:** WCN will be responsible for snow removal and ice control on the entrance road from 156th Street to the scales, and on-site paved surfaces used for transfer station ingress and egress. The paved surfaces, ramp designs, and drainage controls will minimize the propagation of ice on on-site roads and potential hazards the vehicular traffic. De-icing agents will be applied as necessary to on-site roads, and all waste handling activities will be conducted in enclosed structures. In the event that winter conditions disrupt transportation, the measures identified in number 5 (below) will be implemented.
4. **Fire Control:** The upgraded SCTS will be equipped with a fire suppression system that is designed to operate under any foreseeable weather conditions. **The automated sprinkler system will meet all local, County, State, and Federal (29 CFR Subpart L) fire protection codes.**

The SCTS will also be equipped with portable wall-mounted fire extinguishers and equipment-mounted fire extinguishers, and a high-capacity water tank with frost protection meeting Sarpy County standards shall be installed with a hose on the tipping floor level. The potential for fires is low due to the nature of planned operational sequence of keeping the tipping floor generally cleared of solid wastes. In the event that a “hot load” is encountered at the facility, it would be unloaded on an isolated portion of the tipping floor or exterior pavement and immediately extinguished with water or chemical type fire extinguishers. A moisture-absorbing material would then be utilized to contain and remove incidental liquids from the area. The load and moisture-absorbing material would be placed in the transfer trailer after it has cooled and no longer presents a potential hazard.

5. **Facility Downtime:** In the event of unplanned equipment downtime, due to wet weather, high winds or frozen conditions, fires, or natural disaster, the following measures may be employed:

- SCTS will help to prevent unplanned downtime through routine inspection and regular maintenance of waste/recyclable processing equipment.
- Transfer of wastes may be temporarily delayed; and extensive storage capacity is available on the tipping floor and in the transfer trailers. **Figure 1** shows the location of up to ten parked transfer trailers for contingency storage of waste and recyclables. **Figure 2** shows the locations on the tipping floor for waste and recyclables unloading, as well as temporary and contingency storage. The locations and methods for the storage of recyclables and waste shall be subject to the County’s approval.
- Downtime associated with mobile equipment may be addressed either by deploying comparable or back-up units; arrangements with regional equipment vendors for immediate maintenance or lease of replacements; or arrangements with other WCN operations to borrow units temporarily.
- If for some reason the facility is inoperable or transport to disposal is disrupted by weather or a natural disaster, the facility will be temporarily closed and the waste will be hauled by the collection vehicles directly to the Landfill; or stored until service is restored.
- Because WCN will control most of the fleet delivery waste to the SCTS, management can readily divert loads directly to at least three alternative disposal sites. Other commercial haulers would be notified if service is temporarily disrupted.

c.6 Intake Procedures

Most delivery vehicles will enter the site from the north on S. 156th Street make a right on the Transfer Station access road through the gate and proceed to the Scalehouse. For public (self-haul) customers, the Scalehouse Attendants record the required information, collect the appropriate tipping fees, provide instructions to the customers, and perform the first level of on-site waste inspection and screening. Commercial traffic currently using the facility will continue to be processed across the existing inbound scale. Data will be recorded regarding

the origin of the waste, waste type, loaded vehicle weight, hauler, etc. and preliminary waste screening will be performed if appropriate. Known haulers will have a tare (empty) weight on record, which will be used to establish the waste tonnage as a base for charging. Vehicles without a verifiable tare weight will be required to recirculate across the scale (**Figure 4**) to be processed. The recirculation route will also be used to confirm tare weights at least quarterly.

WCN vehicles will be directed to the new inbound pitless scale, and will be tare weighted and equipped for automated electronic transactions with the Scalehouse. Loaded weight will be used to establish waste tonnage, and recirculation will be required routinely only to confirm tare weights. Transfer vehicles will cross either available lane, as they do not require inbound scaling.

Should either scale be inoperable, the site will utilize its existing procedure of converting each vehicle's measured cubic yard volume to tons (using an established multiplier) so as to compute the disposal fee.

c.7 Verify Tonnage Intake

Waste Connections of Nebraska, Inc. will use Sarpy County's incoming scale and software to verify incoming volumes. The above-grade scale(s) in the loading tunnel can be used to check loads weights but will not be used for billing purposes.

c.8 Health and Safety Procedures

Appendix C.3 provides Waste Connections's Health and Safety Program Elements and Safety Training information. WCN will develop a Health and Safety Plan specific to the SCTS that is based on currently approved documents and consistent with NDEQ standards. Response to emergency situations discovered during routine and scheduled inspections include the actions of the Emergency Coordinator, fire prevention and protection, incident response, and notification procedures as described in the updated SCTS Contingency Plan.

Table 4
Sarpy County Transfer Station
Health and Safety Plan
Table of Contents

1.0	Introduction	1
2.0	Emergency Coordinators.....	5
3.0	Implementation and Notification	6
4.0	Assessment	9
5.0	Control Procedures.....	13
6.0	Equipment Malfunction.....	15
7.0	Storage and Treatment of Released Materials.....	16
8.0	Emergency Equipment.....	16
9.0	Recordkeeping.....	19
10.0	Coordination Agreements	19
11.0	Plan Amendment.....	19

List of Figures

Figure No. No.	Title	Page
1	Site Location Map.....	2
2	Site Plan	3
3	Site Evacuation Map.....	10
4	Hospital Location Map.....	11
5	Emergency Equipment and First Aid Location Map	17

List of Tables

Table No. No.	Title	Page
1	Emergency Response Agencies and Contacts.....	4
2	List of Emergency Coordinators	6
3	Evacuation Procedures	12
4	General Lockout/Tagout (LOTO) Procedures	16

List of Attachments

Attachment No.	Title
A	Emergency Response Agency Coordination Form
B	List of OSHA Standards
C	Incident Report Form

c.9 Waste Inspection and Exclusion Program

WCN will implement a waste inspection and exclusion program to prevent the acceptance of regulated hazardous wastes and TSCA regulated Polychlorinated biphenyl (PCB) wastes by initially screening waste sources that are collected for delivery and transfer through the SCTS by its collection fleet (**Appendix C.1** and Waste Acceptance and Processing, Section c.1). In addition, the routine waste screening system at the site will include scrutiny at the

Scalehouse, and close observation on the tipping floor for suspect materials, with the random selection and focused inspection of at least 1% of incoming loads as well as suspicious loads.

Suspicious waste may exhibit the following characteristics:

Table 5
Sarpy County Transfer Station
Suspect Waste Identification and Response

- | | |
|------------------------------------|---|
| • Hazardous placarding or markings | • Drums or commercial size containers |
| • Liquids | • “Chemical” odors |
| • Powders or dust | • Bright or unusual colors (i.e., red plastic bags) |
| • Sludge | • Munitions |
| • Smoke or fumes | |

Whenever a suspicious waste is found, facility personnel will follow specific procedures that may include:

1. Segregating suspicious waste in a separate area to protect health and safety of SCTS employees and the public. Flagging, barriers, and signs may be used to limit human potential for exposure.
2. Identifying the unacceptable waste by characteristic, estimated quantity, transport vehicle, and the names and addresses of those associated with the waste load.
3. Questioning the driver of the vehicle.
4. Contacting the possible sources and notifying the generator of waste within 24 hours pursuant to the Rules.
5. Contacting NDEQ Waste Management Division within 24 hours, as required.
6. Contacting and notifying the responsible hauler within 24 hours, if known.
7. Using protective equipment if necessary.
8. Contacting laboratory support or outside contractors if necessary.
9. Calling emergency response assistance, if required.

Emergency response agency and contact information will be posted at prominent locations in the Transfer and Recycling structure, Office, and facility entrance for ready reference. Subsequent waste deliveries made by a hauler that previously delivered suspect waste to the SCTS will be scrutinized with additional care.

In addition to this waste screening program, signs will be posted at the facility entrance that read “No Hazardous Waste Accepted” and include a list of other unacceptable wastes. The following steps will be taken to prevent the deposition of these regulated materials:

- 1) Random inspections of incoming loads (minimum 1% or 1 per day whichever is greater).

- 2) Records of any inspections and the maintenance of those records.
- 3) Training of facility personnel to recognize suspicious characteristics of regulated hazardous wastes, PCB wastes and any other unacceptable wastes.
- 4) Notification the NDEQ if a regulated hazardous waste or PCB waste is discovered at the facility.

It is the intent of this operation to transfer all incoming waste to a permitted solid waste disposal facility, which would also prohibit these materials. A hazardous waste screening inspection will be performed on each randomly selected or suspect load of solid waste. These inspections would be conducted on a designated area of the tipping floor by using a loader to spread the material into a relatively long, narrow, and shallow windrow. Transfer station personnel, with proper PPE, will then examine the waste for suspicious or hazardous waste utilizing rakes, pitch forks or other implements. Items that may indicate the presence of suspicious or hazardous materials include electrical ballasts, transformers, and batteries. Containers labeled toxic, corrosive, irritant, flammable, radioactive, acid, base, pesticide, oxidizer, organic peroxide, or paint are suspicious and potentially hazardous. Personnel will be trained to screen loads by recognizing the suspicious characteristics of regulated hazardous wastes, PCB wastes and any other unacceptable wastes. This training will be provided to all employees engaged in inspection activities as part of their job description. Records of employee training shall be included in the operating record.

All loads that are inspected will be documented on a Load Inspection Form. Those loads that contain suspicious or hazardous waste will be documented on a Load Rejection Form. The inspector will refuse to accept any unacceptable materials and require such materials to be reloaded onto the delivery vehicle. The inspector will record the appropriate information on the Load Rejection Form. The Site Manager will notify the NDEQ and report the quantity and description of the materials involved.

If suspicious wastes are encountered during the transfer process and the vehicle delivering the materials has departed, then the materials will be segregated from the other wastes in the facility. The Site Manager will be contacted to evaluate the suspicious material. If the suspicious material is further defined as having a characteristic of hazardous or PCB waste, the Site Manager will attempt to identify and contact the transporter and source of the waste. If the source is determined, then the transporter will be required to arrange for management

of the waste, and the NDEQ will be notified. If no source or transporter can be determined, the waste will be properly segregated and stored by SCTS in a designated area at the facility until a formal determination is made if the waste is truly unacceptable. Following regulatory notifications, a specialized contractor may be retained for further testing and disposal of the rejected material.

c.10 Employees

Daily operations at SCTS will be performed by WCN employees and subcontractors (Section c.12). Initial staffing for the SCTS is projected in Table 6, and is subject to change in response to materials receipts and market conditions:

**Table 6
Sarpy County Transfer Station
Facility Personnel**

Title	Number	Duties	Minimum Required Experience (yrs)
District Manager	1	Responsible for all employees, operations, maintenance, safety and regulatory compliance	5 years
Site Supervisor	1	Responsible for ongoing daily operations, recordkeeping, random load inspections, maintaining operational standards, emergency response	2 years
Equipment Operators/ Laborers	3-5	Responsible for daily inspections, safe operation of equipment, ongoing daily operations, general site maintenance, recordkeeping, random load inspections, and loading of transfer trailers	1 year
Transfer Vehicle Drivers (Subcontract)	6-20	Manipulating trailers. Load tarping, vehicle servicing, delivering waste for disposal	1 year

Note Number of staff will be adjusted in response to incoming waste receipts.

A trained operator or representative with full knowledge of NDEQ regulations and the permit requirements will be present at all times while the facility is being operated. SCTS personnel will be trained in health and safety, waste screening, and fire protection.

c.11 Recordkeeping

The Site Supervisor shall be responsible for complying with all of the recordkeeping requirements of the Nebraska Integrated Solid Waste Management Regulations; specifically Title 132, Chapter 2 §007. The facility operating record shall contain all information required by the regulations including:

- All applicable permits and approvals
- Locational criteria documentation
- Construction/design criteria
- Operational criteria
- Closure criteria
- Financial assurance criteria
- Inspection records
- Training procedures/documentation

WCN will routinely provide Sarpy County with reports meeting their requirements for verifying tonnage (Section c.7), waste diversion and recycling efforts, waste inspection documentation, etc. An example of a Transfer Station Audit Operating Record Review Form is provided as **Appendix C.4**.

c.12 Subcontractors

WCN plans to use MBI as the subcontractor hauler for delivering waste to the Landfill. MBI would provide the transfer tractor/trailers and drivers, and they are providing similar service to WCI at several similar operations. MBI's credentials are summarized in **Appendix C.5**. Local subcontractors may be used for minor tasks including portable sanitary facilities, pest control, landscape maintenance, contact water management, etc.

c.13 Vector Control and Mitigative Measures

WCN will ensure that all refuse transfer operations occur within the transfer station building to prevent and control potential on-site populations of disease vectors. Specific proven design measures have been deployed to facilitate cleaning and minimize accumulation of litter and bird harborage; including inclined surface on the tipping floor, push walls, rafters; etc.; and above-grade scale(s) in the tunnel. The facility will utilize the services of a pest

control specialist as needed for vector monitoring and control to provide observations, reporting, and recommendations.

To control odor and potential disease vectors, all waste received during an operational day will be placed into the transfer trailers within 24 hours except under contingency conditions. Under normal operating conditions, the tipping floor will be emptied of waste each day and the floor and tunnel will be swept as needed. When necessary, absorbent material will be applied to incidental liquids to facilitate their placement into the transfer trailer. The temporary storage of wastes and diverted materials will be in leak-proof, non-biodegradable transfer trailers that will be removed on a regular basis and cleaned as necessary in order to prevent vector harborage.

Litter will be controlled by both preventive measures and maintenance techniques. All waste unloading, processing, and re-loading will be performed within the enclosed SCTS facility. **Figure 1** shows the exterior (east) concrete tunnel wall that will be extended 40 feet north to include the tarping area. The tunnel walls, metal building, and canopy will completely enclose the loadout area except for the tunnel entrance and exit. All outbound transfer trailers will be tarped before leaving the tunnel. In addition, the SCTS facility upgrades will be positioned to minimize impacts from prevailing winds by the existing berm on the south and landfill to the west to combat prevailing winds. Incoming and outgoing vehicles will be required to use techniques that contain the waste/recyclables to prevent litter (e.g., enclosed trailers or tarps); and customers vehicles will be penalized for delivering uncovered loads. The vast majority of waste deliveries will be in enclosed solid waste collection vehicles controlled by WCN, and outbound transfer trailers are provided an enclosed tarping position (**Figure 2**).

Existing and new perimeter fencing at the site will provide additional assurance to prevent windblown litter from leaving the property; and any new or upgraded fencing is specifically designed at eleven-feet high plus a three-foot overhang inclined at 45% toward the site interior, also comprised of chain link or comparable materials for litter control (i.e., no barbed-wire). Facility personnel will conduct daily site and vicinity inspections that include

litter collection at the facility and in all other areas within at least a one-half mile radius of the Transfer Station. Litter collected will be added to the MSW managed in the SCTS facility for routine loadout.

Should the controls outlined above fail to manage blowing litter adequately, WCN will add overhead doors to the building so as to further minimize the potential for any wind blown litter from exiting the Transfer Station.

c.14 Hours of Operations

The routine hours of operation for the SCTS will be consistent with the mandate of the RFP: i.e., minimum hours are eight (8) hours per day, six (6) days per week and fifty-two (52) weeks per year. The facility will be open to the general public from 8:00 AM to 4:30 PM, Monday through Friday; from 8:00 AM through 4:30 PM on Saturdays, and closed to the public on select holidays. Any designated holidays will be established with the concurrence of Sarpy County. These hours will be updated and posted at the site entrance and are subject to routine review and adjustment. For example, the SCTS may shorten operating hours due to inclement weather conditions or during the winter (e.g., high winds, frozen conditions, etc.) or extend hours in the summer or on Saturdays following a Holiday with the concurrence of the County. In addition, site maintenance and materials hauling/processing may extend beyond the hours that the facility is open for receiving waste.

Commercial waste deliveries for select haulers specifically approved by Sarpy County, including WCN, will be 5:00 AM to 5:00 PM, Mondays through Saturdays. Deliveries before and after the routine hours will be conducted via the new automated inbound scale, ensuring that all transactions are properly recorded automatically in the County's "WasteWORKS[®]" data management system (see Section a.7).

WCN does not anticipate any noise issues concerning operations due to the majority of activities occurring inside the building. Should any noise issues arise, WCN will consider the following contingency options:

- 1) Performing vehicle maneuvering inside the building and minimizing backing for early morning deliveries;

- 2) Consideration of discriminating alarms on trucks and other heavy equipment, which are activated only in the presence of an obstacle.

c.15 Schedule of Construction and Opening

WCN has established an aggressive schedule to design, permit and build the SCTS. With the bid opening on October 14, 2010, WCN is estimating the County's review and award time at 30-45 days. Any delays adjust back the schedule correspondingly, and WCN is estimating 90-120 days for NDEQ and local permitting. This is typically the most difficult timeline to estimate, as delays in local or state reviews will also impact the schedule correspondingly. **Table 7** is the tentative schedule for the construction, permitting and opening of the Sarpy County Transfer Station upgrades.

c.16 Yard Waste

Consistent with the RFP, no loads of sources-separated yard waste will be directed to the SCTS, but instead to the Sarpy County Landfill (or other facility designated by the County). WCN intends to coordinate with the County on green waste composting diverted from the SCTS at the landfill or other County-designated site. Municipal solid waste (MSW) collection by WCN and other commercial haulers may contain some yard waste.

c.17 Tipping Fees

Tipping fee rates are provided on the Bid Form.

d. Closure Plan

This Closure Plan has been prepared to address the requirements of Title 132, Chapter 6 (Criteria for Solid Waste Processing Facilities); Section 005 (Closure Criteria). In the event of planned closure, WCN/Sarpy County will notify NDEQ in writing at least 180 days prior to the anticipated closure date. A copy of the notification would be placed in the Operating Record.

Users of the facility will be notified via signs posted at the Transfer Station; and possibly handout or notices included with customer invoices. Affected local governments will be provided written notification, and a minimum of three separate advertisements will be placed in a regional newspaper.



Table 7
Sarpy County Transfer Station
Tentative Schedule of Construction and Opening

Description	1 Year												2 Year						
	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	
Begin Engineering Design	█																		
Engineering Design Completion		◆																	
Transfer Station Permit Submittal and Review			█																
Transfer Station Issuance of Local and State Permits					◆														
Advertise for Construction Bids						█													
Accept Construction Bids							◆												
Award Construction Contract								◆											
Begin Construction									█										
Construction Completion																	◆		
Transfer Station Grand Opening																		◆	

Timeline █ Milestone ◆

Note: The above schedule is dependent on a number of factors including but not limited to contract award date, permit delays, weather. It is important to not that Waste Connections is hopeful that we can complete this project within 15 months.

Closure activities will be initiated within 30 days after the date of final waste receipts and be completed within 180 days. Upon completion of closure, NDEQ will be provided written notification, including:

- Date of final waste receipt
- Date of closure initiation
- Closure certification

Said notice will also be retained in the Sarpy County Transfer Station Operating Record.

In the event of unplanned or premature closure of the Sarpy County Transfer Station, it is conservatively assumed that the facility would be at its maximum floor storage capacity of 5000 cubic yards. The primary closure activity would therefore relate to the loading, hauling, and disposal of the accumulated waste residuals at a Nebraska DEQ permitted facility. The Butler County Landfill was used as the designated disposal site for the purpose of preparing the Closure Cost Estimate (**Table 8**).

The facility consists of an enclosed structure with an impervious concrete floor. As all waste is managed within the structure or in leak-resistant container, there is minimal risk of environmental impact. The Closure Cost Estimate provided for removing any waste (under worst case conditions) and cleaning of the floor and walls. Financial Assurance for the amount of \$52,525, equivalent to the **Table 8** Closure Cost Estimate, will be provided using a Financial Guarantee Bond mechanism.

Potential future uses of the facility include equipment/materials storage, vehicle maintenance, recycling operations, or other agricultural or industrial uses consistent with County Zoning.

Table 8
Sarpy County Transfer Station
Closure Cost Estimate

Item	Amount
1. NDEQ Notification/Advertising	\$ 1,500
2. Loading: 10 hrs @ \$120/hr	\$ 1,200
3. Hauling of Waste Residuals: 1000 tons @ 30 tons/load = 34 loads 130 mi x \$2.50/mi = \$325/loads \$325 per load x 34 loads = \$11,050	\$11,050
4. Disposal of Waste Residuals: 1000 tons x \$30.00/ton = \$30,000	\$30,000
5. Clean-up	\$ 2,500
6. Certification of Closure	\$ 1,500
Subtotal:	\$47,750
7. Contingency @ 10%	\$ 4,775
Total:	\$52,525

Notes.

Maximum Accumulation of Waste = 5000 cy

5000 cy @ 500 lb/cy = 1000 tons

Cost estimates are based on retaining a qualified third-party contractor.

Table 9
Sarpy County Transfer Station
List of Acronyms

<i>ADA</i>	<i>Americans with Disabilities Act</i>
<i>cy</i>	<i>Cubic Yards</i>
<i>MBI</i>	<i>Mr Bult's, Inc (Subcontractor)</i>
<i>MRF</i>	<i>Materials Recovery Facility.</i>
<i>MSW</i>	<i>Municipal Solid Waste</i>
<i>NDEQ</i>	<i>Nebraska Department of Environment Quality</i>
<i>PCB</i>	<i>Polychlorinated biphenyl</i>
<i>PPE</i>	<i>Personnel Protective Equipment</i>
<i>SCTS</i>	<i>Sarpy County Transfer Station</i>
<i>TPD</i>	<i>Tons per Day</i>
<i>TSCA</i>	<i>Toxic Substances Control Act</i>
<i>WCN</i>	<i>Waste Connections of Nebraska, Inc.</i>

**REPORT OF AREA NOISE MONITORING
WASTE CONNECTIONS INCORPORATED
SARPY COUNTY LANDFILL**

AMI Project No 11268

Prepared For
Waste Connections of Nebraska, Inc.
10810 S 144th Street
Omaha, Nebraska 68138

Prepared By:



8802 South 135th Street
Omaha, Nebraska 68138

April 12, 2011

April 12, 2011

Waste Connections of Nebraska, Inc.
10810 S 144th Street
Omaha, Nebraska 68138

Attention: Mr. Kelly Danielson

Reference: Report of Industrial Hygiene Monitoring
Sarpy County Landfill
Springfield, Nebraska 68059
AMI Project No. 11268

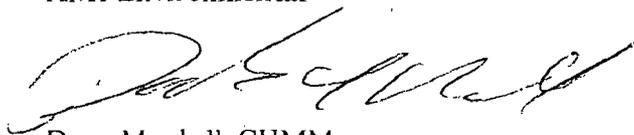
Dear Mr. Danielson:

Please find enclosed the report of the industrial hygiene monitoring conducted at the above referenced facility on March 31, 2011. This report includes an executive summary, methods used, results and recommendations based on the monitoring performed.

We appreciate the opportunity to provide Waste Connections Inc. with our industrial hygiene services. Please contact us if you have any questions concerning this report or any other occupational safety and health matter.

Sincerely,

AMI Environmental



Doug Marshall, CHMM
Industrial Hygienist

Attachments:

Site Drawings Sample Locations

EXECUTIVE SUMMARY

AMI Environmental (AMI) conducted area sampling for noise at multiple client selected areas of the Sarpy County Landfill in Springfield, Nebraska on March 31, 2011. The purpose of the monitoring was to measure area noise levels at different locations both inside and outside of the landfill property. This assessment was being performed to establish baseline noise levels of the Sarpy County Landfill prior to planned renovations

The results of the area noise sampling have been included in the Figures in Attachment 1 of this report. The area sampling was conducted under high and low noise conditions. AMI performed area sampling to try to determine the noise levels during anticipated transfer station operation. All areas sampled during our assessment were well below the Occupational Safety and Health Administration (OSHA) Action Level of 85 dBA.

INTRODUCTION

AMI conducted area sampling for noise at the Sarpy County Landfill near Springfield, Nebraska on March 31, 2011. The sampling was conducted by Doug Marshall of AMI. Mr. Kelly Danielson directed AMI to the areas of the property selected for noise sampling during this assessment.

This report is provided for the sole use of Waste Connections of Nebraska, Inc. Use of this report by any other parties will be at such party's sole risk, and AMI disclaims liability for any such use or reliance by third parties. The results presented in this report are indicative of conditions only during the time of the sampling and of the specific areas referenced

METHODS

At client selected areas, direct measurements were taken to identify the anticipated highest noise levels during normal operations. To accurately simulate normal operating conditions, a front loading refuse truck was positioned at the planned location of the transfer station. Radio communication with the dump truck operator allowed the client to have the operator engage the back-up alarm on request.

The noise measurements were collected as decibels on the A-weighted scale (dBA) in slow response setting on a *Extech HD600 Sound Level Meter*. The instrument was calibrated before and after testing using the *Extech 407766 Sound Calibrator*. This unit generated a single frequency reference sound pressure level of 114 decibels at 1000 Hertz to verify the acoustical response of the meter. The area sound levels were collected with the instrument set on slow response and A weighting. The samples were collected of the assumed normal day to day operating conditions according to the client. A drawing depicting area noise monitoring is provided in Attachment I.

OBSERVATIONS

- The highest noise levels detected outside of the property were 54.6 dBA during operation of the refuse truck at sample location 2.
- The highest noise levels detected inside of the property were 76 dBA during operation of the refuse truck at sample location 8.

A location drawing of measured noise levels is included in Attachment I

RESULTS

The results of the area noise sampling have been included in the drawing in Attachment I of this report.

The readings depicted on the sample location map under the heading "A" represent ambient noise levels. Readings under the designation "WT" were the noise levels recorded during operation of the truck.

CONCLUSIONS/RECOMMENDATIONS

Based on the results of industrial hygiene sampling and exposure monitoring, the following conclusion is provided.

Based upon the data collected, a noise level increase of 2.1 dBA can be expected at location 2 under the conditions created during this study.

All sample results from locations outside of the property line were below the criteria of high noise area of 65 dBA as found in 24 CFR Part 51.

According to the United States Department of Housing and Urban Development;

All sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered high noise areas. For new construction that is proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51.

The "Normally Unacceptable" noise zone includes community noise levels from above 65 decibels to 75 decibels. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 decibels of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB.

For new construction and major rehabilitation, locations with day-night average noise levels above 75 dB have unacceptable noise exposure. Noise attenuation measures in these locations require the approval of the Assistant Secretary for Community Planning and Development (for projects reviewed under Part 50) or the Responsible Entity's Certifying Officer (for projects reviewed under Part 58). The acceptance of such locations normally requires an Environmental Impact Statement. For major rehabilitation projects in the "Normally Unacceptable" and "Unacceptable" noise zones, HUD actively seeks to have project sponsors incorporate noise attenuation features, given the extent and nature of the rehabilitation being undertaken and the level of exterior noise exposure.

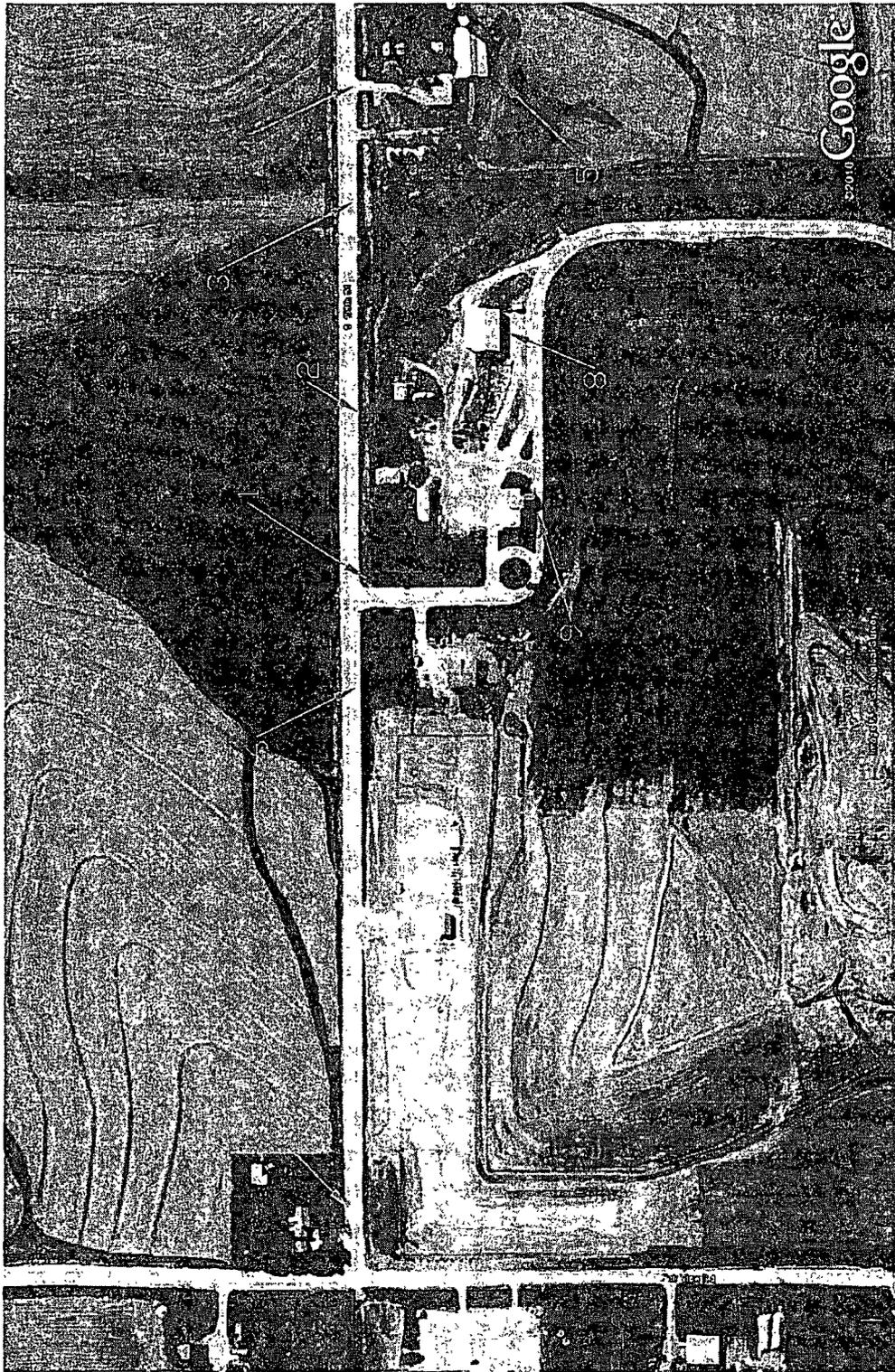
General Recommendations

- The employer should perform additional monitoring when there has been any change in the production process, equipment, personnel, work practices, or control methods that may result in new or additional noise exposure levels

END OF REPORT

ATTACHMENT I

SITE DRAWINGS AND AREA NOISE MEASUREMENTS



SOUND READINGS			
SAMPLE #	A	VT	LOCATION
1	49.9	49.9	ENTRANCE
2	52.5	54.6	PROPERTY LINE
3	50.5	52.5	S.E. PROPERTY LINE
4	49.9	50.2	DRIVEWAY
5	50.2	50.5	NEAR BARN, S.E. RESIDENCE
6	49.9	50.2	N.E. CORNER COUNTY YD
7	48.9	48.9	N.E. RESIDENCE DRIVEWAY
8	72.0	76.0	TRANSFER STATION
9	54.0	57.0	OFFICE PARKING

11-00268 NOISE SAMPLE LOCATIONS
SARPY COUNTY LANDFILL

 AMI Environmental	DRAWING TITLE		
	NOISE DOSIMETRY SARPY COUNTY LANDFILL 15100 S 156th ST SPRINGFIELD, NE		
302 S. 135th St. SUITE 100 OMAHA NE, 68138	PH (402) 397-5001 FAX (402) 397-3313	DOWN BY F. LEODOLTER	DATE 4-12-2011
SIZE	SCALE	DRAWING NUMBER 11-00268	SHEET 1
NOT TO SCALE			



**REPORT OF AREA NOISE MONITORING
WASTE CONNECTIONS INCORPORATED
SARPY COUNTY LANDFILL**

AMI Project No. 11268

Prepared For
Waste Connections of Nebraska, Inc.
10810 S 144th Street
Omaha, Nebraska 68138

Prepared By:



8802 South 135th Street
Omaha, Nebraska 68138

April 12, 2011

April 12, 2011

Waste Connections of Nebraska, Inc.
10810 S 144th Street
Omaha, Nebraska 68138

Attention: Mr. Kelly Danielson

Reference: **Report of Industrial Hygiene Monitoring**
Sarpy County Landfill
Springfield, Nebraska 68059
AMI Project No. 11268

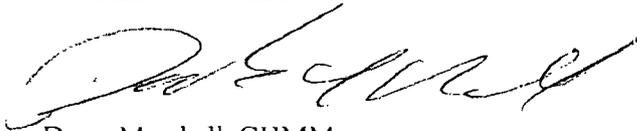
Dear Mr. Danielson:

Please find enclosed the report of the industrial hygiene monitoring conducted at the above referenced facility on March 31, 2011. This report includes an executive summary, methods used, results and recommendations based on the monitoring performed.

We appreciate the opportunity to provide Waste Connections Inc. with our industrial hygiene services. Please contact us if you have any questions concerning this report or any other occupational safety and health matter.

Sincerely,

AMI Environmental



Doug Marshall, CHMM
Industrial Hygienist

Attachments:

Site Drawings Sample Locations

EXECUTIVE SUMMARY

AMI Environmental (AMI) conducted area sampling for noise at multiple client selected areas of the Sarpy County Landfill in Springfield, Nebraska on March 31, 2011. The purpose of the monitoring was to measure area noise levels at different locations both inside and outside of the landfill property. This assessment was being performed to establish baseline noise levels of the Sarpy County Landfill prior to planned renovations.

The results of the area noise sampling have been included in the Figures in Attachment 1 of this report. The area sampling was conducted under high and low noise conditions. AMI performed area sampling to try to determine the noise levels during anticipated transfer station operation. All areas sampled during our assessment were well below the Occupational Safety and Health Administration (OSHA) Action Level of 85 dBA.

INTRODUCTION

AMI conducted area sampling for noise at the Sarpy County Landfill near Springfield, Nebraska on March 31, 2011. The sampling was conducted by Doug Marshall of AMI. Mr. Kelly Danielson directed AMI to the areas of the property selected for noise sampling during this assessment.

This report is provided for the sole use of Waste Connections of Nebraska, Inc. Use of this report by any other parties will be at such party's sole risk, and AMI disclaims liability for any such use or reliance by third parties. The results presented in this report are indicative of conditions only during the time of the sampling and of the specific areas referenced.

METHODS

At client selected areas, direct measurements were taken to identify the anticipated highest noise levels during normal operations. To accurately simulate normal operating conditions, a front loading refuse truck was positioned at the planned location of the transfer station. Radio communication with the dump truck operator allowed the client to have the operator engage the back-up alarm on request.

The noise measurements were collected as decibels on the A-weighted scale (dBA) in slow response setting on a *Extech HD600 Sound Level Meter*. The instrument was calibrated before and after testing using the *Extech 407766 Sound Calibrator*. This unit generated a single frequency reference sound pressure level of 114 decibels at 1000 Hertz to verify the acoustical response of the meter. The area sound levels were collected with the instrument set on slow response and A weighting. The samples were collected of the assumed normal day to day operating conditions according to the client. A drawing depicting area noise monitoring is provided in Attachment 1.

OBSERVATIONS

- The highest noise levels detected outside of the property were 54.6 dBA during operation of the refuse truck at sample location 2.
- The highest noise levels detected inside of the property were 76 dBA during operation of the refuse truck at sample location 8.

A location drawing of measured noise levels is included in Attachment I

RESULTS

The results of the area noise sampling have been included in the drawing in Attachment I of this report.

The readings depicted on the sample location map under the heading "A" represent ambient noise levels. Readings under the designation "WT" were the noise levels recorded during operation of the truck.

CONCLUSIONS/RECOMMENDATIONS

Based on the results of industrial hygiene sampling and exposure monitoring, the following conclusion is provided:

Based upon the data collected, a noise level increase of 2.1 dBA can be expected at location 2 under the conditions created during this study.

All sample results from locations outside of the property line were below the criteria of high noise area of 65 dBA as found in 24 CFR Part 51.

According to the United States Department of Housing and Urban Development;

All sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered high noise areas. For new construction that is proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51.

The "Normally Unacceptable" noise zone includes community noise levels from above 65 decibels to 75 decibels. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 decibels of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB.

For new construction and major rehabilitation, locations with day-night average noise levels above 75 dB have unacceptable noise exposure. Noise attenuation measures in these locations require the approval of the Assistant Secretary for Community Planning and Development (for projects reviewed under Part 50) or the Responsible Entity Certifying Officer (for projects reviewed under Part 58). The acceptance of such locations normally requires an Environmental Impact Statement. For major rehabilitation projects in the "Normally Unacceptable" and "Unacceptable" noise zones, HUD actively seeks to have project sponsors incorporate noise attenuation features, given the extent and nature of the rehabilitation being undertaken and the level of exterior noise exposure.

General Recommendations

- The employer should perform additional monitoring when there has been any change in the production process, equipment, personnel, work practices, or control methods that may result in new or additional noise exposure levels

END OF REPORT

ATTACHMENT I

SITE DRAWINGS AND AREA NOISE MEASUREMENTS

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Wednesday, April 20, 2011, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, 1210 Golden Gate Dr., Papillion, Nebraska 68046.

Terry & Carla Tighe, 14102 S. 108th St., request a Change of Zone from RS-100 (single family residential) to AG (Agricultural) on property legally described as Tax Lot 3, E of RR, located in the NE 1/4 of S17, T13 N, R12 E of the 6th P.M. Sarpy County, Nebraska.

Duane & Rose Ritter, 9211 Platteview Road, request a Change of Zone from AG (Agricultural) to AGR (Agricultural-Residential), and Preliminary Plat on property legally described as Tax Lots 5A and Tax Lot 10 in the NW 1/4 of S22, T13 N, R12 E of the 6th P.M. Sarpy County, Nebraska.

William Jones, 11501 Fairview Rd, requests a Special Use Permit for recreational vehicle storage on property legally described as NE 1/4 of NW 1/4 of S17, T13 N, R12 E of the 6th P.M. Sarpy County, Nebraska.

Jody and JR Kingery, 16505 Aurora St, request a Special Use Permit for a home based sal on on property legally described as Lot 66, Meridian Park, located NW 1/4 S22, T14 N, R11 E of the 6th P.M. Sarpy County, Nebraska.

Waste Connections of Nebraska, Inc. requests a Special Use Permit for a transfer station on property legally described as Tax Lots 4, 5, 6, the NE 1/4 of S15, T13 N, R11 E of the 6th P.M. Sarpy County, Nebraska.

Sarpy County Planning Department requests a Change of Zone from AG (Agricultural) to IGM (General Manufacturing) and a Comprehensive Plan amendment from Urban Residential to Industrial for property legally described as Tax Lots 4, 5, 6, the NE 1/4 of S15, T13 N, Range 11 E of the 6th P.M. Sarpy County, Nebraska.

Sarpy County Planning Department requests a text change to Section 44 definitions of the Sarpy County Zoning Regulations and Section 3 of the Sarpy County Subdivision Regulations.

An agenda for the meeting kept continually current is available for inspection at the Sarpy County Planning Department office.

Proof of publication

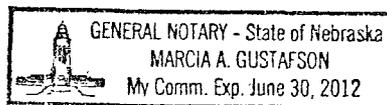
AFFIDAVIT

State of Nebraska, County of Douglas, ss:

Linda Shropshire, being duly sworn, deposes and says that he/she is an employee of The Omaha World-Herald, a legal daily newspaper printed and published in the county of Douglas and State of Nebraska, and of general circulation in the Counties of Douglas, and Sarpy and State of Nebraska, and that the attached printed notice was published in the said newspaper on the 7th of April, 2011, and that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge. The Omaha World-Herald has an average circulation of 153,944 Daily and 188,810 Sunday, in 2011.

(Signed) Linda Shropshire Title Account Executive

Subscribed in my presence and sworn to before me this 4th day of May, 2011.



Marcia A. Gustafson
Notary Public

Printer's Fee \$ _____
Affidavit _____
Paid By _____

MAY 5 2011

SARPY COUNTY
PLANNING DEPARTMENT

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
} SS.
County of Sarpy }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Kirk Hoffman deposes and says that he is the Business Manager 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 printed in the said newspaper once each week, the first insertion having been on:

Wednesday, April 27, 2011

Bellevue Leader
Gretna Breeze
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.

[Handwritten signature of Kirk Hoffman]

Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

SARPY COUNTY DEPARTMENT OF PLANNING
Sarpy County Courthouse
1210 Golden Gate Drive
Papillion, Nebraska 68046
Phone: (402) 593-1555
Fax: (402) 593-1558
Rebecca Horner, AICP, Director
NOTICE OF PUBLIC HEARING
SARPY COUNTY BOARD OF COMMISSIONERS

Today's Date 04-28-2011
Signed in my presence and sworn to before me:

[Handwritten signature of Jessica C. Erwin]

Notary Public
GENERAL NOTARY State of Nebraska
JESSICA C. ERWIN
Notary Commission Expires Mar 12 2013

Printer's Fee \$ 28.68
Customer Number: 40638
Order Number: 0001368676

MAY 2 2011

SARPY COUNTY PLANNING DEPARTMENT

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, May 10, 2011, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.
Terry & Carla Tighe, 14102 S. 108th St. request a Change of Zone from RS-100 (single family residential) to AG (Agricultural) on property legally described as Tax Lot 3 E of RR located in the NE 1/4 of S17 T13 N R12 E of the 6th P.M. Sarpy County, Nebraska.
Duane & Rose Ritter, 9211 Platteview Road request a Change of Zone from AG (Agricultural) to AGR (Agricultural Residential) and Preliminary Plat on property legally described as Tax Lots 5A and Tax Lot 10 in the NW 1/4 of S22 T13 N R12 E of the 6th P.M. Sarpy County, Nebraska.
Jody and JR Kingary, 16505 Aurora St. request a Special Use Permit for a home based salon on property legally described as Lot 66 Meridian Park located NW 1/4 S22 T14 N R11 E of the 6th P.M. Sarpy County, Nebraska.
Sarpy County Planning Department requests a text amendment to section 38 of the Sarpy County Zoning Regulations regarding stormwater regulations.
Sarpy County Planning Department requests a text amendment to section 12 of the Sarpy County Subdivision Regulations regarding stormwater regulations.
Waste Connections of Nebraska, Inc. requests a Special Use Permit for a transfer station on property legally described as Tax Lots 4, 5, 6, the NE 1/4 of S15 T13 N R11 E of the 6th P.M. Sarpy County, Nebraska.
Sarpy County Planning Department requests a Change of Zone from AG (Agricultural) to IGM (General Manufacturing) and a Comprehensive Plan amendment from Urban Residential to Industrial for property legally described as Tax Lots 4, 5, 6, the NE 1/4 of S15 T13 N Range 11 E of the 6th P.M. Sarpy County, Nebraska.
An agenda for the meeting kept continually current is available for inspection at the Sarpy County Planning Department office 1368676 4/27