

Chase County Planning Commission
Revisions to Proposed Chase County Zoning Regulations and
Comprehensive Plan-2035

Zoning Regulations Revisions:

Section 3.45: Paragraph 1 – Revise language in Paragraph 1 to the following:

INTENSIVE LIVESTOCK, CONFINEMENT FACILITIES/OPERATIONS: Shall mean any building(s), lot(s), pen(s), pool(s) or pond(s) or other confined spaces, which normally are not used for raising crops or grazing animals, which are designed and/or used for on-going confined raising, feeding or management of animals for more than one hundred eighty (180) consecutive days, which exceed a combination of three hundred (300) animal units below.

Livestock Operations of one thousand (1,000) animal units and under for more than 180 consecutive days, will be considered a farm in these regulations and do not require a Conditional Use Permit. Livestock Operations considered a farm in these regulations are subject to and must adhere to the Livestock Feeding Operations distance requirements in section 6.3 of these regulations.

Section 5.14.9 – Remove this section from proposed regulations

Mineral extraction, which shall include the following: oil wells, natural gas wells, commercial sand and gravel extraction and quarries;

Section 6.3 (1) Paragraph 1: Distance Requirements – Revise LFO Classes to the following:

LFO Classes

Livestock Operations of one thousand (1,000) animal units and under for more than 180 consecutive days, will be considered a farm in these regulations and do not require a Conditional Use Permit. Livestock Operations of one thousand (1,000) animal units and under, operating as Environmentally Controlled Housing Operations (ECH) or Open Lot Operations (OPEN), shall be located no less than a distance of 1,000 feet from an adjacent residence, non-LFO, or other LFO. New Residences must be no less than a distance of one-half (1/2) mile from existing LFOs.

Size of Proposed LFO in Animal Units		Distance From Residence, Non-LFO, Other LFO	Distance of New Residences From Existing LFO
Class I 1,001-2,500	ECH/OPEN	½ Mile	1 Mile
Class II 2,501-5,000	ECH/OPEN	1 Mile	1½ Miles
Class III 5,001-15,000	ECH/OPEN	1½ Miles	2 Miles
Class IV 15,001-50,000	ECH/OPEN	2 Miles	2½ Miles
Class V 50,0001 +	ECH/OPEN	2½ Miles	3 Miles

Section 6.3 (1) Paragraph 2 following distance table:

Add the following language to the beginning of the paragraph 2: *LFOs shall locate at least one mile from a platted residential area.*

Modify the language of paragraph 2 to read: *The distance requirements for levels (1) through (5) may be decreased or waived....*

Section 6.3 (1) Paragraph 3 – Revise Language to the following:

All distances specified in the Table shall be measured from the closest point of the confinement facilities, as approved by the Nebraska Department of Environment and Energy, to the closest corner of any residence, commercial or industrial facility or church, school, or any other facility operated and utilized by the general public for purposes of establishing distance requirements. For any parcel of land identified and taxed as a home site, distance shall be measured from the closest point of the confinement facilities, as approved by the Nebraska Department of Environment and Energy, to the home site septic tank of the identified septic system, or nearest point of the primary home structure, whichever is nearest the approved confinement facilities.

Section 6.3 (1) Paragraph 3 – Add the following language: *All LFOs are required to apply for and obtain building permits from Chase County before building any structures to expand the size of their livestock operation. All expansion of livestock operations is subject to the above LFO class distancing requirements. Any LFO must apply for and obtain a conditional use permit from Chase County before increasing their LFO class size.*

Comprehensive Plan-2035 Revisions:

Public Safety Section 4.6: Add: Lamar Volunteer Fire Department is located at 357 Arapahoe Street in Lamar, Nebraska 69035.

Public Safety Section 4.6: Add: Chase County EMS-Imperial is located at 1235 Grant St in Imperial, Nebraska 69033.

Public Safety Section 4.6: Add: Wauneta EMS is located at 34695 Highway 6 in Wauneta, Nebraska 69045.

Postal Services Section 4.7: Add: Champion Post Office is located at 380 Main Street in Champion. The post office is open Monday through Friday from 8:00 am to 12:00 pm as well as Saturday from 9:00 am to 9:30 am.