

# **The Burt County Zoning Experience**

**Wind Power 2010  
November 9-10, 2010**

# My Experience

- Work with Nebraska Farmers Union & help represent the Nebraska Wind Working Group in its educational efforts
- Co-Manage Christensen Farms, Inc in Burt Co with Dad, Mom, & Brother
- Assisted Burt County in Wind Zoning Process

# Some Initial Steps To Developing a Wind Farm

- Establish County Zoning to provide landowner & county protections
- Decide on goals of project
  - Community Owned or Large Scale
- Choose location with good wind potential & transmission capabilities
- Form an LWA or an LLC
- Consult with wildlife groups to address any possible concerns
- Locate & erect Met Tower

# Getting The Zoning Dialogue Started Summer 2009

- Met with Burt County Supervisors to set up meeting with Planning & Zoning Commission
- Included community representatives in the discussion
  - BCPPD
  - Economic Development
  - Both Small & Large Wind Experts & Advocates

# The Process

- Held 3 meetings at Burt County Courthouse
  - 2 meetings to get regs where we wanted them
  - 1 meeting to approve final regs w/ public notice
- Amended existing zoning regulations to add the new wind energy language
- Tweaked language to fit Burt Co Concerns

# Helpful Resources To Help Zoning Process

- NPPD/OPPD
- Other County Zoning Boards
  - We talked to Madison, Boone, & Knox
- Wind Energy Developers/Experts

# When We Get Wind Energy...

- Burt County Planning & Zoning will have a Public Hearing
- Advertise in papers 10 days prior to meeting
- Surrounding property owners have to be notified
  - Anyone within 1000 feet according to Burt Co Wind Zoning

# Burt Co Zoning Includes

- 6 pages
- Covered both Small & Large Wind Energy Systems
- Explained wind energy terminology
- Requirements
- Safety & design standards
- Setbacks

	Wind Turbine – Non Commercial	WECS Wind Turbine – Commercial/Utility WECS	Meteorological Towers
Property Lines	1.1 times the total height	1.1 times the total height.	1.1 times the total height.
Neighboring Dwelling Units*		1000 ft.	1.1 times the total height
Road Rights-of-Way**	1.1 times the total height	1.1 times the total height	1.1 times the total height.
Other Rights-of-Way	1.1 times the total height.	1.1 times the total height	1.1 times the total height
Public Conservation Lands including Wildlife Management Areas and State Recreation Areas	Same setback as accessory buildings	1.1 times the total height	600 ft.
Wetlands, USFW Types III, IV, and V	NA	600 feet	600 feet
Other structures not on the applicant's site	NA	750 feet	1.1 times the total height
River Bluffs of over 15 feet		Diameter of rotor	

# Challenges

- Getting public interested & part of the dialogue
  - Not a huge problem with wind energy
- Addressing concerns for new issues that we might not completely understand

# Positives

- Creates a positive vibe & team atmosphere
- Gave area something to look forward to
- Puts Burt County in an opportunity to enhance Rural Economic Development Opportunities
- Puts Burt County in a position to move forward quickly with wind development if opportunity presents itself

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