



March 22, 2013

PIVOT PADS REQUIRE TEN FEET SETBACK

This week I am doing a favor for the Saline County Planning and Zoning Board and for Lyle Weber the part-time Zoning Administrator for Saline County to create better awareness. There has been an issue come up in the county about construction of pivot pads that needs to be addressed.

The problem is some newer pivot pads built by a few farmers in Saline County do not meet the 10 foot setback criteria in the zoning laws. It is illegal to build a pivot pad on the county property line and park pivot wheels on county right-of-way. This creates a difficult situation of private property on public property ground.

In the Saline County Zoning Code, it clearly states irrigation wells, center pivot pads, well houses, fuel tanks and other irrigation facilities and structures shall comply with the following conditions and restrictions: The closest point of any of the above shall be located at least 10 feet to any road right-of-way line except near intersections and bridges. Near an intersection, the above mentioned should not be located in the triangular area formed by the intersection of the roadway right-of-way lines nearest the property in question and a line connecting points 42.5 feet from the intersection of said right-of-way lines.

Within 100 feet of a bridge or culvert measured from the outermost points of the bridge or culvert or other drainage structure parallel to the roadway, the nearest points of irrigation shall not be located closer than 30 feet from the right-of-way line. All pivots which could pivot onto any public roadway, shall be equipped with a constructed pivot stop located so that the wheels of any pivot come no closer than one foot to the right-of-way line of any public roadway. No pivot shall extend over any public road right-of-way line or any property line.

Lyle Weber mentioned it would be so much easier for people to call him or the county clerk before construction. The Saline County Commissioners will be discussing what actions to take in the future, what actions will be taken on existing pivot pads that are on property lines and if permits will be required in the future. When I asked what happens if a person fails to abandon a pivot pad built on a county right-of-way property line, it can be a Class III misdemeanor with a \$500.00 fine and/or three months in the County Jail. If local zoning isn't followed, you might as well throw away the book.

ASBESTOS

Another favor this week is for a farmer/ volunteer fireman in Saline County that said people need to realize you no longer can do demolition, renovate or burn and disregard the state and federal rules on asbestos, a cancer causing agent. Some landowners have hired the "white suit" workers and others have not. If there is an older farm house or building with asbestos in it, special rules apply. It's illegal to just bull doze in or set fire to such buildings. Asbestos must be removed prior to demolition or prior to any activity that would break up, dislodge, or disturb the cancer causing asbestos material.



Prior to any demolition or renovation, a facility must be thoroughly inspected for the presence of asbestos-containing materials. Asbestos can be in old floor tile, linoleum, pipe and boiler insulation, heat duct wrap and joint tape, cementitious siding and roofing, asphalt-based roofing, ceiling tiles, joint compound, sprayed-on-texturing, etc. For more information on Demolition, Renovation and the Asbestos Regulations, consult: <http://tinyurl.com/abeexxm>.

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