

RESOLUTION 2021-49

WHEREAS: On August 12, 2019 the Keith County Commissioners adopted by Resolution 2019-56 the update to the Keith County, Nebraska Zoning and Subdivision Regulations;

WHEREAS: Keith County Planning Commission has requested a text amendment of current zoning regulations implementing regulations and issuance of Temporary Campground Permits from May 15, 2021 through September 15, 2021.

Text Amendment is attached in exhibit A.

WHEREAS: The Keith County Planning Commission, after due public notice in the official county newspaper, did hold a public hearing on May 6, 2021 at 7:30 p.m. in the Keith County Department of Roads meeting room; and

WHEREAS: The Keith County Planning Commission found the request for Text Amendment in conformance with the Keith County Comprehensive Plan and Zoning Ordinance, and has, therefore, recommended approval of the request.


WHEREAS: The Keith County Board of Commissioners, after due notice in the official county newspaper, did hold a public hearing on May 12, 2021, in the Keith County Courthouse on said request and recommendation.

NOW THEREFORE BE IT RESOLVED, THAT

The Keith County Board of Commissioners hereby approves the text amendment as outlined in Exhibit A.

Dated this 12th day of May 2021.

KEITH COUNTY NEBRASKA
BOARD OF COMMISSIONERS


Corey Crandall, Chairman


Toney Krajewski, Member


Joan Ervin, Member


Lane Anderson, Member


Dale Schroeder, Member

ATTEST:


Sandra K. Olson, Keith County Clerk

Article 26- Temporary Campground Permit

Section 1 Emergent Need

In order to address a possible emergent need in Keith County, Article 26 will apply to May 15, 2021 through September 15, 2021 only, with no exceptions. Following September 15, 2021, this article will no longer be applicable to these regulations.

Section 2 Eligibility

Proposed temporary campground must be located on a parcel which has a minimum area of one (1) acre and shall not use subdivision roads for access.

Section 3 Initiation of Temporary Campground Permit

An application for a Temporary Campground Permit may be obtained by the owner of the property for which the Temporary Campground Permit would apply.

Section 4 Application

- A. All applications for a Temporary Campground Permit shall be submitted to the Planning/Zoning office.
- B. A Temporary Campground Permit application can be obtained from the Keith County website at www.keithcountynv.gov under the Planning/Zoning tab, or an application can be obtained from the Planning/Zoning office.
- C. The application, when submitted, shall be accepted only when it includes all of the following information:
 1. Site Plan which depicts:
 - a. Setbacks from property lines, roads, and neighboring residences
 - b. Ingress and Egress (minimum two 25 foot access lanes)
 - c. Campsite's layout including number of sites and size
 - d. Overflow parking area
 2. Campground rules and regulations
 3. Current sales tax permit from the NE Department of Revenue
 4. Current lodging tax permit from the NE Department of Revenue
- D. An application fee of \$250 as adopted by Resolution of the County Commissioners shall be submitted. Payment may be made in the form of personal check, cashiers check, or money order and made payable to the Keith County Treasurer.

Section 5 Conditions

By signing the application, the property owner agrees that the following conditions shall be imposed for the Temporary Campground Permit:

1. No more than 20 campsites per acre
2. Layout of campground allows for access of Emergency Services
3. No parking allowed on internal roadways
4. Minimum 300' setback from any neighboring residence
5. No open flame or fireworks allowed
6. Signage Posted (minimum of 32 sq ft) which includes:
 - a. Specific campground name as issued by Planning/Zoning
 - b. Two emergency contact phone numbers
 - c. Site plan
7. No permanent structures are allowed as a result of this permit
8. Provide on-site manager 24 hours a day while campground is occupied
9. Provide at least one dumpster for proper trash disposal
10. Provide a minimum of one portable toilet per 4 campsites
11. Distribute campground rules and site plan to all occupants
12. All areas shall be mowed and maintained
13. Keith County reserves the right to revoke the permit and shall provide the property owner revocation notice in writing due to health and safety concerns, and/or as directed by the Board of County Commissioners

14. Permit shall not transfer upon sale or transfer of property

Section 6 Procedures

Upon receipt of a complete application and filing fee, the Planning/Zoning office will review the application and required information and will issue the permit within two business days. An incomplete application will not be reviewed.

Section 7 Administrative Denial

If complete application is reviewed and permit denied by Planning and Zoning Administration, the applicant may request the permit be submitted to the Planning Commission and County Board for exception by the following procedure:

- A. The request shall be set for public hearing by publishing a description of the request and the date and place for the hearing at least ten (10) days prior to the scheduled hearing date.
 1. Adjacent property owners within 300' of the subject site shall be notified in writing of the proposed request and scheduled hearing time, date and place
 2. If, in the opinion of the Planning Commission or its authorized agent, the proposed use could impact a much larger area, the notice area may be extended
 3. Current tax records shall be used to determine ownership
 4. Should the applicant request a delay of hearing more than twice after due notice to affected landowners and a publication in the official county newspaper, said applicant shall be required to pay a full fee for renewal of the Conditional Use Permit application
 5. Failure to receive notice, however, shall not invalidate any subsequent action taken by the Planning Commission or the County Board so long as such notice was in fact published and mailed in accordance with these provisions
- B. The staff representative for the Planning Commission shall, prior to the hearing, accomplish the following:
 1. Refer the request to other interested agencies and county department for comment if applicable
 2. Prepare a statement of fact that will assist the Planning Commission in making a decision on the matter
- C. The Planning Commission shall hear and review the matter and, within 35 days of the first hearing, submit a recommendation of approval or denial to the County Board of the Temporary Campground Permit.
- D. The County Clerk shall set a hearing date before the County Commissioners and notification shall be provided in a manner prescribed in Section 6C.
- E. The County Commissioners shall hear and review and matter, and shall within 35 days of said hearing do one of the following:
 1. Approve the request
 2. Deny the request
 3. Table the matter for a specified period of time with the consent of the applicant for further study and review
- F. The reasons for the County Board action on the request shall be defined in the official minutes of the County Commissioners meeting.

Section 8 Appeal – Board of Adjustment

Any appeal to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of the County affected by any decision. Such appeal shall be made within ten (10) days from the date of decision by any county officer or department.

The Board of Adjustment regulations are found in Article 23 of the Keith County Zoning Regulations.