



# Butler County, Nebraska County-Wide Opinion Survey

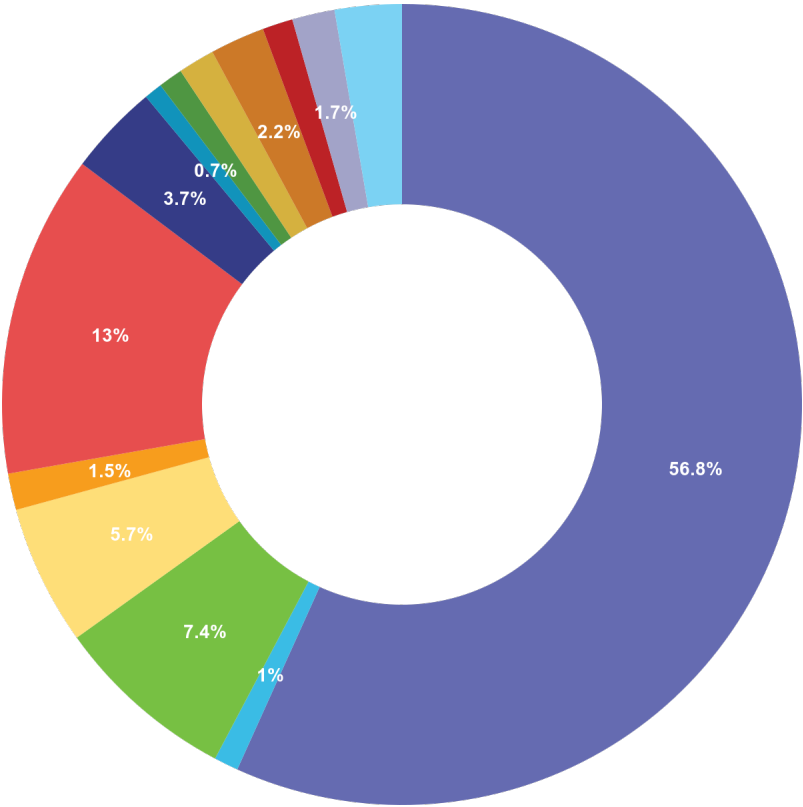
## FUTURE LAND USE IN RURAL BUTLER COUNTY, NEBRASKA

The Butler County Planning Commission is preparing a new Comprehensive Plan and County Zoning and Subdivision Regulations for Rural Butler County, Nebraska, to determine future land uses and developments. As a resident of Butler County, your opinion is very important in the preparation of a Comprehensive Plan that fits the needs and desires of Rural Butler County residents. Complete this Survey online or return a hard copy to the Butler County Clerk's Office (451 N. 5th Street, David City, Nebraska 68632) by **FRIDAY, FEBRUARY 6TH.**

**ALL SURVEY RESPONSES WILL REMAIN CONFIDENTIAL.**

Thank You for Your Participation!

Q1 Where do you live?



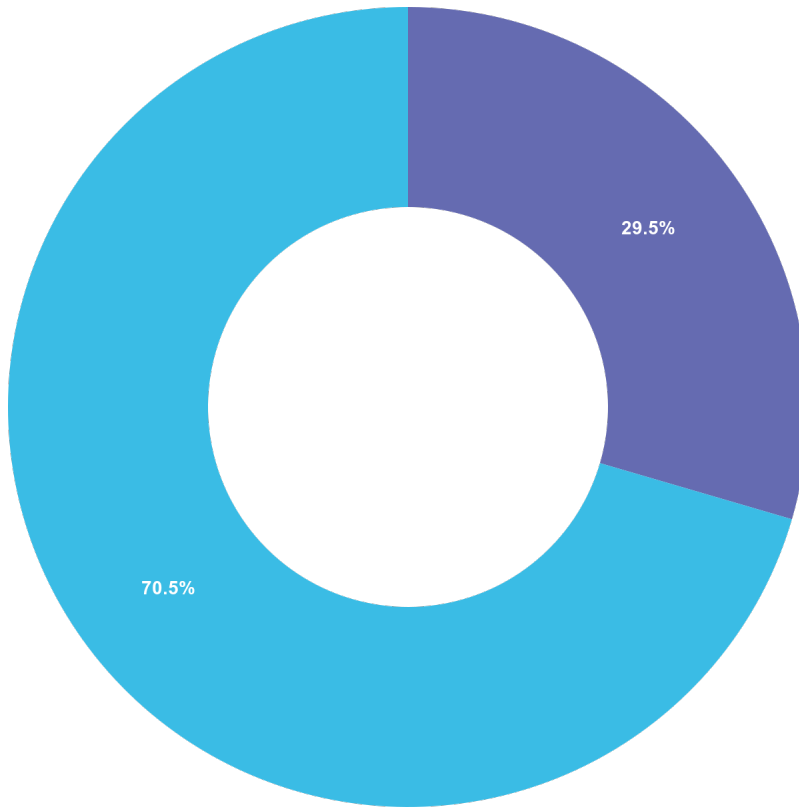
Answered: 773    Unanswered: 21

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Choice	Total
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Choice	Total
 Rural Butler County	231
 Abie	4
 Bellwood	30
 Brainard	23
 Bruno	6
 David City	53
 Dwight	15
 Garrison	3
 Linwood	4
 Octavia	6
 Rising City	9
 Surprise	5
 Ulysses	7
 Outside Butler County	11

**Q2** 2. Do you live within one mile of a City/Village?



Answered: 744    Unanswered: 50

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Choice		Total
	Yes	119
	No	284

**Q3** If Yes to Question #2, Please identify the closest Community:

Tuesday, February 10, 2026 at 3:50 PM UTC

Brainard

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Tuesday, February 10, 2026 at 3:49 PM UTC

Bellwood

---

Tuesday, February 10, 2026 at 3:39 PM UTC

Brainard

---

Tuesday, February 10, 2026 at 3:30 PM UTC

Brainard

---

Tuesday, February 10, 2026 at 3:25 PM UTC

Surprise

---

Tuesday, February 10, 2026 at 3:19 PM UTC

Bellwood

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Friday, February 6, 2026 at 10:51 PM UTC

Bruno

---

Friday, February 6, 2026 at 10:22 PM UTC

David City

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Friday, February 6, 2026 at 10:13 PM UTC

David City

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Friday, February 6, 2026 at 10:02 PM UTC

David City

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Friday, February 6, 2026 at 9:54 PM UTC

David City

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Friday, February 6, 2026 at 9:53 PM UTC

In David City

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Friday, February 6, 2026 at 9:14 PM UTC

David City

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Friday, February 6, 2026 at 8:58 PM UTC

Bellwood

---

Friday, February 6, 2026 at 8:52 PM UTC

David City

---

Friday, February 6, 2026 at 8:51 PM UTC

Dwight

---

Friday, February 6, 2026 at 8:49 PM UTC

Bellwood

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Friday, February 6, 2026 at 8:46 PM UTC

Dwight

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Friday, February 6, 2026 at 8:45 PM UTC

Bellwood

---

Friday, February 6, 2026 at 8:41 PM UTC

Surprise

---

Friday, February 6, 2026 at 8:36 PM UTC

Bruno

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Friday, February 6, 2026 at 8:32 PM UTC

Surprise

---

Friday, February 6, 2026 at 7:32 PM UTC

Octavia

---

Friday, February 6, 2026 at 5:38 PM UTC

Rising City

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Friday, February 6, 2026 at 4:18 PM UTC

Bellwood

---

Friday, February 6, 2026 at 2:35 PM UTC

Na

---

Friday, February 6, 2026 at 1:45 PM UTC

bellwood

---

Friday, February 6, 2026 at 12:29 AM UTC

Columbus

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Thursday, February 5, 2026 at 9:48 PM UTC

Octavia

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Thursday, February 5, 2026 at 9:19 PM UTC

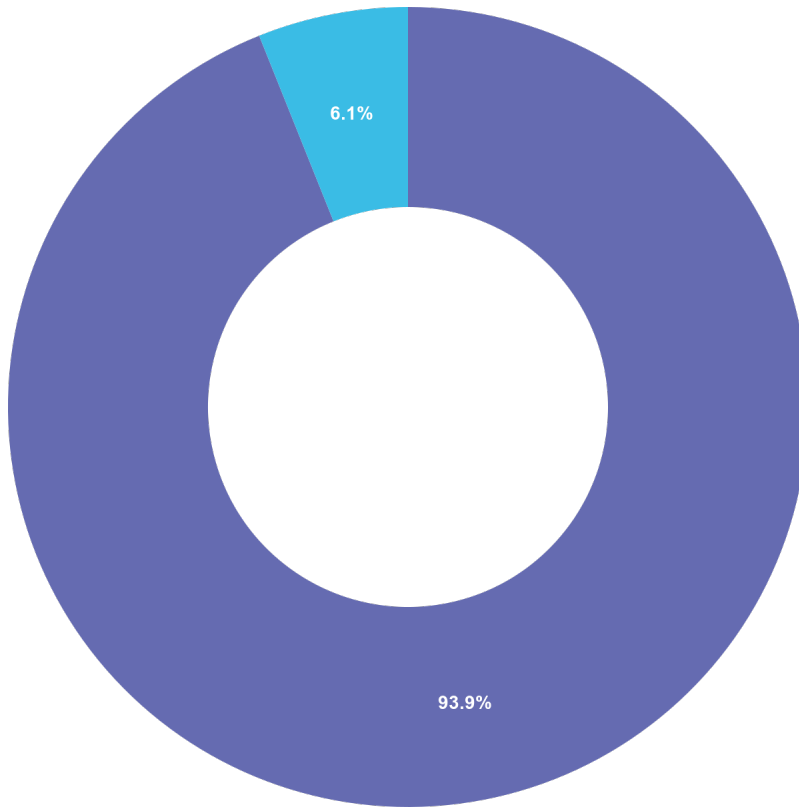
Octavia

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**Answered:** 440   **Unanswered:** 354

**Q4** Do you own property in Rural Butler County?



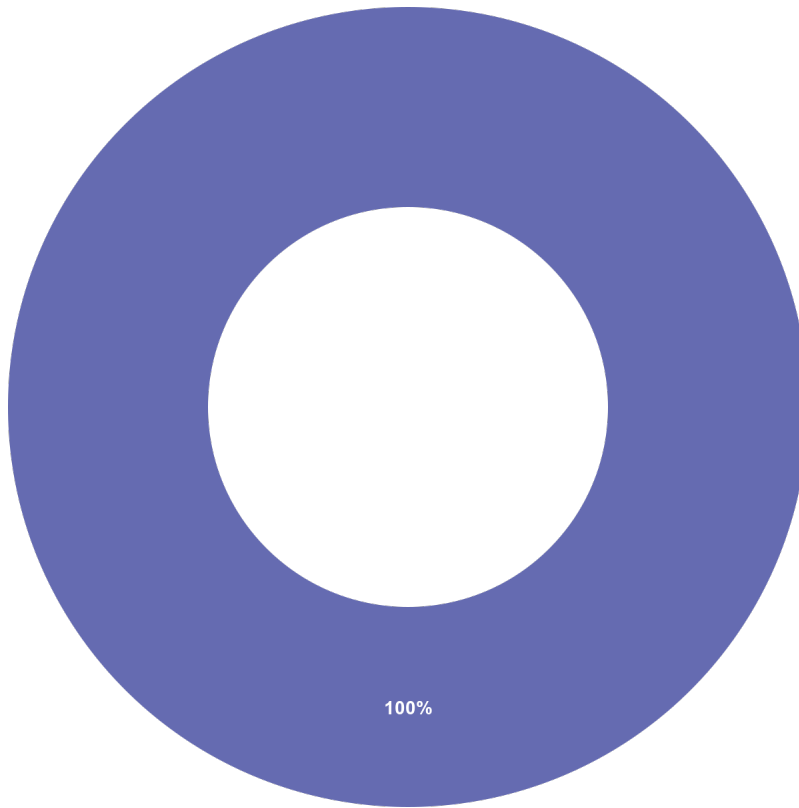


Answered: 777   Unanswered: 17

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Choice	Total
<div></div> Yes	387
<div></div> No	25

**Q5** Do you maintain an agricultural operation in Rural Butler County?

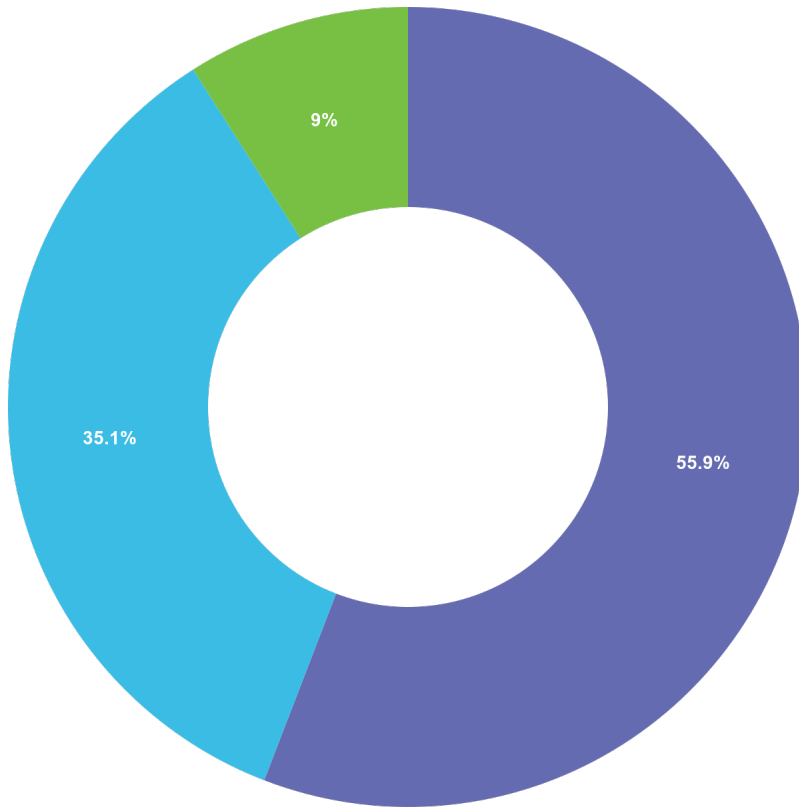


Answered: 781    Unanswered: 13

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Choice		Total
	Yes	418
	No	0

**Q6** Do you support Zoning & Subdivision Regulations for Rural Butler County to provide rules and guidance for land development?



Answered: 774    Unanswered: 20

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Choice		Total
	Yes	229
	No	144
	No Opinion	37

**Q7** Please explain why or why not.

Tuesday, February 10, 2026 at 3:52 PM UTC

To keep big corporations from taking advantage of our county and environments

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Tuesday, February 10, 2026 at 3:50 PM UTC

To keep from big businesses coming in with no regulations

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Tuesday, February 10, 2026 at 3:49 PM UTC

Needs rules

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Tuesday, February 10, 2026 at 3:46 PM UTC

But one using good sense

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Tuesday, February 10, 2026 at 3:39 PM UTC

I do not like government overreach but there need to be some rules on large development

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Tuesday, February 10, 2026 at 3:31 PM UTC

In support of zoning for very large companies only, not family farms

---

Tuesday, February 10, 2026 at 3:30 PM UTC

More regulation will cost taxpayer

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Tuesday, February 10, 2026 at 3:25 PM UTC

It's my land and I don't want the County telling me what to do

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Tuesday, February 10, 2026 at 3:19 PM UTC

To encourage best management practices of the operations

---

Friday, February 6, 2026 at 10:51 PM UTC

Keep it simple & limited to large operations

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Friday, February 6, 2026 at 10:22 PM UTC

Protects current property owners value of home and land. Protects aesthetic value for the enhancement of the entire community.

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Friday, February 6, 2026 at 10:17 PM UTC

I will do what I want on MY Property.

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Friday, February 6, 2026 at 10:13 PM UTC

overwhelmed by large livestock operations

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Friday, February 6, 2026 at 10:02 PM UTC

Large Life stalk operations

---

Friday, February 6, 2026 at 9:54 PM UTC

Too much government interference. Costly for butler county residents-no growth for the county.

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Friday, February 6, 2026 at 9:53 PM UTC

Depends who the board members are!

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Friday, February 6, 2026 at 9:42 PM UTC

Keep confinement out of county.

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Friday, February 6, 2026 at 9:34 PM UTC

Keep everything safe.

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Friday, February 6, 2026 at 9:24 PM UTC

it won't affect honest people. it's needed to keep the troublemakers from screwing up our county any further.

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Friday, February 6, 2026 at 9:14 PM UTC

I don't want anybody telling me what I can or cannot do with my property.

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Friday, February 6, 2026 at 9:11 PM UTC

Only if it is an elected position

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Friday, February 6, 2026 at 9:10 PM UTC

Oppose Landfill expansion.

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Friday, February 6, 2026 at 8:58 PM UTC

I believe the zoning board to be too restrictive. Go too far.

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Friday, February 6, 2026 at 8:45 PM UTC

The population will continue to grow in Butler Co. Wouldn't we want to create suitable for all residents

---

Friday, February 6, 2026 at 8:41 PM UTC

To control investors/large corporations from taking over farm ground.

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Friday, February 6, 2026 at 8:36 PM UTC

My land my rules

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Friday, February 6, 2026 at 8:32 PM UTC

Things get out of control quickly when no zoning rules exist. I support "Livestock Friendly" as long as they are local farmers doing them. No Corporate ones!

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Friday, February 6, 2026 at 5:38 PM UTC

If appropriately done it can be an easier cut and dry decision for people and businesses and not get so emotional.

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Friday, February 6, 2026 at 4:30 PM UTC

So farmers/ranchers and non farmers/ranchers are a part of developing the rules and the rules are clearly spelled out so economic development for individuals and the area are not stifled and most emotional confrontations are avoided.

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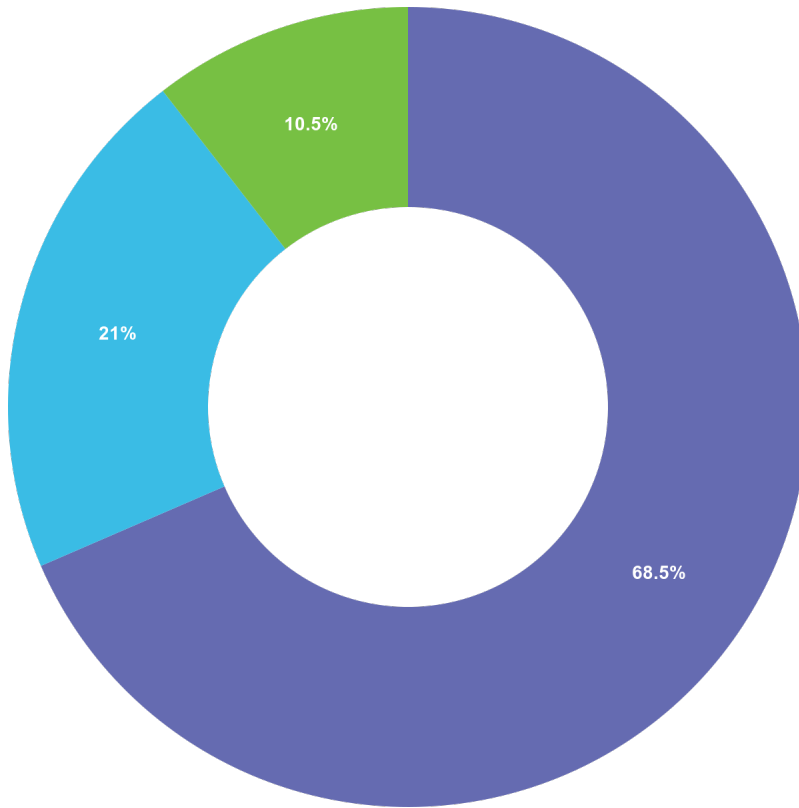
Friday, February 6, 2026 at 4:18 PM UTC

I believe that the regulations start with a good intention but end up with over regulation on every aspect of improving Butler County. It also takes away the rights of a property owner to do with their property as they want.

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**Answered:** 484   **Unanswered:** 310

**Q8** Do you support Butler County seeking “Livestock Friendly” status which recognizes the County’s commitment to supporting growth and development of the livestock industry.



Answered: 754    Unanswered: 40

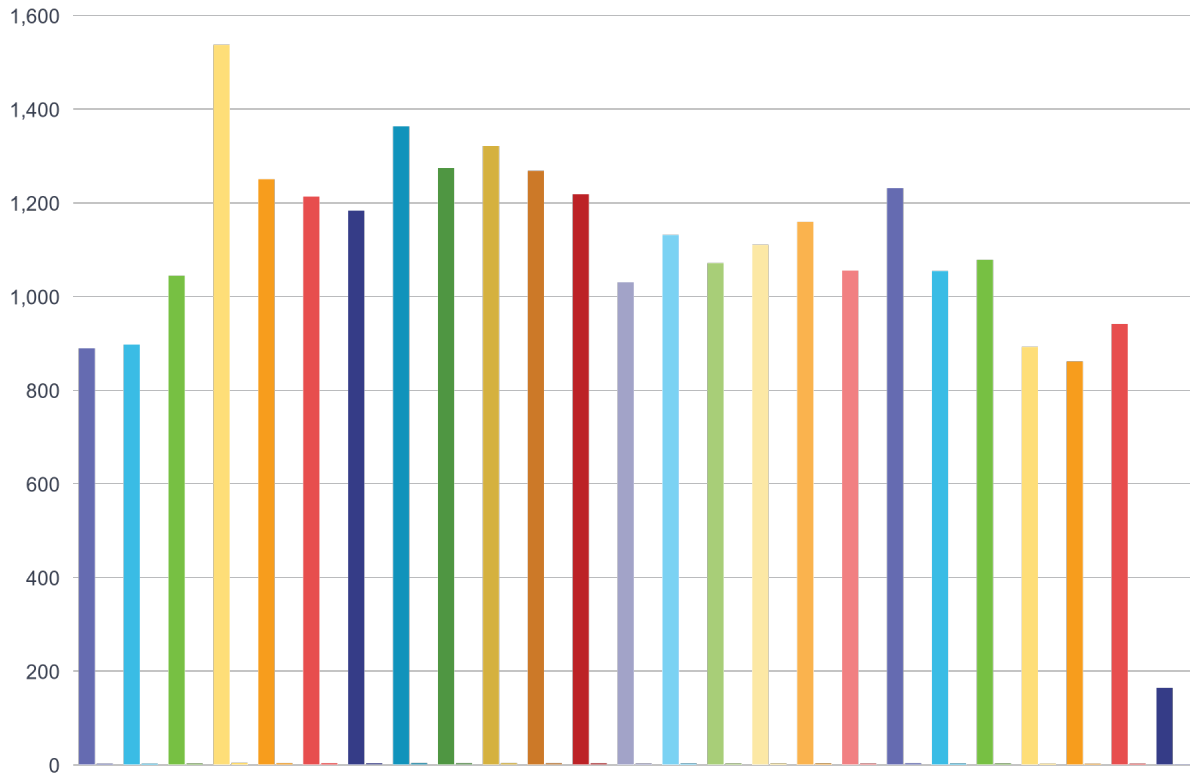
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Choice	Total
 Yes	274
 No	84
 No Opinion	42

**Q9** Which of the following Land Use types do you support for the future of Rural Butler County (new or expanding)?




(1 = No Opinion; 2 = Not Supportive; 3 = Supportive; 4 = Very Supportive).





Answered: 777 Unanswered: 17

Choice	Score	Average
Commercial Wind Farms Energy Systems:	889	2.15
Commercial Solar Farms Energy Systems:	897	2.17
Personal Alternative Energy Systems (Solar, Wind, etc.):	1044	2.52
General/Traditional Agricultural Activities (Farming/Ranching):	1537	3.71
Agricultural Use-Cattle Confinement:	1250	3.02
Agricultural Use-Hog Confinement:	1213	2.93
Agricultural Use-Chicken/Bird Confinement:	1183	2.86
Small-Scale "Hobby Farms":	1363	3.29
Land & Water Conservation Districts:	1274	3.08
Protection of Creek/River Corridors:	1321	3.19

Choice	Score	Average
 Natural Resource Areas (Wetlands, Wildlife, Prairie, etc.):	1268	3.06
 Residential Development (Individual Homes):	1218	2.94
 Planned Rural Residential Subdivisions:	1030	2.49
 Parks/Recreation/Trails:	1131	2.73
 Private and/or Public Infrastructure/Facilities/Utilities:	1071	2.59
 Highway Commercial Development (Including Lodging):	1110	2.68
 Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.):	1159	2.8
 Heavy Industrial Uses (Fuel/Chemical Production, Machinery, Power Production, etc.):	1055	2.55
 Transportation Systems (Roads, Air, etc.):	1231	2.97
 Entertainment Facilities ("Party Barns"):	1054	2.55
 Short-Term Rental Housing (AirBNB, VRBO):	1078	2.6
 Data Processing Centers:	892	2.15
 Battery Energy Storage Systems:	861	2.08
 Landfill:	941	2.27
 Other (rank, then identify below).	164	0.44

**Q10** Please identify your "Other" option here.

Tuesday, February 10, 2026 at 3:49 PM UTC

Supportive of other land uses depending on what the rules are

Friday, February 6, 2026 at 10:22 PM UTC

Focus much more on recycling to decrease landfill need!

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Friday, February 6, 2026 at 4:30 PM UTC

Several categories are marked no opinion because the definition of the activity is not clear.

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Thursday, February 5, 2026 at 5:20 PM UTC

Planned rural residential subdivisions: not along Platte River

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Wednesday, February 4, 2026 at 7:29 PM UTC

I don't want concentrations of large scale chicken farms, cattle yards, hog confinements

---

Tuesday, February 3, 2026 at 8:46 PM UTC

Residential Building in Remote Areas

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Sunday, February 1, 2026 at 11:28 PM UTC

Need to support growth for our tax base to support our schools

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Friday, January 30, 2026 at 11:20 PM UTC

Many land uses are a poor fit for the county due to its light duty county roads and bridges.

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Wednesday, January 28, 2026 at 10:53 PM UTC

Energy/coal power production.

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Tuesday, January 27, 2026 at 2:12 AM UTC

Community Food Hubs & Co-operatives

Riparian & Pollinator Habitats

Regen Agriculture Priority Zones

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Tuesday, January 27, 2026 at 1:01 AM UTC

NA

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Monday, January 26, 2026 at 4:11 PM UTC

Church/ worship.

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Friday, January 23, 2026 at 3:23 PM UTC

Establish a County Transfer Station for Butler County garbage only. Eliminate any regional landfill.

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Wednesday, January 21, 2026 at 6:16 PM UTC

I would like more information on the items marked No Opinion.

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Tuesday, January 20, 2026 at 4:35 PM UTC

Road development and maintenance needs to be addressed when development increases usage

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Tuesday, January 20, 2026 at 3:55 PM UTC

Freedom within state regulations to protect our natural resources.

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Tuesday, January 20, 2026 at 2:51 AM UTC

Horse racing and other gambling facilities.

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Monday, January 19, 2026 at 10:51 PM UTC

Hobby farms carry risk just as any type of agricultural activity.

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Monday, January 19, 2026 at 1:55 PM UTC

I have no "other"

---

Monday, January 19, 2026 at 2:12 AM UTC

Anything that might contaminate our water which is one of our key resources that needs to be protec.

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Sunday, January 18, 2026 at 5:52 PM UTC

Need to be concerned over the ramifications of landfills on county future! Cleanup on disasters.

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Sunday, January 18, 2026 at 5:57 AM UTC

Approve ag use for a chicken farm, hog confinemen and cattle comp

Do not approve of the landfill.

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Sunday, January 18, 2026 at 2:32 AM UTC

Casino

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Sunday, January 18, 2026 at 2:03 AM UTC

Your survey is rigged! You don't give any options other than against or no opinion!

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Saturday, January 17, 2026 at 10:02 PM UTC

Family livestock operations where you live.

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Saturday, January 17, 2026 at 6:37 PM UTC

Can't stop the landfill there already here and own the ground. The windmills are a terrible idea.

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Saturday, January 17, 2026 at 4:50 PM UTC

Country bars. -100

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Saturday, January 17, 2026 at 4:47 PM UTC

Close down the landfill.

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Saturday, January 17, 2026 at 4:14 PM UTC

Anything anybody wants to do on their land? I am for it is their land. They pay taxes on it. It's

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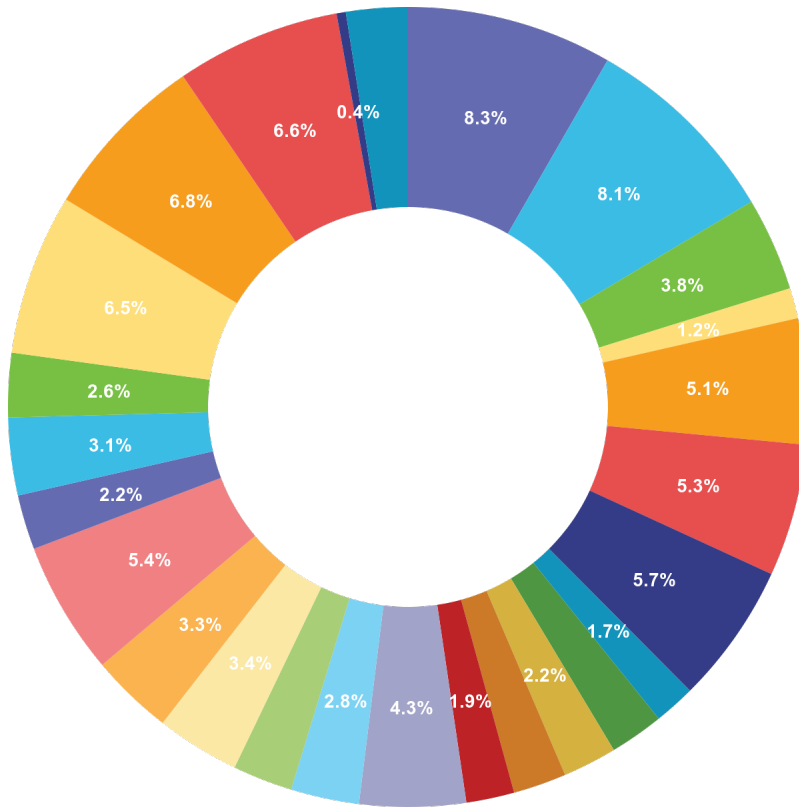
Saturday, January 17, 2026 at 2:40 AM UTC

Anything ag is a must happen for this county and this county would be trashed without the landfill

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**Answered:** 63   **Unanswered:** 731

**Q11** Which of the following Land Use types do you support imposing a temporary, nine month development moratorium, in Rural Butler County, during the Comprehensive Planning/Zoning Development process? Check all that apply.



Answered: 707    Unanswered: 87

Choice	Total
 Commercial Wind Farms Energy Systems:	244
 Commercial Solar Farms Energy Systems:	238
 Personal Alternative Energy Systems (Solar, Wind, etc.):	111
 General/Traditional Agricultural Activities (Farming/Ranching):	36
 Agricultural Use-Cattle Confinement:	149
 Agricultural Use-Hog Confinement:	157
 Agricultural Use-Chicken/Bird Confinement:	167
 Small-Scale "Hobby Farms":	49
 Land & Water Conservation Districts:	64
 Protection of Creek/River Corridors:	64

Choice	Total
 Natural Resource Areas (Wetlands, Wildlife, Prairie, etc.):	63
 Residential Development (Individual Homes):	57
 Planned Rural Residential Subdivisions:	126
 Parks/Recreation/Trails:	81
 Private and/or Public Infrastructure/Facilities/Utilities:	71
 Highway Commercial Development (Including Lodging):	99
 Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.):	98
 Heavy Industrial Uses (Fuel/Chemical Production, Machinery, Power Production, etc.):	158
 Transportation Systems (Roads, Air, etc.):	65
 Entertainment Facilities ("Party Barns"):	92
 Short-Term Rental Housing (AirBNB, VRBO):	76
 Data Processing Centers:	191
 Battery Energy Storage Systems:	200
 Landfill:	195
 Other (rank, then identify below):	11
 None:	73

**Q12** Please include any additional comments/suggestions regarding the future of Rural Butler County, Nebraska.

Tuesday, February 10, 2026 at 3:49 PM UTC

Supportive of moratorium because we need rules first. Agriculture happens in the country, but there needs to be rules so its good for everyone.

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Tuesday, February 10, 2026 at 3:46 PM UTC



Zoning can be used for the good or the detriment of residents. There are several folks who don't own/maintain the land, or pay the bills of RE taxes, but want to boss what happens on it. They can destroy the goals and quality of life for landowners. But w/out good zoning, adjacent landowners can build something that destroys your goals, years of work & quality of life. As public servants, you have a moral obligation to develop zoning/land use plan that protects & is fair to everyone.

---

Tuesday, February 10, 2026 at 3:25 PM UTC

You can't favor one on top of another! No one entity is better than another. You favor one land use over another development is not fair to either! Stop = money talks. Be careful!

---

Saturday, February 7, 2026 at 6:09 AM UTC

We are an agricultural community!

We need to keep it that way!

Our farmers are Butler County's biggest supporters.

---

Friday, February 6, 2026 at 10:51 PM UTC

i have mixed feelings about planning/zoning. It gets complicated with unintended consequences & burdens the average person trying to do something. Big business/money & large animal confinement should be regulated as they have lg impacts & get what they want. Would we be able to stop a lg animal confinement coming in right next to us? Especially if the county was labeled Livestock Friendly? Seward famers lost a battle..Zoning board didn't save them. Wish zoning could be limited & not all or nothing.

---

Friday, February 6, 2026 at 10:22 PM UTC

A comprehensive plan to ensure our rural landscape remains beautiful, pleasing. An industrialized area generally takes in NO consideration of what residents must view, how it affects wildlife & general ugliness to the landscape. Industries should voluntarily & implement plan more green spaces and the environment they impact. This also applies to businesses & any new development.

---

Friday, February 6, 2026 at 10:17 PM UTC

This needs to go to the vote of the people. We cannot continue to lose our rights. This is more government overreach. This is someone else telling me what I can or cannot do on My Property, and I

don't agree with it.

---

Friday, February 6, 2026 at 10:13 PM UTC

Regulations on offsets of large poultry & livestock facilities. Manure management (dust drift control of manure & composting of dead animals) Posing a mileage charge on trucks not plated in Butler County (All Lincoln poultry trucks are registered out of the county) Livestock facilities permitted only on pre-existing home steads with owners living on them.

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Friday, February 6, 2026 at 10:02 PM UTC

Revise Initiative 300 and use for BC zoning

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Friday, February 6, 2026 at 9:54 PM UTC

We don't need zoning or a moratorium. Butler county will not be allowed to grow if certain people-very few-have their way. I've talked to people in counties with zoning & they said don't do it. It's going to be costly because the county will have to hire someone to enforce and regulate it. Again, our taxes will go up to cover this ridiculous idea. what are you afraid of?

---

Friday, February 6, 2026 at 9:42 PM UTC

Between dust from trucks, chicken and manure spread, something needs to be done.

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Friday, February 6, 2026 at 9:34 PM UTC

What ever prevents large confinements coming into the county.

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Friday, February 6, 2026 at 9:24 PM UTC

I own & raise a couple dozen cattle. Cow/calf operation. My neighbor has a 100-head lot to finish out his own herd. I am livestock friendly; I am NOT industrial or corporate livestock friendly. I don't want a 10,000 head feed lot across the road from my house. There is a massive difference that some members of the planning commission are failing to see. This corporate ag needs to be pt out in the middle of nowhere, not next to a bunch ( or any) residences.

---

Friday, February 6, 2026 at 8:58 PM UTC

Zoning commission experts are usually too detailed for the needs of the county. They make life difficult for people who have lived and worked here all their lives.

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Friday, February 6, 2026 at 8:46 PM UTC

No more trails, we pay for them, they use them for free after they steal our land.

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Friday, February 6, 2026 at 8:36 PM UTC

WE are an Ag community keep it that way.

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Friday, February 6, 2026 at 5:38 PM UTC

Continuing to support and possibly expand in farming crops and livestock is the backbone of the State. Careful consideration should be taken in zoning as to not stifle the livelihood of families.

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Friday, February 6, 2026 at 4:30 PM UTC

Zoning is not new and it can be done to protect and provide opportunities for families to live and grow in Butler County. Some NE counties do zoning very well while many do not. One model to look like would be Cummins County as the neighbor vs neighbor battle is designed to not happen. The rules are clear and public confrontations or board approval are not needed as the permit process is simple and clear cut.

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Friday, February 6, 2026 at 4:18 PM UTC

I believe that if you want Butler County to grow like it has in the last few years we cannot have zoning laws.. I want my kids to enjoy the freedom that we currently have as a land owner. If I decide to pour a concrete pad for a basketball hoop I don't want to have to get a permit to do it. With permits comes cost and then someone to run the zoning board and everyone gets a wage therefore the cost associated with a permit. In the end it costs us more money to make improvements to our land.

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Friday, February 6, 2026 at 3:25 PM UTC

We are only one of a couple of Counties in the State that have not implemented some type of zoning regulations

for the organized development of Butler County. Unfortunately a zoning plan was not implemented 20 years ago when we had a chance to do it but the County Board kicked the can down the road. We need agricultural development but not on an industrial scale.

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Friday, February 6, 2026 at 2:06 AM UTC

Careful considerations are needed concerning the impact the developments will have on residents and the environment of Butler County.

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Friday, February 6, 2026 at 1:34 AM UTC

If commercial-scale agriculture is continuing to be allowed, can we look a higher tax rate being imposed on them. The traditional family farm versus the industrial-scale farm are two very different things and would like to see them need to pay a higher tax rate to still hopefully allow the traditional scale farmer a chance to compete. Growing up on a small family farm in rural Butler County was a great thing, now I am sharing that same experience with my kids, I hope that dream never dies.

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Friday, February 6, 2026 at 12:43 AM UTC

We don't need any more trails. The ones we already have cost the taxpayer plenty of money. We don't want a landfill, we already have one that is destroying our property & water.

I appreciate the multiple options - never thought about all of them.

NO to windmills, battery data centers, and solar panels! We need a simple check and balance system for large lobbied outside corporations. However, I don't want a restriction on how big I can build a building or garage on my private property.

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Thursday, February 5, 2026 at 7:35 PM UTC

We are an ag community, Nebraska is an ag state. We need to support ag in our communities because as ag goes, so does growth. Increased tax revenue. The more money ag producers have the more goes back into the community that supports them. Restricting ag land, farms, chickens, cows, hobby farms would restrict community growth and lead people to not be attracted to our county/city of David City. My opinion, thanks.

---

Thursday, February 5, 2026 at 7:18 PM UTC

The Planning Commission should encourage ag & commercial growth. County spending continues to increase, a plan is needed to generate new tax dollars. New commercial facilities bring jobs, families, children to our community/schools. The added expense falls disproportionately on landowners & businesses in the form of increased RE taxes. Need more transparency on where tax dollars are generated. When county officials figure a 2-3% COL increase, where does the \$\$ come from? No moratorium, no zoning!

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Thursday, February 5, 2026 at 7:00 PM UTC

Butler County is an agricultural county and I believe out-of-state, big city companies looking to line their pockets should not be allowed to destroy our way of life by defacing our land, polluting our waters, just to put money in their big city banks. Big corporate companies will do more harm than good if allowed to build in Butler County!!

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Thursday, February 5, 2026 at 6:30 PM UTC

I think County Supervisors & Zoning committee should tell the people that want livestock confinement buildings or hotels, party barns, solar farms, wind farms, should put them by their own houses or farms where they live, or don't let them build.

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Thursday, February 5, 2026 at 6:21 PM UTC

Solar farms are not for here, they're going to change our weather, water problems. We have enough chicken barns. NW Butler County general consensus is against solar panels.

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Thursday, February 5, 2026 at 5:50 PM UTC

Data processing centers use too much water. Landfill needs to stop.

Maybe somehow grandfather existing land owners (zoning exclusion, limited), but not land itself

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Thursday, February 5, 2026 at 5:47 PM UTC

I believe the County should improve some of the roads (minimum maintenance) so farmers and ranchers can get to their land. After all, that is where most of the tax money comes from. I'm sure the people that live in towns do not care, but the people that need a way to get to their property do.

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**Answered:** 254   **Unanswered:** 540