



Hall County Regional Planning Commission

Wednesday, December 2, 2015
Regular Meeting Packet

Commission Members:

Terry Connick	Hall County	
John Hoggatt	Grand Island	
Derek Apfel	Grand Island	
Jerry Huismann	Grand Island	
Mark Haskins	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Dean Sears	Grand Island	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Edwin Maslonka

Planning Secretary:
Rose Rhoads

6:00 PM

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, December 2, 2015
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

REGIONAL PLANNING COMMISSION

AGENDA AND NOTICE OF MEETING

Wednesday, December 2, 2015

6:00 p.m.

City Hall Council Chambers — Grand Island

1. Call to Order.

This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.

The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of November 4, 2015.

3. Request Time to Speak.

4. Public Hearing – Concerning an application for rezone located at in the 2 mile jurisdiction of the City of Grand Island, in Hall County, Nebraska. (C-05-2016HC)

5. Public Hearing – Concerning the Wood River Comprehensive Plan, for the City of Wood River. Resolution No. 2016-03. (C-06-2016WR)

Consent Agenda

6. Final Plat – Ramblin' Rose Subdivision – located north of White Cloud Road and west of NE Hwy 11, in Hall County, consisting of 1 lot and 3.21 acres.

7. Final Plat – Graf Acres Subdivision – located south of Lepin Road east of Buffalo Road, in Hall County, consisting of 1 lot and 5.483 acres.

8. Directors Report

9. Next Meeting January 6, 2016

10. Adjourn

PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.



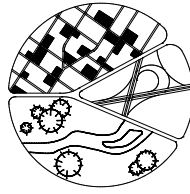
Hall County Regional Planning Commission

Wednesday, December 2, 2015
Regular Meeting

Item E1

Meeting Minutes

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
November 4, 2015

The meeting of the Regional Planning Commission was held Wednesday, November 4, 2015 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" October 24, 2015.

Present: Pat O'Neill	Carla Maurer
Derek Apfel	Terry Connick
Les Ruge	Greg Robb
Dean Sears	Dean Kjar
Mark Haskins	Jaye Monter
Jerry Huismann	John Hoggatt

Absent:

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

2. Minutes of October 7, 2015 meeting.

A motion was made by Connick and seconded by Kjar to approve the Minutes of the October 7, 2015 meeting.

The motion carried with 12 members present and all voting in favor (O'Neill, Ruge, Connick, Maurer, Sears, Kjar, Robb, Haskins, Hoggatt, Apfel, Huismann and Monter) and no member abstaining.

3. Request Time to Speak.

Austin McKillip, 233 S Lincoln St, Lincoln NE 68508 #4; Glen Witte, 6120 Havelock, Lincoln NE 68507 # 4; and Chad Ruda #4.

4. Public Hearing – Concerning an application for Mid America Wash Out, located at 9551 S Locust Street, in Hall County, Nebraska. Resolution No. 2016-02. (C-04-2016HC)

O'Neill opened the Public Hearing.

Nabity briefed the commission on the Public Hearing. Nabity offered into record the Hall County Comprehensive Plan, a letter from Austin L. McKillip, including a petition and facts regarding the "Second Application" concerning the livestock trailer washout facility and manure pond proposed to be built at 9551 S Locust Street, Doniphan, NE.

Nabity did note the term "truck wash service" is a broad category, not one meant to be specific and exclusive.

Glen Witte, attorney for the Stange's spoke in favor of the truck washout. With this washout it would help to solve excess manure problems in Grand Island. Witte stated area residents would suffer minimally. Witte also said Ruda follows the rules and maintains a clean facility.

Chad Ruda told the commission that he would like to build a truck washout facility near Grand Island. He has been looking for land for approximately 3-6 years. When he found the former race track land he thought this former race track would be ideal.

Ruda plans to cap the water well under the track to prevent leaching into the groundwater table. The washout itself is just clean water, water pressure and a sloped floor. Solids that are washed from the trailers are temporarily stored in an enclosed building until they are trucked out to land apply as fertilizer on area crop ground. The wash water goes to the lagoon where it is circulated and aerated before being applied to the land as a liquid fertilizer.

"I don't wash anything out of the back of a trailer that a farmer doesn't go off and put on his ground in a different process," Ruda said. "Mine's way more diluted and it's a valuable commodity."

Ruda said the South Sioux City facility which he bought and is rehabbing, would be the most comparable to the proposed Doniphan facility. A new housing subdivision with \$250,000 to \$300,000 homes is going up around that facility so any valuation change would likely be an increase, not a decrease because of the washout.

“This is a \$2 million investment and I won’t lose it (by running it badly),” Ruda said. “I know what I’m going to build.”

Ruda also covered briefly the odor, the environmental, the local highway impacts and the noise.

Lincoln attorney Austin McKillip said he was hired by Doniphan area residents who would be “adversely affected” by the washout. He cited concerns of odor, groundwater contamination, noise, increased traffic and the devaluation of neighboring properties.

McKillip submitted a petition with the signatures of 490 people opposed to the washout saying that showed strong opposition from the Doniphan population of 800.

McKillip also submitted letters of opposition from Doniphan-Trumbull Public School Superintendent Kirk Russell and Giltner Public School Principal Kurt Polt, who both raised traffic safety concerns for busses of school children on routes frequented by semi-trailers headed to the washout at 9551 S. Locust St.

McKillip argued that the washout was not eligible for a conditional use permit because only “truck wash services” are allowed by conditional use permit on land zoned AG-3 transitional agricultural uses. Trailers would be washed out, not trucks, so the facility should be prohibited, he said.

McKillip also said the livestock washout was not needed because there are two already in Hall County that he found on a Google search.

The application before the Regional Planning Commission Wednesday night was filed by property owner Doug Stange and was identical to a livestock washout plan submitted by Fremont business owner Chad Ruda in May and denied in June by the Hall County board.

“Somebody doesn’t get two chances to go up and relitigate issues that have already been decided,” McKillip said.

When Commission Chairman Pat O’Neill asked for local legal direction on that, Hall County Attorney Jack Zitterkopf said he would provide legal advice since the commission doesn’t have its own attorney, but he would only do so in a closed session.

A motion was made by Robb and seconded by Monter to enter into executive session at 6:58 p.m.

A motion was made by Monter and seconded by Ruge to enter out of executive session at 7:16 p.m.

O’Neill closed the Public Hearing.

A motion was made by Ruge to deny the application for a trailer washout facility at this location finding that “res judicata” applies in this case and further finding that the exhibits and information presented by the Stange’s make it very clear that application is substantially the same application for a livestock trailer washout operation that was considered for approval and rejected by the Hall County Board on June 16, 2015. Based on the standards adopted by the Hall County Board in Section 10.01 of the Hall County Zoning Resolution regarding amendments to the zoning regulations a substantially similar application cannot be acted upon for at least 1 year after a decision has been made. The motion was seconded by Huismann. Upon roll call vote the motion carried with 12 members present and all voting in favor to deny the application (O’Neill, Ruge, Connick, Maurer, Sears, Kjar, Robb, Haskins, Hoggatt, Apfel, Huismann and Monter) and no member abstaining.

5. **Final Plat – Landell Second Subdivision** – located north of Capital Ave and east of Gunbarrel Rd., in the 2 mile jurisdiction of the City of Grand Island, in Hall County, consisting of 1 lot and 3.736 acres.
6. **Final Plat – Devore Second Subdivision** – located south of Guenther Road and east of Schauppsville Road, in Hall County, consisting of 2 lots and 7.41 acres.
7. **Final Plat – Englehart Acres Subdivision** – located north of Husker Highway and east of Cameron Road, in Hall County, consisting of 1 lot and 5.56 acres.

A motion was made by Haskins and seconded by Monter. The motion carried with 12 members present and voting in favor (Connick, Kjar, Hoggatt, Apfel, Maurer, Robb, O’Neill, Haskins, Ruge, Monter, Sears and Huismann) and no member abstaining.

8. Election of Officers.

A motion was made by Ruge and seconded by Sears to elect Pat O’Neill as chair, Jaye Monter as Vice-Chair and Les Ruge as Secretary.

The motion carried with 12 members present and voting in favor (Connick, Kjar, Hoggatt, Apfel, Maurer, Robb, O’Neill, Haskins, Ruge, Monter, Sears and Huismann) and no member abstaining.

9. **Next Meeting December 2, 2015**

10. **Adjourn**

Chairman Pat O’Neill adjourned the meeting at 7:30 p.m.

Leslie Ruge, Secretary
By Rose Rhoads



Hall County Regional Planning Commission

**Wednesday, December 2, 2015
Regular Meeting**

Item F1

Public Hearing - Rezone

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING

COMMISSION:

November 13, 2015

SUBJECT: *Zoning Change (C-05-2016GI)*

PROPOSAL: To rezone approximately 12 acres of land south of Airport Road and east of St. Paul Road from TA Transitional Agriculture to M2 Heavy Manufacturing. The property is was formerly a rendering plant. The owners have accepted an offer on the property that is contingent on rezoning this property to allow a shooting sports store and indoor range. The M2 zoning district would permit those uses.

OVERVIEW:

Site Analysis

Current zoning designation:

TA – Heavy Manufacturing

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres.

Comprehensive Plan Designation:

Designated for future development as manufacturing.

Existing land uses.

Vacant Rendering Plant

Proposed Zoning Designation

M2 –Heavy Manufacturing - A wide variety of warehousing, storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Adjacent Properties Analysis

Current zoning designations:

North: M2- Heavy Manufacturing

North, East and South: TA- Transitional Agriculture,

West: M2- Heavy Manufacturing and **LLR**-Large Lot Residential

Permitted and conditional uses:

TA Agricultural uses including: raising of livestock, but not confined feeding, raising crops, greenhouses and nurseries and residential uses up to a density of 1 unit per 20 acres. Minimum lot size 20 acres. **LLR** — Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre with 25% coverage. **M2** –Heavy Manufacturing - A wide variety of warehousing,

storage, manufacturing and industrial uses and no residential uses. Storage wholesale and retail sale of grain/seed and agricultural chemicals permitted. Minimum lot size of 6000 square feet with 65% coverage.

Comprehensive Plan Designation: **North, South, West:** Designated for Low to Medium Density Residential.
East: Designated for Manufacturing

Existing land uses: **North, South, and East:** Agricultural Uses
West: Rail Road, Residential, Auto Salvage Yard

EVALUATION:

Positive Implications:

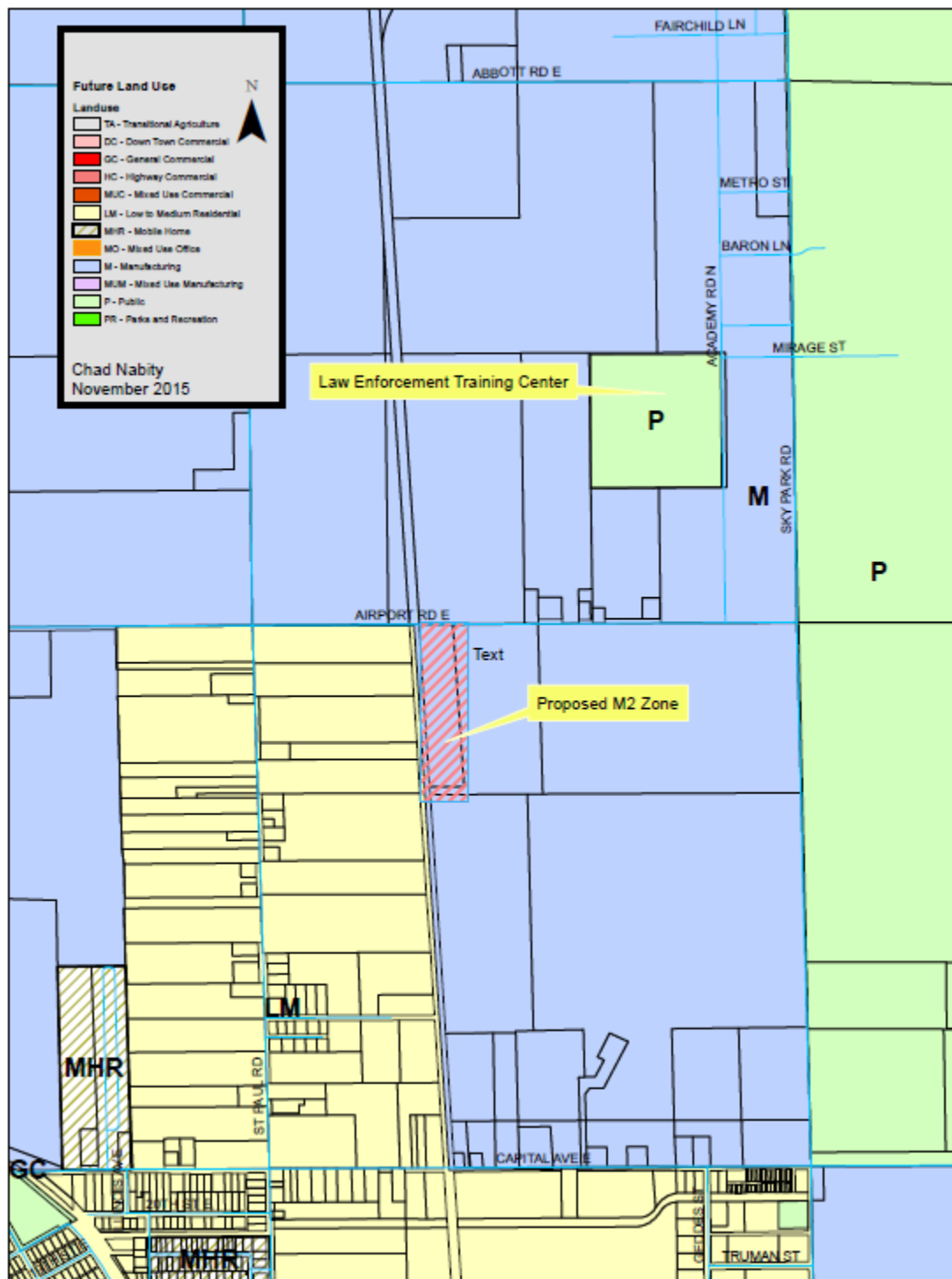
- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated Manufacturing uses (typically M1 or M2 zoning).
- *Would allow for expansion or rebuilding of the existing uses:* This would allow the property owners to expand or rebuild on this site.
- *Consistent with existing uses:* This change is consistent with the existing uses in the area. Some heavier uses are near this to the north but none to the east, south or west.

Negative Implications:

- *None foreseen.*

Other Considerations

The this property is already intended for possible manufacturing uses as shown below on the Future Land Use Map for the City of Grand Island.



Future Land Use Map of the Area as approved in the Grand Island Comprehensive Plan

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from TA-Transitional Agriculture to M2-Heavy Manufacturing as requested and shown on the attached map.

_____ Chad Nabity AICP, Planning Director

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

RPC Filing Fee

☒ City of Grand Island and 2 mile zoning jurisdiction
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction
 Fee* \$50.00
☐ Hall County
 Doniphan, Wood River

(see reverse side)
 plus Municipal

*applicable only in Alda,

A. Applicant/Registered Owner Information (please print):

Applicant Name Larry + Faye Zmek Phone
 (L) 308-390-5199 (W) 308-379-5324 (F)

Applicant Address
1172 St Road Chapman, NE 68827

Registered Property Owner (if different from applicant) Darling National LLC

Address _____ Phone
 (h) _____ (w) _____

Description of Land Subject of a Requested Zoning Change:

Property Address
1325 E Airport Road Grand Island, NE 68801
 Legal Description: (provide copy of deed description of property)
 Lot 1 Block _____ Subdivision Name
Wilson, and/or
 All/part _____ 1/4 of Section _____ Twp _____ Rge _____ W6PM

Requested Zoning Change:

1. Property Rezoning ☒ (yes) ☐ (no)
 (provide a properly scaled map of property to be rezoned)

From TA to
M2

2. Amendment to Specific Section/Text of Zoning Ordinance (yes) ☐ (no) ☒
 (describe nature of requested change to text of Zoning Ordinance)

Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

1. Coincides with the comprehensive plan in the County.

2. This property is adjacent to existing M2 property

3. Rezoning is from the current site use which was a Rendering Plant (TA) to a Commercial usage (M2) zoning.

NOTE: This application shall not be deemed complete unless the following is provided:

1. Evidence that proper filing fee has been submitted.

A properly scaled map of the property to be rezoned (if applicable), and copy of deed description.

The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).

Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

A public hearing will be held for this request

Signature of Owner or Authorized Person

Nov. 10, 2015

Date

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. ____ day ____ yr. ____ Initial ____
form revised 4/30/07

RPC

REGIONAL PLANNING COMMISSION FEES AND CHARGES: Effective October 1, 2013

Service or Product

Fee

Zoning Map Amendment (General)	\$800.00
Zoning Ordinance Text Amendment	\$800.00
CD or RD Comprehensive Rezoning (Grand Island \$ 2 mile)	\$800.00
P.U.D. Rezoning (4 lots or less) (Hall County)	\$800.00 +
\$10.00/lot	
(5 lots or more) (Hall County)	

Payment of Fees and Charges:

Zoning, Subdivision and Comprehensive plan amendment fees associated with land located within Grand Island or its 2 mile jurisdiction, are **payable to the City Clerk of Grand Island.**

Zoning, Subdivision and Comprehensive plan amendment fees associated with

















Hall County Regional Planning Commission

**Wednesday, December 2, 2015
Regular Meeting**

Item F2

Public Hearing - Wood River Comp Plan

Staff Contact: Chad Nabity

Agenda Item # 5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 13, 2015

SUBJECT: *2035 Comprehensive Development Plan (C-06-2016WR)*

PROPOSAL:

The City of Wood River has contracted with Hanna:Keelan Associates to prepare and update the Comprehensive Development Plan and zoning ordinance for the City of Wood River. The planners from Hanna:Keelan, along with a steering committee of Wood River residents, have completed the planning process and presented the Comprehensive Plan update to the Wood River City Council. On Tuesday November 17, 2015 the Wood River City Council forwarded the attached plan for Wood River to the Hall County Regional Planning Commission for their review and recommendation.

EVALUATION:

The City of Wood River adopted their current Comprehensive Development Plan on April 6th of 2004. That plan replaced the 1970 Wood River Comprehensive Plan. There is no set time for an update or revision of a Comprehensive Plan. Most plans are written with a 20 year time horizon and reviewed on a 5 or 10 year basis and ultimately rewritten when either the community has changed significantly or the old plan no longer meets the needs of the community.

The process to update a comprehensive plan involves a number of issues including:

How to fund the plan?

Who to have manage, complete and write the plan?

How to get people involved and interested in the planning process?

Wood River really began this process by getting people involved and interested. They leveraged economic development issues, the Grow Grand Island effort and help from the South Central Economic Development District (SCEDD) to organize their planning effort. They worked with the Nebraska Investment Finance Authority (NIFA) to secure grant funding for the planning effort, matched that funding with local dollars. Ultimately, the City hired Hanna:Keelan Associates to manage, complete and write the plan.

This 2014-15 planning effort has been the result of an interested and engaged group of citizens including the Mayor and members of the Wood River City Council. Wood River has been working toward community improvements for the past several years. This planning effort is a formal step in solidifying the vision of the community and its leaders.

In reviewing the proposed plan, staff has raised a few questions and sent comments to the consultants for their review and recommendation. Representatives from Wood River and Hanna:Keelan Associates will be at the December Planning Commission meeting.

It is anticipated that a revised set of zoning regulations along with a revised zoning map will be brought forward for recommendation within the next few months.

RECOMMENDATION:

It is recommended that the Hall County Planning Commission review the attached plan and recommend it for approval by the Wood River City Council with any suggested edits or changes.

_____ Chad Nabity AICP, Planning Director



CITY OF WOOD RIVER, NEBRASKA COMPREHENSIVE PLANNING PROGRAM - 2035.

(Nebraska Investment Finance Authority – Housing Study Grant Program).

COMPREHENSIVE DEVELOPMENT PLAN – 2035. “A 10-Year Plan, 20-Year Vision.”



**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

* Lincoln, Nebraska * 402.464.5383 * www.hannakeelan.com *

AUGUST, 2015

WOOD RIVER, NEBRASKA COMPREHENSIVE PLANNING PROGRAM – 2035.

COMPRHEHENSIVE DEVELOPMENT PLAN – 2035. “A 10-Year Plan, 20-Year Vision.”

MAYOR
Greg Cramer

CITY CLERK
Kathy Meharg

WOOD RIVER CITY COUNCIL

Eric Nielsen
Travis Fairbanks
April Jilg
Nick Rennau
Vincent Boudreau
Mike Smith

HALL COUNTY REGIONAL PLANNING COMMISSION (APPOINTEES & TOWN)

Pat O'Neill, Chair (Hall Co.)	Karen Bredthauer (Grand Island)	Leslie Ruge, Secretary (Alda)
Terry Connick (Hall Co.)	Julie Connelly (Grand Island)	Richard Heckman (Cairo)
Mark Haskins (Hall Co.)	Dean Sears (Grand Island)	Carla Maurer (Doniphan)
Greg Robb (Hall Co.)	Jerry Huisman (Grand Island)	Dean Kjar (Wood River)

HALL COUNTY REGIONAL PLANNING COMMISSION (STAFF)

Chad Nabity, Director	Edwin Maslonka, Planning Tech	Rose Rhoads, Secretary
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WOOD RIVER COMPREHENSIVE PLAN/HOUSING TASK FORCE

Sara Arnett	Pam Kjar	Brian Bangs
Jim Rennau	Kipp English	Matt Troyer-Miller
Lee Nielsen	Brian Hayes	Blanca Rodriguez
Peg Krause	James Haley	Penny Volf
Peggy Swanson		Curtis Rohrich

The **Comprehensive Planning Program** was funded by the **Nebraska Investment Finance Authority**, with matching funds from the **Wood River Economic/Housing Development Corporation (WRAEHDC)**. The **Comprehensive Development Plan** was completed with the guidance and direction of the **WRAEHDC** and the **Wood River Comprehensive Plan/Housing Task Force**.

HANNA:KEELAN ASSOCIATES, P.C. COMMUNITY PLANNING & RESEARCH

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

Becky Hanna, Tim Keelan, Lonnie Dickson, AICP, Keith Carl

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SECTION 1

THE WOOD RIVER PLANNING PROCESS.

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COMMUNITY PLANNING & RESEARCH

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES **
*DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING **
*CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

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SECTION 1

THE WOOD RIVER PLANNING PROCESS.

INTRODUCTION.

This **Wood River, Nebraska Comprehensive Development Plan** was prepared as a tool to assist in planning for future stability and development in the City and the respective One-Mile Planning Jurisdiction. This **Plan** provides information regarding existing developments and conditions in the Community since the previous Comprehensive Plan, completed in 2004.

The Wood River planning process included the development of a **general plan**, which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan** itself presents a planning program with “Goals” and “Action Steps” in the areas of **Community Growth, Land Use & Zoning, Housing & Neighborhood Redevelopment, Transportation Systems, Education & Economic/Community Development and Public Facilities, Utilities and Transportation.**



The **Comprehensive Development Plan** was prepared under the assistance of the **Wood River Area Economic & Housing Development Corporation**, a **Comprehensive Development Plan/Housing Task Force** and Planning Consultants **Hanna:Keelan Associates, P.C.** of Lincoln, Nebraska. The Comprehensive Development Plan was funded by a **Housing Study Grant** through the **NEBRASKA INVESTMENT FINANCE AUTHORITY**, with matching funds provided by the City of Wood River.

PLANNING PERIOD

The Planning Period for achieving the goals, programs and community and economic development activities identified in this **Comprehensive Development Plan** is **10 years**. **In addition, the Plan includes broad based community and economic development activities forecasted for a 20-year period.** This approach allows the Community of Wood River to focus on a long-term vision, accomplished by means of implementing specific activities to address the social and economic well-being of its citizens.

PLANNING JURISDICTION

The City of Wood River Planning Jurisdiction includes the land areas within the Corporate Limits and the area within one mile of the City. The City enforces planning, zoning and subdivision regulations within the one-mile limit, in accordance with Nebraska State Statutes.

The City of Wood River is a member of the Hall County Regional Planning Commission.

AUTHORITY TO PLAN

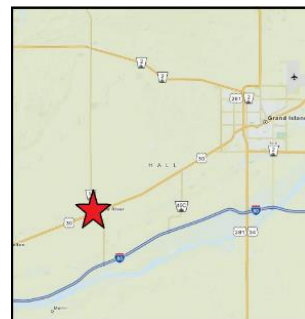
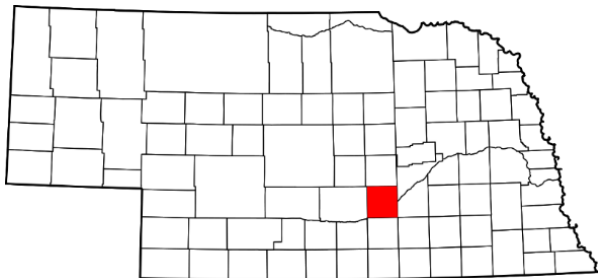
This **Comprehensive Development Plan** for the City of Wood River is prepared under the Authority of Section 19-924 to 929, Nebraska State Statutes 1943, as Amended.

COMMUNITY SUMMARY

The City of Wood River is located in southwestern Hall County, Nebraska. The City is serviced by U.S. Highway 30 and Nebraska State Highway 11, as well as Union Pacific Railroad. The Interstate 80 Corridor is located approximately four miles south of the Community. Currently (2015), an estimated 1,373 residents live in Wood River.

Wood River is in a position to determine the community and economic development enhancements most needed and desired to better serve persons and families interested in small town living. The Community of Wood River offers local services including public schools, library, a convenience store, a nursing/skilled nursing facility, parks and other public amenities. The City benefits from being located within the Grand Island Metropolitan Statistical Area, as well as approximately 25 miles northeast of the City of Kearney. Large scale services and amenities in these two Cities are frequently utilized by Wood River residents.

Downtown Wood River is located north of the Highway 30 Corridor, and westward along East 9th Street. Downtown consists mostly of professional offices, specialty stores, banks and restaurants. The City Offices are in the new Wood River Civic Center, located north of Downtown.



RESPONSIBLE GROWTH AND DEVELOPMENT

The Wood River Comprehensive Development Plan promotes responsible growth and sustainability of Community services and values. This includes an understanding of the growth potential within the existing built environs of Wood River, as well as the support for preserving the agricultural and natural resources associated with the City. Undeveloped areas within the One-Mile Planning Jurisdiction of Wood River will be assigned land uses and zoning classifications capable of preserving the integrity of these areas, while providing for controlled, well-planned growth throughout the 10- and 20-year planning periods.

Responsible growth and development activities will include the ongoing planning and implementation of needed public facilities, utilities and transportation systems in Wood River. The Community is cognizant of its commercial, industrial, social and recreational needs, but will need to continue to upgrade and develop modern, accessible public facilities and infrastructure to meet an increasing demand for these services.

THE PLAN AS A COMMUNITY AND ECONOMIC DEVELOPMENT TOOL.

The **Wood River Comprehensive Development Plan** has been designed to **enhance both community and economic development efforts**, to promote the stability of the local economy. To accomplish this, local leaders will need to react to changing economic conditions and access both public and private financing programs available to meet and aid in financing these changes. Local decisions will need to enhance community and economic development opportunities, as well as preserve local values. The Community's ability to utilize Tax Increment Financing for economic development will play an important role in growth opportunities for Wood River. **To further enhance economic growth and development in Wood River, it is recommended, the City apply to become eligible to utilize local tax dollars for economic development purposes, via the Local Option Municipal Economic Development Act, or LB840.**

The City of Wood River has an Economic Development Corporation and a Community Redevelopment Authority to serve as a vehicle to plan and implement residential, commercial, and industrial redevelopment activities in the City. The City has one officially designated Redevelopment Area, which includes the Downtown, western portions of the Highway 30 Corridor and adjacent industrial and commercial uses.

The **Future Land Use Maps** for the City of Wood River included in this **Comprehensive Development Plan** encourage growth and expansion of the City during the 10- and 20-year planning periods. The City must improve and enhance the older sections of Wood River, including the Downtown and surrounding neighborhoods. The City should establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion. Incentives such as Tax Increment Financing, Historic Tax Credits, Community Development Block Grants and a variety of housing and economic development funding sources, coupled with private financing, should be utilized by the Community to achieve the goals contained within this **Comprehensive Development Plan**.

Providing safe, modern and affordable housing in Wood River, during the next 20 years, will ensure a population base capable of supporting various important businesses and services in the Community.

Under the direction of the WRAEHDC, with the assistance of a **Comprehensive Development Plan/Housing Task Force**, a new **Community Housing Study** was completed in 2015. The Housing Study includes information regarding housing stock conditions, housing target demand and a **10-Year Housing Action Plan**, complete with a list of specific housing programs for both the construction of new housing and the rehabilitation of the existing housing stock.

Housing development and rehabilitation activities in Wood River, coupled with new housing opportunities for both elderly and young working families, should be an ongoing process. The City should support housing improvement and development efforts as a means of both expanding the population and local tax base.



ORGANIZATION OF THE PLAN.

The creation of the **Wood River Comprehensive Development Plan** included the implementation of both **qualitative** and **quantitative research activities**, in an effort to gather pertinent planning information and data. The **qualitative approach** included a comprehensive citizen participation process consisting of Task Force meetings and the implementation of **Community Planning “Listening Sessions”** in an effort to assess the needs and wants of the local citizenry.

The **quantitative approach** included the analysis of the various components of the **Comprehensive Development Plan** utilizing numerous statistical data bases provided by the 2000 and 2010 Censuses, the 2008-2012 American Community Survey and information from other pertinent Local, State and Federal Agencies.

The **quantitative approach** also included on-site field research activities to determine the present condition and profiles of local land use, housing, public infrastructure and facilities, transportation and environmental issues.

Combining the results of these two important research approaches produced this Comprehensive Development Plan. This Comprehensive Development Plan includes the following Sections:

- ❖ **The Wood River Planning Process.**
- ❖ **Community Planning Goals & Action Steps.**
- ❖ **Population, Income & Economic Profile.**
- ❖ **Land Use, Growth & Redevelopment.**
- ❖ **Public Facilities, Utilities & Transportation.**
- ❖ **Energy Element.**

The system embodied in this community planning framework is a process that relies upon continuous feedback, as goals change and policies become more clearly defined. Planning is an ongoing process that requires constant monitoring and revision throughout the proposed planning periods. This **Comprehensive Development Plan** is organized into three elements as summarized below.

ELEMENT 1

The **first** element of the Comprehensive Development Plan is the **Goals and Action Steps**. The **Goals and Action Steps** represent the foundation for which planning components are designed and eventually implemented. The **Goals and Action Steps** identified in this **Comprehensive Development Plan** address each component of the Plan itself. Action Steps identify specific activities the Community should undertake to accomplish the **Goals**.

ELEMENT 2

The **second** element is the **Background Analysis**, which presents the research, both, quantitative and qualitative, necessary for the development of the **Plan's Goals and Action Steps**. This research included the investigation of demographic, economic, land use, housing, transportation and public facilities and utilities in Wood River. The careful research of past and present data allowed for the projection of future population and development needs.

ELEMENT 3

The **third** and final element of the **Comprehensive Development Plan** are the **Planning Components**, which presents general background analysis and future plans for land use, public facilities, infrastructure, transportation and energy consumption reduction.



WOOD RIVER COMPREHENSIVE PLAN/HOUSING TASK FORCE.

The **Wood River Comprehensive Plan/Housing Task Force** was comprised of City of Wood River elected leadership, business owners, Community stakeholders and the general citizenry. A series of meetings were conducted to gather opinions on what activities need to take place in the Community in order to create a vibrant, sustainable quality of life for all residents. The following highlights the issues and opportunities addressed by the Task Force.

- Task Force members expressed interest in residential development in northern Wood River, due to the availability of developable land and proximity to Wood River High School and Fire Department.
- Task Force members identified a need for “housing variety” and a lack of available housing, including start-up homes, assisted living and retirement housing for the elderly, town homes and apartments in Wood River. Task Force members expressed a need to retain the elderly population in the Community.
- The population in Wood River consists, mostly, of families that either work in Wood River or commute to work in Grand Island, Kearney or surrounding Communities.

- Housing rehabilitation, both moderate and substantial, as well as housing structure demolition and replacement is a needed activity in Wood River.
- Wood River Public Schools are at full capacity and are in need of expansion.
- Task Force members expressed concern regarding the stability of the Downtown, including structural conditions, business development & retention and public safety.
- A need to “cater to the kids” was raised, including the expansion of public facilities, City parks and swimming pool, child care opportunities and available storm shelters.
- Commercial and industrial development in Wood River will greatly assist in developing Wood River into a vibrant employment center in Hall County.



SECTION 2

COMMUNITY PLANNING GOALS & ACTION STEPS.

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COMMUNITY PLANNING & RESEARCH

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
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SECTION 2 COMMUNITY PLANNING GOALS & ACTION STEPS.

INTRODUCTION.

The Wood River Comprehensive Development Plan is an essential and most appropriate tool to properly guide the development of the City. The *Community Planning Goals and Action Steps*, an important aspect of the Plan, provides local leaders direction in the administration and overall implementation of the Comprehensive Development Plan. In essence, the goals and action steps are the most fundamental elements of the Plan; the premises upon which all other elements of the Plan must relate.

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. These primary components include **Community Growth & Land Use/Zoning; Housing & Neighborhood Redevelopment, Education & Economic/Community Development and Public Facilities/ Utilities, Energy & Transportation.**

“Goals” are long-term in nature and, in the case of those identified for the **Wood River Comprehensive Development Plan**, will be active throughout the 10- and 20-year planning periods.

“Action Steps” help to further define the meaning of goals and represent very specific activities to accomplish a particular Goal. In many cases, specific time lines are attached to Action Steps and are the most measurable component of this Comprehensive Development Plan.

The following Goals and Action Steps should be implemented in conjunction with other recent planning initiatives, including the Wood River Community Housing Study and the “Grander Vision” Plan that was developed for the Communities of Hall County, including Wood River.



COMMUNITY GROWTH, LAND USE & ZONING.

Goal 1: Population Growth Activities. The City of Wood River is projected to increase from the current (2015) population of 1,373, to 1,469 by 2025, representing an estimated annual increase of 0.7 percent. The Community has the potential to reach a population of 1,506 within the next 20 years, a population increase of 133. This population increase needs to be correlated with land availability and suitability for all types of developments.

- **Action Step 1:** Meet the projected population growth and land use needs by **maximizing development in existing land areas** served by municipal infrastructure, including the development/infill of vacant parcels within the Corporate Limits of Wood River.
- **Action Step 2:** Future residential growth areas are recommended north, east and west of the Community. **The Land Use Plan includes:**
 - **North Growth Areas/Thelen Subdivision.** Located between the current northern Corporate Limits and Wood River Road, from the Highway 11 Corridor to Walnut Street. The Thelen Subdivision is currently in the planning stages and is highlighted on **Illustration 2.1, Page 2.6**, as being incorporated to the City of Wood River. This Subdivision will allow for multiple housing types with varying densities and be located in close proximity to the Wood River High School and Fire Department. A second residential growth area exists for future residential development between Walnut Street and South 130th Road.
 - **Eastern Growth Area.** This Area extends from the eastern Corporate Limits to South 130th Road, north of the Highway 30 Corridor, identified on the **Future Land Use Map, Illustration 2.2, Page 2.7**. Medium to high density residential development areas are planned as a buffer between proposed highway commercial and single family residential uses. These residential areas should focus on developing triplex, four-plex and multifamily rental housing.
 - **Western Growth Area.** Located at the intersection of Highway 11 and Old Military Road, as highlighted on **Illustration 2.2, Page 2.7**. The development of triplex, four-plex and multifamily rental housing is most suitable for this location.

- **Action Step 3: Continue the development of Commercial and Industrial Land in Wood River.** The location of future highway-oriented commercial uses is recommended along the Highway 30 and 11 Corridors, both east and west of the City. Future personal services and specialty retail outlets are recommended to remain in Downtown Wood River.

The Community Needs Assessment Survey, conducted by South Central Economic Development District identified 51 percent of all participants recommending vacant buildings in Downtown be utilized for new commercial uses. Participants also identified a café, fast food restaurant and automatic car wash as new businesses needed in Wood River.



Light industrial uses and manufacturing companies should be located in designated industrial zoned areas, primarily, south of and along the Union Pacific Railroad Corridor. A second industrial growth area is located south of the existing Great Plains Ethanol Plant.

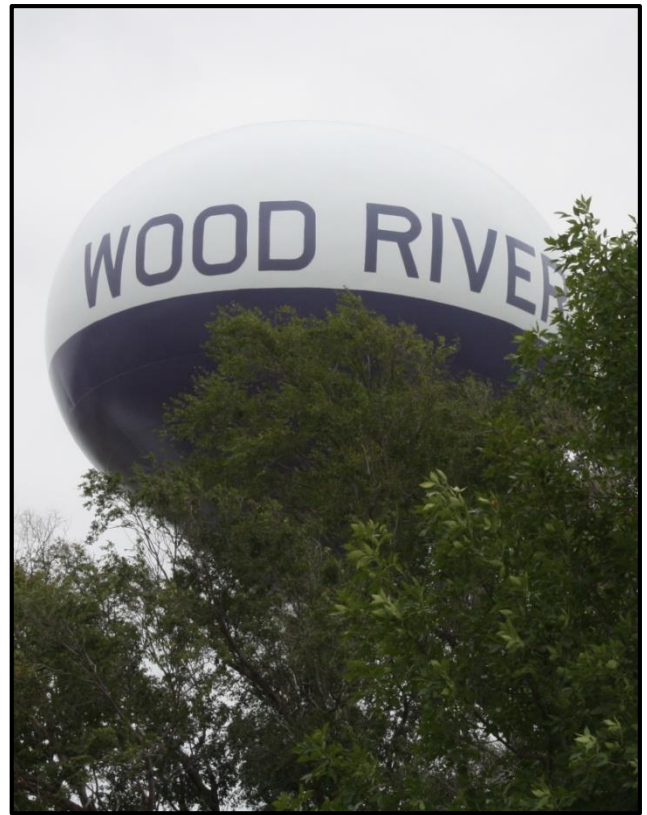
- **Action Step 4: Expand existing and identify new areas for Parks, Open Space and Public/Quasi-Public Land in Wood River.** The Community of Wood River has been active in the planning and development of new park land and public/quasi-public uses. This includes the recently-constructed Wood River Civic Center.

In August, 2015, a \$4.98 Million bond was approved for the construction of a new aquatic center in Wood River. The location of the aquatic center will be at the intersection of Highway 11 and West Wood River Road.



Goal 2 – Land Use Plan, Building Codes and Annexation Policy. Adopt and retain a **Land Use Plan** capable of fulfilling the residential, employment, recreational and entertainment needs of the Community of Wood River. The Plan should encourage the preservation and protection of environmental resources while supporting development in the One-Mile Planning Jurisdiction. Adhere to building codes and annexation policies.

- **Action Step 1:** Develop solutions to **correct development barriers** in Wood River, including the prohibition of intensive agricultural uses, such as feedlot operations, from developing or expanding within the One-Mile Planning Jurisdiction.
- **Action Step 2:** Promote **residential, commercial and industrial growth areas** that are not located in sensitive soil or prime agricultural areas.
- **Action Step 3:** Establish plans that reflect development trends, as well as features and characteristics unique to the Community. Standards should be established for infill development that complement architectural styles and materials of a particular neighborhood.
- **Action Step 4:** All future, major developments in Wood River should be accompanied with a **modern utility and infrastructure system** of public and/or private utilities and a storm water drainage plan.
- **Action Step 5:** Maintain appropriate **building codes**, which support the efficient implementation of the **Land Use Plan**. Establish new provisions within these regulations and codes that support mixed land use developments and promote sustainable development principles, smart growth and green building practices. Subdivision requirements should include modern infrastructure standards and the incorporation of storm water management systems.



- **Action Step 6:** Utilize appropriate **annexation policies** in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential and commercial growth areas adjacent the current Corporate Limits of the City of Wood River. Future development should be encouraged to locate in areas free of environmental problems related to ground and surface water features, soil and topographic slope.
- **Action Step 7: Enforce modern construction and property standards** by enforcing the County's building and development codes and City municipal codes. Such action will ensure that the residents of the City of Wood River can live and work safely in structures that are built and maintained to modern safety standards.



Goal 3: Appearance and Sustainability. Implement Community improvement projects that enhance the quality of life and aesthetic appearance of the City of Wood River.

- **Action Step 1:** Incorporate **beautification projects** that improve the appearance of Wood River. Target areas should include, but not be limited to, the Downtown, highway corridors, City parks and historically significant residential neighborhoods.
- **Action Step 2:** Create a sustainable, healthy Community for residents currently living in, or families planning to move to Wood River.

GENERALIZED FUTURE LAND USE MAP

CORPORATE LIMITS

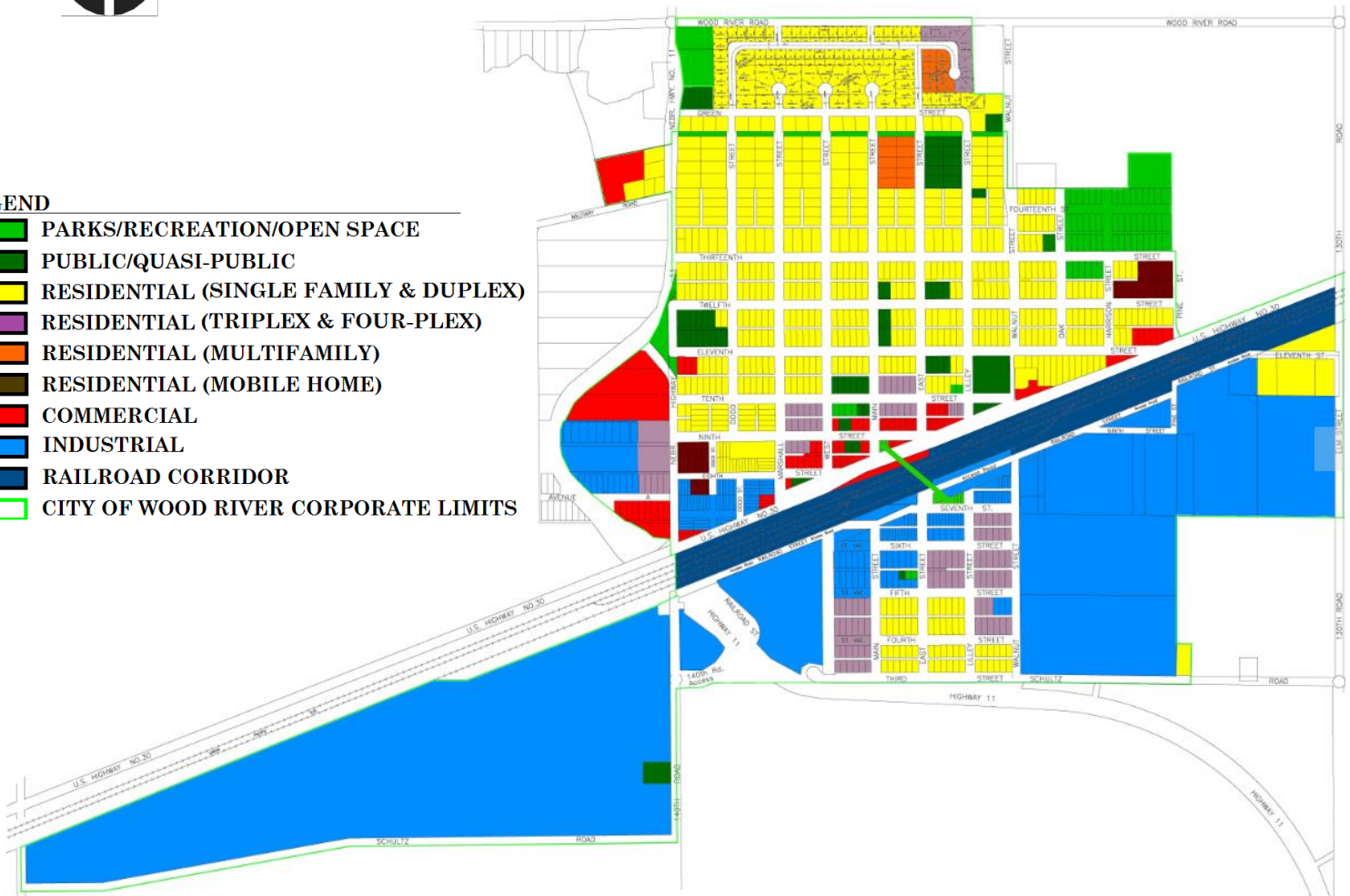
WOOD RIVER, NEBRASKA

2025-2035



LEGEND

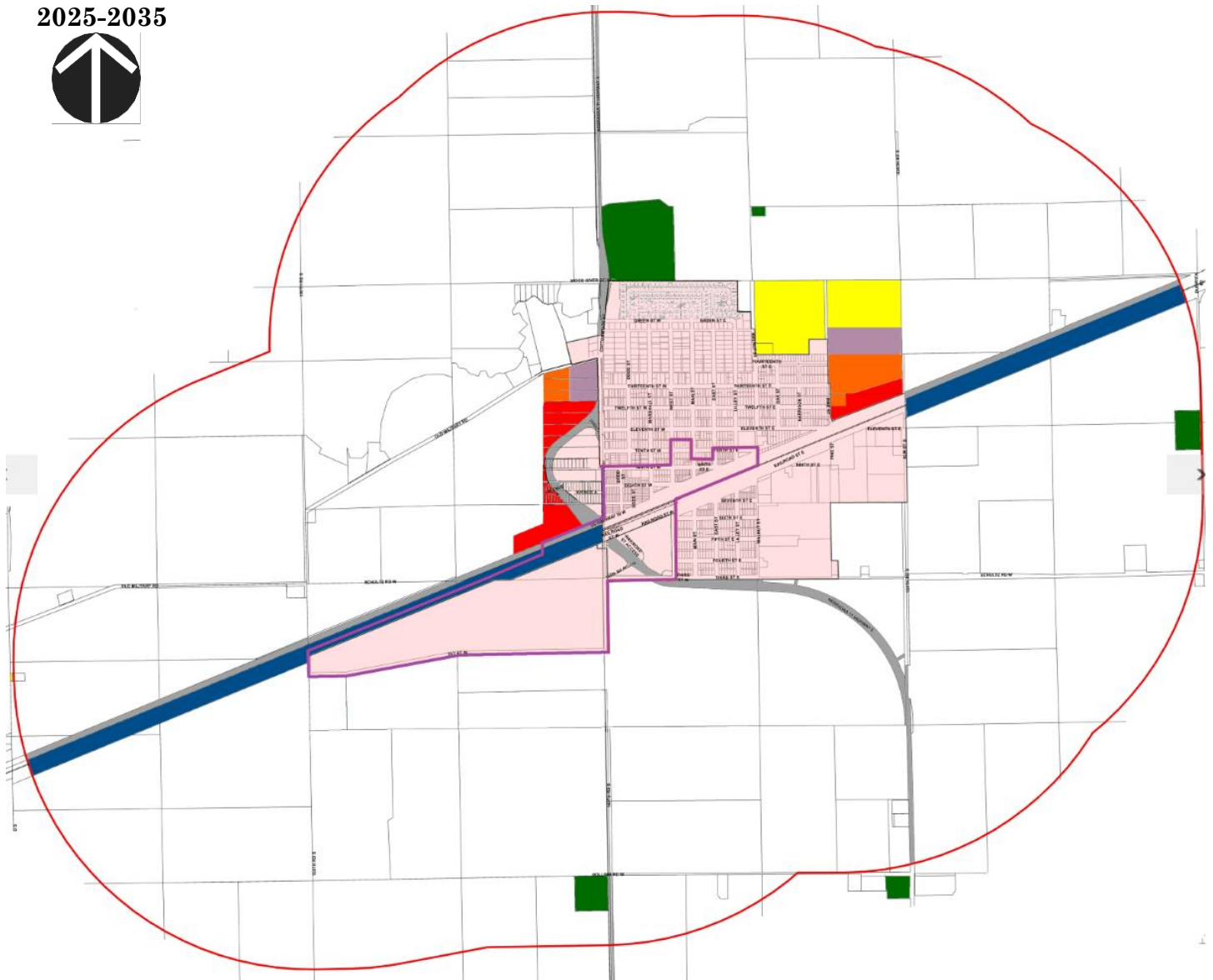
- PARKS/RECREATION/OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- RESIDENTIAL (SINGLE FAMILY & DUPLEX)
- RESIDENTIAL (TRIPLEX & FOUR-PLEX)
- RESIDENTIAL (MULTIFAMILY)
- RESIDENTIAL (MOBILE HOME)
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF WOOD RIVER CORPORATE LIMITS



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ILLUSTRATION 2.1

GENERALIZED FUTURE LAND USE MAP**ONE-MILE PLANNING JURISDICTION****WOOD RIVER, NEBRASKA****2025-2035****LEGEND**

- VACANT/AGRICULTURAL
- PUBLIC/QUASI-PUBLIC
- RESIDENTIAL (SINGLE FAMILY & DUPLEX)
- RESIDENTIAL (TRIPLEX & FOUR-PLEX)
- RESIDENTIAL (MULTIFAMILY)
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF WOOD RIVER
- ONE-MILE PLANNING JURISDICTION
- REDEVELOPMENT AREA
- HIGHWAY CORRIDOR

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ILLUSTRATION 2.2

HOUSING & NEIGHBORHOOD REDEVELOPMENT.

Goal 1: Community Housing Initiative. The City of Wood River should implement a **Housing Initiative** as a primary economic development activity. This Housing Initiative should include the development of up to **76 new housing units by 2025**, including an estimated **48 owner housing units** and **28 new rental units**. This Housing Initiative would provide current and future residents of the Community with access to a variety of safe, decent and affordable housing types for families and individuals of all age, household size and income sectors.

- **Action Step 1:** Support the efforts of the **Wood River Area Economic & Housing Development Corporation (WRAEHDC)** and the **Wood River Housing Authority** to encourage and monitor housing development. The City of Wood River should continue to work directly with both public and private sectors to encourage the development of specific housing programs to meet the needs of the Community's current and future residents, with emphasis on housing for young families, the local workforce, retirees and special populations. **By 2025, the City of Wood River will need to develop up to 30 owner units and 14 rental housing units for households, age 18 to 54 years, and 18 owner and 14 rental units for elderly households, 55+ years of age.**

The City of Wood River has established memberships and/or working relationships with regional economic and housing development organizations such as South Central Nebraska Economic Development District and Central Nebraska Community Services. The programs provided by these organizations are vital to the successful implementation of future housing activities in Wood River.

WRAEHDC should take the lead role to design and implement a **Workforce Housing Assistance Program** for local employees and a **Continuum of Residential Retirement Program** for older adults in the City.



- **Action Step 2:** Plan and implement an **Employer's Housing Assistance Program** to encourage major employers in the Wood River area to become directly involved with assisting their employees in becoming homeowners in the Community of Wood River. Assistance could include, but not be limited to, locating and negotiating the purchase of a house, providing funding assistance, etc. Funding assistance could be, for example, in the form of a \$5,000 to \$10,000 grant and/or low-interest loan to persons and families for closing costs, down payment, etc. These homebuyers could also be a participant in a first-time homebuyers program, funded by either/both the Nebraska Investment Finance Authority and the Nebraska Department of Economic Development.
- **Action Step 3:** Initiate a **Continuum of (Housing) Residential Care Program** in the Community of Wood River directed at persons and families 55+ years of age. This Program would address several facets of elderly housing needs and development opportunities in Wood River, including the increasing need for in-home services and home maintenance, repair and modification of homes occupied by elderly households in the Community and additional affordable housing, both owner and rental, with and without supportive services. **Members of the Comprehensive Development Plan/Housing Task Force expressed interest in the development of both an independent and assisted living facility in Wood River.**



Goal 2: New Housing Developments. New housing developments in the City of Wood River should address the needs of both owner- and renter households, of all age and income sectors, of varied price products.

- **Action Step 1:** The City of Wood River should identify up to **26.7 acres of land** for **new residential development** to meet the estimated need for **76 additional housing units by 2025**. The City should develop housing in both new and developed areas of the Community.
- **Action Step 2:** Build an estimated six units of owner housing for households of low- to moderate-income (31%-60% AMI), 24 units for moderate income households (61%-125% AMI) and an estimated 18 owner units for families and individuals of moderate- to upper income (126%+ AMI). Special attention should be given the construction of single family housing units for younger households and single family duplex/triplex units for older adults. **New owner housing price products should have a purchase price between an estimated \$125,000 to \$230,000, depending on the type of housing units and the household income sector being targeted.**

- **Action Step 3:** Build an estimated 12 rental housing units for persons and families of low- to moderate-income and an estimated 16 rental units for households of moderate- to upper-income.

Rental housing for families and elderly populations should be targeted to all income ranges. **Participants of the Wood River Continuum of Care for Elderly Persons Household Survey, completed as part of the Community Housing Study, identified nursing home/long-term care, assisted living housing and two-bedroom rental units as a need for the Community.** The citizen participation process revealed a desire by Wood River residents to provide a variety of new retirement and elderly housing types in order to retain these groups in the City.

Rental housing price products in Wood River should range in monthly rents from \$525 to \$780, depending on the size, number of bedrooms and the household income sector being served. Rental units of all types should be constructed in Wood River, with emphasis on duplex rental units for both the elderly and younger households and single family units for younger, larger families. A rent to purchase option should be made available with single family rental units. Rental housing should be built to meet the housing needs of young, single workers in the Community.

- **Action Step 4:** Future housing development programs in Wood River should be located in the northern and eastern portion of City. Consider new, modern housing development types, such as housing in the Downtown and new subdivisions utilizing New Urbanism planning concepts.
- **Action Step 5:** New housing developments in the City of Wood River should include the construction of housing that focuses on accessibility and use by persons and families with special needs.
- **Action Step 6:** As needed, the City should establish a policy of condemning and demolishing housing of a dilapidated condition, not cost effective to rehabilitate. **The vacated lots could be set aside as part of a City-Wide Land Trust/Land Bank program to be used for future owner and rental housing development needs.**

Goal 3: Existing Owner and Rental Housing Stock. Housing rehabilitation programs and activities in the City of Wood River should strive to protect and preserve the existing housing stock of the Community.

- **Action Step 1:** The Community of Wood River should establish a housing rehabilitation program for both owner and rental housing units, with emphasis on meeting the housing rehabilitation needs of the elderly, low income families and housing occupied by persons with special needs. **A total of 52 participants of the Wood River Home Improvement Survey identified an interest in participating in an owner-occupied housing rehabilitation program, if funding becomes available.**
- **Action Step 2:** The Community of Wood River should preserve housing of historical significance. Housing that is architecturally significant or for its association with persons or families who played key roles in the development and growth of the City adds to the character and uniqueness of Wood River neighborhoods.



Goal 4: Financing Housing Development. The City of Wood River and housing developers should consider both public and private funding sources to both construct new housing and maintain the existing housing stock.

- **Action Step 1:** The City should pursue State and Federal Grants to assist in financing housing rehabilitation, housing purchase, rehabilitate and resale and first-time homebuyers programs. The City and private builders should pursue such funding from the Nebraska Investment Finance Authority and Nebraska Department of Economic Development.
- **Action Step 2:** The City of Wood River should utilize Tax Increment Financing (TIF) to assist in the financing of new housing developments, specifically public facilities and utilities. **The City of Wood River has one designated “Redevelopment Area,” which includes the Downtown, properties along the Highway 30 Corridor and the Great Plains Ethanol facility.**

A second Redevelopment Area is proposed for Wood River as part of this Comprehensive Development Plan that includes an older residential area to the northwest of Downtown, extending along Highway 11 to include the vacant tract of land proposed for the new Thelen Subdivision. This area would abut the northern boundary of Redevelopment Area #1 from Main Street, west, to Highway 11. Additional information regarding this proposed Redevelopment Area is provided in Section 4 of this Comprehensive Development Plan.

- **Action Step 3:** Housing developers in Wood River should be encouraged to pursue any and all available tools of financing assistance in the development of new housing projects in the Community. This assistance is available from the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, USDA-Rural Development, Federal Home Loan Bank and the Department of Housing and Urban Development, in the form of grants, tax credits and mortgage insurance.

Goal 5: Impediments to Fair Housing Choice. As a Community, Wood River will need to identify, discuss and establish a plan to eliminate all barriers and impediments to fair housing choice in the City. All sectors of the Community, both public and private, should play a role in this process. This would include the involvement of City government, schools, churches and the local business sector.

- **Action Step 1:** Address the following, primary impediments to fair housing choice in Wood River, as identified by participants of the **Wood River Workforce Housing Needs Survey. The most common barriers faced when obtaining affordable housing included housing/rental prices and a lack of sufficient homes/apartments for sale or for rent.**
- **Action Step 2:** The City of Wood River should establish and enforce a **Fair Housing Policy**, to insure all current and future residents of the Community do not experience any discrimination in housing choice.

EDUCATION & COMMUNITY/ECONOMIC DEVELOPMENT.

Goal 1: Educational Quality. Continue to provide a **high quality of public elementary, junior and senior education** for the residents of Wood River. Maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population for the **Wood River Rural School District (WRRSD).**

- **Action Step 2: Extra-Curricular Activities**, such as homework assistance, athletics, student clubs should continue to be an important role in the development of education in all school children.
- **Action Step 3:** Support an **increase in enrollment** at WRRSD. Staff identified stable enrollment at approximately 550 students per year. In the event of a substantial increase in enrollment, educational facilities should be prepared with appropriate amenities, facilities and necessary staff to meet demand.



- **Action Step 4:** Support the efforts of **Wood River Community Foundation** to raise money and provide the funding necessary to continue WRRSD's mission of providing for the excellence of students.
- **Action Step 5:** Support the **student leadership programs** that are offered by WRRSD. Programs of this nature will provide school children of all ages with the necessary knowledge and potential to be successful, post-graduation.

Goal 2: Economic/Community Development. Utilize the **Wood River Comprehensive Development Plan** as an **economic and Community development resource and guide** to maximize economic opportunities for all residents. Foster an increase in diversified employment and business types in Wood River.

- **Action Step 1:** The WRAEHDC has established a strategic **Economic Development Program** for prioritizing economic and Community development and redevelopment efforts in Wood River. **The Program should place emphasis on providing adequate Community facilities, attracting new businesses and assisting existing businesses to grow.**
- **Action Step 2:** Create up to **90 to 110 new jobs in Wood River by 2035.** This should be achieved by expanding existing and adding commercial businesses and industrial companies that are “light manufacturing” and or “technology-based” in nature to Wood River.
- **Action Step 3:** The WRAEHDC should consider utilizing and exploring all funding opportunities of LB840, so as to maximize use of local tax dollars on an annual basis. **The Community Needs Assessment Survey identified 196 participants, or 55 percent of the total 357 participants would support a one percent sales tax to be utilized for economic development activities.**
- **Action Step 4:** Focus efforts of **diversified businesses and employment opportunities** to expand existing and attract new companies. Expand the availability of retail commerce development sites and available storefronts for rent or purchase to attract non-local businesses. Maintain and improve both public and private services, businesses and industries in Wood River, in an effort to increase and diversify employment opportunities.

Over 90 percent of the Community Needs Assessment Survey participants support local entrepreneurs and the development of new and expansion of existing businesses.

The development of a “Business Incubator Program” was highlighted by participants of the Wood River Community Planning “Listening Session” as a means of attracting new businesses. Listening Session participants also want to establish a “buy here, first” initiative for the Community.

- **Action Step 5:** Continue to support **business retention and expansion programs** offered by the WRAEHDC to ensure the continuation of well established businesses in Wood River. Business transition services should be offered to support the transfer of businesses to new generation owners, as current owners retire. These Programs could assist in recruiting both high school and college students/graduates to train in selective career paths to become business owners.

The Community should create and maintain a listing of home-based businesses so that as businesses outgrow a home (or farm) location, appropriate space in commercial or industrial areas of the Community can be occupied with a local base, home-grown businesses.

- **Action Step 6: Housing initiatives** in Wood River should parallel **job creation activities**. A high percentage of persons employed in Wood River live in other Communities. This is primarily due to the lack of available or suitable housing. Programs supported by the WRAEHDC, through the provision of housing development partners should focus on addressing the need for housing development and redevelopment in older neighborhoods, combined with promoting new housing development in new residential subdivisions.
- **Action Step 7:** Expand efforts to utilize **Federal, State and Local Governmental Incentives** for promoting economic development in Wood River and recruit and retain job/business opportunities. Continue strong relationships with Local and State Agencies such as the Nebraska Department of Economic Development.

Goal 3: Community Development. Community development practices should strive to both **stabilize and improve the local Wood River economy and quality of life**. Proper renovation, adaptive reuse and additions of existing buildings, as well as new construction activities should be components of locally available incentives to attract residents, businesses and industries. **The City of Wood River is encouraged to develop and utilize a Capital Improvements/Funding Plan to identify funding for specific Community development projects.**

- **Action Step 1:** Encourage **local reinvestment** in Wood River by both the public and private sectors. Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential areas. Remove dilapidated buildings and promote building rehabilitation on structures that are considered cost-effective for such activity.
- **Action Step 2:** Include a **building repair and modification program** for deteriorating structures, including commercial buildings with upper-story housing and homes adjacent Downtown Wood River.



- **Action Step 3:** Consider designating Downtown Wood River as a “**Historic District**” to allow for the rehabilitation and preservation of buildings with historic significance. A potential activity is the Nebraska Department of Economic Development’s “Downtown Revitalization Project-Phase I” program, which would highlight necessary improvements to buildings, streets, infrastructure and pedestrian safety in Downtown Wood River.
- **Action Step 4:** Utilize all available **public programs of financing** in funding development and redevelopment programs. These programs include, but are not limited to HOME Funds, Community Development Block Grants, SAFETEA-LU (Transportation Enhancement Act), Nebraska Affordable Housing Trust Fund, Federal and State Historic Preservation Tax Credits and locally based Tax Increment Financing.
- **Action Step 5:** Provide **public improvements** to older residential neighborhoods, as well as Downtown Wood River, in need of street and sidewalk resurfacing, landscaping and street trees. Downtown facade improvements, a public gathering/festival square and additional public parking are needed to support the development of additional specialty retail businesses.
- **Action Step 6:** Enhance the potential of **Community agency connections**, including the WRAEHDC, Central Nebraska Community Services, South Central Economic Development District, State and City Government, Nebraska Municipal Power Pool’s MEAN Program and other existing organizations or special committees for technical and financial assistance for securing new community and economic development activities. Utilize Local, State and Federal funding sources to strengthen existing and assist in the creation of new business/industry.
- **Action Step 7:** Promote **Community sustainability and quality of life** in Wood River as being a great place to live, work, raise a family and retire. Continuing a “**sense of community**” image in Wood River, through the local public education system and close-knit neighborhoods is important to the long-term viability of the Community. **Participants of a Community Needs Assessment Survey identified “small town atmosphere” as the main reason for moving to Wood River.**

Goal 4: Community Redevelopment Planning and Implementation. Focus on improving structures, utility mains and public facilities throughout Wood River. Utilize various funding local, State and Federal funding sources to achieve various redevelopment goals in Wood River.

- **Action Step 1:** Utilize **TIF** in the designated **Redevelopment Area** as a method of funding structural rehabilitation activities for commercial buildings. Improvements could include, but not be limited to, structurally securing Downtown buildings, façade improvements, public parking improvements, and Gateway Entry improvements along the Highway 30 Corridor. **A Redevelopment area is designated in the southwest portions of the Community, including Downtown and the Great Plains ethanol plant.**
- **Action Step 2:** Wood River will need to consider the use of **TIF** for Community development activities involving the improvement of public utilities, facilities, public utilities, streets, sidewalks and trails.
- **Action Step 3:** Wood River should consider the creation of a **Community Redevelopment Authority**, as a stand-alone organization, to arrange and manage a variety of funding sources and development/redevelopment activities, along with the implementation of improvements within the City's current **Redevelopment Area**, as well as the proposed **Redevelopment Area #2, identified in Section 4.**

PUBLIC FACILITIES/UTILITIES. ENERGY & TRANSPORTATION.

Goal 1: Public Facilities & Utilities. Maintain and improve the existing public facilities and utilities in Wood River. Develop, as needed, new facilities and services to reflect the Community's needs and demands during the 10- and 20-year planning periods. Provide modern water and sewage treatment mains, public utility facilities, flood control and similar environmental control processes.

- **Action Step 1: Upgrade and expand public services** to keep pace with population changes and associated commercial, industrial and residential developments. Provide public services in an efficient and economic manner in order to protect and enhance the safety and welfare of Wood River residents. Provide modern sewage treatment facilities, refuse collection and disposal, street cleaning, flood control and similar environmental control processes.



- **Action Step 2:** Provide **adequate law enforcement, fire and ambulance protection/ services**, with increased emphasis on community relations, as well as adequate civil defense and emergency services. Ensure that facilities necessary to support such services are available throughout the Community. Promote the coordination of these services among the various governmental and quasi-governmental entities. **EMT and Fire Department services were rated as “excellent” to “good” in their provision of services by participants of both, the Community Needs Assessment Survey and the Elderly Continuum of Care for Elderly Persons Household Survey.**



- **Action Step 3:** The City of Wood River should continue efforts towards the development of a new Aquatic Center.
- **Action Step 4:** Maintain an **adequate supply of potable water** and an **expanded distribution system** suitable for both present and future consumption and fire protection in Wood River. Continue to maintain the water distribution system to supply a sufficient quantity and quality of water for residents.
- **Action Step 5:** Continue efforts to **upgrade and expand segments of the Wood River municipal sanitary sewer collection system** within the 10- and 20-year planning periods. While segments of the original sanitary sewer system are aging and will likely need replaced during the next 10 years, the majority is adequately sized and in good condition.

Goal 2: Energy. Access available programs and funding sources to reduce energy consumptions and promote the use of alternative energy systems in Wood River.

- **Action Step 1:** Promote the use of **alternate energy systems** in Wood River, available through the provisions of Nebraska Net Metering, State Statutes §70-2001. A variety of wind, solar, geothermal, biomass and methane energy sources are available in association with “green building” methods to significantly reduce energy costs for heating and cooling.

Net Metering is also encouraged to be supplemented with “green building” techniques to enhance energy efficiency by all sectors of the City of Wood River. **Tax Increment Financing**, in combination with low-interest or no-interest loans through programs available from the United States Department of Agriculture and public power utility districts, can greatly reduce the cost of implementing these alternative energy systems.

- **Action Step 2:** Assist public and private property owners in Wood River to access available funding sources through utility districts such as Nebraska Municipal Power Pool, MEAN and the Nebraska Energy Office for modern heating, cooling and lighting systems to reduce consumption rates by commercial, industrial, residential and public/quasi-public building owners.
- **Action Step 3:** Strive to establish a pilot project in Wood River that utilizes alternative energy systems to provide electric energy to multiple stores within a strip mall setting or within Downtown Wood River at a reduced rate or “no cost.” This would reduce overhead costs and achieve profitability.

Goal 3: Transportation. Provide an **efficient transportation system** throughout Wood River for the safe and efficient movement of people, goods and services.

- **Action Step 1:** Continue to annually update the coordinated **One- and Six-Year Roads Plan** for maintenance and improvement of existing and future streets, roads, and highways in the Community. This includes paving, curbs, gutters, street lighting and curb cuts, all in an effort to reduce excessive travel delays.
- **Action Step 2:** Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the street system in Wood River.
- **Action Step 3:** Coordinate the **Wood River Land Use Plan** and the **One- and Six-Year Roads Plan** to prepare the City for future growth and development. Emphasis should be given to seeking cost effective methods to reduce/calm traffic along the Highway 30 and 11 Corridors.



- **Action Step 4:** Seek funding sources to implement “**Quiet Zones**” along the Union Pacific Railroad Corridor through the Community. Once implemented, this effort would greatly improve the quality of life of residents of neighborhoods located along the Railroad Corridor, as well as throughout Downtown Wood River.
- **Action Step 5:** New residential, commercial and industrial developments in Wood River should have appropriate and adequate streets, curbs, gutters and sidewalks.
- **Action Step 6:** Plan and Implement a “**Safe Routes to School**” initiative in Wood River. Create a collaborative partnership including, but not limited to, educators, parents, students, community leaders and administrators to encourage school-age children to walk or bike to school through the construction of bike lanes and pedestrian walkways. Consider addressing the need for sidewalks and hiking and biking trails that connect Wood River to a County-wide network of trails. This includes improved connectivity and transportation between the northern and southern portions of the Community. **The Wood River Comprehensive Development Plan/Housing Task Force expressed interest in conducting a traffic study for the intersection of Highway 11 and Wood River Road.**

Participants of the Wood River Planning “Listening Sessions” identified a need for improved routes to both the Elementary and Junior/Senior High School.

SECTION 3

POPULATION, INCOME & ECONOMIC PROFILE.

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SECTION 3

POPULATION, INCOME & ECONOMIC PROFILE.

INTRODUCTION.

Population, income and economic trends in the City of Wood River and the respective Planning Jurisdiction serve as valuable indicators of future development needs and patterns for the Community by providing a basis for the realistic projection of the future population. The population trends and projections for the years 2000 through 2035 were studied and forecasted for Wood River, utilizing a process of both trend analysis and popular consent.

Wood River is projected to increase in population during the next 10 and 20 years, due to employment opportunities and the Community's proximity to the City of Grand Island and the Interstate 80 Corridor. To maintain a stable population base, the City will need to develop existing land within the Corporate Limits, while developing suitable land adjacent the City for future annexation. This population goal would also require the creation of additional housing stock and related public features and utilities for the City.

A **Community Housing Study** was conducted for the City of Wood River, Nebraska in May, 2015, that highlighted population, income, economic and housing trends and projections, as well as determined a 10-year housing target demand for Wood River. The Study also identified important housing development projects of various styles and serving several different income levels in the Community.

The Housing Study identifies a target demand for up to **76 new housing units** by 2025. The Study provides a **"10-Year Housing Action Plan"** for completing housing projects deemed most needed by the local citizens of Wood River.

The most critical housing issues in Wood River are to promote the development of housing for the local workforce population affordable to all income levels. Other priority housing needs in Wood River include providing opportunities for the elderly, first time homebuyers and middle-income persons and families, including new housing units of various types and styles, having three+-bedrooms. Future population and household growth in Wood River will be driven by new and expanded economic development and public service activities, not only in Wood River but in southwestern Hall County.

GENERAL POPULATION TRENDS AND PROJECTIONS.

The analysis and projection of population are at the center of all planning decisions. This process assists in the understanding of important changes which have and will occur throughout the 10- and 20-year planning periods.

Estimating population size is critical to a community planning process. Further, projecting the population of a community is extremely complex. Because projections are based upon various assumptions about the future, projections must be carefully analyzed and continually reevaluated, due to the changing economic and social structure of a community.

POPULATION

- **Table 3.1 identifies population trends and projections for the City of Wood River, Nebraska. The current (2015) estimated population for Wood River is 1,373.** The “medium” population projection for Wood River is projected to increase by 96, or seven percent, to 1,469 by 2025, and by 178, or 13 percent, to 1,551 by 2035. **The City of Wood River has the potential to experience a “high” population increase of 133, or 9.7 percent to 1,506 by 2025, through an increase in housing development activities.**

TABLE 3.1
POPULATION TRENDS & PROJECTIONS
WOOD RIVER, NEBRASKA
2000-2035

		<u>Total</u>			<u>Annual</u>	
	<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	2000	1,204	--	--	--	--
	2010	1,325	+121	+10.0%	+12.1	+1.0%
	2015	1,373	+48	+3.6%	+12.0	+0.9%
Low	2025	1,428	+55	+4.0%	+5.5	+0.4%
Medium	2025	1,469	+96	+7.0%	+9.6	+0.7%
High	2025	1,506	+133	+9.7%	+13.3	+1.0%
Low	2035	1,479	+106	+7.7%	+5.3	+0.4%
Medium	2035	1,551	+178	+13.0%	+8.9	+0.6%
High	2035	1,623	+250	+18.2%	+12.5	+0.9%

NOTE: 2014 Census Population Estimate, City of Wood River: 1,369.

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2015.

HISPANIC ORIGIN

- **Table 3.2** identifies **race and Hispanic origin** for the City of Wood River, Nebraska. Persons of Hispanic origin comprised an estimated 12.4 percent, or 150 of the total 1,204 persons living in Wood River in 2000. The Hispanic population increased from 2000 to 2010 and comprised an estimated 17.7 percent of the Wood River population, or 234 of the total 1,325 residents. This trend is likely to continue due to several employment opportunities in the Community, as well as the nearby Cities of Grand Island and Kearney.

TABLE 3.2

**RACE AND HISPANIC ORIGIN
WOOD RIVER, NEBRASKA
2000 & 2010**

<u>Race</u>	<u>2000</u>		<u>2010</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
White	1,160	96.3%	1,183	89.3%
Black	3	0.3%	0	0.0%
Native American	1	0.1%	1	0.1%
Asian	1	0.1%	2	0.2%
<u>Other</u>	<u>39</u>	<u>3.2%</u>	<u>139</u>	<u>10.5%</u>
Totals	1,204	100.0%	1,325	100.0%
Hispanic Origin	150	12.4%	234	17.7%

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2015.

AGE DISTRIBUTION

- For planning purposes, the various cohorts of population are important indicators of the special needs of a community. The cohorts of age, sex and family structure can assist in determining potential labor force and the need for housing, public facilities and other important local services.
- An analysis of age characteristics can be used to identify the potential need for public school, recreational areas and short- and long-term health care facilities.

- **Table 3.3** provides **age distribution** for the City of Wood River, from 2000 to 2035. The “19 and under” age group experienced the largest increase in population from 2000 to 2010, increasing by 58, or from 349 to 407. This age group is projected to experience the largest increase in population by 2035, 486 persons, or 31.3 percent. **City officials must be cognizant of this increase in the young, “school age” population of Wood River by providing youth-based activities and supporting the development of new or expansion of existing public facilities, including schools.**
- **The Wood River population groups representing 55+ years of age are projected to increase by 2035. This includes elderly and frail elderly populations. The “20-34” and “35-54” age groups are also projected to experience a population increase by 2035, primarily due to expanding employment opportunities, both in Wood River and in surrounding Communities.**
- The current median age in Wood River is an estimated 37.4 years, a slight decrease from the 2010 median age of 37.5. The trend of a decreasing median age is projected to continue through 2035, decreasing to 36.7 years.

TABLE 3.3
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
WOOD RIVER, NEBRASKA
2000-2035

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>Change</u>	<u>2015</u>	<u>2025</u>	<u>2035</u>	<u>2015-2025</u> <u>Change</u>
19 and Under	349	407	+58	431	462	486	+55
20-34	201	219	+18	227	239	246	+19
35-54	300	337	+37	348	378	397	+49
55-64	116	115	-1	118	122	129	+11
65-74	96	113	+17	116	125	136	+20
75-84	78	77	-1	78	81	88	+10
85+	64	57	-7	55	62	69	+14
Totals	1,204	1,325	+121	1,373	1,469	1,551	+178
Median Age	37.6	37.5	-0.1	37.4	37.1	36.7	-0.7

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2015.

HOUSEHOLD CHARACTERISTICS

- **Table 3.4 identifies specific household characteristics** of the City of Wood River, from 2000 to 2035. An increase in the number of households was recorded in Wood River from 2000 to 2010. Households increased from 456 in 2000 to 478 in 2010; an increase of 22 households. Currently, Wood River consists of an estimated 489 households, including 364 owner and 125 renter households.
- **An estimated 511 households are projected to exist in Wood River by 2025. This will equal an estimated 380 owner and 131 renter households. By 2035, an estimated 391 owner and 136 renter households are projected to reside in the Community.**
- Currently (2015), an estimated 62 persons reside in **group quarters**. By 2025 and 2035, an estimated 69 and 75 persons, respectively, will receive services in a group quarter facility. Group quarters consist of dormitories, correctional facilities and nursing/care centers and are not considered a household.
- The current number of persons per household in Wood River is approximately 2.68 and is projected to increase to 2.74 by 2025, and 2.8 by 2035. The increase in persons per households is likely attributed to larger families with children in the Community.

TABLE 3.4
SPECIFIC HOUSEHOLD CHARACTERISTICS
WOOD RIVER, NEBRASKA
2000-2035

<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
2000	1,204	58	1,146	456	2.51
2010	1,325	60	1,265	478	2.65
2015	1,373	62	1,311	489	2.68
2025	1,469	69	1,400	511	2.74
2035	1,551	75	1,476	527	2.80

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2015.

INCOME TRENDS AND PROJECTIONS.**HOUSEHOLD INCOME GROUPS**

- **Table 3.5, page 3.7, identifies household income trends and projections** for Wood River, Nebraska, from 2000 to 2035. Household incomes in Wood River have increased in recent years and are projected to continue this trend through 2025 and 2035. From 2000 to 2012, median income in Wood River increased from \$36,874 to \$46,876, or 27.1 percent. **The median income is projected to increase from the current estimated amount of \$51,503, to \$72,874 by 2035, an increase of 41.2 percent.**
- The number of households in Wood River having an annual income at or above \$35,000 is expected to increase during the next 10 years. Households having incomes between \$35,000 and \$49,999 are projected to experience the greatest increase.
- Incomes in Wood River, for households age 65+ years have also increased in recent years, from \$25,869 in 2000 to \$29,837 in 2012. Elderly household incomes, currently estimated at \$31,802, are projected to increase by 2035, to \$40,191, an increase of 26.3 percent.

PER-CAPITA INCOME

- **Table 3.6, page 3.8, identifies per capita income trends & projections** in Hall County and the State of Nebraska, from 2002 to 2035. Current per capita income in Hall County is an estimated \$40,048. By 2025, per capita income in the County is projected to increase by an estimated 28.2 percent to \$51,350. An additional 20.7 percent change is projected for Hall County by 2035, representing a per capita income of \$61,970.

TABLE 3.5
HOUSEHOLD INCOME BY AGE GROUP*
TRENDS AND PROJECTIONS
WOOD RIVER, NEBRASKA
2000-2035

Income Group	2000*	2012 Est.*	2015	2025	2035	% Change 2015-2035
<u>All Households</u>						
Less than \$10,000	45	18	15	10	8	-46.6%
\$10,000-\$19,999	70	65	63	58	51	-19.0%
\$20,000-\$34,999	99	77	74	69	64	-13.5%
\$35,000-\$49,999	108	63	88	97	109	+23.8%
\$50,000 or More	133	207	246	277	295	+19.9%
Totals	455	430	489	511	527	+7.8%
Median Income	\$36,874	\$46,786	\$51,503	\$63,068	\$72,874	+41.2%
<u>Households 65+ Yrs.</u>						
Less than \$10,000	26	3	3	2	1	-66.7%
\$10,000-\$19,999	29	32	33	35	35	+6.0%
\$20,000-\$34,999	23	34	37	40	44	+18.9%
\$35,000-\$49,999	23	19	19	24	33	+73.7%
\$50,000 or More	27	13	27	31	36	+33.3%
Totals	128	101	119	132	149	+25.2%
Median Income	\$25,869	\$29,837	\$31,802	\$35,172	\$40,191	+26.3%

* Specified Data Used. 2012 Estimate subject to margin of error.

Source: 2000 Census, 2008-2012 American Community Survey Estimate.

Hanna:Keelan Associates, P.C., 2015.

TABLE 3.6
PER CAPITA INCOME
HALL COUNTY, NEBRASKA / STATE OF NEBRASKA
2002-2035

<u>Year</u>	Hall County		State of Nebraska	
	<u>Per Capita</u> <u>Income</u>	<u>Percent</u> <u>Change</u>	<u>Per Capita</u> <u>Income</u>	<u>Percent</u> <u>Change</u>
2002	\$29,115	--	\$28,598	--
2003	\$30,457	+4.6%	\$29,902	+4.6%
2004	\$30,575	+0.4%	\$30,314	+1.4%
2005	\$31,577	+3.3%	\$32,126	+6.0%
2006	\$33,177	+5.1%	\$33,265	+3.5%
2007	\$35,538	+6.5%	\$34,318	+3.2%
2008	\$36,617	+2.1%	\$35,679	+4.0%
2009	\$35,869	-2.0%	\$38,177	+7.0%
2010	\$35,312	-1.6%	\$40,163	+5.2%
2011	\$37,324	+5.6%	\$39,332	-2.1%
2015	\$40,048	+7.3%	\$41,282	+5.0%
2002-2015	\$29,115-\$40,048	+37.6%	\$28,598-\$41,282	+44.3%
2015-2025	\$40,048-\$51,350	+28.2%	\$41,282-\$52,087	+26.2%
2025-2035	\$51,350-\$61,970	+20.7%	\$52,087-\$62,365	+19.7%

Source: Bureau of Economic Analysis, Regional Economic Information System, 2015.
 Nebraska Department of Economic Development, 2015.
 Hanna:Keelan Associates, P.C., 2015.

COST BURDENED HOUSEHOLDS

- **Tables 3.7 and 3.8, Page 3.10, identify households with housing problems/cost burdened** in the City of Wood River, from 2000 through 2035. Cost burdened households are households that spend 30 percent or more of their income on housing costs. Housing costs include any cost directly attributable to the cost of living and may include rent, mortgage, insurance, taxes and utilities. Housing problems may include a lack of plumbing facilities or overcrowded housing conditions. Overcrowded housing conditions exist when more than 1.01 person per room exist in a housing unit.
- **An estimated 72 owner and 52 renter households in Wood River are currently cost burdened and/or have housing problems. Households experiencing cost burden and/or housing problems are projected to decrease by 2035, when an estimated 41 owner and 33 renter cost burden households are projected to exist in Wood River.**
- Substandard Housing, as defined by the U.S. Department of Housing and Urban Development, considers housing units that are experiencing overcrowded conditions (1.01+ persons per room) or homes without complete plumbing. **The 2008-2012 American Community Survey found 15 homes in Wood River lacking complete plumbing, while 24 homes are experiencing overcrowded conditions.**

TABLE 3.7
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
WOOD RIVER, NEBRASKA
2000-2035

Income Range	2000* # / #CB-HP	2010* # / #CB-HP	2015 # / #CB-HP	2025 # / #CB-HP	2035 # / #CB-HP
0%-30% AMI	32 / 28	20 / 20	11 / 11	6 / 6	4 / 4
31%-50% AMI	44 / 24	50 / 10	48 / 9	43 / 7	39 / 5
51%-80% AMI	72 / 38	60 / 20	62 / 15	66 / 10	71 / 9
81%+ AMI	<u>237 / 16</u>	<u>240 / 40</u>	<u>243 / 37</u>	<u>265 / 30</u>	<u>277 / 23</u>
Totals	385 / 106	365 / 90	364 / 72	380 / 53	391 / 41

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used.

Source: 2000 CHAS Data.

Hanna:Keelan Associates, P.C., 2015.

TABLE 3.8
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
WOOD RIVER, NEBRASKA
2000-2035

Income Range	2000* # / #CB-HP	2010* # / #CB-HP	2015 # / #CB-HP	2025 # / #CB-HP	2035 # / #CB-HP
0%-30% AMI	28 / 24	25 / 20	23 / 18	19 / 15	17 / 12
31%-50% AMI	26 / 18	25 / 20	22 / 17	20 / 13	19 / 10
51%-80% AMI	38 / 12	30 / 20	38 / 17	39 / 14	43 / 11
81%+ AMI	<u>42 / 4</u>	<u>10 / 0</u>	<u>42 / 0</u>	<u>45 / 0</u>	<u>57 / 0</u>
Totals	134 / 58	90 / 60	125 / 52	123 / 42	136 / 33

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

*Specified Data Used.

Source: 2000 CHAS Data.

Hanna:Keelan Associates, P.C., 2015.

EMPLOYMENT/ECONOMIC TRENDS AND PROJECTIONS.

The most recent and comprehensive employment data available for Wood River and Hall County was obtained from the Nebraska Department of Labor. Since some of these figures are only available County-Wide, a review and analysis of Hall County labor force statistics is also included to provide a general understanding of the economic activity occurring in and around the City of Wood River.

EMPLOYMENT TRENDS

- **Table 3.9, Page 3.12**, identifies **employment trends and projections** in Hall County, Nebraska, from 2002 to 2035. The unemployment rate in Hall County ranged from 2.7 percent to 4.5 percent, between 2002 and 2013. During this time, the number of employed persons increased by 4,534 in the County. Currently, an estimated 33,346 employed persons exist in Hall County with an estimated unemployment rate of 3.5 percent. By 2035, the number of employed persons is projected to increase by 2,377, or 7.1 percent, to 35,723.

WORKFORCE EMPLOYMENT BY TYPE

- **Table 3.10, page 3.13**, identifies **workforce employment by type** in Hall County, Nebraska, from 2012 to 2014. Overall, non-farm employment (wage and salary) in Hall County increased by 9 percent, between 2010 and 2012. The largest increase occurred in the Education & Health, and Transportation/Warehouse/Utilities sector, while the largest decrease occurred in the Information sector.
- **Wood River is a steadily growing Community with sustainable employment opportunities in south central Nebraska. Economic advantages include the Community's location near the Interstate 80 Corridor and within the Grand Island Metropolitan Statistical Area. The major employers in the City of Wood River include Great Plains Ethanol and the Wood River Rural School District.**
- Overall, the economic outlook for Wood River is “excellent” for the 10- and 20-year planning periods. Economic opportunities exist, primarily due to potential population increases in Wood River, and large employers interested in expanding their employment opportunities. Additional commercial and industrial business, as well as the expansion of existing businesses in the Wood River area and the provision of vacant land for these economic growth activities should be pursued if the Community desires more commerce. Existing locally-based business, including agricultural-related industries, will ensure Wood River has a stable economic base and a bright future for increased economic development.

TABLE 3.9
EMPLOYMENT DATA TRENDS AND PROJECTIONS
HALL COUNTY, NEBRASKA
2002-2035

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployment</u>
2002	27,837	--	4.0%
2003	28,296	+459	4.4%
2004	28,711	+415	4.9%
2005	28,962	+251	3.9%
2006	29,528	+565	3.1%
2007	30,195	+667	2.7%
2008	30,929	+734	3.1%
2009	30,374	-555	4.3%
2010	30,513	+139	4.5%
2011	31,756	+1,243	3.3%
2012	31,588	-168	3.8%
2013	32,371	+783	3.0%
2015	33,346	-25	3.5%
2025	34,677	+1,331	3.4%
2035	35,723	+1,046	3.2%
2002-2035	27,837-35,723	+7,886	4.0%-3.2%

Source: Nebraska Department of Labor, Labor Market Information, 2015.
Hanna:Keelan Associates, P.C., 2015.

TABLE 3.10
WORKFORCE EMPLOYMENT BY TYPE
HALL COUNTY, NEBRASKA
2012-2014

Workforce	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>% Change</u> <u>2012-2014</u>
Non-Farm Employment (Wage & Salary)	33,488	35,029	36,519	+9.0%
Goods-Producing	8,497	8,740	9,263	+9.0%
Manufacturing	*	*	*	*
Nat. Res. & Const.**	1,576	1,375	1,807	+14.6%
Service-Providing	24,991	26,289	27,256	+9.1%
Trade, Trans, Ware, Util***	7,959	8,478	8,198	+3.0%
Total Trade	6,595	6,583	6,612	+0.2%
Wholesale Trade	1,604	1,568	1,580	-1.5%
Retail Trade	4,991	5,015	5,032	+0.8%
Trans, Ware, Util	1,364	1,895	1,586	+16.3%
Information	347	283	261	-24.8%
Financial Activities	1,501	1,491	1,754	+16.8%
Professional & Business	2,755	2,752	2,791	+1.3%
Education & Health	3,508	4,140	4,765	+35.8%
Leisure & Hospitality	2,817	3,041	3,247	+15.3%
Other Services	1,139	1,163	1,194	+4.8%
Total Government	4,963	4,941	5,046	+1.7%
Federal	655	637	676	+3.2%
State	760	748	776	+2.1%
Local	3,548	3,556	3,594	+1.3%

N/A = Not Available.

*Data not available due to disclosure suppression.

**Natural Resources & Construction.

*** Trade, Transportation, Warehousing & Utilities.

Source: Nebraska Department of Labor, Labor Market Information, 2015.

Hanna:Keelan Associates, P.C., 2015.

SECTION 4

LAND USE, GROWTH & DEVELOPMENT.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES **
*DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING **
*CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

** Becky Hanna, Tim Keelan, Lonnie Dickson, AICP, Keith Carl **

SECTION 4 LAND USE, GROWTH & DEVELOPMENT.

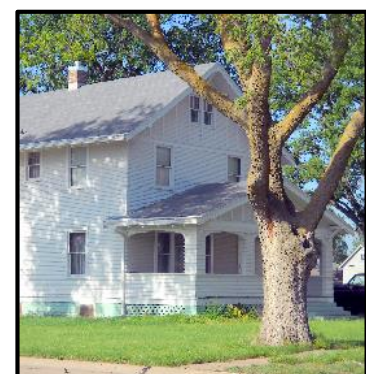
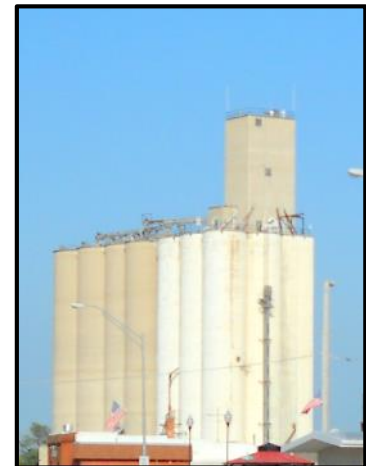
INTRODUCTION.

The **Land Use, Growth and Development** section of this **Comprehensive Development Plan** identifies the current and future land use development patterns and needs in Wood River, Nebraska. The land use component examines **development opportunities, requirements and future utilization of land** in and throughout the One-Mile Planning Jurisdiction the City. A discussion of the **environmental and physical characteristics** of Wood River precedes the land use discussion.

PROPER LAND USE PRACTICES.

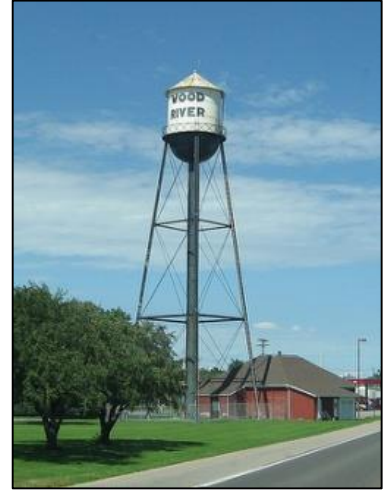
Proper land use practices can protect the natural resources of a community and be a compliment to the built environment. The natural environment of the Community provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices.

In Wood River, the major development constraints are associated with the soil conditions and associated floodplains of the Wood and Platte River and their tributaries. The Union Pacific Railroad and Highway 30 Corridors also present man-made constraints that limit growth opportunities to the south.



IDENTIFICATION OF FUTURE GROWTH AREAS

The proposed **land use plan** concentrates on the use of land in Wood River and the Community's respective One-Mile Planning Jurisdiction during the 10 and 20-year planning periods. Special attention is given to the identification of future residential, public/quasi-public, parks and recreational, commercial and industrial growth areas. The identification of land uses within undeveloped areas of the Corporate Limits and beyond into the Planning Jurisdiction is imperative to support growth and development opportunities over the next 10 years, with a long-term vision for the next 20 years, through 2035.



LOCATION

The City of Wood River is located in the southwest portion of Hall County, at the junction of Highways 11 and 30. The Highway 30 and Union Pacific Railroad Corridors bisect the City from east to west, with the majority of industrial land uses located adjacent the Railroad Corridor.



Downtown Wood River, Ninth Street looking east. All photos courtesy of the Nebraska State Historical Society.

Wood River is located approximately four miles north of Interstate 80 and approximately 11 miles west of the City of Grand Island. These transportation networks provide reliable access to area communities as well as to major metropolitan cities including, Lincoln, Omaha, Denver and Kansas City. This geographic setting directly links Wood River with trading centers in the Midwest and points beyond.

HISTORICAL DEVELOPMENT AND GROWTH.

Initial settlement of Wood River began in the early 1860s with several families starting farmsteads in the area. The first development site of Wood River was approximately two and one-half miles west of the present Community. Other than a depot and general store, the town did not flourish. In 1874, the current site of Wood River was platted by representatives of the Union Pacific Railroad. Settlement quickly occurred with buildings from the prior site being moved to the new town. A post office and School were established in the fall of 1874.

The new Town, in a span of 19 years, would grow to a Community of 481 people, as per the 1890 Census. Rapid growth continued over the next 10 years, as the 1900 Census estimated 589 persons resided in Wood River. Throughout the next two decades, population growth leveled off and declined after reaching its peak in 1920 of 829 people. Population trends highlighted in **Table 4.1** indicate that the City declined in population through the late 1920s falling back to a population of 751 people in 1930. In spite of many other cities across the nation declined in population during the Great Depression, the population of Wood River increased by 78 people between 1930 and 1940 reaching a new peak of 829 persons as of 1940. With the exception of the 1960 Census, the Community grew with each decennial census through 1980, experiencing a large increase in population of 319 additional people between 1960 and 1970, when the City reached a total of 1,147 people, a 38.5 percent increase. The following decade would have Wood River increase again by 187 people, reaching the Town's historic peak population of 1,334. The 2010 Census revealed that Wood River was nine persons short of exceeding the 1980 historic peak population by reaching a total of 1,325 residents.

**TABLE 4.1
HISTORY OF POPULATION
WOOD RIVER, NEBRASKA
1900-2010**

	PERSONS	+/- & PERCENT CHANGE
1890	481	
1900	589	+108 / +22.5%
1910	796	+207 / +35.1%
1920	820	+24 / +3.0%
1930	751	-69 / -8.4%
1940	829	+78 / +10.4%
1950	858	+29 / +3.5%
1960	828	-30 / -3.5%
1970	1,147	+319 / +38.5%
1980	1,334	+187 / +16.3%
1990	1,156	-178 / -13.3%
2000	1,204	+48 / +4.2%
2010	1,325	+121 / +10.1%

Source: U.S. Census;
Hanna:Keelan Associates, P.C.,
2015

Results of the Citizen Participation Process for the **Comprehensive Development Plan** revealed that the lack of houses to purchase or rent in Wood River has hindered growth. The lack of available housing in all income levels has forced families to seek housing in Grand Island, Kearney and other surrounding communities. The challenge for the next 10- and 20 years is for the City of Wood River to expand opportunities to develop new residential subdivisions.

THE NATURAL ENVIRONMENT.

SOIL ASSOCIATIONS

The soils in and around Wood River are classified into three individual groups, or associations, each with a broad range of characteristics. **Illustration 4.1** graphically displays the **General Soil Associations** for the City of Wood River and the One-Mile Planning Jurisdiction. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the soil survey and developed the boundaries of the soil types found on **Illustration 4.1**.

The three Soil Associations depicted in **Illustration 4.1** are the “Hall- Silt Loam Friable Subsoil Phase, the “Hall – Very Fine Sandy Loam” and the “Hall Fine Sandy Loam” Associations. The majority of the lands throughout the City of Wood River Planning Jurisdiction are associated with the Wood River environs.

The City is situated along the southern terraces of the Wood River, which have historically afforded the Community access to drinking water and suitable land for development purposes. The Community’s most recent water well is located five miles south of the City within the Platte River watershed.

The Hall series of soils include dark colored soils which are commonly heavier and stiffer in the subsoil than in the surface layer. The Hall soils are “*developed on alluvial terraces which lie above stream overflow levels. The topography varies from nearly level to undulating, but in general the drainage is sufficiently good for farming.*”

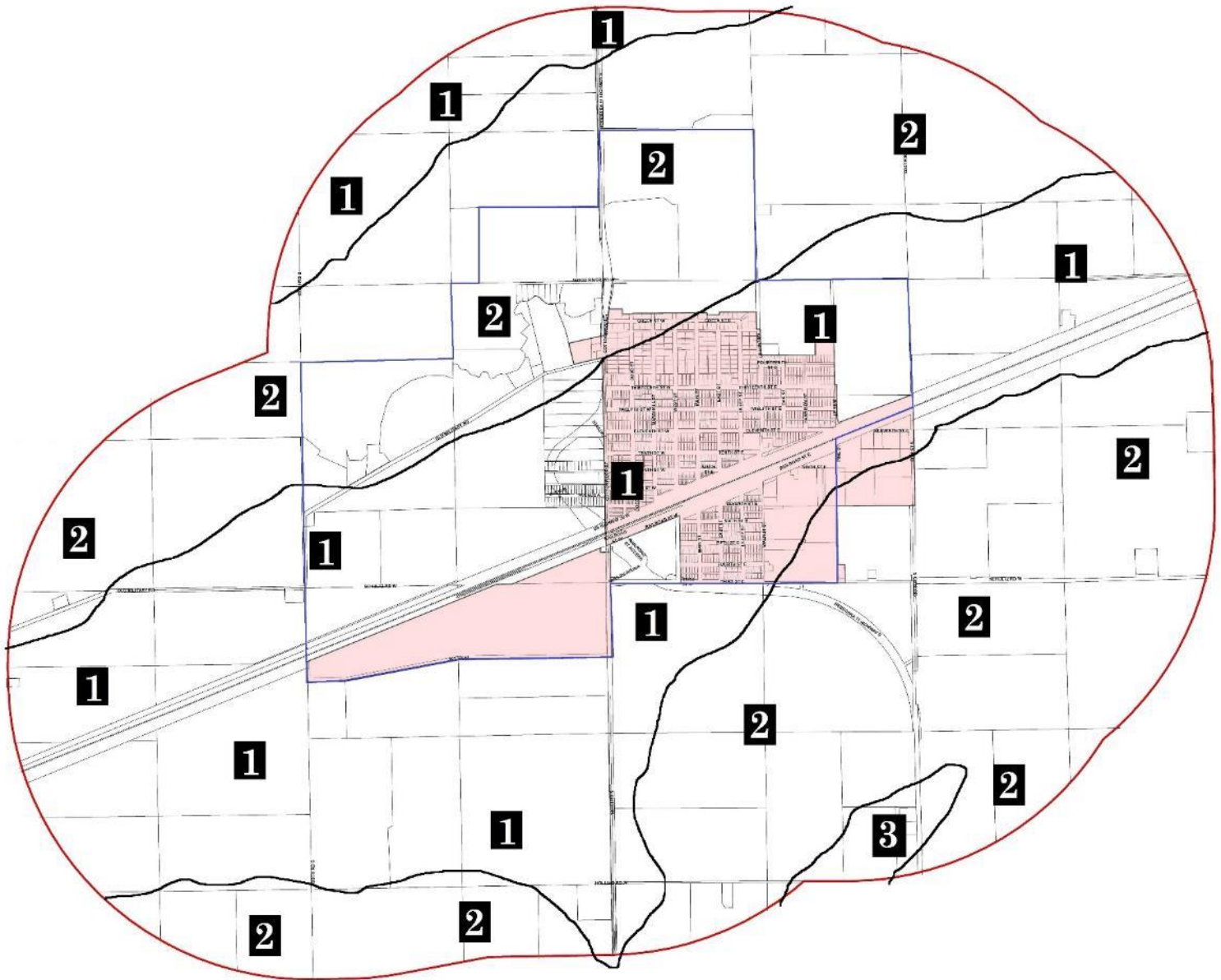
Major Existing Land Use Issues

The **Total Area** included within the Corporate Limits of Wood River in 2015 is approximately 585 acres, which equates to **42.6 Acres Per 100 Persons**. After applying National Planning Standards, Wood River has 104.5 more acres of land than the typical City of its size.

- ❖ *The Land Use Categories with excess acreage are Industrial and Vacant properties.*
- ❖ *Based upon the land use development pattern of the City, Wood River will need an additional 44 acres of Residential acreage to meet the recommended National Standards for housing.*

GENERAL SOIL ASSOCIATIONS MAP WOOD RIVER, NEBRASKA

2015



LEGEND

- 1 - HALL SILT LOAM - FRIABLE SUBSOIL PHASE
- 2 - HALL - VERY FINE SANDY LOAM
- 3 - HALL - FINE SANDY LOAM
- WELLHEAD PROTECTION AREA

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

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ILLUSTRATION 4.1

❖ HALL – SILT LOAM – FRIABLE SUBSOIL PHASE ASSOCIATION.

This Association is concentrated in the northwestern and central portions of the One-Mile Planning Jurisdiction, including the majority of the incorporated areas of the City of Wood River. Lands included in the Association are comprised of the bottom land and upper stream terraces of the Big Blue River. Soils in this Association are described as, *“Deep, nearly level and very gently sloping, moderately well drained and somewhat poorly drained, silty soils that formed in loess; on uplands.”* Soil blowing is a hazard in cultivated areas. Measures that control runoff are the main management needs on the very gently sloping soils.

Soil conditions in this Association are moderately limited in areas where drainage ways have sculpted the river terraces. Septic tanks and leach fields have severe limitations due to wetness and slow percolation, while seepage and the depth to the ground water table cause moderate to severe limitations for sewage lagoons. Dwellings with basements are slightly to moderately limited due to the potential of flooding.

❖ HALL – VERY FINE SANDY LOAM ASSOCIATION.

The Hall Very Fine Sandy Loam Association is concentrated in the central portion of the One-Mile Planning Jurisdiction, specifically in two separate regions to the north and south of the City of Wood River. Soils throughout the region are described as, *“The surface is nearly level or only slightly undulating, but the type is slightly higher and better drained than other Hall Soils.”* Nearly all lands of this association are farmed and the soil is regarded as one of the more valuable soils of the County for agricultural production.

Soils in this Hall Very Fine Sandy Loam Association are moderately limited for lagoons and septic tank absorption fields due to slow permeability and the shallow depth to the ground water table. Dwellings with basements are moderately limited due to shrink-swell potential of the soils.

❖ HALL FINE SANDY LOAM ASSOCIATION.

The Hall Very Fine Sandy Loam Association is concentrated in the south central portion of the One-Mile Planning Jurisdiction, specifically including lands to the south of the Interstate 80 Corridor that extend into the environs of the Platte River bottom lands. Gently sloping lands comprise this region. The Association is characterized as, *“the surface of this soil is nearly level or slightly undulating.”* The association lands are used mainly for cash grain or for pasture and hay.

The steepest areas of the Planning Jurisdiction are included in this Association, resulting in severe limitations for dwellings with basements. Moderate to severe limitations exist for sewage lagoons and septic tanks from steep slopes, slow percolation and seepage. Topographic limitations also have resulted in agricultural practices being focused on utilizing these lands for pasture, with only a few areas being cultivated.

WATERSHEDS

The topography and terrain of the City of Wood River and its Planning Jurisdiction are fairly level. The natural landscape has been formed by wind and water erosion and deposits, creating areas of upland terraces bisected by gently sloping drainage ways. The natural topography of the City is nearly level to gently sloping to the north/northeast towards the Wood River. Storm water flows through the Community on the north side of the Highway 30 Corridor, gradually along street surfaces to the drainage way one-half block south of Green Street and continues east out the of the City to drainage ditches and eventually to the Wood River. The portion of the City located south of the Union Pacific Corridor has storm water generally flowing to the east along street surfaces entering the drainage ditches and flowing east/southeast eventually entering the Platte River environs.

Groundwater and groundwater-fed surface streams account for a large percentage of the water resources in the Wood River Planning Jurisdiction. The underground water supply for the City is part of the Platte River Valley Watershed. The City of Wood River relies upon the groundwater reserves and surface water run-off to recharge the underground water supply of the municipal wells. A description of the municipal water system is provided in **Section 5** of this **Comprehensive Development Plan**.

The underground water supply is vital to the region and is the source of water for numerous rural private drinking and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected. Securing the quality of drinking water from private wells in the rural areas within the Wood River One-Mile Planning Jurisdiction is very important.

A minimum lot size of three acres is utilized in the current “AG-Agriculture” Zoning District for residences in the One-Mile Planning Jurisdiction. This standard generally ensures, adjacent households do not contaminate one another’s drinking water.

WELLHEAD PROTECTION PROGRAM

The Nebraska Department of Environmental Quality (NDEQ) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, the NDEQ has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary program intends to prevent the contamination of ground water.

The **WHP Program** provides the following in accordance with the federal laws: 1) duties of the governmental entities and utility districts, 2) determines protection area, 3) identify contamination sources, 4) develop a contaminant source management program, 5) develop an alternate drinking water plan, 6) review contaminated sources in future wellhead areas, and 7) involve the public.

The purpose of **Nebraska's Wellhead Protection Program** are to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring. The **Wellhead Protection Area (WHPA)**, adopted by the Wood River City Council in 2011, includes the entire incorporated area of the City in addition to the central portion of the Wood River One-Mile Planning Jurisdiction, see **Illustration 4.1**.

CLIMATE

The climate of the Wood River area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 12.4°F in January and maximum of 87.9°F in July. The total annual precipitation is 25.9 inches, while the average annual snowfall is 32.5 inches.

THE BUILT ENVIRONMENT.

The built environment of Wood River is characterized by various unique landmarks. The combination of these physical features creates a sense of place for the citizens and patrons of Wood River. The natural terrain enhances the built environment by providing an aesthetic base for development. The neighborhoods are defined by edges or boundaries. The major transportation corridors and the physical barriers of the terrain generally create the edge of each district, giving the neighborhoods distinct boundaries.

Downtown Wood River is planned to remain the primary focus of specialty shops and professional offices. The majority of the future “automotive orientated” commercial uses are recommended along the Highway 30 Corridor.

Future industrial uses are planned to remain in their current locations adjacent the Highway 30 and Union Pacific Railroad Corridors. Growth areas planned for future industrial uses within the Corporate Limits includes land in the southeastern Wood River, east of Walnut Street. The southwestern growth area currently contains the ethanol facility and is planned with sufficient lands to sustain future expansion of the facility.

LAND USE ANALYSIS.

EXISTING LAND USE PROFILE

Existing Land Use in and around Wood River is identified in **Table 4.2** and **Illustrations 4.2 and 4.3**. The **Table** analyzes land uses within the Corporate Limits of the City of Wood River and compares them to National Planning Standards. The Wood River and National Planning Standards identify total acres per 100 persons.

TABLE 4.2
EXISTING & FUTURE LAND USE CAPACITY MATRIX
WOOD RIVER, NEBRASKA

2015 ESTIMATED POPULATION - 1,373

2025 PROJECTED (MEDIUM) POPULATION - 1,469

2035 PROJECTED (HIGH) POPULATION - 1,623

	2015			WOOD RIVER PLANNING STANDARD	NATIONAL PLANNING STANDARD	TOTAL ACRES NEEDED (Wood River / National)		
	ACRES	PERCENT				2015	2025**	2035***
Parks & Rec./Open Space	12.2	2.1 %		0.9	2.0	12.2 / 27.5	13.2 / 29.4	14.6 / 32.5
Public/Quasi-Public	19.8	3.4 %		1.4	2.8	19.8 / 38.4	20.6 / 41.1	22.7 / 45.4
Residential	93.3	15.9 %		6.8	10.0	93.3 / 137.3	99.9 / 146.9	110.4 / 162.3
Single & Two-Family	84.2	14.4 %		6.1	7.5	84.2 / 103.0	89.6 / 110.2	99.0 / 121.7
Multifamily	1.8	0.3 %		0.1	2.0	1.8 / 27.5	1.5 / 29.4	1.6 / 32.5
Mobile Home	7.3	1.2 %		0.5	0.5	7.3 / 6.9	7.4 / 7.4	8.1 / 8.1
Commercial	11.5	2.0 %		0.8	2.4	11.5 / 33.0	11.8 / 35.3	13.0 / 39.0
Industrial	155.4	26.6 %		11.3	2.3	155.4 / 31.6	166.0 / 33.8	183.4 / 37.3
Streets/Alleys/RR Corridor	174.1	29.8 %		12.7	9.0	174.1 / 123.6	186.6 / 33.8	206.1 / 146.1
Total Developed	466.3	79.7 %		34.0	25.0	466.3 / 343.3	499.5 / 367.3	551.8 / 405.8
Total Vacant	118.8	20.3 %		8.7	6.5*	118.8 / 89.3	127.8 / 95.5	141.2 / 99.9
Total Acreage	585.1 ^	100.0 %		42.6	35.0	585.1 / 480.6	625.8 / 514.2	691.4 / 568.1

^Based on Net Area Acreage.

Note: Wood River and National Planning Standards identify number of acres per 100 persons.

*Vacant Land Capable of Development.

**Based on Medium Population Projection.

***Based on High Population Projection.

Source: Hanna/Keelan Associates, P.C., 2015.

PARKS/RECREATIONAL

Park facilities in the City of Wood River include Memorial Park, the largest park within the City, and smaller “neighborhood parks” throughout the City. These parks comprise a total of 12.2 acres, or two percent of the total 585 acres in Wood River. A comparison between the Wood River and National Planning Standards indicate that the City has less than half of the park land recommended by the National Standard for parks, two acres for every 100 persons in the City. The Wood River Municipal Golf Course includes an estimated 160 acres of land and is located approximately two miles beyond the Corporate Limits, southeast of the City. If this golf course were located within the City, Wood River would greatly exceed the recommended park acreage.

PUBLIC/QUASI-PUBLIC

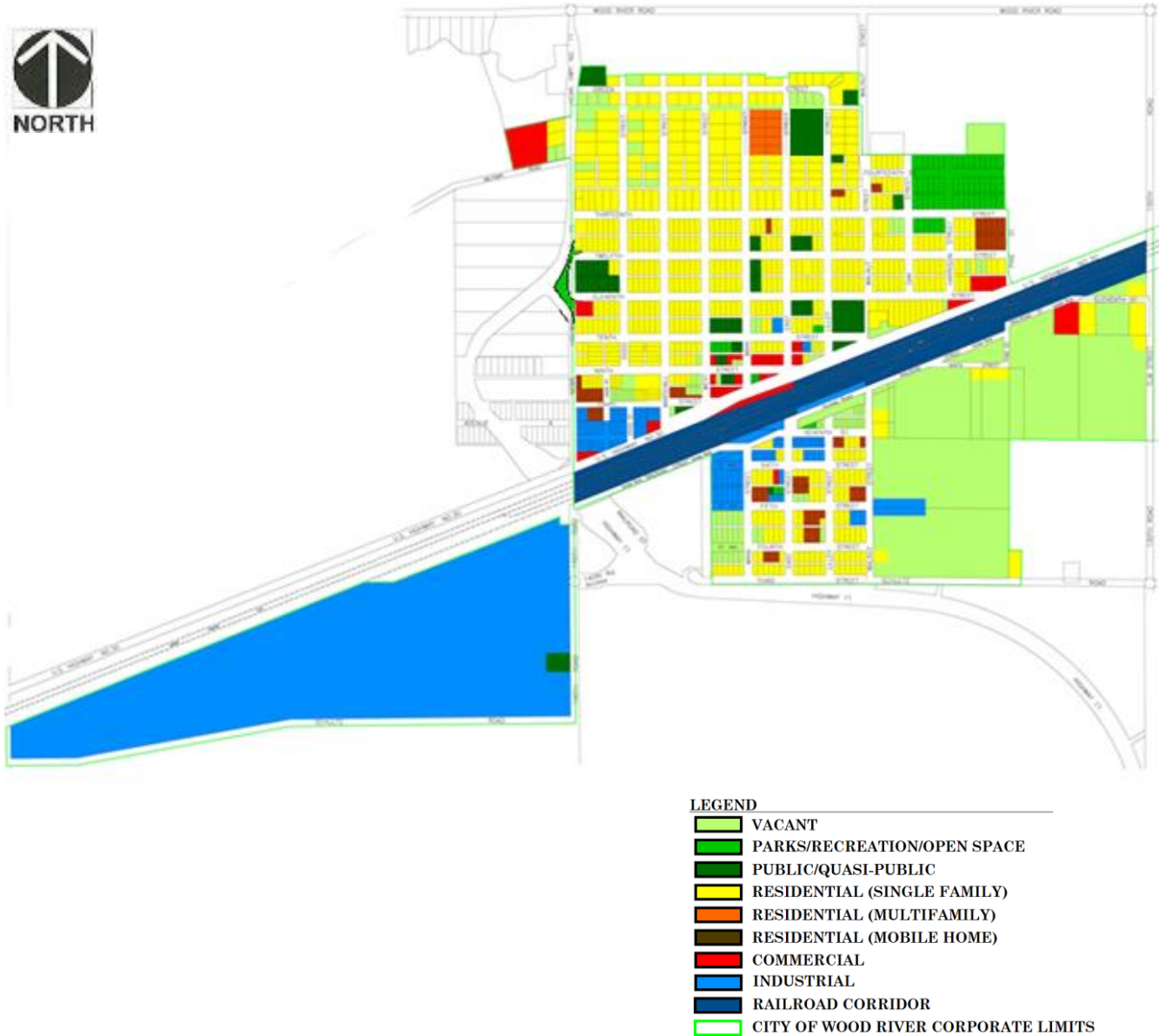
Typical uses include the Public Schools, City and County buildings, U.S. Post Office, churches and cemeteries. Approximately 3.4 percent or 19.8 acres in the incorporated area of Wood River are utilized by Public/Quasi-Public land uses. The Land Use Capacity Matrix indicates that the City of Wood River has 50 percent less than the 2.8 acres per 100 people recommended by National Planning Standard. However, the estimated 25 acres utilized by the Wood River Junior/Senior High School is not within the Corporate Limits of the City and thus not included in the Land Use Matrix. Wood River would need an additional 18.6 acres to meet the National Planning Standard recommendations for public/quasi-public land uses.

GENERALIZED EXISTING LAND USE MAP

CORPORATE LIMITS

WOOD RIVER, NEBRASKA

2015



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ILLUSTRATION 4.2

GENERALIZED EXISTING LAND USE MAP

ONE-MILE PLANNING JURISDICTION

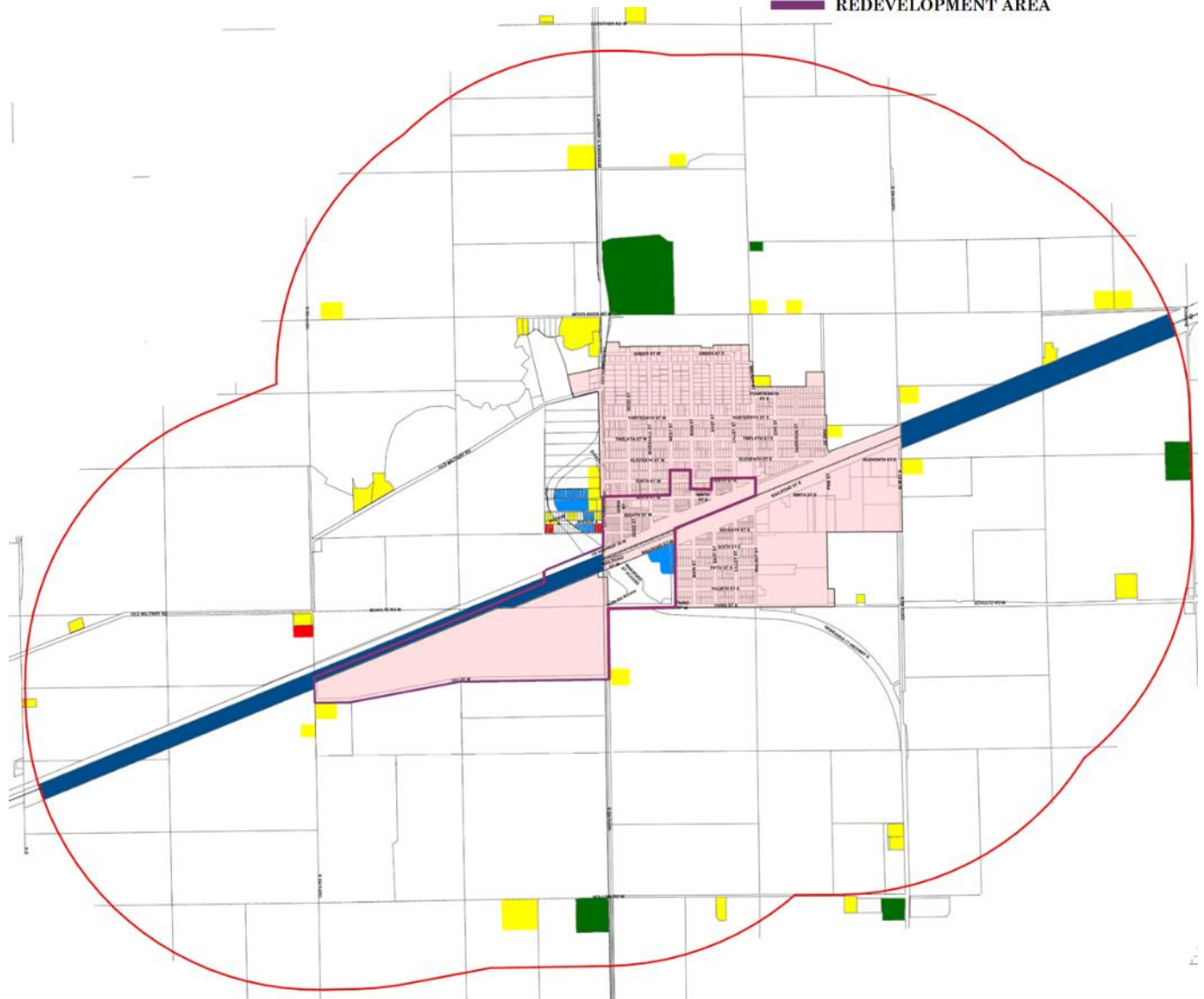
WOOD RIVER, NEBRASKA

2015



LEGEND

- VACANT/AGRICULTURAL
- PUBLIC/QUASI-PUBLIC
- RESIDENTIAL (SINGLE FAMILY)
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF WOOD RIVER ONE-MILE PLANNING JURISDICTION
- REDEVELOPMENT AREA



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ILLUSTRATION 4.3

RESIDENTIAL

Residential land uses in Wood River account for an estimated 93.3 acres of land, or 15.9 percent of the total residential land uses in the Corporate Limits. This sets the Wood River Planning Standard at 6.8 persons per 100 people, or 32 percent less than the National Planning Standard of 10 acres of residential land use per 100 people. To meet the National Standard, the City will need to develop an estimated 53.6 acres of residential land for a total of 146.9 acres designated for residential land use by 2025. **The Wood River Community Housing Study identified at least 26.7 additional acres of residential land by 2025.** By 2035, the Community will need to maintain a total of 162.3 acres of residential land to meet the National Standard.

Multifamily housing is significantly below the National Planning Standard recommendations for Communities. Currently, Wood River has 1.8 acres of multifamily lands which equates to a ratio of 0.1 acres, 95 percent less than the standard of 2.0 acres per 100 people. The City would need to develop approximately 27.6 additional acres of multifamily land uses to meet the recommended National Standard, by 2025.

Wood River meets the recommended National Planning Standard for mobile home residential land at 7.3 acres, which equates to 0.5 acres per 100 people.



COMMERCIAL

Commercial land uses in Wood River account for an estimated 11.5 acres of land, or 0.8 acres per 100 people. This accounts for only 33 percent of the recommended commercial land use through the National Planning Standard of 2.4 acres per 100 people. The close proximity of Wood River to the larger Cities of Grand Island and Kearney limits the viability of commercial development. Specialty retail and professional office uses are recommended to be of the focus of future development in Downtown, while highway oriented commercial uses are planned at the east and west entrances to the City along the Highway 30 Corridor, Downtown Wood River is desired by residents to remain the commercial, entertainment and social focal point of the City.

INDUSTRIAL

The amount of land occupied by industrial uses greatly exceeds recommended National Planning Standards due to the ethanol production facility being located within the Wood River Corporate Limits. Wood River has a total of 155 acres of land utilized by industrial uses which, at 12.7 acres per 100 people, is nearly 500 percent more than the ratio of 2.3 acres per 100 people recommended by the National Planning Standard.

U.S. Census Workforce Employment Data, from 2013, indicate that 314 workers commute to Wood River for employment, while 33 of the City's 347 employees live and work in Wood River. Thus, approximately 389 employed persons, or 92 percent of employees that live in Wood River commute beyond the Corporate Limits of the City. This includes an estimated 362 employees that travel more than 10 minutes to work.

Results of the **Workforce Housing Needs Survey** indicated of the 46 employees that completed surveys, six have a desire to purchase a home in Wood River.

Priorities for Growth and Development

The results of the Land Use Capacity Matrix revealed that Wood River needs to concentrate its efforts on expanding the amount of land dedicated to residential uses and diversifying commercial land uses.

- ❖ *The City is particularly underdeveloped in terms of multifamily housing, but must continue to provide vacant land for all residential land uses.*
- ❖ *Wood River should strive to increase the amount of acres devoted to multifamily housing.*
- ❖ *Downtown Wood River should increase efforts to attract additional retail businesses.*
- ❖ *Automotive oriented commercial uses should be expanded along Highway 30 to the east and west entrances to the City.*

FUTURE LAND USE.

The City of Wood River should propose a goal of implementing appropriate community and economic development initiatives to maintain a stabilized and increasing population base. Since its founding, the City has experienced an overall trend of a gradually increasing population. The development of the ethanol facility during the 2000s coincides with a population growth of 121 persons between 2000 and 2010. The 2010 Census total was nine persons short of equaling the peak population of 1,334 people in 1980. Conservative estimates indicate that the City should plan for an increase of at least 133 persons during the next 10 years, reaching a total of 1,506 people by 2025. Long term estimates for the next 20 years anticipate the population will increase by at least 178 people between 2015 and 2035.

Meeting projections for growth by 2025 and 2035 will require an expansion of vacant lands and infrastructure and utilities to support housing development. Participants of the Community Planning Listening Sessions, as well as Survey participants have all concluded that the proximity of Wood River to Grand Island and Kearney allows for the ease of access to unique amenities, including hospitals, big box retail and large centers of employment. The lack of available affordable housing has limited the ability of the City's ability to capture workforce households as permanent residents.

Future annexation of large, vacant tracts of land are needed to support the efforts of the City in expanding residential, commercial and industrial land for development. The identification of future growth areas for all land use types adjacent and beyond the City of Wood River Corporate Limits is necessary to support growth opportunities.

Illustrations 4.4 and 4.5 identify future land use patterns for the City of Wood River, both within the Corporate Limits of the Community and beyond into the One-Mile Planning Jurisdiction.

INFILL DEVELOPMENTS

The strategic development of infill lots and other vacant land areas within the Corporate Limits would allow for managed growth and the utilization of the existing infrastructure, including streets, electrical, gas, and water and sewer systems. However, these vacant parcels are not sufficient to meet all the needs for future residential, commercial and parks/recreation and open space

Illustration 4.4, Generalized Future Land Use Map, highlights the future land use development recommendations for areas within the Corporate Limits of Wood River. The **Generalized Future Land Use Map, Illustration 4.5** identifies the growth areas proposed to the north, northeast, east and west of the City, within the One-Mile Planning Jurisdiction.

PARKS & RECREATION

An estimated 12.2 acres of land in Wood River are comprised of parks and recreation. This acreage is 50 percent less than the amount of land recommended by current National Planning Standards. Efforts to modernize and expand park equipment in the existing parks and expand the hiking/biking trails system should be the two areas of focus for parks and recreation improvement during the 10- and 20-year planning periods. **A bond issue was approved in August of 2015 to construct a new swimming pool in the northwest portion of the City.** This development will contribute to the need for additional park land in Wood River.

PUBLIC/QUASI-PUBLIC

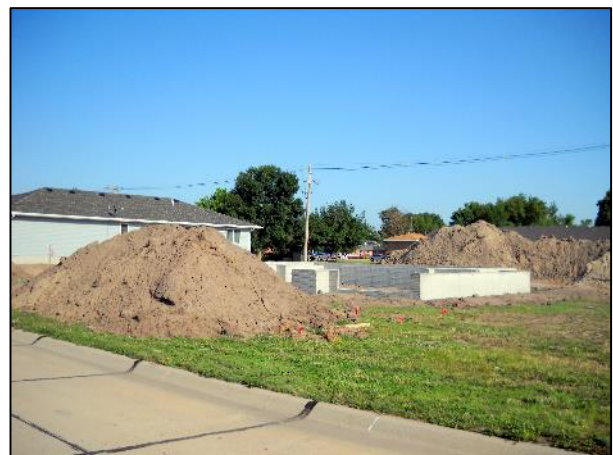
Future public/quasi-public land uses in Wood River will be primarily comprised of additional acreage to accommodate future expansions of existing uses. Existing facilities are expected to be sufficient to meet the service requirements of a growing Community.

RESIDENTIAL AREAS

Future residential development in and around the City of Wood River should be of a high priority to the Community, during the 10- and 20-year planning periods. The City should provide an estimated 162 total acres of residential land, or an additional 69 acres, based on National Planning Standards, for residential development, if the City is to provide additional housing options to all income sectors, age groups and family types/sizes.

The proposed **Thelen Subdivision, Second Addition**, is planned to facilitate the expansion of the City to the North, as a 49 acre development. The Addition will include single family, triplex and four plex dwellings and multifamily residential uses. The Land Use Matrix, **Table 4.2**, indicates that the City needs a minimum of 44 acres of additional residential land to meet 2015 National Planning Standards for residential uses.

The **Generalized Future Land Use Map, Illustration 4.5**, identifies newly designated residential areas in and around Wood River as single family and multifamily uses. These designations will allow developers the option of providing a variety of housing for families, singles, older adults and special populations.



GENERALIZED FUTURE LAND USE MAP

CORPORATE LIMITS

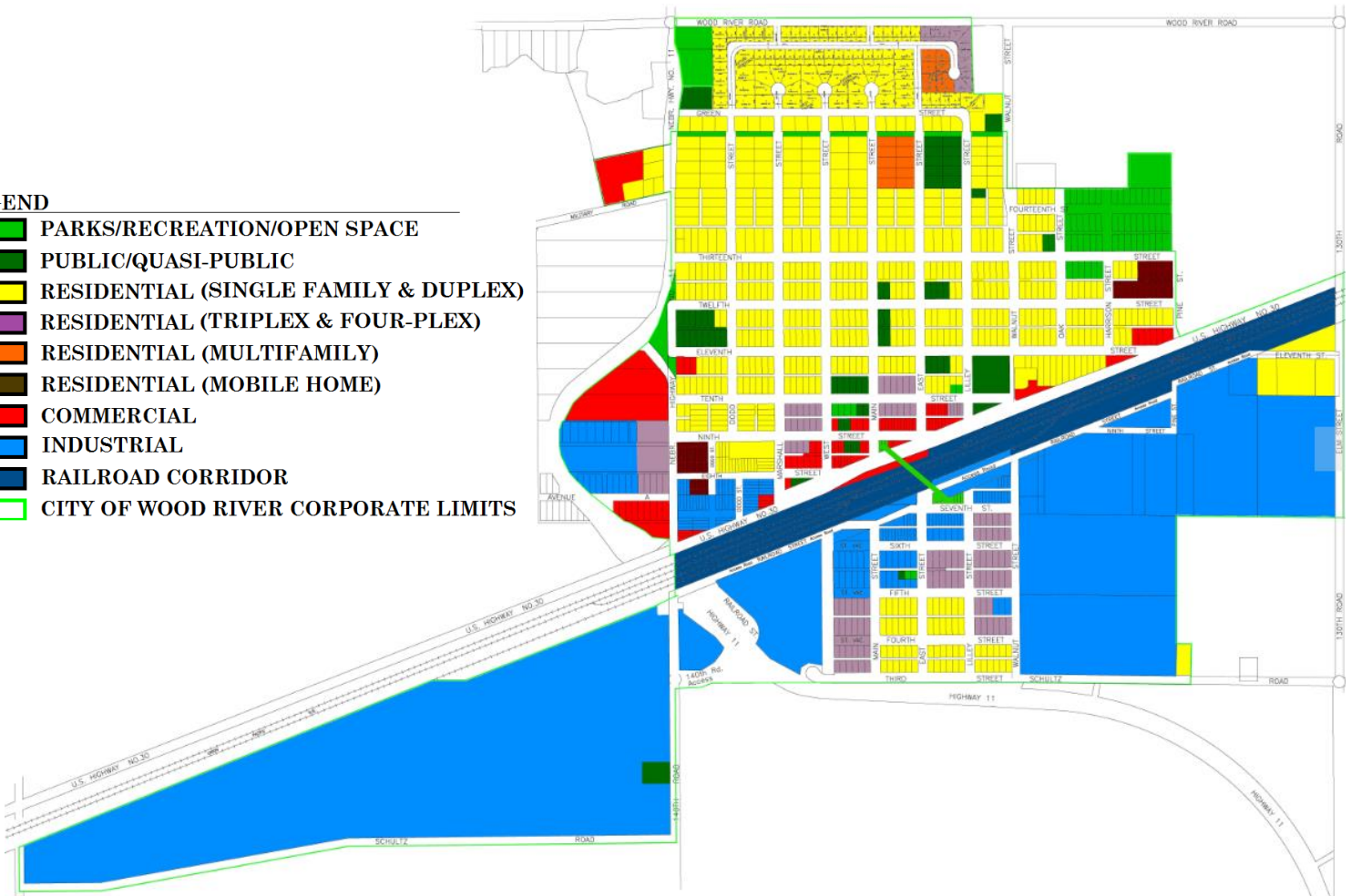
WOOD RIVER, NEBRASKA

2025-2035



LEGEND

- PARKS/RECREATION/OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- RESIDENTIAL (SINGLE FAMILY & DUPLEX)
- RESIDENTIAL (TRIPLEX & FOUR-PLEX)
- RESIDENTIAL (MULTIFAMILY)
- RESIDENTIAL (MOBILE HOME)
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF WOOD RIVER CORPORATE LIMITS



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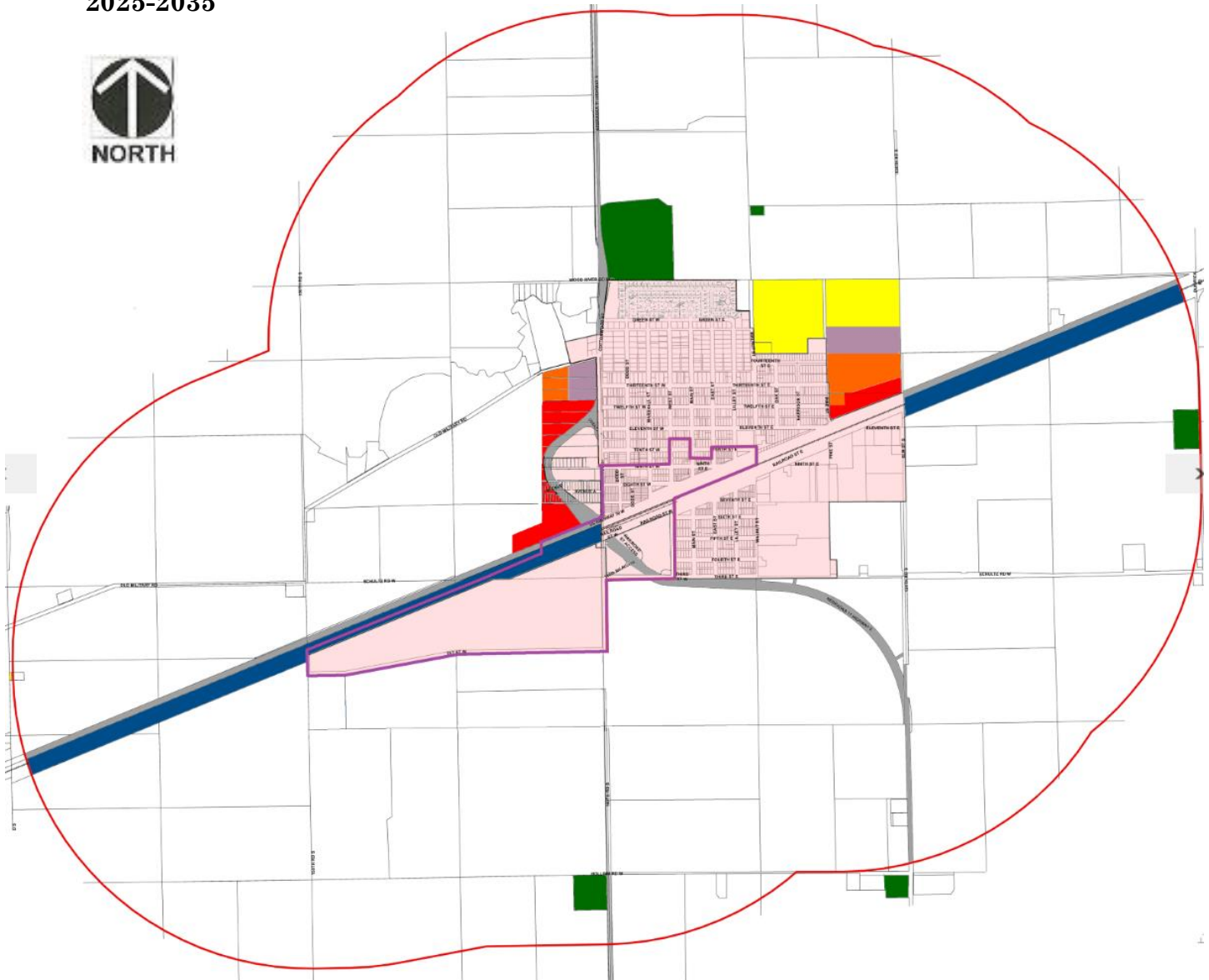
ILLUSTRATION 4.4

GENERALIZED FUTURE LAND USE MAP

ONE-MILE PLANNING JURISDICTION

WOOD RIVER, NEBRASKA

2025-2035



LEGEND

- VACANT/AGRICULTURAL
- PUBLIC/QUASI-PUBLIC
- RESIDENTIAL (SINGLE FAMILY & DUPLEX)
- RESIDENTIAL (TRIPLEX & FOUR-PLEX)
- RESIDENTIAL (MULTIFAMILY)
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CITY OF WOOD RIVER
ONE-MILE PLANNING JURISDICTION
- REDEVELOPMENT AREA
- HIGHWAY CORRIDOR

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ILLUSTRATION 4.5

The following provides a description of the future residential land uses for the Community.

- ❖ **Single family housing** development should first occur within the Corporate Limits of Wood River. Vacant lots exist in a couple residential subdivisions in northwest Wood River, such as West North Lawn 2nd Addition and Thelen Subdivision First Addition. Additional vacant lots are scattered throughout the Community, but in much smaller quantities of individual tracts or parcels.
- ❖ **Multifamily housing** development must be pursued during the planning periods. The previously discussed existing land use analysis concluded that multifamily acreage in Wood River is currently 26 acres less than recommended National Planning Standards. The recent trend of residential development in Wood River has focused on single family houses. There are examples of multifamily complexes in Wood River designated for the elderly and disabled. A lack of multifamily apartment buildings exist in the City for the local Workforce. The competition for rental housing in Wood River makes it difficult for workforce employees, their families and even retirees and young professionals to acquire sound, decent, rental housing due to the shortage of affordable rental housing.

The Comprehensive Development Plan/Housing Task Force established a priority for the development of a variety of multifamily housing types through 2025. This effort will require the designation of residential growth areas to be planned and appropriately zoned for multifamily residential development. There is an area of land within the Corporate Limits of Wood River zoned for multifamily development, but the majority of this property is already developed.

The consensus of the Task Force was that new residential development should occur within the Corporate Limits of Wood River, first. If sufficient lands were not available, the development of planned growth areas would be implemented in conformance with the **Generalized Future Land Use Map, Illustration 4.5**. The primary residential growth areas are located in the north, northeast, east and western portions of the Planning Jurisdiction.

Vacant lands designated for new residential development adjacent the Corporate Limits, will require an extension of all utilities.

Housing projections through 2025 must be supported by expanding the Utility Service Area. If projections for 2025 are to be met, the City will need to expand water and sewer services beyond the current Utility Service Area.

- ❖ *The Public Works Staff indicated that all the designated residential growth areas will require the extension of infrastructure and utilities systems to support proposed development.*
- ❖ *The existing Utility Service Area can sustain concentric growth from the current Corporate Limits outward.*
- ❖ *Water and Waste Water Treatment Facilities have sufficient capacities to support projected growth thru 2025.*

COMMERCIAL

Future commercial land use areas are anticipated to include replacing vacant lots and existing deteriorated and/or abandoned buildings along the Highway 30 Corridor. Automotive oriented commercial uses should continue to be developed along the Highway 30 Corridor at the eastern and western entrances to the City. Future highway commercial development should proceed with caution as to not diminish the role of Downtown Wood River as the primary center of commerce and entertainment.

Specialty retail, cafes/restaurants, and professional offices are encouraged to further diversify commercial venues in Downtown Wood River.

**INDUSTRIAL**

The City of Wood River has approximately 155 acres of industrial land within the Corporate Limits. This includes the standard industrial uses that are located adjacent the Union Pacific Railroad, including agricultural grain elevators and warehouse storage buildings. Wood River also incorporated a large industrial tract of land that includes approximately 139 acres of land in support of the ethanol plant. The current industrial tracts within the Corporate Limits that are in a state of transition or possessing vacant parcels in close proximity to residential development, are encouraged to become "light" industry. The reason is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the Community.

The City of Wood River also has designated large vacant tracts of land within the Corporate Limits of the City, to the east of Walnut Street and south of the Union Pacific Railroad Corridor, as an industrial growth area. This tract of land would have the benefit of having direct access to both the Highway 30 and Union Pacific Railroad Corridor and to the Highway 11 connection to Interstate 80. Two additional areas adjacent the eastern portions of the Highway 11 Corridor are also included as industrial grow areas. The **Generalized Future Land Use Maps, Illustrations 4.4 and 4.5**, identify proposed industrial land areas within, adjacent the City and the One-Mile Planning Jurisdiction.

To provide jobs for an increasing population base and to attract additional business and industry to Wood River, it is recommended that vacant lands within these industrial areas be prepared to support new industrial uses. The City must maintain enough industrial land for growth and development. Local development groups, organizations and property owners, with the guidance of the Wood River Area Economic / Housing Development Corporation are encouraged to promote and continue their support for additional industrial land development.

INTENSIVE AGRICULTURAL USES

The Task Force recognizes the importance of agricultural practices, to the economy of the Community, including livestock facilities. The expansion of existing livestock confinement operations within the One-Mile Planning Jurisdiction of the City should only be permitted in unique circumstances. The development of new livestock confinement operations should be prohibited in the Planning Jurisdiction of the City. Floodplains associated with Wood River and its tributaries limit the development of the City to the northwest and north of the Wood River Rural High School. Therefore, the remaining portions of the One-Mile Planning Jurisdiction of the City are vital to the continued growth and development of Wood River. **Livestock confinement operations are best suited for locations within rural Hall County, outside the Planning Jurisdiction of the City.**

LAND USE PLAN / IMPLEMENTATION

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development activities. These include Local, State and Federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the areas such as the Downtown and adjacent older residential neighborhoods is deemed to be an essential and integral element of development and redevelopment planning.

Redevelopment Area #1 includes the Downtown and adjacent older residential and industrial areas west to Highway 11 and south of the Union Pacific Railroad Corridor to the ethanol facility in the southwest corner of the City (**See Illustration 4.5**). **Redevelopment Area #1** has been officially declared blighted and substandard. TIF is available for both redevelopment and development projects in the area. Initial projects have focused on the development of the ethanol facility.

PROPOSED REDEVELOPMENT AREA #2

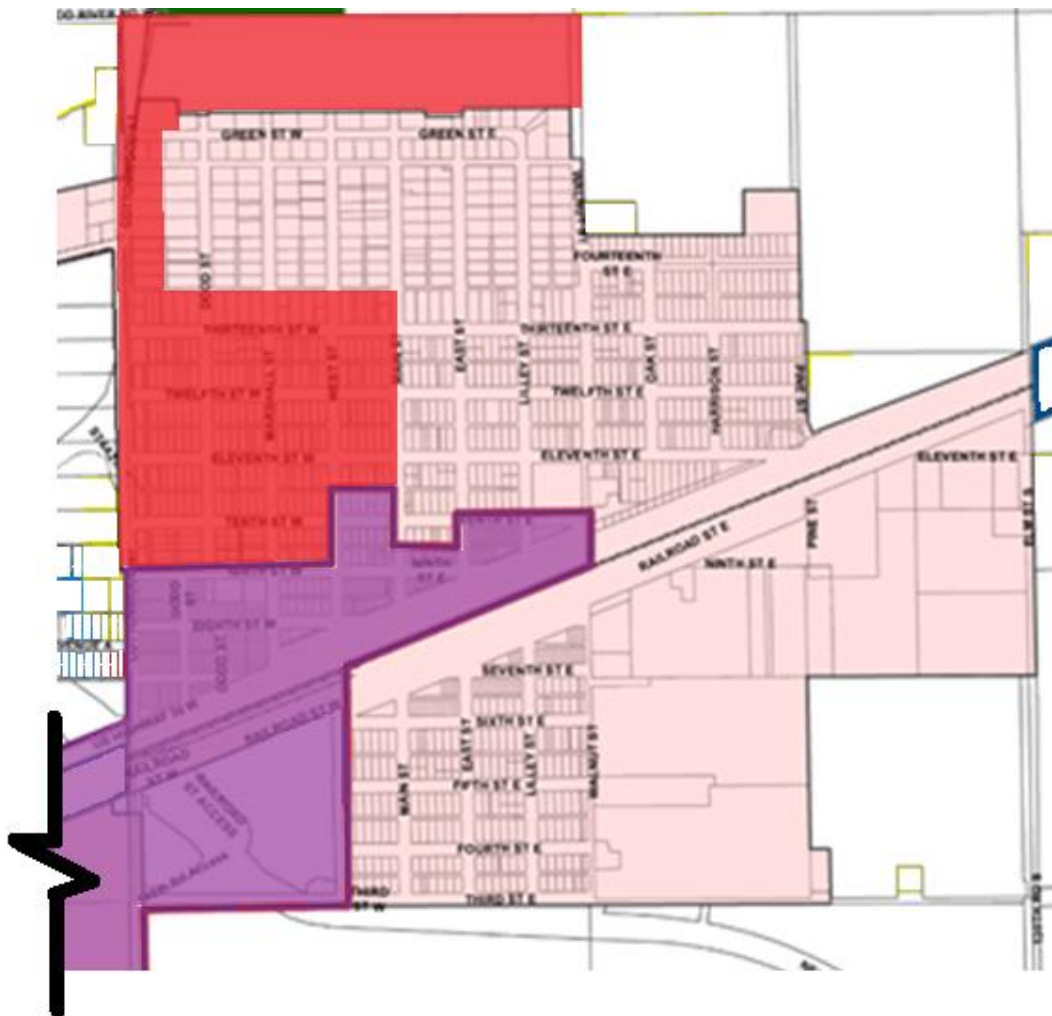
A second **Redevelopment Area** is proposed for Wood River as part of this Comprehensive Development Plan that includes an older residential area to the northwest of Downtown Wood River that extends along Highway 11 to include the vacant tract of land proposed for the new Thelen Subdivision, Second Addition. This area would abut the northern boundary of **Redevelopment Area #1** from Main Street, west, to Highway 11.

Redevelopment Area #2 would provide incentives for:

- Rehabilitation and/or demolition and replacement of older residential dwellings.
- Improvement or replacement of outdated infrastructure in the older areas.
- Reduce costs for the extension of new infrastructure; water, sewer, streets and utilities into the new areas proposed for development.
- Assist in the financing continued enhancements to the Highway 11 Corridor, from Ninth Street north to Wood River Road.
- Provide incentives for the upgrade of Wood River Road to accommodate connections between the new subdivision and Wood River Junior/Senior High School along the east/west corridor.

The proposed **Redevelopment Area #2** is highlighted in red in **Illustration 4.6**, below. The dark purple highlighted area includes the portion of **Redevelopment Area #1** that is generally located east of Highway 11. Upon the adoption of Redevelopment Area #2, the two Redevelopment Areas could be combined into one Area to facilitate the use of left over TIF funding for new projects throughout the entire combined Area.

REDEVELOPMENT AREA #2 (PROPOSED) WOOD RIVER, NEBRASKA



LEGEND

- REDEVELOPMENT AREA #1 (EXISTING)**
- REDEVELOPMENT AREA #2 (PROPOSED)**

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ILLUSTRATION 4.6

ANNEXATION POLICY

Future annexation activities in the City of Wood River, both voluntary and involuntary, should occur in the non-agricultural land use areas identified in **Illustration 4.5, Generalized Future Land Use Map**. Several tracts of land could be annexed at a point in time when in conformance with and meeting the criteria of Nebraska State Statutes. A certain amount of **vacant land** will also be needed in each area to provide an overall functional land use system. To develop the Community in the most efficient and orderly manner possible, the focus should be placed, first, on the development of suitable vacant land within the Corporate Limits of Wood River.

There presently exists an estimated 118 acres of vacant land within the Corporate Limits.

Areas for Annexation

Areas directly adjacent the existing Corporate Limits to the north, northeast, east and west of the City are recommended to be considered for annexation throughout the 10- and 20-year planning periods. The vacant tract of land between the current northern Corporate Limits and Wood River Road is currently in the planning and predevelopment stages as a future residential subdivision, adding approximately 49 acres of residential land to the City of Wood River. These areas should be annexed at a point in time to support the continued growth and development of the Community throughout the 10-year and 20-year Planning Periods. These areas are all capable of being served by extensions of municipal infrastructure and utility systems. These areas are identified in **Illustration 4.5, Generalized Future Land Use Map**. Much of the land located in identified growth areas are adjacent existing infrastructure, water and sewer lines that can be readily extended to facilitate development.

Vacant land within the current Corporate Limits, designated for future residential development, is not of sufficient size to meet the residential needs during the 10- and 20-year planning periods. Thus, plans must be developed to expand the utility service area of Wood River into all growth areas.

NEIGHBORHOOD PRESERVATION AND DEVELOPMENT PRIORITIES.

The oldest residential properties in Wood River are located adjacent the Downtown and along the Union Pacific Railroad Corridor. The associated infrastructure systems, street trees and public facilities reflect similar ages and potential needs for improvement.

Priorities:

- ◆ Housing rehabilitation is needed throughout the Community to protect the viability of residential properties.
- ◆ Vacant lots exist in Wood River, as well as housing in need of demolition and replacement. Housing design standards should be considered so that new single and multifamily structures are compatible with the sizes, architectural styles, building materials and colors that are unique to the neighborhoods.
- ◆ The large street trees provide a canopy covering over streets the older neighborhoods. A tree maintenance and replacement program should be coordinated with the City.
- ◆ The planting of street trees should be extended to the newer neighborhoods in the north portion of the City to ensure that the character of City continues throughout all portions of the Community.
- ◆ Streets throughout the City have paved concrete surfaces and are in good condition.
- ◆ An annual review of the streets in these Neighborhoods should be coordinated with the yearly “One- and Six-Year Street Improvement Plan” for the City of Wood River to identify any needed public improvements.
- ◆ Public facilities including street lighting, sidewalks, curb and gutters and public parks are important to the character of the City. The condition of these facilities should be monitored for needed improvements.

COMMUNITY IMAGE AND PRESERVATION OF ATTRIBUTES.

The residential Neighborhoods of Wood River form the foundation of the Community and strive to be walkable, encourage socialization and provide safe routes to public and private services and facilities throughout the City. The edges of the residential areas are often established by unique topographic features, major arterial streets or by different subdivision platting characteristics. The pattern of land use within these Neighborhoods, the density of development, the arrangement streets and the connections of major and minor arterial corridors to public facilities, business and industrial areas are woven together to form the Community.

From the Beginning, Downtown Wood River has been the economic, social and entertainment center of the City. Its relationship to the Highway 30 Corridor and the Union Pacific Railroad corridor served as the framework from which the residential neighborhoods developed and grew within the Community. To protect and enhance the Community's Image, this plan must identify the land use components and develop design elements that contribute to its character.

CHARACTER ISSUES

Residents of the Community who participated in public forums, listening sessions or who were members of the Comprehensive Development Plan/Housing Task Force repeatedly looked to the benefits of small town living when discussing the character of Wood River. The Community atmosphere includes a relatively low crime rate, excellent public schools; the availability of parks and open space, and the proximity to the Wood River and Platte River environs.

The outcomes of this Comprehensive Development Plan must translate these characteristics into future development and growth opportunities to ensure that as the City grows and develops, it maintains and integrates these characteristics into new residential, commercial, industrial and parks and open space growth areas. A proactive approach to land use planning and the integration of compatible design standards can be valuable to maintaining the small town character and unique attributes of Wood River. Growth for the sake of growth is seen as the positive indicator of economic stability, but growth must also include the types of attributes that make Wood River a unique City. This Plan must function to sustain the traits that contribute to the most valued characteristics of the City.

COMPATIBLE DEVELOPMENT

The pattern of existing development in Wood River, Nebraska, is generally well planned, with the primary commercial areas fronting on both sides of Ninth Street, between East and West Streets. Main Street divides the Downtown in half, between East and West Streets. This system of local streets and highways are the principal transportation arterial streets that support travel within and through the Community. Downtown Wood River buffers Highway 30 traffic from single family residential areas to the west and north of the Downtown. High volumes of automotive and heavy truck traffic travel the Highway 30 Corridor. The likelihood of there ever being a bypass around the City is very unlikely. **Traffic calming measures and strict enforcement of posted speeding limits will be the only mechanisms to limiting the speed of vehicles along the Highway 30 Corridor.**



This **Comprehensive Development Plan** supports the future viability of Downtown Wood River. The use of Tax Increment Financing is viewed as an important component to securing the structural integrity of the buildings, expanding existing businesses and attracting and further diversifying the future business in the Downtown.

Expansions of commercial uses are planned along the Highway 30 Corridor. Commercial nodes at the east intersection of Highway 11 with Highway 30 provides for additional lands for development along the north side of the Highway 30 Corridor, as well as north of the intersection along the west side of Highway 11. At the east side of Wood River, along the north side of Highway 30, a second node of highway commercial is planned for highway oriented commercial development.

Enhancing the character of the Community and special areas requires a concerted effort on behalf of both the public and private sectors. From the perspective of the City, the development regulations and standards must be written to achieve the preferred outcomes. Without specific requirements for increased open space, landscaping, screening, and buffering, sign control; and standards relating to building scale, roof design, placement of storage and loading areas, the appearance of individual properties and corridors are left to individuals rather than to the standards that are agreed to represent the desires of the residents of the City of Wood River.

SECTION 5

PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.

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COMMUNITY PLANNING & RESEARCH**

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

** Becky Hanna, Tim Keelan, Lonnie Dickson, AICP, Keith Carl **

SECTION 5

PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.

INTRODUCTION.

Section 5 of the **Wood River, Nebraska Comprehensive Development Plan** discusses the existing conditions and planned improvements to the public facility and utility systems in the Community. Quality public facilities, services and parks and recreation systems are provided to ensure a high quality of life for all residents of Wood River.

Public Facilities identify existing facilities in Wood River and determine future needs and desires during the 10- and 20-year planning periods. Public Facilities provide citizens with social, cultural and educational opportunities. Facilities in Wood River include, but are not limited to city government, health care, education, police/fire protection and recreational facilities such as parks and athletic fields. **Unless otherwise identified, general maintenance is planned for all public facilities in Wood River, which also implies that the identified facility is adequate and meets the needs of the Community through the 10- and 20-year planning periods.** The locations of these public facilities are identified in the **Wood River Public Facilities Map, Illustration 5.1.**

Public Utilities address the water, wastewater and other related utility systems in the Community, including current condition and capacity. It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion and maintenance of these systems be coordinated with the growth of Wood River. Analysis of these infrastructure systems, via conversations with City maintenance and utility personnel, confirmed that the City must continue to maintain and improve these utility systems.

Transportation examines the systems that provide for safe travel of pedestrians and automobiles. The City has utilized federal funding opportunities to reconstruct major arterial streets, leveraging dollars for transportation improvements. The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Wood River. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the City, and provide for the circulation needs within the Community. The overall purpose of the transportation plan is to provide the necessary guidelines for the safe movement of people and vehicles throughout the Community and One-Mile Planning Jurisdiction.

PUBLIC FACILITIES MAP WOOD RIVER, NEBRASKA



SCHOOLS/EDUCATION

1. Wood River Elementary School
2. Wood River Junior/Senior School
3. Maltman Memorial Library

PARKS & RECREATION

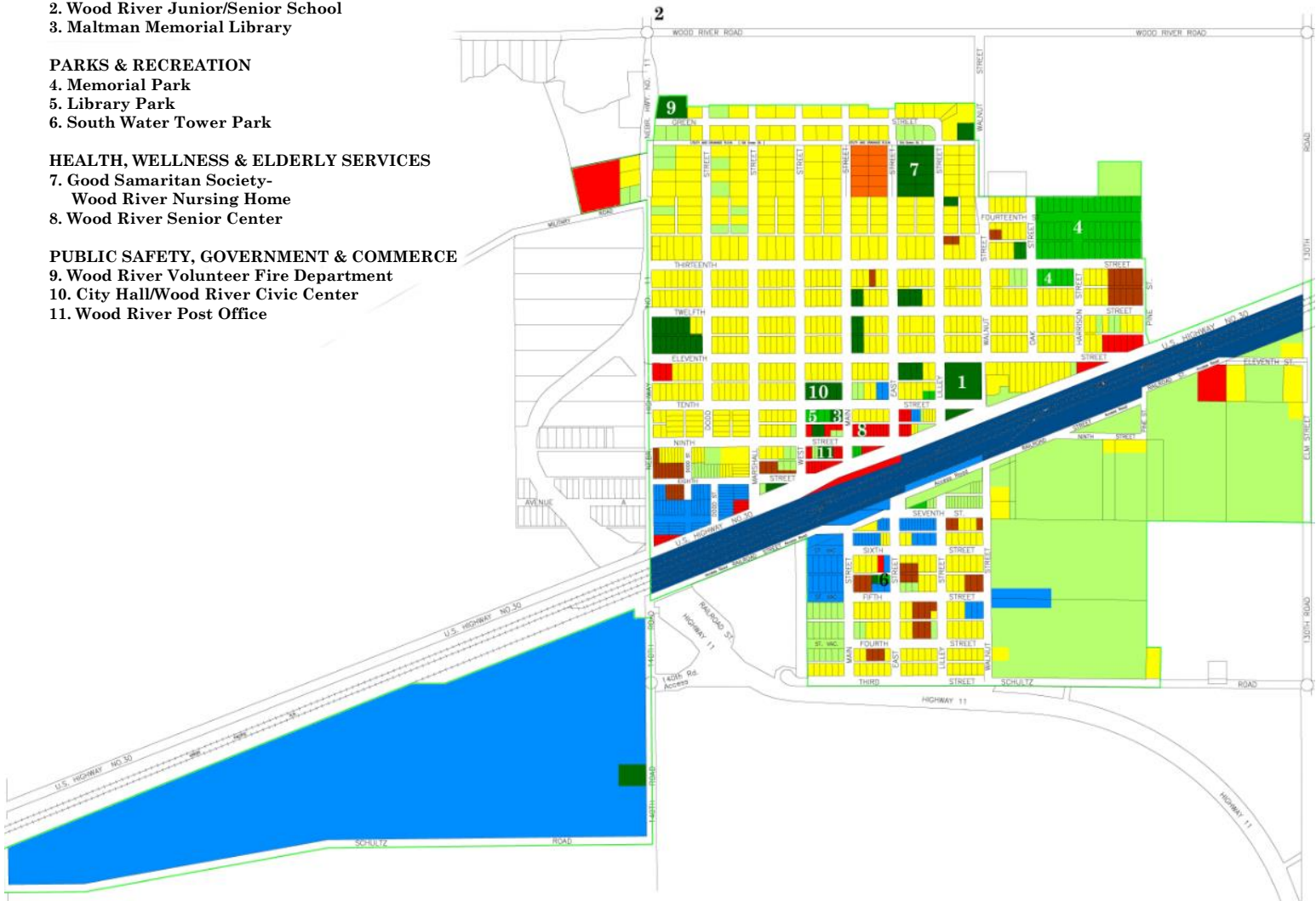
4. Memorial Park
5. Library Park
6. South Water Tower Park

HEALTH, WELLNESS & ELDERLY SERVICES

7. Good Samaritan Society-
Wood River Nursing Home
8. Wood River Senior Center

PUBLIC SAFETY, GOVERNMENT & COMMERCE

9. Wood River Volunteer Fire Department
10. City Hall/Wood River Civic Center
11. Wood River Post Office



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ILLUSTRATION 5.1

SCHOOLS/EDUCATION.

Education is becoming increasingly important as the need for a broader-based education with emphasis on technical and human relation skills increases in today's society. Standards developed by educators and planners can provide guidance in the creation of, and addition to, the School District's educational facilities. The **Wood River Rural School District (WRRSD)** is a major contributor to the quality of life and well-being in the Community. It will be important, from 2015 to 2035, that the facilities maintained by Wood River Public Schools have the ability to support a growing population, specifically youth populations.

DISTRICT FACILITIES

WRRSD maintains elementary and junior/senior high school facilities, along with athletic fields and maintenance buildings. Information associated with the Wood River Public Schools facilities was cited from the Superintendent's offices. All facilities are ADA compliant. **Table 5.1** highlights WRRSD **enrollment by grade**, from the 2009-10 to 2013-14 school years. **WRRSD Staff identified a total district enrollment for the 2014-2015 school year of 569 students.**

TABLE 5.1
PUBLIC SCHOOL ENROLLMENT BY GRADE
WOOD RIVER, NEBRASKA
2009-2014

<u>Year</u>	<u>Pre-K</u>	<u>K</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>TOTALS</u>
2009-10	6	41	42	41	36	43	33	44	42	40	37	37	48	44	534
2010-11	46	38	46	42	45	39	39	34	46	38	40	37	38	46	574
2011-12	31	50	32	45	40	42	41	35	35	50	38	39	37	38	553
2012-13	45	30	45	38	46	45	39	46	39	33	51	36	34	32	559
2013-14	37	42	29	42	41	43	40	44	45	41	29	53	35	32	553
Change	+31	+1	-13	+1	+5	+0	+7	+0	+3	+1	-8	+16	-13	-12	+19

Source: Nebraska Department of Education.
Hanna:Keelan Associates, P.C., 2015.

Wood River Elementary School – Located at 1003 Lilly Street, east of the Downtown, this facility serves grades Pre-Kindergarten through fifth. The School was constructed in 1980. Wood River Elementary employs a total of 44 certified and non-certified staff members.

Wood River Junior/Senior High School – The Wood River Junior High School serves grades sixth through twelfth in a facility located at 13800 West Wood River Road. Built in 1968 and expanded in 2007, the facility consists of modern classroom, library, cafeteria, performing arts theater, weight room, outdoor walking track and administrative office amenities. A fitness center for use by the general public is also located at the Junior/Senior High School. A total of 47 certified and non-certified staff are employed at the Junior/Senior High School.

RECENT & FUTURE DISTRICT PROJECTS & RECOMMENDATIONS

WRRSD maintains its facilities to the highest standards for schools in Nebraska. Recent improvements projects include new epoxy flooring, roof replacement and interior painting at the Elementary School and a remodeling project for the Junior/Senior High School cafeteria. **The School District identified specific, planned improvements for their facilities. These projects include the construction of a new transportation facility, parking improvements and various technology upgrades.**

WRRSD also works alongside the **Career Pathways Institute (CPI)**, located in Grand Island. CPI is a learning center complete with state-of-the-art equipment and utilizes partnerships with major employers and industries to promote career and technical education among students of Hall County. Areas of study include, but are not limited to Manufacturing Technology, Construction and Information Technology.

Schools in Wood River should meet the following standards and guidelines:

- ◆ Schools should be centrally located;
- ◆ Schools should not be located near high traffic or heavily concentrated areas with high noise levels;
- ◆ Land acquisition with future expansion in mind; and
- ◆ Adequate open space should be available to students.
- ◆ Provide safe routes to schools from all neighborhoods of the Community, including sidewalks, pedestrian crossings, school bus access and traffic signals.



The City and WRRSD should support and provide a **high quality of elementary, middle and senior-level education** for residents of the Community and surrounding area. The District should strive to maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population within the Public School system. **It should be of high priority to both the City of Wood River and WRRSD to promote and provide the necessary amenities and services needed to accommodate children and families utilizing local education programs.**

Other Area Education Facilities – Several Colleges and Universities across Nebraska are accessed by WRRSD students. These Colleges and universities accept high school credits from Public Schools. These Colleges and Universities include the following:

Central Community College – Grand Island, NE

University of Nebraska-Lincoln – Lincoln, NE

Hastings College – Hastings, NE

University of Nebraska-Kearney – Kearney, NE

Concordia University – Seward, NE

York College – York, NE

LIBRARY

Maltman Memorial Library – The Maltman Memorial Library is located at 910 Main Street, adjacent the Library Park. Programs offered at the Library include weekly preschool story hour, summer reading programs, free WiFi internet, and copier/fax service.

PARKS/RECREATION.

Park and recreation opportunities in any Community provide health and wellness opportunities for local residents, as well as provide a quality of life attribute. The City of Wood River maintains an estimated 12 acres of designated park and recreation land uses in three locations throughout the Community.

- ◆ **Memorial Park** – Located in northeastern Wood River, this park is the largest of the three in the Community. Amenities include a baseball and two softball diamonds with modern concessions north of 13th Street and playground equipment and two tennis courts south of 13th Street.



- ◆ **Library Park** – This park is located adjacent the Maltman Memorial Library, at the intersection of 10th and West Street. This Park features a picnic shelter and modern playground equipment.
- ◆ **South Water Tower Park** – South Water Tower Park is located near the intersection of East 5th and East Streets, in south central Wood River. The park consists of modern playground amenities and is also the site of the new Wood River water tower.

RECREATION

- ◆ **Wood River Municipal Golf Course/Municipal Pool** – A nine-hole golf course is located approximately four miles east of Wood River. The Course features all standard course amenities, including club house, pro shop and cart storage buildings. The Course is also the location of the Wood River Municipal Swimming Pool. Community leadership has identified the pool to be 50+ years of age and not cost effective to maintain.

In August, 2015, a \$4.98 Million bond was approved for the construction of a new aquatic center in Wood River. The location of the aquatic center is proposed at the intersection of Highway 11 and West Wood River Road, north of the Fire Department facility. Amenities will include a splash pad, zero-depth entry, water slide, swim lanes, lazy river and diving boards.

FUTURE PARK & RECREATION RECOMMENDATIONS

- ◆ Maintain and expand park and recreation facilities to supplement the projected increase in population during the next 10 and 20 years.
- ◆ Continue to support the development of sports fields for youth activities.
- ◆ Enhance hiker/biker trail connectivity to surrounding trail networks.
- ◆ Enhance access to available natural elements and resources in Wood River, including local and state recreation areas, creeks/rivers and prairie land.

HEALTH, WELLNESS & ELDERLY SERVICES.

A number of modern health and hospital services, including full service hospitals, clinics and private medical offices are available to residents of Wood River in the neighboring Cities of Grand Island and Kearney. A nursing/skilled nursing facility is available in Wood River.

- ◆ **Good Samaritan Society-Wood River Nursing Home** – This nursing/skilled nursing facility is located at 1401 East Street. The facility is licensed for 63 beds, but maintains 61 beds. As per the 2015 Community Housing Study, the facility is 97 percent occupied.
- ◆ **Wood River Senior Center** – The Wood River Senior Center is located at 120 East 9th Street in Downtown Wood River. This 1,800 square foot facility has a capacity of up to 70 persons and is open from 9:00am to 4:00pm, Monday through Friday. Activities include daily coffee, cards, noon lunch, crafting and senior fellowship and community extension meetings.

PUBLIC SAFETY & GOVERNMENT.

Public administration facilities are facilities which serve the citizens of the Community and conduct the business of government and carry out its operations. Therefore, it is essential these services are centrally located and convenient to the majority of the citizens in the Community.

PUBLIC SAFETY

- ◆ **Police** – Law enforcement services in Wood River are contracted to the **Hall County Sheriff's Department**. The Sheriff's Department is located at the Grand Island/Hall County Law Enforcement Center at 111 Public Safety Drive, in eastern Grand Island. According to the **2013 Annual Report**, the department was contracted for 1,920 patrol hours and served 1,728 patrol hours. The Department also handled 714 service calls in the Wood River area. The 2014 is currently under development.
- ◆ **Wood River Volunteer Fire Department (WRVFD)** – According to the City of Wood River website, the all-volunteer department covers an estimated 3,500 people in a 123 square mile area in southwestern Hall County. Services provided include fire protection, EMS services and paramedics, haz-mat, search and rescue, extrication and emergency management services. WRVFD also supports a rescue squad consisting of three paramedics and 13 EMTs.



- ◆ **Civil Defense** – The civil defense services in Wood River are provided through the Volunteer Fire Department and **Hall County/Grand Island Emergency Management**. The planning and preparation for natural disaster and man-made emergencies consist of the following: Mitigation, Preparation, Response and Recovery. Examples of natural and man-made disasters include floods, tornadoes, winter storms, chemical spills, explosions, plane crashes, etc. Other services include alert of severe weather, tornado awareness week education, winter road services, etc.

GOVERNMENT

- ◆ **City Hall/Wood River Civic Center** – City offices for Wood River are located at 108 West 10th Street. This building supports the offices of the Mayor, Clerk and treasurer. The City of Wood River Planning Commission and the City Council hold their monthly meetings at this facility. The City Office moved into this facility in 2014 from their former, adjacent location. The old building is now used for storage of city maintenance vehicles.

This facility is also home to the Wood River Civic Center, which includes the necessary amenities to hold large Community functions, including meeting/recreation and kitchen spaces. The facility has a maximum capacity of 200 people.

- ◆ **Post Office** – The United States Post Office is located at 115 West 9th Street, in Downtown Wood River. The facility maintains full ADA compliance and contains 628 postal boxes, of which 310 are rented. A total of seven persons are employed with the Wood River Post Office.
- ◆ **Cemeteries** – Two cemeteries are located near Wood River. The Wood River Cemetery is located along South Burwick Road, approximately two miles east of the Community, while St. Mary's Cemetery is located along Highway 30, two miles west of Wood River.

PUBLIC UTILITIES.

It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion of these systems be coordinated with the growth of the City. The following information highlights the condition of public utilities in the City of Wood River.

WATER SYSTEM

The City of Wood River supplies its own water for its residents. Water service lines in Wood River range from 2 to 12 inches in diameter. Most residential areas are serviced by 4 to 6 inch water lines, while the Downtown consists of 6, 8 and 12 inch water lines. Eight and 12 inch lines are also located along the Highway 11 Corridor and connect portions of the Community divided by the Union Pacific Railroad Corridor. According to Wood River Public Works staff, all water lines throughout Wood River are in “good” to “Excellent” condition.

The water system through Wood River is also supported by an elevated storage tank, located near the intersection of 5th and East Street, in the southern portion of the Community. The tank has a capacity of 300,000 gallons.

The following provides an overview of the water system in Wood River, as per the City’s Public Works office.

- ◆ Gallons/Day (Average Daily Demand) – 170,000.
- ◆ Gallons/Day (Historic Peak Demand) – 700,000.
- ◆ Active Production Wells – 4.
- ◆ Firm Capacity – 1,275 gallons per minute.
- ◆ Peak pumping Season – 950 gallons per minute.
- ◆ Norman Operating Pressures – 50 to 55 pounds per square inch.

Recent projects implemented by the Wood River Public Works Department have provided improved water standards in the Community. Water meters were added to properties throughout the Community in May, 2008, to monitor water usage. Water wells located on Green and Lilly Streets were drilled deeper and now have submersible pumps. The City is currently implementing a design and right-of-way acquisition phase for water line replacement.

SANITARY SEWER SYSTEM

The existing **Sanitary Sewer System** in Wood River consists of sewer lines ranging from 4 to 12 inches in diameter. A majority of the Community is serviced by 6 to 8 inch lines, while new residential development in northern Wood River is generally serviced by 10 and 12 inch lines. Two lift stations also service Wood River, one located at Railroad Street and 140th Road, the other at 1412 Walnut Street. Historic wastewater demands include an average daily load of 110,000 gallons per day and a maximum daily load of 140,000 gallons per day.

The Wood River wastewater treatment plant has a capacity of 175,000 gallons.

TRANSPORTATION.

A fundamental responsibility of any community is to provide a transportation system for the movement of people, goods and services to, from and within the Community. This section describes road classifications and proposed improvements within the corporate limits of Wood River.

EXISTING TRANSPORTATION SYSTEM

Illustration 5.2, Annual Average 24-Hour Traffic, depicts the transportation system in the City of Wood River. The transportation system is comprised of U.S. Highway 30 and Nebraska State Highway 11 as “*Major Arterial*” roads that connect with surrounding Communities. West Schultz Road and West Wood River Road, located south and north (respectively) of the Community, are classified as “*Other Arterial*”.

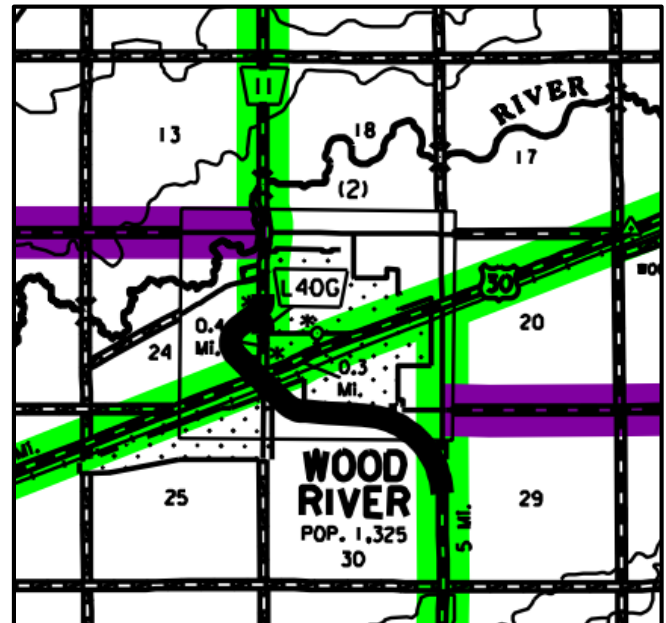
All other streets within the Corporate Limits of Wood River are classified as local streets. Local streets provide transportation throughout the City, while the State highway, spur route and County roads provide transportation into the County, adjacent Communities and areas beyond.

TRAFFIC VOLUME

The Nebraska Department of Roads monitors traffic volume in the Wood River area, for County roads and State and Federal highways. This tabulation process is done to identify appropriate existing road classification and engineering standards. **Illustration 5.2** also identifies the average daily traffic counts for State and Federal transportation routes around Wood River. Each of these road segments are identified as “*Major Arterial*” roads. All other roads within the Corporate Limits of the City of Wood River are classified as “local” roads.

ANNUAL AVERAGE 24-HOUR TRAFFIC

WOOD RIVER, NEBRASKA



AVERAGE 24-HOUR TRAFFIC

	2010	2012	2014
Segment A			
- Vehicles	1,290	870	1,415
- Heavy Comm. Vehicles	120	80	130
Segment B			
- Vehicles	4,460	4,790	4,640
- Heavy Comm. Vehicles	390	420	405
Segment C			
- Vehicles	1,350	945	1,245
- Heavy Comm. Vehicles	135	95	125

Source: Nebraska Department of Roads, 2015.
Hanna:Keelan Associates, P.C., 2015.

LEGEND	
STATE FUNCTIONAL CLASSIFICATION:	
INTERSTATE	—————
EXPRESSWAY	—————
MAJOR ARTERIAL	—————
OTHER ARTERIAL	—————
COLLECTOR	—————
MINIMUM MAINTENANCE	—————

All Roads Not Otherwise Indicated Are Classified As Local
Revised October 31, 2005

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 5.2

ROAD CLASSIFICATIONS

Nebraska Highway Law identifies the eight functional classifications of rural highways as follows:

- (1) **Interstate:** Which shall consist of the federally designated National System of Interstate and Defense Highways;
- (2) **Expressway:** Second in importance to Interstate. Shall consist of a group of highways following major traffic desires in Nebraska and ultimately should be developed to multilane divided highway standards;
- (3) **Major Arterial:** Consists of the balance of routes which serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, and travel patterns;
- (4) **Scenic-Recreation:** Consists of highways or roads located within or which provide access to or through state parks, recreation or wilderness areas, other areas of geological, historical, recreational, biological, or archaeological significance, or areas of scenic beauty;
- (5) **Other Arterial:** Which shall consist of a group of highways of less importance as through-travel routes which would serve places of smaller population and smaller recreation areas not served by the higher systems;
- (6) **Collector:** Which shall consist of a group of highways which pick up traffic from many local or land-service roads and carry it to community centers or to the arterial systems. They are the main school bus routes, mail routes, and farm-to-market routes;
- (7) **Local:** Which shall consist of all remaining rural roads, except minimum maintenance roads;
- (8) **Minimum Maintenance:** Which shall consist of (a) roads used occasionally by a limited number of people as alternative access roads for area served primarily by local, collector, or arterial roads, or (b) roads which are the principal access roads to agricultural lands for farm machinery and which are not primarily used by passenger or commercial vehicles.

The rural highways classified, under subdivisions (1) thru (3) of this section should, combined, serve every incorporated municipality having a minimum population of 100 inhabitants or sufficient commerce, a part of which will be served by stubs or spurs, and along with rural highways classified under subsection (4) of this section, should serve the major recreational areas of the State. Sufficient commerce shall mean a minimum of two hundred thousand dollars of gross receipts under the Nebraska Revenue Act of 1967.

FUTURE TRANSPORTATION SYSTEM.

Future transportation system improvements are highlighted in the City of Wood River is outlined in the **One and Six Year Road Plan**. The One-Year Plan is for projects to be undertaken in 2015. Wood River's Six-Year Plan is for projects to be undertaken through 2020, or earlier if funding becomes available. The **Roads Plan** is available in **Appendix** of this **Comprehensive Development Plan**.



SECTION 6

ENERGY ELEMENT.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES **
*DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING **
*CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

** Becky Hanna, Tim Keelan, Lonnie Dickson, AICP, Keith Carl **

SECTION 6

ENERGY ELEMENT.

INTRODUCTION.

This **Section** of the **Wood River Comprehensive Development Plan** complies with a July, 2010 amendment to Nebraska State Statutes 23-114.02, requiring an “**Energy Element**” with a Community Comprehensive Plan. This component of the **Plan** assesses the energy infrastructure and energy use in Wood River. This **Section** is also intended to evaluate the utilization of renewable energy sources and promote energy conservation measures.

PUBLIC POWER DISTRIBUTION.

Electrical power is distributed to the City of Wood River by the **Nebraska Municipal Power Pool (NMPP)**. NMPP was created in 1975 when 19 municipal electric utilities pooled their resources to better handle escalating fuel prices while still serving their Communities effectively and efficiently. Today, 155 Nebraska Communities, including the City of Wood River, are member Communities of NMPP. Several Communities in the States of Kansas, Colorado, Wyoming and North Dakota are also members of this electric supply organization.

The passage of legislation, in 1981, allowed the formation of the **Municipal Energy Agency of Nebraska (MEAN)**, a wholesale electric supply organization. This organization is a program operated by NMPP. Since its inception, MEAN has relied upon member generation as part of its power supply and, with its growth, has secured additional sources of electric generation from other organizations. Today MEAN supplies wholesale electricity to more than 69 Communities in Colorado, Iowa, Wyoming and Nebraska, including the City of Wood River. Collectively, these Communities subscribe to the core philosophies of local control and working together in providing reliable, low-cost energy and energy-related services to member Communities.

MEAN participated with the Public Power Generation Agency along with four other regional utilities on the construction of the Whelan Energy Center Unit 2, near Hastings, Nebraska. The 220-megawatt coal fired power plant began operation in May 2011, supplying MEAN with 80 megawatts from the plant. MEAN also has a 50-megawatt, long-term participation power agreement with the **Nebraska Public Power District (NPPD)**. The agreement provides MEAN with energy priced at a fixed rate from NPPD through 2023.

RENEWABLE ENERGY PROJECTS

MEAN expanded its renewable energy capabilities with the following projects:

- 1.) A 20-year power purchase agreement with Waste Management, Inc., for six megawatts of capacity from a landfill gas project near Mitchellville in Central Iowa, which has been online as of 2012;
- 2.) The signing of a power purchase agreement for up to eight megawatts from Nebraska Public Power District's Laredo Ridge Wind Facility near Petersburg, Nebraska. The 80-megawatt wind farm began production in 2011; and
- 3.) MEAN is seeking additional renewable opportunities, including the Broken Bow, Nebraska Wind Facility.

As of 2014, approximately 41 percent of MEAN's energy generation was from coal, an additional 21 percent of its total sources was purchased from other coal energy producers, 17 percent was from other market purchases, 13 percent was from renewable resources including wind, hydro-electric and other renewable energy sources and 8 percent was purchased nuclear power.

Currently, MEAN's total renewable energy component is 13 percent of its total electric capacity. By comparison, the mission statement of NPPD includes the goal of producing 10 percent of its energy supply from renewable sources by 2020. This would involve the development of at least 80 megawatts of wind-generated power every two year period to achieve the 10 percent goal by 2020.

In order for NPPD to meet its goal of 10 percent of its generating capacity from renewable resources, *primarily wind*, the District will need to have 533 megawatts of total wind generation by 2020. As of July 2014, the State of Nebraska had a total wind turbine production of 810 megawatts generated from 473 operational wind turbines. The Nebraska Energy Office estimates that the average annual output could generate enough power to supply 250,700 homes.

ELECTRICAL ENERGY CONSUMPTION.

Table 6.1 is a comparison of **electrical revenue purchased by each of the Sectors** during 2014, in the City of Wood River. The Total Revenue generated by the consumption of electricity was \$1,352,695, throughout 2014. The Residential Sector was the largest consumer of electricity in this one year period at \$1,006,628, or 74 percent of the total consumption of electricity. The Commercial Sector, which includes commercial and industrial businesses, was the next largest user of electricity at 17.7 percent or approximately \$238,807.

The Municipal Sector which includes local governmental facilities, accounted for 5.8 percent of the total annual revenue amounting to \$78,727. The smallest consumer of electricity was the Irrigation Sector which included the agricultural crop producers that purchased electricity for the City of Wood River to power electrical generators to irrigate their fields. The Irrigation Sector amounted to 2.1 percent of the total revenue or approximately \$28,531.

**TABLE 6.1
ELECTRIC REVENUE BY SECTOR
WOOD RIVER, NEBRASKA
2014**

	2014 REVENUE	2014 % OF TOTAL
Residential	\$1,006,628	74.4%
Commercial	\$238,807	17.7%
Municipal	\$78,727	5.8%
<u>Irrigation</u>	<u>\$28,531</u>	<u>2.1%</u>
Total	\$1,352,695	100%

Source: City of Wood River.
Hanna:Keelan Associates, P.C., 2015.

STATE-WIDE TRENDS IN ENERGY CONSUMPTION

The Nebraska Energy Office 2014 Annual Report utilizes energy data compiled in 2011. During the last 51 years, the State of Nebraska, as a whole, has vastly increased energy consumption. However, percentage share of personnel income has remained constant. **In 1970, 11.8 percent of the percentage share of personal income was spent on energy. As of 2011, 12 percent was spent on energy usage. The peak percentage occurred in 1980 at 17.1 percent.**

Trends in the Total Energy Consumption for the State of Nebraska is mirrored in each of the individual energy categories, coal, natural gas, gasoline and distillate fuel oil (primarily diesel fuel), nuclear power and hydroelectric production. Each of these energy types are detailed between 1960 and 2011, as follows:

- **Coal** consumption increased from 20 trillion BTU in 1960 to 385.38 trillion BTU, as of 2011. Peak use of coal was established in 2011, surpassing the previous high set in 2010. The increase is attributable to coal energy used to generate electricity.
- **Natural Gas** consumption rose and fell during the 51 year period between 1960 and 2011, beginning at 140.4 trillion BTU, peaking in 1973 at 230.7 trillion BTU and, by 2011, increasing to 173.6 trillion BTU.
- **Gasoline and Diesel Fuel** consumption increased in Nebraska between 1960 and 2011. Gasoline consumption rose by 25 percent, from 78.7 to 97.8 trillion BTU, as of 2011, and peaked in 1978 at 115.9 trillion BTU. Diesel fuel consumption quadrupled from 24.1 trillion BTU to 113.1 trillion BTU. Petroleum consumption, overall, peaked in 1978 at 246.1 trillion BTU.
- **Nuclear** power generation began in Nebraska in 1973 at 6.5 trillion BTU. Usage has increased to 72.5 trillion BTU as of 2011, but peaked in 2007 at 115.7 trillion BTU.
- **Renewable energy** consumption has fluctuated, beginning in 1960 at 13.4 and ending at a record high of 164.9 trillion BTU as of 2011. Hydropower was the primary renewable energy source from 1960 to 1994. Biofuels or ethanol production began in 1995 equaling hydropower. As of 2011, 69.3 percent of all renewable energy produced came from biofuels. 9.5 percent from hydroelectric, 6.2 percent from wind and 4.6 percent from wood products. Very small amounts came from geothermal and solar energy.

NEBRASKA ENERGY CONSUMPTION BY SECTOR.

The Nebraska Energy Office, in 2011, published the “Nebraska’s Total Energy Consumption by Sector.” State-wide, the Industrial Energy Sector consumed more than a third, 43 percent, of Nebraska’s total energy consumed in 2011. Twenty-Three percent of the energy consumed in the State was in the Transportation Sector, The Residential Sector consumed 18 percent and the Commercial Sector consumed 16 percent.

The only Sector to see an increase in consumption between 2010 and 2011 was the Industrial Sector.

Nebraska is ranked fourth in wind energy resources in the Nation. Approximately 1.8 billion Kilowatt Hours were generated by utility scale wind energy facilities in Nebraska. The State has 422 operational wind turbines capable of producing 734 Megawatts. An average annual output from the 13 wind facilities across Nebraska could potentially power 244,880 homes.

“NET METERING”

In 2009, the State of Nebraska Legislature approved and signed into law, LB 439 (**Nebraska State Statute §70-2001 to 2005**), which is also referred to as “**Net Metering**.” This law allows individual residences and businesses to supplement their standard electric service with one, or combinations of, five alternate energy systems, including Solar, Methane, Wind, Biomass, Hydropower and Geothermal.

*Net Metering
Small Residential
Wind Energy Systems*



By implementing these types of alternative energy systems, individuals will reduce their reliance on public utility systems, potentially generating more electricity than they use and profit by the public utility districts purchasing their excess energy. The Wood River Planning Commission chose to allow usage control of Net Metering by allowing residential and businesses property owners to seek a **Special Use Permit**, if the applicant can document they are in conformance with the provisions of the **Small Wind Energy Conversion System** provisions in the **Zoning Regulations**.

Local Zoning Regulations will be able to control the placement of individual energy systems to limit their impact on adjacent property and the visual character of residential, commercial and industrial areas.

LARGE SCALE WIND TOWERS

Commercial Wind Energy Conversion Systems or what are commonly referred to as “Wind Farms” are potentially permitted as Special Uses in the “AG Agricultural” Zoning District.



430' Wind Turbines
Commercial Scale Wind
Energy Systems
(*Nebraska State Capitol = 400'*)

ENERGY CONSERVATION POLICIES.

The most effective means for the City of Wood River to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and by continuing to promote the conversion to alternative energy systems when appropriate.

The following is a list of policies to guide energy practices throughout the City:

- ❖ **Promote the use of “Net Metering” or the use of one or more combinations of the five alternative energy sources to reduce residential, commercial and industrial facilities consumption of energy.**
 - Utilize the Wood River Zoning Regulations to control the placement and operation of alternative energy systems.
 - Require compliance with the Special Use permit process so that established conditions are met by the applicant.
 - Adopt the NMPP net metering service it established to assist the City in complying with Nebraska’s Net Metering Law.
 - Promote the development of vocational education opportunities in high schools, trade schools, Community and State colleges and universities to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- ❖ **Assist Hall County in providing for the use and placement of large scale Commercial Wind Energy Conversion Systems, commonly referred to as “Wind Farms” in locations throughout the County.**
 - The placement of large scale wind towers is not compatible with uses in the limited development areas of the One-Mile Planning Jurisdiction of Wood River.
- ❖ **As other sources of Alternative Energy Systems are developed or become cost-effective for use in Nebraska, amend planning documents of the City to locate and control their operation.**

❖ **Promote the use of conservation methods to reduce the consumption of energy usage in each of the individual sectors including residential, commercial, and industrial (which includes agricultural and public uses).**

- Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the Wood River One-Mile Planning Jurisdiction. Subareas of the Community, such as the Downtown, residential areas or individual subdivisions, are encouraged to collectively pursue an alternate energy source or combination of sources to lower energy consumption and to make energy more affordable.
- Promote the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or “green building” materials in conformance to the “LEED” Certified Building techniques.
- Implement conservation programs supported by NMPP and NPPD for its member communities. For example, the Custom Lighting Efficiency Program is a commercial lighting incentive that provides cash incentives to businesses that replace old lighting fixtures with energy-efficient light fixtures such as LED to reduce consumption and energy costs.
- The City of Wood River could also access grant and loan programs to replace street light fixtures with LED fixtures that reduce consumption and are more efficient.

APPENDIX

WOOD RIVER ONE- AND SIX-YEAR ROADS PLAN.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES **
*DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING **
*CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

**Lincoln, Nebraska* 402.464.5383 **

** Becky Hanna, Tim Keelan, Lonnie Dickson, AICP, Keith Carl **

February 24, 2015

Mr. LaMoyne Schulz
Board of Public Roads Classifications and Standards
P.O. Box 94759
Lincoln, NE 68509-4759

Re: M-634 Wood River, NE / One and Six Year Street Plans

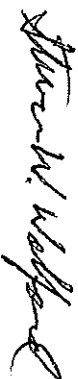
Dear Mr. Schulz:

The public hearing was held on January 20, 2015 and no changes were made as a result of the public hearing. Therefore the plan including the following items has been uploaded to the website.

1. Forms 11, 8, 9 and 7 (7)
2. Map
3. Proof of posting of notice of hearing.
4. Proof of publication of notice of hearing.
5. Approved resolution of adoption.

Please feel free to call if you have any questions.

Sincerely,



Steven W. Wolford, P.E.
City of Wood River Street Superintendent

Cc City of Wood River, NE

W DESIGN ASSOCIATES
Consulting Engineers and Architects

2626 West 2nd
Hastings, Nebraska 68901
Phone 402-463-2377
Fax 402-463-2378
www.wdesignea.com



Board of Public Roads Classifications and Standards
Form 11 Report of Previous Year
Highway or Street Improvement

Year Ending September 30, 2014

Sheet 1 of 1

[illegible]

NBCS Form 11, Jul 96

Form 8 Summary of One-Year Plan

Sheet 1 of 1

NBCS Form 8, Jul 96

**Board of Public Roads Classifications and Standards
Form 7 One- and Six- Year Plan
Highway or Street Improvement Project**

[illegible]

[illegible]

Page 132 / 151

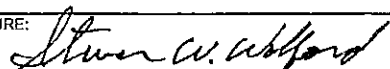
**Board of Public Roads Classifications and Standards
Form 7 One- and Six- Year Plan
Highway or Street Improvement Project**

[illegible]

**Board of Public Roads Classifications and Standards
Form 7 One- and Six- Year Plan
Highway or Street Improvement Project**

[illegible]

Board of Public Roads Classifications and Standards
Form 7 One- and Six- Year Plan
Highway or Street Improvement Project

COUNTY:	CITY: Wood River, Nebraska	VILLAGE:				
LOCATION DESCRIPTION: 140th Road from Schultz Road to Railroad Street ----- ----- ----- -----						
EXISTING SURFACE TYPE AND STRUCTURES: (Such as dirt, gravel, asphalt, concrete, culvert or bridge) Asphalt ----- ----- -----						
AVERAGE DAILY TRAFFIC: 19 _____ = _____ , 20 _____ = _____	CLASSIFICATION TYPE: (As shown on Functional Classification Map) Local					
PROPOSED IMPROVEMENT						
Design Standard Number: _____	Municipal _____ Surfacing: _____ 2" Thickness _____ Varies _____ Width 24'	 See below				
<input checked="" type="checkbox"/> Grading	<input type="checkbox"/> Concrete	<input type="checkbox"/> Right of Way <input type="checkbox"/> Lighting				
<input type="checkbox"/> Aggregate	<input type="checkbox"/> Curb & Gutter	<input type="checkbox"/> Utility Adjustments				
<input type="checkbox"/> Armor Coat	<input type="checkbox"/> Drainage Structures	<input type="checkbox"/> Fencing				
<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Erosion Control	<input type="checkbox"/> Sidewalks				
Bridge To Remain In Place: _____	Roadway Width _____ Length _____ Type _____					
New Bridge: _____	Roadway Width _____ Length _____ Type _____					
Box Culvert: _____	Span _____ Rise _____ Length _____ Type _____					
Culvert: _____	Diameter _____ Length _____ Type _____					
<input type="checkbox"/> Yes	<input type="checkbox"/> N/A Bridges and Culverts Sized	<input type="checkbox"/> Hydraulic Analysis Pending				
 Other Construction Features: _____ Mill existing asphalt, grade correction and pave with 2" to 4" of asphalt ----- ----- ----- ----- ----- -----						
ESTIMATED COST (In Thousands)	*COUNTY	*CITY	*STATE	*FEDERAL	*OTHER	TOTAL
*OPTIONAL						51
Project Length = _____ 0.15 Mi. (Nearest Tenth) (State Unit of Measure)				PROJECT NO.: M - 634(19)		
SIGNATURE: 				TITLE: Street Superintendent		DATE: January 20, 2015

**Board of Public Roads Classifications and Standards
Form 7 One- and Six- Year Plan
Highway or Street Improvement Project**

[illegible]

Board of Public Roads Classifications and Standards
Form 7 One- and Six- Year Plan
Highway or Street Improvement Project

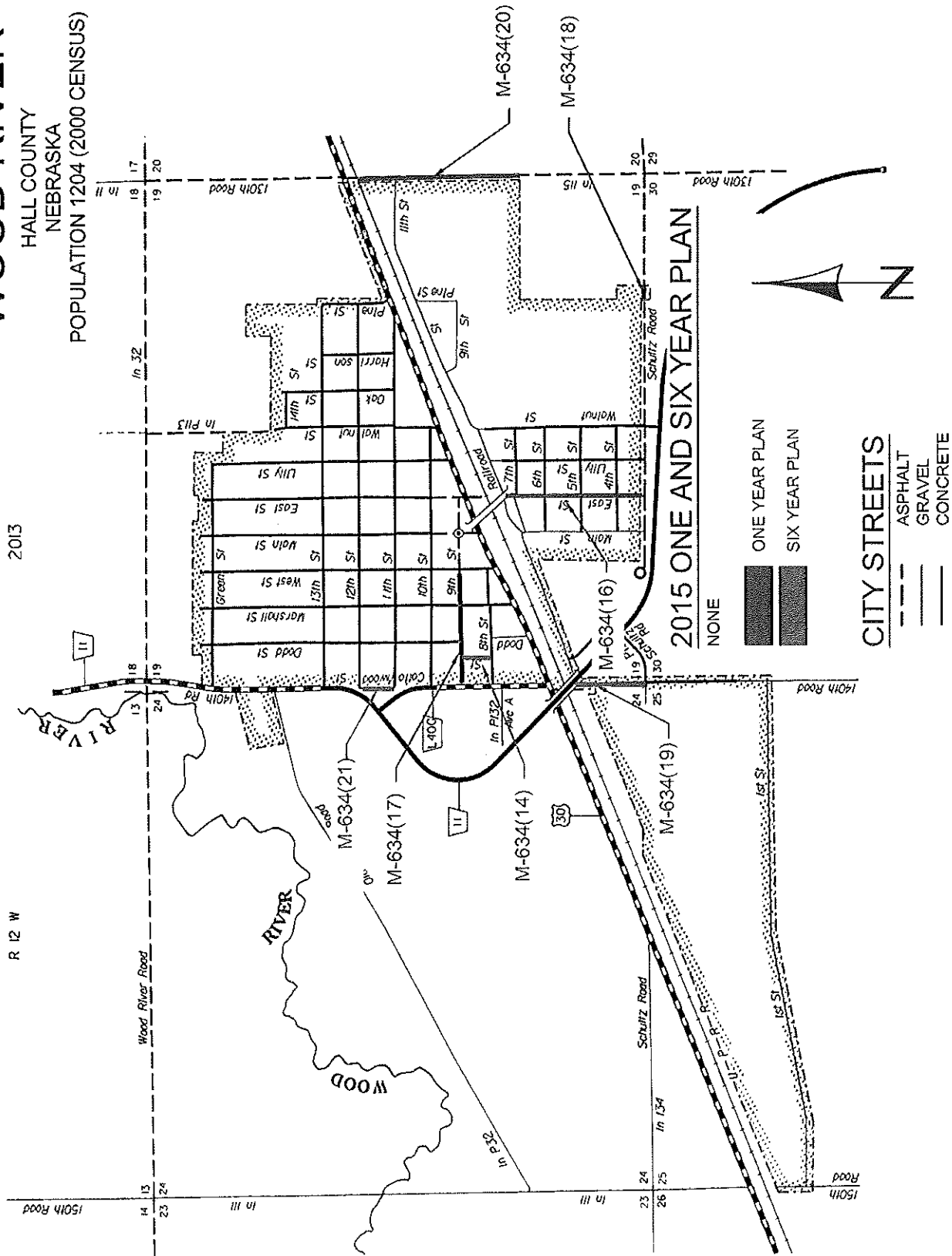
COUNTY:	CITY: Wood River, Nebraska	VILLAGE:														
LOCATION DESCRIPTION: Cottonwood from 11th to 12th																
EXISTING SURFACE TYPE AND STRUCTURES: (Such as dirt, gravel, asphalt, concrete, culvert or bridge) Asphalt																
AVERAGE DAILY TRAFFIC: 19 = , 20 =		CLASSIFICATION TYPE: (As shown on Functional Classification Map) Local														
PROPOSED IMPROVEMENT																
Design Standard Number:	Municipal	Surfacing: 3/4" Thickness Varies Width 24'														
<input checked="" type="checkbox"/> Grading <input type="checkbox"/> Aggregate <input type="checkbox"/> Armor Coat <input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete <input type="checkbox"/> Curb & Gutter <input type="checkbox"/> Drainage Structures <input type="checkbox"/> Erosion Control	<input type="checkbox"/> Right of Way <input type="checkbox"/> Utility Adjustments <input type="checkbox"/> Fencing <input type="checkbox"/> Sidewalks <input type="checkbox"/> Lighting (See below)														
Bridge To Remain In Place:	Roadway Width	Length Type														
New Bridge:	Roadway Width	Length Type														
Box Culvert:	Span	Rise Length Type														
Culvert:	Diameter	Length Type														
<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	Bridges and Culverts Sized <input type="checkbox"/> Hydraulic Analysis Pending														
Other Construction Features: Mill existing asphalt, grade correction and pave with 2" to 4" of asphalt																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">ESTIMATED COST (In Thousands) *OPTIONAL</th> <th style="width: 10%;">*COUNTY</th> <th style="width: 10%;">*CITY</th> <th style="width: 10%;">*STATE</th> <th style="width: 10%;">*FEDERAL</th> <th style="width: 10%;">*OTHER</th> <th style="width: 10%;">TOTAL</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>20</td> </tr> </table>			ESTIMATED COST (In Thousands) *OPTIONAL	*COUNTY	*CITY	*STATE	*FEDERAL	*OTHER	TOTAL							20
ESTIMATED COST (In Thousands) *OPTIONAL	*COUNTY	*CITY	*STATE	*FEDERAL	*OTHER	TOTAL										
						20										
Project Length = 0.3 Mi. (Nearest Tenth) (State Unit of Measure) PROJECT NO: M - 634(21)																
SIGNATURE:		TITLE: Street Superintendent DATE: January 20, 2015														

NBCS Form 7, Jul 96

WOOD RIVER

HALL COUNTY
NEBRASKA

POPULATION 1204 (2000 CENSUS)



CITY STREETS

--- ASPHALT
--- GRAVEL
--- CONCRETE

2015 ONE AND SIX YEAR PLAN

NONE

ONE YEAR PLAN
SIX YEAR PLAN

WDA W DESIGN ASSOCIATES
Consulting Engineers and Architects
McCook, Nebraska 68001
Hastings, Nebraska 68001

CITY OF WOOD RIVER
ONE AND SIX YEAR PLAN
WOOD RIVER, NEBRASKA

DATE:	12/2/2015
DRAWN:	WDA
CHECKED:	WDA
REVISIONS:	

1

DATE: 12/2/2015

NOTICE OF PUBLIC HEARING

Notice of a public hearing to be held promptly at 7:15 P.M., on January 20, 2015, at the City Offices, Wood River, Nebraska, is hereby given. The purpose of said hearing is for the presentation of the One and Six Year Plans of Street Improvements as developed by the City Council in accordance with Neb. Rev. Stat. 39-2119.

Date: January, 2015

Greg Cramer, Mayor

Kathy Meharg, Clerk

(not a part of the notice)

I certify that the above notice was posted by me in three public places in the City as follows:

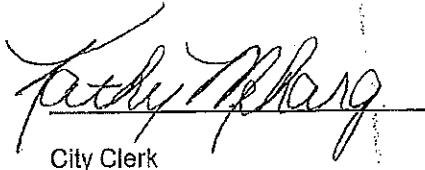
WOOD RIVER CITY HALL

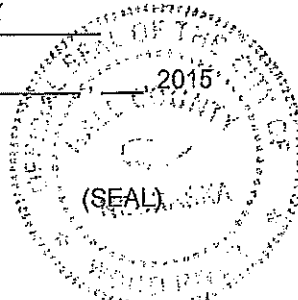
WOOD RIVER POST OFFICE

MALTMAN MEMORIAL LIBRARY

at 9:00 o'clock a.m. on January 12

2015


City Clerk



AFFIDAVIT OF PUBLICATION

State of Nebraska

ss.

County of Hall

Steve Glenn, being first duly sworn, says that he is the publisher of the THE WOOD RIVER SUNBEAM, a weekly newspaper printed in part and published in its entirety at its office maintained in Wood River, in said county and of general circulation therein, and has been published more than 52 consecutive weeks in said county prior to the first publication of the annexed notice, and has a bona fide circulation of more than 300 copies, and that the notice, a true copy of which is hereto attached, was published in said newspaper.....consecutive weeks, once a week, commencing on the3...day ofJanuary....., 2015.

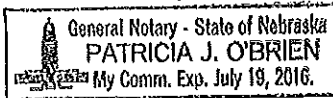
Steve Glenn

Subscribed in my presence and sworn to before me this19th.....day ofJanuary....., 2015.

(Seal)

Patricia J. O'Brien

Notary Public



Lines.....15.....Weeks.....1.....

Amount \$.....6.44.....

NOTICE OF PUBLIC HEARING
Notice of a public hearing to be held promptly at 7:15 P.M., on January 20, 2015, at the City Offices, Wood River, Nebraska, is hereby given. The purpose of said hearing is for the presentation of the One and Six Year Plans of Street Improvements as developed by the City Council in accordance with Neb. Rev. Stat. 39-2119.

Date: January 2015

Greg Cramer, Mayor
Kathy Meharg, Clerk
January 8, 2015

RESOLUTION 2015--65

Whereas, in accordance with the statutes of the State of Nebraska and as prescribed by the Board of Public Roads Classifications and Standards, Notice of Hearing has been given by publication in the legal newspaper of WOOD RIVER, Nebraska, and by posting in three public places within the City, of a Hearing on the One and Six Year Plans of Street Improvements of WOOD RIVER to be held and at the City Offices on the 20th day of January, 2015, at 7:15 p.m. for the purpose of hearing comments and objections to said plan.

Whereas, upon said Hearing, the City Council finds that the Plans submitted are adequate for the purpose prescribed by law and that the same should be approved.

Now therefore, be it resolved by the City Council of WOOD RIVER, Nebraska that the One and Six Year Plan for specific improvements during the current year are hereby approved and adopted.

Attest:

Clerk

Motion by NIELSON

Seconded by FAIRBANKS

Mayor

Vote: Yea 5 Nay 1
Rennau - Absent



Hall County Regional Planning Commission

Wednesday, December 2, 2015
Regular Meeting

Item M1

Ramblin' Rose

Staff Contact: Chad Nabity

November 18, 2015

Dear Members of the Board:

RE: Final Plat – Ramblin’ Rose Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Ramblin’ Rose Subdivision, located in Hall County Nebraska.

This final plat proposes to create 1 lot, on a tract of land in the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) Section 24, Township 12 North, Range 12 West of the 6th P.M., in Hall County, Nebraska, said tract containing 3.21 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 2, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Public Works
County Zoning
Manager of Postal Operations
Ripp Land Surveying

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.

RAMBLIN' ROSE SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 24, TOWNSHIP 12 NORTH, RANGE 12 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE KRISTI L. HAYDEN AND BARBARA JO HAYNES-OLSON TENANTS IN COMMON, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "RAMBLIN' ROSE SUBDIVISION", A SUBDIVISION BEING PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY FOUR (24), TOWNSHIP TWELVE (12) NORTH, RANGE TWELVE (12) WEST OF THE SIXTH PRINCIPAL MERIDIAN, HALL COUNTY, NEBRASKA, AND SAID SOLE OWNERS, HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE ABOVE PLAT, AND HEREBY DEDICATE FOR THE USE AND BENEFIT OF THE PUBLIC, THE STREETS AND UTILITY EASEMENTS (IF ANY) AS SHOWN UPON SAID PLAT, AND ACKNOWLEDGE SAID SUBDIVISION TO BE MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID SOLE OWNERS.

DATED THIS _____ DAY OF _____, 2015.

KRISTI L. HAYDEN

BARBARA JO HAYNES-OLSON

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HALL

ON THE _____ DAY OF _____, 2015, BEFORE ME _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED KRISTI L. HAYDEN AND BARBARA JO HAYNES-OLSON, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE ARE AFFIXED HERETO, AND THAT EACH DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS OR HER VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY

OFFICIAL SEAL AT _____, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRMAN _____ DATE _____

APPROVED AND ACCEPTED BY THE HALL COUNTY BOARD OF SUPERVISORS, THIS _____ DAY OF _____, 2015.

CHAIRMAN OF THE BOARD _____ COUNTY CLERK _____

(SEAL)

VILLAGE OF CAIRO

APPROVED AND ACCEPTED BY THE VILLAGE OF CAIRO,
THIS _____ DAY OF _____, 2015.

CHAIR

CITY CLERK

LEGAL DESCRIPTION

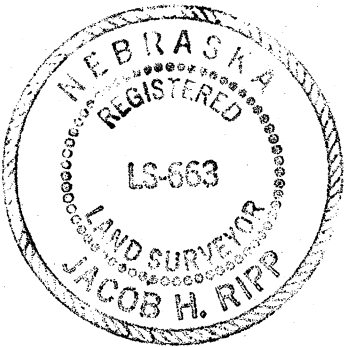
A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) SECTION 24, TOWNSHIP 12 NORTH, RANGE 12 WEST OF THE SIXTH PRINCIPAL MERIDIAN HALL COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SW1/4 OF THE SE1/4 ON SAID SECTION 24, THENCE S90°00'00"W (ON AN ASSUMED BEARING AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO;) ON THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 387.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°00'00"W A DISTANCE OF 518.50 FEET; THENCE N90°00'00"E A DISTANCE OF 270.00 FEET; THENCE N90°00'00"E A DISTANCE OF 518.50 FEET; THENCE S00°00'00"E A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.21 ACRES MORE OR LESS OF WHICH 0.48 MORE OR LESS IS COUNTY ROAD RIGHT OF WAY.

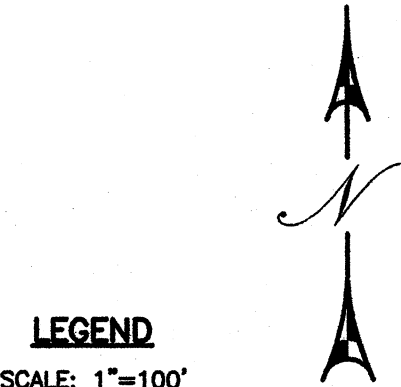
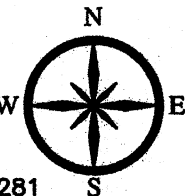
SURVEYORS CERTIFICATE

I, JACOB H. RIPP, NEBRASKA REGISTERED LAND SURVEYOR NO. 663 HEREBY STATE THAT, ON 11/8/2015, AT THE REQUEST OF BARBARA JO HAYNES-OLSON, I HAVE CAUSED TO BE MADE A SURVEY OF LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

Jacob H. Ripp
JACOB H. RIPP
NEBRASKA REGISTERED LAND SURVEYOR NO. 663



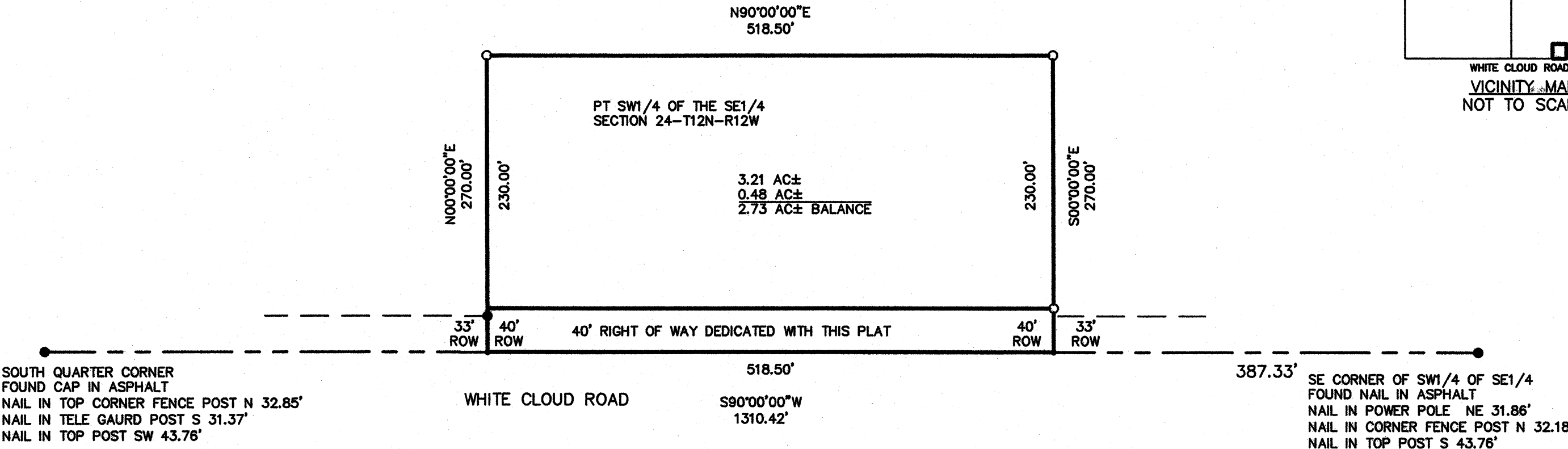
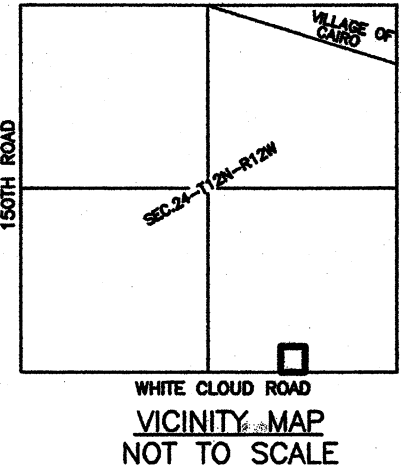
Ripp
Land
Surveying
76486 ROAD 449
SUMNER, NE 68878
PHONE: 308-380-1281



LEGEND

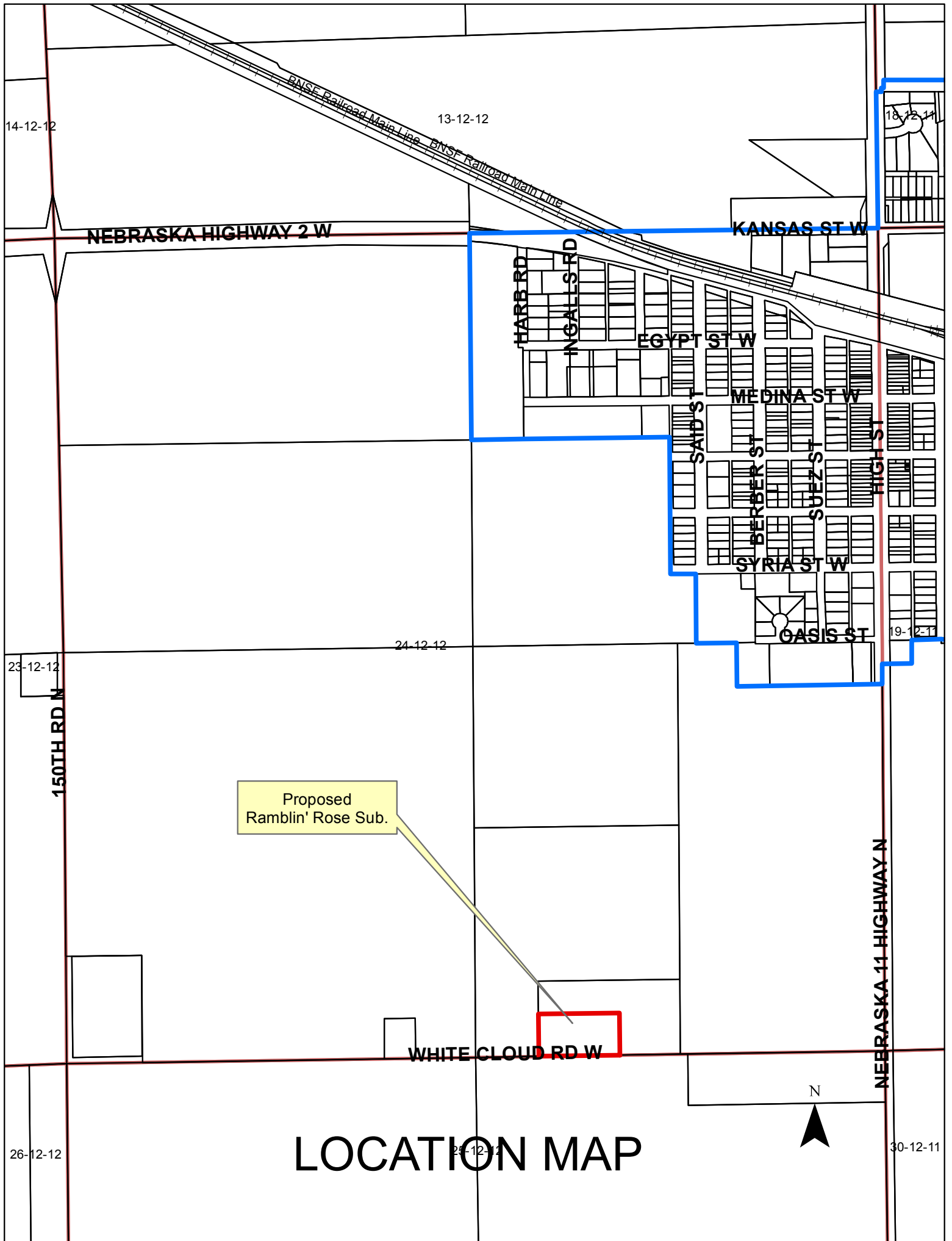
SCALE: 1"=100'

- FOUND 5/8" REBAR (UNLESS NOTED)
 - ESTABLISHED 5/8" x 24" ROD (WITH ID CAP)
 - TEMPORARY POINT
- PROJECT: OLSON
DRAWN BY: JR





LOCATION MAP





Hall County Regional Planning Commission

**Wednesday, December 2, 2015
Regular Meeting**

Item M2

Graf Acres Subdivision

Staff Contact: Chad Nabity

November 18, 2015

Dear Members of the Board:

RE: Final Plat – Graf Acres Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Graf Acres Subdivision, located in Hall County Nebraska.

This final plat proposes to create 1 lot, on a tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Twenty Three (23), Township Nine (9) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, said tract containing 5.483 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on December 2, 2015 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

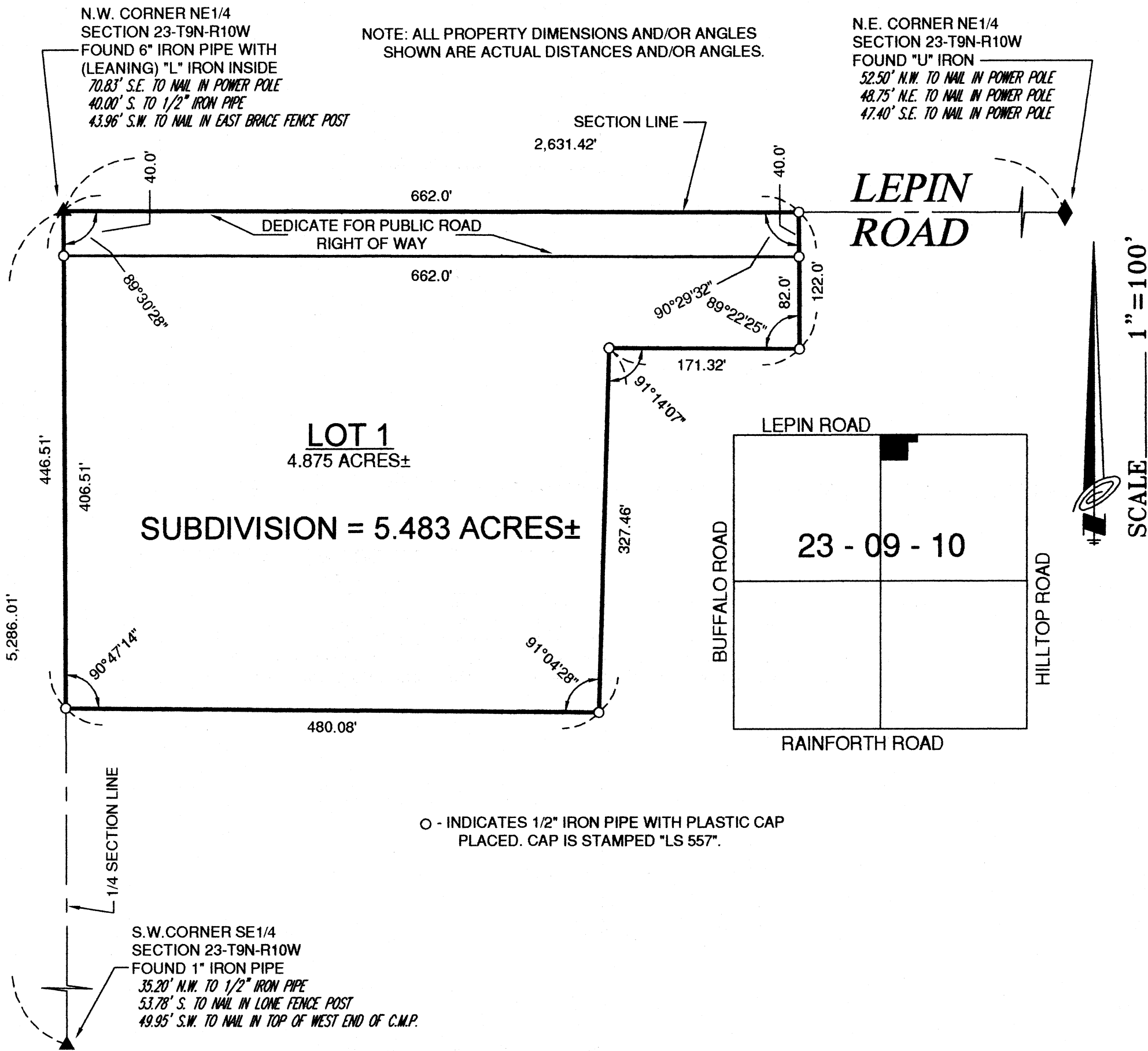
Chad Nabity, AICP
Planning Director

Cc: County Clerk
County Attorney
County Public Works
County Zoning
Manager of Postal Operations
Benjamin & Associates

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.







SURVEYOR'S CERTIFICATE

I hereby certify that on _____, 2015, I completed an accurate survey (made under my supervision) of "GRAF ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Lee D. Wagner, Registered Land Surveyor No. 557

LEGAL DESCRIPTION

A tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Twenty Three (23), Township Nine (9) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at the northwest corner of said Northeast Quarter (NE1/4); thence running easterly, along and upon the north line of said Northeast Quarter (NE1/4), a distance of Six Hundred Sixty Two (662.0) feet; thence deflecting right 89°30'28" and running southerly, parallel with the west line of said Northeast Quarter (NE1/4), a distance of One Hundred Twenty Two (122.0) feet; thence deflecting right 90°37'35" and running westerly, a distance of One Hundred Seventy One and Thirty Two (171.32) feet; thence deflecting left 88°45'53" and running southerly, a distance of Three Hundred Twenty Seven and Forty Six Hundredths (327.46) feet; thence deflecting right 88°55'32" and running westerly, a distance of Four Hundred Eighty and Eight Hundredths (480.08) feet to a point on the west line of said Northeast Quarter (NE1/4); thence deflecting right 89°12'46" and running northerly, along and upon the west line of said Northeast Quarter (NE1/4), a distance of Four Hundred Forty Six and Fifty One Hundredths (446.51) feet to the point of beginning, said tract containing 5.483 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, Verna C. Graf, a widow, being the owner of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as "GRAF ACRES SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road, as shown thereon, to the public for its use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at _____, Nebraska, this _____ day of _____, 2015.

Verna C. Graf, a widow (by Sharon Johnson, Power of Attorney)

ACKNOWLEDGEMENT

State of Nebraska

ss

County of Hall

On the _____ day of _____, 2015, before me, _____, a Notary Public within and for said County, personally appeared Sharon Johnson, a person having Power of Attorney for Verna C. Graf, a widow, to me personally known to be the identical person whose signature is affixed hereto, and she did acknowledge the execution thereof to be her voluntary act and deed as such person having Power of Attorney for Verna C. Graf, a widow, and that she was empowered to make the above dedication, by Power of Attorney, for and in behalf of Verna C. Graf.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at _____, Nebraska, on the date last above written.

My commission expires _____.

Notary Public

(SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this _____ day of _____, 2015.

Chairman of the Board

County Clerk

GRAF ACRES SUBDIVISION

HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA

SHEET 1 OF 1